



3285 Fort Apache Rd
Las Vegas, Nevada 89129
(702) 228-6277

**EXHIBIT A
LEGAL DESCRIPTION**

PAGE 1 OF 4
APN: 124-36-313-003

EXPLANATION:

THIS LEGAL DESCRIBES A PORTION OF A PUBLIC UTILITY EASEMENT TO BE VACATED.

A PORTION OF THE 5-FOOT-WIDE PUBLIC UTILITY EASEMENT SHOWN ON AND GRANTED BY FILE 109, PAGE 72 OF PARCEL MAPS, ON FILE AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AND LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 36, BEING THE CENTERLINE INTERSECTION OF WASHBURN ROAD AND LOSEE ROAD; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 36 AND THE CENTERLINE OF SAID LOSEE ROAD, SOUTH 00°46'30" EAST, A DISTANCE OF 339.39 FEET; THENCE DEPARTING SAID SECTION LINE AND STREET CENTERLINE, NORTH 89°13'30" EAST, A DISTANCE OF 59.85 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID LOSEE ROAD, BEING THE **POINT OF BEGINNING**; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 8.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS SOUTH 89°29'14" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'45", AN ARC LENGTH OF 7.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°31'00" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°29'53" WEST, A DISTANCE OF 22.69 FEET; THENCE NORTH 89°13'30" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°29'53" WEST, A DISTANCE OF 33.53 FEET; THENCE NORTH 89°30'05" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'02", AN ARC LENGTH OF 23.56 FEET TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS NORTH 89°30'07" WEST; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 13.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS SOUTH 48°05'33" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°35'26", AN ARC LENGTH OF 16.96 FEET TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS NORTH 00°29'53" EAST; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 23.42 FEET; THENCE SOUTH 89°13'30" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 22.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 10.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS NORTH 00°29'53" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", AN ARC LENGTH OF 5.24 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS SOUTH 30°29'53" WEST, BEING THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 451 SQUARE FEET, MORE OR LESS.



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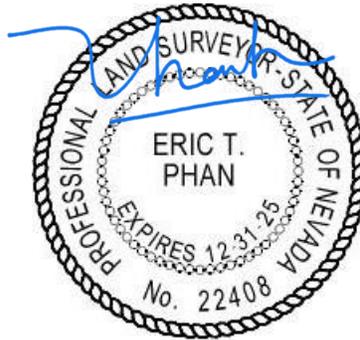
ATTACHED HERETO IS AN EXHIBIT LABELED "EXHIBIT B" AND BY THIS REFERENCE IS MADE A PART
HEREOF.

BASIS OF BEARINGS

NORTH 89°44'24" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW
1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 136, PAGE
69 OF PLATS, ON FILE AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

THE ABOVE LEGAL DESCRIPTION
WAS PREPARED BY: J. GUIRY
AND CHECKED BY: M. GAGLIANO

ERIC T. PHAN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 22408

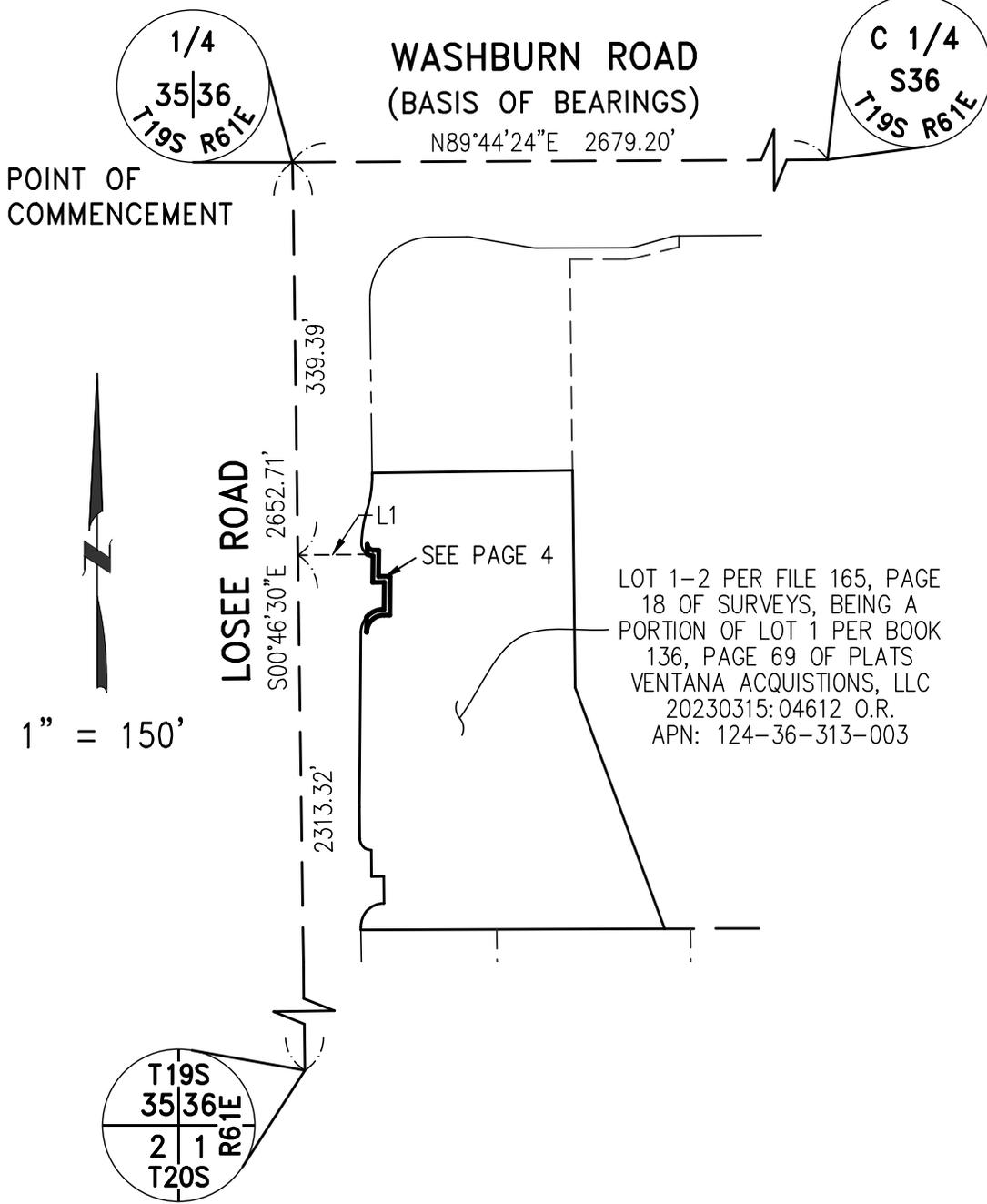


1/8/2025

APN: 124-36-313-003

EXHIBIT "B"

SEC 36,
T. 19 S.,
R. 61 E., M.D.M.

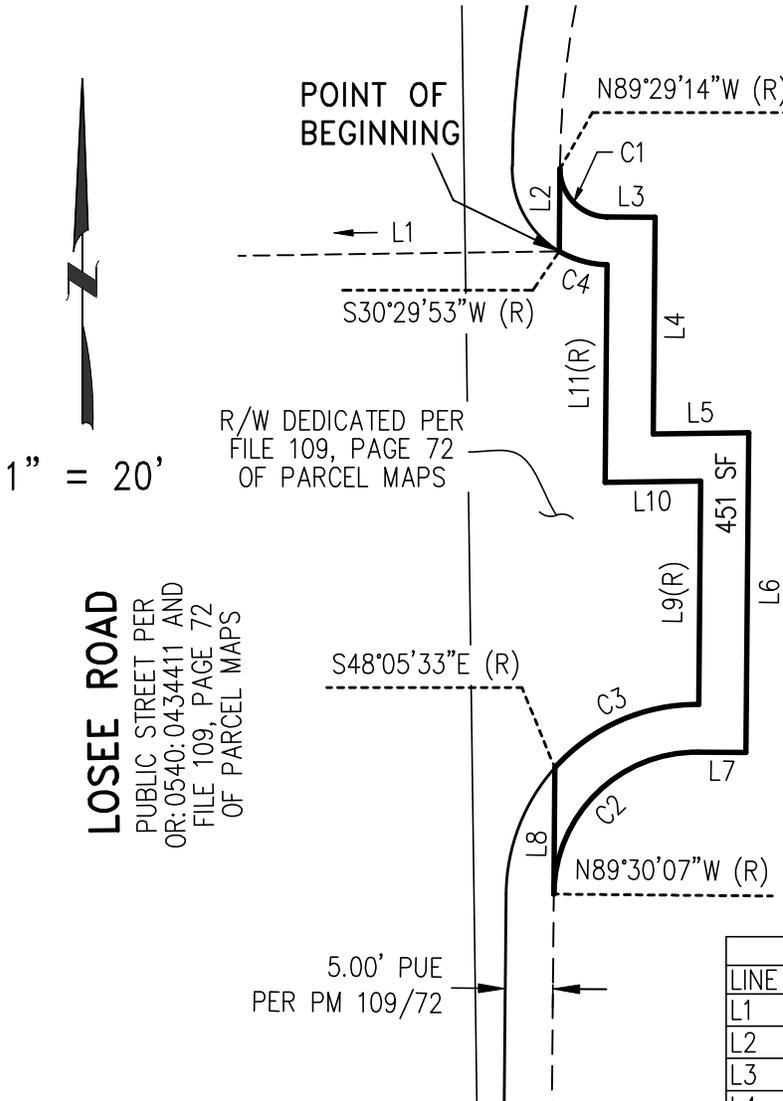


PUBLIC UTILITY EASEMENT
VACATION



DATE: 1/8/2025	DRAWN BY: JG	CHECKED BY: MG
PAGE 3 OF 4	NV0324-074-S-PUE Relinquishment 2	

3285 N. FORT APACHE RD.
LAS VEGAS, NV 89129 : (702) 228-6277



LOSEE ROAD
PUBLIC STREET PER
OR:0540:0434411 AND
FILE 109, PAGE 72
OF PARCEL MAPS

LOT 1-2 PER FILE 165, PAGE
18 OF SURVEYS, BEING A
PORTION OF LOT 1 PER BOOK
136, PAGE 69 OF PLATS
VENTANA ACQUISITIONS, LLC
20230315: 04612 O.R.
APN: 124-36-313-003

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	90°01'45"	5.00'	7.85'	5.00'
C2	90°00'02"	15.00'	23.56'	15.00'
C3	48°35'26"	20.00'	16.96'	9.03'
C4	30°00'00"	10.00'	5.24'	2.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°13'30"E	59.85'
L2	N00°29'53"E	8.66'
L3	S89°31'00"E	5.00'
L4	S00°29'53"W	22.69'
L5	N89°13'30"E	10.00'
L6	S00°29'53"W	33.53'
L7	N89°30'05"W	5.00'
L8	N00°29'53"E	13.23'
L9	N00°29'53"E	23.42'
L10	S89°13'30"W	10.00'
L11	N00°29'53"E	22.80'

**PUBLIC UTILITY EASEMENT
VACATION**



DATE: 1/8/2025 DRAWN BY: JG CHECKED BY: MG
PAGE 4 OF 4 NV0324-074-S-PUE Relinquishment 2

3285 N. FORT APACHE RD.
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NV0324-074-S-PUE Relinquishment 2 - Closure Calcs

Lot: 1 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
12			26794168.561	793727.589	0.000
	N00°29'53"E	8.659			
13			26794177.220	793727.664	8.659
	Radius: 4.999	Length: 7.853	Chord: 7.070	Delta: 90°00'52"	
	Chord BRG: S44°30'33"E Rad-In: S89°30'07"E Rad-Out: N00°29'00"E				
	Radius Pt: 14 26794177.177,793732.662 Tangent: 5.000 Dir: Left				
	Tangent-In: S00°29'53"W Tangent-Out: S89°31'00"E Non Tangential-In				
	Tangential-Out				
15			26794172.178	793732.620	16.512
	S89°31'00"E	5.000			
16			26794172.136	793737.620	21.512
	S00°29'53"W	22.689			
17			26794149.448	793737.423	44.201
	N89°13'30"E	10.003			
1			26794149.583	793747.424	54.204
	S00°29'53"W	33.532			
2			26794116.052	793747.133	87.736
	N89°30'05"W	5.000			
3			26794116.095	793742.133	92.736
	Radius: 15.000	Length: 23.562	Chord: 21.213	Delta: 90°00'02"	
	Chord BRG: S45°29'54"W Rad-In: S00°29'55"W Rad-Out: S89°30'07"E				
	Radius Pt: 4 26794101.096,793742.003 Tangent: 15.000 Dir: Left				
	Tangent-In: N89°30'05"W Tangent-Out: S00°29'53"W Tangential-In Non				
	Tangential-Out				
5			26794101.226	793727.003	116.298
	N00°29'53"E	13.229			
6			26794114.455	793727.118	129.527
	Radius: 20.000	Length: 16.961	Chord: 16.458	Delta: 48°35'26"	
	Chord BRG: N66°12'10"E Rad-In: S48°05'33"E Rad-Out: S00°29'53"W				
	Radius Pt: 4 26794101.096,793742.003 Tangent: 9.028 Dir: Right				
	Tangent-In: N41°54'27"E Tangent-Out: S89°30'07"E Non Tangential-In Non				
	Tangential-Out				
7			26794121.095	793742.177	146.488
	N00°29'53"E	23.420			
8			26794144.514	793742.380	169.908
	S89°13'30"W	10.003			
9			26794144.379	793732.379	179.911
	N00°29'53"E	22.800			
10			26794167.178	793732.577	202.711
	Radius: 10.000	Length: 5.236	Chord: 5.176	Delta: 30°00'00"	
	Chord BRG: N74°30'07"W Rad-In: N00°29'53"E Rad-Out: N30°29'53"E				
	Radius Pt: 11 26794177.178,793732.664 Tangent: 2.679 Dir: Right				
	Tangent-In: N89°30'07"W Tangent-Out: N59°30'07"W Non Tangential-In				
12			26794168.561	793727.589	207.947

Closure Error Distance> 0.00000

Total Distance> 207.947

Area: 451, 0.0104

Block 1 Total Area: 451, 0.0104