

EXHIBIT 'A'

Explanation

This legal describes a Roadway Easement recorded in Book 20080222 as Instrument Number 01155, on file in the office of the Clark County, Nevada, Recorder, to be Vacated.



Legal Description

Being that Roadway Easement shown in Exhibit 'I' recorded in Book 20080222 as Instrument Number 01156, on file in the office of the Clark County, Nevada, Recorder being a portion of Lot 4 recorded in File 200 of Surveys at Page 07 being a portion of Lot 1 of that certain final map entitled "Coleman Airpark II & III, a Commercial Subdivision" recorded in Book 141 of Plats at Page 23, on file in the office of the Clark County, Nevada, Recorder, lying within the Southeast Quarter (SE1/4) of the Northeast Quarter (NE 1/4) of Section 17, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada, described as follows:

**Commencing** at the Northeast Corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section 17 also being the centerline intersection of Brooks Avenue and Clayton Street; thence along the East line thereof and the centerline of said Clayton Street South 01°09'34" East, a distance of 214.84 feet; thence departing said East line and centerline South 88°50'26" West, a distance of 40.00 feet to the West Right-of-Way of said Clayton Street recorded per Book 0202 as Instrument Number 0164175 and the East line of said Lot 4 being the **Point of Beginning**; thence along the West Right-of-Way of Clayton Street and East line of Lot 4 thereof South 01°09'34" East, a distance of 76.00 feet to the beginning of a non-tangent curve concave southwest and having a radius of 10.00 feet, from which beginning the radius bears South 88°50'26" West; thence departing said West Right-of-Way of Clayton Street and East line of Lot 4 along said curve to the left through a central angle of 90°00'00", an arc length of 15.71 feet; thence departing said curve North 01°09'34" West, a distance of 23.00 feet; thence South 88°50'26" West, a distance of 10.00 feet; thence North 01°09'34" West, a distance of 23.00 feet to the beginning of a non-tangent curve concave northwest and having a radius of 20.00 feet, from which beginning the radius bears North 01°09'34" West; thence along said curve to the left through a central angle of 90°00'00", an arc length of 31.42 feet to the **Point of Beginning**.

Containing 797 Square Feet, more or less, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.

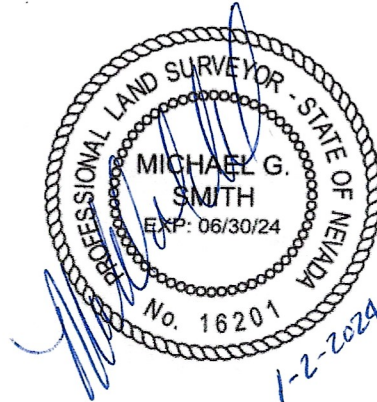
### Basis of Bearing

The Basis of Bearings for this legal description is South 89°33'21" East, being the bearing of the centerline of Brooks Avenue, same being the North Line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE 1/4) of Section 17, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada as shown in File 200 of Surveys at Page 07, Official Records of Clark County, Nevada.



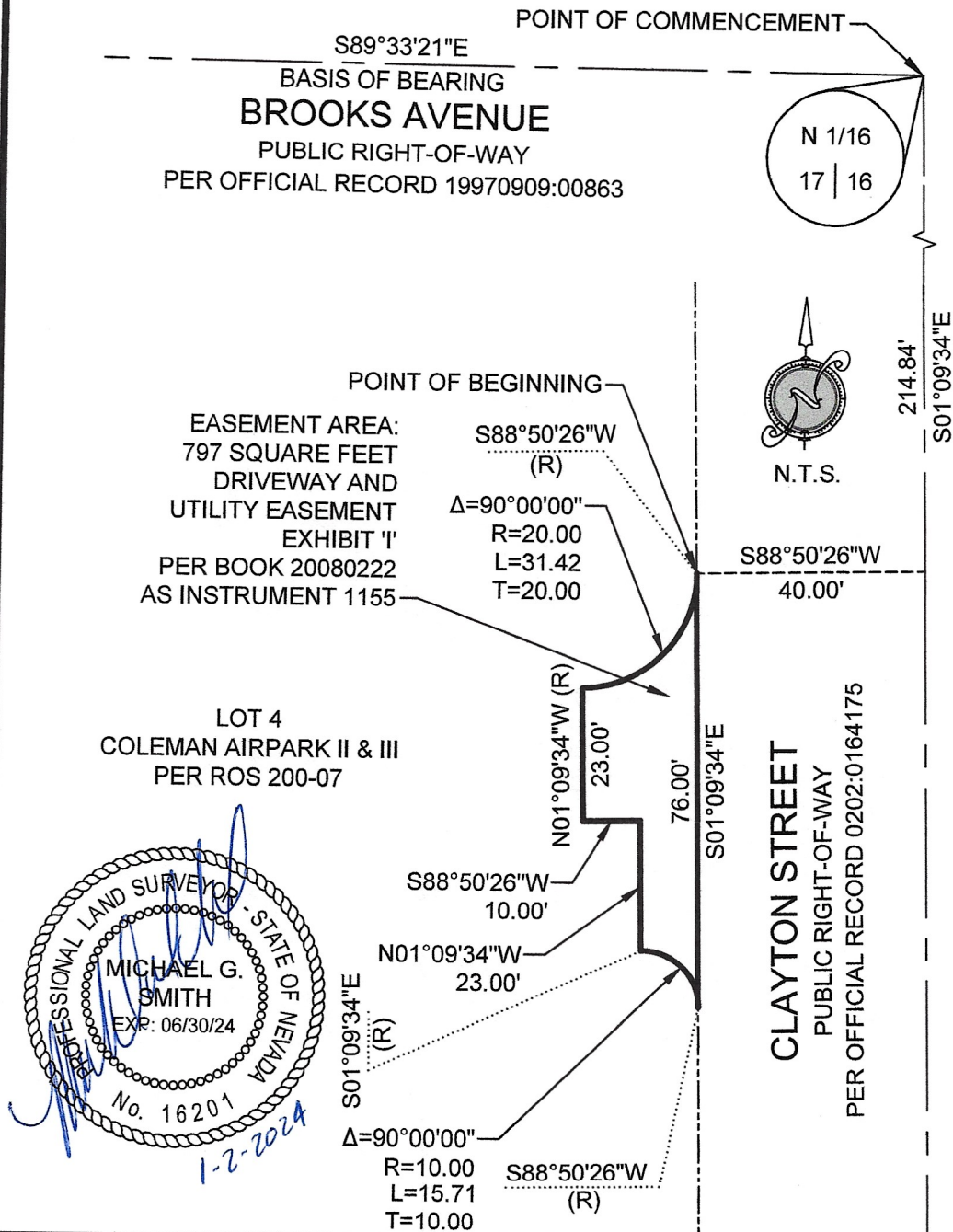
### End of Legal Description

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Nevada License Number 16201



APN: 139-17-611-006

EXHIBIT B



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KHA012213

08/28/2023

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