

## Exhibit 'C'

### Explanation:

This legal description describes a vacation of an existing 5' Public Utility Easement on Simmons Street in support of the "Amended Windsor Commerce Park" project.

### Legal Description:

Being a portion Lot 1 as per that certain map recorded in Book 172, Page 5 of Plats in the Office of the Clark County, Nevada Recorder's, situated within the Southeast Quarter (SE 1/4) of Section 17, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada more particularly described as follows:

**Commencing** at the southwest corner of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4);

Thence along the southerly line thereof, North 89°31'19" East, 50.02 feet to the easterly right-of-way line of said Simmons Street as per that certain document recorded in Book 20100809, Instrument Number 03149 of Official Records;

Thence along said line the following thirteen (13) courses:

- 1) North 02°11'35" West, 446.46 feet to a point of curvature, being the **Point of Beginning**
- 2) continuing along said line, northerly, along the arc of a curve to the right, concave easterly, having a radius of 20.00 feet, through a central angle of 09°27'45", an arc distance of 3.30 feet
- 3) North 07°16'10" East, 56.69 feet to a point of curvature
- 4) northerly, along the arc of a curve to the left, concave westerly, having a radius of 30.00 feet, through a central angle of 09°27'45", an arc distance of 4.95 feet
- 5) North 02°11'35" West, 39.85 feet; 6) North 87°48'25" East, 5.00 feet
- 7) North 02°11'35" West, 25.00 feet 8) South 87°48'25" West, 5.00 feet
- 9) North 02°11'35" West, 10.00 feet to a point of curvature
- 10) northerly, along the arc of a curve to the left, concave westerly, having a radius of 30.00 feet, through a central angle of 14°02'10", an arc distance of 7.35 feet
- 11) North 16°13'45" West, 35.08 feet to a point of curvature
- 12) northerly, along the arc of a curve to the right, concave easterly, having a radius of 20.00 feet, through a central angle of 14°02'10", an arc distance of 4.90 feet
- 13) North 02°11'35" West, 55.67 feet

Thence departing said line, North 87°48'25" East, 5.00 feet to a line being 5.00 feet easterly and parallel with measured at right angles from the easterly right-of-way line of said Simmons Street;

Thence along said line, the following twelve (12) courses:

- 1) South 02°11'35" East, 55.67 feet to a point of curvature
- 2) southerly, along the arc of a curve to the left, concave easterly, having a radius of 15.00 feet, through a central angle of 14°02'10", an arc distance of 3.67 feet
- 3) South 16°13'45" East, 35.08 feet to a point of curvature
- 4) southerly, along the arc of a curve to the right, concave westerly, having a radius of 35.00 feet, through a central angle of 14°02'10", an arc distance of 8.57 feet
- 5) South 02°11'35" East, 5.00 feet 6) North 87°48'25" East, 5.00 feet 7) South 02°11'35" East, 35.00 feet
- 8) South 87°48'25" West, 5.00 feet 9) South 02°11'35" East, 34.85 feet to a point of curvature
- 10) southerly, along the arc of a curve to the right, concave westerly, having a radius of 35.00 feet, through a central angle of 09°27'45", an arc distance of 5.78 feet
- 11) South 07°16'10" West, 56.69 feet to a point of curvature
- 12) southerly, along the arc of a curve to the left, concave easterly, having a radius of 15.00 feet, through a central angle of 09°27'45", an arc distance of 2.48 feet

Thence departing said line, South 87°48'25" West, 5.00 feet to the **Point of Beginning**.



APN: 139-17-812-001

Said parcel contains 1,264 square feet, more or less.

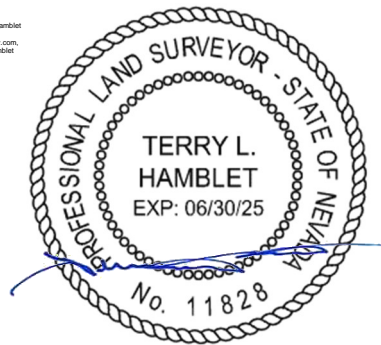
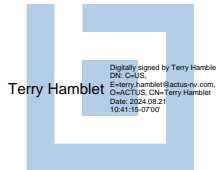
(See Exhibit "D" to accompany the legal description, attached hereto and made a part hereof)

### Basis of Bearings

South 02°11'43" East, being the bearing of the west line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 17, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada as per map recorded in Book 172, Page 5 of Plats in the Office of the Clark County, Nevada Recorder's.

End of description

Terry L. Hamblet, PLS  
Professional Land Surveyor  
Nevada License No. 11828

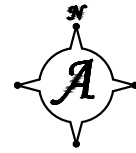


8/21/2024

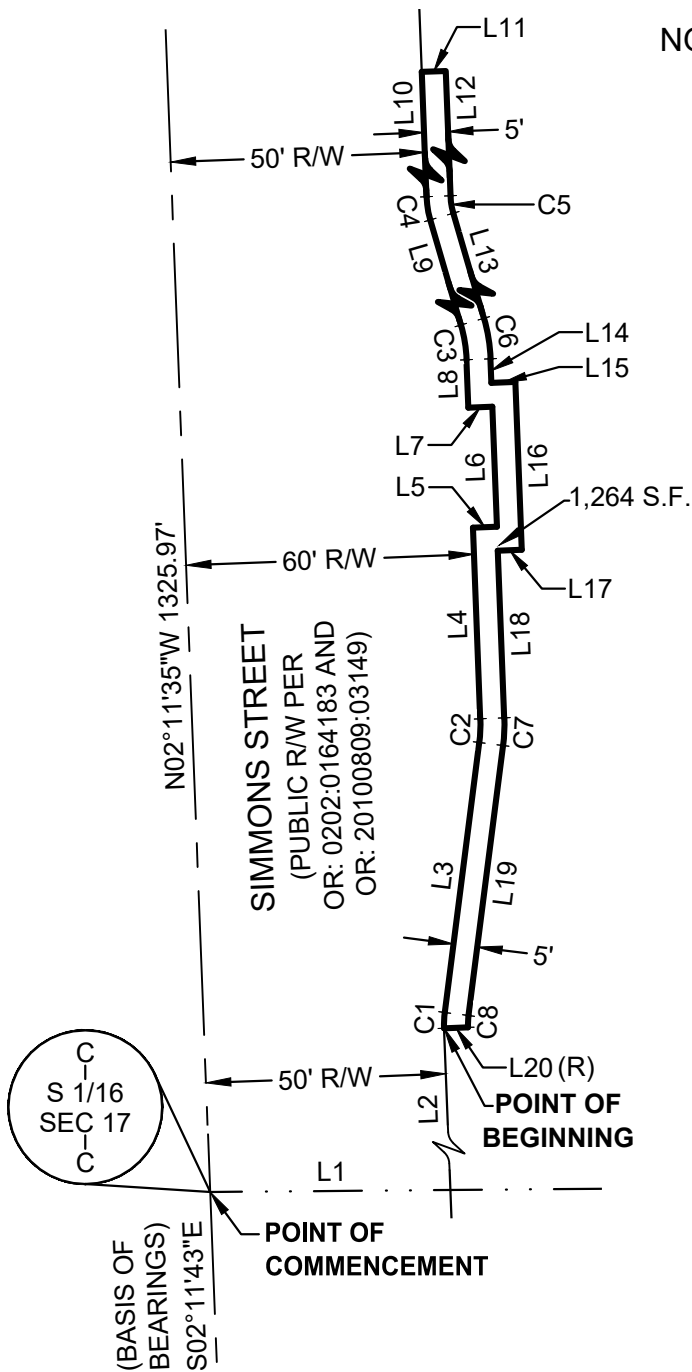


APN: 139-17-812-001

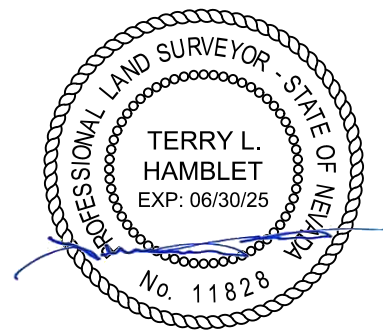
NOTE: SEE SHEET 4 FOR LINE  
AND CURVE TABLES.



SCALE  
1" = 40'

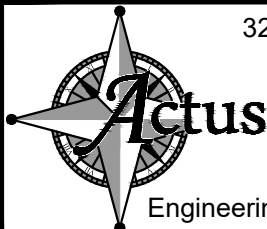


LOT 1  
BOOK 172, PAGE 5  
OF PLATS



8/21/2024

EXHIBIT 'D' TO ACCOMPANY LEGAL DESCRIPTION



3283 E. Warm Springs Road, Suite 300

Las Vegas, Nevada 89120

Office Phone: (702) 586-9296

www.actus-nv.com

Engineering - Surveying - Consulting - Planning

NAME: VACATION OF 5' PUE

JOB NO: LCP012101

DRAWN BY: ADLG

APN NUMBER: 139-17-812-001

CLIENT: COLUMBIA NV CAREY INDST

SHEET 3 OF 4

APN: 139-17-812-001

### LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°31'19"E	50.02'
L2	N2°11'35"W	446.46'
L3	N7°16'10"E	56.69'
L4	N2°11'35"W	39.85'
L5	N87°48'25"E	5.00'
L6	N2°11'35"W	25.00'
L7	S87°48'25"W	5.00'
L8	N2°11'35"W	10.00'
L9	N16°13'45"W	35.08'
L10	N2°11'35"W	55.67'
L11	N87°48'25"E	5.00'
L12	S2°11'35"E	55.67'
L13	S16°13'45"E	35.08'
L14	S2°11'35"E	5.00'
L15	N87°48'25"E	5.00'
L16	S2°11'35"E	35.00'
L17	S87°48'25"W	5.00'
L18	S2°11'35"E	34.85'
L19	S7°16'10"W	56.69'
L20	S87°48'25"W	5.00'

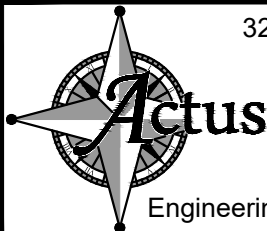
### CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	9°27'45"	3.30'	1.66
C2	30.00'	9°27'45"	4.95'	2.48
C3	30.00'	14°02'10"	7.35'	3.69
C4	20.00'	14°02'10"	4.90'	2.46
C5	15.00'	14°02'10"	3.67'	1.85
C6	35.00'	14°02'10"	8.57'	4.31
C7	35.00'	9°27'45"	5.78'	2.90
C8	15.00'	9°27'45"	2.48'	1.24



8/21/2024

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NAME: VACATION OF 5' PUE

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DRAWN BY: ADLG

APN NUMBER: 139-17-812-001

CLIENT: COLUMBIA NV CAREY INDST

SHEET 4 OF 4

ADLG  
ACTUS  
5'PUE VACATION  
Date: 7/25/2024 2:16:29 PM

Parcel Name: Site 1 - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:51,594.9821'" "East:74,368.0056'"

Segment# 1: Line

"Course: N7°16'10.48""E" Length: 56.69'

"North: 51,651.2164'" "East: 74,375.1791'"

Segment# 2: Curve

Length: 4.95' Radius: 30.00'

"Delta: 9°27'45.00"" Tangent: 2.48'

Chord: 4.95' "Course: N2°32'17.98""E"

"Course In: N82°43'49.52""W" "Course Out: N87°48'25.48""E"

"RP North: 51,655.0125'" "East: 74,345.4202'"

"End North: 51,656.1604'" "East: 74,375.3982'"

Segment# 3: Line

"Course: N2°11'34.52""W" Length: 39.85'

"North: 51,695.9812'" "East: 74,373.8734'"

Segment# 4: Line

"Course: N87°48'25.48""E" Length: 5.00'

"North: 51,696.1726'" "East: 74,378.8697'"

Segment# 5: Line

"Course: N2°11'34.52""W" Length: 25.00'

"North: 51,721.1543'" "East: 74,377.9131'"

Segment# 6: Line

"Course: S87°48'25.48""W" Length: 5.00'

"North: 51,720.9629'" "East: 74,372.9168'"

Segment# 7: Line

"Course: N2°11'34.52""W" Length: 10.00'

"North: 51,730.9556'" "East: 74,372.5341'"

Segment# 8: Curve

Length: 7.35' Radius: 30.00'

"Delta: 14°02'10.00"" Tangent: 3.69'

Chord: 7.33' "Course: N9°12'39.52""W"

"Course In: S87°48'25.48""W" "Course Out: N73°46'15.48""E"

"RP North: 51,729.8077'" "East: 74,342.5561'"

"End North: 51,738.1920'" "East: 74,371.3607'"

Segment# 9: Line

"Course: N16°13'44.52""W" Length: 35.08'

"North: 51,771.8742'" "East: 74,361.5566'"

Segment# 10: Curve  
Length: 4.90' Radius: 20.00'  
"Delta: 14°02'10.00"" Tangent: 2.46'  
Chord: 4.89' "Course: N9°12'39.52""W"  
"Course In: N73°46'15.48""E" "Course Out: S87°48'25.48""W"  
"RP North: 51,777.4637'" "East: 74,380.7597'"  
"End North: 51,776.6984'" "East: 74,360.7743'"

Segment# 11: Line  
"Course: N2°11'34.52""W" Length: 55.67'  
"North: 51,832.3276'" "East: 74,358.6441'"

Segment# 12: Line  
"Course: N87°48'25.48""E" Length: 5.00'  
"North: 51,832.5190'" "East: 74,363.6405'"

Segment# 13: Line  
"Course: S2°11'34.52""E" Length: 55.67'  
"North: 51,776.8897'" "East: 74,365.7706'"

Segment# 14: Curve  
Length: 3.67' Radius: 15.00'  
"Delta: 14°02'10.00"" Tangent: 1.85'  
Chord: 3.67' "Course: S9°12'39.52""E"  
"Course In: N87°48'25.48""E" "Course Out: S73°46'15.48""W"  
"RP North: 51,777.4637'" "East: 74,380.7597'"  
"End North: 51,773.2715'" "East: 74,366.3574'"

Segment# 15: Line  
"Course: S16°13'44.52""E" Length: 35.08'  
"North: 51,739.5894'" "East: 74,376.1614'"

Segment# 16: Curve  
Length: 8.57' Radius: 35.00'  
"Delta: 14°02'10.00"" Tangent: 4.31'  
Chord: 8.55' "Course: S9°12'39.52""E"  
"Course In: S73°46'15.48""W" "Course Out: N87°48'25.48""E"  
"RP North: 51,729.8077'" "East: 74,342.5561'"  
"End North: 51,731.1469'" "East: 74,377.5305'"

Segment# 17: Line  
"Course: S2°11'34.52""E" Length: 5.00'  
"North: 51,726.1506'" "East: 74,377.7218'"

Segment# 18: Line  
"Course: N87°48'25.48""E" Length: 5.00'  
"North: 51,726.3419'" "East: 74,382.7181'"

Segment# 19: Line  
"Course: S2°11'34.52""E" Length: 35.00'  
"North: 51,691.3676'" "East: 74,384.0574'"

Segment# 20: Line  
"Course: S87°48'25.48""W" Length: 5.00'  
"North: 51,691.1762'" "East: 74,379.0611'"

Segment# 21: Line  
"Course: S2°11'34.52""E" Length: 34.85'  
"North: 51,656.3518'" "East: 74,380.3946'"

Segment# 22: Curve  
Length: 5.78' Radius: 35.00'  
"Delta: 9°27'45.00"" Tangent: 2.90'  
Chord: 5.77' "Course: S2°32'17.98""W"  
"Course In: S87°48'25.48""W" "Course Out: S82°43'49.52""E"  
"RP North: 51,655.0125'" "East: 74,345.4202'"  
"End North: 51,650.5837'" "East: 74,380.1389'"

Segment# 23: Line  
"Course: S7°16'10.48""W" Length: 56.69'  
"North: 51,594.3494'" "East: 74,372.9654'"

Segment# 24: Curve  
Length: 2.48' Radius: 15.00'  
"Delta: 9°27'45.00"" Tangent: 1.24'  
Chord: 2.47' "Course: S2°32'17.98""W"  
"Course In: S82°43'49.52""E" "Course Out: S87°48'25.48""W"  
"RP North: 51,592.4513'" "East: 74,387.8449'"  
"End North: 51,591.8773'" "East: 74,372.8558'"

Segment# 25: Line  
"Course: S87°48'25.48""W" Length: 5.00'  
"North: 51,591.6860'" "East: 74,367.8595'"

Segment# 26: Curve  
Length: 3.30' Radius: 20.00'  
"Delta: 9°27'45.00"" Tangent: 1.66'  
Chord: 3.30' "Course: N2°32'17.98""E"  
"Course In: N87°48'25.48""E" "Course Out: N82°43'49.52""W"  
"RP North: 51,592.4513'" "East: 74,387.8449'"  
"End North: 51,594.9821'" "East: 74,368.0056'"

Perimeter: 515.58' "Area: 1,263.96Sq.Ft."  
Error Closure: 0.0000 "Course: N45°00'00.00""E"  
Error North : 0.0000 East: 0.0000

"Precision 1: 515,580,000.00"