

**A.P.N.(s) 139-15-501-027 & 139-15-501-028**

**WHEN RECORDED, RETURN TO**

**and**

**MAIL TAX STATEMENTS TO:**

City of North Las Vegas

Attention: City Clerk

2250 Las Vegas Blvd. North

North Las Vegas, Nevada 89030

**DEED OF DEDICATION**

THIS INDENTURE WITNESSETH: that the CITY OF NORTH LAS VEGAS, a Nevada municipal corporation, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the CITY OF NORTH LAS VEGAS, a Nevada municipal corporation, all that certain real property situate in North Las Vegas, Clark County, Nevada and more particularly described and shown on Exhibit A and Exhibit B, attached hereto and incorporated by reference to provide rights-of-way for roads, utilities, and other public purposes and to those agencies entitled to occupy public roads, and streets in the City of North Las Vegas, by law, or duly granted franchise rights, their successors and assigns.

SUBJECT TO:

1. Taxes or other assessments
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously set forth above from this conveyance.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

*[Signatures on the following page.]*

GRANTOR:

CITY OF NORTH LAS VEGAS,  
a Nevada municipal corporation

ATTEST:

CITY OF NORTH LAS VEGAS

By: \_\_\_\_\_  
Pamela Goynes-Brown, Mayor

By: \_\_\_\_\_  
Jackie Rodgers, City Clerk

STATE OF NEVADA                    )  
  ) ss  
COUNTY OF CLARK                )

This instrument was acknowledged before me on \_\_\_\_\_, 2023 by Pamela Goynes-Brown,  
as Mayor of the City of North Las Vegas, Nevada.

\_\_\_\_\_  
Notary Public in and for said County and State  
My Commission Expires on \_\_\_\_\_.

## **EXHIBIT A**

Mayor  
**Pamela A. Goynes-Brown**

Council Members  
**Isaac E. Barron**  
**Ruth Garcia-Anderson**  
**Scott Black**  
**Richard J. Cherchio**



City Manager  
**Ryann Juden, J.D., Ph.D.**

**Public Works Department – Dale Daffern, P.E., Director**

2250 Las Vegas Boulevard, North • Suite #243 • North Las Vegas, Nevada 89030

Telephone: (702) 633-1310 • TDD: (800) 326-6868

[www.cityofNorthlasvegas.com](http://www.cityofNorthlasvegas.com)

**EXPLANATION:** This description represents a portion of the “City of North Las Vegas” property (A.P.N. 139-15-501-027), and is intended to identify an area to be dedicated for Roadway and Municipal Purposes by the City of North Las Vegas, Nevada.

**PROPERTY DESCRIPTION**

A parcel of land being a portion of Parcel 1 as shown on File 119 Page 92 of Parcel Maps, Clark County, Nevada Records, located within the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada described as follows:

**BEGINNING** at the northeast corner of said Parcel 1, point also lying on the east line of the Northeast (NE1/4) of the Northeast (NE1/4) of Section 15; Thence South 01°18'33" West, along the east line of said Parcel 1 and east line of the Northeast (NE1/4) of the Northeast (NE1/4) of Section 15, 1,276.71 feet to the southeast corner of said Parcel 1; Thence departing said east lines, North 88°12'56" West, along the south line of said Parcel 1, 85.40 feet to the point of a non-tangent curve, to which a radial line bears South 31°46'24" East; Thence departing said south line, curving to the left along the arc of a 30.00 foot radius curve, concave northwesterly, through a central angle of 58°12'24", an arc length of 30.48 feet to the point of a compound curve, to which a radial line bears South 89°58'48" East; Thence curving to the left along the arc of a 7,986.00 foot radius curve, concave westerly, through a central angle of 3°09'32", an arc length of 440.29 feet to the point of a reverse curve, through which a radial line bears South 86°51'40" West; Thence curving to the right along the arc of a 8,014.00 foot radius curve, concave easterly, through a central angle of 3°08'19", an arc length of 439.00 feet; Thence North 00°00'01" West, 272.88 feet to the point of a tangent curve; Thence curving to the left along the arc of a 50.00 foot radius curve, concave southwesterly, through a central angle of 68°05'25", an arc length of 59.42 feet; Thence North 68°05'26" West, 34.78 feet to the point of a tangent curve; Thence curving to the left along the arc of a 275.00 foot radius curve, concave

*GMH 2/2/23*

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south, through a central angle of 20°01'27", an arc length of 96.11 feet; Thence North 88°06'53" West, 134.94 feet; Thence North 00°02'20" East, 26.68 feet to the north line of said Parcel 1; Thence South 88°06'52" East, along said north line, 416.58 feet to the **POINT OF BEGINNING**.

Contains 139,419 square feet or 3.200 acres, more or less.

The basis of bearing for this survey is defined by the central meridian of the City of North Las Vegas User Defined Transverse Mercator projection. Said meridian being coincident with 115°05'53.00256" West of the Greenwich meridian. Orientation is defined by the High Accuracy Reference Network of Nevada, National Geodetic Survey. (Epoch 2010)

CITY OF NORTH LAS VEGAS USER DEFINED TRANSVERSE MERCATOR  
PROJECTION PARAMETERS

CENTRAL MERIDIAN = 115°05' 53.00256" WEST  
LATITUDE OF ORIGIN = 36°15' 00.00091" NORTH  
ORIGIN NORTHING = 75000.0000 U.S. FEET  
ORIGIN EASTING = 75000.0000 U.S. FEET  
SCALE ALONG CENTRAL MERIDIAN = 1.000093468437  
CONVERGENCE ANGLE = 0°17'13.033030" WEST  
REFERENCE ELLIPSOID = GRS-80  
SEMI-MAJOR AXIS = 20,925,604.474 U.S. FEET  
FLATTENING ( 1/f ) = 298.25722154  
X TRANSLATION = 0.0000  
Y TRANSLATION = 0.0000  
Z TRANSLATION = 0.0000

*"See exhibit attached hereto and by reference made a part hereof."*

Prepared By:

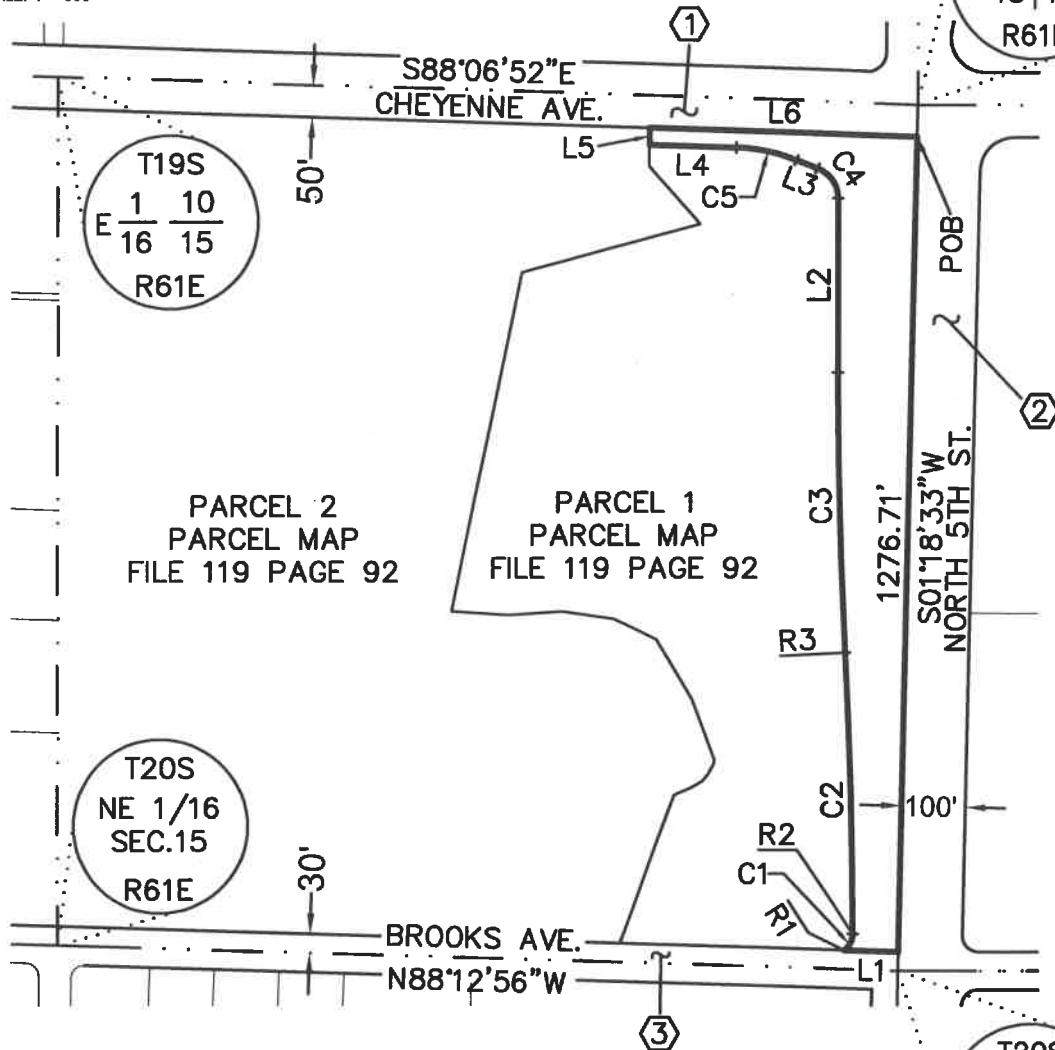
Gary M. Hancock, PLS  
City Surveyor  
2250 Las Vegas Blvd., North, Suite 610  
North Las Vegas, NV 89030



2/2/2023



EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



A.P.N. 139-15-501-027  
TOTAL AREA OF PARCEL 14.61± ACRES  
DEDICATION AREA 3.200± ACRES

BEING A PORTION OF THE  
NORTHEAST QUARTER (NE1/4) OF THE  
NORTHEAST QUARTER (NE1/4) OF SECTION 15,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDM  
CONTAINING 139,419± SQ. FT. 3.200± ACRES

GMH 2/2/23



**RIGHT-OF-WAY ACQUISITION**  
FOR  
**ROADWAY AND MUNICIPAL PURPOSES**

OWNER:  
CITY OF NORTH LAS VEGAS

PROJECT NUMBER 16-103  
DWG 16-103 13915501027  
DRAWN BY: GH  
DATE: FEBRUARY 2, 2023  
SCALE: 1" = 300'  
SHEET: 1 OF 2

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	30.00'	58°12'24"	30.48'	16.70'
C2	7986.00'	3°09'32"	440.29'	220.20'
C3	8014.00'	3°08'19"	439.00'	219.55'
C4	50.00'	68°05'25"	59.42'	33.78'
C5	275.00'	20°01'27"	96.11'	48.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°12'56"W	85.40'
L2	N00°00'01"W	272.88'
L3	N68°05'26"W	34.78'
L4	N88°06'53"W	134.94'
L5	N00°02'20"E	26.68'
L6	S88°06'52"E	416.58'

## DEDICATION DOCUMENTS

① 19960814: 01046  
19961022: 00734

② 0612: 0492646  
19970918: 00342  
199824: 00965

③ 19960814: 01046  
19961022: 00734

RADIAL LINE TABLE	
RADIAL LINE #	BEARING
R1	S31°46'24"E
R2	S89°58'48"E
R3	N86°51'40"E

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 <p>CITY OF NORTH LAS VEGAS SURVEY DIVISION DEPARTMENT OF PUBLIC WORKS</p>	<p><b>RIGHT-OF-WAY ACQUISITION</b> FOR <b>ROADWAY AND MUNICIPAL PURPOSES</b></p>	<p>PROJECT NUMBER <u>16-103</u> DWG <u>16-103 13915501027</u> DRAWN BY: <u>GH</u> DATE: <u>FEBRUARY 2, 2023</u> SCALE: <u>N/A</u> SHEET: <u>2 OF 2</u></p>
	OWNER:	
	CITY OF NORTH LAS VEGAS	

## **EXHIBIT B**



Mayor  
**Pamela A. Goynes-Brown**

Council Members  
**Isaac E. Barron**  
**Ruth Garcia-Anderson**  
**Scott Black**  
**Richard J. Cherchio**



City Manager  
**Ryann Juden, J.D., Ph.D.**

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**EXPLANATION:** This description represents a portion of the “City of North Las Vegas” property (A.P.N. 139-15-501-028), and is intended to identify an area to be dedicated for Roadway and Municipal Purposes by the City of North Las Vegas, Nevada.

**PROPERTY DESCRIPTION**

A parcel of land being a portion of Parcel 2 as shown on File 119 Page 92 of Parcel Maps, Clark County, Nevada Records, located within the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, 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 Parcel 1 as shown on File 119 Page 92 of Parcel Maps, Clark County, Nevada Records, Thence North 88°06'52" West, along the north line of said Parcel 1, 416.58 feet to the northwest corner of said Parcel 1, said point also being the northeast corner of said Parcel 2 as shown on File 119 Page 92 of Parcel Maps, said point also being the **POINT OF BEGINNING**; Thence departing said north line, South 00°02'20" West, along the east line of said Parcel 2, 26.68 feet; Thence departing said east line, North 88°06'52" West, 73.32 feet to the point of a tangent curve; Thence curving to the right along the arc of a 102.00 foot radius curve, concave northerly, through a central angle of 18°11'41", an arc length of 32.39 feet to the point of a reverse curve, through which a radial line bears North 20°04'49" East; Thence curving to the left along the arc of a 98.00 foot radius curve, concave southerly, through a central angle of 18°11'41", an arc length of 31.12 feet; Thence North 88°06'52" West, 45.00 feet to the point of a tangent curve; Thence curving to the right along the arc of a 2,500.00 foot radius curve, concave northerly, through a central angle of 4°55'56", an arc length of 215.21 feet to the point of a reverse curve, through which a radial line bears North 06°49'04" East; Thence curving to the left along the arc of a 2,000.00 foot radius curve, concave southerly, through a central angle of 4°55'56", an arc length of 172.17 feet to a point on the north line of

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PAGE 1 OF 2

said Parcel 2; Thence South 88°06'52" East, along said north line, 566.81 feet to the **POINT OF BEGINNING**.

Contains 7,391 square feet or 0.169 acres, more or less.

The basis of bearing for this survey is defined by the central meridian of the City of North Las Vegas User Defined Transverse Mercator projection. Said meridian being coincident with 115°05'53.00256" West of the Greenwich meridian. Orientation is defined by the High Accuracy Reference Network of Nevada, National Geodetic Survey. (Epoch 2010)

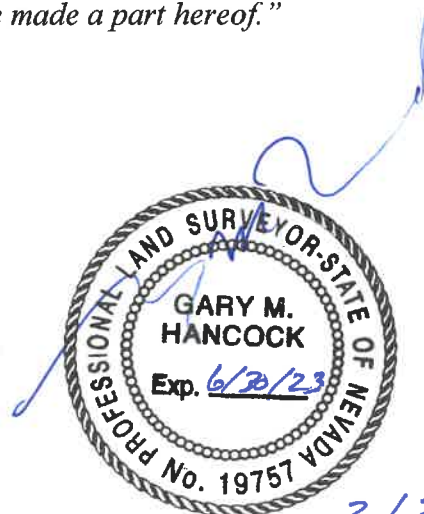
CITY OF NORTH LAS VEGAS USER DEFINED TRANSVERSE MERCATOR  
PROJECTION PARAMETERS

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LATITUDE OF ORIGIN = 36°15' 00.00091" NORTH  
ORIGIN NORTHING = 75000.0000 U.S. FEET  
ORIGIN EASTING = 75000.0000 U.S. FEET  
SCALE ALONG CENTRAL MERIDIAN = 1.000093468437  
CONVERGENCE ANGLE = 0°17'13.033030" WEST  
REFERENCE ELLIPSOID = GRS-80  
SEMI-MAJOR AXIS = 20,925,604.474 U.S. FEET  
FLATTENING ( 1/f ) = 298.25722154  
X TRANSLATION = 0.0000  
Y TRANSLATION = 0.0000  
Z TRANSLATION = 0.0000

*"See exhibit attached hereto and by reference made a part hereof."*

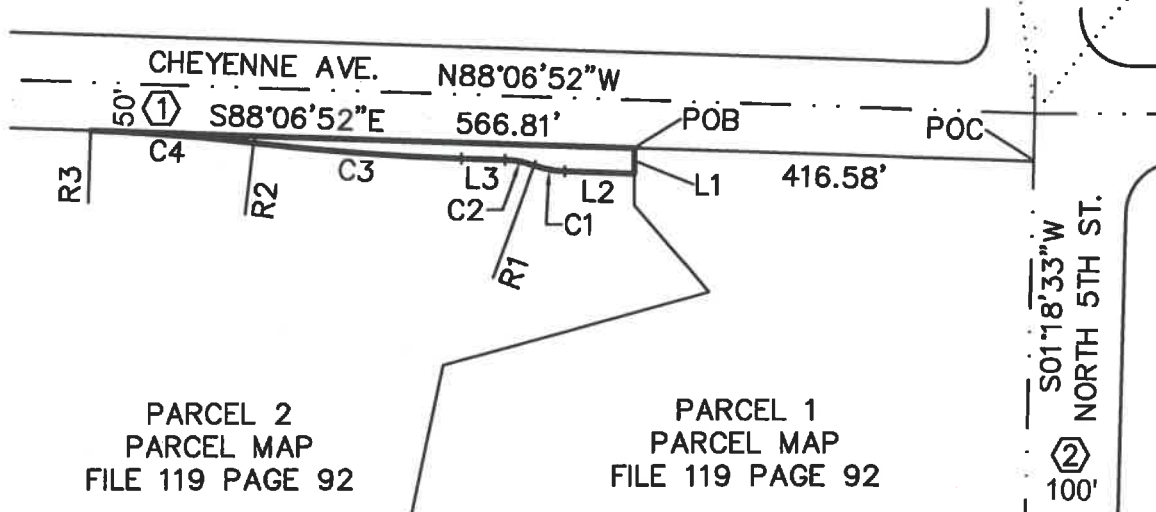
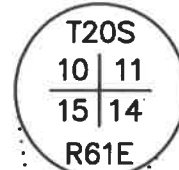
Prepared By:

Gary M. Hancock, PLS  
City Surveyor  
2250 Las Vegas Blvd., North, Suite 610  
North Las Vegas, NV 89030



2/2/2023

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



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① 19960814: 01046  
19961022: 00734

② 0612: 0492646  
19970918: 00342  
199824: 00965

A.P.N. 139-15-501-028

TOTAL AREA OF PARCEL 24.31± ACRES

DEDICATION AREA 7,391± SQ. FT.

BEING A PORTION OF THE  
NORTHEAST QUARTER (NE1/4) OF THE  
NORTHEAST QUARTER (NE1/4) OF SECTION 15,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDM  
CONTAINING 7,391± SQ. FT. 0.169± ACRES

GMH 2/2/23



SURVEY DIVISION  
DEPARTMENT OF PUBLIC WORKS

## RIGHT-OF-WAY ACQUISITION FOR ROADWAY AND MUNICIPAL PURPOSES

OWNER:  
CITY OF NORTH LAS VEGAS

PROJECT NUMBER 16-103  
DWG 16-103 13915501028  
DRAWN BY: GH  
DATE: FEBRUARY 2, 2023  
SCALE: 1" = 200'  
SHEET: 1 OF 2

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	102.00'	18°11'41"	32.39'	16.33'
C2	98.00'	18°11'41"	31.12'	15.69'
C3	2500.00'	4°55'56"	215.21'	107.68'
C4	2000.00'	4°55'56"	172.17'	86.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°02'20"W	26.68'
L2	N88°06'52"W	73.32'
L3	N88°06'52"W	45.00'

RADIAL LINE TABLE	
RADIAL LINE #	BEARING
R1	N20°04'49"E
R2	N06°49'04"E
R3	N01°53'08"E

A.P.N. 139-15-501-028

TOTAL AREA OF PARCEL 24.31± ACRES

DEDICATION AREA 7,391± SQ. FT.

BEING A PORTION OF THE  
NORTHEAST QUARTER (NE1/4) OF THE  
NORTHEAST QUARTER (NE1/4) OF SECTION 15,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDM  
CONTAINING 7,391± SQ. FT. 0.169± ACRES

GMH 2/2/23

 <p>CITY OF NORTH LAS VEGAS</p> <p>SURVEY DIVISION DEPARTMENT OF PUBLIC WORKS</p>	<p><b>RIGHT-OF-WAY ACQUISITION</b> FOR <b>ROADWAY AND MUNICIPAL PURPOSES</b></p>	<p>PROJECT NUMBER <u>16-103</u> DWG <u>16-103 13915501028</u> DRAWN BY: <u>GH</u> DATE: <u>FEBRUARY 2, 2023</u> SCALE: <u>N/A</u> SHEET: <u>2 OF 2</u></p>
	<p>OWNER: CITY OF NORTH LAS VEGAS</p>	