

APN: 124-24-113-168

VAC- -2022
EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A PUBLIC DRAINAGE EASEMENT TO BE VACATED IN SUPPORT OF THE LOSEE ROAD AND DEER SPRINGS WAY PROJECT.

DESCRIPTION

A PORTION OF A PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF NORTH LAS VEGAS PER A DOCUMENT TITLED "DRAINAGE EASEMENT", RECORDED OCTOBER 17, 2019, AS INSTRUMENT NUMBER 20191017-0001870, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL "D" AS SHOWN IN BOOK 165, PAGE 53 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY LINE OF SAID DRAINAGE EASEMENT AND THE NORTH LINE OF SAID PARCEL "D", NORTH 89°02'52" EAST, 540.77 FEET; THENCE DEPARTING SAID NORTHERLY LINES, SOUTH 00°12'35" WEST, 196.54 FEET; THENCE NORTH 89°02'52" EAST, 60.30 FEET; THENCE SOUTH 00°12'35" WEST, 706.03 FEET TO THE SOUTH LINE OF SAID PARCEL "D"; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) CORSES: 1) NORTH 89°47'25" WEST, 53.50 FEET; 2) SOUTH 00°12'35" WEST, 0.45 FEET; 3) NORTH 89°47'25" WEST, 6.50 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID PARCEL "D", NORTH 00°12'35" EAST, 645.25 FEET; THENCE SOUTH 89°02'52" WEST, 60.30 FEET; THENCE NORTH 00°12'35" EAST, 196.54 FEET; THENCE SOUTH 89°02'52" WEST, 496.24 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "D"; ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 57°35'07" WEST; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°37'59", AN ARC LENGTH OF 19.77 FEET; 2) NORTH 00°57'08" WEST, 51.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 86,653 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°02'52" EAST, BEING THE BEARING OF THE NORTHERLY LINE OF PARCEL "D" AS SHOWN IN BOOK 165, PAGE 53 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.
END OF DESCRIPTION.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174

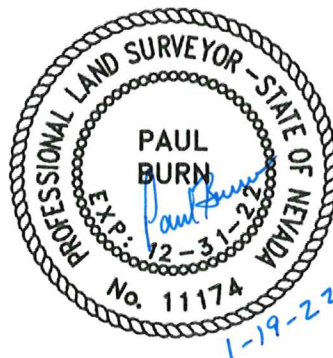


EXHIBIT "B" TO ACCOMPANY DESCRIPTION

APN: 124-24-113-168

CLARK COUNTY BELTWAY ROUTE 215

POINT OF BEGINNING

COMMON ELEMENT "B2"

GREEN ENVY AVENUE
(PRIVATE STREET)

$\Delta = 56^{\circ}37'59''$
 $R = 20.00'$
 $L = 19.77'$
 $T = 10.78'$

$51.00'$
 $N00^{\circ}57'08''W$
(R)

SUNFLOWER FIELDS STREET
(PRIVATE STREET)

$N57^{\circ}35'07''W$
(R)

BASIS OF BEARINGS

$N89^{\circ}02'52''E$ 726.59'

540.77'

PUBLIC DRAINAGE EASEMENT
GRANTED TO CNLV PER
OR: 20191017:01870
(PORTION TO BE VACATED
86,653 S.F.±)

$S89^{\circ}02'52''W$ 496.24'

PARCEL "D"
LOSEE AND DEER SPRINGS
- PHASE 2
BOOK 165, PAGE 53
OF PLATS

SEE PAGE 2
MATCH LINE 2



1" = 30'

GCM

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PAGE 1 OF 3

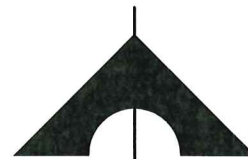
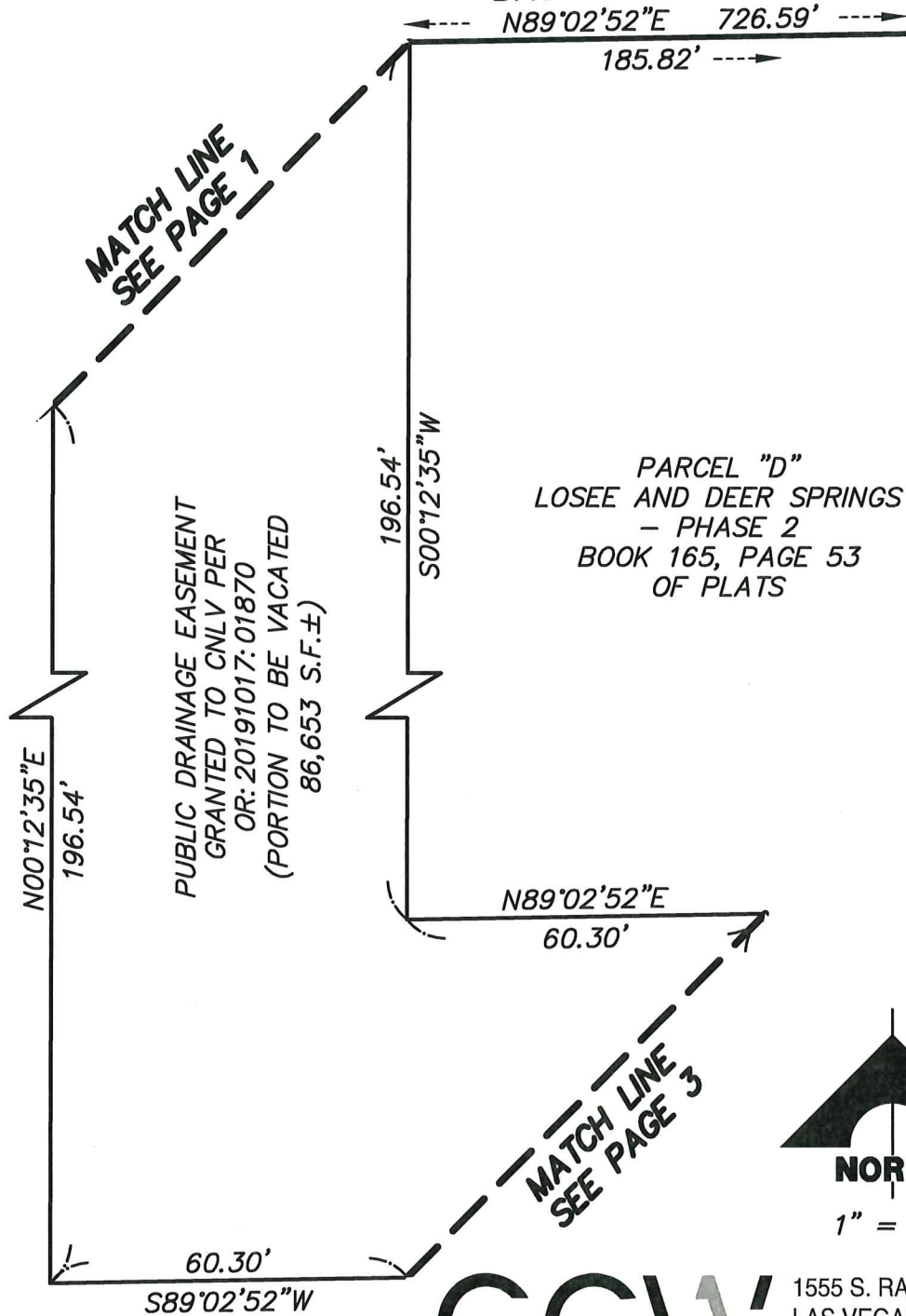
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CLARK COUNTY BELTWAY ROUTE 215

BASIS OF BEARINGS



NORTH

1" = 30'

GCV

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PARCEL "D"
LOSEE AND DEER SPRINGS
- PHASE 2
BOOK 165, PAGE 53
OF PLATS



NORTH

1" = 30'

MATCH LINE
SEE PAGE 2

N00°12'35"E

645.25'

PUBLIC DRAINAGE EASEMENT
GRANTED TO CNLV PER
OR: 20191017:01870
(PORTION TO BE VACATED
86,653 S.F.±)

706.03'

S00°12'35"W

N89°47'25"W
53.50'

N89°47'25"W
6.50'

S00°12'35"W
0.45'

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GCV

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