

ORDINANCE NO. 3182

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF NORTH LAS VEGAS BY ANNEXING PARCELS OF LAND GENERALLY LOCATED NORTHWEST OF EL CAMPO GRANDE AVENUE AND NORTH HOLLYWOOD BOULEVARD; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS DOES ORDAIN:

SECTION ONE: The corporate limits of the City of North Las Vegas, Nevada, are hereby extended to include, annex to, and make a part of the City of North Las Vegas, the following described real property, to wit:

Annexation #175

The East Half (E 1/2) of Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 19 South, Range 62 East, M.D.M., Clark County, Nevada, more particularly described as follows:

APNs 123-27-701-006, 123-27-701-007, 123-27-701-009

See attached Exhibit “A”.

Area encompassed approximately 20.46 acres.

SECTION TWO: Said City Council has determined and does hereby determine that said described territory meets the requirement provided by law for annexation to the City of North Las Vegas for the following reasons:

- A. The area to be annexed was contiguous to the City's boundaries at the time the annexation proceedings were instituted.
- B. At least one-eighth (1/8) of the aggregate external boundaries of the area are contiguous to the boundaries of the City of North Las Vegas.

- C. The territory proposed to be annexed is not included within the boundaries of another incorporated city as those boundaries existed on July 1, 1983.
- D. The territory proposed to be annexed is not included within the boundaries of any unincorporated town as those boundaries existed on July 1, 1983.
- E. The City of North Las Vegas is eligible to annex the area described in this report because the land owners have signed a petition requesting annexation to the City, said petitions contain the signatures of one hundred percent (100%) of the owners of record, by themselves or their authorized representatives, of the individual lot or parcel of land within the annexation area.
- F. The petition for annexation was accepted by the City Council of the City of North Las Vegas on September 20, 2023.

SECTION THREE: The City of North Las Vegas will provide police protection, fire protection, street maintenance, and library services immediately upon annexation. Garbage collection by the company franchised by the City will also be provided immediately. The City water and sanitary sewer system will serve the proposed annexation area, **but such service is conditioned upon compliance with the City's water and sewer policy in force at the time of application for such services.** Any connection to or extension of this water or sewer line to serve the annexation area shall be at the expense of the landowners. Other services, such as participation in the City's recreation program, special educational classes/programs, public works planning, building inspections, and other City Hall services will also be available immediately. Utilities such as gas, electricity, and telephones are provided by private utility companies and other services to the area will not be affected by annexation. Street paving, curbs and gutters, sidewalks and streetlights which are not in place at the time of annexation will be installed in the presently developed areas upon the request of the property owners and at their expense by means of special assessment districts. Such improvements will be extended into the undeveloped areas as development takes place and the need therefor arises, and will be located according to the needs of the area at that time.

Such installations will also be made at the expense of the property owners, either by means of special assessment districts or as prerequisites to the approval of subdivisions plats or the issuance of building permits, rezonings, zone variances, or special use permits.

SECTION FOUR: Said described territory, together with the inhabitants and property thereof shall, from and after the effective date of this Ordinance, be subject to all debts, laws, ordinances, and regulations in force in the City of North Las Vegas and shall be entitled to the same privileges and benefit as other parts of said City, and shall be subject to municipal taxes levied by the City of North Las Vegas.

SECTION FIVE: The Director/City Engineer of the Department of Public Works of the City of North Las Vegas is hereby instructed to cause to be prepared an accurate map or plat of said described territory and to record the same, together with a certified copy of this Ordinance, in the Office of the County Recorder of Clark County, Nevada, which said recording shall be done at least one day prior to the effective date of this Ordinance.

SECTION SIX: Said described territory (123-27-701-009) which is currently zoned M-2, (Industrial) Zoning District within the jurisdiction of Clark County shall be given its **equivalent zoning of M-2, General Industrial District**, when officially annexed into the City of North Las Vegas.

SECTION SEVEN: Said described territory (123-27-701-006 & 123-27-701-007) which are currently zoned R-U, (Rural Open Land) Zoning District within the jurisdiction of Clark County shall be given its **equivalent zoning of O-L, Open Land District**, when officially annexed into the City of North Las Vegas.

SECTION EIGHT: Said described territory shall be given the Comprehensive Plan, Land Use Designation of Heavy Industrial when officially annexed into the City of North Las Vegas.

SECTION NINE: The property owner or owners, as a condition of approval of this annexation, are required to dedicate those public rights-of-way as required by the Department of Public Works.

SECTION TEN: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by its City Attorney's Office as to the constitutionality of this Ordinance and, based upon such information, we are adopting this Ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION ELEVEN: SEVERABILITY. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision, shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION TWELVE: EFFECTIVE DATE. This Ordinance shall become effective October 8, 2023, after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of the Nevada Revised Statutes, as amended from time to time, and recordation of an accurate map or plat of the herein described territory together with a certified copy of this Ordinance in the Office of the Clark County Recorder pursuant to NRS 268.600.

SECTION THIRTEEN: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of the Nevada Revised Statutes, as amended from time to time.

**PASSED, ADOPTED, AND APPROVED THIS 4TH DAY OF OCTOBER, 2023.
EFFECTIVE DATE: OCTOBER 8, 2023.**

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

**PAMELA A. GOYNES-BROWN
MAYOR**

ATTEST:

APPROVED AS TO FORM:

**JACKIE RODGERS
CITY CLERK**

**MICAELA RUSTIA MOORE
CITY ATTORNEY**

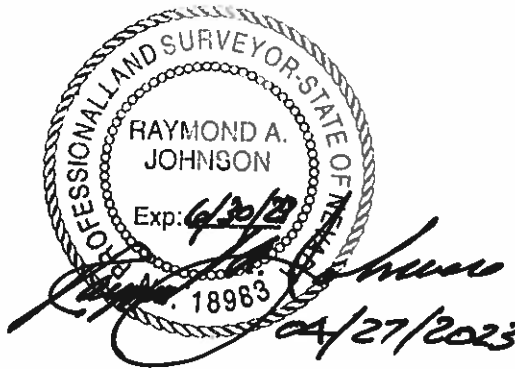
Exhibit A

Legal Descriptions



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O. 8170-1
APRIL 24, 2023
BY: BT
P.R. BY: TJ
APN: 123-27-701-009
PAGE 1 OF 4



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF TROPICAL PARKWAY AND HOLLYWOOD BOULEVARD.

LEGAL DESCRIPTION

BEING ALL OF LOT 2 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 37-89 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, RECORDED MARCH 22, 1990 IN BOOK NUMBER 900322, INSTRUMENT NUMBER 00477, LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, CLARK COUNTY, NEVADA,

TOGETHER WITH THOSE PORTIONS OF PUBLIC RIGHT-OF-WAY KNOWN AS HOLLYWOOD BOULEVARD AND EL CAMPO GRANDE AVENUE DEDICATED TO CLARK COUNTY ON MARCH 01, 1989 BY THAT CERTAIN DOCUMENT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA BY INSTRUMENT NUMBER 19890301:00355, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 27, BEING THE CENTERLINE INTERSECTION OF SAID TROPICAL PARKWAY AND HOLLYWOOD BOULEVARD; THENCE SOUTH 00°52'40" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) AND THE CENTERLINE OF SAID HOLLYWOOD BOULEVARD, 1000.04 FEET TO THE **POINT OF BEGINNING**;

LEGAL DESCRIPTION CONTINUED -BOUNDARY

W.O. 8170-1

APRIL 24 2023

APN: 123-27-701-009

PAGE 2 OF 4

THENCE CONTINUING SOUTH 00°52'40" EAST ALONG SAID EAST LINE AND SAID CENTERLINE OF HOLLYWOOD BOULEVARD, 333.35 FEET TO THE CENTERLINE INTERSECTION OF SAID HOLLYWOOD BOULEVARD AND EL CAMPO GRANDE AVENUE; THENCE NORTH 87°19'02" WEST DEPARTING SAID EAST LINE AND CENTERLINE OF SAID HOLLYWOOD BOULEVARD AND ALONG SAID CENTERLINE OF EL CAMPO GRANDE AVENUE, 671.12 FEET TO THE PROLONGATION OF THE WESTERLY BOUNDARY OF SAID LOT 2; THENCE NORTH 00°42'18" WEST ALONG THE PROLONGATION OF SAID WESTERLY BOUNDARY, 333.92 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2; THENCE SOUTH 87°15'46" EAST ALONG SAID NORTHERLY BOUNDARY AND NORTHERLY BOUNDARY PROLONGATION, 670.15 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

CONTAINING 5.13 ACRES (GROSS), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

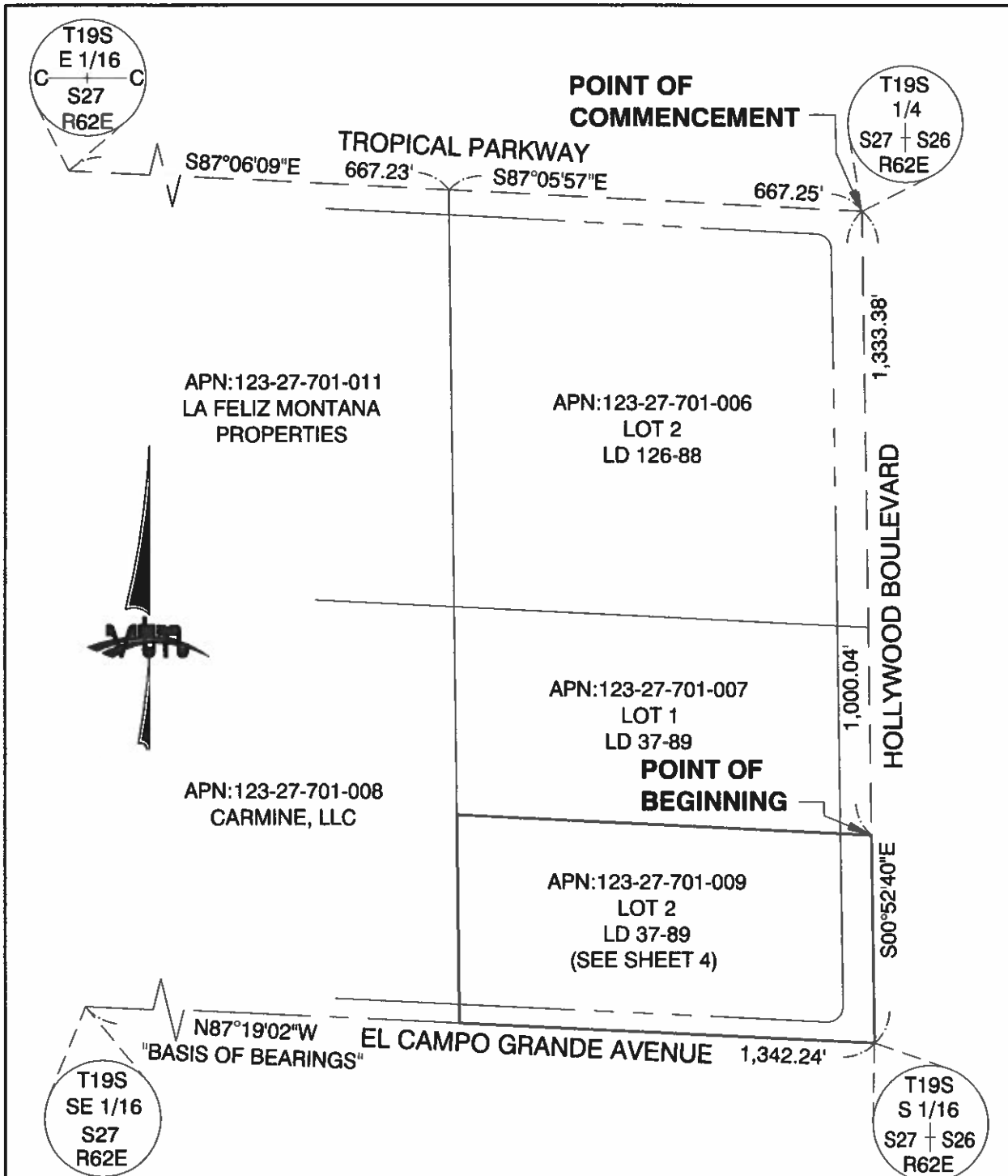
BASIS OF BEARINGS

NORTH 87°19'02" WEST - BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 98 OF SURVEYS, AT PAGE 87.

END OF DESCRIPTION.


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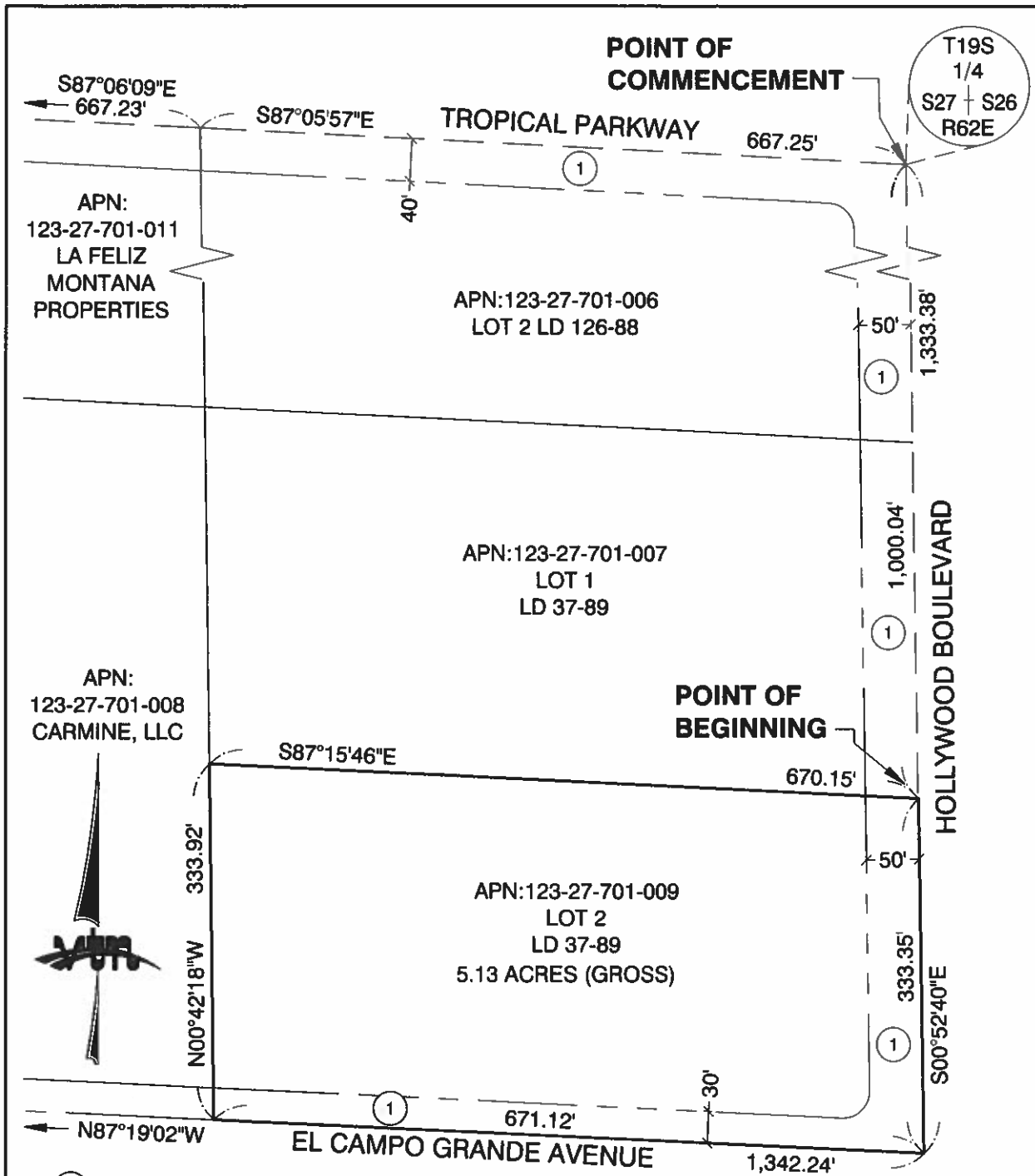
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 <p>2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148</p>	<p>EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION</p>	<p>SCALE</p>	<p>HORZ. 1" = 250'</p>
		<p>W.O. NO.</p>	<p>8170-1</p>
		<p>DRAWN BY:</p>	<p>BT</p>
		<p>DATE:</p>	<p>04/2023</p>
	<p>BOUNDARY APN:123-27-701-009</p>	<p>SHEET 3 OF 4</p>	



① PUBLIC RIGHT-OF-WAY DEDICATED
PER DOC. NO. 19890301:00355

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vtm
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**

**BOUNDARY
APN:123-27-701-009**

SCALE	HORZ. 1" = 150'
	VERT.
W.O. NO.	8170-1
DRAWN BY:	BT
DATE:	04/2023
SHEET	4 OF 4



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O. 8170-1
APRIL 24, 2023
BY: BT
P.R. BY: TJ
APN: 123-27-701-007
PAGE 1 OF 4



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF TROPICAL PARKWAY AND HOLLYWOOD BOULEVARD.

LEGAL DESCRIPTION

BEING ALL OF LOT 1 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 37-89 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, RECORDED MARCH 22, 1990 IN BOOK NUMBER 900322, INSTRUMENT NUMBER 00477, LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, CLARK COUNTY, NEVADA,

TOGETHER WITH THAT PORTION OF PUBLIC RIGHT-OF-WAY KNOWN AS HOLLYWOOD BOULEVARD DEDICATED TO CLARK COUNTY ON MARCH 01, 1989 BY THAT CERTAIN DOCUMENT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA BY INSTRUMENT NUMBER 19890301:00355, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 27, BEING THE CENTERLINE INTERSECTION OF SAID TROPICAL PARKWAY AND HOLLYWOOD BOULEVARD; THENCE SOUTH 00°52'40" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) AND THE CENTERLINE OF SAID HOLLYWOOD BOULEVARD, 666.69 FEET TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION CONTINUED -BOUNDARY
W.O. 8170-1
APRIL 24, 2023
APN: 123-27-701-007
PAGE 2 OF 4

THENCE CONTINUING SOUTH 00°52'40" EAST ALONG SAID EAST LINE AND SAID CENTERLINE OF HOLLYWOOD BOULEVARD, 333.35 FEET TO THE PROLONGATION OF THE SOUTHERLY BOUNDARY OF SAID LOT 1; THENCE NORTH 87°15'46" WEST DEPARTING SAID EAST LINE AND SAID CENTERLINE OF HOLLYWOOD BOULEVARD AND ALONG THE PROLONGATION OF SAID SOUTHERLY BOUNDARY, 670.15 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1; THENCE NORTH 00°42'18" WEST ALONG SAID WESTERLY BOUNDARY, 333.92 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1; THENCE SOUTH 87°12'31" EAST ALONG SAID NORTHERLY BOUNDARY AND NORTHERLY BOUNDARY PROLONGATION, 669.18 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

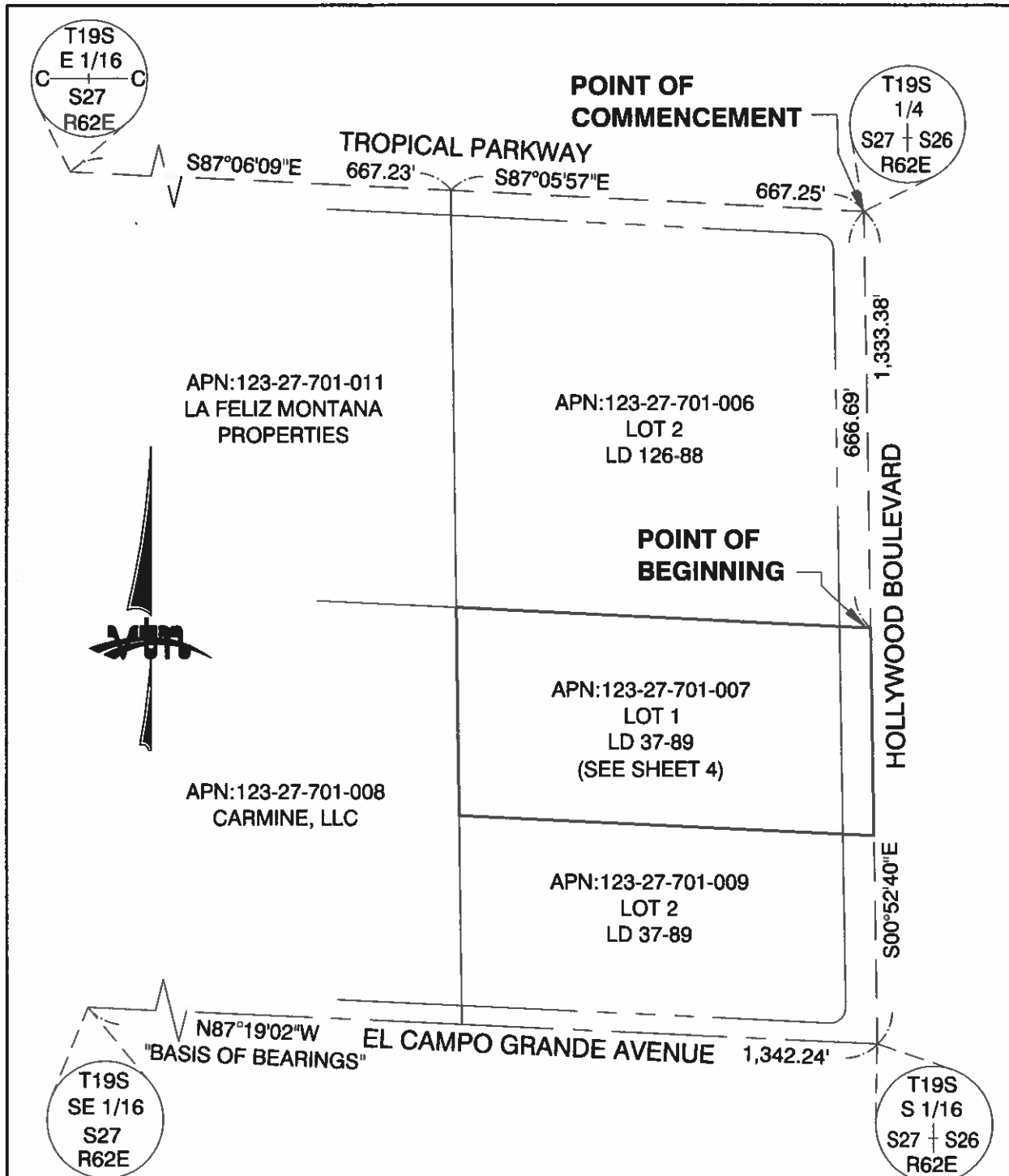
CONTAINING 5.12 ACRES (GROSS), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

NORTH 87°19'02" WEST - BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 98 OF SURVEYS, AT PAGE 87.


END OF DESCRIPTION.

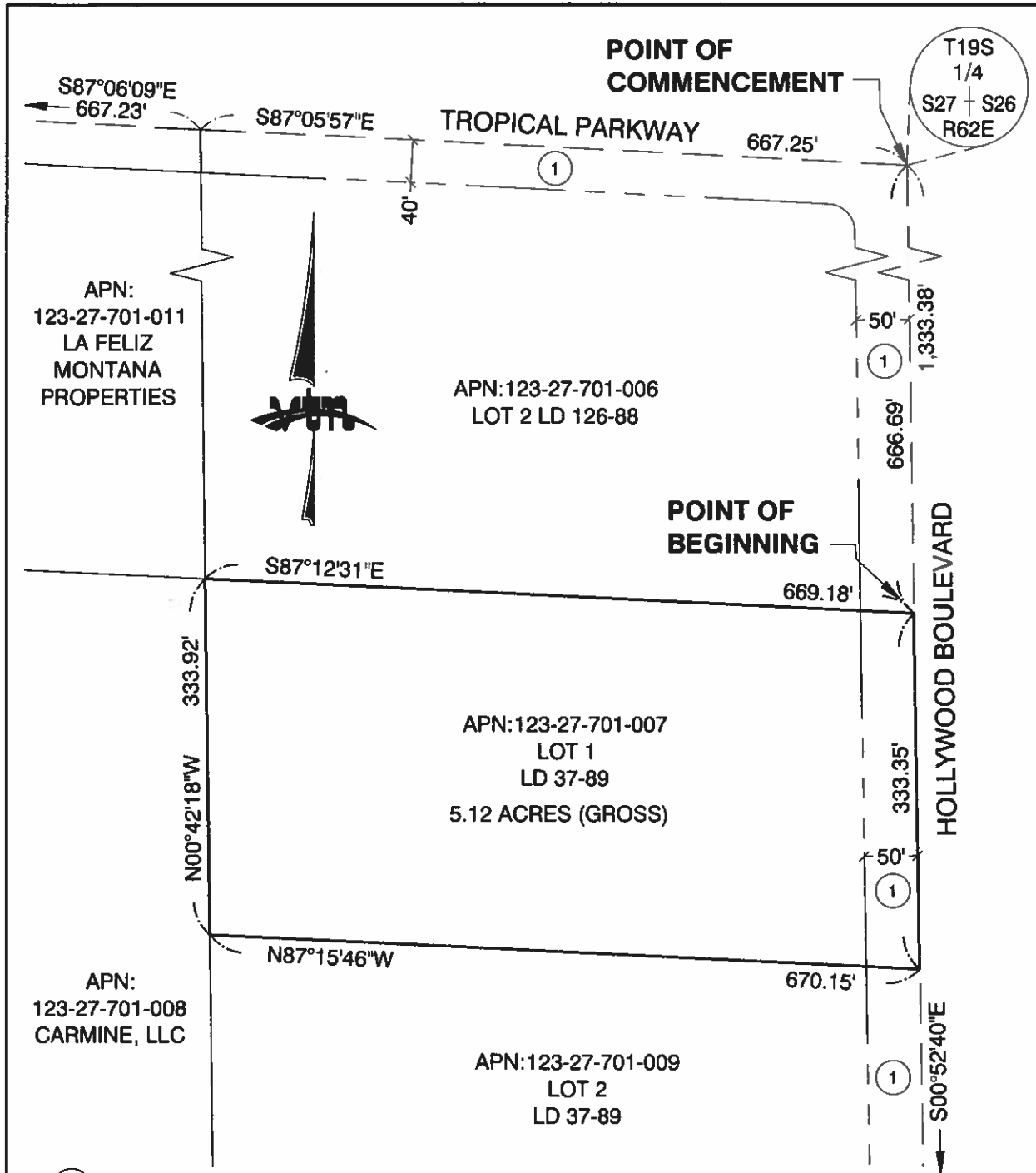
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 <p>2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148</p>	<p>EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION</p>	<p>SCALE</p>	<p>HOR. 1" = 250'</p>
		<p>W.O. NO.</p>	<p>8170-1</p>
		<p>DRAWN BY:</p>	<p>BT</p>
		<p>DATE:</p>	<p>04/2023</p>
	<p>BOUNDARY APN:123-27-701-007</p>	<p>SHEET 3 OF 4</p>	



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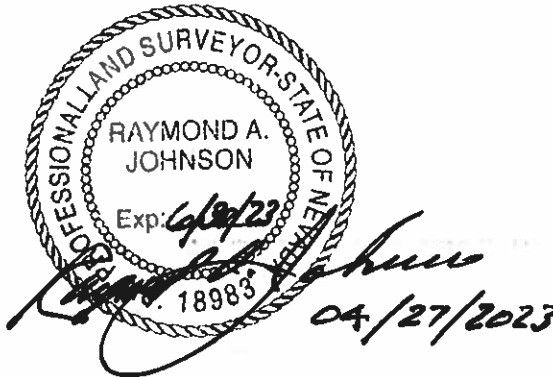
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 <p>2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148</p>	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1" = 150'
			VERT.
	BOUNDARY APN:123-27-701-007	W.O. NO.	8170-1
		DRAWN BY:	BT
		DATE:	04/2023
		SHEET	4 OF 4



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O. 8170-1
APRIL 24, 2023
BY: BT
P.R. BY: TJ
APN: 123-27-701-006
PAGE 1 OF 4



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF TROPICAL PARKWAY AND HOLLYWOOD BOULEVARD.

LEGAL DESCRIPTION

BEING ALL OF LOT 2 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 126-88 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, RECORDED MARCH 01, 1989 IN BOOK NUMBER 890301, INSTRUMENT NUMBER 00354, LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, CLARK COUNTY, NEVADA,

TOGETHER WITH THOSE PORTIONS OF PUBLIC RIGHT-OF-WAY KNOWN AS TROPICAL PARKWAY AND HOLLYWOOD BOULEVARD DEDICATED TO CLARK COUNTY ON MARCH 01, 1989 BY THAT CERTAIN DOCUMENT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA BY INSTRUMENT NUMBER 19890301:00355, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 27, BEING THE CENTERLINE INTERSECTION OF SAID TROPICAL PARKWAY AND HOLLYWOOD BOULEVARD; THENCE SOUTH 00°52'40" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) AND THE CENTERLINE OF SAID HOLLYWOOD BOULEVARD, 666.69 FEET TO THE PROLONGATION OF THE SOUTHERLY BOUNDARY OF SAID LOT 2; THENCE NORTH 87°12'31" WEST DEPARTING SAID EAST LINE AND SAID CENTERLINE AND ALONG THE PROLONGATION OF SAID SOUTHERLY BOUNDARY, 669.18 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2;

LEGAL DESCRIPTION CONTINUED -BOUNDARY

W.O. 8170-1

APRIL 24, 2023

APN: 123-27-701-006

PAGE 2 OF 4

THENCE NORTH 00°42'18" WEST ALONG SAID WESTERLY BOUNDARY AND THE PROLONGATION OF SAID WESTERLY BOUNDARY, 667.84 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) AND THE CENTERLINE OF SAID TROPICAL PARKWAY; THENCE SOUTH 87°05'57" EAST ALONG SAID NORTH LINE AND SAID CENTERLINE OF TROPICAL PARKWAY, 667.24 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

CONTAINING 10.22 ACRES (GROSS), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

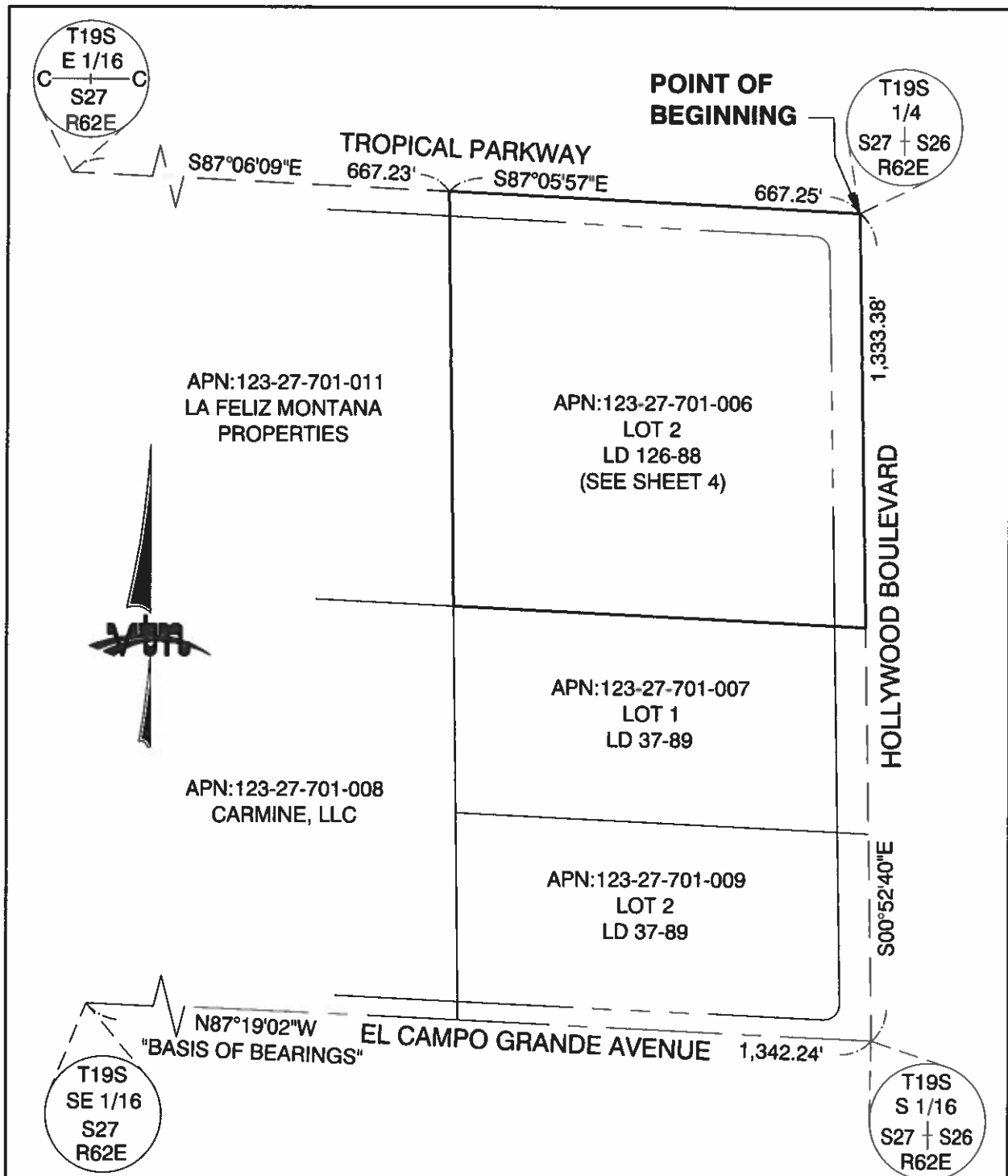
BASIS OF BEARINGS

NORTH 87°19'02" WEST - BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 98 OF SURVEYS, AT PAGE 87.

END OF DESCRIPTION.


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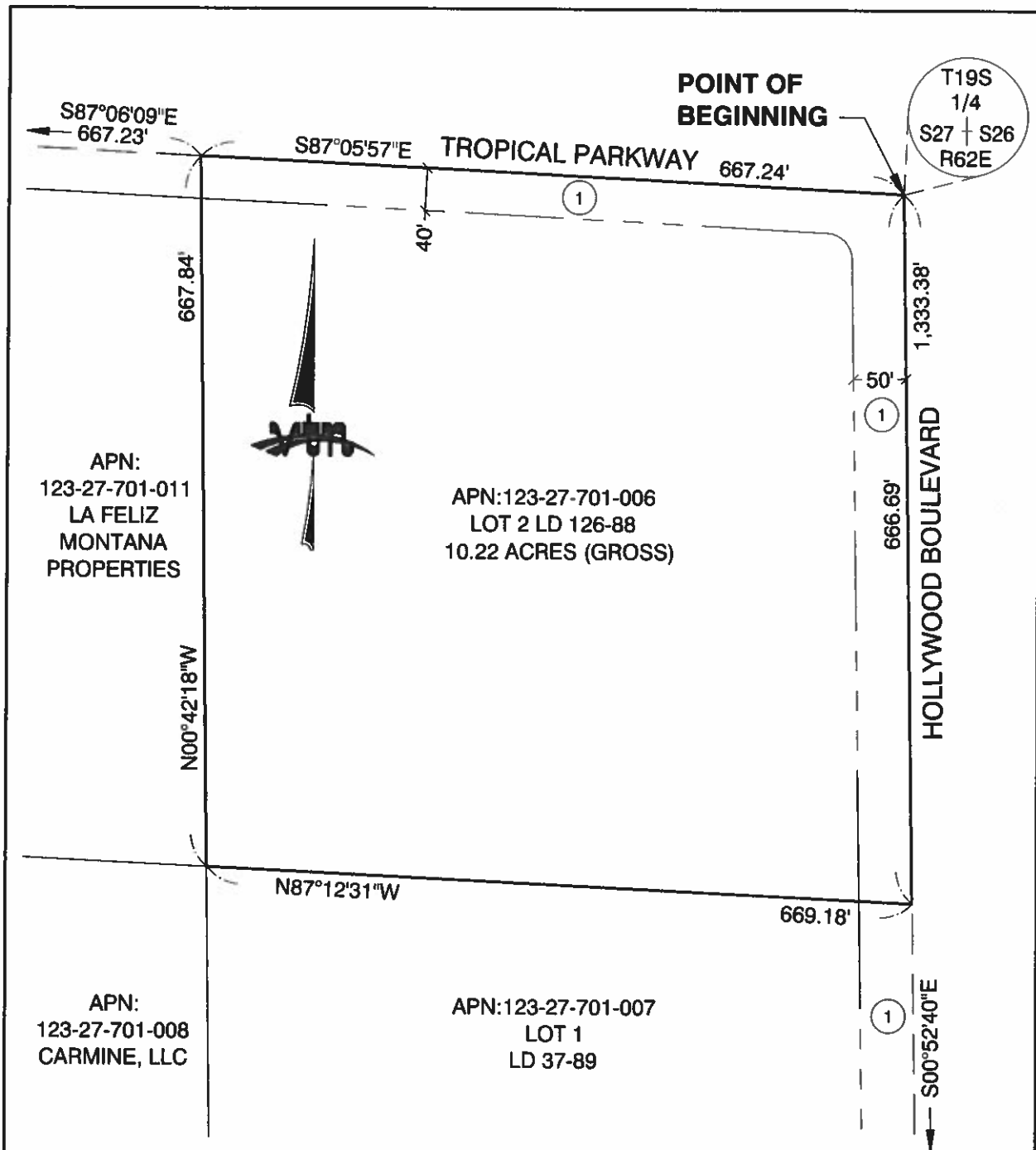
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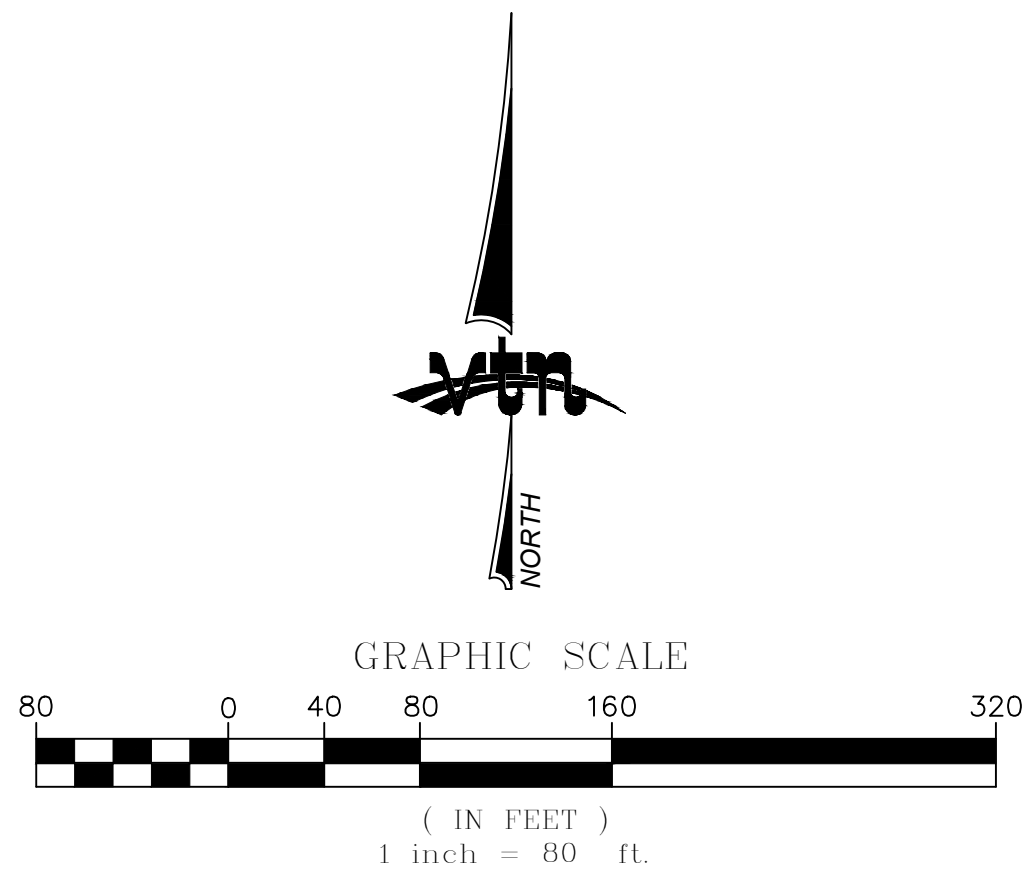
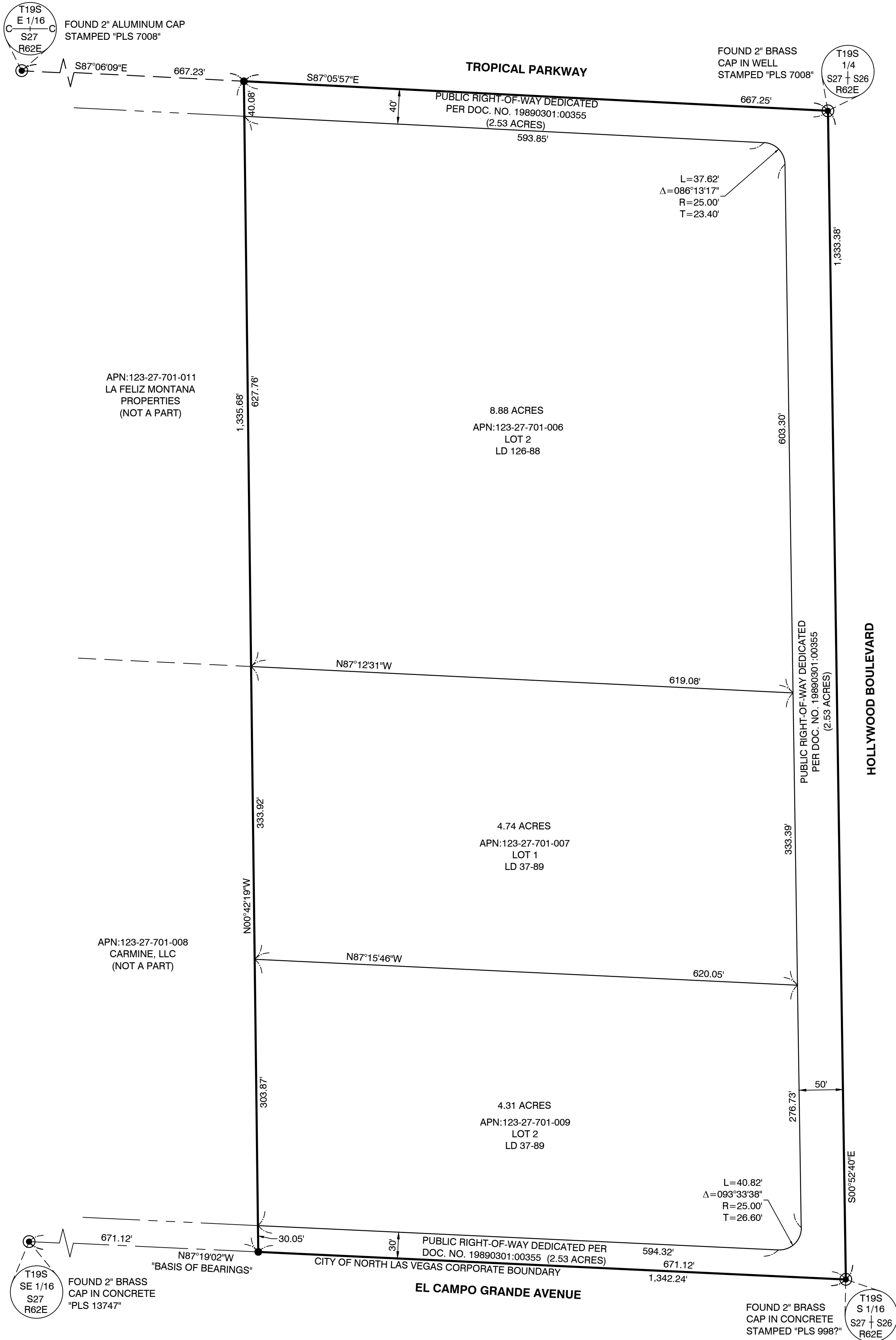
 <p>2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148</p>	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1" = 250'
			VERT.
	BOUNDARY APN:123-27-701-006	W.O. NO.	8170-1
		DRAWN BY:	BT
		DATE:	04/2023
		SHEET 3	OF 4



 <p>2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148</p>	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1" = 150'
		W.O. NO.	8170-1
	BOUNDARY APN: 123-27-701-006	DRAWN BY:	BT
		DATE:	04/2023
		SHEET	4 OF 4

RECORD OF SURVEY - ANNEXATION PLAT

BEING A PORTION THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA



LEGEND

- ANNEXATION BOUNDARY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- ADJOINER LOT LINE
- FOUND MONUMENT AS DESCRIBED
- SET 5/8\"/>

APPROVAL

APPROVED THIS ____ DAY OF ____ 2023

PAMELA A. GOYNES, MAYOR

JACKIE RODGERS, CITY CLERK

REFERENCE MAPS:

LAND DIVISION
FILE 37, PAGE 89
FILE 126, PAGE 88

RECORD OF SURVEY
FILE 98 PAGE 87

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE INDEX, PER N.R.S. 278.5695.

SURVEYOR'S CERTIFICATE

I, RAYMOND A. JOHNSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF VTN NEVADA CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HARSCH INVESTMENT PROPERTIES LLC.
- LANDS SHOWN HEREON LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 4/24/2023.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND WAS PERFORMED IN ACCORDANCE WITH THE NEVADA ADMINISTRATIVE CODE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.
- THE MONUMENTS DEPICTED ON THE MAP ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RAYMOND A. JOHNSON, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 18983



06/25/2023

LEGAL DESCRIPTION

BEING ALL OF LOT 1 AND LOT 2 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 37-89 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, RECORDED MARCH 22, 1990 IN BOOK NUMBER 900322, INSTRUMENT NUMBER 00477, AND LOT 2 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 126-88 ON FILE IN THE OFFICE SAID COUNTY RECORDER, RECORDED MARCH 01, 1989 IN BOOK NUMBER 890301, INSTRUMENT NUMBER 00364 LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF PUBLIC RIGHT-OF-WAY KNOWN AS EAST TROPICAL PARKWAY, NORTH HOLLYWOOD BOULEVARD, AND EAST EL CAMPO GRANDE AVENUE ALL LYING WITHIN THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 27, GRANTED BY THAT CERTAIN DEED ON FILE IN THE OFFICE OF SAID COUNTY RECORDER IN DOCUMENT NUMBER 19890301.00355

CONTAINING 20.46 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS

BASIS OF BEARINGS

NORTH 87°19'02\"/>

ANNEXATION NO. 175 ORDINANCE NO. 3182

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA, 89146-5148 (702) 873-7550 FAX (702) 362-2597		NO. _____ FILED AT THE REQUEST OF _____ VTN	
RECORD OF SURVEY - ANNEXATION PLAT ANNEXED TO THE CITY OF NORTH LAS VEGAS UNDER ORDINANCE NO. _____		DATED _____ AT _____ M FILE _____ PAGE _____	
BEING A PORTION THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA		OF SURVEYS OFFICIAL RECORDS	
FILE: G:\8170-1\MAPPING\ W.O.# 8170-1 DATE: APRIL 2023 SHEET OF		BOOK NO. _____	
RECORD OF SURVEY DRN. BY: BT REV: _____		CLARK COUNTY, NEVADA RECORDS	
18170-1 ROS ANNEX CKD. BY: TJ		DEBBIE CONWAY - RECORDER	
		FEE \$ _____ DEPUTY _____	