

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-25-900248)

ORDINANCE NO. 5249
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP RECLASSIFYING CERTAIN PROPERTIES AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH VARIOUS ZONE CHANGE APPLICATIONS ON JANUARY 8, 2025, JANUARY 22, 2025, FEBRUARY 5, 2025, FEBRUARY 19, 2025 AND MARCH 5, 2025.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on January 8, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0515 From RS80 (Residential Single-Family 80) to IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South.

APN: 217-13-201-002

ZC-24-0581 From RS20 (Residential Single-Family 20) Zone to RM50 (Residential Multi-Family 50) Zone; from IP (Industrial Park) Zone to RM50 (Residential Multi-Family 50) Zone. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue.

APN: 176-04-201-011; 176-04-201-012; 176-04-201-022

ZC-24-0660 From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road.

APN: 140-04-301-012

ZC-24-0663 From RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located on the south side of Gomer Road (alignment), 280 feet east of Rainbow Boulevard.

APN:176-26-101-001

ZC-24-0682 From CG (Commercial General) Zone to CR (Commercial Resort) Zone; from IL (Industrial Light) Zone to CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue.

APN: 162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-010; 162-17-201-012 through 162-17-201-014

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on January 22, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0557 From RS5.2 (Residential Single-Family 5.2) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street.

APN: 161-05-410-220 through 161-05-410-223; 161-05-410-236; 161-05-410-237

ZC-24-0599 From CG (Commercial General) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road.

APN: 176-09-201-001

ZC-24-0602 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment).

APN: 177-07-401-018

ZC-24-0625 From CG (Commercial General) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street.

APN: 177-34-101-001 through 177-34-101-003

ZC-24-0686 From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Jonathan Drive.

APN: 191-05-801-008

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on February 5, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0593 From RS80 (Residential Single-Family 80) Zone and H-2 (General Highway Frontage) Zone to RS80 (Residential Single-Family 80) Zone; and reclassify 2.94 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the north side corner of State Route 160 and south of State Route 159.

APN: 175-15-201-002; 175-16-601-014 through 175-16-601-016

ZC-24-0615 From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway.

APN: 125-27-610-073; 125-27-610-074

ZC-24-0628 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard.

APN: 177-30-701-030; 177-30-701-031

ZC-24-0669 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment).

APN: 176-22-801-009 ptn; 176-27-501-007 ptn; 176-27-501-008 ptn; 176-27-501-014; 176-27-501-015

ZC-24-0694 From RS20 (Residential Single-Family 20) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue.

APN: 177-19-703-007 through 177-19-703-009; 177-19-703-012

ZC-24-0705 From RS20 (Residential Single-Family 20) Zone to IL (Industrial Light) Zone. Generally located on the south side of Judson Avenue, 640 feet west of Nellis Boulevard.

APN: 140-20-610-092; 140-20-610-094

ZC-24-0707 From RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard.

APN: 177-19-702-003 ptn; 177-19-702-004, 177-19-703-002, 003, 177-19-703-013

ZC-24-0723 From CP (Commercial Professional) Zone to CG (Commercial General) Zone. Generally located on the northeast corner of Warm Springs Road and Gagnier Boulevard.

APN: 176-04-401-015; 176-04-401-016

ZC-24-0727 From IP (Industrial Park) Zone and RS20 (Residential Single-Family 20) Zone to IL (Industrial Light) Zone. Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road.

APN: 140-08-601-014 through 140-08-601-016 ptn

ZC-24-0733 From H-2 (General Highway Frontage) Zone, RS80 (Residential Single-Family 80) Zone, and IL (Industrial Light) Zone to CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Sloan Road (alignment).

APN: 191-19-801-003; 191-20-201-004; 191-20-301-001

ZC-24-0742 From H-2 (General Highway Frontage) Zone to IP (Industrial Park) Zone. Generally located on the south side of Las Vegas Boulevard, 750 feet northeast of Pecos Road.

APN: 140-18-102-009

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on February 19, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0532 From RS80 (Residential Single-Family 80) Zone to CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment).

APN: 126-01-702-001

ZC-24-0575 From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located on the east and west sides of Pabco Road and the southwest side of the Union Pacific Railroad right-of-way.

APN: 141-00-001-003; 141-00-001-004; 142-00-001-010

ZC-24-0758 From RS20 (Residential Single-Family 20) Zone to IL (Industrial Light) Zone. Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue.

APN: 140-17-501-010

ZC-25-0014 From RS2 (Residential Single-Family 2) Zone and RS5.2 (Residential Single-Family 5.2) Zone to PF (Public Facility) Zone. Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard.

APN: 140-20-301-019

SECTION 5. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on March 5, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0710 From RS20 (Residential Single-Family 20) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street.

APN: 177-10-201-005

ZC-24-0717 From CG (Commercial General) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street.

APN: 176-04-801-009

ZC-24-0749 From IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located on the south side of Sunset Road and the east side of Grier Drive.

APN: 177-03-110-006 ptn

ZC-25-0022 From RS5.2 (Residential Single-Family 5.2) Zone to IP (Industrial Park) Zone. Generally located on the east side of Pecos Road, 150 feet south of Gowan Road.

APN: 140-07-310-048

ZC-25-0030 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way.

APN: 163-34-101-016; 163-34-101-022

ZC-25-0036 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way.

APN: 163-34-101-005

ZC-25-0043 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Arville Street and Rush Avenue.

APN: 177-30-401-005

ZC-25-0050 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way.

APN: 163-20-306-001

ZC-25-0056 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard.

APN: 177-19-803-002

SECTION 6. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 7. All ordinances, part of ordinances, chapters, sections, subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with name of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 16th day of
April 2025.

INTRODUCED by Commissioner Tick Segerblom

PASSED ON THE 7th day of
May 2025.

VOTE:

AYES:

Tick Segerblom

William McCurdy II

April Becker

James B. Gibson

Justin Jones

Marilyn K. Kirkpatrick

Michael Naft

NAYS:

None

ABSTAINING:

None

ABSENT:

None

BOARD OF COUNTY COMMISSIONERS

CLARK COUNTY, NEVADA

By  Tick Segerblom (May 12, 2025 14:07 PDT)

TICK SEGERBLOM, Chair

ATTEST: 

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 22nd day
of May, 2025.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

20-24-0515

Legal Description

A PORTION OF THE WEST HALF (W ½) OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 16TH OF SAID SECTION 13; THENCE ALONG THE NORTHERN 1/16TH LINE THEREOF, NORTH 89°37'39" EAST, 383.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 25°05'49" EAST, 598.25 FEET; THENCE SOUTH 64°49'22" EAST, 432.36 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE UPRR (200 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 25°05'32" WEST, 672.62 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 64°54'00" EAST, A RADIAL DISTANCE OF 23,018.79 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°23'02", A DISTANCE OF 957.74 FEET; THENCE SOUTH 22°42'58" WEST, 373.66 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 67°18'23" WEST, 432.35 FEET; THENCE NORTH 22°42'19" EAST, 373.83 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 67°17'02" EAST, A RADIAL DISTANCE OF 23,451.21 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°23'02", A DISTANCE OF 975.73 FEET; THENCE NORTH 25°05'49" EAST, 74.95 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS THE LOT SHOWN IN FILE 168 OF SURVEYS, PAGE 40 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

20-24-0581

EXHIBIT A

APN 176-04-201-011
APN 176-04-201-012
APN 176-04-201-022

EXPLANATION: THIS DESCRIPTION REPRESENTS PARCELS OF LAND GENERALLY
LOCATED NORTHEAST OF THE INTERSECTION OF MAULE AVENUE AND
GAGNIER STREET.

LEGAL DESCRIPTION

BEING PORTIONS OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 60 EAST,
M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 125 PAGE 84 OF PARCEL MAPS, CLARK COUNTY,
NEVADA, OFFICIAL RECORDS

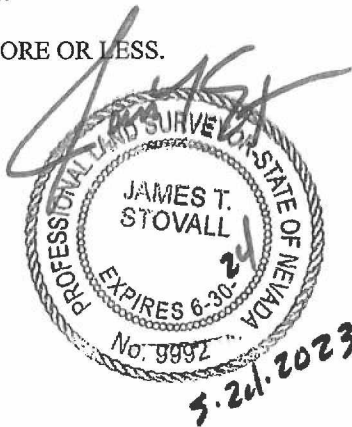
TOGETHER WITH:

LOT 1 AND LOT 2 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION, LD 26-82 RECORDED
MARCH 24, 1982 IN BOOK 1540, INSTRUMENT NUMBER 1499234, CLARK COUNTY, NEVADA,
OFFICIAL RECORDS.

THAT PORTION OF PAMALYN AVENUE AND MAULE AVENUE VACATED BY THAT CERTAIN ORDER
OF VACATION VS-19-0253 RECORDED AS INSTRUMENT NUMBER 20200331-0002164, CLARK
COUNTY, NEVADA, OFFICIAL RECORDS.

SAID PARCEL CONTAINS 7.82 ACRES, MORE OR LESS.

JAMES T. STOVALL, PLS.
NEVADA CERTIFICATE NO. 9992
TANEY ENGINEERING
6030 S JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(NPR23001 MAULE & GAGNIER)



2C-24-0660

Escrow No. 42055114 - 420 - NP1
Grant, Bargain, Sale Deed....Continued

EXHIBIT A

That certain parcel of land situate in the West Half (W 1/2) of Section 4, Township 20 South, Range 62 East, M.D.B.&M., more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4 Cor.) of said Section 4;
Thence North 00°20'33" East 122.00 feet to a point on the South line of the land described in Easement Deed to the United States of America, recorded as Document No. 149834, of Official Records of Clark County, Nevada;
Thence North 88°51'33" East along said South line a distance of 1056.98 feet;
Thence South 01°08'27" East 200.00 feet to the True Point of Beginning;
Thence North 88°51'33" East 122.89 feet;
Thence South 01°08'27" East 144.06 feet;
Thence South 36°07'48" East 300.00 feet to a point on the Northwesterly Right-of-Way line of U.S. Highway 91;
Thence South 53°52'12" West along said Right-of-Way line a distance of 150.00 feet;
Thence North 36°07'48" West 300.00 feet;
Thence North 01°08'27" West 230.05 feet to the True Point of Beginning.

Note: The above Metes and Bounds description previously appeared in that certain document recorded August 23, 2011, in Book 20110823, as Instrument No. 0000543, of Official Records, Clark County, Nevada.

ZC-24-0663

A.P.N.: 176-26-101-001

RAINBOW AND GOMER

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.



zc-24-0682

p1 of 12

LEGAL DESCRIPTION

Parcel (470) 162-17-201-012

ASSESOR DESCRIPTION: PT SW4 NW4 SEC 17 21 61

GEOID: PT SW4 NW4 SEC 17 21 61

LEGAL DESCRIPTION (-014)

THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THE INTEREST IN AND TO THE WEST 50 FEET AS CONVEYED TO CLARK COUNTY, NEVADA FOR ROAD PURPOSES BY DEED RECORDED SEPTEMBER 30, 1963 AS DOCUMENT NO. 387310 OFFICIAL RECORDS.

TOGETHER WITH THE SOUTH 2.00 FEET OF THE WEST 75.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M

EXCEPTING THE INTEREST IN AND TO THE WEST 50 FEET AS CONVEYED TO CLARK COUNTY, NEVADA FOR ROAD PURPOSES BY DEED RECORDED SEPTEMBER 30, 1963 AS DOCUMENT NO. 387310 OFFICIAL RECORDS.

LEGAL DESCRIPTION (-003)

*THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE.) OF THE NORTHWEST
QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW.) OF THE NORTHWEST
QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST,
M.D.M.&M*

*EXCEPTING THEREFROM THE SOUTH ONE HUNDRED FIFTEEN (115.00) FEET.
FURTHER EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE COUNTY OF
CLARK, JUNE 27, 1979 IN BOOK 1077 AS DOCUMENT NO. 1036360, OF OFFICIAL
RECORDS, CLARK COUNTY, NEVADA.*

2-24-0682 4 of 12

LEGAL DESCRIPTION (-004)

Parcel (470) 162-17-201-004

ASSESSOR DESCRIPTION: PT SW4 NW4 SEC 17 21 61

GEOID: PT SW4 NW4 SEC 17 21 61

ACRES: .79

ZC-24-0682 50+12

LEGAL DESCRIPTION (-006)

Parcel (470) 162-17-201-006

ASSESSOR DESCRIPTION: PT SW4 NW4 SEC 17 21 61

GEOID: PT SW4 NW4 SEC 17 21 61

ACRES: 1.22

2C-24-0682

68f12

LEGAL DESCRIPTION (-007)

*THE SOUTH HALF (S 6) OF THE SOUTHWEST QUARTER (SW.) OF THE
NORTHWEST QUARTER (NW.) OF THE SOUTHWEST QUARTER (SW.) OF
THE NORTHWEST QUARTER (NW.) OF SECTION 17, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.*

*EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY
BY DEED RECORDED MARCH 23, 1970 IN BOOK 19 AS DOCUMENT NO.
15104, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.*

ZC-24-0682

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LEGAL DESCRIPTION (-008)

Parcel (470) 162-17-201-008

ASSESSOR DESCRIPTION: PT SW4 NW4 SEC 17 21 61

GEOID: PT SW4 NW4 SEC 17 21 61

ACRES: 1.22

2C-24-0682 8 of 12

LEGAL DESCRIPTION (-009)

*THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF
THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, M.D.B. & M.*

*EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK
COUNTY BY THAT CERTAIN GRANT DEED RECORDED OCTOBER 9, 1963 IN
BOOK 483 AS INSTRUMENT NO. 389532 OF OFFICIAL RECORDS.*

ZC-24-0682

9 of 12

LEGAL DESCRIPTION (-010)

Parcel (470) 162-17-201-010

ASSESSOR DESCRIPTION: PT SW4 NW4 SEC 17 21 61

GEOID: PT SW4 NW4 SEC 17 21 61

ACRES: 1.22

LEGAL DESCRIPTION (-011)

*THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF
THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, M.D.B. & M.*

EXCEPTING THEREFROM THE SOUTH TWO (2) FEET OF THE WEST 75 FEET.

*FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO
CLARK COUNTY BY THAT CERTAIN GRANT DEED RECORDED SEPTEMBER
30, 1963 IN BOOK 481 AS INSTRUMENT NO. 387310 OF OFFICIAL RECORDS.*

7C-24-0682 11 of 12

LEGAL DESCRIPTION (-011)

*THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF
THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, M.D.B. & M.*

EXCEPTING THEREFROM THE SOUTH TWO (2) FEET OF THE WEST 75 FEET.

*FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO
CLARK COUNTY BY THAT CERTAIN GRANT DEED RECORDED SEPTEMBER
30, 1963 IN BOOK 481 AS INSTRUMENT NO. 387310 OF OFFICIAL RECORDS.*

ZC 240682 12 sf 12

LEGAL DESCRIPTION (-013)

Parcel (470) 162-17-201-013

ASSESSOR DESCRIPTION: PT SW4 NW4 SEC 17 21 61

GEOID: PT SW4 NW4 SEC 17 21 61

ACRES: 1.11

zc-24-0557

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 1, 2, 5 THROUGH 10, AND 13 THROUGH 24 IN BLOCK TWENTY-TWO (22) OF VEGAS MANOR TRACT NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTH TWENTY FEET (20.00') OF LOTS 13 THROUGH 14 AND THAT CERTAIN SPANDREL AREA IN THE SOUTHEAST CORNER OF LOT 13 AS CONVEYED TO THE COUNTY OF CLARK IN A GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 09, 1993 IN BOOK 931209, AS DOCUMENT NO. 00460 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THE SOUTH TWENTY FEET (20.00') OF LOTS 15 THROUGH 24 AND THAT CERTAIN SPANDREL AREA IN THE SOUTHWEST CORNER OF LOT 24 AS CONVEYED TO THE COUNTY OF CLARK IN A GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 22, 1993 IN BOOK 931222, AS DOCUMENT NO. 00797 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL NO. 2:

LOTS THREE (3) AND FOUR (4) IN BLOCK TWENTY-TWO (22) VEGAS MANOR TRACT #2, IN THE COUNTY OF CLARK, STATE OF NEVADA, AS PER MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 67, RECORDS OF SAID COUNTY.

PARCEL NO. 3:

LOTS 11 AND 12 IN BLOCK TWENTY-TWO (22) OF VEGAS MANOR TRACT NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN

ZC-24-0599

EXHIBIT A

APN 176-09-201-001

EXPLANATION: THIS DESCRIPTION REPRESENTS A PARCEL OF LAND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF ROBINDALE ROAD AND DURANGO DRIVE.

LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

CONTAINS 5 ACRES, MORE OR LESS.

STEVEN M. DUMOVICH
NEVADA CERT. NO. 14347
TANEY ENGINEERING
6030 S JONES BLVD
LAS VEGAS, NEVADA 89118
702-362-8844



2C-24-0602

LEGAL DESCRIPTION APN: 177-07-401-018

**THAT PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 07, TOWNSHIP 22 SOUTH, RANGE
61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, DESCRIBED AS
FOLLOWS:**

**PARCEL 1 AS SHOWN BY MAP THEREOF IN FILE 113 OF PARCEL
MAPS, PAGE 45 IN THE OFFICE OF THE COUNTY RECORDER,
CLARK COUNTY, NEVADA.**

TOGETHER with all tenements, hereditaments and
appurtenances, including easements and water rights, if any,
thereto belonging or appertaining, and any reversions, remainders,
rents, issues or profits thereof.

2C-24-0625

Cactus/Amigo Legal Descriptions

PARCEL: APN #177-34-101-001

The North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 34, Township 22 South, Range 61 East M.D.B. & M.

PARCEL: APN #177-34-101-002

THE WEST HALF (W $\frac{1}{2}$) OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M.

PARCEL: APN # 177-34-101-003

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 34, Township 22 South, Range 61 East, M.D.M.

ZE-24-0684

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 5, Township 23 South, Range 61 East, M.D.B.&M., more particularly described as follows:

Lot One (1) as shown by map thereof on file in File 45 of Parcel Maps, Page 47, in the Office of the County Recorder of Clark County, Nevada.

10FC
ZC-24-0593

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 175-15-201-002, 175-16-601-014, 015 AND 016
ZONE CHANGE AREA
RVP PARCEL

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ZONE CHANGE AREA IN SUPPORT OF THE "RED ROCK RV PARK" PROJECT. THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 59 EAST, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 15;

THENCE ALONG THE WEST LINE THEREOF, NORTH 00°07'39" EAST, 348.23 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID WEST LINE, SOUTH 83°10'12" WEST, 334.62 FEET;

THENCE NORTH 00°08'31" EAST, 964.87 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 27°55'56" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,325.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 13°01'51", AN ARC LENGTH OF 301.34 FEET;

THENCE SOUTH 75°05'55" EAST, 1,092.84 FEET;

THENCE SOUTH 19°42'55" WEST, 89.15 FEET;

THENCE SOUTH 06°49'48" EAST, 331.05 FEET;

THENCE SOUTH 83°10'12" WEST, 1,022.71 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 20.59 ACRES, MORE OR LESS.

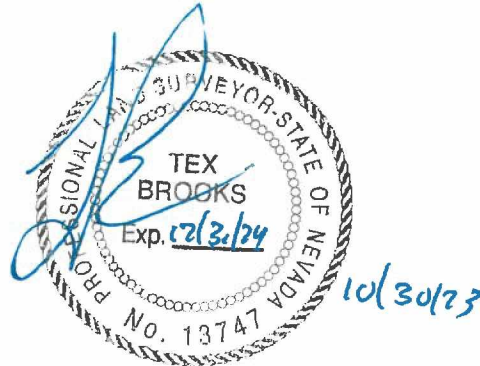
zc-24-0593 20FL

APN: 175-15-201-002, 175-16-601-014, 015 AND 016

BASIS OF BEARINGS

SOUTH 08°53'46" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 97, PAGE 60 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 175-15-201-002
ZONE CHANGE AREA
H-2 PARCEL

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ZONE CHANGE AREA IN SUPPORT OF THE "RED ROCK RV PARK" PROJECT. THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 59 EAST, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 15;

THENCE ALONG THE WEST LINE THEREOF, NORTH 00°07'39" EAST, 348.23 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 83°10'12" EAST, 1,022.71 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 06°49'48" WEST, 331.05 FEET;

THENCE NORTH 19°42'55" EAST, 89.15 FEET;

THENCE SOUTH 75°05'55" EAST, 220.74 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 425.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 45°19'05", AN ARC LENGTH OF 336.15 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 60°13'10" EAST;

THENCE SOUTH 83°10'12" WEST, 199.85 FEET;

THENCE SOUTH 06°49'48" EAST, 100.00 FEET;

THENCE SOUTH 83°10'12" WEST, 279.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.94 ACRES, MORE OR LESS.

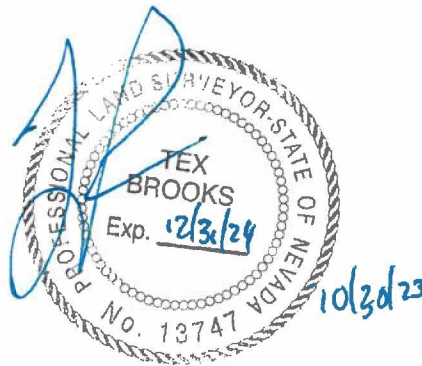
zc-24-0593 486

APN: 175-15-201-002

BASIS OF BEARINGS

SOUTH 08°53'46" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 97, PAGE 60 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



zc-24-0593 6 of 6

APN: 175-15-201-002, 175-16-601-014, 015 AND 016
ZONE CHANGE AREA

LINE	BEARING
R1	N27°55'56"E
R2	N60°13'10"E

LINE	BEARING	DISTANCE
L1	N00°07'39"E	348.23'
L2	S83°10'12"W	334.62'
L3	N00°08'31"E	964.87'
L4	S75°05'55"E	1092.84'
L5	S19°42'55"W	89.15'
L6	S06°49'48"E	331.05'
L7	S83°10'12"W	1022.71'
L8	S75°05'55"E	220.74'
L9	S83°10'12"W	199.85'
L10	S06°49'48"E	100.00'
L11	S83°10'12"W	279.04'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°01'51"	1325.00'	301.34'	151.32'
C2	45°19'05"	425.00'	336.15'	177.42'

P:\LBI\20070 RV PARK\DWG\EXHIBITS\20070-ZC_02.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE (NW1/4) OF SECTION 15 AND
THE (NE1/4) OF SECTION 16, TOWNSHIP 22
SOUTH, RANGE 59 EAST, CLARK COUNTY, NEVADA

PAGE 2 OF 2

2C-24-0615

P 1 & 2

ORDER NO. : 5115063198

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Clark, State of Nevada, and is described as follows:

Parcel I:

Lot Eleven (11) in Block One (1) of Tropicana Park Subdivision as shown by map thereof on file in Book 3 of Plats, Page 98, in the Office of the County Recorder of Clark County, Nevada.

APN: 125-27-610-073

Parcel II:

Lot Twelve (12) in Block One (1) of Tropicana Park Subdivision as shown by map thereof on file in Book 3 of Plats, Page 98, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the interest conveyed to Clark County by Document recorded March 8, 1979 in Book 1020, as Instrument No. 979689, Clark County, Nevada Records.

APN: 125-27-610-074

2C-24-0615 p 282

TROPICAL PARK SUBDIVISION

IN THE COUNTY OF CLARK, NEVADA
BEING A SUBDIVISION OF THE S.W. QUARTER
OF THE N.E. QUARTER OF SECTION 27, T.19S.,
R. 60 E, M.D.B. & M.

SCALE 1" = 100'
DECEMBER 1952

ENGINEER'S CERTIFICATE

I, W. H. Fair Jr., a duly registered professional engineer and licensed land surveyor, in the State of Nevada, do hereby certify that this plan is a true and accurate map of the land surveyed under my direct supervision and laid out into blocks, lots and streets of the subdivision of TROPICAL PARK, and the location of said blocks, lots and streets have been definitely established and perpetuated in strict accordance with the law and as shown hereon.

W. H. Fair Jr.

REGISTERED PROFESSIONAL ENGINEER - LICENSE NO. 1020, NEVADA.
Subscribed and Sworn to before me this 27th day of DECEMBER, 1952.

My Commission Expires July 14, 1956.

Notary Public in and for Las Vegas County, Nevada

OWNER'S CERTIFICATE AND DEDICATION

Philip Freiberg and Marilyn Edith Freiberg do hereby certify that they are the owners of the parcel of land which is shown on the within plot of Tropical Park Subdivision and particularly described in the Engineers Certificate, and do hereby consent to the preparation and recording of this plan and do hereby offer for dedication all the streets as indicated and outlined hereon for the use of the public utility easements, as indicated on the plot, are hereby dedicated for the use of public utilities only.

Philip Freiberg Marilyn Edith Freiberg

ACKNOWLEDGMENT

STATE OF NEVADA } S.S.
COUNTY OF CLARK }
I, the undersigned, of the County of Clark, State of Nevada, personally appeared before me, a Notary Public in and for said County and State, Philip Freiberg and Marilyn Edith Freiberg, to me known to be the persons executing the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein recited.

My Commission Expires June 13, 1956

Notary Public in and for Clark County, Nevada

COUNTY SURVEYOR'S CERTIFICATE

I, George C. Winkler, County Surveyor, Clark County, Nevada, do hereby certify that I have examined the final plot of Tropical Park Subdivision, that the subdivision as shown hereon is substantially the same as it appeared on the tentative map, and approved alterations thereto, that all provisions of the Planning Commission Act and any local ordinances applicable at the time of the approval of the tentative map have been complied with, and that I am satisfied that this map is technically correct.

Date Feb. 3, 1953

George C. Winkler
County Surveyor

APPROVALS

Approved this 8 day of JANUARY, 1953, by the Regional Planning Commission of Clark County, Nevada.

H. G. Hargad
Chairman

Approved and accepted this 20 day of January, 1953, by the Board of County Commissioners of Clark County, Nevada.

Helena Scott Reed
Chair

Philip F. Freiberg
Chairman

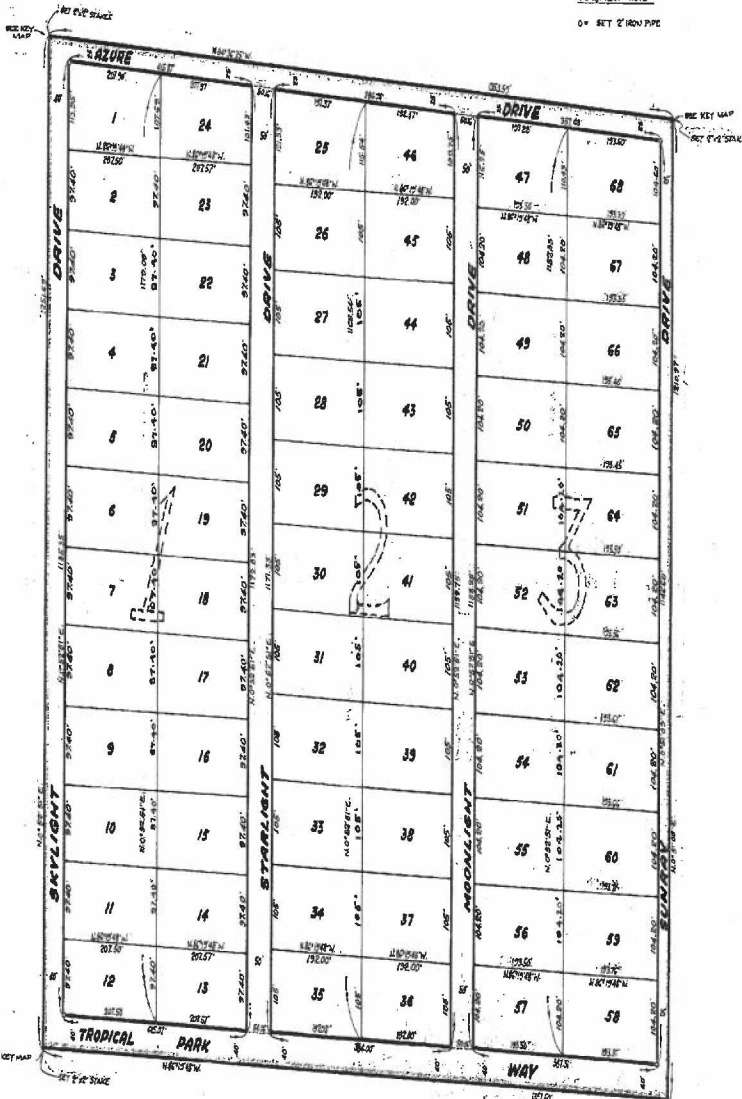
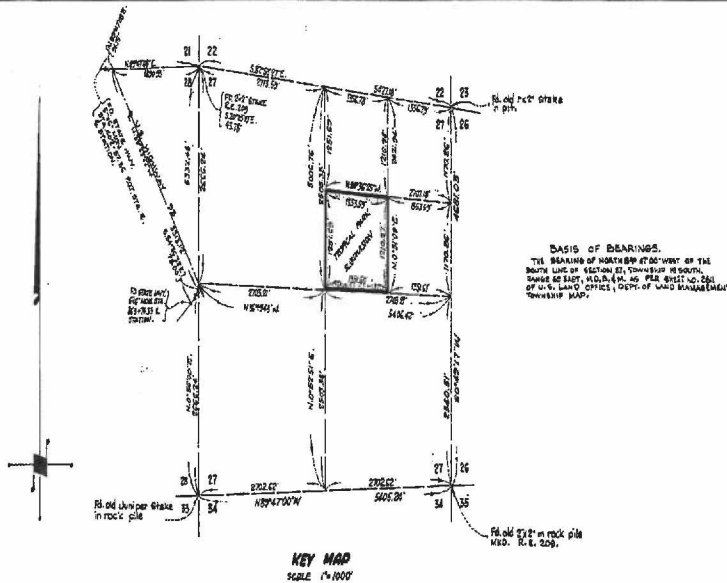
407640

File of Record of

PHILIP FREIBERG
on 12-27-1952 3:00 p.m.
in Book 3 Page 98

" PL 15
Clark County, Nevada, Records
Paul C. Winkler, Clerk

File 1752 Record 98



2C-24-0628

LEGAL DESCRIPTION

APN: 177-30-701-030

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 22, RANGE 61 EAST, M.D.M.

APN: 177-30-701-031

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

CONTAINS 5 ACRES MORE OR LESS.

STEVEN M DUMOVICH, PLS
NEVADA CERT NO 14347
TANEY ENGINEERING
6030 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA
702.362.8844

2C-24-0669 p 1 of 3

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 176-22-801-009(PT), 176-27-501-007(PT), 008(PT), 014 AND 015
OWNER: LANDBERG LAND INVESTORS LLC

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS AN OVERALL PROJECT BOUNDARY AREA IN SUPPORT OF THE "RAINBOW LANDBERG" PROJECT. THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

THOSE PORTIONS OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22 AND THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;

THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°04'07" EAST, 331.73 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°04'07" EAST, 331.73 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE, SOUTH 86°36'00" WEST, 676.58 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;

THENCE ALONG SAID WEST LINE, NORTH 00°03'59" WEST, 660.31 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 22;

THENCE ALONG THE WEST LINE THEREOF, NORTH 00°39'47" EAST, 217.03 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 56°08'59" EAST, 430.04 FEET;

2C-24-0669 p2 of 3

APN: 176-22-801-009, 010, 176-27-501-007, 008, 014 AND 015

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 465.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 19°24'26", AN ARC LENGTH OF 157.50 FEET;

THENCE SOUTH 36°44'33" EAST, 151.03 FEET;

THENCE SOUTH 56°34'10" EAST, 44.55 FEET;

THENCE SOUTH 00°04'44" WEST, 16.99 FEET;

THENCE NORTH 86°28'02" EAST, 20.04 FEET;

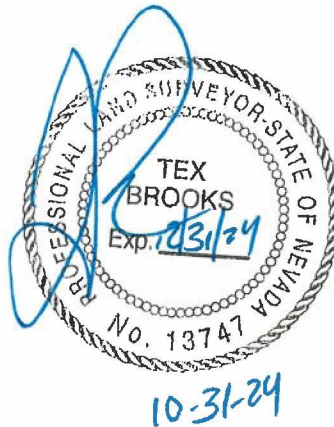
THENCE CONTINUING, NORTH 86°28'02" EAST, 55.10 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 9.43 ACRES, MORE OR LESS.

BASIS OF BEARINGS

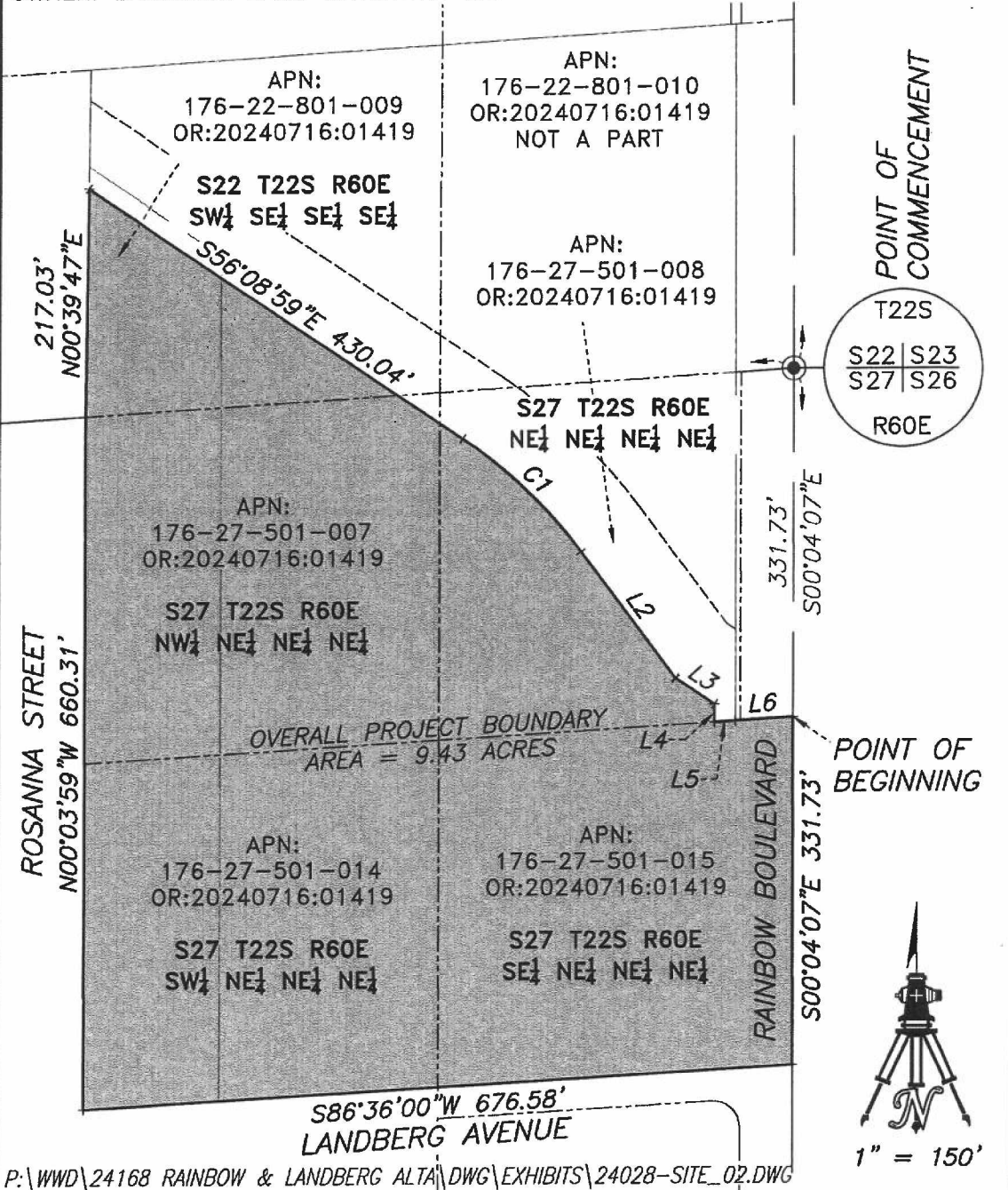
NORTH 86°21'17" EAST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 169, PAGE 61 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



ZC-24-0669 p 3 of 3

APN: 176-22-801-009(PT), 176-27-501-007(PT), 008(PT), 014 AND 015
OWNER: LANDBERG LAND INVESTORS LLC



P:\WWD\24168 RAINBOW & LANDBERG ALTA\DWG\EXHIBITS\24028-SITE_02.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE (SE $\frac{1}{4}$) OF SECTION 22 AND
THE (NE $\frac{1}{4}$) OF SECTION 27, T. 22 SOUTH,
RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PAGE 1 OF 2

2C-24-0694

LEGAL DESCRIPTION

177-19-703-007

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M, CLARK COUNTY, NEVADA.

177-19-703-008

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M, CLARK COUNTY, NEVADA.

177-19-703-009

THE WEST HALF (W 1/2) OF SOUTHWEST QUARTER (SW 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF SECTION 19 TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. &M., CLARK COUNTY, NEVADA.

177-19-703-010

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

177-19-703-011

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEDICATED TO THE COUNTY OF CLARK BY DEDICATION RECORDED MARCH 15, 2017, IN BOOK 20170315 AS INSTRUMENT NO. 01882, OF OFFICIAL RECORDS.

177-19-703-012

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M, CLARK COUNTY, NEVADA.

STEVEN M DUMOVICH, PLS
NEVADA CERT NO 14347
TANEY ENGINEERING
6030 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA
702.362.8844



ZC - 24 - 0705

LEGAL DESCRIPTION

Lots Four (4), Five (5) and Six (6) in Block One (1) of Stewart Holt Acres, as shown by map thereof on file in Book 3 of Plats, Page 34, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel Number: 140-20-610-092, 140-20-610-093, 140-20-610-094

ZC-24-0707

pl of 05

JOB #424050-A-001

DATE: 11/22/2024

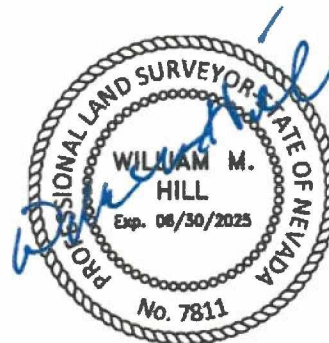
**LEGAL DESCRIPTION
VALLEY VIEW SERENE
PORTION OF APN 177-15-702-003**

BEING PARCEL 2 OF THE PARCEL MAP MSM-24-600090, SAME BEING A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID PARCEL 2 AND THE SOUTHEAST CORNER OF SAID WEST HALF (W 1/2); THENCE SOUTH 88°23'11" WEST, 162.69 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2 AND SAID WEST HALF (W 1/2); THENCE NORTH 01°10'39" WEST, 300.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF SERENE AVENUE; THENCE ALONG SAID SOUTH LINE, NORTH 88°15'15" WEST, 162.43 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 01°13'40" EAST, 301.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.12 ACRES.

END OF DESCRIPTION.



11/22/2024

ZC-24-0707 p2 of 05

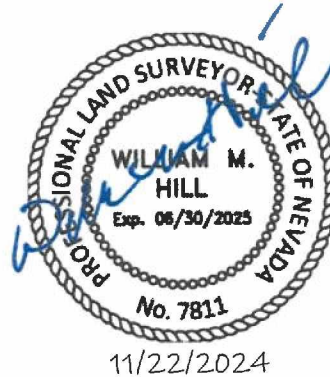
JOB #424050-A-001
DATE: 11/22/2024

**LEGAL DESCRIPTION
VALLEY VIEW SERENE
APN 177-15-703-002**

**BEING THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST,
M.D.M., CLARK COUNTY, NEVADA.**

CONTAINING 1.27 ACRES.

END OF DESCRIPTION.



2C-24-0707 p3 of 5

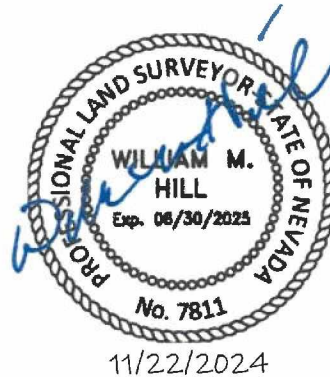
JOB #424050-A-001
DATE: 11/22/2024

**LEGAL DESCRIPTION
VALLEY VIEW SERENE
APN 177-15-703-003**

BEING THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 1.27 ACRES.

END OF DESCRIPTION.



JOB #424050-A-001
DATE: 11/22/2024

2C-24-0707

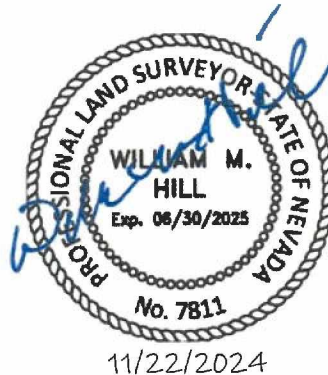
ptfs

**LEGAL DESCRIPTION
VALLEY VIEW SERENE
APN 177-15-703-004**

BEING THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 1.28 ACRES.

END OF DESCRIPTION.



ZC-24-0707
P50F5

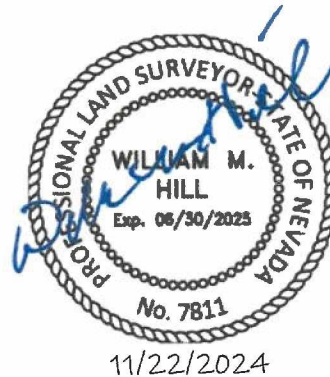
JOB #424050-A-001
DATE: 11/22/2024

**LEGAL DESCRIPTION
VALLEY VIEW SERENE
APN 177-15-703-013**

BEING PARCEL 2 IN FILE 116, PAGE 62 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

CONTAINING 4.18 ACRES.

END OF DESCRIPTION.



2C-24-0723

APN(S) 176-04-401-015, 176-04-401-016

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LAS VEGAS, IN THE COUNTY OF CLARK,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

The South Half (S $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$)
of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 4, Township 22 South,
Range 60 East, M.D.M., Clark County, Nevada.

2C-24-0727

p 1 of 3

ESCROW NO: 42056175-420-KAH *OL*

EXHIBIT A

Commencing at the Southwest corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 8, Township 20 South, Range 62 East, M.D.M., Clark County, Nevada; thence North 00°07'07" West a distance of 502.85 feet to a point;

Thence North 88°14'11" East along the North line of the South Half (S 1/2) of the North Half (N 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 8, a distance of 30.01 feet to a point in the easterly right-of-way of Lamont Ave., said point also being the TRUE POINT OF BEGINNING;

Thence continuing North 88°14'11" East a distance of 929.69 feet to a point;

Thence South 00°04'16" West a distance of 197.25 feet to a point;

Thence South 88°06'58" West a distance of 753.78 feet to the beginning of a curve concave to the Northeast, having a radius of 170.00 feet, and subtending a central angle of 91°45'55";

Thence Northwesterly along said curve an arc length of 272.27 feet to a point of tangency in the Easterly right-of-way of Lamont Ave.;

Thence North 00°07'07" West along said Easterly right-of-way of Lamont Ave., a distance of 23.86 feet to the TRUE POINT OF BEGINNING.

(NOTE: The above metes and bounds legal description appeared previously in that certain Grant, Bargain, Sale Deed, recorded March 19, 1984 in Book 1891 as Instrument No. 1850696, of Official Records, Clark County, Nevada.)

2C-24-0727

p2 of 3

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 140-08-601-014

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of
Section 08, Township 20
South, Range 62 East, M.D.M., described as follows:
Lot 1 of that certain Parcel Map on file in File 115 of Parcel Maps, Page 43, in the
Office of the County
Recorder of Clark County, Nevada.

ZC-24-0727

P3 of 3

140-08-601-015

The North half (N1/2) of the South half (S1/2) of the Southeast quarter (SE1/4) of the Northeast quarter (NE1/4) of Section 8, Township 20 South, Range 62 East.

ZC-24-0733

Legal Description

APN: 191-20-201-004

PARCEL MAP FILE 70 PAGE 91

Book Page: [70 91](#)

Lot Block: Lot:2 Block:

T-R-S: 23-61-20

APN: 191-20-301-001

PARCEL MAP FILE 70 PAGE 91

Book Page: [70 91](#)

Lot Block: Lot:3 Block:

T-R-S: 23-61-20

APN: 191-19-801-003

PARCEL MAP FILE 70 PAGE 91

Book Page: [70 91](#)

Lot Block: Lot:4 Block:

T-R-S: 23-61-19

2C-24-0742

LEGAL DESCRIPTION FOR APN: 140-18-102-009

THAT PORTION OF GOVERNMENT LOT ONE (1) IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B.&M., LYING SOUTH OF U.S. HIGHWAY NO. 91, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT ONE (1) WITH THE SOUTH LINE OF U.S. HIGHWAY NO. 91; THENCE NORTH 54°06' EAST ALONG THE LAST MENTIONED SOUTH LINE A DISTANCE OF 760.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 54°06' EAST ALONG THE SOUTH LINE OF SAID HIGHWAY A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH 35°54' EAST A DISTANCE OF 175 FEET TO A POINT; THENCE SOUTH 54°06' WEST AND PARALLEL WITH THE SAID SOUTH LINE OF U.S. HIGHWAY NO. 91 A DISTANCE OF 150 FEET TO A POINT; THENCE NORTH 35°54' WEST A DISTANCE OF 175 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 10, 2000 IN BOOK 20000810 AS INSTRUMENT NO. 01894, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

2C-24-0532

Legal Description

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF STATE HIGHWAY NO. 39.

ZC -24-0575

1 of 9

EXHIBIT A

Legal Description of Property

All that certain real property situate in the County of Clark, State of Nevada, described as follows:

Parcel 1:

A PORTION OF LAND LYING WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1 AND THE NORTHWEST 1/4, THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4, OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 63 EAST, BEING SITUATED IN COUNTY OF CLARK, STATE OF NEVADA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3" BRASS CAP MONUMENT WITH "MINERAL SURVEY 5030" INSCRIBED PER MINERAL SURVEY NO. 5030 BEING THE NW CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 64 EAST ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 1; THENCE LEAVING SAID CORNER S 00°25'51" E, RUNNING ALONG THE EAST LINE OF SAID SECTION 1, FOR A DISTANCE OF 1593.78' TO A FOUND 3" BRASS CAP MONUMENT PER MINERAL SURVEY NO. 5030; THENCE S 00°25'35" E, CONTINUING ON SAID EAST LINE, FOR A DISTANCE OF 1319.92' TO A FOUND 2 1/2" BRASS CAP MONUMENT PER MINERAL SURVEY NO. 5030 BEING THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE LEAVING SAID CORNER S 00°28'33" E, CONTINUING ON SAID EAST LINE, FOR A DISTANCE OF 2641.69' TO A FOUND 2 1/2" BRASS CAP MONUMENT PER MINERAL SURVEY NO. 4761 BEING THE SOUTHEAST CORNER OF SAID SECTION 1 AND BEING THE NORTHEAST CORNER OF SAID SECTION 12; THENCE LEAVING SAID CORNER S 89°34'34" W, RUNNING ALONG THE SOUTH LINE OF SAID SECTION 1 ALSO BEING THE NORTH LINE OF SAID SECTION 12 FOR A DISTANCE OF 475.94' TO THE POINT OF BEGINNING; THENCE RUNNING THE FOLLOWING (39) BEARINGS AND DISTANCES:

1. S 18°21'46" W FOR A DISTANCE OF 1571.24';
2. S 22°36'49" W FOR A DISTANCE OF 1441.81';
3. S 23°10'24" W FOR A DISTANCE OF 441.42';
4. S 50°40'40" W FOR A DISTANCE OF 331.25';
5. N 39°29'33" W FOR A DISTANCE OF 155.26';
6. N 07°12'12" W FOR A DISTANCE OF 132.68';
7. N 07°31'18" W FOR A DISTANCE OF 298.37';
8. N 21°19'10" W FOR A DISTANCE OF 198.15';
9. N 43°31'58" W FOR A DISTANCE OF 206.29';
10. N 33°46'53" W FOR A DISTANCE OF 294.53';
11. N 46°47'52" W FOR A DISTANCE OF 253.92';
12. N 65°48'23" W FOR A DISTANCE OF 312.02';
13. N 18°28'31" E FOR A DISTANCE OF 646.28';

14. S 89°22'28" E FOR A DISTANCE OF 187.19';
15. N 00°01'20" W FOR A DISTANCE OF 507.74';
16. N 19°37'19" E FOR A DISTANCE OF 932.34' TO THE NORTH LINE OF SAID SECTION 12 ALSO BEING THE SOUTH LINE OF SAID SECTION 1;
17. N 19°37'19" E, LEAVING SAID SECTION LINE, FOR A DISTANCE OF 222.65';
18. N 28°48'56" E FOR A DISTANCE OF 98.61';
19. N 35°10'32" E FOR A DISTANCE OF 20.01';
20. N 32°43'57" E FOR A DISTANCE OF 2.34';
21. N 30°17'21" E FOR A DISTANCE OF 21.85';
22. N 27°46'35" E FOR A DISTANCE OF 2.28';
23. N 25°24'13" E FOR A DISTANCE OF 21.78';
24. N 22°57'38" E FOR A DISTANCE OF 2.34';
25. N 20°30'58" E FOR A DISTANCE OF 21.90';
26. N 17°57'08" E FOR A DISTANCE OF 2.23';
27. N 15°37'53" E FOR A DISTANCE OF 21.77';
28. N 13°11'19" E FOR A DISTANCE OF 2.34';
29. N 10°44'34" E FOR A DISTANCE OF 21.95';
30. N 08°07'53" E FOR A DISTANCE OF 2.18';
31. N 05°51'34" E FOR A DISTANCE OF 20.10';
32. N 04°26'07" E FOR A DISTANCE OF 4.02';
33. N 00°58'07" E FOR A DISTANCE OF 22.00';
34. N 01°41'09" W FOR A DISTANCE OF 2.13';
35. N 03°54'45" W FOR A DISTANCE OF 21.77';
36. N 06°21'20" W FOR A DISTANCE OF 1.57';
37. N 19°37'19" E FOR A DISTANCE OF 985.22';
38. S 42°59'55" E FOR A DISTANCE OF 1878.43';
39. S 18°21'46" W FOR A DISTANCE OF 41.33' TO THE POINT OF BEGINNING.

CONTAINING 5,955,449 SQUARE FEET AND/OR 136.719 ACRES, MORE OR LESS.

Being a portion of Assessors Parcel No. 141-00-001-004

Parcel 2:

A PORTION OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 63 EAST, BEING SITUATED IN COUNTY OF CLARK, STATE OF NEVADA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3" BRASS CAP MONUMENT WITH "MINERAL SURVEY 5030" INSCRIBED PER MINERAL SURVEY NO. 5030 BEING THE NW CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 64 EAST ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 1; THENCE LEAVING SAID CORNER S 00°25'51" E, RUNNING ALONG THE EAST LINE OF SAID SECTION 1, FOR A DISTANCE OF 1593.78' TO A FOUND 3" BRASS CAP MONUMENT PER MINERAL SURVEY NO. 5030; THENCE S 00°25'35" E, CONTINUING ON SAID EAST LINE, FOR A DISTANCE OF 1319.92' TO A

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FOUND 2 1/2" BRASS CAP MONUMENT PER MINERAL SURVEY NO. 5030 BEING THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE LEAVING SAID CORNER S 00°28'33" E, CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 103.11'; THENCE LEAVING SAID EAST LINE S 89°31'27" W FOR A DISTANCE OF 89.96' TO THE POINT OF BEGINNING; THENCE RUNNING THE FOLLOWING (8) BEARINGS AND DISTANCES:

1. S 01°27'47" E FOR A DISTANCE OF 562.11';
2. S 00°06'00" W FOR A DISTANCE OF 852.91';
3. S 18°29'51" W FOR A DISTANCE OF 1010.50';
4. N 42°54'48" W FOR A DISTANCE OF 622.70';
5. N 42°25'20" W FOR A DISTANCE OF 1259.86';
6. N 18°01'59" E FOR A DISTANCE OF 808.75';
7. N 19°24'05" E FOR A DISTANCE OF 219.41';
8. N 89°29'45" E FOR A DISTANCE OF 1258.40';

CONTAINING 2,582,038 SQUARE FEET AND/OR 59.275 ACRES, MORE OR LESS.

Being a portion of Assessors Parcel No. 141-00-001-003

Parcel 3:

A PORTION OF LAND LYING IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 64 EAST, BEING SITUATED IN COUNTY OF CLARK, STATE OF NEVADA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3" BRASS CAP MONUMENT WITH "MINERAL SURVEY 5030" INSCRIBED PER MINERAL SURVEY NO. 5030 BEING THE NW CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 64 EAST; THENCE LEAVING SAID CORNER N 89°36'06" E, RUNNING ALONG THE NORTH LINE OF SAID SECTION 6, FOR A DISTANCE OF 812.99'; THENCE LEAVING SAID NORTH LINE S 00°23'54" E FOR A DISTANCE OF 103.07' TO THE POINT OF BEGINNING; THENCE RUNNING THE FOLLOWING (16) BEARINGS AND DISTANCES:

1. N 89°36'06" E FOR A DISTANCE OF 1033.59';
2. S 00°38'35" E FOR A DISTANCE OF 828.80';
3. BEGINNING OF A CURVE TURNING TO THE LEFT, AN ARC LENGTH OF 142.93', A RADIUS OF 105.16', A CHORD BEARING OF S 39°45'09" E, AND A CHORD LENGTH OF 132.18';
4. S 01°39'47" E FOR A DISTANCE OF 439.65';
5. S 77°22'59" W FOR A DISTANCE OF 1046.64';
6. S 00°38'56" E FOR A DISTANCE OF 3740.45';
7. S 88°59'14" W FOR A DISTANCE OF 835.04';
8. N 26°12'16" W FOR A DISTANCE OF 2.74';
9. N 21°23'31" W FOR A DISTANCE OF 9.39';

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10. N 16°34'47" W FOR A DISTANCE OF 9.39';
11. N 11°46'02" W FOR A DISTANCE OF 3.66';
12. N 00°28'57" W FOR A DISTANCE OF 2459.35';
13. BEGINNING OF A CURVE TURNING TO THE LEFT, AN ARC LENGTH OF 51.62', A RADIUS OF 106.54', A CHORD BEARING OF N 13°45'57" E, AND A CHORD LENGTH OF 51.11';
14. N 00°25'35" W FOR A DISTANCE OF 1319.94'; N 00°25'51" W FOR A DISTANCE OF 1488.72';
15. N 89°36'06" E FOR A DISTANCE OF 711.40' TO THE POINT OF BEGINNING.

CONTAINING 5,854,158 SQUARE FEET AND/OR 134.393 ACRES, MORE OR LESS.

Being a portion of Assessors Parcel No. 142-00-001-010

ZC-24-05TS

589

EXHIBIT B

Legal Description of Gen-Tie Easement Property

A 50' WIDE EASEMENT LYING IN A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 63 EAST, THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 64 EAST AND THE WEST HALF OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 64 EAST, BEING SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA AND THE CENTERLINE OF SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" PIPE WITH A 2.5" CAP BEING THE SOUTHEAST CORNER OF SAID SECTION 12 AND THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE LEAVING SAID CORNER N 00°27'28" W, RUNNING ALONG THE EAST LINE OF SAID SECTION 12 ALSO BEING THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1930.29' TO THE POINT OF BEGINNING AND ALSO BEING A POINT DESIGNATED AS POINT "A" FOR THE PURPOSE OF THIS EASEMENT DESCRIPTION; THENCE LEAVING SAID SECTION LINE AND RUNNING THE FOLLOWING (7) COURSES:

1. S 69°16'30" W FOR A DISTANCE OF 799.49'
2. S 82°11'50" W FOR A DISTANCE OF 557.72'
3. THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 50.50', WITH A RADIUS OF 90.27', WITH A CHORD BEARING OF N82°35'31"W, WITH A CHORD LENGTH OF 49.85'
4. N 67°22'50" W FOR A DISTANCE OF 349.64'
5. N 22°37'10" E FOR A DISTANCE OF 1396.18'
6. N 90°00'00" W FOR A DISTANCE OF 342.94'
7. N 00°00'00" E FOR A DISTANCE OF 128.34' TO THE POINT OF TERMINATION, THE SIDELINES OF SAID EASEMENT TO LIE 25' EITHER SIDE OF THE HEREIN DESCRIBED CENTERLINE, SAID EASEMENT CONTAINING 181,240 SQUARE FEET OR 4.161 ACRES, MORE OR LESS.

ALSO, BEGINNING AT SAID POINT "A", THENCE LEAVING SAID SECTION LINE AND RUNNING THE FOLLOWING (6) COURSES:

1. N 69°16'30" E FOR A DISTANCE OF 406.71'
2. N 00°00'00" E FOR A DISTANCE OF 229.65'
3. S 90°00'00" E FOR A DISTANCE OF 331.76'
4. N 00°00'00" E FOR A DISTANCE OF 599.52'
5. S 90°00'00" E FOR A DISTANCE OF 577.82'
6. S 00°00'00" W FOR A DISTANCE OF 136.01' TO THE POINT OF TERMINATION, THE SIDELINES OF SAID EASEMENT TO LIE 25' EITHER SIDE OF THE HEREIN DESCRIBED CENTERLINE, SAID EASEMENT CONTAINING 114,073 SQUARE FEET OR 2.619 ACRES, MORE OR LESS.

SKETCH AND DESCRIPTION

APN: 141-00-001-003

24-0515

6d9

DESCRIPTION

ALL THAT PART OR PORTION OF LAND NOW OR FORMERLY COMPRISING CLARK COUNTY ASSESSOR'S PARCEL NO. 141-00-001-003 LOCATED IN THE SOUTH HALF OF SECTION 1, IN TOWNSHIP 20 SOUTH, RANGE 63 EAST, BEING SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA AND DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 2 1/2 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 5030) LOCATED AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 63 EAST, SAME BEING THE NORTHEAST CORNER OF THE BLARNEY NO. 1 CLAIM OF THE SCHUMACHER WALLBOARD CORP. MINING CLAIMS DESIGNATED ON BUREAU OF LAND MANAGEMENT MINERAL SURVEY NO. 4761; THENCE CONTINUING WITH THE PERIMETER OF THE BLARNEY NO. 1. CLAIM THE FOLLOWING TWO (2) CALLS:

(1) S00°28'33"E A DISTANCE OF 2,641.69 FEET, MORE OR LESS TO A FOUND 2 1/2 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 4761) LOCATED AT THE SOUTHEAST CORNER OF SAID SECTION 1;
(2) THENCE ALONG THE SOUTHERLY LINE OF SECTION 1, S89°34'34"W A DISTANCE OF 2,637.66 FEET, MORE OR LESS TO A 4 INCH X 4 INCH REDWOOD POST AT THE SOUTHWEST CORNER OF BLARNEY NO. 1, SAME LYING ON THE EASTERLY LINE OF BLARNEY NO. 2 OF THE SCHUMACHER WALLBOARD CORP. MINING CLAIMS;

THENCE S89°28'36"W A DISTANCE OF 658.61 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAP (PER MINERAL SURVEY NO. 5030) ON THE WESTERLY LINE OF THE BLARNEY NO. 2 CLAIM OF THE SCHUMACHER WALLBOARD CORP. MINING CLAIMS; THENCE CONTINUING WITH THE PERIMETER OF SAID BLARNEY NO. 2 CLAIM THE FOLLOWING SIX (6) CALLS:

(1) N00°27'13"W A DISTANCE OF 1,317.64 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAP (PER MINERAL SURVEY NO. 5030);
(2) THENCE S89°33'02"W A DISTANCE OF 1,319.22 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAP (PER MINERAL SURVEY NO. 5030);
(3) THENCE N00°31'10"W A DISTANCE OF 660.10 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAP (PER MINERAL SURVEY NO. 5030);
(4) THENCE N89°34'01"E A DISTANCE OF 1,319.97 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAP (PER MINERAL SURVEY NO. 5030);
(5) THENCE N00°27'47"W A DISTANCE OF 659.51 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAP (PER MINERAL SURVEY NO. 5030);
(6) THENCE N89°22'48"E A DISTANCE OF 658.30 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAP (PER MINERAL SURVEY NO. 5030) LOCATED AT THE NORTHEAST CORNER OF BLARNEY NO. 2 CLAIM, SAME BEING THE NORTHWEST CORNER OF BLARNEY NO. 1 CLAIM;
THENCE CONTINUING WITH THE NORTHERLY LINE OF BLARNEY NO. 1 CLAIM, N89°29'45"E A DISTANCE OF 2,637.05 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 9,569,517 SQUARE FEET, 219.686 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

GENERAL NOTES

1. DISTANCES SHOWN ON THIS SKETCH ARE GROUND
2. SOME FEATURES ON THIS SKETCH MAY BE SHOWN OUT OF SCALE FOR CLARITY.
3. DIMENSIONS ON THIS SKETCH ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

Planner
Copy

PRELIMINARY

ROBERT J. WANNICK
PROFESSIONAL LAND SURVEYOR 028013
STATE OF NEVADA
NEVADA C.O.A. 23028

THIS IS NOT A SURVEY	
JOB NUMBER: 21-2611 05	DRAWN BY: CKLS - 10/03/2024
REVIEWED BY: RJW	SHEET: 1 OF 4

BLEW

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SKETCH AND DESCRIPTION

APN: 142-00-001-010

DESCRIPTION

ALL THAT PART OR PORTION OF LAND NOW OR FORMERLY COMPRISING CLARK COUNTY ASSESSOR'S PARCEL NO. 142-00-001-010 LOCATED IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 64 EAST, BEING SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA AND DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 2 1/2 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 5030) LOCATED AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 63 EAST, SAME BEING THE NORTHEAST CORNER OF THE BLARNEY NO. 1 CLAIM OF THE SCHUMACHER WALLBOARD CORP. MINING CLAIMS DESIGNATED ON BUREAU OF LAND MANAGEMENT MINERAL SURVEY NO. 4761; THENCE CONTINUING WITH THE WESTERLY LINE OF SECTION 6 THE FOLLOWING TWO (2) CALLS:

(1) N00°25'35"W A DISTANCE OF 1,319.92 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAP (PER MINERAL SURVEY NO. 5030) LOCATED AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 11;
(2) THENCE N00°25'51"W A DISTANCE OF 1,593.78 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAP (PER MINERAL SURVEY NO. 5030), SAME BEING THE NORTHWEST CORNER OF SECTION 6;
THENCE ALONG THE NORTHERLY LINE OF SECTION 6, N89°36'06"E A DISTANCE OF 1,954.61 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 17, OF SECTION 6;

THENCE DEPARTING THE NORTHERLY LINE OF SECTION 6, CONTINUING ALONG THE WESTERLY LINE OF THE AFOREMENTIONED GOVERNMENT LOT 1, S00°38'35"E A DISTANCE OF 933.25 FEET, MORE OR LESS TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE SOUTHERLY LINE OF GOVERNMENT LOTS 17 & 16, N89°36'06"E A DISTANCE OF 1,320.00 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 16;

THENCE ALONG THE EASTERLY LINE OF GOVERNMENT LOT 16, N00°38'35"W A DISTANCE OF 933.25 FEET, MORE OR LESS, RETURNING TO A POINT ON THE NORTHERLY LINE OF SECTION 6;

THENCE ALONG THE NORTHERLY LINE OF SECTION 6, N89°36'06"E A DISTANCE OF 1,978.96 FEET, MORE OR LESS TO A FOUND 2 INCH PIPE WITH A 2 1/2 INCH CAP LOCATED AT THE NORTHEAST CORNER OF SECTION 6;

THENCE ALONG THE EASTERLY LINE OF SECTION 6, S00°38'35"E A DISTANCE OF 5,551.79 FEET, MORE OR LESS TO A FOUND 5 INCH DIAMETER METAL CASING LOCATED AT THE SOUTHWEST CORNER OF SECTION 6;

THENCE ALONG THE SOUTHERLY LINE OF SECTION 6, S89°33'26"W A DISTANCE OF 911.13 FEET, MORE OR LESS TO A POINT ALONG THE SOUTHERLY LINE OF SECTION 6 HEREINAFTER REFERRED TO AS "POINT A";

THENCE N00°26'14"W A DISTANCE OF 55.92 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE "CONTROL ENCLOSURE" AS DESCRIBED IN ACCESS TO EQUIPMENT EASEMENT AGREEMENT BETWEEN NV ENERGY AND FRV SPECTRUM SOLAR, (RECORDED IN THE OFFICE OF THE COUNTY CLARK RECORDED AS INSTRUMENT # 20160104-0000883; THENCE CONTINUING WITH THE PERIMETER OF THE "CONTROL ENCLOSURE" THE FOLLOWING SEVEN (7) CALLS:

(1) N00°26'14"W A DISTANCE OF 3,702.61 FEET, MORE OR LESS;
(2) THENCE N69°46'00"W A DISTANCE OF 1,216.77 FEET, MORE OR LESS;
(3) THENCE S89°33'46"W A DISTANCE OF 653.91 FEET, MORE OR LESS;
(4) THENCE S77°18'53"W A DISTANCE OF 1,651.31 FEET, MORE OR LESS;
(5) THENCE S00°26'14"E A DISTANCE OF 3,781.87 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID "CONTROL ENCLOSURE";
(6) THENCE CONTINUING ALONG THE SOUTHERLY LINE OF THE "CONTROL ENCLOSURE", LYING 59.52 FEET NORTHERLY FROM AND PARALLEL TO THE SOUTHERLY LINE OF SECTION 6, N89°34'00"E A DISTANCE OF 1,678.24 FEET, MORE OR LESS;
(7) THENCE, N89°33'26"E A DISTANCE OF 1,727.84 FEET, MORE OR LESS TO AFOREMENTIONED SOUTHEAST CORNER OF THE "CONTROL ENCLOSURE";

THENCE DEPARTING THE "CONTROL" ENCLOSURE PERIMETER, S00°26'14"E A DISTANCE OF 55.92 FEET, MORE OR LESS TO THE AFOREMENTIONED "POINT A" ON THE SOUTHERLY LINE OF SECTION 6;

THENCE ALONG SAID SOUTHERLY LINE, S89°33'26"W A DISTANCE OF 1,727.83 FEET, MORE OR LESS TO A FOUND 1 INCH PIPE (PER RECORD OF SURVEY BOOK 185, PAGE 8) LOCATED AT THE SOUTH QUARTER CORNER OF SECTION 6;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SECTION 6, S89°34'00"W, PASSING A POINT THAT LIES 55.92' SOUTHERLY FROM AND PARALLEL TO THE AFOREMENTIONED SOUTHWEST CORNER OF THE "CONTROL ENCLOSURE" AT A DISTANCE OF 1,678.24 FEET MORE OR LESS, CONTINUING FOR ANOTHER 954.96 FEET FOR A TOTAL DISTANCE OF 2,633.20 FEET TRAVERSED, TO A FOUND 2 1/2 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 4761) AT THE SOUTHWEST CORNER OF SECTION 6, AND BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED BLARNEY NO. 1 CLAIM;

THENCE CONTINUING WITH THE WESTERLY LINE OF SECTION 6, AND EASTERLY LINE OF THE BLARNEY NO. 1 CLAIM, N00°28'33"W A DISTANCE OF 2,641.69 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 14,451,933 SQUARE FEET, 311.009 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

24-0575
789

THIS IS NOT A SURVEY

JOB NUMBER:
21-2611.05
REVIEWED BY:
RJW

DRAWN BY:
CKLS - 10/03/2024
SHEET:
2 OF 4

BLEW

Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SKETCH AND DESCRIPTION

APN: 141-00-001-004

DESCRIPTION

THE WESTERLY PART OR PORTION OF LAND NOW OR FORMERLY COMPRISING CLARK COUNTY ASSESSOR'S PARCEL NO. 141-00-001-004 LOCATED IN THE SECTION 12, TOWNSHIP 20 SOUTH, RANGE 63 EAST, BEING SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA AND DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 4 INCH X 4 INCH REDWOOD POST MARKING A COMMON CORNER ON THE SOUTHEASTERLY LINE OF BLARNEY NO. 2. AND THE NORTHWEST CORNER OF THE EMPEROR CLAIM, OF THE OF THE SCHUMACHER WALLBOARD CORP. MINING CLAIMS DESIGNATED ON BUREAU OF LAND MANAGEMENT MINERAL SURVEY NO. 4761;

THENCE CONTINUING ALONG THE COMMON LINE BETWEEN SAID CLAIMS, S00°28'23"E A DISTANCE OF 1,318.85 FEET, MORE OR LESS TO 4 INCH X 4 INCH REDWOOD POST AT THE SOUTHEAST CORNER OF BLARNEY NO. 2, SAME BEING THE NORTHEAST CORNER OF THE BLARNEY CLAIM;

THENCE CONTINUING ALONG THE EASTERLY LINE OF THE BLARNEY CLAIM, S00°28'23"E A DISTANCE OF 1,318.81 FEET, MORE OR LESS TO THE SOUTHEASTERLY CORNER THEREOF, SAME BEING NORTHEAST CORNER OF THE EMPEROR NO. 2 CLAIM; THENCE CONTINUING ALONG THE EASTERLY LINE OF THE EMPEROR NO. 2 CLAIM, S00°26'24"E A DISTANCE OF 2,635.83 FEET, MORE OR LESS TO A COMMON CORNER LOCATED ALONG THE EASTERLY LINE OF THE EMPEROR NO. 2 CLAIM. AND THE SOUTHWEST CORNER OF THE EMPEROR NO. 1 CLAIM;

THENCE DEPARTING THE AFOREMENTIONED EASTERLY LINE AND CROSSING OVER AND ACROSS THE EMPEROR NO. 2 CLAIM, S89°44'07"W A DISTANCE OF 667.56 FEET, MORE OR LESS TO A FOUND WOOD HUB FOR CORNER ALONG THE WESTERLY LINE OF THE EMPEROR NO. 2 CLAIM;

THENCE CONTINUING WITH THE WESTERLY LINE THEREOF, S89°06'37"W A DISTANCE OF 649.50 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 5030) LOCATED ON THE WESTERLY LINE OF EMPEROR CLAIM NO. 2;

THENCE CONTINUING ALONG THE WESTERLY LINE THEREOF, N00°28'52"W A DISTANCE OF 2,637.83 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 5030) LOCATED AT THE NORTHWEST CORNER OF EMPEROR CLAIM NO. 2, SAME LYING IN THE SOUTHERLY LINE OF THE AFOREMENTIONED BLARNEY CLAIM;

THENCE CONTINUING WITH SAID SOUTHERLY BLARNEY LINE, S89°30'50"W A DISTANCE OF 1,321.93 FEET, MORE OR LESS TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE WESTERLY LINE OF SAID BLARNEY CLAIM, N00°21'36"W A DISTANCE OF 1,318.81 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 5030) LOCATED AT THE NORTHWESTERLY CORNER THEREOF;

THENCE ALONG THE NORTHERLY LINE OF THE BLARNEY CLAIM, N89°30'50"E A DISTANCE OF 1,319.13 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 5030) LOCATED AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED BLARNEY NO. 2 CLAIM;

THENCE DEPARTING THE NORTHERLY LINE OF THE BLARNEY CLAIM, AND CONTINUING ALONG THE BLARNEY NO. 2 CLAIM PERIMETER, N00°21'36"W A DISTANCE OF 1,317.55 FEET, MORE OR LESS A FOUND 3 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 5030) FOR CORNER ALONG THE WESTERLY LINE THEREOF;

THENCE CONTINUING ALONG SAID WESTERLY PERIMETER, N89°28'14"E A DISTANCE OF 657.92 FEET, MORE OR LESS TO A FOUND 3 INCH BRASS CAPPED MONUMENT (PER MINERAL SURVEY NO. 5030);

THENCE DEPARTING THE AFOREMENTIONED WESTERLY LINE AND CROSSING OVER AND ACROSS THE BLARNEY NO. 2 CLAIM, N89°28'36"E A DISTANCE OF 658.61 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 8,691,342 SQUARE FEET, 199.526 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

24-0575
8 of 9

THIS IS NOT A SURVEY

JOB NUMBER:
21-2611.05
REVIEWED BY:
RJW

DRAWN BY:
CKLS - 10/03/2024
SHEET:
3 OF 4

BLEW

Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

24-0575
9 of 9

2C-24-0758

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Clark, State of Nevada, and is described as follows:

The North 150 feet of the South 750 feet of the East one half (E ½) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 17, Township 20 South, Range 62 East M.D.M., Clark County, Nevada.

Excepting therefrom that portion conveyed to Clark County in that certain Grant Deed recorded October 23, 1951 in Book 65, Page 205 as Instrument No. 376891, in the office of the county recorder of Clark County, Nevada.

Excepting therefrom that portion conveyed to Clark County in that certain Grant Deed recorded October 23, 1951 in Book 65, Page 206 as Instrument No. 376892, in the office of the county recorder of Clark County, Nevada.

Further Excepting therefrom that portion conveyed to the County of Clark in that certain Grant, Bargain, Sale Deed recorded October 27, 1982 in Book 1639 as Instrument No. 1598182 and rerecorded December 14, 1982 in Book 1659 as Instrument No. 1618780 in the office of the county recorder of Clark County, Nevada.

Commonly known as: Assessor Parcel Number 140-17-501-010

2C-25-0014

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

4400 KELL LANE, LAS VEGAS, NEVADA, 89115;

PARCEL 1A:

THE SOUTH HALF (S 1/2) OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2)
OF
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE
62
EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY
BY THAT
CERTAIN GRANT DEED RECORDED SEPTEMBER 21, 1953 IN BOOK 72 OF
DEEDS,
PAGE 141 AS INSTRUMENT NO. 414222.

PARCEL 1B:

THE SOUTH HALF (S 1/2) OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2)
OF
THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE
62 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY
BY THAT
CERTAIN GRANT DEED RECORDED SEPTEMBER 21, 1953 IN BOOK 72 OF
DEEDS,
PAGE 141 AS INSTRUMENT NO. 414222

CC-24 -0710

EXHIBIT "A"
LEGAL DESCRIPTION

Government Lot 1, also being the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 10, Township 22 South, Range 61 East, M.D.B. & M., Clark County, Nevada.

APN 176-04-801-009
W.O.#424038-A-001
FILE: 424038-Overal-Legal
AUGUST 14, 2024

2C-24-0717

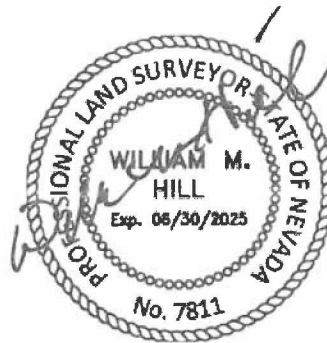
LEGAL DESCRIPTION
MYERS GROVE

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINS 5.17 ACRES MORE OR LESS

END OF DESCRIPTION

PREPARED BY: WILLIAM M. HILL, PLS.
AS AN AGENT FOR THE WLB GROUP, INC.
3663 E. SUNSET ROAD SUITE #204
LAS VEGAS, NV 89120



AUGUST 20, 2024

2C-24-0749

LEGAL DESCRIPTION

per 6/30/2022 survey analysis by Lochsa Engineering

BEING A PORTION OF THAT CERTAIN MAP "HUGHES AIRPORT CENTER UNIT NO.1", A COMMERCIAL SUBDIVISION ON FILE IN BOOK 33 OF PLATS, PAGE 72 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 03, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER (N 1/4 COR.) OF SAID SECTION 03; THENCE ALONG THE NORTH LINE OF SAID SECTION 03, SOUTH 88°18'46" WEST, A DISTANCE OF 781.19 FEET TO THE INTERSECTION WITH THE CENTERLINE OF GRIER DRIVE AS SHOWN BY MAP THEREOF ON FILE IN FILE 84 OF SURVEYS, PAGE 72 OF OFFICIAL RECORDS; THENCE ALONG SAID CENTERLINE, SOUTH 01°40'16" EAST, A DISTANCE OF 202.23 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°19'44" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GRIER DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 01°40'16" WEST A DISTANCE OF 122.25 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 30.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC DISTANCE OF 47.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 88°18'46" EAST, A DISTANCE OF 420.54 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY "QUITCLAIM DEED" TO CLARK COUNTY RECORDED NOVEMBER 04, 1992 AS INSTRUMENT NO. 921104:0222 OF OFFICIAL RECORDS; THENCE DEPARTING AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "QUITCLAIM DEED", SOUTH 18°10'56" WEST, A DISTANCE OF 418.69 FEET TO THE SOUTHWESTERLY CORNER OF SAID "QUITCLAIM DEED", SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRIER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 82°28'09" WEST, A DISTANCE OF 120.88 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 225.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 80°47'53", AN ARC DISTANCE OF 317.29 FEET TO THE POINT OF BEGINNING. CONTAINING 3.08 ACRES, MORE OR LESS.

7C-25-0022

LEGAL DESCRIPTION:

APN: 140-07-310-048

LOT 22 IN BLOCK 1 OF COMMUNITY COLLEGE ESTATES AS SHOWN BY MAP THEREOF ON FILE IN BOOK 23 OF PLATS, PAGE 65 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 20, 1979 IN BOOK 1104 AS DOCUMENT NO. 1063218 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN: 140-07-315-001

LOT TWENTY-THREE-A (23A) OF THE AMENDED PLAT OF A PORTION OF COMMUNITY COLLEGE ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 161 OF PLATS, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

2C-25-0030
1 of 2

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 163-34-101-016 AND 022
PIONEER OQUENDO SU04-B AND SU04-C

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE BOUNDARIES OF THE
"PIONEER OQUENDO" PROJECT.

DESCRIPTION

PARCEL 2: 163-34-101-016

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE
60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°45'42" EAST, 338.67 FEET TO
THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF SAID SECTION 34;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°20'05" WEST, 310.88 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°46'37" WEST, 337.99 FEET TO THE
NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF SAID SECTION 34;

THENCE ALONG SAID NORTH LINE, NORTH 88°12'37" EAST, 310.98 FEET TO THE EAST
LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW
1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4)
OF SAID SECTION 34 AND THE **POINT OF BEGINNING**.

CONTAINING 2.41 ACRES, MORE OR LESS.

PARCEL 3: 163-34-101-022

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF (S 1/2) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60
EAST, M.D.M., CLARK COUNTY, NEVADA.

THENCE ALONG THE NORTH LINE THEREOF, NORTH 88°20'31" EAST, 645.67 FEET;

2C-25-0030
2 of 2

APN: 163-34-101-016 AND 022

THENCE LEAVING SAID NORTH LINE, SOUTH 00°46'37" EAST, 293.14 FEET;

THENCE SOUTH 89°13'23" WEST, 5.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 89°13'23" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°14'26", AN ARC LENGTH OF 23.36 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°32'11" WEST;

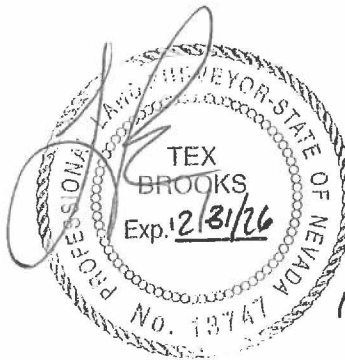
THENCE CONTINUING SOUTH 01°32'11" EAST, 5.00 FEET;

THENCE SOUTH 88°27'49" WEST, 625.41 FEET TO THE WEST LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 34;

THENCE ALONG SAID WEST LINE, NORTH 00°52'13" WEST, 311.50 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 34 AND THE **POINT OF BEGINNING**.

CONTAINING 4.62 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



12/10/24

2C-25-0036

p 1 of 2

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 163-34-101-005
PIONEER RUSSELL SU04-A

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE BOUNDARIES OF THE
"PIONEER RUSSELL" PROJECT.

DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60
EAST, M.D.M., CLARK COUNTY, NEVADA.

THENCE ALONG THE SOUTH LINE THEREOF, NORTH 88°05'09" EAST, 25.00 FEET TO
THE **POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°46'37" WEST, 263.63 FEET;

THENCE NORTH 89°13'23" EAST, 5.00 FEET TO A POINT TO WHICH A RADIAL LINE
BEARS NORTH 89°13'23" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET,
CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 88°44'18", AN ARC
LENGTH OF 38.72 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 02°02'18"
EAST;

THENCE CONTINUING NORTH 02°02'18" WEST, 5.00 FEET;

THENCE NORTH 87°57'42" EAST, 562.32 FEET;

THENCE SOUTH 02°02'18" EAST, 5.00 FEET TO A POINT TO WHICH A RADIAL LINE
BEARS SOUTH 02°02'18" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET,
CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°17'32", AN ARC
LENGTH OF 39.83 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 89°15'13"
WEST;

THENCE CONTINUING NORTH 89°15'13" EAST, 5.00 FEET;

2C-25-0036

282

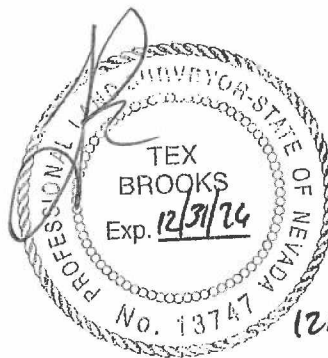
APN: 163-34-101-005

THENCE SOUTH 00°44'47" EAST, 263.65 FEET TO THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 34;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°05'09" WEST, 622.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.18 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



12/18/24

2C-25-0043

EXHIBIT A

LEGAL DESCRIPTION

177-30-401-005

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. &M. CLARK COUNTY, NEVADA.

2C-25-0050

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 163-20-306-001
LONE MESA NAPLES SU07

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE BOUNDARIES OF THE
"LONE MESA NAPLES" PROJECT.

DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF (W ½) OF THE
SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE
SOUTHWEST QUARTER (SW ¼) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 60
EAST, M.D.M., OFFICIAL RECORDS.

THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°58'48" WEST, 676.85 FEET TO
THE SOUTH LINE OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF
THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID
SECTION 20;

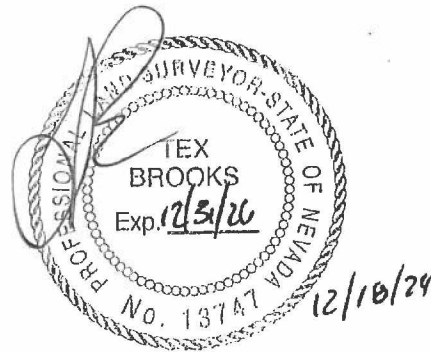
THENCE ALONG SAID SOUTH LINE, NORTH 89°54'54" WEST, 307.72 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°59'15" EAST, 677.07 FEET TO THE
NORTH LINE OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID
SECTION 20;

THENCE ALONG SAID NORTH LINE, SOUTH 89°52'29" EAST, 307.63 FEET TO THE **POINT
OF BEGINNING.**

CONTAINING 4.78 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



- 2C-25-0056

LEGAL DESCRIPTION

APN 177-19-803-002

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFORM THE SOUTH 50 FEET, THE WEST 30 FEET AND THAT CERTAIN SPANDREL AREA IN THE SOUTHWEST QUARTER OF SAID LAND AS CONVEYED TO CLARK COUNTY IN A DEED RECORDED ON NOVEMBER 6, 1975 IN BOOK 568 AS DOCUMENT NO. 527113 OF OFFICAL RECORDS.

CONTAINS 38,768 SQUARE FEET, MORE OR LESS.

STEVEN M. DUMOVICH
NEVADA CERT. NO. 14347
TANEY ENGINEERING
6030 S JONES BLVD
LAS VEGAS, NEVADA 89118
702-362-8844













Zoning 5/7/2025 Approved item #31 for signature


Final Audit Report

2025-05-12


Created:	2025-05-07 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnIRb9uCL6zGezd7TRrGs_PsPCEOJtvG0

"Zoning 5/7/2025 Approved item #31 for signature" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2025-05-07 - 4:24:25 PM PDT - IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature
2025-05-08 - 7:21:25 AM PDT
-  Agreement viewed by gloria.wells@clarkcountynv.gov
2025-05-08 - 7:22:50 AM PDT - IP address: 20.159.64.152
-  Agreement viewed by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2025-05-08 - 7:23:20 AM PDT - IP address: 20.159.64.152
-  Email viewed by tsegerblom@clarkcountynv.gov
2025-05-12 - 2:07:43 PM PDT - IP address: 198.200.132.41
-  Agreement viewed by tsegerblom@clarkcountynv.gov
2025-05-12 - 2:07:43 PM PDT - IP address: 198.200.132.41
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2025-05-12 - 2:07:56 PM PDT - IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2025-05-12 - 2:07:58 PM PDT - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2025-05-12 - 2:08:01 PM PDT
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 Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)

Signature Date: 2025-05-12 - 4:19:26 PM PDT - Time Source: server- IP address: 198.200.132.69

 Agreement completed.

2025-05-12 - 4:19:26 PM PDT

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

CC CLERK
ATTN: COMMISSION CLERK
RM 6037
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155

Account #
Order ID

104095
334906

IMAGE ON NEXT PAGE(S)

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 2 edition(s) of said newspaper issued from 05/14/2025 to 05/21/2025, on the following day(s):

05/14/2025, 05/21/2025

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this May 21, 2025

Notary



LINDA ESPINOZA
Notary Public, State of Nevada
My Appointment No. 24-9178-01
Expires: July 14, 2028

ORDINANCE NO. 5249

AN ORDINANCE TO AMEND THE
OFFICIAL ZONING MAP
RECLASSIFYING
CERTAIN PROPERTIES AS
APPROVED BY THE BOARD OF
COUNTY COMMISSIONERS
THROUGH VARIOUS ZONE
CHANGE APPLICATIONS ON
JANUARY 8, 2025, JANUARY 22,
2025, FEBRUARY 5, 2025,
FEBRUARY 19, 2025 AND MARCH
5, 2025.

NOTICE IS HEREBY GIVEN that
typewritten copies of the above
numbered and entitled
Ordinance are available for
inspection by all interested
parties at the Office of the
County Clerk of Clark County,
Nevada, at her Commission
Division Office on the first floor
of the Clark County
Government Center, 500 South
Grand Central Parkway, Las
Vegas, Nevada, and that said
Ordinance was proposed by
Commissioner Tick Segerblom
on the 16th day of April 2025
and passed on the 7th day of
May 2025, by the following vote
of the Board of County
Commissioners:

Aye:

Tick Segerblom
William McCurdy II
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

Nay: None

Abstaining: None

Absent: None

This Ordinance shall be in full
force and effect from and after
the 22nd day of May 2025.

(SEAL) LYNN MARIE GOYA,
COUNTY CLERK
and Ex-Officio Clerk of the
Board of County
Commissioners
Dated this 7th day of May 2025.

PUB: May 14, 21, 2025
LV Review-Journal