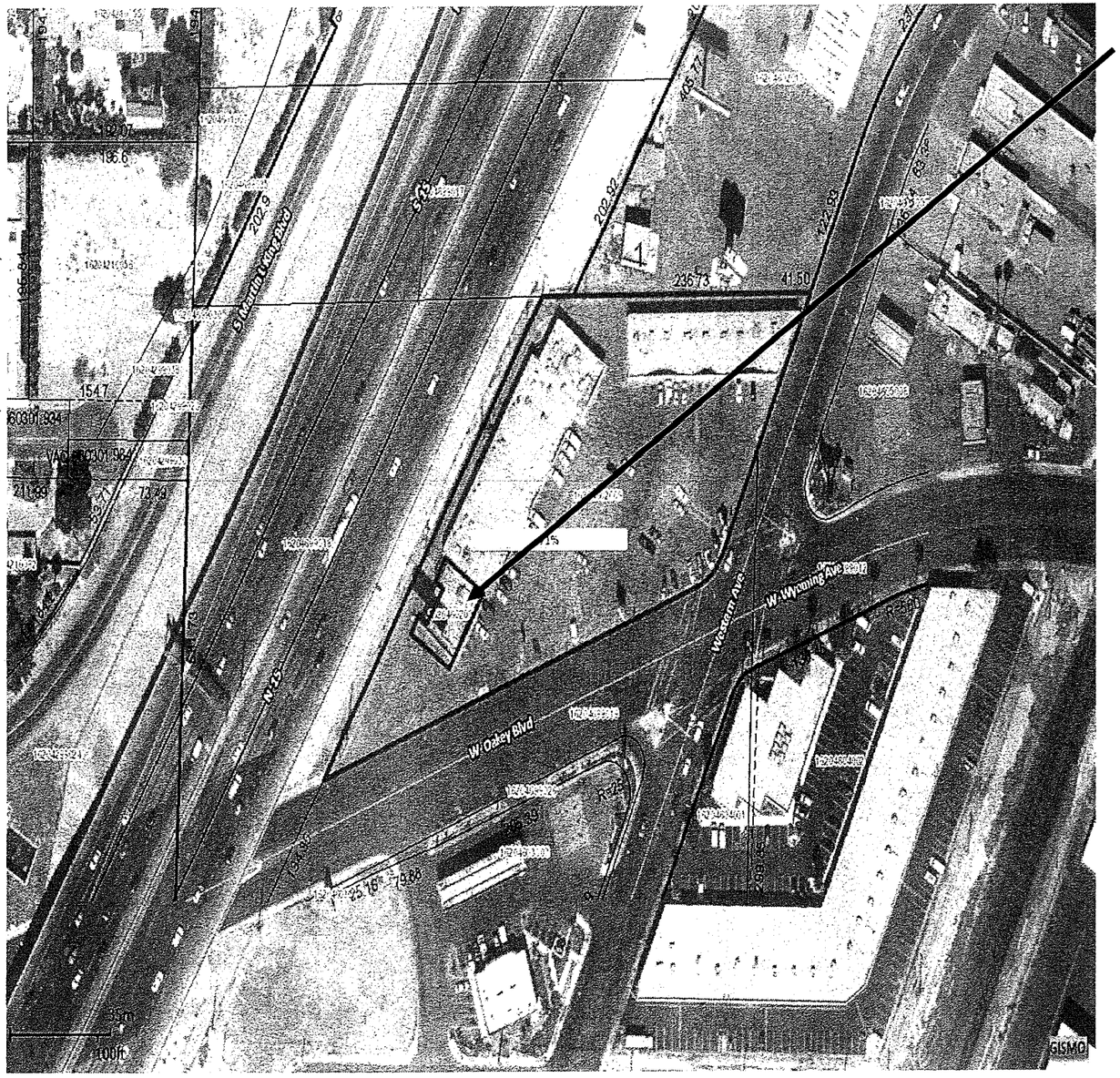
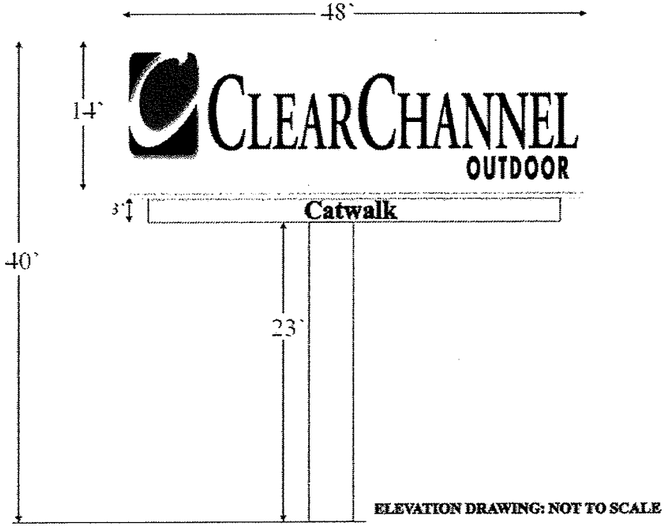


Existing Clear Channel Off-premise advertising sign
Application for embellishment on sign face.
Zoning: M
Location: 1604 W. Oakey BLVD
Owner: Nevada Department of Transportation
APN: 162-04-602-008



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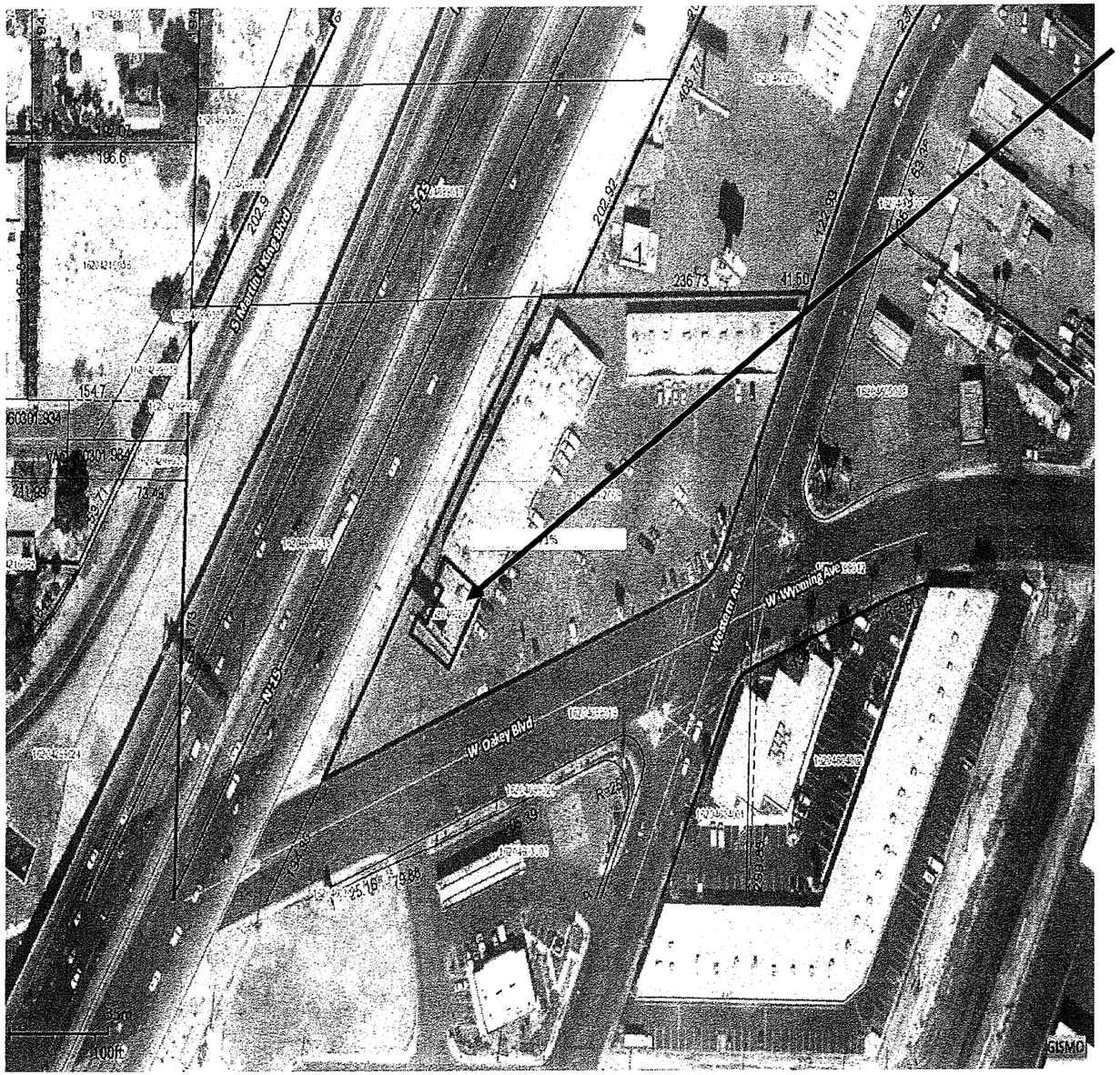
AUG 16 2016

SDR-66066
ADMIN



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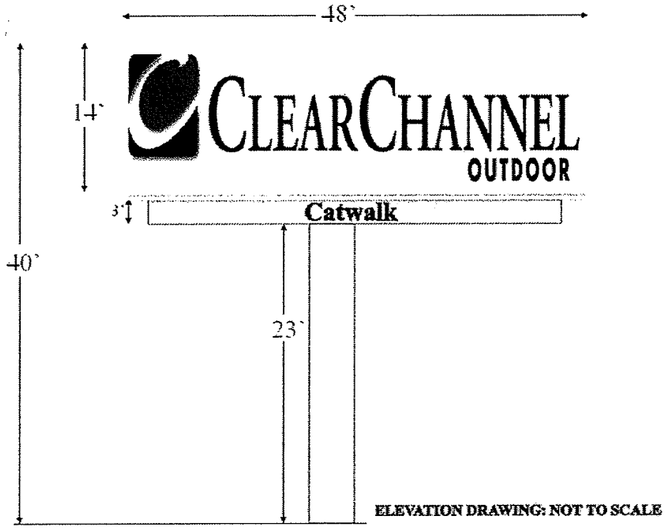

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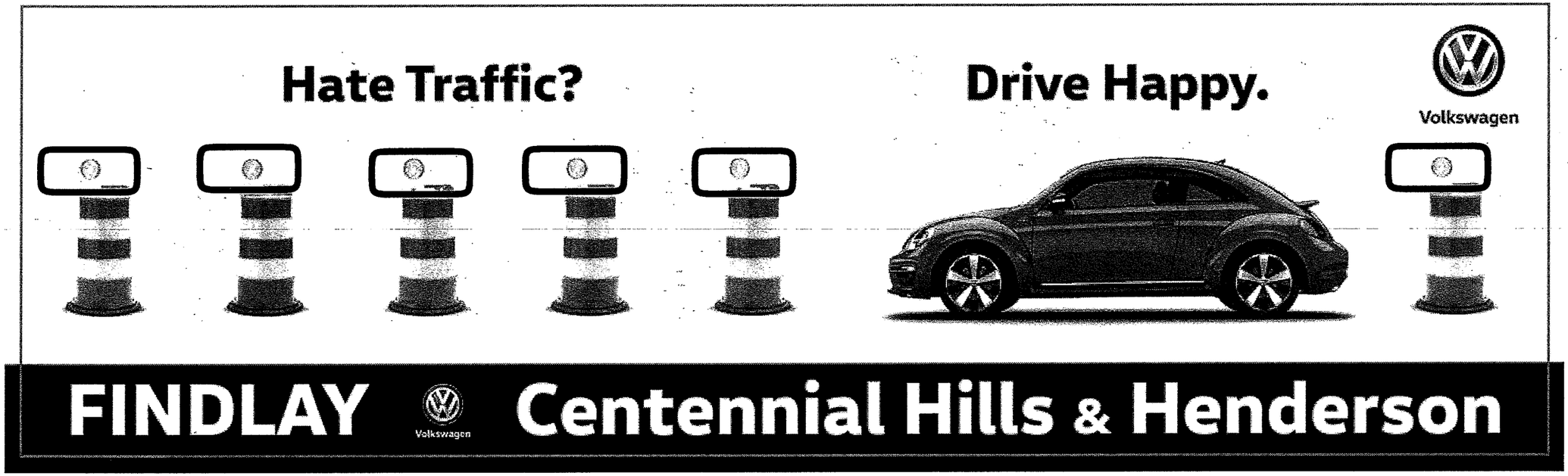
SDR-66066
ADMIN



Live area: 14’ x 48’ Finished area: 15’ x 49’

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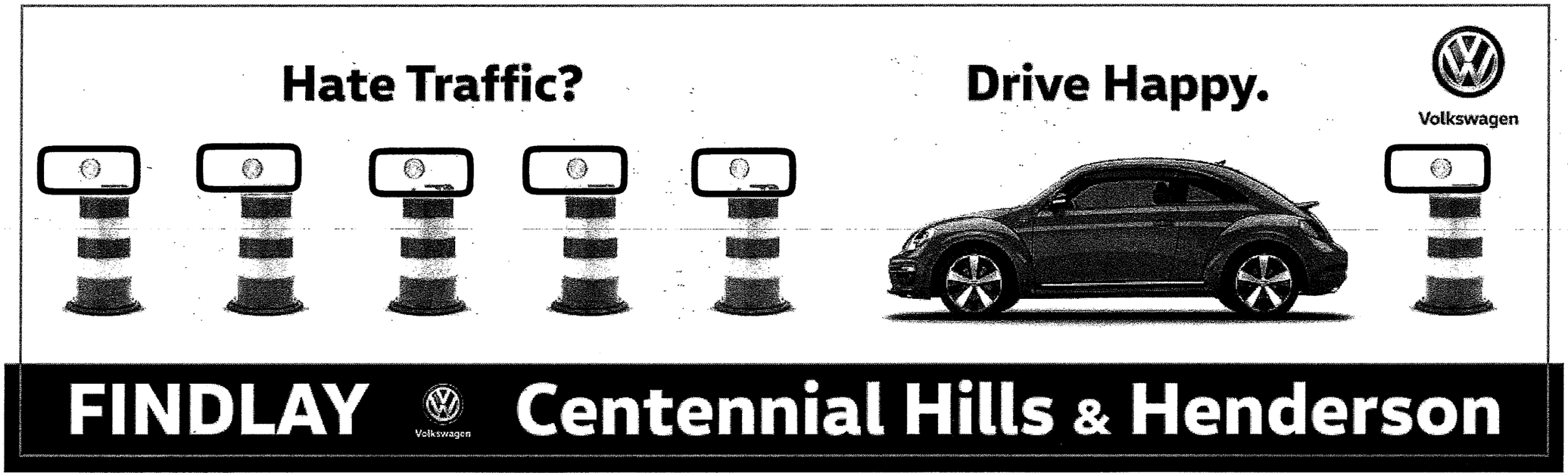
SDR-66066
ADMIN



Live area: 14’ x 48’ Finished area: 15’ x 49’

RECEIVED
AUG 16 2016

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 18, 2016

Mr. Lonnie Jones
Clear Channel Outdoor
7370 Dean Martin Drive, Suite #407
Las Vegas, NV 89139

RE: Embellishment on an existing Off-Premise Sign located at 1604 West Oakey Boulevard: SDR-66066

Dear Mr. Jones:

It has been determined that the proposed addition of an Embellishment (install construction lights) on an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 1604 West Oakey Boulevard meets the standard for approval as defined in Title 19.12.120 of the Zoning Code of the City of Las Vegas, subject to the following.

1. Conformance to the submitted site plan and elevations dated August 16, 2016.
2. All previously approved entitlements for embellishments not depicted on the plans date stamped August 16, 2016 shall be expunged.
3. This Minor Site Development Plan Review is final; no additional applications will be required.

If you have any questions, please feel free to contact me at (702) 229-6711.

Sincerely,

John Grider, Planner I
Current Planning Division
Department of Planning

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov

/city of las vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Embellishment permit

Project Address (Location) 1604 W. Oakey BLVD

Project Name Clear Channel Outdoor **Proposed Use** Existing

Assessor's Parcel #(s) 162-04-602-008 **Ward #** 3

General Plan: existing x proposed _____ **Zoning:** existing x proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Embellishment application to install construction lights on off-premise sign per provided art work. Lights will not blink and light specs have been provided as well.

PROPERTY OWNER State of NV Transportation **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Clear Channel Outdoor **Contact** Lonnie Jones

Address 7370 Dean Martin Dr. Suite 407 **Phone:** (702) 238-7209 **Fax:** (702) 238-7266

City Las Vegas **State** NV **Zip** 89139

E-mail Address Lonniejones@clearchannel.com

REPRESENTATIVE Same as applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Authorized Rep

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LONNIE JONES

Subscribed and sworn before me

This 3 day of AUGUST, 20 14.

Notary Public in and for said County and State

J. DEFALCO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2-01-19
Certificate No: 01-66481-1

FOR DEPARTMENT USE ONLY

Case #	66066 - SDR
Meeting Date:	ADMIN
Total Fee:	$500.00
Date Received:*	8-16-16
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., *Director*

August 15, 2016

In Reply, Refer to:

To whom this may concern:

Please allow this letter to serve as NDOT formal approval allowing Clear Channel Outdoor, as current and continued tenancy upon the property, all rights for the purpose of maintaining, improving, supplementing, posting, repairing and operating their existing billboard structure located on parcel #162-04-602-008 within the City of Las Vegas.

Sincerely,

Ruth Borrelli
Chief Right-of-Way Agent

rd/jm

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AUG 16 2016

SDR-66066

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Numbe SDR-66066 APN: 162-04-602-008

Name of Property Owner: MVR Corp

Name of Applicant: Clear channel outdoor

Name of Representative: Lonnie Jones

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes _____X_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Lonnie Jones authorized Rep.

Subscribed and sworn before me

This 3 day of August, 2016

[signature]

Notary Public in and for said County and State

J. DEFALCO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2-01-19
Certificate No: 01-66461-1

RECEIVED
AUG 16 2016

Clear Channel Outdoor

August 3, 2016

City of Las Vegas
Planning and Development Services
333 North Rancho Drive
Las Vegas, NV 89106

RE: JUSTTIFICATION LETTER FOR AN APPLICATION TO INSTALL an EMBELLISHMENT ON AN EXISTING OFF-PREMISE ADVERTISING BILLBOARD SIGN.
(APN No.162-04-602-008)
1604 W. Oakey BLVD.
Zoning: M

To Whom It May Concern:

Channel Outdoor is submitting to the City of Las Vegas Current Planning Department the required documentation for an embellishment to be installed on an existing / approved off-premise advertising billboard. The proposed embellishment will not require any structural or electrical modifications, and will not exceed the total square footage allowed by Title 19A. The proposed illumination will not blink. We respectfully request your approval.

Should you have any questions or concerns please contact me directly at 702.238.7209.

Thank you kindly,

Lonnie Jones
Real Estate Representative
Clear Channel Outdoor
7370 Dean Martin Drive, Suite 407
Las Vegas, NV 89139
702.238.7200 fax 702.238.7266
email: Lonniejones@clearchannel.com

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AUG 16 2016

SDR-66066
ADMIN

DONREY

DONREY OUTDOOR ADVERTISING COMPANY

2/26/90

LEASE AGREEMENT

Address 1211 W. Bonanza Lease number 8116

City Las Vegas State Nevada Zip 89106

APPROXIMATE TOTAL OF PAYMENTS DURING INITIAL TERM $ _____

The undersigned property owner or duly authorized representative of the property owner (hereinafter called Owner), hereby leases to Donrey Outdoor Advertising Company (hereinafter called Donrey) a tract of land, approximately 14 feet by 48 feet (hereinafter called Lease Site) which is located on Owner's real property (hereinafter called Premises) located at:

I-15 EL 100' N/O Oakey (Street address) Las Vegas (City)

in Clark County, State of Nevada, and shown on the area sketch below, for the purpose of erecting and maintaining outdoor advertising structure(s) together with necessary easements, rights-of-way and access over and across Owner's Premises for the construction, maintenance, servicing and removal of such advertising structure(s) and to provide electrical service to such structure(s), subject to the Terms and Conditions set forth on the reverse side.

1. TERM. The term of this Lease shall commence on 3-1-90 (Commencement Date) and unless terminated as hereinafter provided, shall continue for an Initial Term of ten years from the first day of the first month following erection of the advertising structure (Sign Completion Date). Donrey shall notify Owner, in writing, of the Sign Completion Date. Donrey will initiate erection of the advertising structure as soon as practicable, in its business judgement. In the event Donrey has not initiated erection of the advertising structure within two years from the Commencement Date, the Initial Term of this Agreement shall be ten years from the Commencement Date.

Additionally, Donrey shall have the right to extend the term of this Lease for an additional period of 10 years (Extended Term) under the same terms and conditions by tendering to Owner the lease payment which shall have been increased by ten per cent over the latter Term lease amount as consideration for the extension of this Lease and by mailing written notice of the term extension at least sixty days before the expiration of the Initial Term.

Thereafter, this Lease shall be automatically extended for successive terms of one year (Successive Term) each from the expiration of the Extended Term until terminated by either Donrey or Owner as of the end of any Successive Term by giving the other written notice no less than sixty days prior to the end of such Successive Term.

2. CONSIDERATION. As consideration for the rental of the Lease Site, easements and rights herein provided, including the right to extend the term of this Lease, Donrey shall pay to Owner (or its authorized agent, upon receipt by Donrey of written proof of Owner's consent) the sum of $ ~~7,920~~ per year from the Commencement Date to the Sign Completion Date and the sum of $ 9,600 per year thereafter for the full term of this Lease and such sum plus ten per cent during any Extended or Successive Terms, less any monies due and owing to Donrey by Owner, if any. Rental payments shall be paid to Owner, unless otherwise directed by Owner, in (~~annual~~) (~~semi-annual~~) (~~quarterly~~) (monthly) payments of $ 800.00 each (during the Initial Term), in advance, payable at the address below.

3. SPECIAL PROVISIONS. Consumer Price Index increase each and every year of the lease. Donrey will remove its 12'x24' sign located on Oakey next to I-15 within 30 days of acceptance of this agreement.

4. ADDITIONAL TERMS INCORPORATED. This Lease Agreement consists of this page and the additional provisions appearing on the back hereof, which are specifically made a part of this Lease Agreement.

5. APPROVAL. This Lease Agreement shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, trustees and assigns upon approval by the General Manager of Donrey Outdoor Advertising Company signified by execution of his or her name below.

OWNER'S NAME: M.V.R. Corporation

BY: _____ (SIGNATURE AND TITLE)

876095882 (SOCIAL SECURITY OR FED. ID)

MAIL LEASE CHECK TO: % H & L Realty Mgt. (STREET ADDRESS)

P. O. Box 7440, Las Vegas, NV 89125 (CITY, STATE AND ZIP)

STATE OF Nevada COUNTY OF Clark

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2-27 19 90 BY THE OWNER NAMED ABOVE.

_____ (NOTARY PUBLIC) 10-14-90 (MY COMMISSION EXPIRES)

MICHAEL PERRAH
Notary Public-State of Nevada
COUNTY OF CLARK
My Appointment Expires:
October 14, 1990

NOTE: If Lessor is the agent of the Owner, the name and address of the Owner are: _____

And Agent warrants that Agent has full power and authority to execute this Lease, that the execution thereof does not violate any authority of Owner, and, as proof thereof Agent has provided to Donrey written authorization from Owner for Agent to act in such capacity.

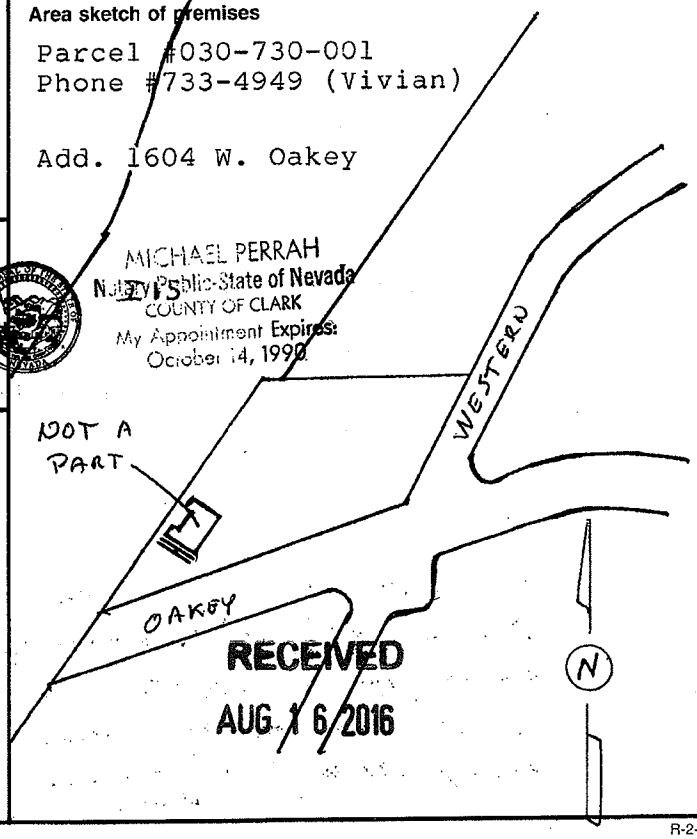
APPROVED FOR DONREY

BY: _____ 2/26/90 (GENERAL MANAGER)

Area sketch of premises

Parcel #030-730-001
Phone #733-4949 (Vivian)

Add. 1604 W. Oakey



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AUG 16 2016

R-2-86

A. Throughout the term of this Lease or any extension thereof, Donrey shall keep in full force and effect public liability insurance covering bodily injury and physical property damage resulting from the negligence or willful act of Donrey's agents, servants and employees in the construction, maintenance, repair, servicing or removal of Lessee's advertising structure(s) and Donrey agrees to hold Owner harmless from any and all claims or demands resulting therefrom. Owner agrees to hold Donrey harmless from any and all claims or demands on account of bodily injury or property damage caused by or resulting from any negligent or willful act of the Owner or Owner's Agents, servants and employees.

B. Owner (or Agent) covenants and warrants that he or she is the sole Owner (or duly authorized Agent of the Owner) of the Premises and that legal title to the Leased Premises is vested in the Owner. Owner and Agent agree to indemnify and hold Donrey harmless from the claim of any third party(ies) to title, whether legal or equitable, or claim to the Lease Site, and shall at its expense defend Donrey's interests and pay any judgment rendered against Donrey resulting from any such claim.

C. Unless this Lease is terminated as herein provided, this Lease Agreement shall survive any sale of the property by Owner; however, Owner covenants that in the event of the sale of the Premises (or such portion as contains the Lease Site), Owner shall promptly give written notice to Donrey of the name and address of the new Owner.

D. Owner further covenants and warrants that so long as Donrey shall pay the rental as herein provided and perform the other covenants of this Lease, Donrey shall have, hold and enjoy the use of the Lease Site for the term of this Lease and any extensions thereof.

~~E. In the event Owner proposes the construction of a permanent building upon the Lease Site, or upon the Premises where the location of the sign would violate any applicable zoning or building set back requirements, from the proposed building, the Owner may terminate this Lease upon ninety days prior written notice which must be accompanied by a copy of Owner's building permit, a copy of the Owner's building plans showing the encroachment of the building upon the Lease Site, notice of the date construction will commence, and the refund to Donrey of all prepaid rental as of the construction commencement date. Donrey agrees to remove its outdoor advertising structure on or before commencement of actual construction of Owner's building.~~

~~In the event Owner does not pursue construction of the permanent building for a period of sixty consecutive days, then the Notice of Termination shall be ineffective and upon tendering to Owner the previously refunded prepaid rental Donrey shall have the right, at its option and upon notice to Owner, to re enter the Premises to re erect the outdoor advertising structure. Additionally, at the option of Donrey, Donrey shall have the right to charge Owner for either the cost of re erection of the outdoor advertising structure(s) or the amount of monthly advertising revenue generated by such structure(s) (computed by determining the average monthly revenues generated by advertising placed on said structure(s) during the preceding twelve month period) for each month remaining on the lease term.~~

F. In the event that the Lease Site is condemned by any condemning authority, or sold under threat of condemnation by any condemning authority, this Lease shall terminate as of the date that such condemning authority takes actual possession of the Lease Site and Owner shall refund to Donrey all prepaid rental as of such date. Donrey shall be entitled to recover from such condemning authority payment for the loss of its leasehold interest, loss of its outdoor structure(s) and for all other losses to which Donrey shall be entitled under applicable law.

Donrey and Owner acknowledge and agree that all outdoor advertising structures, materials and equipment placed upon the Lease Site by Donrey are and shall remain the property of Donrey, shall not be considered "fixtures" of the property, and may be removed by Donrey upon the termination of this Lease or any extension thereof or within a reasonable time thereafter. In connection with such removal, removal shall be accomplished by Donrey's cutting the supports for the outdoor advertising structure(s) at any point six inches below the then existing grade level and returning the Lease Site to such condition as it was in on the Commencement Date.

G. Owner covenants and agrees not to erect nor permit any other party to erect any outdoor advertising structures or displays on any property owned or controlled by Owner within a radius of six hundred feet or such distance as may be specified, in any applicable rule, regulation, ordinance or statute, whichever is greater, of Donrey's outdoor advertising structure(s), nor to obstruct the view of Donrey's outdoor advertising structure(s), nor to do or permit any act upon Owner's property which would adversely affect Donrey's access to or the use and enjoyment of the Lease Site.

H. In the event that the value of the Lease Site to Donrey is destroyed or diminished by (a) the enactment or enforcement of any law, statute, ordinance, rule, regulation or building restriction which prevents, interferes with, or prohibits the erection, maintenance or continued sales or operational use of Donrey's outdoor advertising structure(s), or (b) the total or partial obstruction of the outdoor advertising structure(s) for any reason not caused by Owner, or (c) changes in streets, highways or traffic patterns, or (d) any other event or occurrence which adversely affects the advertising and commercial value of the Lease Site to Donrey, Donrey may terminate this lease upon thirty days prior written notice to Owner, and Owner agrees to refund to Donrey all unearned prepaid rental as of the date of such termination.

Owner may erect on premise sign for use. Donrey will notify owner in writting prior to expiration of 20 yr. term.

In the event sign needs to be relocated due to construction Donrey will do so at Donreys expence.

3 9 1 0 0 6 0 0 2 3 4

(3)

Order No. _____

Escrow No. LV 694237-LY

WHEN RECORDED, MAIL TO:
MVR, Inc.
P. O. Box 27856
Las Vegas, Nevada 89126

RPTT $ 1,262.80 Space above this line for recorder's use

APN 030-730-001
030-730-026

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joanna Stearns, Successor Trustee of The David Stearns Family Trust dated June 14, 1971.

do(es) hereby GRANT, BARGAIN and SELL to

MVR CORP., a Nevada corporation

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO:

(1) Taxes for the fiscal year 1989-90.
(2) Restrictions, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Dated October 4, 1989.

Joanna Stearns, Successor Trustee
Joanna Stearns, Successor Trustee

STATE OF NEVADA)
: ss.
County of Clark)

On Oct. 4 1989 personally appeared before me, a Notary Public, Joanna Stearns

who acknowledged that s he executed the above instrument.

Sherry A. Orne
Notary Public

SHERRY A. ORNE
Notary Public-State of Nevada
Clark County
My appointment expires Nov. 21, 1992

RECEIVED
AUG 16 2016

1748 (2/71)

First American Title Insurance Company

A subsidiary of The First American Financial Corporation

DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL I:

THAT PORTION OF THE PROPERTY DESCRIBED HEREIN BELOW BOUNDED AS FOLLOWS:

ON THE EAST BY THE WESTERLY LINE OF WESTERN AVENUE CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 26, 1954 IN BOOK 2 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA AS DOCUMENT NO. 4147;

ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY LINE OF OAKEY BOULEVARD CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED OCTOBER 26, 1961 IN BOOK 324 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA AS DOCUMENT NO. 262373;

ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF INTERSTATE ROUTE 15 CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED NOVEMBER 2, 1965 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA AS DOCUMENT NO. 537809;

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, A DISTANCE OF 825 FEET SOUTH OF ITS NORTHWEST CORNER;
THENCE SOUTH 495 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE EAST 660 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH 495 FEET MORE OR LESS TO A POINT WHICH IS 825 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE WEST 660 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE L.A. AND S. L. (UNION PACIFIC) RAILROAD RIGHT OF WAY, WITH THE NORTH LINE OF SAID SECTION 4;
THENCE SOUTH 27°56'15" WEST ALONG THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY A DISTANCE OF 1823.51 FEET TO A POINT;
THENCE NORTH 88°47'32" WEST A DISTANCE OF 746.86 FEET TO A POINT;
THENCE SOUTH 3°45'14" WEST A DISTANCE OF 627.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF WESTERN AVENUE, AS DESIGNATED BY SURVEY MAP ON FILE IN FILE 3, PAGE 25 OF REGISTERED PROFESSIONAL ENGINEERS FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, THE TRUE POINT OF BEGINNING;
THENCE NORTH 27°56'15" EAST ALONG THE SAID NORTHWESTERLY LINE A DISTANCE OF 100.76 FEET TO A POINT;
THENCE SOUTH 89°48'36" WEST A DISTANCE OF 41.38 FEET TO A POINT;
THENCE SOUTH 3°45'14" WEST A DISTANCE OF 89.08 FEET TO THE TRUE POINT OF BEGINNING.

3 9 1 0 0 6 0 0 2 3 4

LV-694237-LY

PARCEL III:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE L.A. AND S.L. (UNION PACIFIC) RAILROAD RIGHT OF WAY, WITH THE NORTH LINE OF SECTION 4; THENCE SOUTH 27°56'15" WEST ALONG THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY A DISTANCE OF 1824.51 FEET TO A POINT; THENCE NORTH 88°47'32" WEST, A DISTANCE OF 746.86 FEET TO A POINT; THENCE SOUTH 3°45'14" WEST 538.59 FEET TO THE NORTH WEST CORNER OF THEAT CERTAIN PARCEL OF LAND CONVEYED TO JOHN PINJUV, ETAL BY DEED RECORDED MAY 11, 1962 IN BOOK 360 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS AS DOCUMENT NO. 290598 THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°45'14" WEST 89.08 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF WESTERN AVENUE AS DESIGNATED BY SURVEY MAP ON FILE IN FILE 3, PAGE 25 OF REGISTERED PROFESSIONAL ENGINEERS FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA; THENCE SOUTH 27°56'15" WEST ALONG SAID NORTHWESTERLY LINE TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 4; THENCE NORTH 1°58'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 106.08 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DAVE STEARNS AND DELIA STEARNS, HUSBAND AND WIFE BY DEED RECORDED DECEMBER 5, 1944 IN BOOK 36 OF DEEDS, PAGE 440, CLARK COUNTY, NEVADA RECORDS; THENCE NORTH 89°05'48" EAST TO THE TRUE POINT OF BEGINNING.

* * * * * * * * * * *

TP 2

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE CO OF NV

10-06-89 08:00 CJK 3
OFFICIAL RECORDS
BOOK: 891006 INST: 00234
FEE: 7.00 RPTT: 1,262.80