

A.P.N. 139-27-805-005, 139-27-812-045
PEDESTRIAN ACCESS EASEMENTS
ON CITY OF LAS VEGAS – NEON BONEYARD PROPERTY

EXPLANATION:

This legal description describes 3 parcels of land, for pedestrian access easement purposes, generally located near the intersection of McWilliams Drive and Encanto Drive.

LEGAL DESCRIPTION:

Those portions of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, also being portions of those parcels of land conveyed to the City of Las Vegas by that GRANT, BARGAIN, SALE DEED, recorded March 29, 1996 in Book 960329 as Instrument Number 02210 of Clark County, Nevada, Records, described as follows:

PARCEL 1 – APN 139-27-812-045, SOUTH PORTION OF EASEMENT ON WEST SIDE OF ENCANTO DRIVE

COMMENCING at the centerline intersection of ENCANTO DRIVE and McWILLIAMS DRIVE as shown on the REVERSIONARY FINAL MAP OF A PORTION OF BILTMORE ADDITION ANNEX NUMBER 3, on file in Book 140 of Plats, Page 69, of Clark County, Nevada, Records; thence along the centerline of said ENCANTO DRIVE, South 27°30'40" West, 145.00 feet; thence departing said centerline, North 62°29'20" West, 25.00 feet to the POINT OF BEGINNING on the westerly line of said ENCANTO DRIVE, also being the easternmost corner of LOT 14 in BLOCK 1 of the plat of BILTMORE ADDITION ANNEX NUMBER 3, on file in Book 2 of Plats, Page 48, of Clark County, Nevada, Records; thence along the westerly line of said ENCANTO DRIVE, South 27°30'40" West, 208.15 feet; thence departing said westerly line, North 20°21'05" East, 29.59 feet to a curve, concave southeasterly and having a radius of 40.00 feet; thence northeasterly along said curve through a central angle of 07°09'35" and an arc distance of 5.00 feet to a line parallel with and lying 4.00 feet westerly of the westerly line of said ENCANTO DRIVE; thence along said parallel line,

North 27°30'40" East, 173.80 feet to the northerly line of said LOT 14; thence along said northerly line, South 62°29'18" East, 4.00 feet to the POINT OF BEGINNING.

The above-described PARCEL 1 contains an area of 769 square feet, more or less.

PARCEL 2 – APN 139-27-805-005, NORTH PORTION OF EASEMENT ON WEST SIDE OF ENCANTO DRIVE

COMMENCING at the centerline intersection of ENCANTO DRIVE and McWILLIAMS DRIVE as shown on the REVERSIONARY FINAL MAP OF A PORTION OF BILTMORE ADDITION ANNEX NUMBER 3, on file in Book 140 of Plats, Page 69, of Clark County, Nevada, Records; thence along the centerline of said ENCANTO DRIVE, South 27°30'40" West, 145.00 feet; thence departing said centerline, North 62°29'20" West, 25.00 feet to the POINT OF BEGINNING on the westerly line of said ENCANTO DRIVE, also being the easternmost corner of LOT 14 in BLOCK 1 of the plat of BILTMORE ADDITION ANNEX NUMBER 3, on file in Book 2 of Plats, Page 48, of Clark County, Nevada, Records; thence along the westerly line of said ENCANTO DRIVE, North 27°30'40" East, 40.14 feet; thence South 38°50'39" West, 17.08 feet to a curve, concave southeasterly and having a radius of 33.00 feet; thence southwesterly along said curve through a central angle of 11°19'59" and an arc distance of 6.53 feet to a line parallel with and lying 4.00 feet westerly of the westerly line of said ENCANTO DRIVE; thence along said parallel line, South 27°30'40" West, 16.91 feet to the northerly line of said LOT 14; thence along said northerly line, South 62°29'18" East, 4.00 feet to the POINT OF BEGINNING.

The above-described PARCEL 2 contains an area of 120 square feet, more or less.

PARCEL 3 – APN 139-27-805-005, SOUTH SIDE OF McWILLIAMS DRIVE

COMMENCING at the centerline intersection of ENCANTO DRIVE and McWILLIAMS DRIVE as shown on the plat of REVERSIONARY FINAL MAP OF A PORTION OF

BILTMORE ADDITION ANNEX NUMBER 3, on file in Book 140 of Plats, Page 69, of Clark County, Nevada, Records; thence along the centerline of said McWILLIAMS DRIVE, North 62°29'20" West, 65.71 feet; thence departing said centerline, South 27°30'40" West, 25.00 feet to the POINT OF BEGINNING on the southerly line of said McWILLIAMS DRIVE; thence along said southerly line, North 62°29'20" West, 164.38 feet to a curve, concave southerly and having a radius of 15.00 feet; thence westerly along said curve through a central angle of 42°50'00" and an arc distance of 11.21 feet to a line parallel with and lying 4.00 feet southerly of the southerly line of said McWILLIAMS DRIVE; thence along said parallel line, South 62°29'20" East, 161.01 feet to a curve, concave northerly and having a radius of 25.00 feet; thence easterly along said curve through a central angle of 32°51'36" and an arc distance of 14.34 feet to the POINT OF BEGINNING.

The above-described PARCEL 3 contains an area of 668 square feet, more or less.

The Basis of Bearings for this land description is North 27°30'40" East, being the centerline of ENCANTO DRIVE as shown on the plat of REVERSIONARY FINAL MAP OF A PORTION OF BILTMORE ADDITION ANNEX NUMBER 3, on file in Book 140 of Plats, Page 69, of Clark County, Nevada, Records.

The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

Written by:

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