

Inst #: 20230510-0000961
Fees: \$0.00
RPTT: \$0.00 Ex #: 002
05/10/2023 08:46:04 AM
Receipt #: 5287866
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: SCHIABLE Pgs: 5
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

APN: 138-27-802-001

WHEN RECORDED MAIL & SEND
TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
495 SOUTH MAIN STREET
LAS VEGAS, NEVADA 89101

GRANT DEED

THIS INDENTURE WITNESSETH THAT: **SUMMERLIN PARKWAY STORAGE, LLC**, a Nevada limited liability company, for and in consideration of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the **CITY OF LAS VEGAS**, a Municipal Corporation of the County of Clark, State of Nevada, and to its assigns forever, all of his/her/their right, title and interest in and to all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

**For complete legal description see Exhibits “A” & “B”
attached hereto and by this reference made a part hereof**

For: Additional right-of-way

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

APN: 138-27-802-001
OWNER: Summerlin Parkway Storage, LLC
TYPE DOC: Right-of-Way dedication
LOCATION: Westcliff Dr & Rainbow Blvd

Witness by my hand on this 19 day of April, 2023.

SUMMERLIN PARKWAY STORAGE, LLC

[Signature]
NAME: Blake E Rosser NAME: _____
TITLE: Manager TITLE: _____

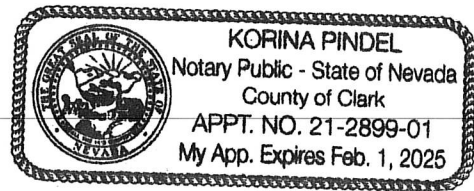
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On 4-19-23 personally appeared before me, a Notary Public,
(Date)

Blake E. Rosser
(Person(s) appearing before Notary)

Personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

[Signature]
(Notary Public Signature)



DUE TO CLARK COUNTY RECORDING STANDARDS, PLEASE DO NOT WRITE/TYPE AND/OR STAMP WITHIN THE 1" BORDER OF THIS DOCUMENT



APN#: 138-27-802-001
Section 27, T.20S., R.60E., M.D.M.
Page: 1 of 2

**EXHIBIT A
EXPLANATION**

This legal description describes a parcel of land for the creation of a Public Right of Way

DESCRIPTION

A Parcel of land being a portion of the SE1/4 NE1/4 SW1/4 SE1/4 of Section 27, Township 20 South, Range 60 East, Mount Diablo Meridian, City of Las Vegas, Clark County, Nevada, as described in Grant, Bargain and Sale Deed Instrument Number 20190814-0002803, more particularly described as follows:

COMMENCING at an Aluminum Cap monument marking the South East corner of said Section 27, Thence North 89°36'13"West, along the South line of said Section 27, 1589.30 feet to a point; Thence North 00°50'04"West 671.50 feet to a point, said point being **THE POINT OF BEGINNING**;

Thence North 00°50'04" West 90.35 feet to a point, said point being a point of curvature for a concave curve to the South West;

Thence Southeasterly along said curve 110.08 feet, said curve having a radius of 45.50 feet, a delta angle of 138°36'43", and a long chord which bears South 21°31'42" East a distance of 85.13 feet to a point, said point being the point of tangency with a concave curve to the South East;

Thence Southerly along said curve 12.73 feet, said curve having a radius of 15.00 feet, a delta angle of 48°36'43", and a long chord which bears South 23°28'28" West a distance of 12.35 feet to a point; Thence North 89°36'06" West 25.00 feet to **THE POINT OF BEGINNING**.

BASIS OF BEARINGS

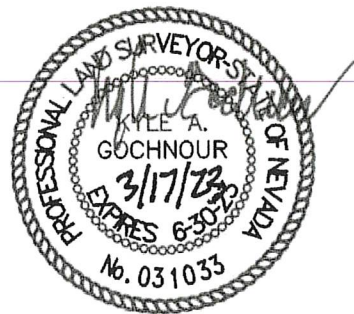
North 89°36'13" West from the South East Corner of Section 27 to the South 1/4 corner of Section 27 per the parcel map found in file 55, page 86, official records, Clark County, Nevada

REFERENCES

- 1) Exhibit "B" attached hereto and made a part hereof

Said Parcel contains 3309 square feet, more or less

Prepared by Kyle A. Gochmour, P.L.S. 031033
Horrocks Engineers
March 17, 2023

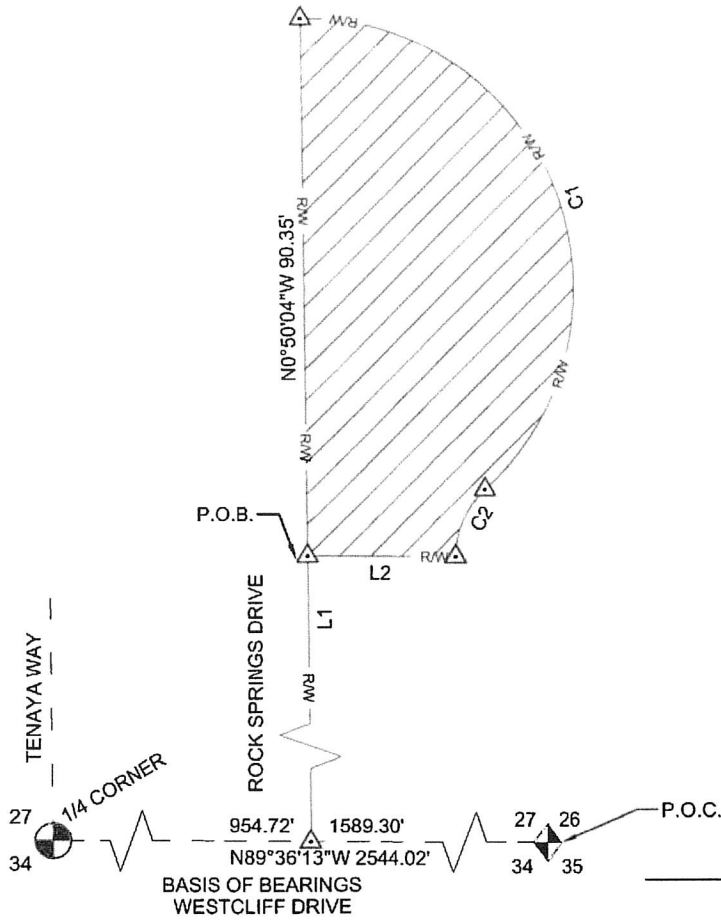


A.P.N. 138-27-802-001

"EXHIBIT B"
 A PORTION OF THE SE1/4 NE1/4 SW1/4
 SE1/4 SECTION 27, T. 20 S., R. 60 E. M.D.M.



0 15 30
 SCALE: 1" = 30'



LEGEND:

- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- CALCULATED POINT

- EASEMENT LINE
- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- EASEMENT AREA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

Line Table		
Line #	Length	Direction
L1	671.50'	N0°50'04"W
L2	25.01'	N89°36'06"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	110.08'	45.50'	138°36'43"	S21°31'42"E	85.13'
C2	12.73'	15.00'	48°36'43"	S23°28'18"W	12.35'

	GRANT OF RIGHT OF WAY PORTION OF THE SE1/4 NW1/4 SW1/4 SE1/4 SECTION 27, T.20S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	PUBLIC R-O-W GRANT EA. _____	PAGE 2 OF 2 DATE 3/17/2023
	HORROCKS ENGINEERS 1000 S. LAS VEGAS BLVD., SUITE 100, LAS VEGAS, NV 89101 (702) 735-1100		

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 138-27-802-001
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'/Ind'l
 g. Agricultural h. Mobile Home
 Other Right-of-Way

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 2
 b. Explain Reason for Exemption: Transfer to City of Las Vegas, a political subdivision of the State of Nevada

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity: _____

Signature Nancy S Logan Capacity: City of Las Vegas-PW-ROW

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Summerlin Parkway Storage
 Address: 2165 Horse Prairie Dr
 City: Henderson
 State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: City of Las Vegas
 Address: 495 S Main Street
 City: Las Vegas
 State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____