

Inst #: 20230510-0000962
Fees: \$0.00
05/10/2023 08:46:04 AM
Receipt #: 5287866
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: SCHIABLE Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

APN: 138-27-802-001

WHEN RECORDED MAIL AND
SEND TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
495 S MAIN STREET
LAS VEGAS, NV 89101

RIGHT OF WAY GRANT FOR DRAINAGE EASEMENT PURPOSES

I (WE): **SUMMERLIN PARKWAY STORAGE, LLC**, a Nevada limited liability company, the undersigned, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the **CITY OF LAS VEGAS**, a Municipal Corporation of the County of Clark, State of Nevada, its successors and assigns, all rights necessary for the construction, operation, repair and renewal of surface and subsurface drainage channels, pipes, conduits and attached appurtenances; upon, over, under and across the parcel of land hereinafter described, and the right of ingress and egress to and over said parcel. Said parcel of land being described as follows:

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

(DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED)

For: Drainage Easement

The grantor(s) retain(s) the right to fence, to plant, to maintain and to use said parcel for their own purpose so long as such use is consistent with standard safety factors and does not interfere with the rights herein granted.

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



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 Section 27, T.20S., R.60E., M.D.M.
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**EXHIBIT A
 EXPLANATION**

This legal description describes a parcel of land for the creation of a Public Drainage easement.

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, Thence South 89°36'06"East 25.00 feet to a point; said point being the **POINT OF BEGINNING**; said **POINT OF BEGINNING** also being a point on a curve for a concave curve to the South East:

Thence Northeasterly 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 North 23°28'18" East a distance of 12.35 feet to a point of tangency with a concave curve to the North West;

Thence Northeasterly along said curve 11.35 feet, said curve having a Radius of 45.50 feet, a delta angle of 14°17'17", and a long chord which bears North 40°38'00" East a distance of 11.32 feet to a point;

Thence South 89°36'06" East, 32.01 feet to a point;

Thence North 44°25'47"East, 16.49 feet to a point;

Thence South 84°28'10"East 94.59 feet to a point;

Thence South 89°36'10"East 143.71 feet to the East boundary of the aforementioned parcel;

Thence South 00°46'10" East, along the East boundary of the aforementioned parcel; 23.40 feet to a point being the South East corner of the aforementioned parcel;

Thence North 89°36'06" West, along the South boundary of the aforementioned parcel, 294.02 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

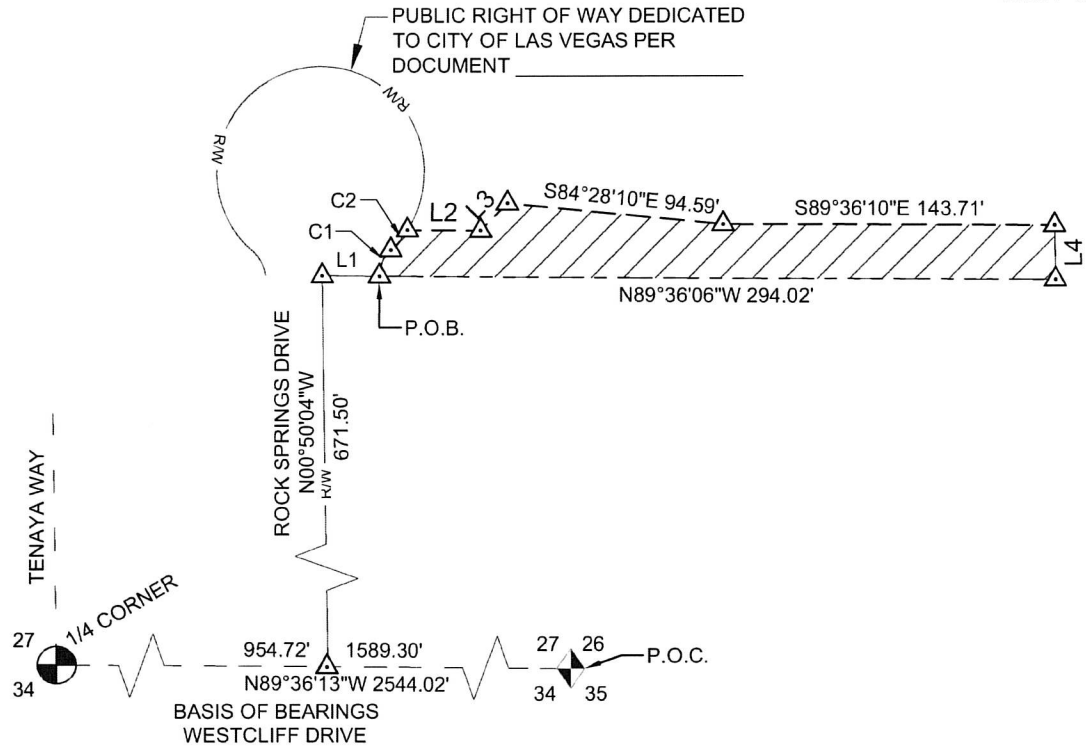
Said Parcel contains 7058 square feet, more or less

Prepared by Kyle A. Gochnour, P.L.S. 031033
 Horrocks Engineers
 April 21, 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.



Line Table		
Line #	Length	Direction
L1	25.00'	S89°36'06"E
L2	32.01'	S89°36'06"E
L3	16.49'	N44°25'47"E
L4	23.40'	S0°46'10"E



LEGEND:

	FOUND ALUMINUM CAP
	FOUND BRASS CAP
	CALCULATED POINT
	EASEMENT LINE
	PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY LINE
	EASEMENT AREA
	P.O.C.
	P.O.B.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.73'	15.00'	48°36'43"	N23°28'18"E	12.35'
C2	11.35'	45.50'	14°17'17"	N40°38'00"E	11.32'