

ORDINANCE NO. 1382

AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 465, ORDERING THE GRADING, GRAVELLING, MACADAMIZING, PAVING, CURBING, GUTTERING, DRAINING, AND OTHERWISE IMPROVING, INCLUDING INSTALLING STREET LIGHTS ALONG, CERTAIN STREETS AND PORTIONS THEREOF, WITH INTERSECTIONS, AND THE INSTALLATION OF SANITARY SEWER SYSTEM AND APPURTENANCES, ALL WITHIN THE CITY OF LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING ACTION HERETOFORE TAKEN RELATIVE TO SAID DISTRICT; AND PROVIDING FOR RELATED MATTERS. 1382

WHEREAS, the Board of Commissioners of the City of Las Vegas, Nevada, has heretofore taken action preliminary to the creation of Las Vegas, Nevada, Special Assessment District No. 465, consisting of three (3) separate and distinct assessment units, for the purpose of grading, gravelling, macadamizing, paving, curbing, guttering, draining and otherwise improving the streets and portions thereof, with intersections, within that certain area of said City described in the provisional order resolution passed and approved on the 2nd day of October, 1968, as Assessment Unit No. 1; the construction of a sanitary sewer system consisting of the installation of sewer collection lines and all other facilities incidental thereto in that portion of Western Street within said City described in said provisional order resolution as Assessment Unit No. 2; and the installation of street lights and appurtenances along the streets and portions thereof within that certain area of said City described in said provisional order resolution as Assessment Unit No. 3; and to defray the entire costs and expenses thereof by special assessments, according to the benefits, against the taxable lots and premises in each assessment unit of said District; and

WHEREAS, pursuant to Chapter 271 of Nevada Revised Statutes, and the aforesaid provisional order resolution, said Board of Commissioners declared its determination to create the District for the purpose of making said improvements within each assessment unit thereof, stating therein the improvements, that the entire expense thereof shall be paid by special assessment, and that the assessment is to be made according to the benefits, by apt description designating the District, including the lands to be so assessed and definitely locating the improvements to be made within each assessment unit of said District; and

WHEREAS, pursuant to said resolution, said Board of Commissioners directed the City Clerk of said City to give notice of the estimates of the expense of the improvements and plats and diagrams theretofore filed, and of the time and place of hearing thereon, and said notice was given in the manner specified by the laws of the State of Nevada and in accordance with the directions contained in said resolution; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform the parties of the proceedings concerning the District which might directly and adversely affect their legally protected interests; and

WHEREAS, at said hearing one written protest and two verbal protests were received with respect to Assessment Unit No. 1 and Assessment Unit No. 3, and no protests, either written or verbal, were received with respect to Assessment Unit No. 2; and said Board, having duly considered each of said protests, determined it to be in the best interest of each individual unit of said District, the City and the inhabitants thereof to create the District as heretofore proposed; and

WHEREAS, the owners of less than one-half of the area to be assessed in each assessment unit filed written or verbal objections; and

WHEREAS, said Board of Commissioners has done all things necessary and preliminary to the creation of said Las Vegas, Nevada, Special Assessment District No. 465, including, but not necessarily limited to, the filing with the City Clerk by the City Engineer of a revised and accurate estimate of cost, plans, assessment plat, specifications and map, and desires now to order such improvements and work by this ordinance.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, DO ORDAIN AS FOLLOWS:

Section 1. That said Board of Commissioners has determined, and does hereby determine, that each and every protest and objection filed or otherwise made in connection with Las Vegas, Nevada, Special Assessment District No. 465 (representing less than fifty per cent (50%) of the area to be assessed in each or any individual assessment unit in said District) is without merit, and that the same be, and hereby is, overruled and finally passed upon by said Board.

Section 2. That there shall be, and hereby is, created an assessment district, consisting of three (3) separate and distinct assessment units, for the purposes of grading, graveling, macadamizing, paving, curbing, guttering, draining and otherwise improving the streets and portions thereof, with intersections, within that certain area of said City described in the provisional order resolution passed and approved on the 2nd day of October, 1968, as Assessment Unit No. 1; of the construction of a sanitary sewer system consisting of the installation of sewer collection lines and all other facilities incidental thereto in that portion of Western Street within said City described in said provisional order resolution as Assessment Unit No. 2;

and of the installation of street lights and appurtenances along the streets and portions thereof within that certain area of said City described in said provisional order resolution as Assessment Unit No. 3, said Assessment District to be called and designated Las Vegas, Nevada, Special Assessment District No. 465, to include and be the same as the areas designated in the aforesaid provisional order resolution, and said improvements be, and hereby are, ordered.

Section 3. That the character and location of the improvements and the boundaries of the District, and of each assessment unit thereof, shall be in all respects as set forth in the aforesaid provisional order resolution (except to the extent inconsistent herewith), as more particularly shown in the plats, diagrams, plans and specifications as filed in the City Clerk's office prior to the adoption of said provisional order resolution, and as since remaining on file therein.

The boundaries of the District, which include all the lots and parcels to be assessed, shall be more particularly described as follows:

#### ASSESSMENT UNIT NO. 1

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the South Half (S 1/2) of the Southwest Quarter (SW 1/4); the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); and the West Half (W 1/2) of the Northeast Quarter (NE 1/4), all in Section 4, Township 21 South, Range 61 East, M.D.M., more particularly described as follows:

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M.; thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 4; thence North 87°15'10" West along the South line of said Section 4 a distance of 30.00 feet; thence North 2°44'50" East a distance of 58.84 feet; thence from a tangent which bears the last described course, curving to the right with a radius of 530.00 feet, through an angle of 18°50'25", an arc distance of 174.28 feet to a point on the Westerly right of way line of Highland Drive, the True Point of Beginning; thence North 87°15'10" West a distance of 208.05 feet; thence from a tangent which bears North 16°18'24" East, curving to the right, with a radius of 730.00 feet, through an angle of 19°15'04", an arc distance of 245.28 feet; thence North 35°33'28" East a distance of 573.92 feet; thence from a tangent which bears the last described course, curving to the right with a radius of 730.00 feet, through an angle of 8°37'44", an arc distance of 109.94 feet; thence from a tangent which bears North 12°34'42" West, curving to the right, with a radius of 461.96 feet, through an angle of 16°08'47", an arc distance of 130.18 feet to a point on the Easterly right of way line of Interstate Route 15; thence North 35°31'28" East, along said Easterly right of way line of Interstate Route 15 a distance of 254.56 feet; thence continuing along said Easterly right of way line of Interstate Route 15, North 35°34'17" East a distance of 1609.85 feet to a point on the North line of the Southeast Quarter (SE 1/4) of said Section 4; thence South 88°45'39" East along the North line of the Southeast Quarter (SE 1/4) of said Section 4, a distance of 185.03 feet; thence North 27°56'20" East a distance of 254.32 feet to a point in the center line of Oakey Boulevard; thence North 72°07'10" East along said center line a distance of 330.00 feet to a point in the center line of Western Avenue; thence North 27°56'20" East

along the center line of Western Avenue a distance of 134.57 feet; thence North 62°03'40" West a distance of 30.00 feet to the most Easterly corner of that certain parcel of land conveyed to Texaco, Inc., by Lease recorded April 28, 1964, as Document No. 429471 of Official Records of Clark County, Nevada; thence North 84°44'20" West a distance of 216.74 feet; thence North 27°56'20" East a distance of 298.51 feet; thence North 89°52'29" East a distance of 109.90 feet; thence North 03°45'33" East a distance of 185.12 feet; thence from a tangent which bears North 41°46'20" East, curving to the right, with a radius of 730.00 feet, through an angle of 20°24'24", an arc distance of 260.00 feet; thence North 62°10'44" East a distance of 126.24 feet; thence from a tangent which bears the last described course, curving to the left, with a radius of 42.83 feet, through an angle of 45°31'30", an arc distance of 34.03 feet; thence North 16°39'14" East a distance of 122.95 feet; thence South 88°48'55" East a distance of 107.52 feet; thence North 16°39'14" East a distance of 183.87 feet; thence North 01°14'08" East a distance of 112.63 feet; thence North 88°48'35" West a distance of 15.00 feet; thence North 01°10'05" East a distance of 160.72 feet; thence North 88°48'55" West a distance of 31.97 feet to a point on the Easterly right of way line of Interstate Route 15; thence from a tangent which bears North 20°50'02" East, curving to the left, along the said Easterly right of way line of Interstate Route 15, with a radius of 1950.00 feet, through an angle of 2°10'38", an arc distance of 74.10 feet to a point in the center line of Wall Street; thence South 71°20'36" East a distance of 25.00 feet; thence from a tangent which bears North 18°39'24" East, curving to the left with a radius of 1975.00 feet through an angle of 3°48'59" an arc distance of 131.55 feet; thence South 88°22'08" East a distance of 359.93 feet; thence South 02°22'26" East a distance of 177.20 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 730.00 feet, through an angle of 18°25'28", an arc distance of 234.74 feet to a point on the Westerly right of way line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South 27°56'20" West along said Westerly right of way line a distance of 456.65 feet; thence North 88°44'25" West a distance of 22.37 feet; thence South 27°56'20" West a distance of 447.31 feet; thence South 62°10'44" West a distance of 59.03 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 270.00 feet, through an angle of 34°14'24", an arc distance of 161.35 feet; thence South 27°56'20" West a distance of 185.61 feet to a point in the center line of Oakey Boulevard; thence from a tangent which bears South 86°26'07" West, curving to the left, with a radius of 600.00 feet, through an angle of 14°18'57", an arc distance of 149.92 feet along the center line of Oakey Boulevard; thence continuing along the center line of Oakey Boulevard South 72°07'10" West a distance of 123.13 feet; thence South 02°41'44" West a distance of 348.29 feet to a point on the North line of the Southeast Quarter (SE 1/4) of said Section 4; thence South 88°45'39" East along said North line a distance of 60.49 feet; thence South 27°56'20" West a distance of 2570.71 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 2430.00 feet, through an angle of 04°50'51", an arc distance of 205.67 feet; thence North 87°15'10" West a distance of 769.59 feet to the TRUE POINT OF BEGINNING.

Except therefrom the following described parcels:

Parcel A

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M., thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of said Section 4; thence North 02°44'50" East a distance of 206.05 feet; thence North 35°33'28" East a distance of 820.04 feet; thence

North 57°56'20" East a distance of 232.20 feet; thence South 32°03'40" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence North 57°56'20" East a distance of 343.35 feet; thence from a tangent which bears the last described course, curving to the left, with a radius of 530.00 feet, through an angle of 02°28'23", an arc distance of 22.87 feet; thence South 27°56'20" West a distance of 317.37 feet along the Westerly right of way line of Western Avenue; thence North 62°03'40" West a distance of 182.68 feet to the TRUE POINT OF BEGINNING.

#### Parcel B

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M., thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 4; thence North 02°44'50" East a distance of 206.05 feet; thence North 35°33'28" East a distance of 820.04 feet; thence North 57°56'20" East a distance of 128.92 feet; thence North 32°03'40" West a distance of 210.38 feet; thence North 35°34'17" East a distance of 655.38 feet; thence North 54°25'43" West a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 54°25'43" West a distance of 130.00 feet to a point on the Easterly right of way line of Interstate Route 15; thence North 35°34'17" East along said Easterly right of way line a distance of 100.00 feet; thence South 54°25'43" East a distance of 130.00 feet; thence South 35°34'17" West a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

#### Parcel C

Beginning at the point of intersection on the North line of said Section 4 and the center line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South 27°56'20" West along the center line of the L.A. & S.L. Railway a distance of 1823.51 feet; thence North 88°44'25" West a distance of 233.06 feet; thence from a tangent which bears North 18°36'45" East, curving to the left with a radius of 242.83 feet, through an angle of 01°57'31" an arc distance of 8.30 feet; thence North 16°39'14" East a distance of 178.30 feet to the TRUE POINT OF BEGINNING; thence North 89°48'55" West a distance of 181.00 feet; thence South 0°11'05" West a distance of 60.00 feet; thence South 89°48'55" East a distance of 105.00 feet; thence North 16°39'14" East a distance of 62.26 feet to the TRUE POINT OF BEGINNING.

#### Parcel D

Beginning at the point of intersection of the North line of Section 4, Township 21 South, Range 61 East, with the center line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South 27°56'20" West along said railway center line a distance of 1715.33 feet; thence North 89°48'55" West a distance of 55.99 feet to the northeast corner of that certain parcel of land conveyed to Lester G. Adams et ux, by deed recorded January 17, 1957, as Document No. 97524, Clark County Nevada Records, the TRUE POINT OF BEGINNING; thence North 27°56'20" East along the Westerly right of way line of the L.A. & S.L. Railway a distance of 107.93 feet; thence North 88°48'55" West a distance of 158.62 feet to a point in the East line of Western Avenue; thence South 16°39'14" West a distance of 100.00 feet to the Northwest corner of said conveyed parcel; thence South 88°48'55" East a distance of 136.71 feet to the TRUE POINT OF BEGINNING.

#### Parcel E

Commencing at the point of intersection of the North line of Section 4, Township 21 South, Range 61 East, M.D.M.; and the center line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South 27°56'20" West along said center line a distance of 910.42 feet; thence North

88°22'08" West a distance of 249.91 feet to the TRUE POINT OF BEGINNING; thence continuing North 88°22'08" West a distance of 200.00 feet to a point in the East right of way line of Western Avenue (60 feet wide); thence South 27°56'20" West along said East right of way line a distance of 60.15 feet; thence South 88°22'08" East a distance of 200.00 feet; thence North 27°56'20" East a distance of 60.15 feet to the TRUE POINT OF BEGINNING.

Parcel F

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M.; thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 4; thence North 87°15'10" West along the South line of said Section 4 a distance of 30.00 feet; thence North 2°44'50" East a distance of 58.84 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 530.00 feet, through an angle of 18°50'25", an arc distance of 174.28 feet to the TRUE POINT OF BEGINNING; thence North 87°15'10" West a distance of 208.05 feet; thence from a tangent which bears North 16°18'24" East, curving to the right with a radius of 730.00 feet, through an angle of 17°30'51", an arc distance of 223.16 feet; thence South 54°26'32" East a distance of 200.13 feet; thence from a tangent which bears South 33°09'55" West curving to the left, with a radius of 530.00 feet, through an angle of 11°34'40", an arc distance of 107.10 feet to the TRUE POINT OF BEGINNING.

ASSESSMENT UNIT NO. 2

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Southeast Quarter (SE 1/4) of Section 4, Township 21 South, Range 61 East, M.D.M., and being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (SE 1/4) of said Section 4; thence South 88°45'39" East along the North line of said Southeast Quarter (SE 1/4) a distance of 472.78 feet to the intersection of said North line with the center line of Western Avenue (60 feet wide), the TRUE POINT OF BEGINNING; thence South 27°56'20" West along said center line a distance of 1534.91 feet; thence South 62°03'40" East a distance of 230.00 feet; thence North 27°56'20" East parallel with and distant 230.00 feet measured at right angles from the center line of said Western Avenue a distance of 1650.58 feet to a point in the North line of the Southeast Quarter (SE 1/4) of said Section 4; thence North 88°45'39" West along said North line a distance of 257.45 feet to the TRUE POINT OF BEGINNING.

ASSESSMENT UNIT NO. 3

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the South Half (S 1/2) of the Southwest Quarter (SW 1/4); the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); and the West Half (W 1/2) of the Northeast Quarter (NE 1/4), all in Section 4, Township 21 South, Range 61 East, M.D.M., more particularly described as follows:

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M.; thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 4; thence North 87°15'10" West along the South line of said Section 4 a distance of 30.00 feet; thence North 2°44'50" East a distance of 58.84 feet; thence from a tangent which

bears the last described course, curving to the right with a radius of 530.00 feet, through an angle of  $18^{\circ}50'25''$ , an arc distance of 174.28 feet to a point on the Westerly right of way line of Highland Drive, the TRUE POINT OF BEGINNING; thence North  $87^{\circ}15'10''$  West a distance of 208.05 feet; thence from a tangent which bears North  $16^{\circ}18'24''$  East, curving to the right, with a radius of 730.00 feet, through an angle of  $19^{\circ}15'04''$ , an arc distance of 245.28 feet; thence North  $35^{\circ}33'28''$  East a distance of 573.92 feet; thence from a tangent which bears the last described course, curving to the right with a radius of 730.00 feet, through an angle of  $8^{\circ}37'44''$ , an arc distance of 109.94 feet; thence from a tangent which bears North  $12^{\circ}34'42''$  West, curving to the right, with a radius of 461.96 feet, through an angle of  $16^{\circ}08'47''$ , an arc distance of 130.18 feet to a point on the Easterly right of way line of Interstate Route 15; thence North  $35^{\circ}31'28''$  East, along said Easterly right of way of Interstate Route 15 a distance of 254.56 feet; thence continuing along said Easterly right of way line of Interstate Route 15, North  $35^{\circ}34'17''$  East a distance of 1609.85 feet to a point on the North line of the Southeast Quarter (SE 1/4) of said Section 4; thence South  $88^{\circ}45'39''$  East along the North line of the Southeast Quarter (SE 1/4) of said Section 4, a distance of 185.03 feet; thence North  $27^{\circ}56'20''$  East a distance of 254.32 feet to a point in the center line of Oakey Boulevard; thence North  $72^{\circ}07'10''$  East along said center line a distance of 330.00 feet to a point in the center line of Western Avenue; thence North  $27^{\circ}56'20''$  East along the center line of Western Avenue a distance of 134.57 feet; thence North  $62^{\circ}03'40''$  West a distance of 30.00 feet to the most Easterly corner of that certain parcel of land conveyed to Texaco, Inc. by Lease recorded April 28, 1964, as Document No. 429471 of Official Records of Clark County, Nevada; thence North  $84^{\circ}44'20''$  West a distance of 216.74 feet; thence North  $27^{\circ}56'20''$  East a distance of 298.51 feet; thence North  $89^{\circ}52'29''$  East a distance of 109.90 feet; thence North  $03^{\circ}45'33''$  East a distance of 185.12 feet; thence from a tangent which bears North  $41^{\circ}46'20''$  East, curving to the right, with a radius of 730.00 feet, through an angle of  $20^{\circ}24'24''$ , an arc distance of 260.00 feet; thence North  $62^{\circ}10'44''$  East a distance of 126.24 feet; thence from a tangent which bears the last described course, curving to the left, with a radius of 42.83 feet, through an angle of  $45^{\circ}31'30''$ , an arc distance of 34.03 feet; thence North  $16^{\circ}39'14''$  East a distance of 122.95 feet; thence South  $88^{\circ}48'55''$  East a distance of 107.52 feet; thence North  $16^{\circ}39'14''$  East a distance of 183.87 feet; thence North  $01^{\circ}14'08''$  East a distance of 112.63 feet; thence North  $88^{\circ}48'35''$  West a distance of 15.00 feet; thence North  $01^{\circ}10'05''$  East a distance of 160.72 feet; thence North  $88^{\circ}48'55''$  West a distance of 31.97 feet to a point on the Easterly right of way line of Interstate Route 15; thence from a tangent which bears North  $20^{\circ}50'02''$  East, curving to the left, along the said Easterly right of way line of Interstate Route 15, with a radius of 1950.00 feet, through an angle of  $2^{\circ}10'38''$ , an arc distance of 74.10 feet to a point in the center line of Wall Street; thence South  $71^{\circ}20'36''$  East a distance of 25.00 feet; thence from a tangent which bears North  $18^{\circ}39'24''$  East, curving to the left with a radius of 1975.00 feet through an angle of  $3^{\circ}48'59''$  an arc distance of 131.55 feet; thence South  $88^{\circ}22'08''$  East a distance of 359.93 feet; thence South  $02^{\circ}22'26''$  East a distance of 177.20 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 730.00 feet, through an angle of  $18^{\circ}25'28''$ , an arc distance of 234.74 feet to a point on the Westerly right of way line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South  $27^{\circ}56'20''$  West along said Westerly right of way line a distance of 456.65 feet; thence North  $88^{\circ}44'25''$  West a distance of 22.37 feet; thence South  $27^{\circ}56'20''$  West a distance of 447.31 feet; thence South  $62^{\circ}10'44''$  West a distance of 59.03 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 270.00 feet, through an angle of  $34^{\circ}14'24''$ , an arc distance of 161.35 feet; thence South  $27^{\circ}56'20''$  West a distance of 185.61 feet to a point in the center line of Oakey Boulevard; thence from a tangent which bears South  $86^{\circ}26'07''$

West, curving to the left, with a radius of 600.00 feet, through an angle of 14°18'57", an arc distance of 149.92 feet along the center line of Oakey Boulevard; thence continuing along the center line of Oakey Boulevard South 72°07'10" West a distance of 123.13 feet; thence South 02°41'44" West a distance of 348.29 feet to a point on the North line of the Southeast Quarter (SE 1/4) of said Section 4; thence South 88°45'39" East along said North line a distance of 60.49 feet; thence South 27°56'20" West a distance of 2570.71 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 2430.00 feet, through an angle of 04°50'51", an arc distance of 205.67 feet; thence North 87°15'10" West a distance of 769.59 feet to the TRUE POINT OF BEGINNING.

Except therefrom the following described parcel:

Parcel A

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M.; thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of said Section 4; thence North 02°44'50" East a distance of 206.05 feet; thence North 35°33'28" East a distance of 820.04 feet; thence North 57°56'20" East a distance of 232.20 feet; thence South 32°03'40" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence North 57°56'20" East a distance of 343.35 feet; thence from a tangent which bears the last described course, curving to the left, with a radius of 530.00 feet, through an angle of 02°28'23", an arc distance of 22.87 feet; thence South 27°56'20" West a distance of 317.37 feet along the Westerly right of way line of Western Avenue; thence North 62°03'40" West a distance of 182.68 feet to the TRUE POINT OF BEGINNING.

Section 4. The amounts to be assessed shall be made upon all lots and parcels of property benefited, proportionately to the benefits received and shall be assessed against the benefited property abutting said improvements in each assessment unit on an area basis, i. e., on the basis that each lot or parcel of property to be assessed in each such assessment unit shall be assessed a portion of the aggregate dollar amount being levied against that particular entire assessment unit in the proportion that the area of said lot or parcel bears to the area of all the assessable property in such assessment unit; provided that the depth of a lot or parcel in excess of 200 feet from the frontage thereof abutting the improvement shall not be considered in computing the area of such lot or parcel; and provided that in each assessment unit an equitable adjustment will be made for assessments levied against any irregular lots or parcels, so that the assessments according to benefits are equal and uniform. In Assessment Unit No. 1, the costs of paving street intersections shall be included in the total costs being levied against each such assessment unit and shall be assessed against each lot or parcel of property within such assessment unit on the aforesaid area basis. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon, each lot or parcel of property shall be as stated in the aforesaid assessment plat.

Regardless of the basis used for apportioning assessments, in the case of wedge or

V or other irregularly shaped tracts, an amount apportioned thereto shall be in proportion to the several benefits to be derived thereby.

Section 5. Except as shown on the plans and specifications now on file in the Office of the City Clerk, the character of such improvements shall be more particularly as follows:

ASSESSMENT UNIT NO. 1

The improvement shall include street paving and curbs and gutters to consist of bituminous fog seal, 2-1/2" asphaltic concrete pavement, bituminous prime coat, 4" Type II aggregate base, and 9" Type I aggregate sub-base (plus 1" asphaltic concrete pavement overlay on existing pavement along Western Street from beginning of construction to Highland Drive and along Highland Avenue); and Portland cement "L" Type curbs and gutters and commercial depressed curbs; together with necessary valley gutters and drainage facilities, and the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved now on file in the office of the City Clerk.

ASSESSMENT UNIT NO. 2

The sanitary sewer project shall consist of the installation of 8" vitrified clay sewer pipe, 4" vitrified clay laterals from 8" sewer pipe to lot lines, and necessary precast concrete manholes, together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved now on file in the office of the City Clerk.

ASSESSMENT UNIT NO. 3

The street lighting system shall consist of mercury vapor luminaires, steel standards, including concrete bases, and underground and/or overhead circuits, together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the

work and of the locality to be improved now on file in the office of the City Clerk.

Section 6. That all actions (not inconsistent with the provisions of this ordinance) heretofore taken by the City of Las Vegas, and the officers of said City, directed toward the construction and installation of the improvements within each of the remaining assessment units of said Assessment District No. 465, toward the creation of said District, and toward levying and effecting special assessments to defray the cost thereof, be, and the same hereby are, ratified, approved and confirmed.

Section 7. That all by-laws, orders, resolutions and ordinances, or parts of by-laws, orders, resolutions and ordinances, in conflict with this ordinance, are hereby repealed.

Section 8. That if any one or more sections, sentences, clauses, or parts of this ordinance shall, for any reason, be questioned or be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this ordinance, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this ordinance so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause or part of this ordinance in any one or more instances shall not affect or prejudice in any way the applicability and validity of this ordinance in any other instances, and each of the units comprising this proposed assessment district shall be treated separately and distinctly for purposes of notice, protest and other matters relating thereto and should any of the individual units be defeated by protest or become invalid for any other reason, said protest or invalidity by operation of law or otherwise shall not affect the remaining unit or units.

Section 9. That the City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its final reading and adoption, in the Las Vegas Sun, a daily newspaper published in and of general circulation in said City, and this ordinance shall become effective immediately following the second publication thereof.

PASSED, ADOPTED AND APPROVED this 3rd day of January, 1969.

ATTEST:

  
Edwina M. Cole, City Clerk

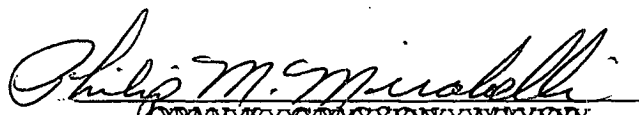
  
~~FRANK X GRAGSON X MAYOR X~~  
PHILIP M. MIRABELLI, Mayor Pro Tem

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 18th day of December, 1968, and referred to the following committee composed of Commissioners Mirabelli and Howery for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of January, 1969, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Howery, Corey, Stewart and Mirabelli

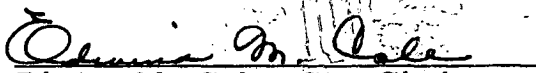
VOTING "NAY": None ABSENT: Mayor Gragson (Excused)

APPROVED:

  
~~FRANK G. GRAGSON, MAYOR~~

PHILIP M. MIRABELLI, Mayor Pro Tem

ATTEST:

  
Edwina M. Cole, City Clerk

# AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, }  
COUNTY OF CLARK } ss.

Robert E. Hunter, being first duly sworn,

deposes and says: That he is Shop Foreman of the  
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published  
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was  
continuously published in said newspaper for a period of 2 days

from Jan. 7, 1969 to Jan. 14, 1969

inclusive, being the issues of said newspaper for the following dates, to-wit:

January 7, 14, 1969.

That said newspaper was regularly issued and circulated on each of the dates  
above named.

Signed *Robert E. Hunter*

Subscribed and sworn to before me this 14th  
day of January, 1969.

*Ruthe V. Deskin*

My Commission Expires

Notary Public in and for Clark County, Nevada  
**RUTHE V. DESKIN**  
Notary Public — State of Nevada  
My Commission Expires April 14, 1969

**ORDINANCE NO. 1382**  
AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 465, ORDERING THE GRADING, GRAVELLING, MACADAMIZING, PAVING, CURBING, GUTTERING, DRAINING, AND OTHERWISE IMPROVING, INCLUDING INSTALLING STREET LIGHTS ALONG CERTAIN STREETS AND PORTIONS THEREOF, WITH INTERSECTIONS, AND THE INSTALLATION OF SANITARY SEWER SYSTEM AND APPURTENANCES, ALL WITHIN THE CITY OF LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING ACTION HERETOFORE TAKEN RELATIVE TO SAID DISTRICT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Board of Commissioners of the City of Las Vegas, Nevada, has heretofore taken action preliminary to the creation of Las Vegas, Nevada, Special Assessment District No. 465, consisting of three (3) separate and distinct assessment units, for the purpose of grading, graveling, macadamizing, paving, curbing, guttering, draining and otherwise improving the streets and portions thereof, with intersections, within that certain area of said City described in the provisional order resolution passed and approved on the 2nd day of October, 1968, as Assessment Unit No. 1; the construction of a sanitary sewer system consisting of the installation of sewer collection lines and all other facilities incidental thereto in that portion of Western Street within said City described in said provisional order resolution as Assessment Unit No. 2; and the installation of street lights and appurtenances along the streets and portions thereof within that certain area of said City described in said provisional order resolution as Assessment Unit No. 3, and to defray the entire costs and expenses thereof by special assessments, according to the benefits, against the taxable lots and premises in each assessment unit of said District; and

WHEREAS, pursuant to Chapter 271 of Nevada Revised Statutes, and the aforesaid provisional order resolution, said Board of Commissioners declared its determination to create the District for the purpose of making said improvements within each assessment unit thereof, stating therein the improvements, that the entire expense thereof shall be paid by special assessment, and that the assessment is to be made according to the benefits, by apt description designating the District, including the lands to be so assessed and definitely locating the improvements to be made within each assessment unit of said District; and

WHEREAS, pursuant to said resolution, said Board of Commissioners directed the City Clerk of said City to give notice of the estimates of the expense of the improvements and plans and diagrams thereto filed, and of the time and place of hearing thereon, and said notice was given in the manner specified by the laws of the State of Nevada and in accordance with the directions contained in said resolution; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform the parties of the proceedings concerning the District which might directly and adversely affect their legally protected interests; and

WHEREAS, at said hearing one written protest and two verbal protests were received with respect to Assessment Unit No. 1 and Assessment Unit No. 3, and no protests, either written or verbal, were received with respect to Assessment Unit No. 2; and said Board, having duly considered each of said protests, determined it to be in the best interest of each individual unit of said District, the City and the inhabitants thereof to create the District as heretofore proposed; and

WHEREAS, the owners or less than one-half of the area to be assessed in each assessment unit filed written or verbal objections; and

WHEREAS, said Board of Commissioners has done all things necessary and preliminary to the creation of said Las Vegas, Nevada, Special Assessment District No. 465, including, but not necessarily limited to, the filing with the City Clerk by the City Engineer of a revised and accurate estimate of cost, plans, assessment plot, specifications and map, and desires now to order such improvements and work by this ordinance.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, DO ORDAIN AS FOLLOWS:

Section 1. That said Board of Commissioners has determined, and does hereby determine, that each and every protest and objection filed or otherwise made in connection with Las Vegas, Nevada, Special Assessment District No. 465 (representing less than fifty per cent (50%) of the area to be assessed in each or any individual assessment unit in said District) is without merit, and that the same be, and hereby is, overruled and finally passed upon by said Board.

Section 2. That there shall be, and hereby is, created an assessment district, consisting of three (3) separate and distinct assessment units, for the purposes of grading, graveling, macadamizing, paving, curbing, guttering, draining and otherwise improving the streets and portions thereof, with intersections, within that certain area of said City described in the provisional order resolution passed and approved on the 2nd day of October, 1968, as Assessment Unit No. 1; of the construction of a sanitary sewer system consisting of the installation of sewer collection lines and all other facilities incidental thereto in that portion of Western Street within said City described in said provisional order resolution as Assessment Unit No. 2; and of the installation of street lights and appurtenances along the streets and portions thereof within that certain area of said City described in said provisional order resolution as Assessment Unit No. 3, said Assessment District to be called and designated Las Vegas, Nevada, Special Assessment District No. 465, to include and be the same as the areas designated in the aforesaid provisional order resolution, and said improvements be, and hereby are, ordered.

Section 3. That the character and location of the improvements and the boundaries of the District, and of each assessment unit thereof, shall be in all respects as set forth in the aforesaid provisional order resolution (except to the extent inconsistent herewith), as more particularly shown in the plats, diagrams, plans and specifications as filed in the City Clerk's office prior to the adoption of said provisional order resolution, and as since remaining on file therein.

The boundaries of the District, which include all the lots and parcels to be assessed, shall be more particularly described as follows:

**ASSESSMENT UNIT NO. 1**

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ); the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ); the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ); and the West Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), all in Section 4, Township 21 South, Range 61 East, M.D.M., more particularly described as follows:

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M.; thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 4; thence North 87°15'10" West along the South line of said Section 4 a distance of 30.00 feet; thence North 2°44'50" East a distance of 58.84 feet; thence from a tangent which bears the last described course, curving to the right with a radius of 530.00 feet, through an angle of 18°50'25", an arc distance of 174.28 feet to a point on the Westerly right of way line of Highland Drive, the True Point of Beginning; thence North 87°15'10" West

a distance of 208.05 feet; thence from a tangent which bears North 16°18'24" East, curving to the right, with a radius of 730.00 feet, through an angle of 9°15'04", an arc distance of 254.28 feet; thence North 35°33'28" East a distance of 573.92 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 730.00 feet, through an angle of 8°37'41", an arc distance of 109.94 feet; thence from a tangent which bears North 12°34'42" West, curving to the right, with a radius of 461.96 feet, through an angle of 16°08'47", an arc distance of 130.18 feet to a point on the Easterly right of way line of Interstate Route 15; thence North 35°31'28" East, along said Easterly right of way line of Interstate Route 15 a distance of 254.56 feet; thence continuing along said Easterly right of way line of Interstate Route 15 North 35°34'17" East a distance of 1609.85 feet to a point on the North line of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 4; thence South 88°45'39" East along the North line of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 4, a distance of 185.03 feet; thence North 27°56'20" East a distance of 254.32 feet to a point in the center line of Oakley Boulevard; thence North 72°07'10" East along said center line, a distance of 330.00 feet to a point in the center line of Western Avenue; thence North 27°56'20" East along the center line of Western Avenue a distance of 194.57 feet; thence North 62°03'40" West a distance of 30.00 feet to the most Easterly corner of that certain parcel of land conveyed to Texoco, Inc., by Lease recorded No. 429471, of Official Records of Clark County, Nevada; thence North 84°44'20" West a distance of 216.74 feet; thence North 27°56'20" East a distance of 298.51 feet; thence North 89°52'29" East a distance of 109.90 feet; thence North 03°45'33" East a distance of 185.12 feet; thence from a tangent which bears North 41°46'20" East, curving to the right, with a radius of 730.00 feet, through an angle of 20°24'24", an arc distance of 260.00 feet; thence North 62°10'44" East a distance of 126.24 feet; thence from a tangent which bears the last described course, curving to the left, with a radius of 42.83 feet, through an angle of 45°31'30", an arc distance of 34.03 feet; thence North 16°39'14" East a distance of 122.95 feet; thence South 88°48'55" East a distance of 107.52 feet; thence North 16°39'14" East a distance of 183.87 feet; thence North 01°14'08" East a distance of 112.63 feet; thence North 88°48'35" West a distance of 15.00 feet; thence North 01°10'05" East a distance of 160.72 feet; thence North 88°48'55" West a distance of 31.97 feet to a point on the Easterly right of way line of Interstate Route 15, thence from a tangent which bears North 20°50'02" East, curving to the left, along the said Easterly right of way line of Interstate Route 15, with a radius of 1950.00 feet, through an angle of 21°10'38", an arc distance of 74.10 feet to a point in the center line of Wall Street; thence South 71°20'36" East a distance of 25.00 feet; thence from a tangent which bears North 18°39'24" East, curving to the left with a radius of 1975.00 feet through an angle of 3°48'59", an arc distance of 131.55 feet; thence South 88°22'08" East a distance of 359.93 feet; thence South 02°22'26" East a distance of 177.20 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 730.00 feet, through an angle of 18°25'28", an arc distance of 234.74 feet to a point on the Westerly right of way line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South 27°56'20" West along said Westerly right of way line a distance of 456.65 feet; thence North 88°44'25" West a distance of 22.37 feet; thence South 27°56'20" West a distance of 447.31 feet; thence South 62°10'44" West a distance of 59.03 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 270.00 feet, through an angle of 34°14'24", an arc distance of 161.35 feet; thence South 27°56'20" West a distance of 185.61 feet to a point in the center line of Oakley Boulevard; thence from a tangent which bears South 86°26'07" West, curving to the left, with a ra-

dius of 600.00 feet, through an angle of 14°18'57", an arc distance of 149.92 feet along the center line of Oakley Boulevard; thence continuing along the center line of Oakley Boulevard South 72°07'10" West a distance of 123.13 feet; thence South 02°41'44" West a distance of 348.29 feet to a point on the North line of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 4; thence South 88°45'39" East along said North line a distance of 60.49 feet; thence South 27°56'20" West a distance of 2570.71 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 2430.00 feet, through an angle of 04°50'51", an arc distance of 205.67 feet; thence North 87°15'10" West a distance of 769.59 feet to the TRUE POINT OF BEGINNING. Except therefrom the following described parcels:

**Parcel A**

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M., thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 4; thence North 02°44'50" East a distance of 206.05 feet; thence North 35°33'28" East a distance of 820.04 feet; thence North 57°56'20" East a distance of 232.20 feet; thence South 32°03'40" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence North 57°56'20" East a distance of 343.35 feet; thence from a tangent which bears the last described course, curving to the left, with a radius of 530.00 feet, through an angle of 02°28'23", an arc distance of 22.87 feet; thence South 27°56'20" West a distance of 317.37 feet along the Westerly right of way line of Western Avenue; thence North 62°03'40" West a distance of 182.68 feet to the TRUE POINT OF BEGINNING.

**Parcel B**

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M., thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 4; thence North 02°44'50" East a distance of 206.05 feet; thence North 35°33'28" East a distance of 820.04 feet; thence North 57°56'20" East a distance of 128.92 feet; thence North 32°03'40" West a distance of 210.38 feet; thence North 35°34'17" East a distance of 655.38 feet; thence North 54°25'43" West a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 54°25'43" West a distance of 130.00 feet to a point on the Easterly right of way line of Interstate Route 15; thence North 35°34'17" East along said Easterly right of way line a distance of 100.00 feet; thence South 54°25'43" East a distance of 130.00 feet; thence South 35°34'17" West a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

**Parcel C**

Beginning at the point of intersection on the North line of said Section 4 and the center line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South 27°56'20" West along the center line of the L.A. & S.L. Railway as distance of 1823.51 feet; thence North 88°44'25" West a distance of 233.06 feet; thence from a tangent which bears North 18°36'45" East, curving to the left with a radius of 242.83 feet, through an angle of 01°57'31", an arc distance of 8.30 feet; thence North 16°39'14" East a distance of 178.30 feet to the TRUE POINT OF BEGINNING; thence North 89°48'55" West a distance of 181.00 feet; thence South 01°11'05" West a distance of 60.00 feet; thence South 89°48'55" East a distance of 105.00 feet; thence North 16°39'14" East a distance of 62.26 feet to the TRUE POINT OF BEGINNING.

**Parcel D**  
Beginning at the point of intersection of the North line of Section 4, Township 21 South, Range 61 East, with the center line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South 27°56'20" West along said railway center line a distance of 1715.33 feet; thence North 89°48'55" West a distance of 55.99 feet to the northeast corner of that certain parcel of land conveyed to Lester G. Adams et ux, by deed recorded January 17, 1957, as Document No. 975-24, Clark County Nevada Records, the TRUE POINT OF BEGINNING; thence North 27°56'20" East along the Westerly right of way line of the L.A. & S.L. Railway a distance of 107.93 feet; thence North 88°48'55" West a distance of 158.62 feet to a point in the East line of Western Avenue; thence South 16°39'14" West a distance of 100.00 feet to the Northwest corner of said conveyed

parcel; thence South 88°48'55" East a distance of 136.71 feet to the TRUE POINT OF BEGINNING.

**Parcel E**  
Commencing at the point of intersection of the North line of Section 4, Township 21 South, Range 61 East, M.D.M.; and the center line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South 27°56'20" West along said center line a distance of 910.42 feet; thence North 88°22'08" West a distance of 249.91 feet to the TRUE POINT OF BEGINNING; thence continuing North 88°22'08" West a distance of 200.00 feet to a point in the East right of way line of Western Avenue (60 feet wide); thence South 27°56'20" West along said East right of way line a distance of 60.15 feet; thence South 88°22'08" East a distance of 200.00 feet; thence North 27°56'20" East a distance of 60.15 feet to the TRUE POINT OF BEGINNING.

**Parcel F**  
Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M.; thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW¼) of said Section 4; thence North 87°15'10" West along the South line of said Section 4 a distance of 30.00 feet; thence North 2°44'50" East a distance of 58.84 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 530.00 feet, through an angle of 18°50'25", an arc distance of 174.28 feet to the TRUE POINT OF BEGINNING; thence North 87°15'10" West a distance of 208.05 feet; thence from a tangent which bears North 16°18'24" East, curving to the right with a radius of 730.00 feet, through an angle of 17°30'51", an arc distance of 223.16 feet; thence South 54°26'32" East a distance of 200.13 feet; thence from a tangent which bears South 33°09'55" West curving to the left, with a radius of 530.00 feet, through an angle of 11°34'40", an arc distance of 107.10 feet to the TRUE POINT OF BEGINNING.

**ASSESSMENT UNIT NO. 2**  
A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Southeast Quarter (SE¼) of Section 4, Township 21 South, Range 61 East, M.D.M., and being more particularly described as follows:  
Commencing at the Northwest corner of the Southeast Quarter (SE¼) of said Section 4; thence South 88°45'39" East along the North line of said Southeast Quarter (SE¼) a distance of 472.78 feet to the intersection of said North line with the center line of Western Avenue (60 feet wide); the TRUE POINT OF BEGINNING; thence South 27°56'20" West along said center line a distance of 1534.91 feet; thence South 62°03'40" East a distance of 230.00 feet; thence North 27°56'20" East parallel with and distant 230.00 feet measured at right angles from the center line of said Western Avenue a distance of 1650.58 feet to a point in the North line of the Southeast Quarter (SE¼) of said Section 4; thence North 88°45'39" West along said North line a distance of 257.45 feet to the TRUE POINT OF BEGINNING.

**ASSESSMENT UNIT NO. 3**  
A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the South Half (S½) of the Southwest Quarter (SW¼); the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼); the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼); and the West Half (W½) of the Northeast Quarter (NE¼), all in Section 4, Township 21 South, Range 61 East, M.D.M., more particularly described as follows:  
Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M.; thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW¼) of said Section 4; thence North 87°15'10" West along the South line of said Section 4 a distance of 30.00 feet; thence North 2°44'50" East a distance of 58.84 feet; thence from a tangent which bears the last described course, curving to the right with a radius of 530.00 feet, through an angle of 18°50'25", an arc distance of 174.28 feet to a point on the Westerly right of way line of Highland Drive; the TRUE POINT OF BEGINNING; thence North 87°15'10" West a distance of 208.05 feet; thence from a tangent which bears North 16°18'24" East, curving to the right, with a radius of 730.00 feet, through an angle of 19°15'04", an arc distance of 245.28 feet; thence North 35°33'28" East a distance of 573.92 feet; thence from a tangent which bears the last described course, curving to the right with a radius of 730.00 feet, through an angle of 8°37'44", an arc distance of 109.94 feet; thence from a tangent which bears North 12°34'42" West, curving to the right, with a radius of 461.96 feet, through an angle of 16°08'47", an arc distance of 130.18 feet to a point on the Easterly right of way line of Interstate Route 15; thence North 35°31'28" East, along said Easterly right of way of Interstate Route 15 a distance of 254.56 feet; thence continuing along said Easterly right of way line of Interstate Route 15, North 35°34'17" East a distance of 1609.85 feet to a point on the North line of the Southeast Quarter (SE¼) of said Section 4; thence South 88°45'39" East along the North line of the Southeast Quarter (SE¼) of said Section 4, a distance of 185.03 feet; thence North 27°56'20" East a distance of 254.32 feet to a point in the center line of Oakey Boulevard; thence North 72°07'10" East along said center line a distance of 330.00 feet to a point in the center line of Western Avenue, thence North 27°56'20" East along the center line of Western Avenue a distance of 134.57 feet; thence North 62°03'40" West a distance of 30.00 feet to the most Easterly corner of that certain parcel of land conveyed to Texaco, Inc. by Lease recorded April 28, 1964, as Document No. 429-471 of Official Records of Clark County, Nevada; thence North 84°44'20" West a distance of 216.74 feet; thence North 27°56'20" East a distance of 298.51 feet; thence North 89°52'29" East a distance of 109.90 feet; thence North 03°45'33" East a distance of 185.12 feet; thence from a tangent which bears North 41°46'20" East, curving to the right, with a radius of 730.00 feet, through an angle of 20°24'24", an arc distance of 260.00 feet; thence North 62°10'44" East a distance of 126.24 feet; thence from a tangent which bears the last described course, curving to the left, with a radius of 42.83 feet, through an angle of 45°31'30", an arc distance of 34.03 feet; thence North 16°39'14" East a distance of 122.95 feet; thence South 88°48'55" East a distance of 107.52 feet; thence North 16°39'14" East a distance of 183.87 feet; thence North 01°14'08" East a distance of 112.63 feet; thence North 88°48'55" West a distance of 15.00 feet; thence North 01°10'15" East a distance of 160.72 feet; thence North 88°48'55" West a distance of 31.97 feet to a point on the Easterly right of way line of Interstate Route 15; thence from a tangent which bears North 20°50'02" East, curving to the left, along the said Easterly right of way line of Interstate Route 15, with a radius of 1950.00 feet, through an angle of 2°10'38", an arc distance of 74.10 feet to a point in the center line

of Wall Street; thence South 71°20'36" East a distance of 25.00 feet; thence from a tangent which bears North 18°39'24" East, curving to the left with a radius of 1975.00 feet through an angle of 3°48'59" an arc distance of 131.55 feet; thence South 88°22'08" East a distance of 359.93 feet; thence South 02°22'26" East a distance of 177.20 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 730.00 feet, through an angle of 18°25'28", an arc distance of 234.74 feet to a point on the Westerly right of way line of the L.A. & S.L. Railway (Union Pacific Railroad); thence South 27°56'20" West along said Westerly right of way line a distance of 456.65 feet; thence North 88°44'25" West a distance of 22.37 feet; thence South 27°56'20" West a distance of 447.31 feet; thence South 62°10'44" West a distance of 59.03 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 270.00 feet, through an angle of 34°14'24", an arc distance of 161.35 feet; thence South 27°56'20" West a distance of 185.61 feet to a point in the center line of Oakey Boulevard; thence from a tangent which bears South 86°26'07" West, curving to the left, with a radius of 600.00 feet, through an angle of 14°18'57", an arc distance of 149.92 feet to the center line of Oakey Boulevard; thence continuing along the center line of Oakey Boulevard South 72°07'10" West a distance of 123.13 feet; thence South 02°41'44" West a distance of 348.29 feet to a point on the North line of the Southeast Quarter (SE¼) of said Section 4; thence South 88°45'39" East along

said North line a distance of 60 feet; thence South 27°56'20" West a distance of 2570.71 feet; thence from a tangent which bears the last described course, curving to the right, with a radius of 2430.00 feet, through an angle of 04°50'51", an arc distance of 205.67 feet; thence North 87°15'10" West a distance of 769.59 feet to the TRUE POINT OF BEGINNING.

Except therefrom the following described parcel:

**Parcel A**  
Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, M.D.M.; thence South 87°15'10" East along the South line of said Section 4 a distance of 1239.63 feet to the Southeast corner of the Southwest Quarter (SW¼) of said Section 4; thence North 02°44'50" East a distance of 206.05 feet; thence North 35°33'28" East a distance of 820.04 feet; thence North 57°56'20" East a distance of 232.20 feet; thence South 32°03'40" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence North 57°56'02" East a distance of 343.35 feet; thence from a tangent which bears the last described course, curving to the left, with a radius of 530.00 feet, through an angle of 02°28'23" an arc distance of 22.87 feet; thence South 27°56'20" West a distance of 317.37 feet along the Westerly right of way line of Western Avenue; thence North 62°03'40" West a distance of 182.68 feet to the TRUE POINT OF BEGINNING.

Section 4. The amounts to be assessed shall be made upon all lots and parcels of property benefited, proportionately to the benefits received and shall be assessed against the benefited property abutting said improvements in each assessment unit on an area basis, i.e., on the basis that each lot or parcel of property to be assessed in each such assessment unit shall be assessed a portion of the aggregate dollar amount being levied against that particular entire assessment unit in the proportion that the area of said lot or parcel bears to the area of all the assessable property in such assessment unit; provided that the depth of a lot or parcel (in excess of 200 feet from the frontage thereof abutting the improvement) shall not be considered in computing the area of such lot or parcel; and provided that in each assessment unit an equitable adjustment will be made for assessments levied against any ir-

regular lots or parcels, so that the assessments according to benefits are equal and uniform. In Assessment Unit No. 1, the costs of paving street intersections shall be included in the total costs being levied against each such assessment unit and shall be assessed against each lot or parcel of property within such assessment unit on the aforesaid area basis. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon, each lot or parcel of property shall be as stated in the aforesaid assessment plat. Regardless of the basis used for apportioning assessments, in the case of wedge or V or other irregularly shaped tracts, an amount apportioned thereto shall be in proportion to the several benefits to be derived thereby.

Section 5. Except as shown on the plans and specifications now on file in the Office of the City Clerk, the character of such improvements shall be more particularly as follows:

**ASSESSMENT UNIT NO. 1**  
The improvement shall include street paving and curbs and gutters to consist of bituminous fog seal, 2½" asphaltic concrete pavement, bituminous prime coat, 4" Type II aggregate base, and 9" Type I aggregate sub-base (plus 1" asphaltic concrete pavement overlay on existing pavement along Western Street from beginning of construction to Highland Drive and along Highland Avenue); and Portland cement "L" Type curbs and gutters and commercial depressed curbs; together with necessary valley gutters and drainage facilities, and the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved now on file in the office of the City Clerk.

**ASSESSMENT UNIT NO. 2**  
The sanitary sewer project shall consist of the installation of 8" vitrified clay sewer pipe, 4" vitrified clay laterals from 8" sewer pipe to lot lines, and necessary precast concrete manholes, together with the installation 8" removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved now on file in the office of the City Clerk.

**ASSESSMENT UNIT NO. 3**  
The street lighting system shall consist of mercury vapor luminaires, steel standards, including concrete bases, and underground and/or overhead circuits, together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved now on file in the office of the City Clerk.

Section 6. That all actions (not inconsistent with the provisions of this ordinance) heretofore taken by the City of Las Vegas, and the officers of said City, directed toward the construction and installation of the improvements within each of the remaining assessment units of said Assessment District No. 465, toward the creation of said District, and toward levying and effecting special assessments to defray the cost thereof, be, and the same hereby are, ratified, approved and confirmed.

Section 7. That all by-laws, orders, resolutions and ordinances, or parts of by-laws, orders, resolutions and ordinances, in conflict with this ordinance, are hereby repealed.

Section 8. That if any one or more sections, sentences, clauses, or parts of this ordinance shall, for any reason, be questioned or be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this ordinance, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this ordinance so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause or part of this ordinance in any one or more instances shall not affect or prejudice in any way the applicability and validity of this ordinance in any other instances, and each of the units comprising this proposed assessment district shall be treated separately and distinctly for purposes of notice, protest and other matters relating thereto and should any of the individual units be defeated by protest or become invalid for any other reason, said protest or invalidity by operation of law or otherwise shall not affect the remaining unit or units.

Section 9. That the City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its final reading and adoption, in the Las Vegas SUN, a daily newspaper published in and of general circulation in said City, and this ordinance shall become effective immediately following the second publication thereof.

PASSED, ADOPTED AND APPROVED this 3rd day of January, 1969.

/s/ Philip M. Mirabelli

PHILIP M. MIRABELLI,  
Mayor Pro Tem

ATTEST:

/s/ Edwina M. Cole

Edwina M. Cole, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 18th day of December, 1968, and referred to the following committee composed of Commissioners Mirabelli and Howery for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of January, 1969, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Howery, Corey, Stewart and Mirabelli.

VOTING "NAY": None. ABSENT: Mayor Grapson (Excused).

/s/ Philip M. Mirabelli

PHILIP M. MIRABELLI,  
Mayor Pro Tem

ATTEST:

/s/ Edwina M. Cole

Edwina M. Cole, City Clerk

Pub. Jan. 7, 14, 1969