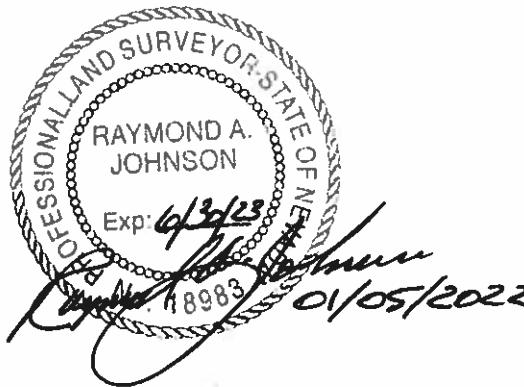




2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

EXHIBIT "A"

W.O. 8084
January 3, 2022
BY: BT
P.R. BY: TZ
APN 124-16-111-004
PAGE 1 OF 2

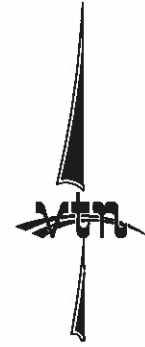


**LEGAL DESCRIPTION
UTILITY EASEMENT TO BE RELINQUISHED**

UTILITY EASEMENT

BEING ALL OF THAT UTILITY EASEMENT GRANTED TO THE CITY OF NORTH LAS VEGAS PER THAT CERTAIN DOCUMENT TITLED "UTILITY EASEMENT" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 20210408, INSTRUMENT NUMBER 0001494, RECORDED APRIL 08, 2021.

EXHIBIT "B"



T19S
8 9
17 16
R61E

GRAND TETON DRIVE

CE1.34
BOOK 156 OF
PLATS, PAGE 64

TULE SPRINGS PARKWAY
CE1.01


CLAYTON STREET

APN: 124-16-111-004
P1.01
VTS VILLAGE 1 PHASE 1
BOOK 156 OF PLATS,
PAGE 64



UTILITY EASEMENT
TO BE RELINQUISHED:
DOC. NO. 20210408:0001494

G:\8084\Mapping\Vacation Map\8084-VAC01.doc G:\8084\Mapping\Vacation Map\8084 Legals Vac.dwg

 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1" = 80'
			VERT.
	UTILITY EASEMENT RELINQUISHMENT	W.O. NO.	8084
		DRAWN BY:	BT
		DATE:	01/2022
		SHEET 2 OF 2	

Parcel Map Check Report

Client:

Client
Client Company
Address 1

Prepared by:

Preparer
VTN
2727 S. Rainbow Blvd.

Date: 1/27/2022 11:06:26 AM

Parcel Name: VAC01 - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 95,346.0004'

East: 52,804.9767'

Segment# 1: Curve

Length: 30.12'

Delta: 2°13'37"

Chord: 30.12'

Course In: S34°30'15"W

RP North: 94,707.3345'

End North: 95,328.4591'

Radius: 775.00'

Tangent: 15.06'

Course: S54°22'56"E

Course Out: N36°43'52"E

East: 52,365.9654'

East: 52,829.4623'

Segment# 2: Line

Course: S30°27'30"W

North: 95,312.5121'

Length: 18.50'

East: 52,820.0844'

Segment# 3: Line

Course: N59°32'30"W

North: 95,327.7195'

Length: 30.00'

East: 52,794.2245'

Segment# 4: Line

Course: N30°27'30"E

North: 95,346.0024'

Length: 21.21'

East: 52,804.9761'

Perimeter: 99.83'

Error Closure: 0.0021

Error North : 0.00203

Area: 598.53Sq.Ft.

Course: N18°10'57"W

East: -0.00067

Precision 1: 47,538.10

APNs 124-16-111-004



Inst #: 20210408-0001494
Fees: \$0.00
04/08/2021 10:57:09 AM
Receipt #: 4480795
Requestor:
CITY OF NORTH LAS VEGAS
Recorded By: MAYSM Pgs: 5
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

UTILITY EASEMENT

THIS INDENTURE, MADE AND ENTERED INTO BETWEEN PACIFIC OAK SOR TULE SPRINGS OWNER TRS, LLC, a Delaware limited liability company, referred to as Party of the First Part, and the City of North Las Vegas, Nevada, a municipal corporation organized and existing under and by virtue of its charter and the general laws of the State of Nevada, hereinafter referred to as Party of the Second Part,

WITNESSETH

That the Party of the First Part, for good and sufficient consideration, the receipt of which is hereby confessed and acknowledged by the said Party of the First Part, does hereby grant and convey an Easement to the said City of North Las Vegas, Nevada, for utility purposes over and in that certain parcel of real property situate within the County of Clark, State of Nevada, more particularly described as follows:

**See Attached Exhibits
"A&B"**

to have and hold the said Easement for utility purposes, and hereby waive all claims for damages for or on account of the same.

APNs 124-16-111-004

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal
this 5th day of April, 2021.

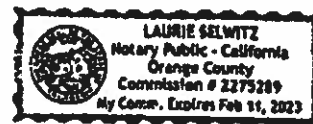
PACIFIC OAK SOR TULE SPRINGS
OWNER TRS, LLC
a Delaware limited liability company

Brian Ragsdale
Brian Ragsdale, President

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

This instrument was acknowledged before me on April 5, 2021
by Brian Ragsdale as President of PACIFIC OAK SOR TULE SPRINGS OWNER
TRS, LLC.

Laurie Selwitz
Notary Public in and for said County and State
My Commission Expires on 2/11/23



When Recorded Mail To:
City of North Las Vegas
City Clerk
2250 Las Vegas Boulevard North, Suite 800
North Las Vegas, NV 89030

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 124-16-111-004

EXHIBIT "A"

**EXPLANATION: THIS DESCRIPTION REPRESENTS A PUBLIC UTILITY EASEMENT
IN SUPPORT OF THE "VILLAGES AT TULE SPRINGS" PROJECT.**

DESCRIPTION

**THAT PORTION OF P1.01 OF "VTS VILLAGE 1 PHASE 1" AS SHOWN BY MAP THEREOF
IN BOOK 156, PAGE 64 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE,
NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 16,
TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK
COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE MOST WESTERLY CORNER OF CE1.01, AS SHOWN BY SAID
SUBDIVISION PLAT;**

**THENCE ALONG THE SOUTHWESTERLY LINE OF SAID C.E.1.01, THE FOLLOWING
TWO (2) COURSES:**

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 21°59'15" EAST,
CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 775.00 FEET,
CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 12°31'00", AN
ARC LENGTH OF 169.30 FEET TO THE POINT OF BEGINNING TO WHICH A
RADIAL LINE BEARS NORTH 34°30'15" EAST;**
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF
775.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF
02°13'37", AN ARC LENGTH OF 30.12 FEET TO A POINT TO WHICH A RADIAL
LINE BEARS NORTH 36°43'52" EAST;**

**THENCE DEPARTING THE SOUTHWESTERLY LINE OF SAID C.E.1.01, SOUTH
30°27'30" WEST, 18.50 FEET;**

THENCE NORTH 59°32'30" WEST, 30.00 FEET;

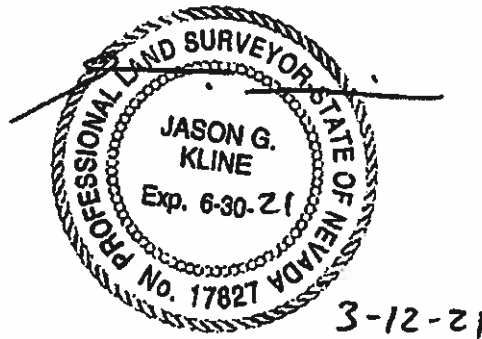
THENCE NORTH 30°27'30" EAST, 21.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 599 SQUARE FEET, MORE OR LESS.

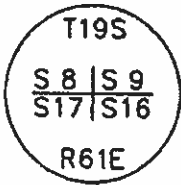
BASIS OF BEARINGS

SOUTH 89°49'16" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 156, PAGE 64 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

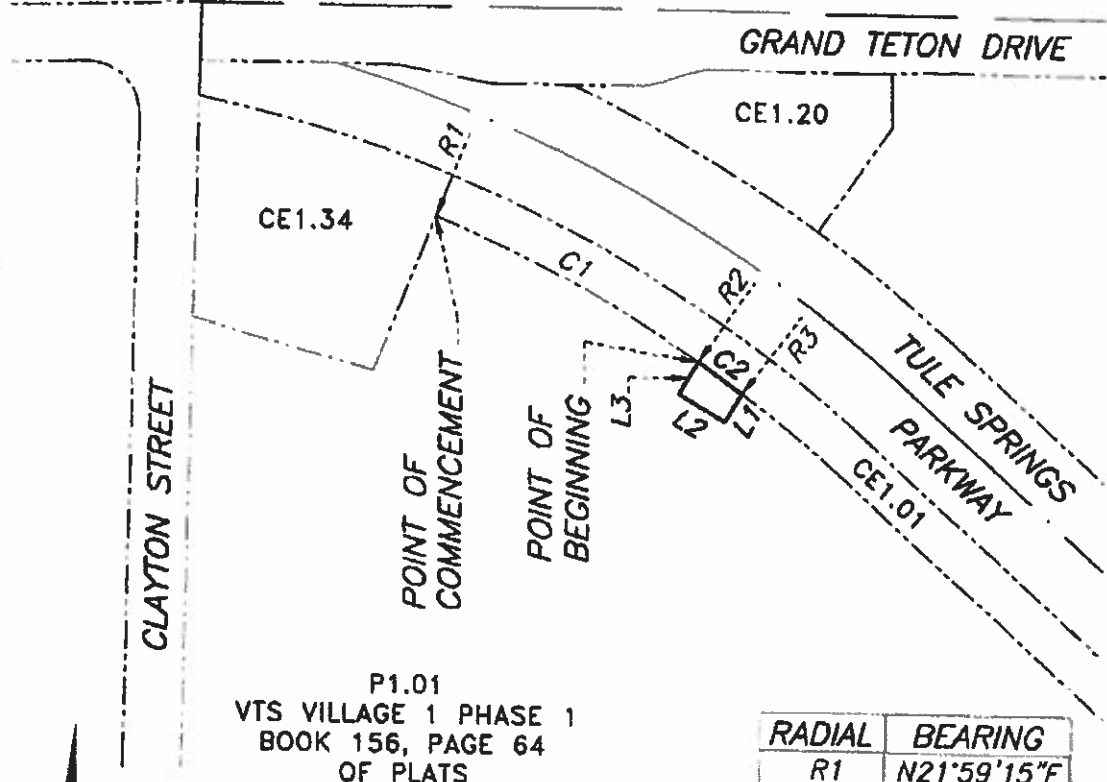
JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 124-16-111-004
PUBLIC UTILITY EASEMENT



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	12°31'00"	775.00'	169.30'	84.99'
C2	02°13'37"	775.00'	30.12'	15.06'



1" = 100'

RADIAL	BEARING
R1	N21°59'15"E
R2	N34°30'15"E
R3	N36°43'52"E

LINE	BEARING	DISTANCE
L1	S30°27'30"W	18.50'
L2	N59°32'30"W	30.00'
L3	N30°27'30"E	21.21'

P:\SHG\17276\DWG\EXHIBITS\VTS1P1\17276-PUE01.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B"
	LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, T. 19 S., R. 61 E., M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 1 OF 1	