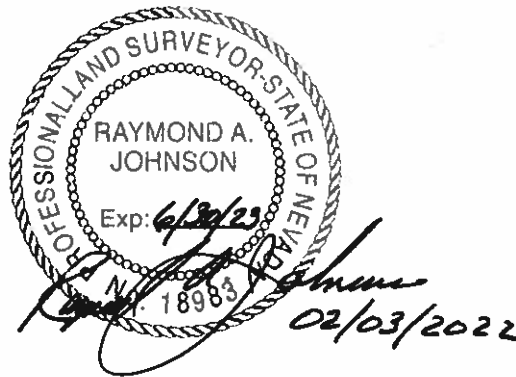




2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

EXHIBIT "A"

W.O. 8084
January 3, 2022
BY: BT
P.R. BY: TZ
APN 124-16-211-003 & 004
PAGE 1 OF 3



**LEGAL DESCRIPTION
UNDERGROUND DRAINAGE EASEMENTS
TO BE VACATED**

UNDERGROUND DRAINAGE EASEMENT

BEING ALL OF THAT UNDERGROUND DRAINAGE EASEMENT GRANTED TO THE CITY OF NORTH LAS VEGAS PER THAT CERTAIN DOCUMENT TITLED "UNDERGROUND DRAINAGE EASEMENT" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 20200427, INSTRUMENT NUMBER 0000886, RECORDED APRIL 27, 2020, LYING WITHIN P1.03 OF VTS VILLAGE 1 PHASE 1 OF BOOK 156 OF PLATS AT PAGE 64.

UNDERGROUND DRAINAGE EASEMENT

BEING ALL OF THAT UNDERGROUND DRAINAGE EASEMENT GRANTED TO THE CITY OF NORTH LAS VEGAS PER THAT CERTAIN DOCUMENT TITLED "UNDERGROUND DRAINAGE EASEMENT" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 20200427, INSTRUMENT NUMBER 0000886, RECORDED APRIL 27, 2020, LYING WITHIN P1.04 OF VTS VILLAGE 1 PHASE 1 OF BOOK 156 OF PLATS AT PAGE 64.

EXHIBIT "B"



T19S
NW 1/16
S16
R61E

TULE SPRINGS PARKWAY

CE1.41

CE1.02

APN: 124-16-211-003
P1.03
VTS VILLAGE 1 PHASE 1
BOOK 156 OF PLATS,
PAGE 64

P1.04
VTS VILLAGE 1 PHASE 1
BOOK 156 OF PLATS,
PAGE 64



UNDERGROUND DRAINAGE
EASEMENT TO BE VACATED:
DOC. NO. 20200427:0000886

G:\8084\Mapping\Vacation Map\8084-VAC03.doc G:\8084\Mapping\Vacation Map\8084 Legals Vac.dwg


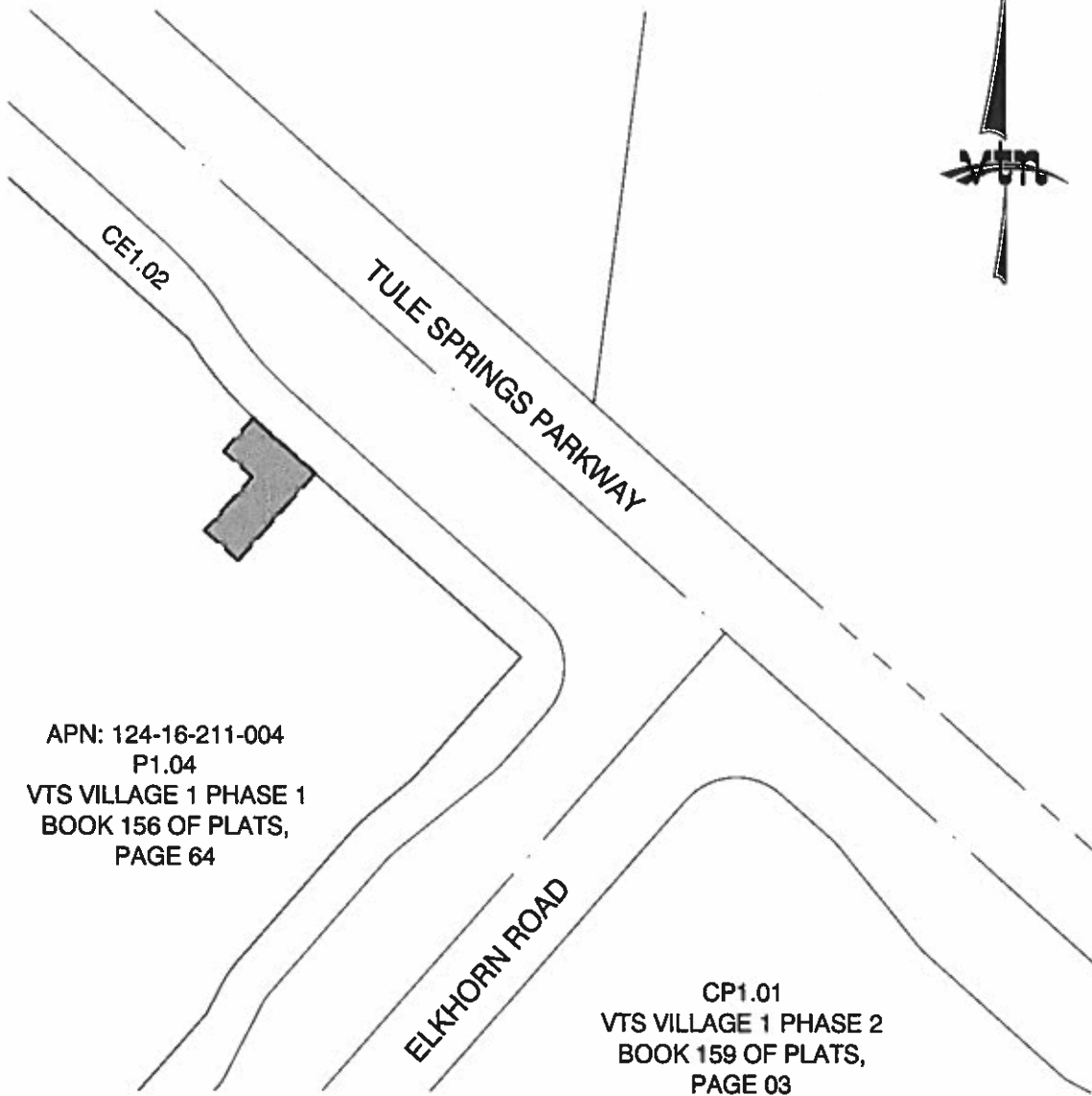

 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1" = 80'
			VERT.
		W.O. NO.	8084
		DRAWN BY:	BT
	UNDERGROUND DRAINAGE EASEMENT VACATION	DATE:	01/2022
SHEET		2 OF 3	

EXHIBIT "B"



 UNDERGROUND DRAINAGE
EASEMENT TO BE VACATED:
DOC. NO. 20200427:0000886

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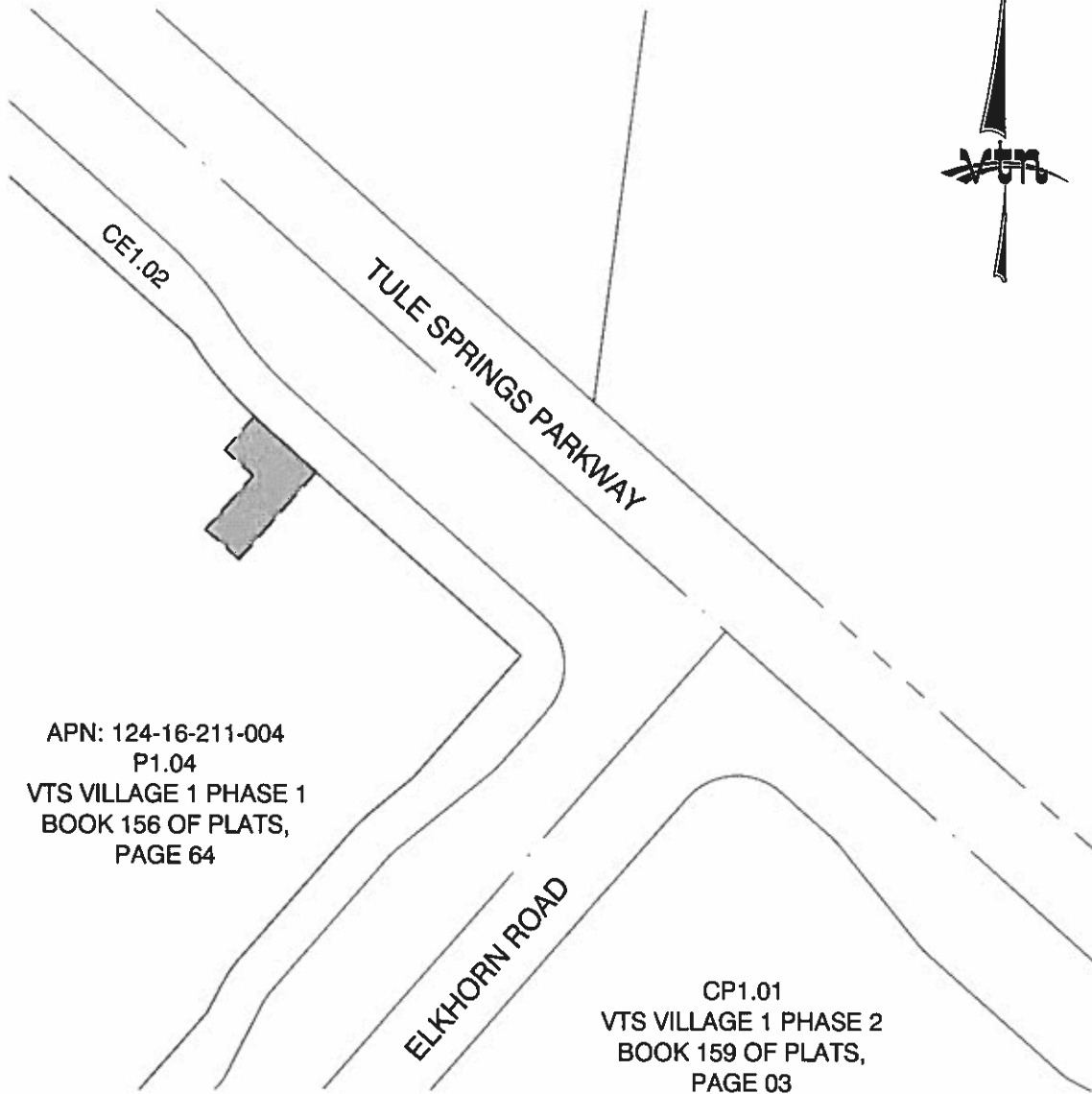

 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1" = 80'
			VERT.
UNDERGROUND DRAINAGE EASEMENT VACATION		W.O. NO.	8084
		DRAWN BY:	BT
		DATE:	01/2022
		SHEET	3 OF 3

EXHIBIT "B"




APN: 124-16-211-004
 P1.04
 VTS VILLAGE 1 PHASE 1
 BOOK 156 OF PLATS,
 PAGE 64

CP1.01
 VTS VILLAGE 1 PHASE 2
 BOOK 159 OF PLATS,
 PAGE 03

 UNDERGROUND DRAINAGE
 EASEMENT TO BE RELINQUISHED:
 DOC. NO. 20200427:0000886

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 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1" = 80'
			VERT.
UNDERGROUND DRAINAGE EASEMENT RELINQUISHMENT		W.O. NO.	8084
		DRAWN BY:	BT
		DATE:	01/2022
		SHEET	3 OF 3

Parcel Map Check Report

Client:

Client
Client Company
Address 1

Prepared by:

Preparer
VTN
2727 S. Rainbow Blvd.

Date: 1/27/2022 11:07:03 AM

Parcel Name: VAC03-1 - 3-1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 95,111.7883'

East: 52,712.7603'

Segment# 1: Line

Course: N41°42'30"E

Length: 30.00'

North: 95,134.1846'

East: 52,732.7204'

Segment# 2: Line

Course: N48°17'30"W

Length: 12.00'

North: 95,142.1686'

East: 52,723.7619'

Segment# 3: Line

Course: N41°42'30"E

Length: 20.00'

North: 95,157.0995'

East: 52,737.0687'

Segment# 4: Line

Course: S48°17'30"E

Length: 32.00'

North: 95,135.8086'

East: 52,760.9580'

Segment# 5: Line

Course: S41°42'30"W

Length: 50.00'

North: 95,098.4815'

East: 52,727.6911'

Segment# 6: Line

Course: N48°17'30"W

Length: 20.00'

North: 95,111.7883'

East: 52,712.7603'

Perimeter: 164.00'

Area: 1,240.00Sq.Ft.

Error Closure: 0.0000

Course: S26°33'54"W

Error North : 0.00000

East: 0.00000

Precision 1: 164,000,000.00

Parcel Map Check Report

Client:

Client

Client Company

Address 1

Prepared by:

Preparer

VTN

2727 S. Rainbow Blvd.

Date: 1/27/2022 11:07:17 AM

Parcel Name: VAC03-2 - 3-2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 95,103.7564'

East: 52,806.5694'

Segment# 1: Line

Course: N48°17'30"W

Length: 17.00'

North: 95,115.0671'

East: 52,793.8782'

Segment# 2: Line

Course: N41°42'30"E

Length: 20.05'

North: 95,130.0353'

East: 52,807.2183'

Segment# 3: Curve

Length: 4.00'

Radius: 170.00'

Delta: 1°20'53"

Tangent: 2.00'

Chord: 4.00'

Course: S47°37'04"E

Course In: N43°03'23"E

Course Out: S41°42'30"W

RP North: 95,254.2512'

East: 52,923.2803'

End North: 95,127.3392'

East: 52,810.1727'

Segment# 4: Line

Course: S48°17'30"E

Length: 33.00'

North: 95,105.3830'

East: 52,834.8086'

Segment# 5: Line

Course: S41°42'30"W

Length: 52.00'

North: 95,066.5629'

East: 52,800.2109'

Segment# 6: Line

Course: N48°17'30"W

Length: 20.00'

North: 95,079.8696'

East: 52,785.2801'

Segment# 7: Line

Course: N41°42'30"E

Length: 32.00'

North: 95,103.7590'

East: 52,806.5710'

Perimeter: 178.05'

Area: 1,380.10Sq.Ft.

Error Closure: 0.0030

Course: N30°03'54"E

Error North : 0.00261

East: 0.00151

Precision 1: 59,350.00

Inst #: 20200427-0000886

Fees: \$0.00

04/27/2020 09:57:38 AM

Receipt #: 4058070

Requestor:

CITY OF NORTH LAS VEGAS PUB

Recorded By: RNS Pgs: 11

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN 124-16-211-003 & 004
124-16-601-002



UNDERGROUND DRAINAGE EASEMENT

THIS INDENTURE, MADE AND ENTERED INTO BETWEEN _____
KBS SOR Tule Springs Owner TRS, LLC hereinafter referred to as Party(ies)
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 a 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 drainage
purposes under that certain parcel of real property situate within the corporate City limits
of the City of North Las Vegas, in the County of Clark, State of Nevada, more particularly
described as follows:

See attached Exhibit "A"

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

APN 124-16-211-003 & 004
124-16-801-002

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this
18 day of February, 2020

Brian Ragsdale (Signature)
by: Brian Ragsdale (Print name)

CALIFORNIA
STATE OF NEVADA)
ORANGE) ss
COUNTY OF CLARK)

This instrument was acknowledged before me on February 18, 2020
by Brian Ragsdale.

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: 124-16-211-003

EXHIBIT "A"

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

DESCRIPTION

THAT PORTION OF P1.03 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 NORTHERLY CORNER OF SAID P1.03;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID P1.03, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 48°17'30" EAST, 448.08 FEET TO THE POINT OF BEGINNING;**
- 2) THENCE SOUTH 48°17'30" EAST, 32.00 FEET;**

THENCE DEPARTING THE NORTHEASTERLY LINE OF SAID P1.03, SOUTH 41°42'30" WEST, 50.00 FEET;

THENCE NORTH 48°17'30" WEST, 20.00 FEET;

THENCE NORTH 41°42'30" EAST, 30.00 FEET;

THENCE NORTH 48°17'30" WEST, 12.00 FEET;

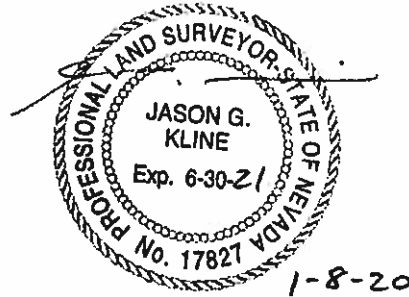
THENCE NORTH 41°42'30" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1240 SQUARE FEET, MORE OR LESS.

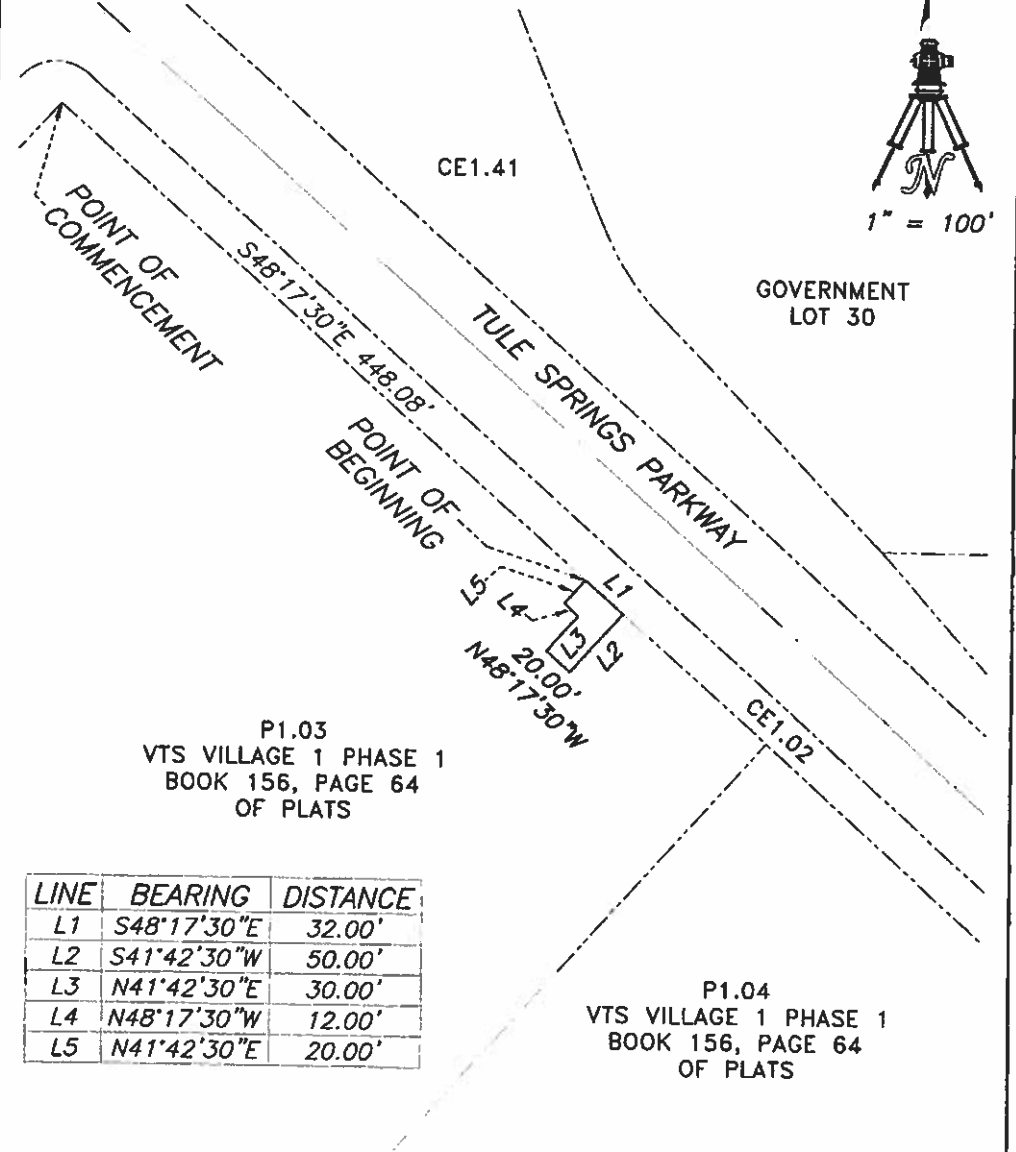
BASIS OF BEARINGS

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: 124-16-211-003
DRAINAGE EASEMENT



P1.03
VTS VILLAGE 1 PHASE 1
BOOK 156, PAGE 64
OF PLATS

P1.04
VTS VILLAGE 1 PHASE 1
BOOK 156, PAGE 64
OF PLATS

LINE	BEARING	DISTANCE
L1	S48°17'30"E	32.00'
L2	S41°42'30"W	50.00'
L3	N41°42'30"E	30.00'
L4	N48°17'30"W	12.00'
L5	N41°42'30"E	20.00'

P:\SHG\17276\DWG\EXHIBITS\VTS1P1\17276-DRN01.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

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 124-16-211-004

EXHIBIT "A"

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

DESCRIPTION

THAT PORTION OF P1.04 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 EASTERLY CORNER OF SAID P1.04;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID P1.04, NORTH 48°17'30" WEST, 122.00 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTHEASTERLY LINE OF SAID P1.04, SOUTH 41°42'30" WEST, 52.00 FEET;

THENCE NORTH 48°17'30" WEST, 20.00 FEET;

THENCE NORTH 41°42'30" EAST, 32.00 FEET;

THENCE NORTH 48°17'30" WEST, 17.00 FEET;

THENCE NORTH 41°42'30" EAST, 20.05 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID P1.04;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID P1.04, THE FOLLOWING TWO (2) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 43°03'23" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 170.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°20'54", AN ARC LENGTH OF 4.00 FEET;

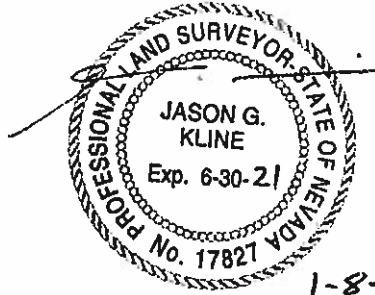
2) THENCE SOUTH 48°17'30" EAST, 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1380 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



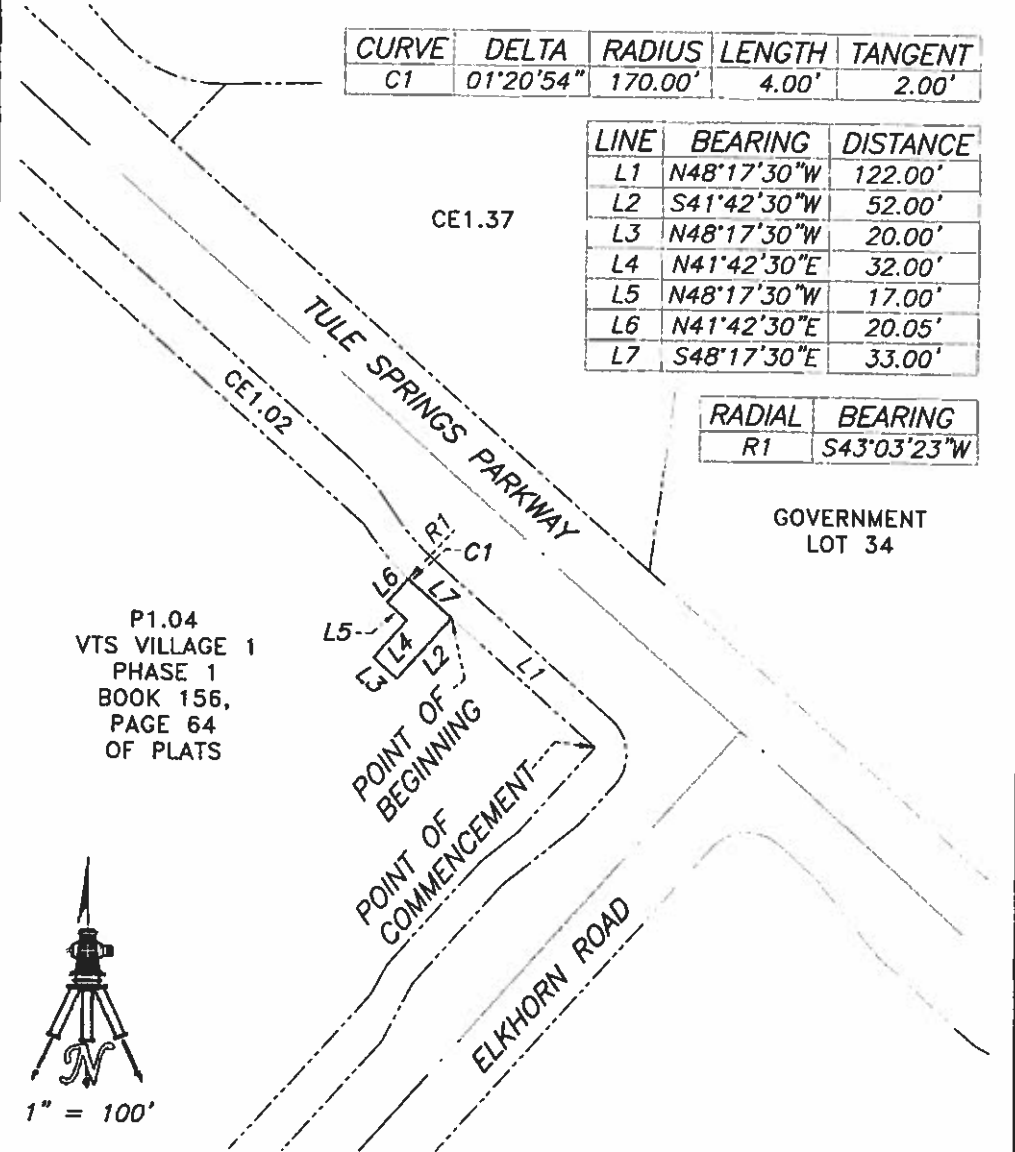
1-8-20

APN: 124-16-211-004
DRAINAGE EASEMENT

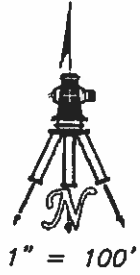
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	01°20'54"	170.00'	4.00'	2.00'

LINE	BEARING	DISTANCE
L1	N48°17'30"W	122.00'
L2	S41°42'30"W	52.00'
L3	N48°17'30"W	20.00'
L4	N41°42'30"E	32.00'
L5	N48°17'30"W	17.00'
L6	N41°42'30"E	20.05'
L7	S48°17'30"E	33.00'

RADIAL	BEARING
R1	S43°03'23"W



P1.04
VTS VILLAGE 1
PHASE 1
BOOK 156,
PAGE 64
OF PLATS



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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

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 124-16-601-002

EXHIBIT "A"

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

DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 19 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 CENTERLINE INTERSECTION OF TULE SPRINGS PARKWAY AND UPPER SONORAN ROAD AS DEPICTED ON "VTS VILLAGE 1 PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 159, PAGE 3 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE CENTERLINE OF SAID UPPER SONORAN ROAD, NORTH 41°42'30" EAST, 67.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TULE SPRINGS PARKWAY;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TULE SPRINGS PARKWAY, SOUTH 48°17'30" EAST, 6.50 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TULE SPRINGS PARKWAY, NORTH 41°42'30" EAST, 20.00 FEET;

THENCE SOUTH 48°17'30" EAST, 26.50 FEET;

THENCE SOUTH 41°42'30" WEST, 20.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TULE SPRINGS PARKWAY;

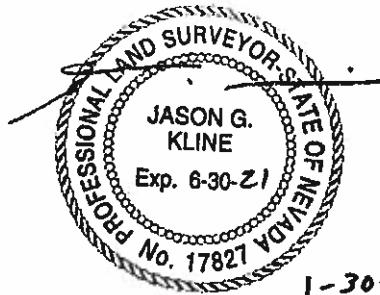
THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TULE SPRINGS PARKWAY, NORTH 48°17'30" WEST, 26.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 530 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 159, PAGE 3 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827

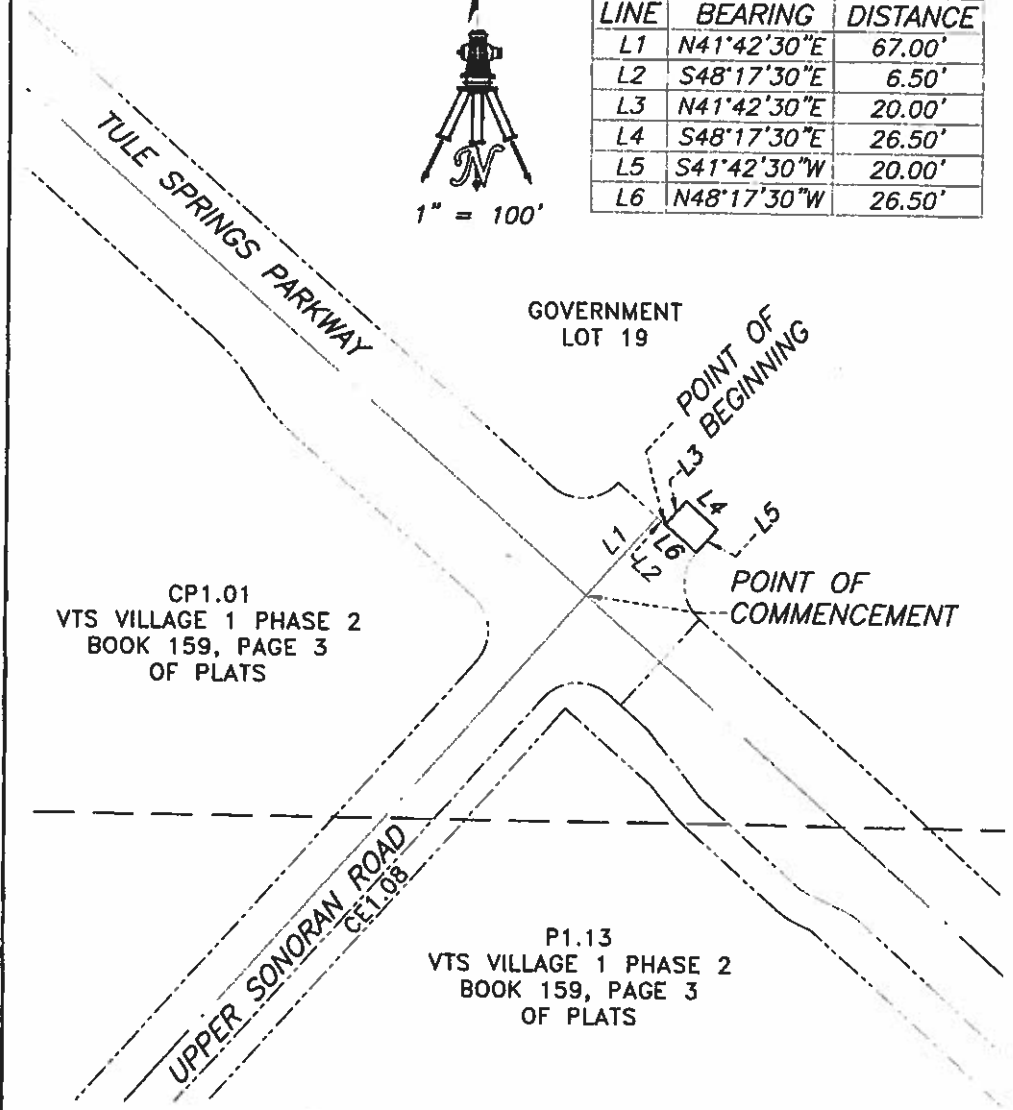


1-30-20

APN: 124-16-601-002
DRAINAGE EASEMENT



LINE	BEARING	DISTANCE
L1	N41°42'30"E	67.00'
L2	S48°17'30"E	6.50'
L3	N41°42'30"E	20.00'
L4	S48°17'30"E	26.50'
L5	S41°42'30"W	20.00'
L6	N48°17'30"W	26.50'



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<p>WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING</p>	<p>EXHIBIT "B"</p>
<p>5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118</p>	<p>LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, T. 19 S., R. 61 E., M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA</p>
<p>PAGE 1 OF 1</p>	