



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

EXHIBIT "A"

W.O. 8084
January 20, 2022
BY: BT
P.R. BY: TZ
APN 124-16-312-001
PAGE 1 OF 3

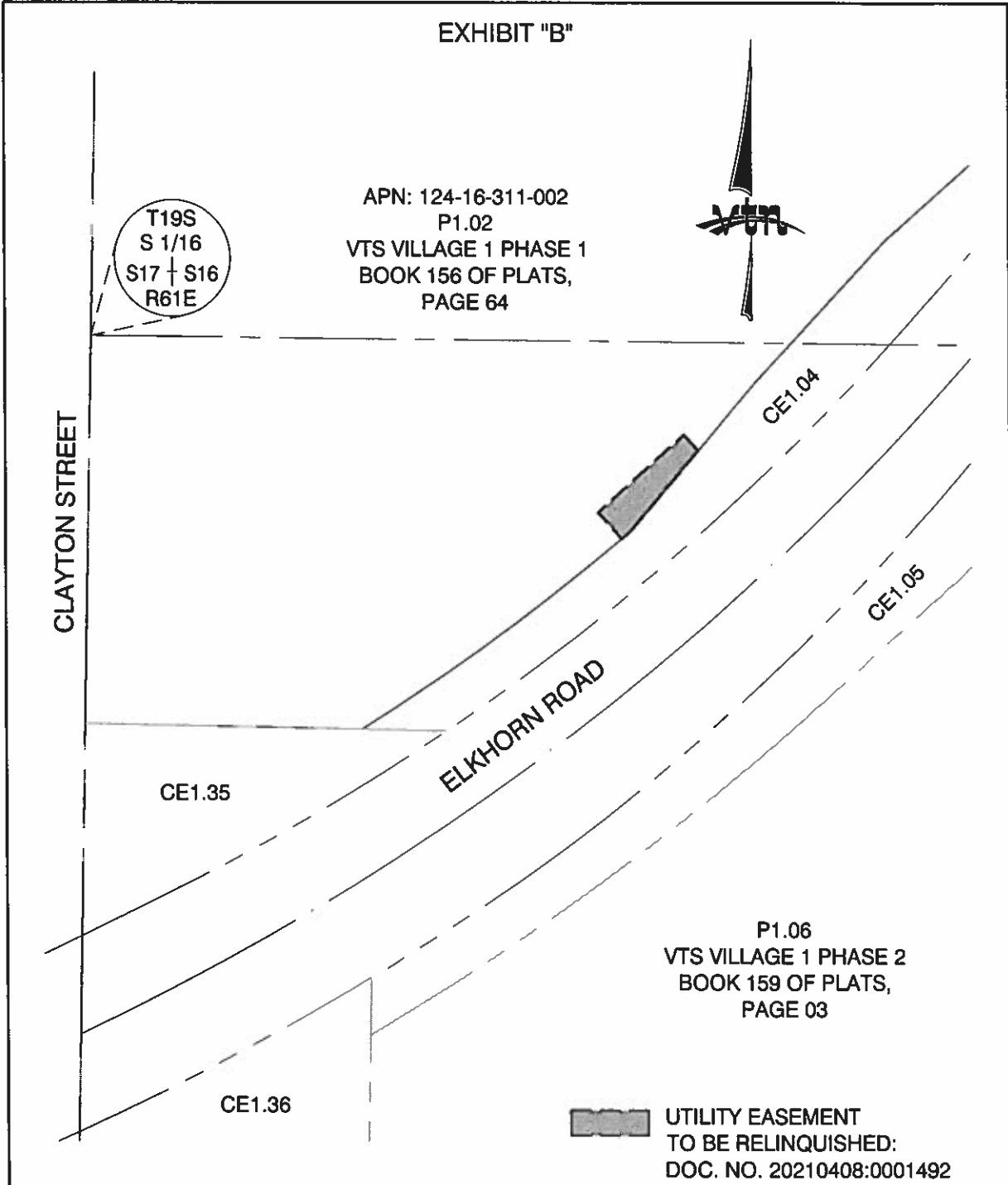


**LEGAL DESCRIPTION
UTILITY EASEMENTS TO BE RELINQUISHED**

UTILITY EASEMENTS

BEING ALL OF THOSE UTILITY EASEMENTS 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 0001492, RECORDED APRIL 08, 2021.

EXHIBIT "B"



T19S
S 1/16
S17 + S16
R61E



G:\8084\Mapping\Vacation Map\8084-VAC08.doc G:\8084\Mapping\Vacation Map\8084 Legals Vac.dwg



2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**

**UTILITY EASEMENT
RELINQUISHMENT**

SCALE	HORZ. 1" = 80'
	VERT.
W.O. NO.	8084
DRAWN BY:	BT
DATE:	01/2022
SHEET	2 OF 3



EXHIBIT "B"


GOLDEN BUCKWHEAT
DRIVE

APN: 124-16-311-002
P1.02
VTS VILLAGE 1 PHASE 1
BOOK 156 OF PLATS,
PAGE 64

CE1.04
ELKHORN ROAD

CE1.05

P1.06
VTS VILLAGE 1 PHASE 2
BOOK 159 OF PLATS,
PAGE 03

 UTILITY EASEMENT
TO BE RELINQUISHED:
DOC. NO. 20210408:0001492

G:\8084\Mapping\Vacation Map\8084-VAC08.doc G:\8084\Mapping\Vacation Map\8084 Legals Vac.dwg



2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

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LEGAL DESCRIPTION**

**UTILITY EASEMENT
RELINQUISHMENT**

SCALE	HORZ. 1" = 80'
	VERT.
W.O. NO.	8084
DRAWN BY:	BT
DATE:	01/2022
SHEET	3 OF 3

Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 1/27/2022 11:14:37 AM

Prepared by:

Preparer

VTN

2727 S. Rainbow Blvd.

Parcel Name: VAC08-1 - 8-1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:94,868.6057'

East:52,833.0534'

Segment# 1: Line

Course: S40°11'43"W

Length: 54.49'

North: 94,826.9836'

East: 52,797.8858'

Segment# 2: Curve

Length: 6.02'

Radius: 1,174.98'

Delta: 0°17'37"

Tangent: 3.01'

Chord: 6.02'

Course: S49°45'52"W

Course In: N40°22'57"W

Course Out: S40°05'20"E

RP North: 95,722.0084'

East: 52,036.6313'

End North: 94,823.0943'

East: 52,793.2893'

Segment# 3: Line

Course: N41°58'37"W

Length: 18.31'

North: 94,836.7062'

East: 52,781.0430'

Segment# 4: Line

Course: N48°01'23"E

Length: 60.00'

North: 94,876.8361'

East: 52,825.6479'

Segment# 5: Line

Course: S41°58'37"E

Length: 11.07'

North: 94,868.6065'

East: 52,833.0518'

Perimeter: 149.89'

Area: 908.74Sq.Ft.

Error Closure: 0.0018

Course: N63°02'55"W

Error North : 0.00080

East: -0.00157

Precision 1: 83,272.22

Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 1/27/2022 11:12:11 AM

Prepared by:

Preparer

VTN

2727 S. Rainbow Blvd.

Parcel Name: VAC08-2 - 8

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:94,922.9663'

East:52,894.3795'

Segment# 1: Line

Course: S41°42'29"W

Length: 50.10'

North: 94,885.5644'

East: 52,861.0462'

Segment# 2: Line

Course: N44°37'40"W

Length: 28.13'

North: 94,905.5842'

East: 52,841.2849'

Segment# 3: Line

Course: N45°22'20"E

Length: 50.00'

North: 94,940.7091'

East: 52,876.8692'

Segment# 4: Line

Course: S44°37'40"E

Length: 24.93'

North: 94,922.9667'

East: 52,894.3825'

Perimeter: 153.16'

Area: 1,326.50Sq.Ft.

Error Closure: 0.0030

Course: N82°04'19"E

Error North : 0.00042

East: 0.00298

Precision 1: 51,053.33

APNs 124-16-311-002



UTILITY EASEMENT

Inst #: 20210408-0001492
Fees: \$0.00
04/08/2021 10:57:09 AM
Receipt #: 4480795
Requestor:
CITY OF NORTH LAS VEGAS
Recorded By: MAYSM Pgs: 8
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

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.

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 124-16-311-002

EXHIBIT "A"

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

DESCRIPTION

THAT PORTION OF P1.02 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 SOUTHWEST QUARTER (SW1/4) 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 CE1.04 AS SHOWN BY SAID
SUBDIVISION PLAT;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID CE1.04, FROM A POINT TO
WHICH A RADIAL LINE BEARS SOUTH 31°56'52" EAST, CURVING TO THE LEFT ALONG
AN ARC HAVING A RADIUS OF 1175.00 FEET, CONCAVE NORTHWESTERLY,
THROUGH A CENTRAL ANGLE OF 08°06'37", AN ARC LENGTH OF 166.32 FEET TO
THE POINT OF BEGINNING TO WHICH A RADIAL LINE BEARS SOUTH 40°03'28" EAST;

THENCE DEPARTING THE NORTHWESTERLY LINE OF SAID CE1.04, NORTH 41°58'37"
WEST, 18.31 FEET;

THENCE NORTH 48°01'23" EAST, 60.00 FEET;

THENCE SOUTH 41°58'37" EAST, 11.07 FEET TO A POINT ON THE NORTHWESTERLY
LINE OF SAID CE1.04;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID CE1.04, THE FOLLOWING
TWO (2) COURSES:

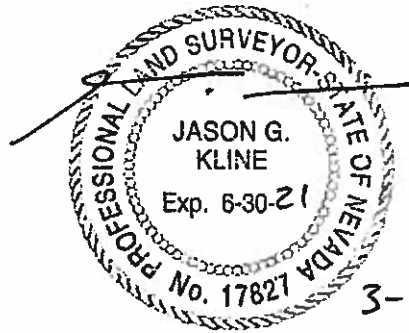
- 1) SOUTH 40°11'43" WEST, 54.49 FEET;
- 2) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 40°21'05"
EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1175.00
FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF
00°17'37", AN ARC LENGTH OF 6.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 909 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

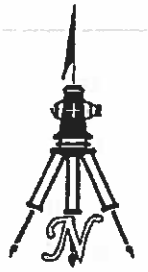
SOUTH 89°49'16" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 156, PAGE 64 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



3-12-21

APN:124-16-311-002
PUBLIC UTILITY EASEMENT



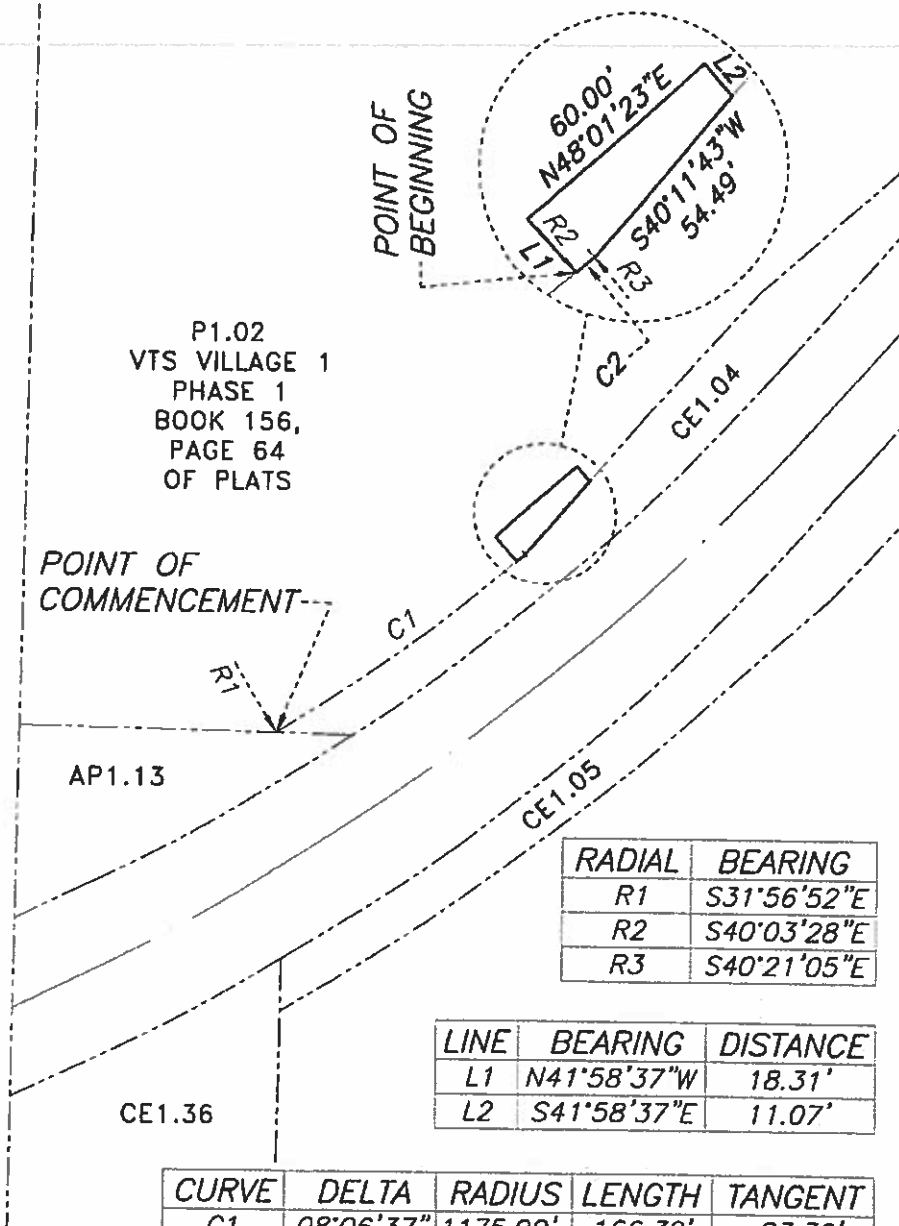
1" = 100'

SUN CITY ALIANTE UNIT 9 PHASE 2
BOOK 126, PAGE 23
OF PLATS

P1.02
VTS VILLAGE 1
PHASE 1
BOOK 156,
PAGE 64
OF PLATS

POINT OF
COMMENCEMENT

POINT OF
BEGINNING



RADIAL	BEARING
R1	S31°56'52"E
R2	S40°03'28"E
R3	S40°21'05"E

LINE	BEARING	DISTANCE
L1	N41°58'37"W	18.31'
L2	S41°58'37"E	11.07'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	08°06'37"	1175.00'	166.32'	83.30'
C2	00°17'37"	1175.00'	6.02'	3.01'

P:\SHG\17276\DWG\EXHIBITS\VTS1P1\17276-PUE12.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B"
	LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) 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: 124-16-311-002

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DESCRIPTION

THAT PORTION OF P1.02 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 SOUTHWEST QUARTER (SW1/4) 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 P1.02;

**THENCE ALONG THE SOUTHEASTERLY LINE OF SAID P1.02, THE FOLLOWING TWO
(2) COURSES:**

- 1) SOUTH 41°42'29" WEST, 374.65 FEET TO THE POINT OF BEGINNING;**
- 2) THENCE SOUTH 41°42'29" WEST, 50.10 FEET;**

**THENCE DEPARTING THE SOUTHEASTERLY LINE OF SAID P1.02, NORTH 44°37'40"
WEST, 28.13 FEET;**

THENCE NORTH 45°22'20" EAST, 50.00 FEET;

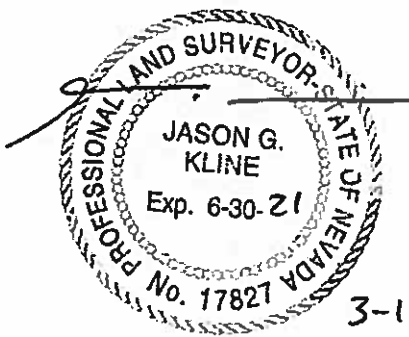
THENCE SOUTH 44°37'40" EAST, 24.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1327 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



3-12-21

APN:124-16-311-002
PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S41°42'29"W	50.10'
L2	N44°37'40"W	28.13'
L3	N45°22'20"E	50.00'
L4	S44°37'40"E	24.93'

POINT OF COMMENCEMENT →

P1.02
VTS VILLAGE 1 PHASE 1
BOOK 156, PAGE 64
OF PLATS

POINT OF BEGINNING

S41°42'29"W 374.65'
CE1.04

ELKHORN ROAD

CE1.05

P1.06
VTS VILLAGE 1 PHASE 2
BOOK 159, PAGE 3
OF PLATS



1" = 100'

P:\SHG\17276\DWG\EXHIBITS\VTS1P1\17276-PUE10.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"
LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 16, T. 19 S., R. 61 E., M.D.M., CITY
OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 1 OF 1