

Quitclaim Deed

From

Basic Management Inc.

to the

City of Henderson

From

First American Title

January 2, 2024

Inst #: 20240206-0001499
Fees: \$0.00
RPTT: \$0.00 Ex #: 002
02/06/2024 01:21:33 PM
Receipt #: 5497980
Requestor:
HENDERSON CITY
Recorded By: SCHIABLE Pgs: 67
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: HENDERSON BRANCH

179-07-299-001
APN: See attached list

WHEN RECORDED MAIL AND SEND TAX STATEMENTS TO:
City of Henderson
Public Works – Survey/Right-of-Way
240 Water Street
P.O. Box 95050, MSC 131
Henderson, NV 89009-5050

For Recorder Use Only

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That **BASIC MANAGEMENT, INC.**, a corporation organized and existing under the law of Nevada, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby remise, release and forever quitclaim to the **CITY OF HENDERSON**, a municipal corporation and political subdivision of the State of Nevada, all that real property situate in the City of Henderson, County of Clark, State of Nevada, bounded and described as follows:

through Exhibit "X"
(SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF)

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

WITNESS My hand(s) this 30 day of January, 2024.

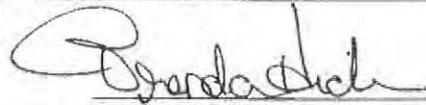
BASIC MANAGEMENT, INC, BY:



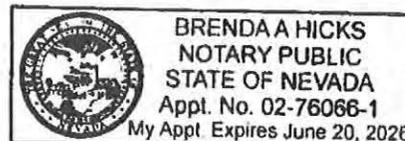
LCF
Stephanie Zimmerman
CEO and CFO

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on 01 30 24 by Stephanie Zimmerman as CEO + CFO of BASIC MANAGEMENT, INC.



Notary Public in and for said County and State.
My commission expires: 06 20 2026



APN LIST

179-07-299-001

179-07-399-001

179-07-499-004

179-07-499-005

179-07-899-004

179-17-299-007

179-17-399-001

179-17-499-006

179-18-599-002

179-18-699-005

179-18-799-002

179-20-199-001

APN: 179-07-299-001

EXHIBIT 'A'
BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 7; THENCE NORTH 0°05'26" WEST, ALONG THE WESTERLY LINE THEREOF, 105.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY AND THE **POINT OF BEGINNING**; THENCE NORTH 0°05'26" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE, 35.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M.; THENCE NORTH 0°13'19" EAST, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 551.55 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 933.56 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 7; THENCE SOUTH 89°21'14" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY LINE, 538.97 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 42°43'49" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 142.39 FEET TO THE **POINT OF BEGINNING**.

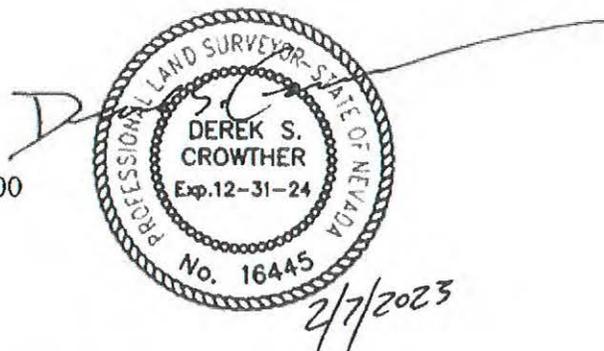
CONTAINING 4.94 ACRES (215,244 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277

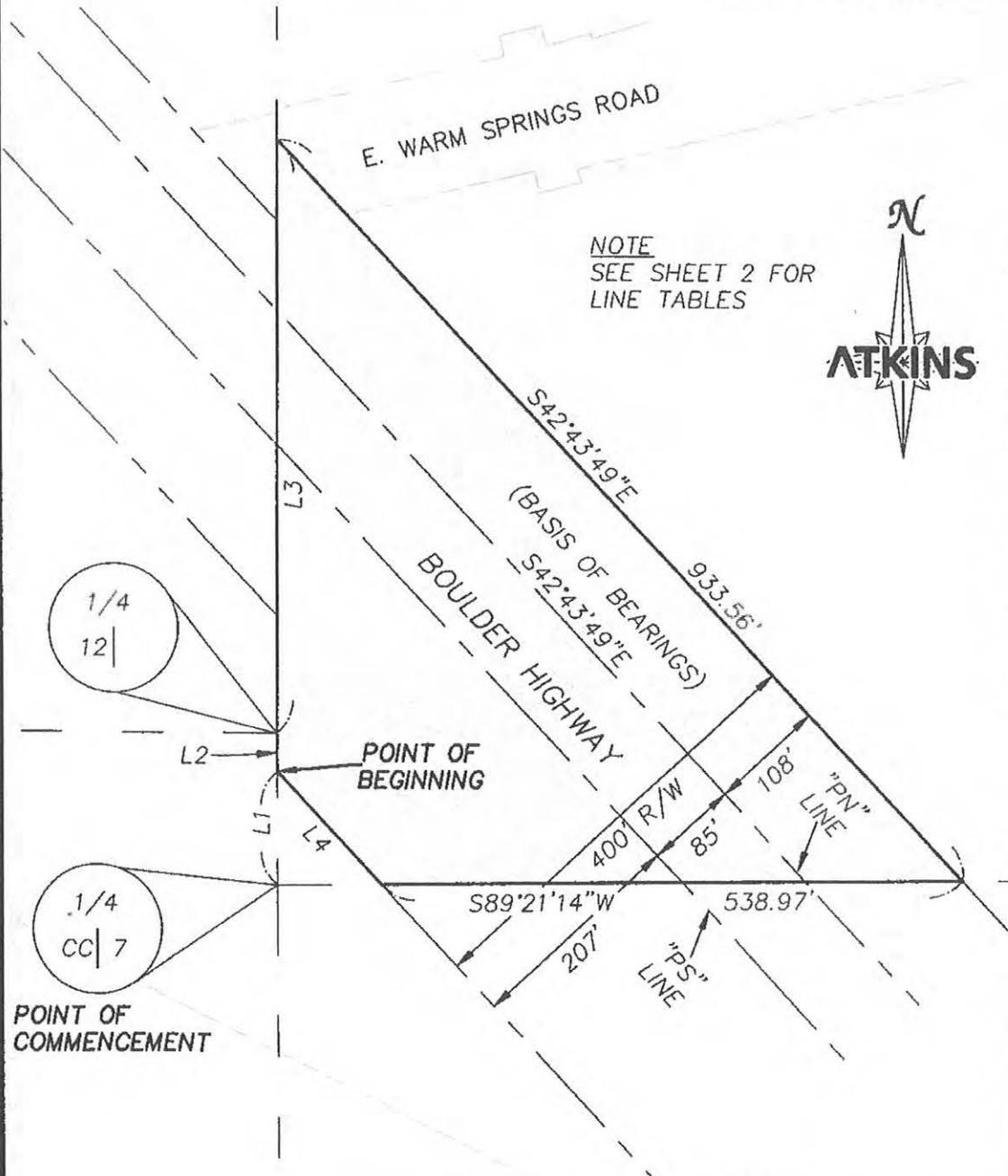


SHEET 2 OF 2

179-07-299-001

EXHIBIT 'B'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



NOTE
SEE SHEET 2 FOR
LINE TABLES



x:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-07-299-001 CRC OWNERSHIP_LEGAL 1.dwg

ATKINS
 2270 Corporate Circle
 Suite 200
 Henderson, NV 89074-7728
 Telephone 702/763-7378
 Fax 702/763-7300

 EASEMENT AREA: 4.94 ACRES
(215,244 SQUARE FEET)

BOULDER HIGHWAY RIGHT-OF-WAY
 COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
 SHEET NO. 1 of 2

DRAWN: DSC
 CHECKED: EC

DATE: 5/27/2022
 SCALE: 1"=150'

179-07-299-001

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00°05'26"W	105.68'
L2	N00°05'26"W	35.70'
L3	N00°13'19"E	551.55'
L4	N42°43'49"W	142.39'

ATKINS

2270 Corporate Circle
Suite 200
Hempstead, NY 11549-7723
Telephone: 702/253-7779
Fax: 702/363-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 5/23/2022

SHEET NO. 2 of 2

CHECKED: EC

SCALE: N/A

APN: 179-07-399-001

EXHIBIT 'C'
BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 96.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY AND THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING NORTH 89°21'14" EAST, 538.97 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1778.67 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 89°21'15" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY LINE, 538.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1778.66 FEET TO THE **POINT OF BEGINNING**.

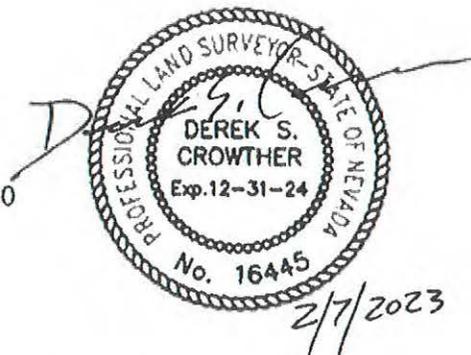
CONTAINING 16.33 ACRES (711,466 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'D' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277



SHEET 2 OF 2

179-07-399-001

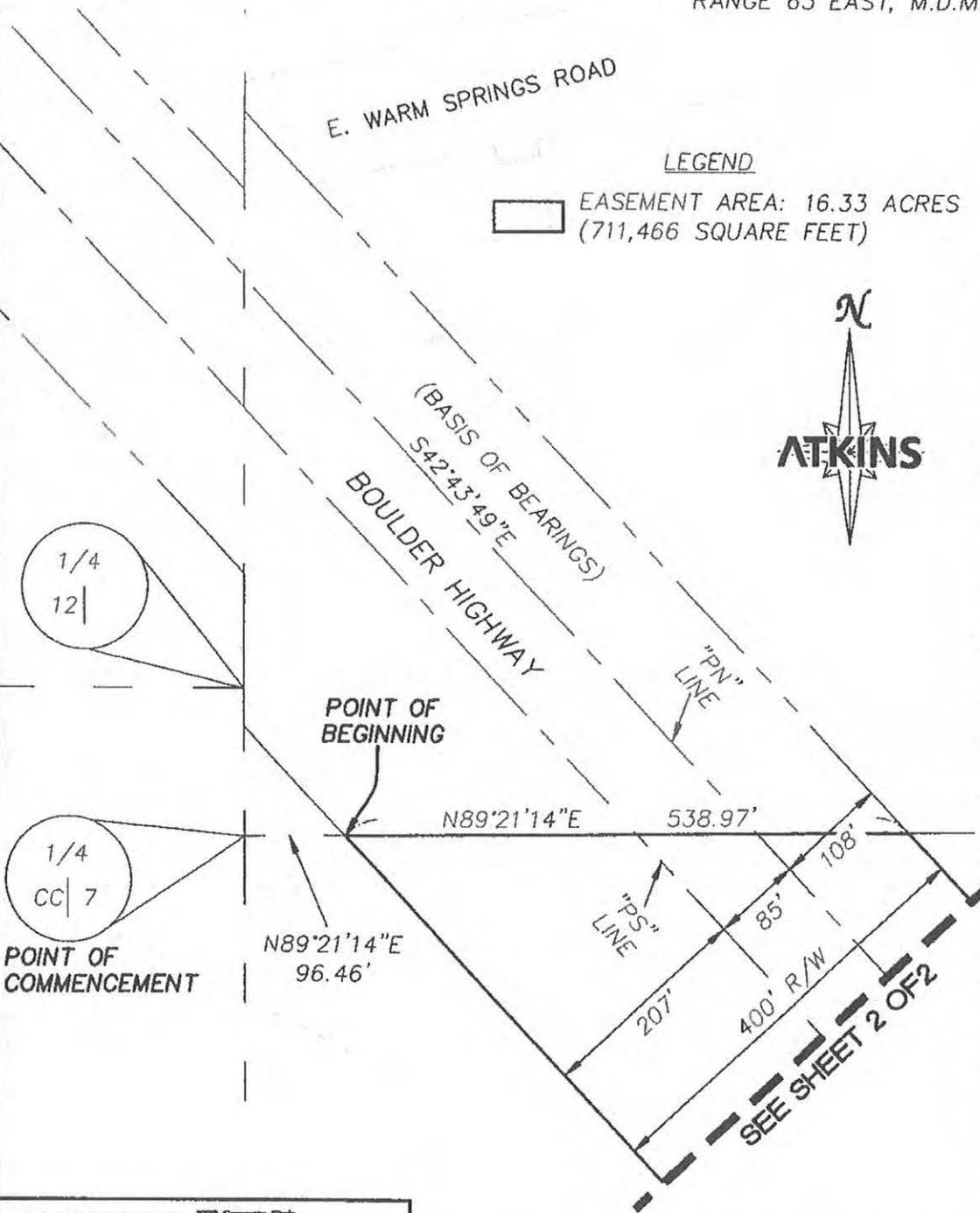
EXHIBIT 'D'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.

E. WARM SPRINGS ROAD

LEGEND

 EASEMENT AREA: 16.33 ACRES
(711,466 SQUARE FEET)



1/4
12 |

1/4
CC | 7

POINT OF COMMENCEMENT

POINT OF BEGINNING

N89°21'14"E 538.97'

N89°21'14"E 96.46'

"PN" LINE

"PS" LINE

207'
85'
108'
400' R/W

SEE SHEET 2 OF 2

X:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-07-399-001 CSC OWNERSHIP_LEGAL 2.dwg

ATKINS

2270 Corporate Circle
Suite 200
Henderson, NV 89054-7776
Telephone 702/263-7272
Fax 702/263-7220

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 1 of 2

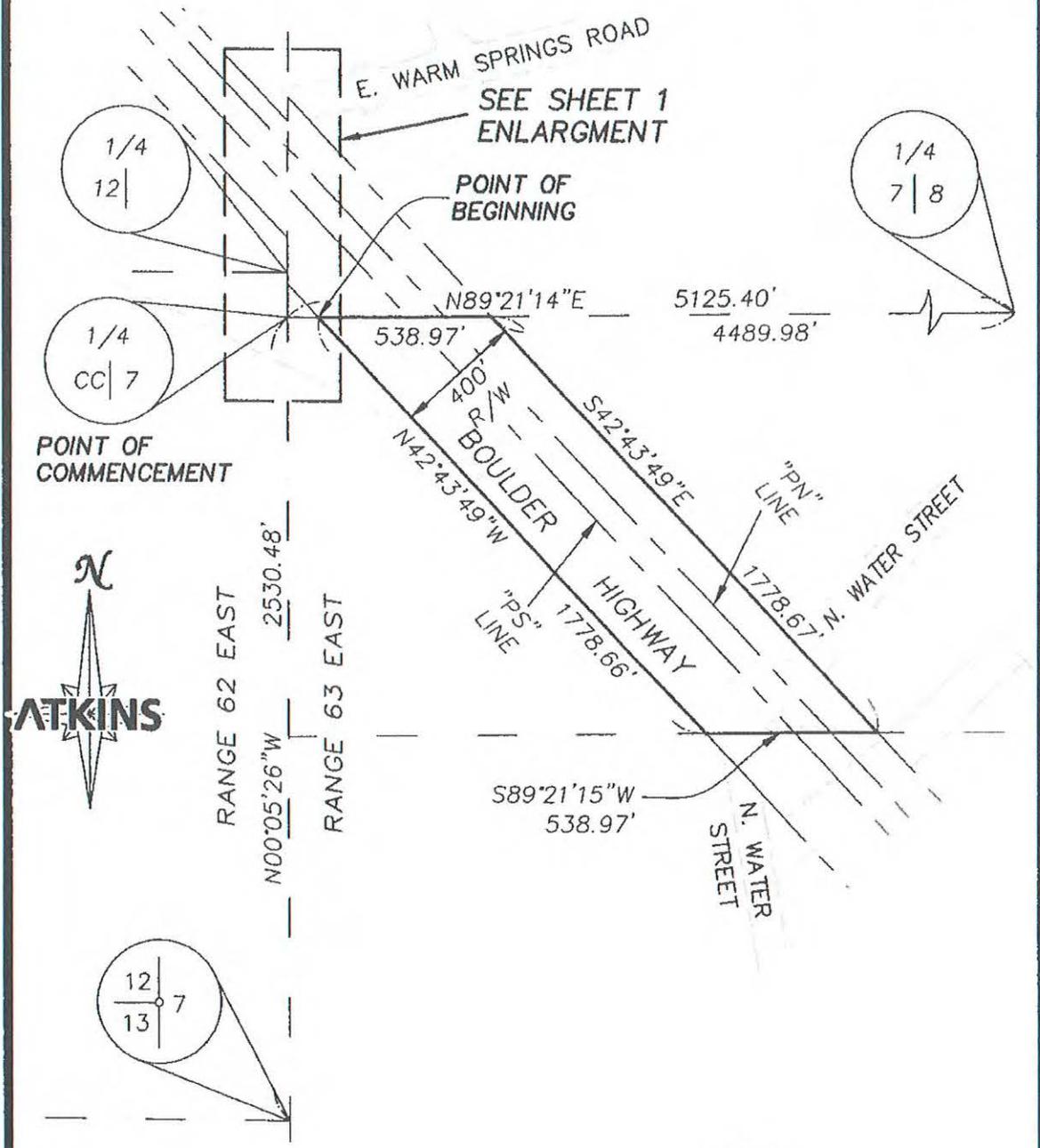
DRAWN: DSC
CHECKED: EC

DATE 6/6/2022
SCALE 1"=150'

179-07-399-001

EXHIBIT 'D'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 16.33 ACRES
(711,466 SQUARE FEET)

ATKINS
 2270 Corporate Circle
 Suite 200
 Highlands, NJ 08074-7700
 Telephone: 703-283-7273
 Fax: 703/283-7200

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/6/2022
	SHEET NO. 2 of 2	CHECKED: EC	SCALE: 1"=500'

APN: 179-07-499-004

EXHIBIT 'E'
BOULDER HIGHWAY - COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1802.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°43'49" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 950.82 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 0°42'05" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, 581.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1392.10 FEET; THENCE NORTH 49°57'19" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, 400.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.76 ACRES (468,583 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'F' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277

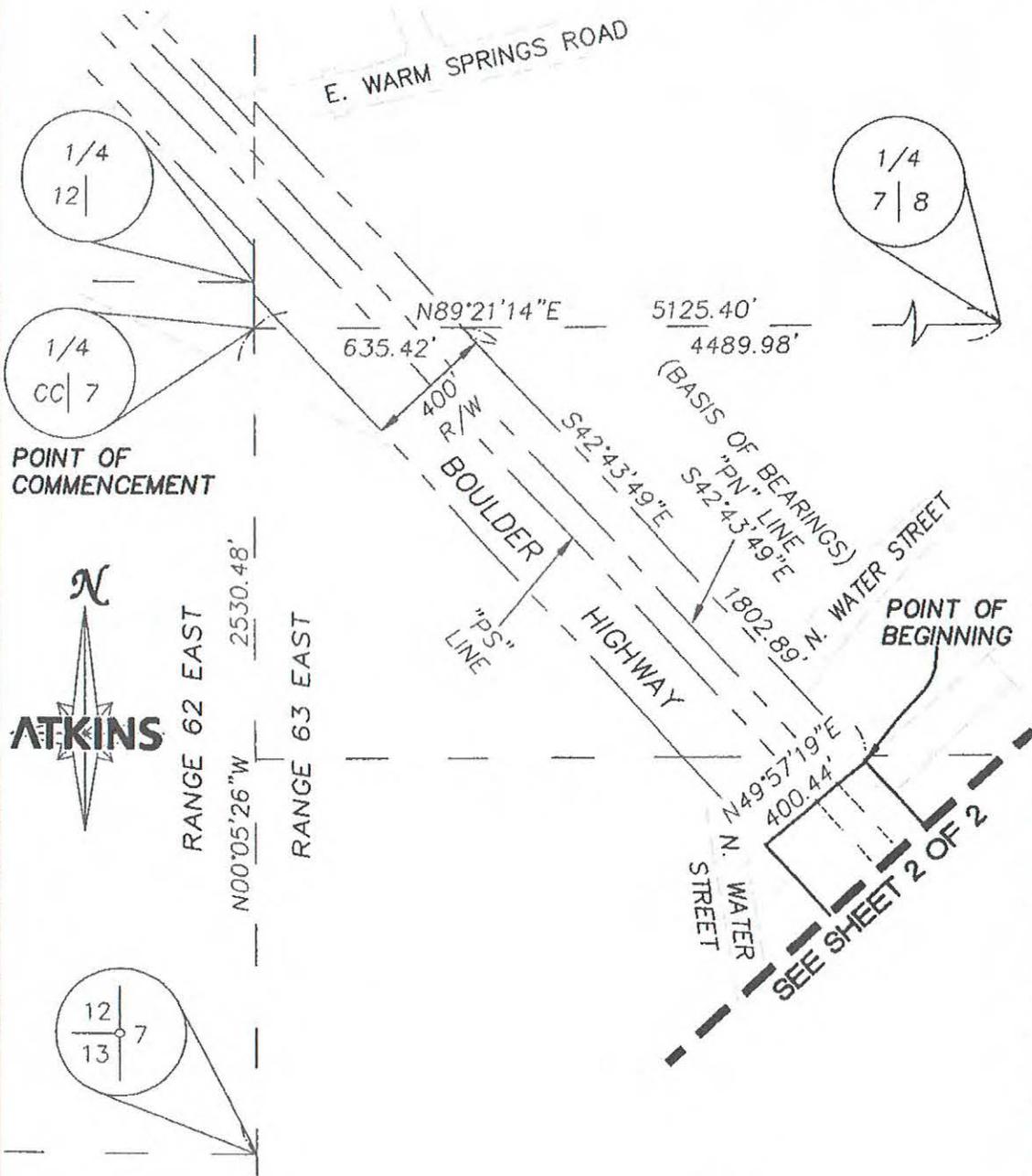


SHEET 1 OF 1

179-07-499-004

EXHIBIT 'F'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



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LEGEND

 EASEMENT AREA: 10.76 ACRES
(468,583 SQUARE FEET)

ATKINS

2578 Corporate Circle
Suite 200
Mesa, NV 89041-7706
Telephone 702/263-7276
Fax 702/263-7269

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/7/2022

SHEET NO. 1 of 2

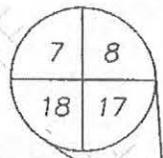
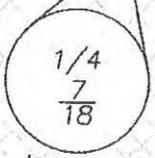
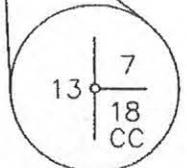
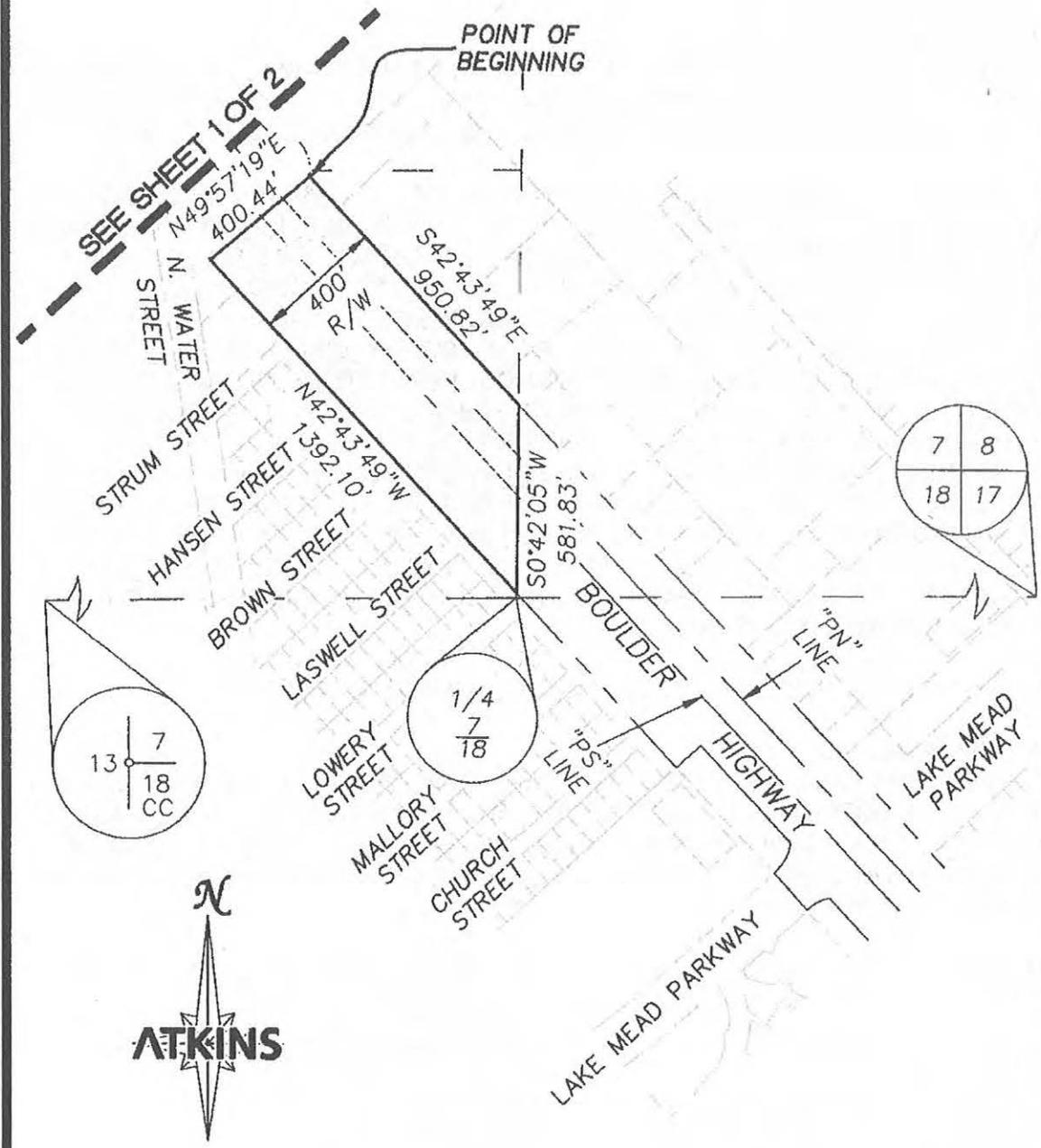
CHECKED: EC

SCALE: 1"=500'

179-07-499-004

EXHIBIT 'F'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 10.76 ACRES
(468,583 SQUARE FEET)

ATKINS
2278 Corporate Circle
Suite 200
Henderson, NV 89014-7700
Telephone: 702/963-7378
Fax: 702/963-7320

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 2 of 2

DRAWN: DSC
CHECKED: EC

DATE: 6/7/2022
SCALE: 1"=500'

APN: 179-07-499-005

EXHIBIT 'G'

BOULDER HIGHWAY - COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1778.67 FEET TO THE NORTHERLY LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7 AND THE POINT OF BEGINNING; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 24.22 FEET; THENCE SOUTH 49°57'19" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, 400.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 366.69 FEET TO SAID NORTHERLY LINE; THENCE NORTH 89°21'15" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY LINE, 538.97 FEET TO THE POINT OF BEGINNING.

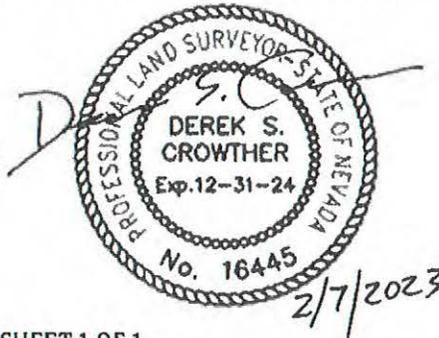
CONTAINING 1.79 ACRES (78,183 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'H' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277

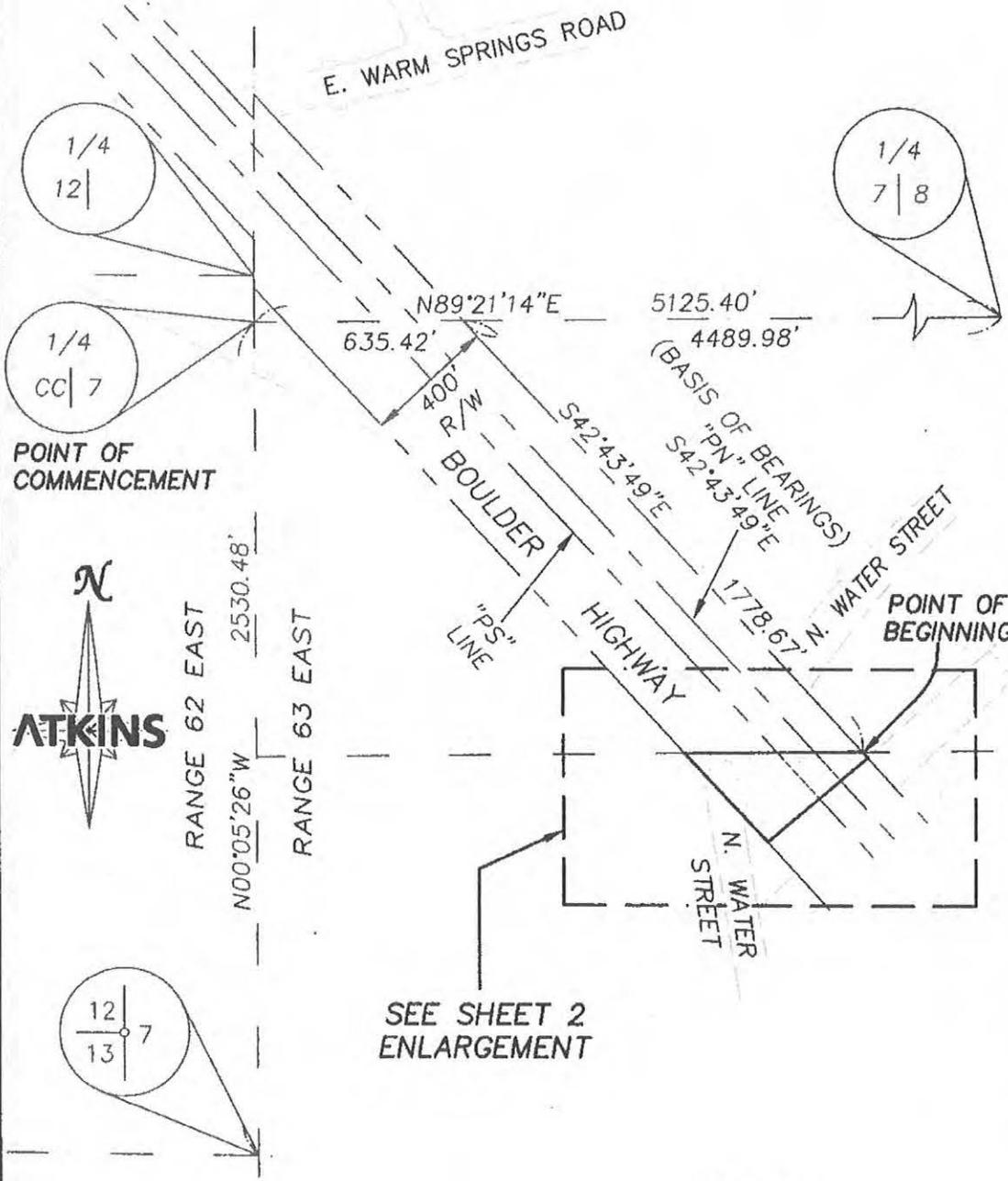


SHEET 1 OF 1

179-07-499-005

EXHIBIT 'H'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



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ATKINS

229 Corporate Ctr.
Box 251
Tulsa, OK 74101-0251
Telephone 744-7779
Fax 744-7220

 EASEMENT AREA: 1.79 ACRES
(78,183 SQUARE FEET)

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 1 of 2

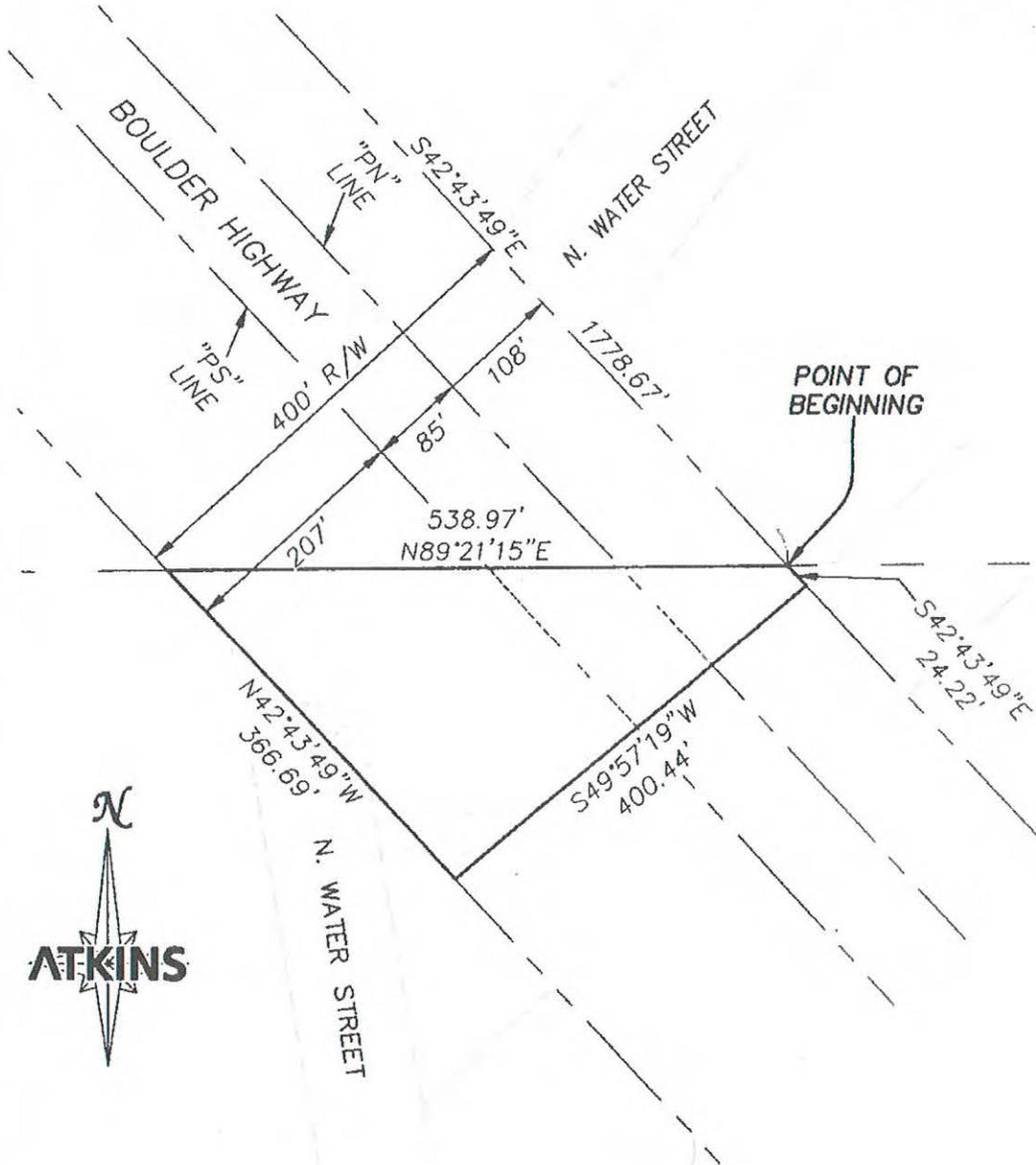
DRAWN: DSC
CHECKED: EC

DATE: 6/13/2022
SCALE: 1"=500'

179-07-499-005

EXHIBIT 'H'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

EASEMENT AREA: 1.79 ACRES
(78,183 SQUARE FEET)

ATKINS

2276 Corporate Circle
Suite 200
Hempstead, NY 11549-7700
Telephone 762/763-7273
Fax 762/763-7260

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 2 of 2

DRAWN: DSC
CHECKED: EC

DATE 6/13/2022
SCALE 1"=150'

APN: 179-07-899-004

EXHIBIT 'I'
BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 2753.71 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7 AND THE **POINT OF BEGINNING**; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID EASTERLY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 803.83 FEET TO THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°22'09" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY LINE, 539.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 19.89 FEET TO SAID EASTERLY LINE; THENCE NORTH 00°42'05" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, 581.83 FEET TO THE **POINT OF BEGINNING**.

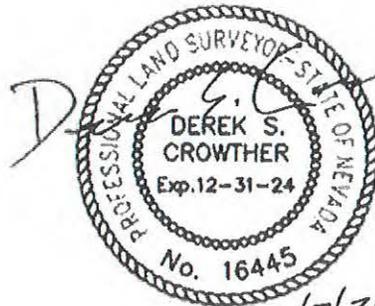
CONTAINING 3.78 ACRES (164,745 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'J' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277

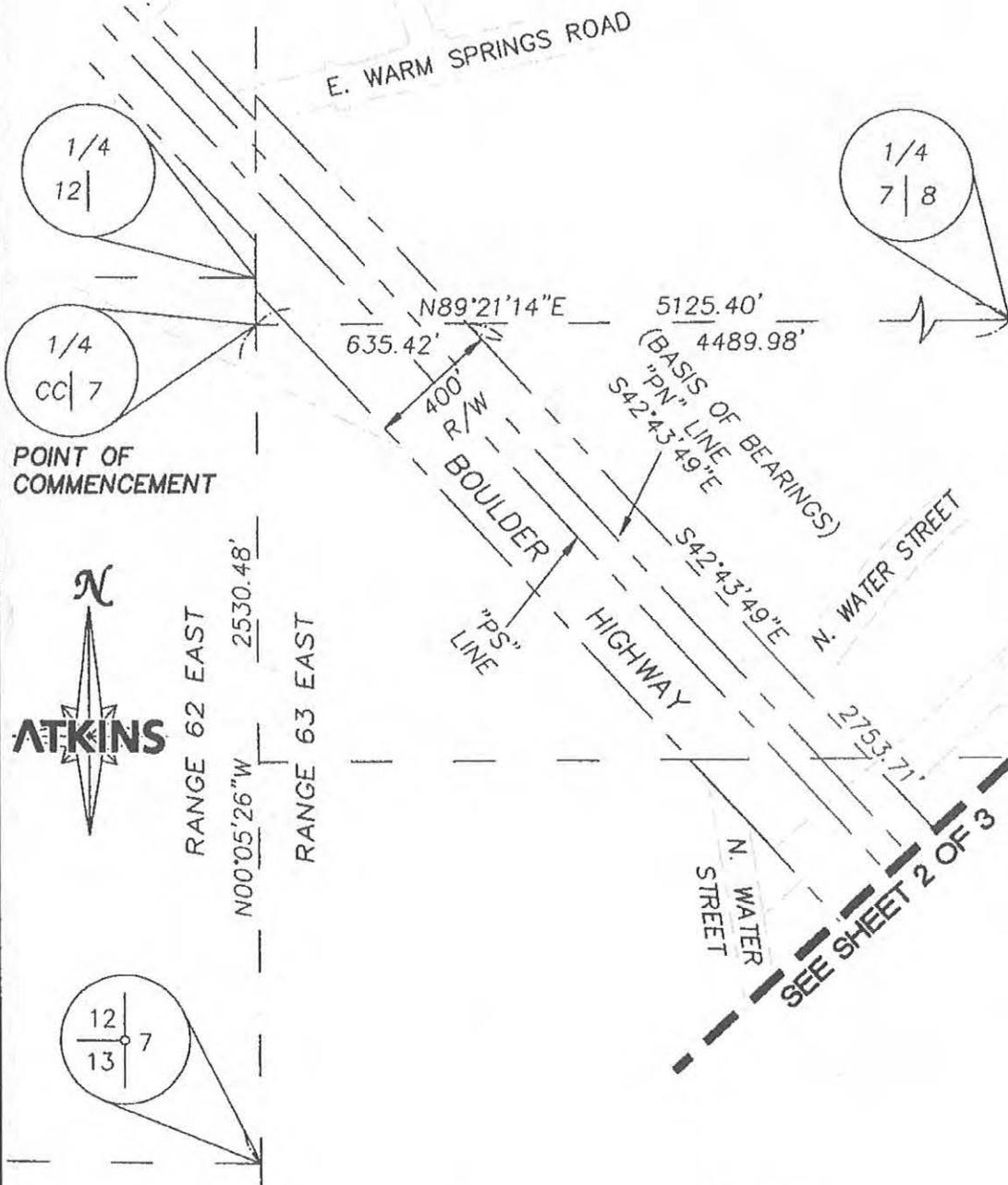


SHEET 2 OF 2

179-07-899-004

EXHIBIT 'J'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



X:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-07-899-004 CRC OWNERSHIP_LEGAL 5.dwg

LEGEND

EASEMENT AREA: 3.78 ACRES
(164,745 SQUARE FEET)

ATKINS

2270 Corporate Cir.
Suite 200
Henderson, NV 89074-7796
Telephone 702/263-7274
Fax 702/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/13/2022

SHEET NO. 1 of 3

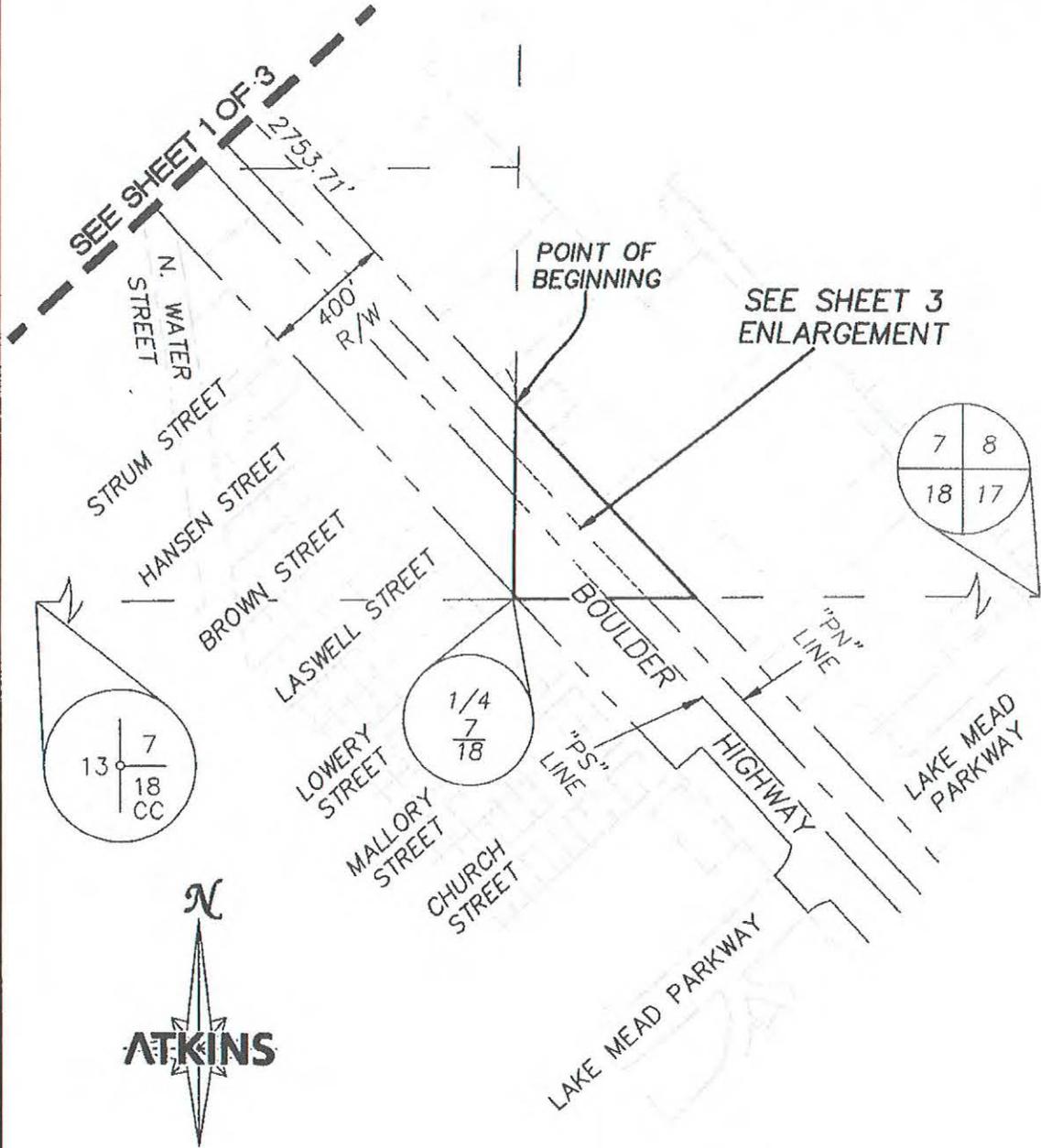
CHECKED: EC

SCALE 1"=500'

179-07-899-004

EXHIBIT 'J'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 3.78 ACRES
(164,745 SQUARE FEET)

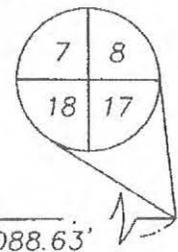
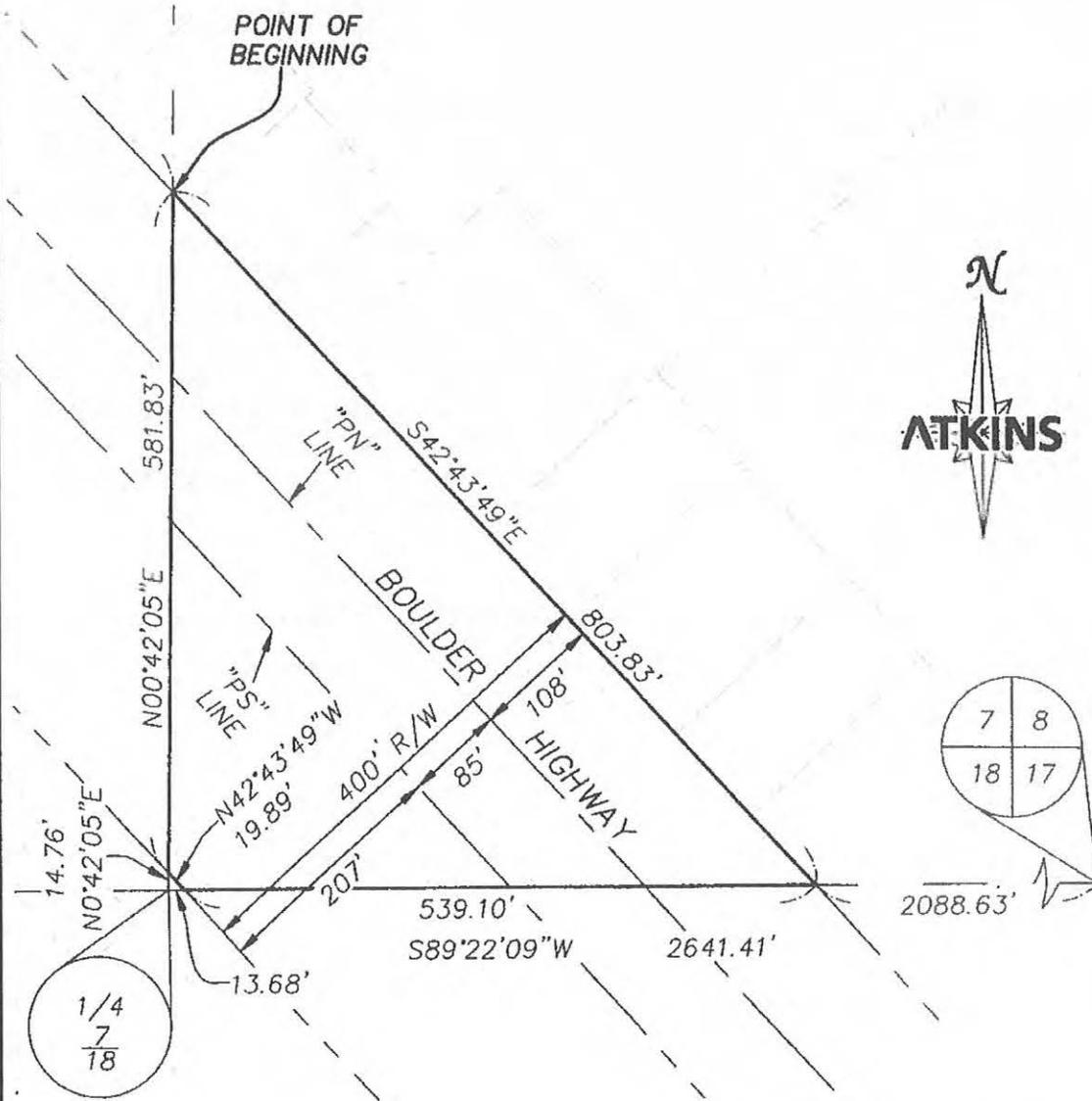
ATKINS 3270 Corporate Circle
Suite 200
Mendham, NJ 08854-7716
Telephone 732/263-7273
Fax 732/263-7268

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE 6/13/2022
	SHEET NO. 2 of 3	CHECKED: EC	SCALE 1"=500'

179-07-899-004

EXHIBIT 'J'

SECTION 7
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

EASEMENT AREA: 3.78 ACRES
(164,745 SQUARE FEET)

ATKINS
2578 Corporate Oaks
 Suite 200
 Houston, TX 77054-7726
 Telephone 713/263-7273
 Fax 713/263-7280

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/13/2022
	SHEET NO. 3 of 3	CHECKED: EC	SCALE: 1"=500'

APN: 179-17-299-007

EXHIBIT 'K'

BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M.; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 6649.75 FEET TO THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 17 AND THE **POINT OF BEGINNING**; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID WESTERLY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 464.66 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 17; THENCE SOUTH 89°29'08" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY LINE, 313.85 FEET TO SAID WESTERLY LINE; THENCE NORTH 0°14'33" WEST, ALONG SAID WESTERLY LINE, 344.14 FEET TO THE **POINT OF BEGINNING**.

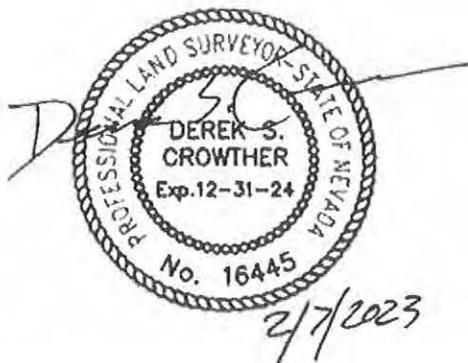
CONTAINING 1.24 ACRES (54,003 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'L' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277



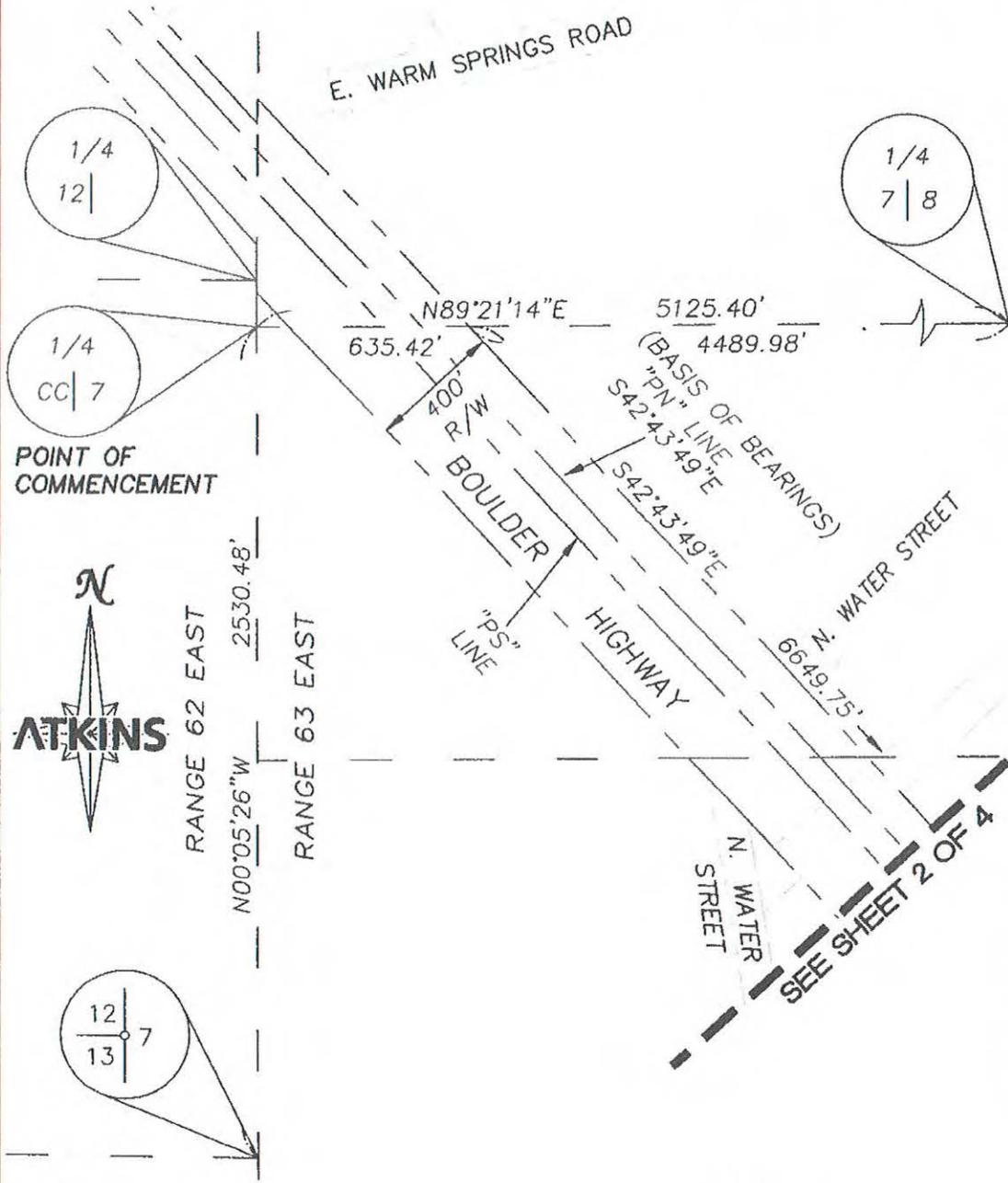
SHEET 2 OF 2

X:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-17-299-007 CRC OWNERSHIP_LEGAL B-LEGAL.dncx

179-17-299-007

EXHIBIT 'L'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



x:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-17-299-007 CRC OWNERSHIP_LEGAL_&.dwg

LEGEND

 EASEMENT AREA: 1.24 ACRES
(54,003 SQUARE FEET)

ATKINS

2278 Corporate Circle
Suite 300
Henderson, NV 89014-7718
Telephone 702/283-7273
Fax 702/283-7259

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE 6/24/2022

SHEET NO. 1 of 4

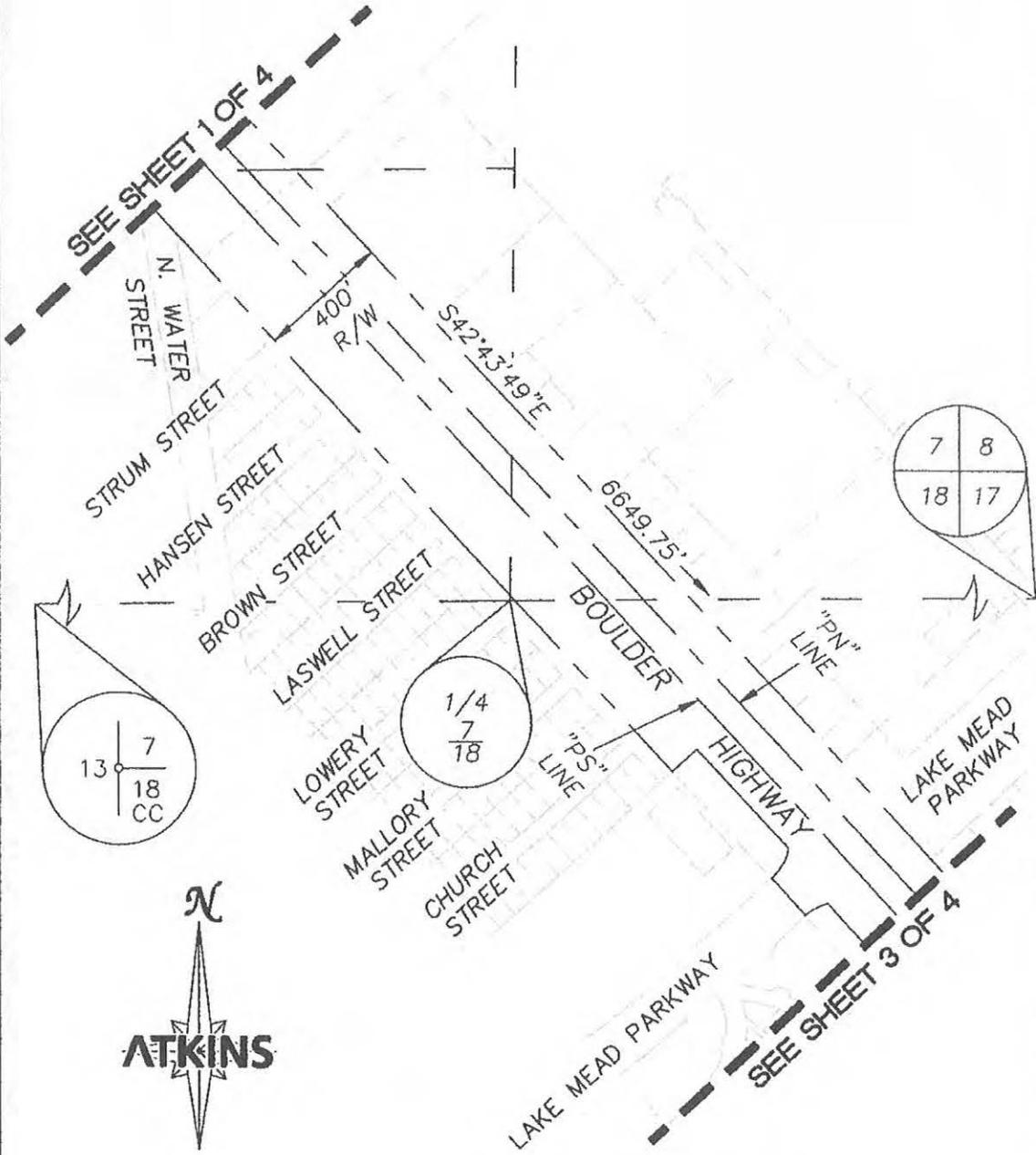
CHECKED: EC

SCALE 1"=500'

179-17-299-007

EXHIBIT 'L'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 1.24 ACRES
(54,003 SQUARE FEET)

ATKINS
329 Corporate Circle
 Suite 200
 Colorado, CO 80244-7704
 Telephone 703/283-7278
 Fax 703/283-7320

BOULDER HIGHWAY RIGHT-OF-WAY
 COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 2 of 4

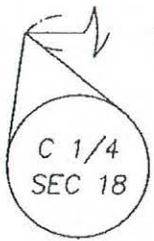
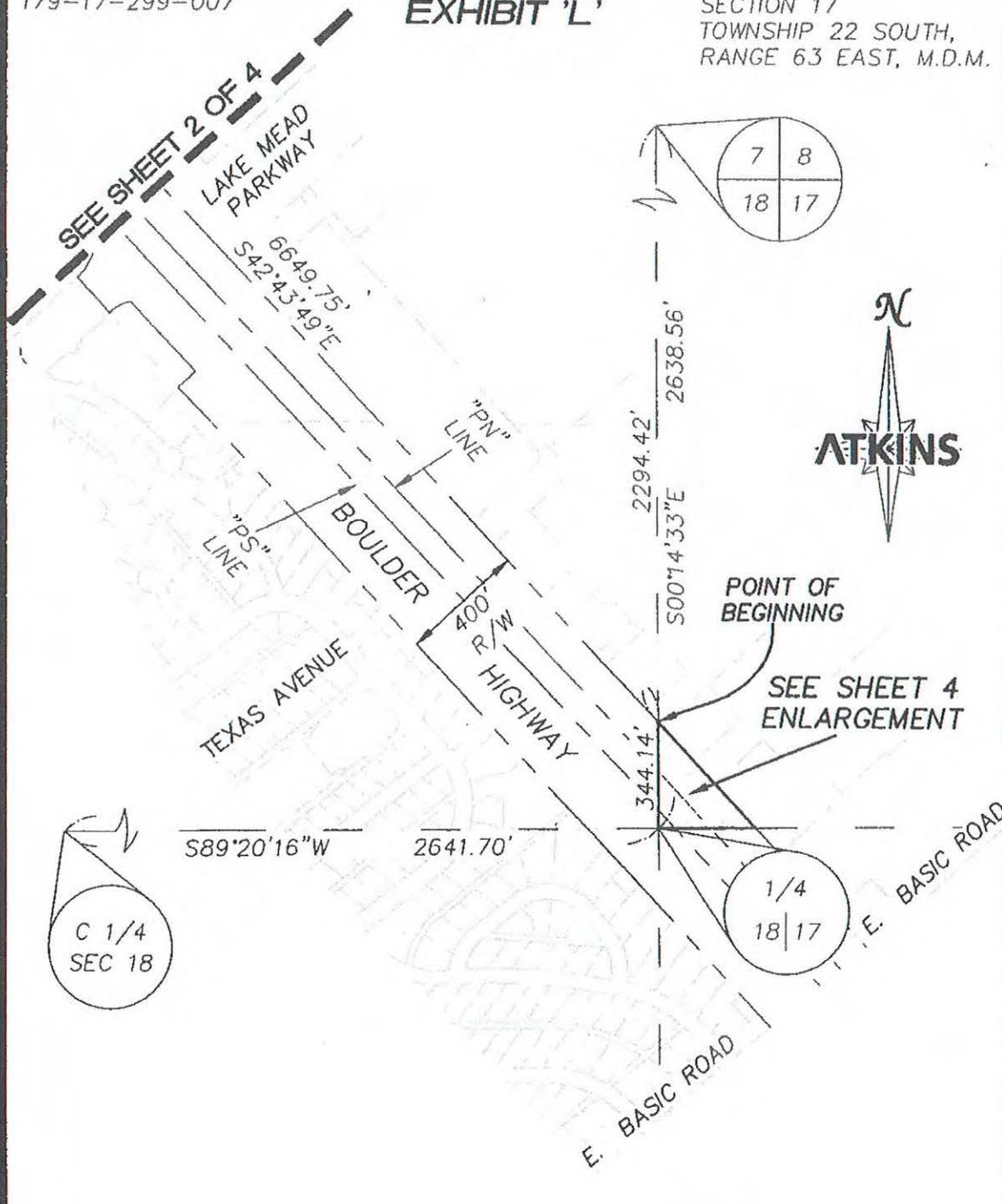
DRAWN: DSC
CHECKED: EC

DATE: 6/24/2022
SCALE: 1"=500'

179-17-299-007

EXHIBIT 'L'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

EASEMENT AREA: 1.24 ACRES
(54,003 SQUARE FEET)

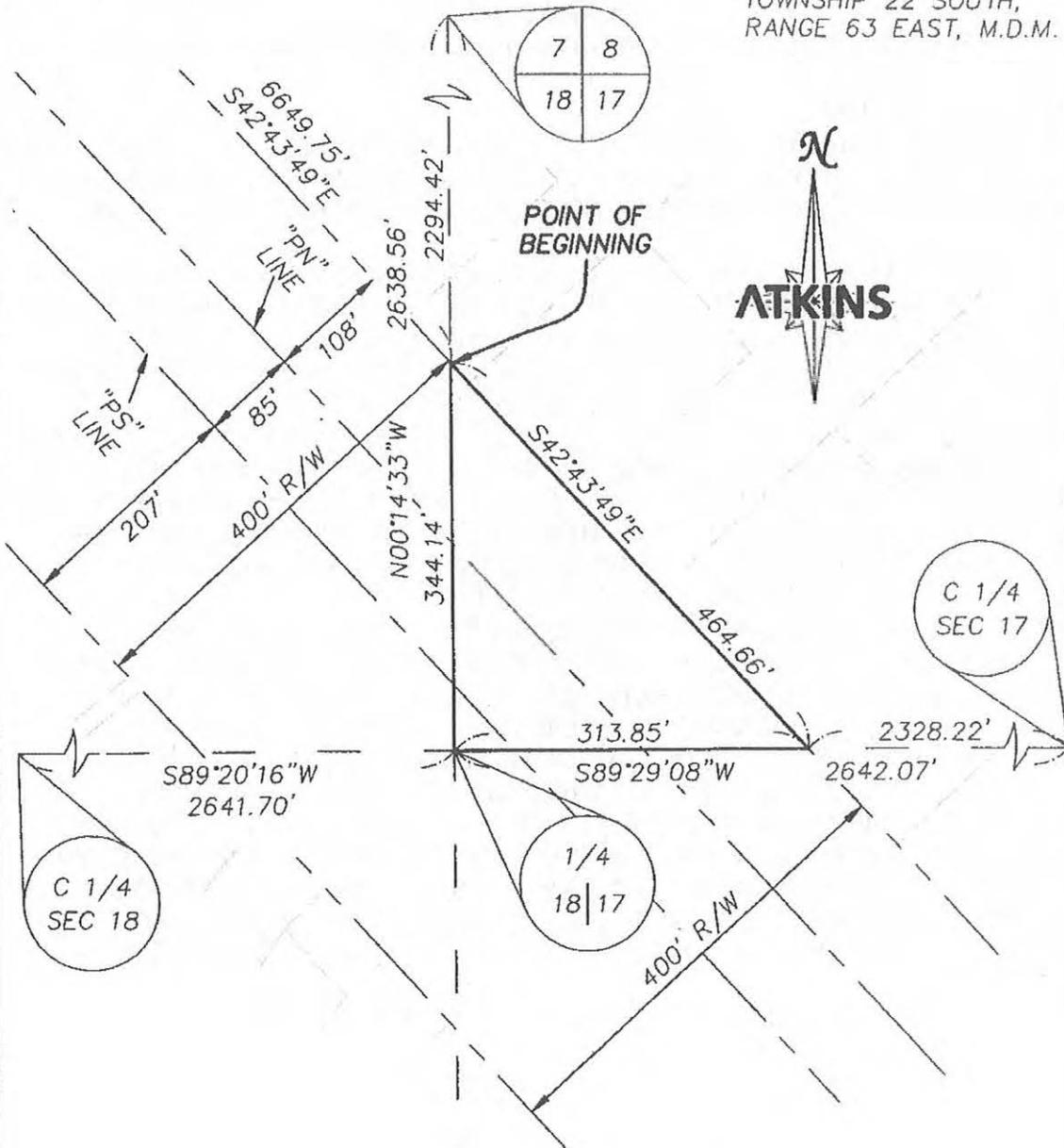
ATKINS
3270 Corporate Circle
Suite 303
Hawthorne, NY 10524-7798
Telephone 703/263-7378
Fax 703/263-7350

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/24/2022
	SHEET NO. 3 of 4	CHECKED: EC	SCALE: 1"=500'

179-17-299-007

EXHIBIT 'L'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 1.24 ACRES
(54,003 SQUARE FEET)

ATKINS

2278 Corporate Circle
Suite 200
Houston, TX 77054-7706
Telephone 713/263-7278
Fax 713/263-7260

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/24/2022

SHEET NO. 4 of 4

CHECKED: EC

SCALE 1"=150'

APN: 179-17-399-001

EXHIBIT 'M'
BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M.; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 7114.41 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 17 AND THE POINT OF BEGINNING; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1783.38 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 17; THENCE SOUTH 89°28'34" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY LINE, 540.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1448.50 FEET TO THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 17; THENCE NORTH 0°15'03" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE, 248.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 17; THENCE NORTH 89°29'08" EAST, DEPARTING SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 17, A DISTANCE OF 313.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.73 ACRES (685,309 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'N' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277

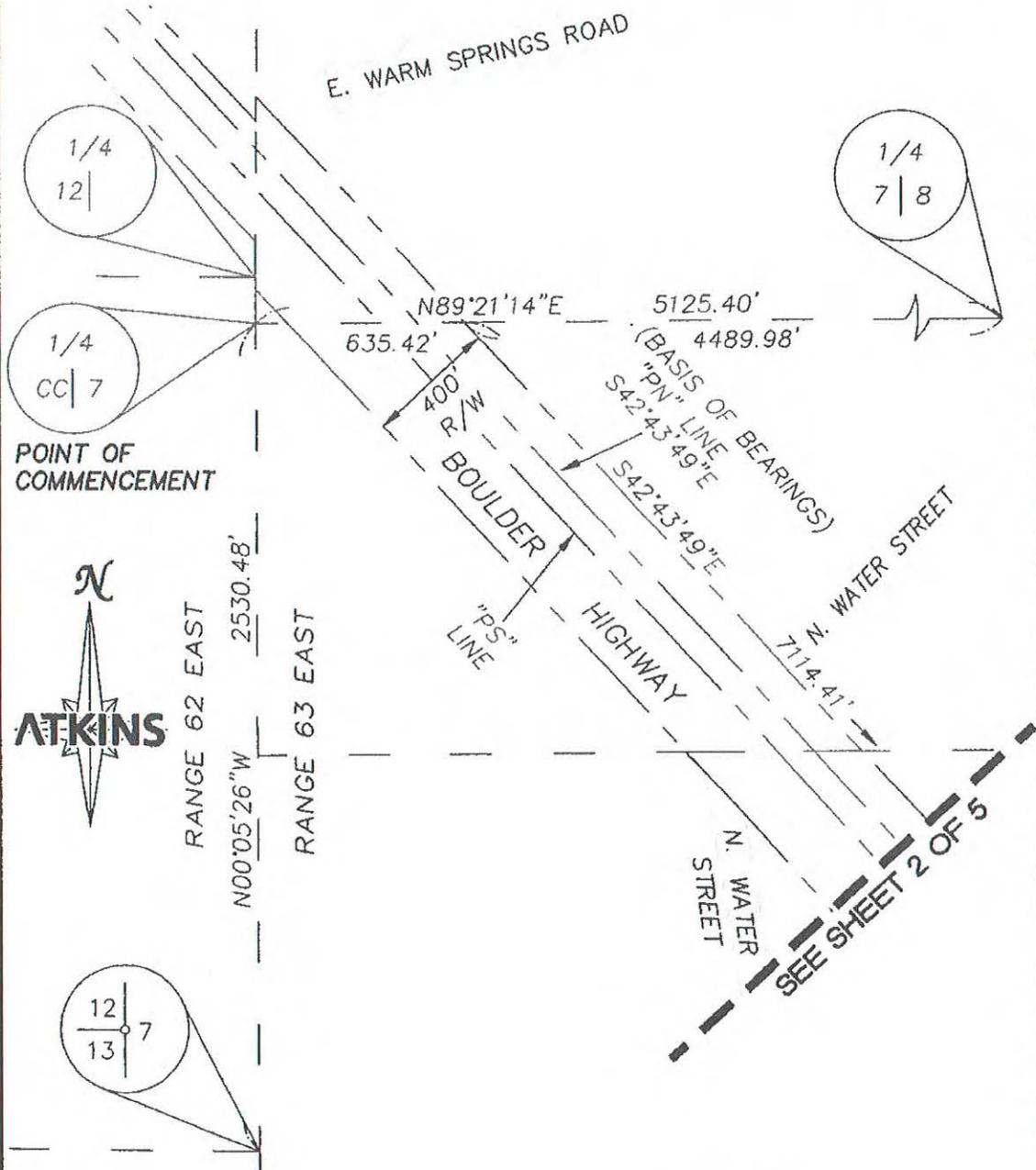


SHEET 2 OF 2

179-17-399-001

EXHIBIT 'N'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



X:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-17-399-001 CRC OWNERSHIP_LEGAL 10.dwg

LEGEND

EASEMENT AREA: 15.73 ACRES
(685,309 SQUARE FEET)

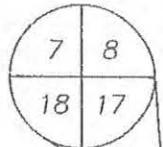
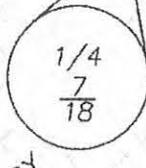
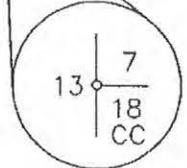
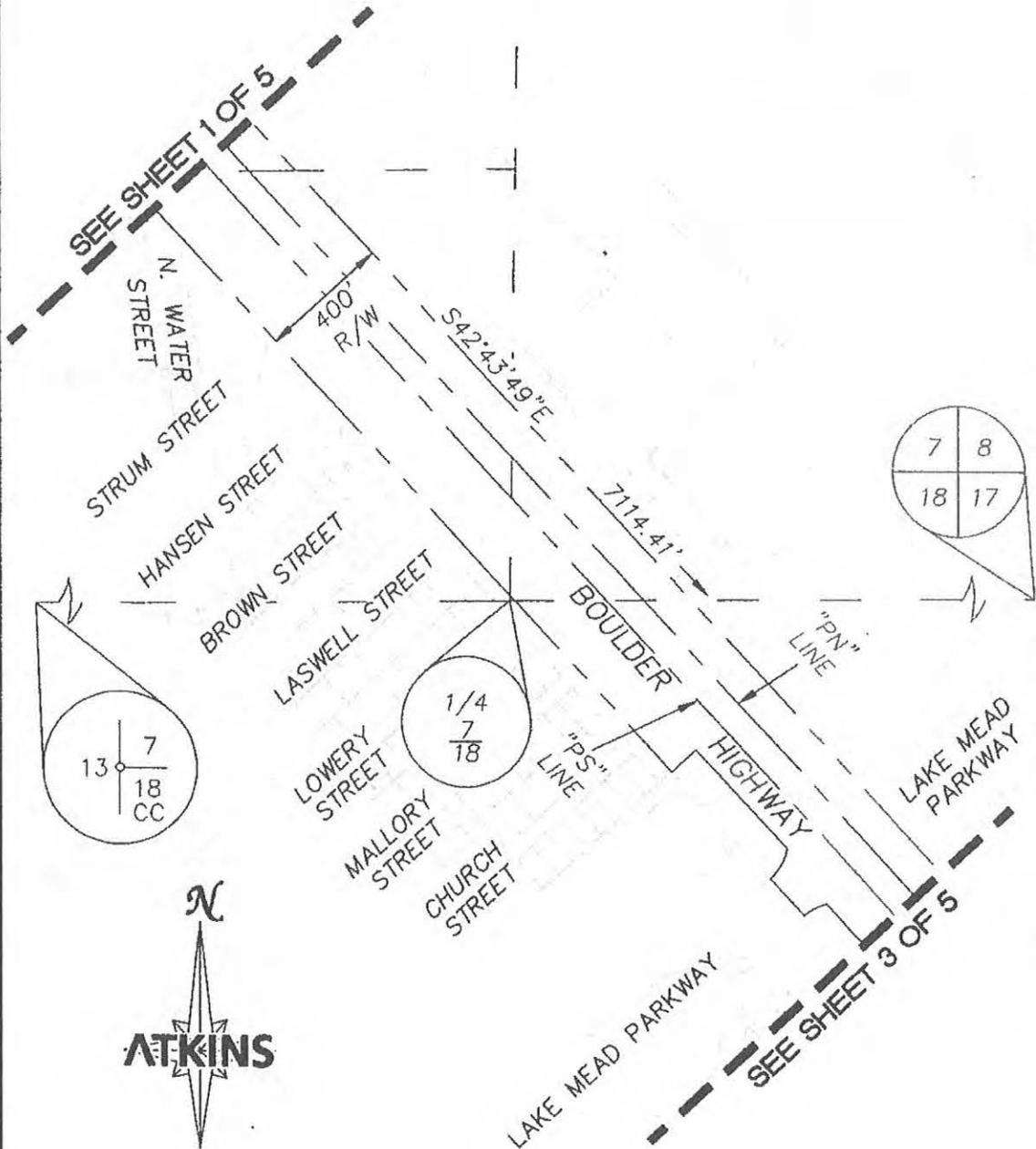
ATKINS
 2276 Corporate Cir.
 Suite 200
 Henderson, NV 89014-7700
 Telephone 702/263-7000
 Fax 702/263-7000

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/9/2022
	SHEET NO. 1 of 5	CHECKED: EC	SCALE: 1"=500'

179-17-399-001

EXHIBIT 'N'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 15.73 ACRES
(685,309 SQUARE FEET)

ATKINS
2270 Corporate Circle
Suite 200
Hempden, NY 14074-7788
Telephone: 716/283-7278
Fax: 716/283-7280

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 2 of 5

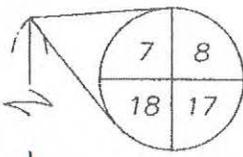
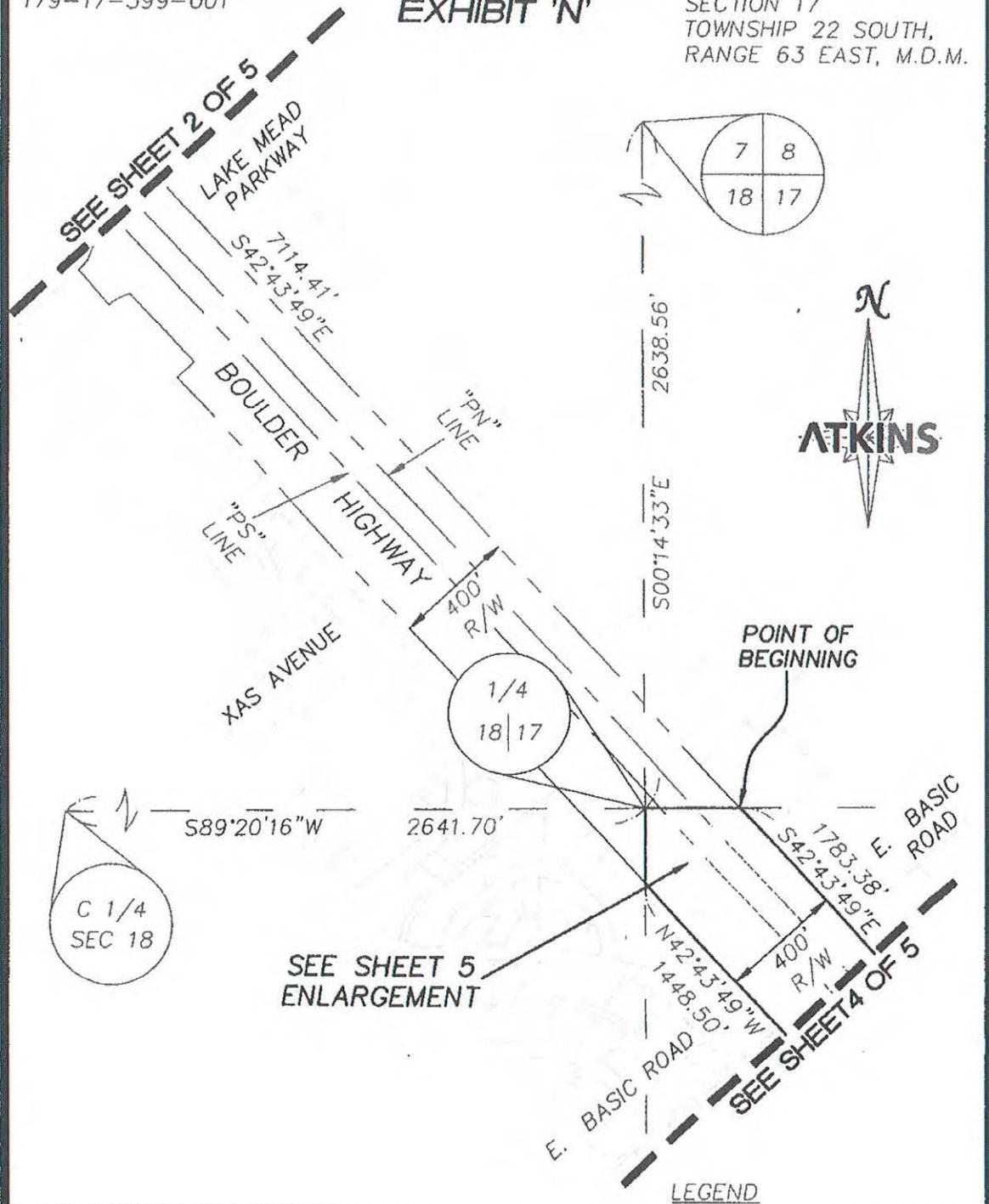
DRAWN: DSC
CHECKED: EC

DATE: 6/9/2022
SCALE: 1"=500'

179-17-399-001

EXHIBIT 'N'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



SEE SHEET 5 ENLARGEMENT

LEGEND

 EASEMENT AREA: 15.73 ACRES
(685,309 SQUARE FEET)

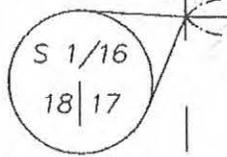
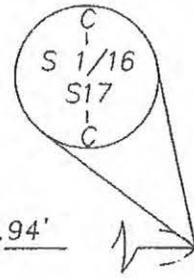
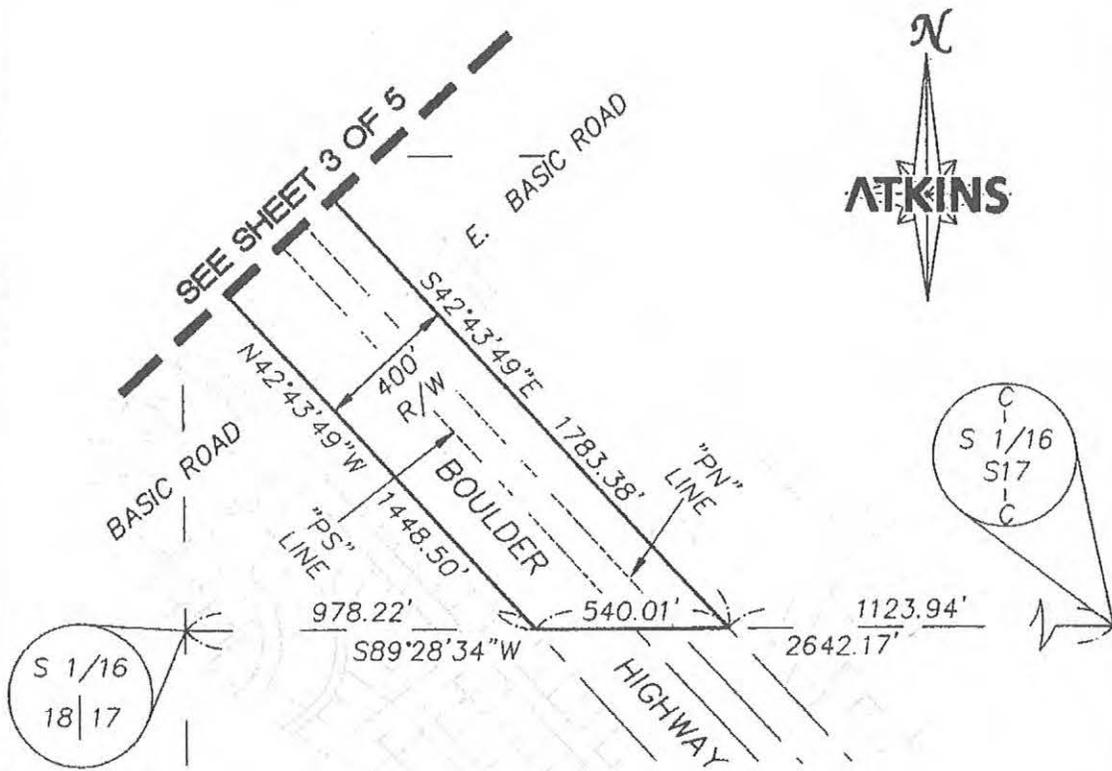
ATKINS 2270 Corporate Circle,
Falls 207
Morgantown, WV 26504-3700
Telephone 760/263-7270
Fax 760/263-7269

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/9/2022
	SHEET NO. 3 of 5	CHECKED: EC	SCALE: 1"=500'

179-17-399-001

EXHIBIT 'N'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 15.73 ACRES
(685,309 SQUARE FEET)

ATKINS
2270 Corporate Circle
 Suite 201
 Houston, TX 77057-7785
 Telephone: 713/263-7271
 Fax: 713/263-7280

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/9/2022
	SHEET NO. 4 of 5	CHECKED: EC	SCALE: 1"=500'

APN: 179-17-499-006

EXHIBIT 'O'
BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M.; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 8897.79 FEET TO THE NORTHERLY LINE OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 17 AND THE **POINT OF BEGINNING**; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1664.30 FEET TO THE EASTERLY LINE OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 17; THENCE SOUTH 0°15'06" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE, 87.68 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 17; THENCE SOUTH 89°27'48" WEST, DEPARTING SAID EAST LINE AND ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 17, A DISTANCE OF 459.98 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1782.80 FEET TO SAID NORTHERLY LINE OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17; THENCE NORTH 89°28'34" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY LINE, 540.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 16.29 ACRES (709,586 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'P' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277

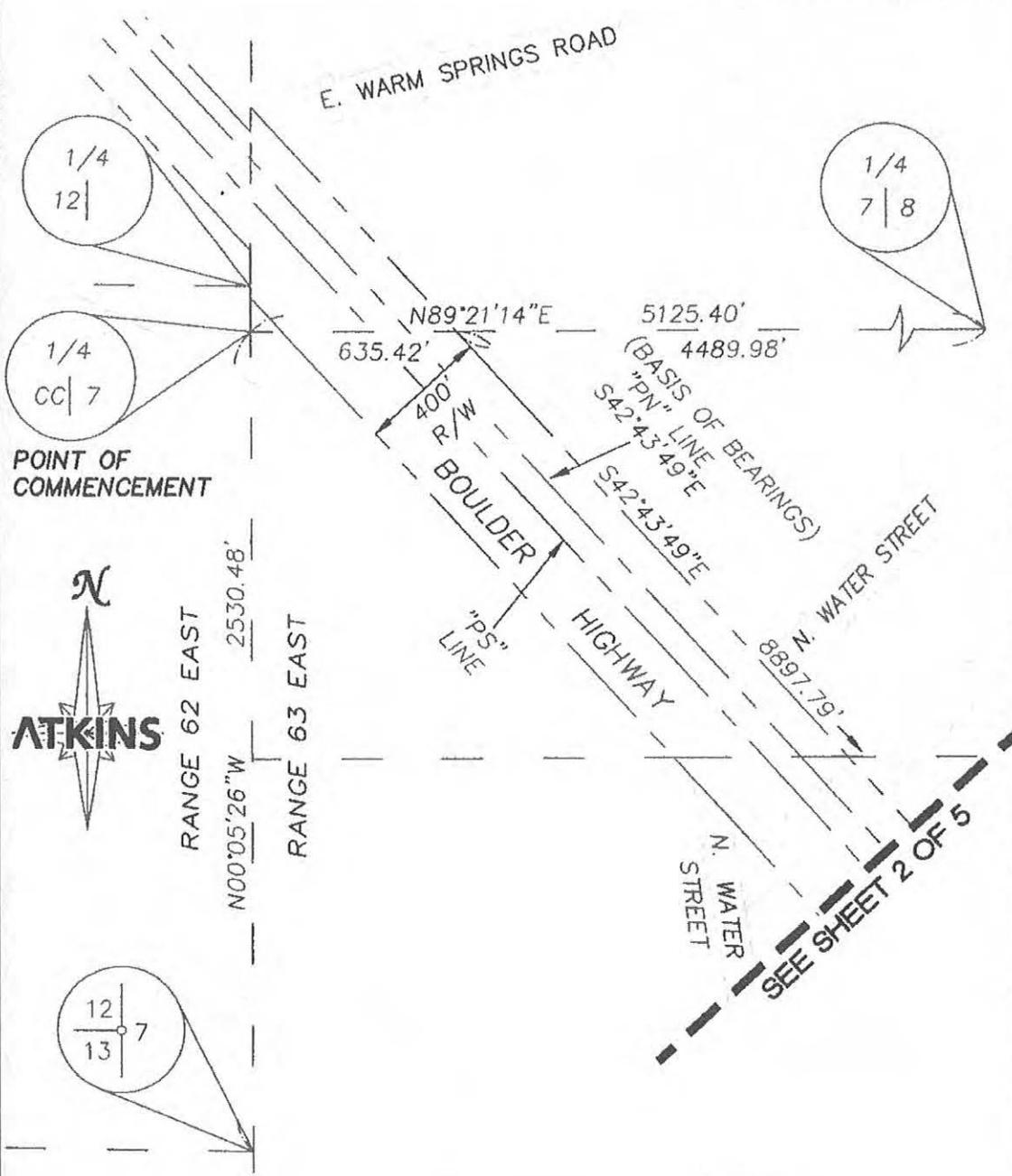


SHEET 2 OF 2

179-17-499-006

EXHIBIT 'P'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



X:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-17-499-006 COH OWNERSHIP_LEGAL 11.dwg

LEGEND

 EASEMENT AREA: 16.29 ACRES
(709,586 SQUARE FEET)

ATKINS
3270 Corporate Crk.
 Suite 200
 Madison, NY 6054-7700
 Telephone 762/263-7271
 Fax 762/263-7206

BOULDER HIGHWAY RIGHT-OF-WAY
 COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 1 of 5

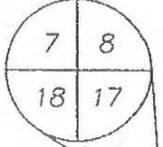
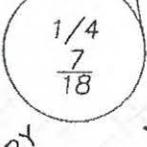
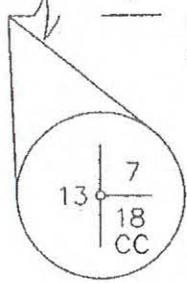
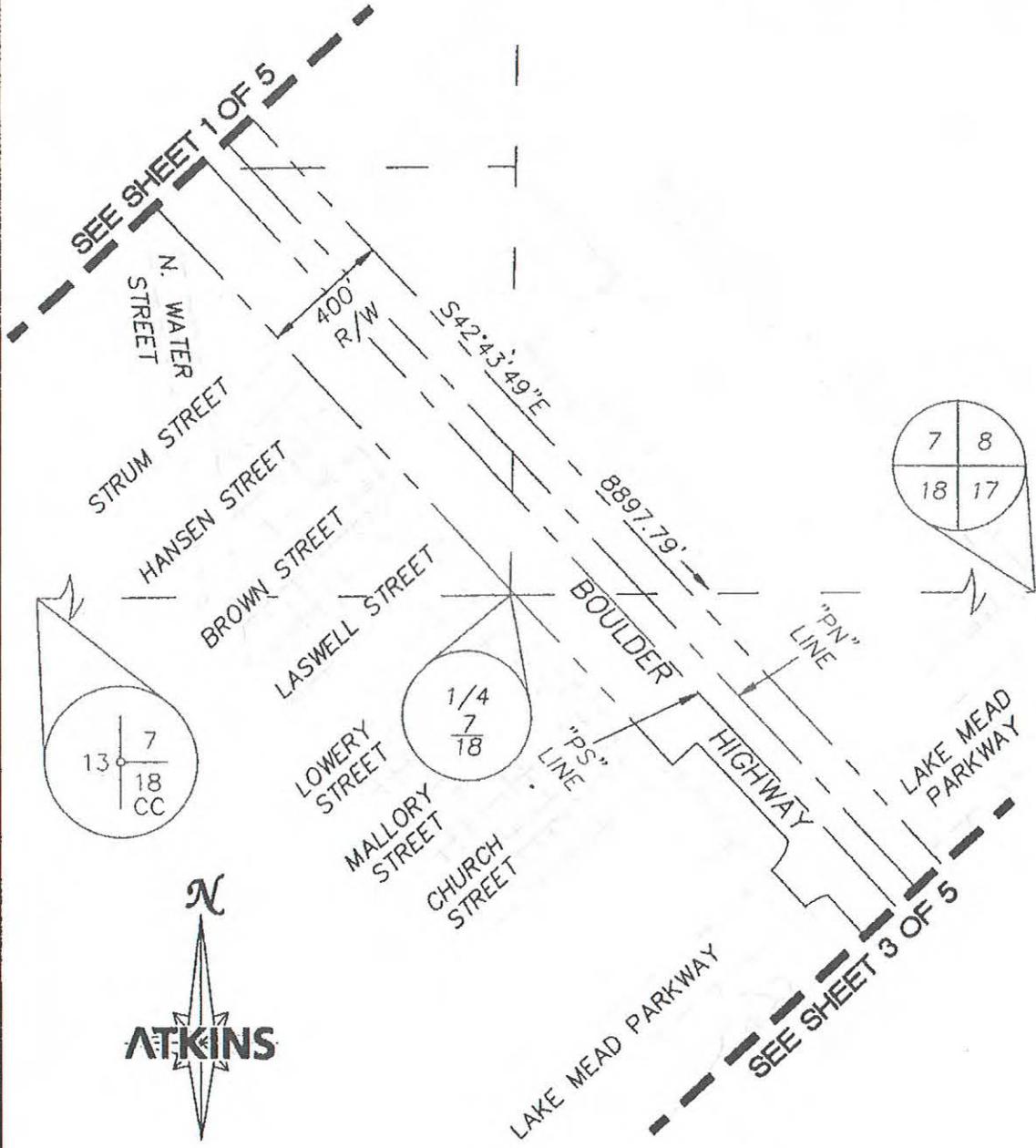
DRAWN: DSC
CHECKED: EC

DATE: 6/21/2022
SCALE: 1"=500'

179-17-499-006

EXHIBIT 'P'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 16.29 ACRES
(709,586 SQUARE FEET)

ATKINS

3376 Corywaga Circle
Suite 200
Madison, NY 99014-7700
Telephone 703/263-7273
Fax 703/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/21/2022

SHEET NO. 2 of 5

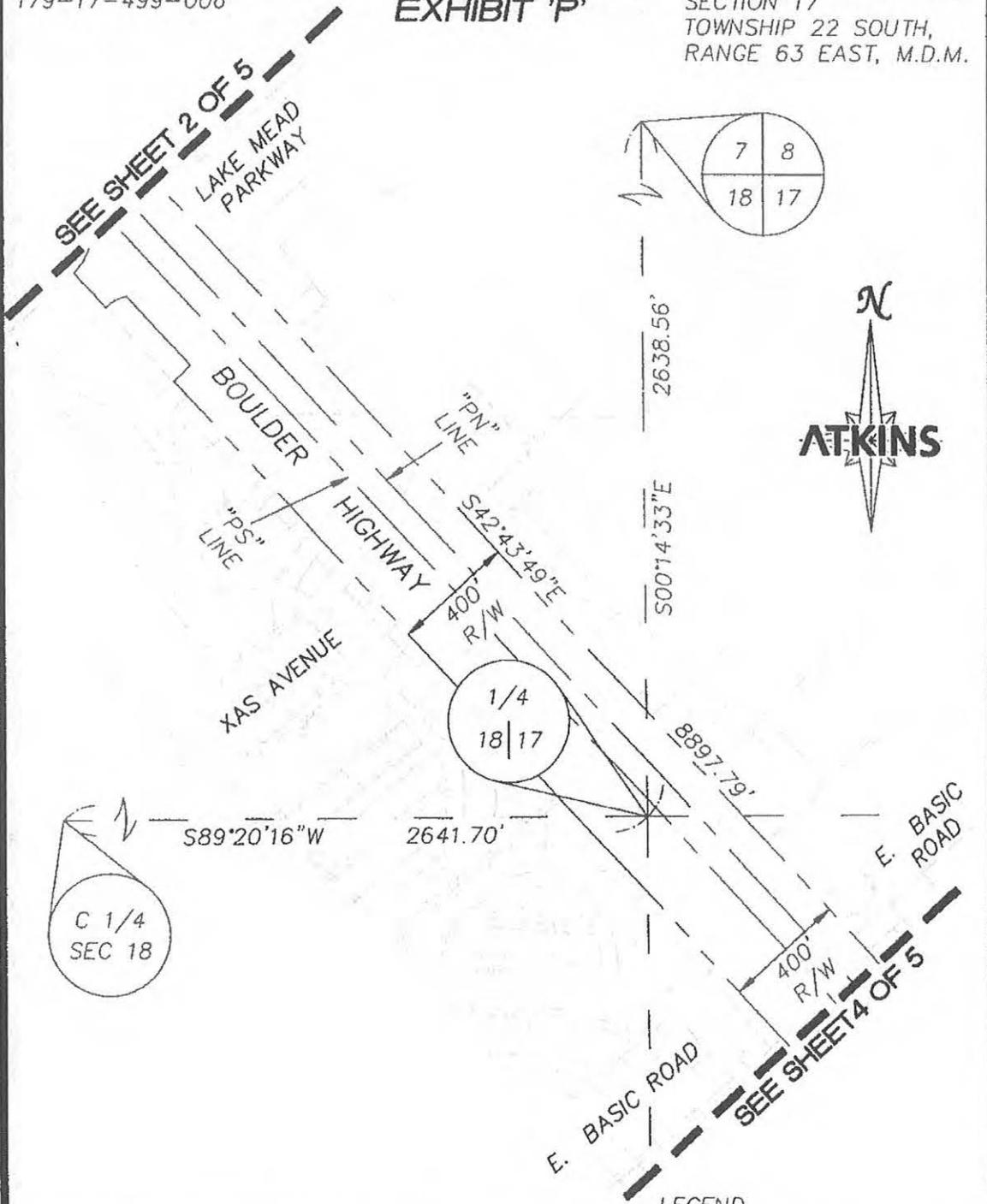
CHECKED: EC

SCALE: 1"=500'

179-17-499-006

EXHIBIT 'P'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



ATKINS

2276 Corporate Circle
Suite 200
Hickory, NY 14467-4778
Telephone 716/263-7273
Fax 716/263-7200

 **EASEMENT AREA: 16.29 ACRES
(709,586 SQUARE FEET)**

**BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER**

JOB NO. 100070423
SHEET NO. 3 of 5

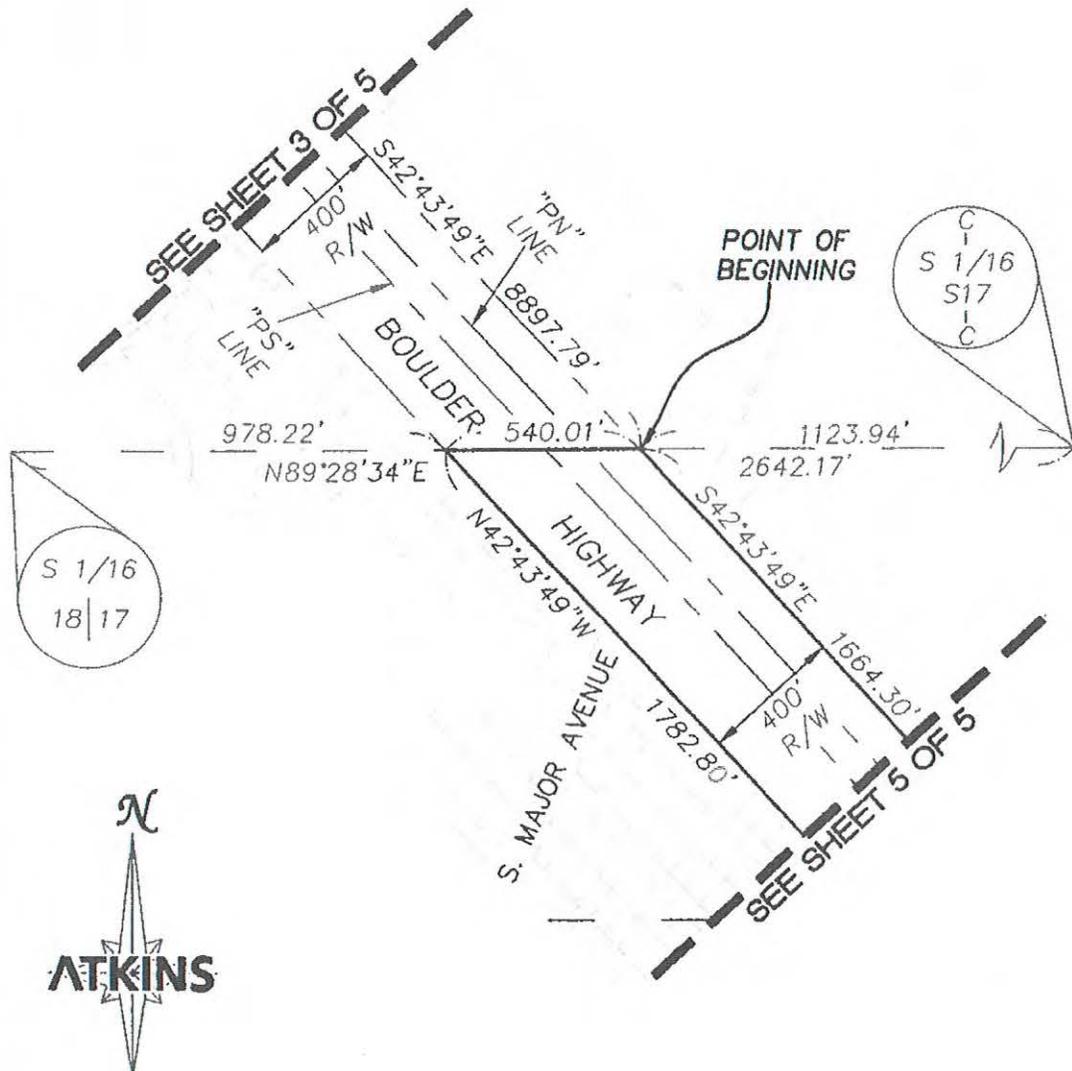
DRAWN: DSC
CHECKED: EC

DATE: 6/21/2022
SCALE: 1"=500'

179-17-499-006

EXHIBIT 'P'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 16.29 ACRES
(709,586 SQUARE FEET)

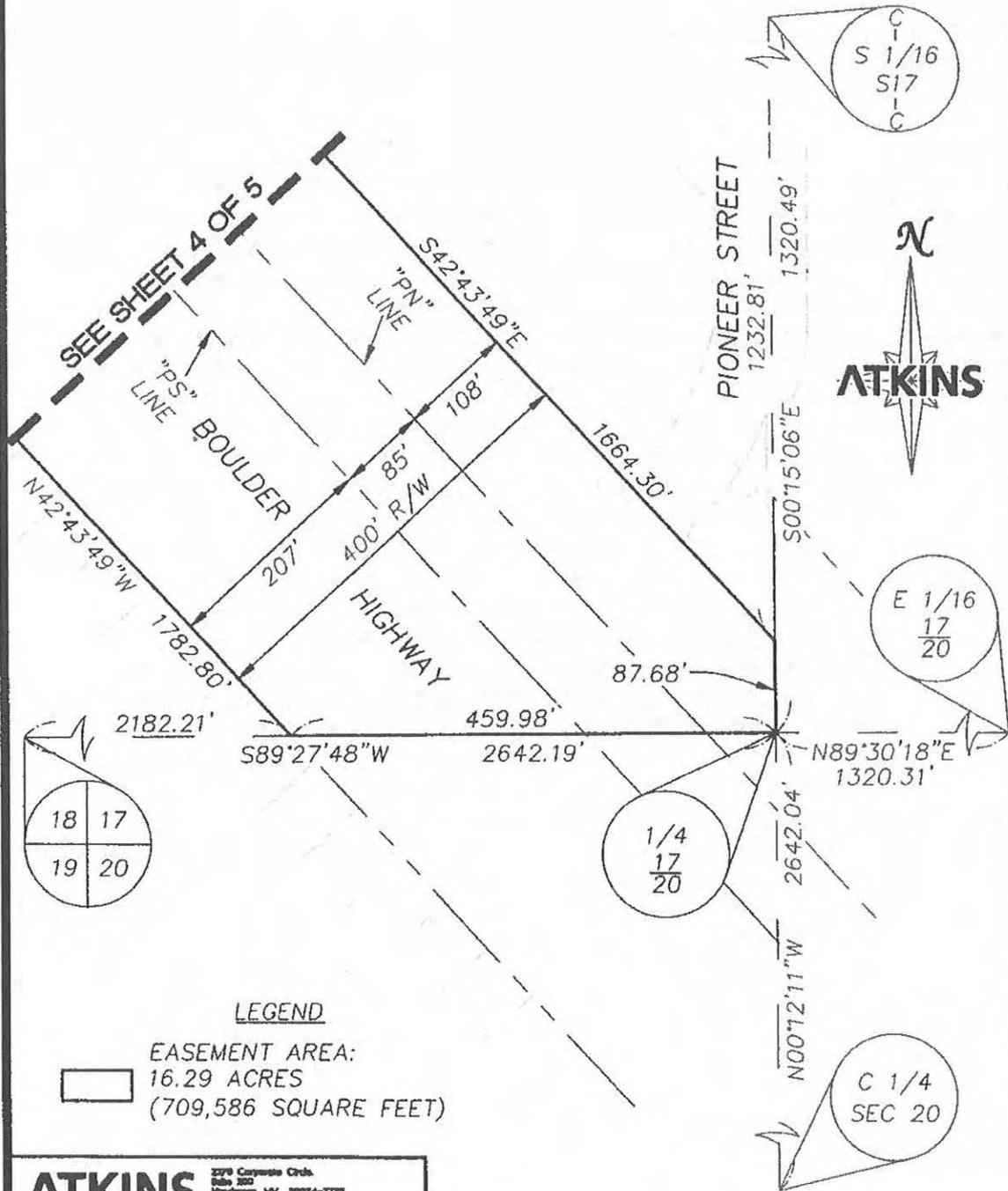
ATKINS
2278 Corporate Cir.
Suite 200
Meriden, CT 06450-7728
Telephone 703/263-7274
Fax 703/263-7208

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/21/2022
	SHEET NO. 4 of 5	CHECKED: EC	SCALE: 1"=500'

179-17-499-006

EXHIBIT 'P'

SECTION 17
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



ATKINS
2270 Corporate Circle
Suite 200
Hickory, NY 14864-7725
Telephone 716/533-7275
Fax 716/533-7200

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100059702	DRAWN: DSC	DATE: 6/21/2022
	SHEET NO. 5 of 5	CHECKED: EC	SCALE: 1"=150'

APN: 179-18-599-002

EXHIBIT 'Q'
BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M.; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 3557.54 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18 AND THE POINT OF BEGINNING; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY SECTIONAL LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 669.29 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE MEAD PARKWAY; THENCE NORTH 47°13'26" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF BOULDER HIGHWAY AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE MEAD PARKWAY, 740.08 FEET TO SAID NORTHERLY SECTIONAL LINE; THENCE NORTH 89°22'09" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY SECTIONAL LINE, 594.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE MEAD PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10200.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 43°28'25" EAST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°41'51", AN ARC LENGTH OF 124.18 FEET; THENCE SOUTH 47°13'26" WEST, 1057.37 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 711.44 FEET TO THE SOUTHERLY SECTIONAL LINE OF THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18; THENCE SOUTH 89°14'19" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY SECTIONAL LINE, 537.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, DEPARTING SAID SOUTHERLY SECTIONAL LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 154.83 FEET; THENCE NORTH 47°16'11" EAST, 75.00 FEET; THENCE NORTH 42°43'49" WEST, 307.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE MEAD PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 153.43 FEET. A RADIAL LINE TO

SHEET 1 OF 3

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SAID BEGINNING BEARS NORTH 13°30'57" WEST; THENCE SOUTHWESTERLY, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAKE MEAD PARKWAY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°15'25". AN ARC LENGTH OF 78.35 FEET; THENCE SOUTH 47°13'38" WEST, 435.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2076.08 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°49'35", AN ARC LENGTH OF 102.41 FEET TO SAID SOUTHERLY SECTIONAL LINE; THENCE SOUTH 89°14'19" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY SECTIONAL LINE, 271.59 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE MEAD PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1916.08 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 33°38'20" EAST; THENCE NORTHEASTERLY, DEPARTING SAID SOUTHERLY SECTIONAL LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°08'02", AN ARC LENGTH OF 305.46 FEET; THENCE NORTH 47°13'38" EAST, 435.52 FEET; THENCE NORTH 45°21'52" EAST, 7.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 163.79 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 44°27'45" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°37'16", AN ARC LENGTH OF 98.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 409.33 FEET; THENCE SOUTH 47°16'11" WEST, 99.98 FEET; THENCE NORTH 42°43'49" WEST, 699.43 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18; THENCE NORTH 89°22'09" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY LINE, 539.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.98 ACRES (1,131,790 SQUARE FEET), MORE OR LESS.

SHEET 2 OF 3

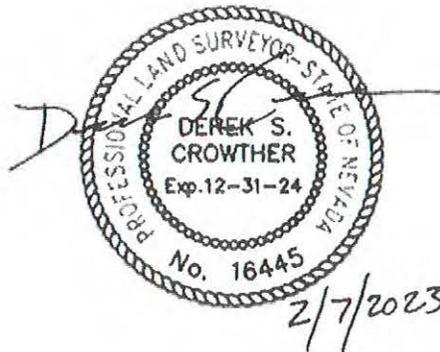
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BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'R' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277



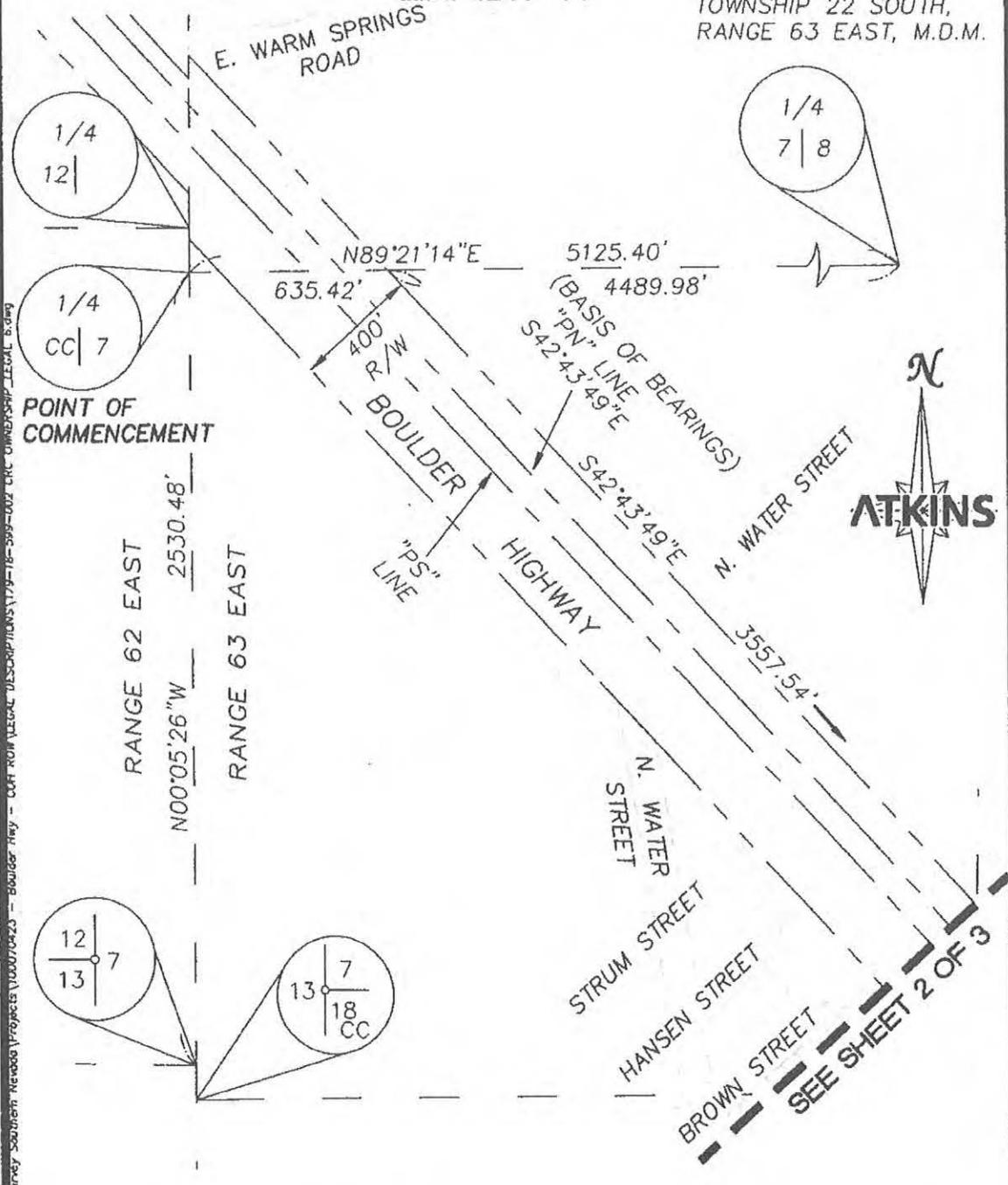
SHEET 3 OF 3

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179-18-599-002

EXHIBIT 'R'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



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LEGEND

 EASEMENT AREA: 25.98 ACRES
(1,131,790 SQUARE FEET)

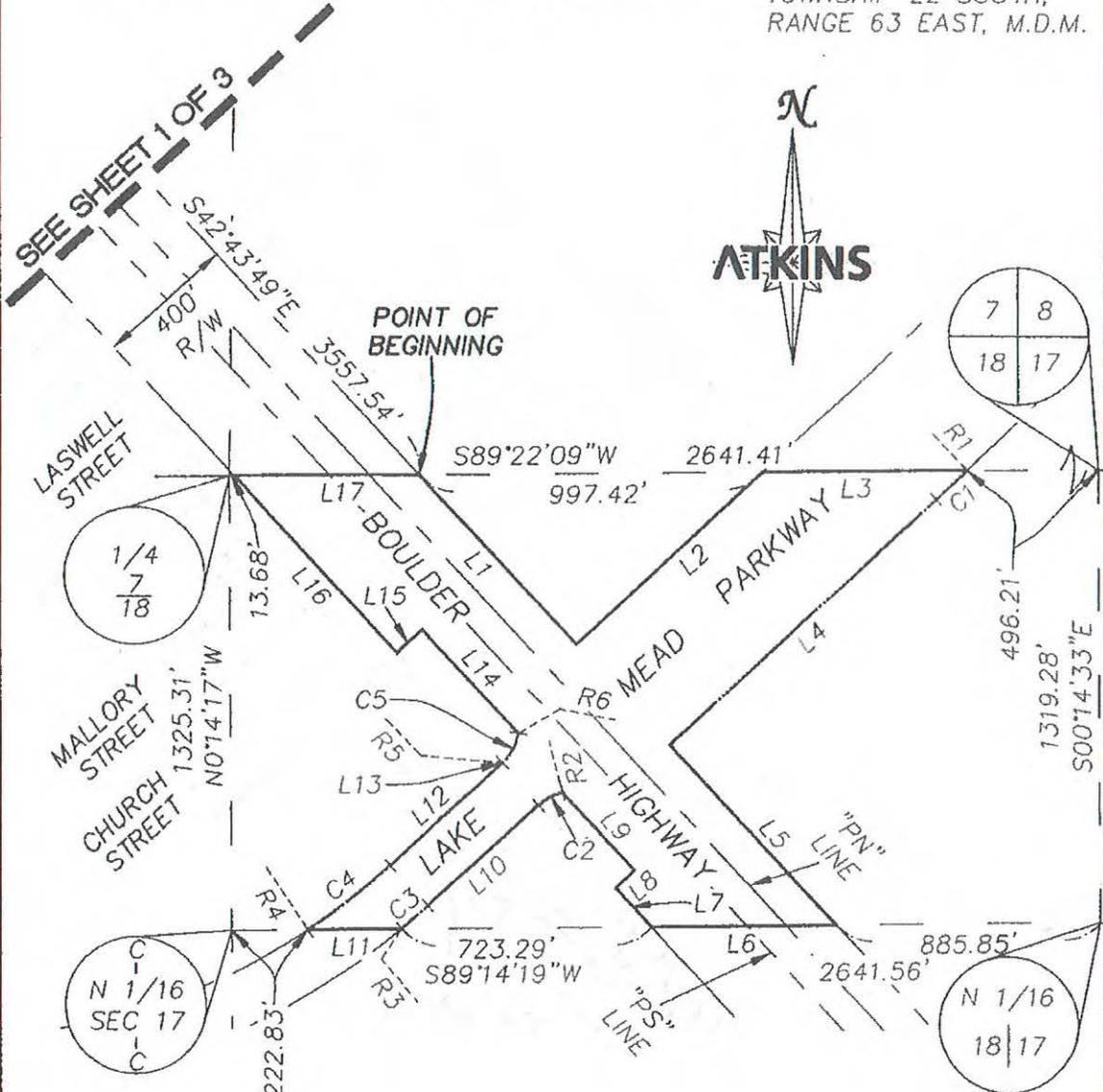
ATKINS
 2270 Corporate Circle
 Suite 300
 Parsippany, NJ 08054-7701
 Telephone 703/963-7275
 Fax 703/963-7200

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/24/2022
	SHEET NO. 1 of 3	CHECKED: EC	SCALE 1"=500'

179-18-599-002

EXHIBIT 'R'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



NOTE
SEE SHEET 3 FOR
LINE, CURVE &
RADIAL TABLES

LEGEND

 EASEMENT AREA: 25.98 ACRES
(1,131,790 SQUARE FEET)

ATKINS

3276 Corporate Circle
Suite 200
Henderson, NV 89024-7700
Telephone 702/963-7273
Fax 702/963-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/24/2022

SHEET NO. 2 of 3

CHECKED: EC

SCALE: 1"=500'

179-18-599-002

EXHIBIT 'R'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	10200.00'	0°41'51"	124.18'	62.09'
C2	153.43'	29°15'25"	78.35'	40.05'
C3	2076.08'	2°49'35"	102.41'	51.21'
C4	1916.08'	9°08'02"	305.46'	153.05'
C5	163.79'	34°37'16"	98.97'	51.05'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S42°43'49"E	669.29'
L2	N47°13'26"E	740.08'
L3	N89°22'09"E	594.99'
L4	S47°13'26"W	1057.37'
L5	S42°43'49"E	711.44'
L6	S89°14'19"W	537.99'
L7	N42°43'49"W	154.83'
L8	N47°16'11"E	75.00'
L9	N42°43'49"W	307.21'
L10	N47°13'38"E	435.41'
L11	S89°14'19"W	271.59'
L12	N47°13'38"E	435.52'
L13	N45°21'52"E	7.84'

LINE TABLE		
LINE	DIRECTION	LENGTH
L14	N42°43'49"W	409.33'
L15	S47°16'11"W	99.98'
L16	N42°43'49"W	699.43'
L17	S89°22'09"W	539.10'

RADIAL LINE TABLE	
RADIAL LINE	DIRECTION
R1	S43°28'25"E
R2	N13°30'57"W
R3	S39°56'47"E
R4	S33°38'20"E
R5	S44°27'45"E
R6	S79°05'01"E

ATKINS
3278 Corporate Circle
 Suite 200
 Harrisburg, PA 17111-7700
 Telephone 717/233-7275
 Fax 717/233-7200

BOULDER HIGHWAY RIGHT-OF-WAY
 COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/24/2022

SHEET NO. 3 of 3

CHECKED: EC

SCALE N/A

APN: 179-18-699-005

EXHIBIT 'S'

BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M.; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 5338.27 FEET TO THE NORTHERLY LINE OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18 AND THE **POINT OF BEGINNING**; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1311.48 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 0°14'33" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, 344.14 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°20'16" WEST, DEPARTING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE THEREOF, 225.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1773.80 FEET TO THE NORTHERLY LINE OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18, THENCE NORTH 89°14'19" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY LINE, 537.99 FEET TO THE **POINT OF BEGINNING**.

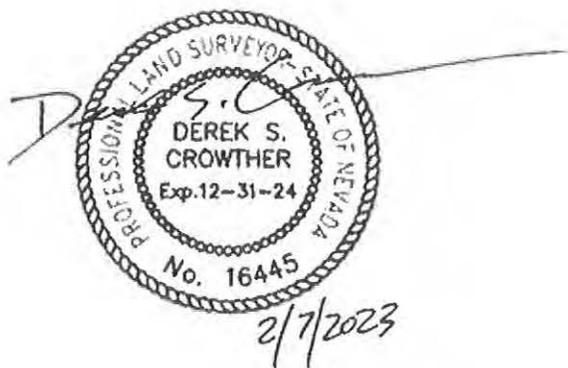
CONTAINING 15.06 ACRES (655,892 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'T' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277

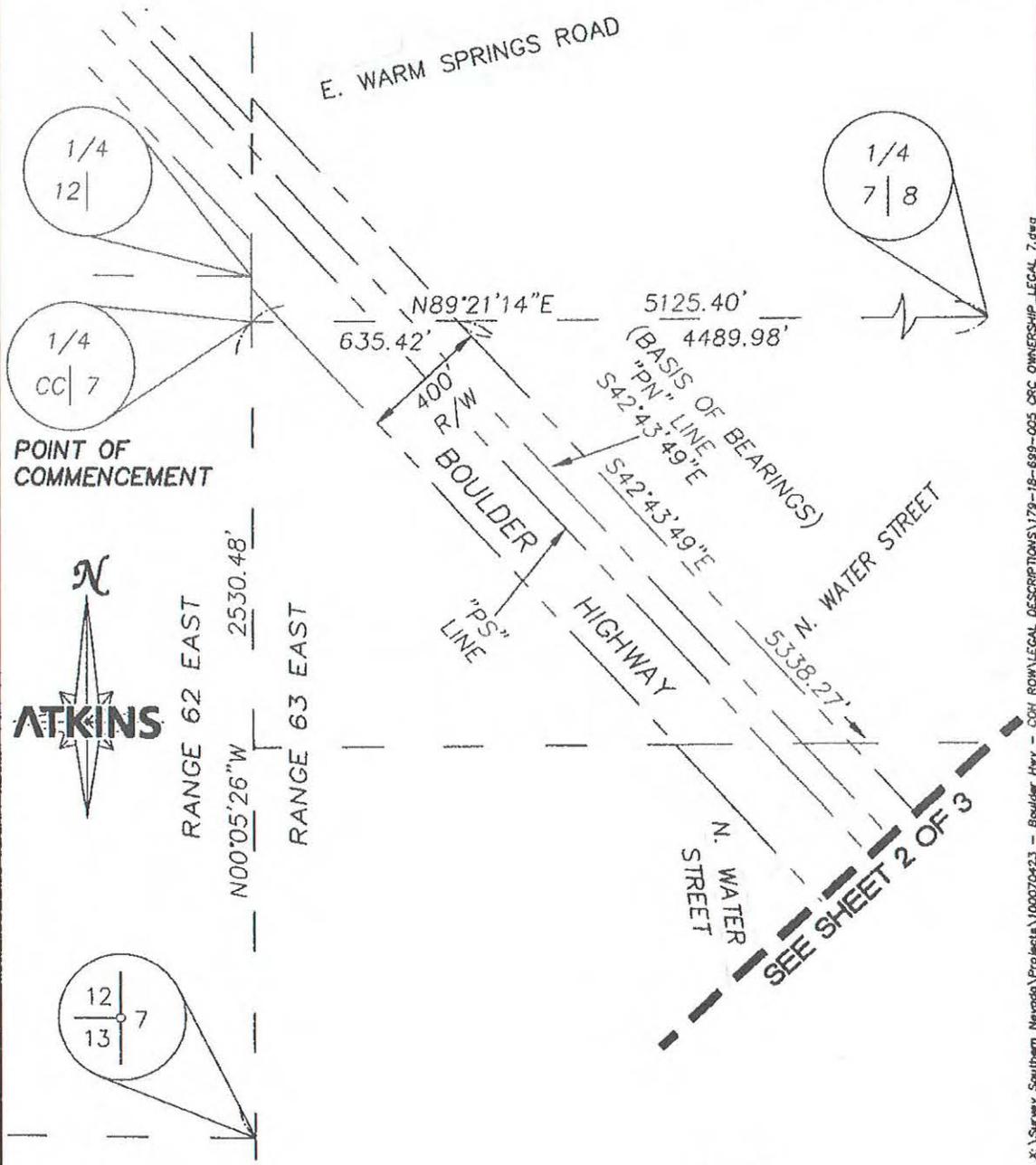


SHEET 2 OF 2

179-18-699-005

EXHIBIT 'T'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



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LEGEND

EASEMENT AREA: 15.06 ACRES
(655,892 SQUARE FEET)

ATKINS

229 Corporate Circle
Suite 200
Hempstead, NY 11549-7758
Telephone 703/343-7178
Fax 703/343-7100

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/13/2022

SHEET NO. 1 of 3

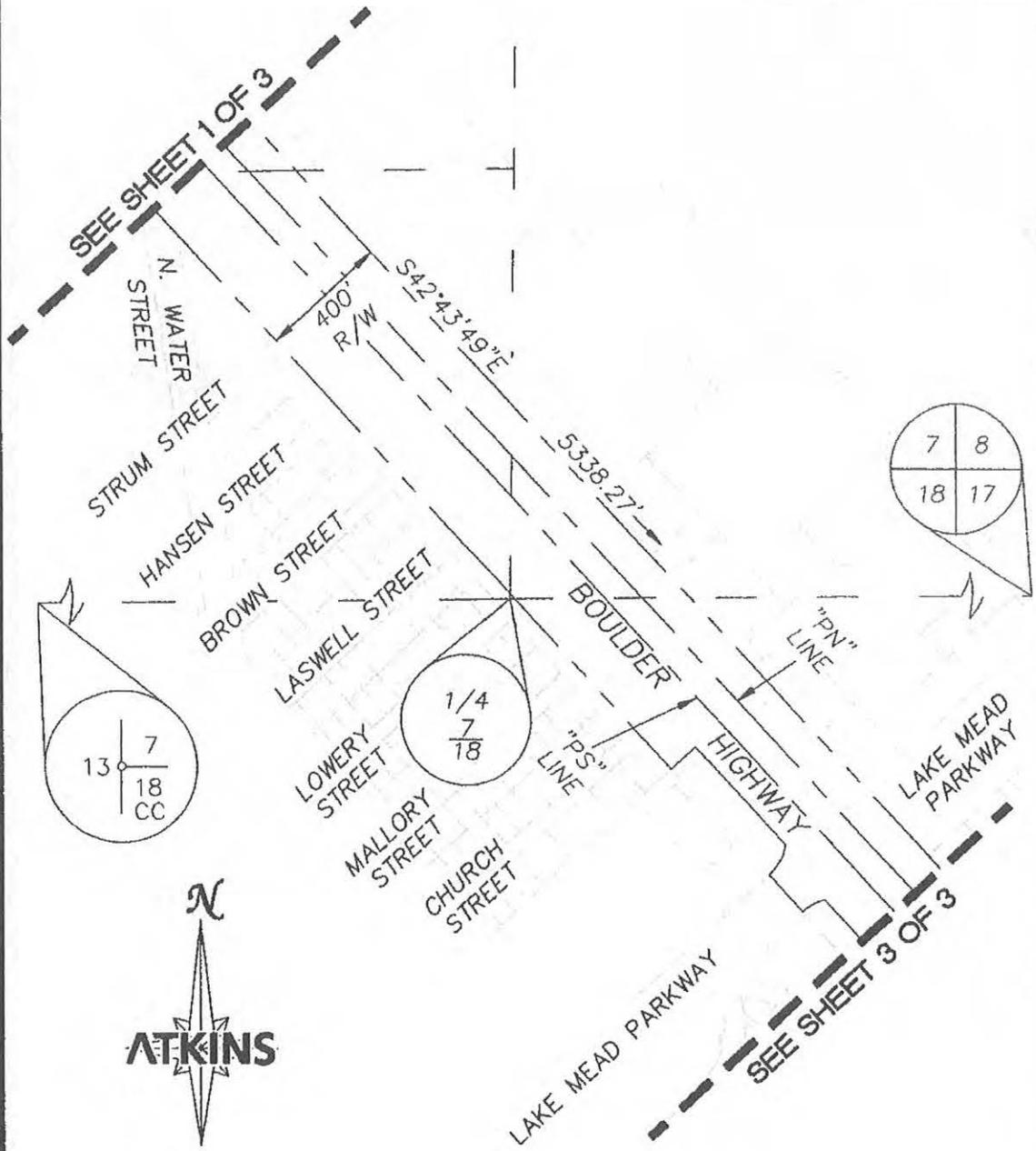
CHECKED: EC

SCALE: 1"=500'

179-18-699-005

EXHIBIT 'T'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



ATKINS
 270 Corporate Crk.
 Suite 200
 Parsippany, NJ 08859-7778
 Telephone 973/261-7278
 Fax 973/261-7280

LEGEND
 [Easement Area Symbol] EASEMENT AREA: 15.06 ACRES
 (655,892 SQUARE FEET)

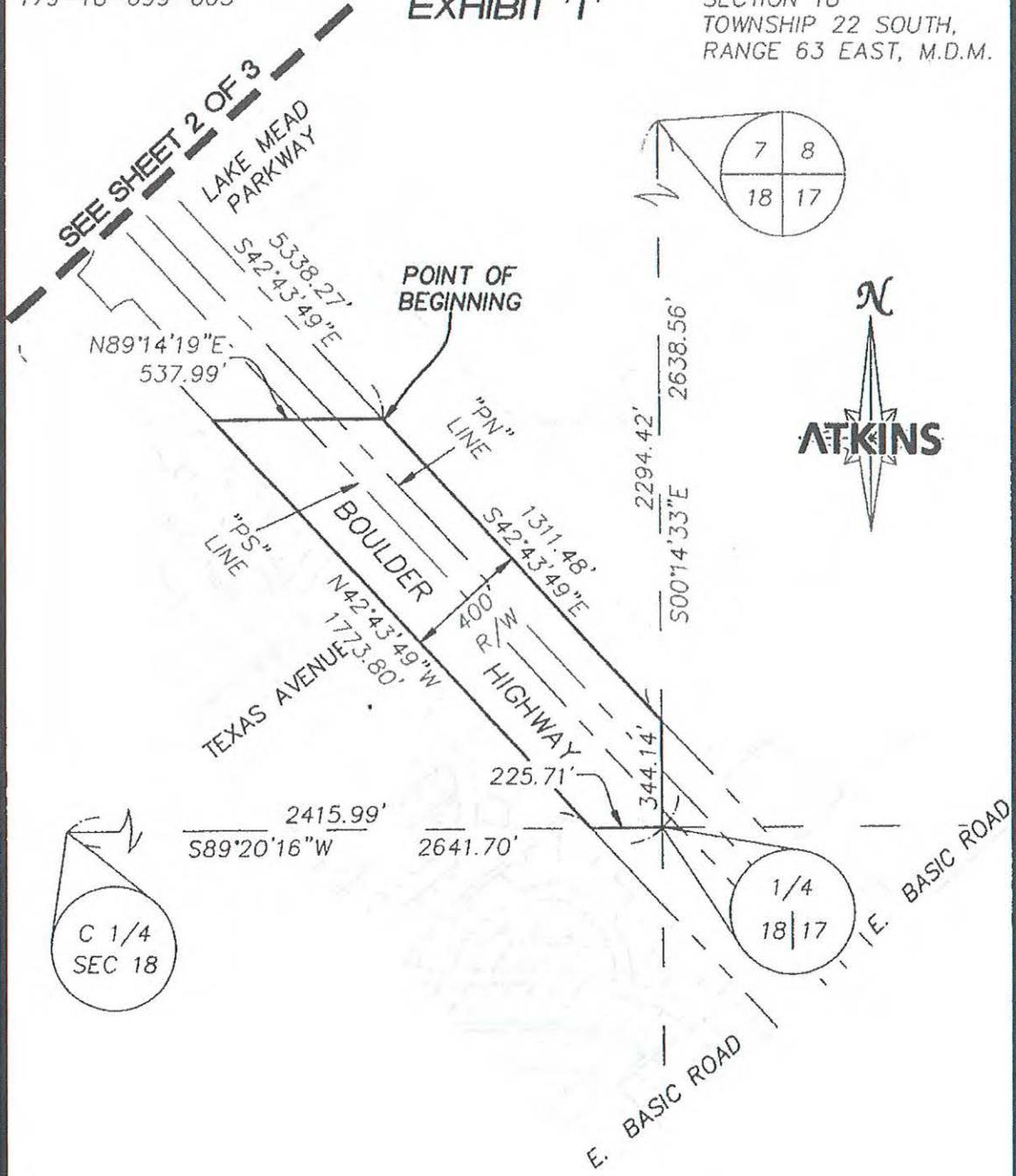
BOULDER HIGHWAY RIGHT-OF-WAY
 COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423	DRAWN: DSC	DATE: 6/13/2022
SHEET NO. 2 of 3	CHECKED: EC	SCALE: 1"=500'

179-18-699-005

EXHIBIT 'T'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 15.06 ACRES
(655,892 SQUARE FEET)

ATKINS
2278 Corporate Cir.
Suite 200
Herdon, VA 20151-7700
Telephone: 703/263-7273
Fax: 703/263-7250

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/13/2022
	SHEET NO. 3 of 3	CHECKED: EC	SCALE: 1"=500'

APN: 179-18-799-002

EXHIBIT 'U'
BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M.; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 6649.75 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18; THENCE SOUTH 0°14'33" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, 344.14 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18 AND THE **POINT OF BEGINNING**; THENCE SOUTH 0°15'03" EAST, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 18, A DISTANCE OF 248.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 334.22 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18; THENCE NORTH 89°20'16" EAST, ALONG SAID NORTHERLY LINE, 225.71 FEET TO THE **POINT OF BEGINNING**.

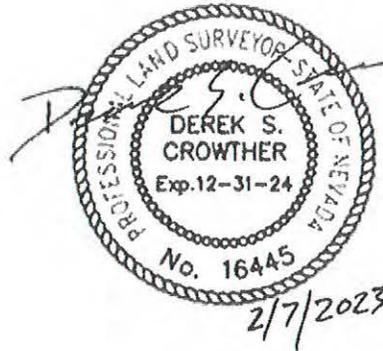
CONTAINING 0.64 ACRES (28,000 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'V' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277



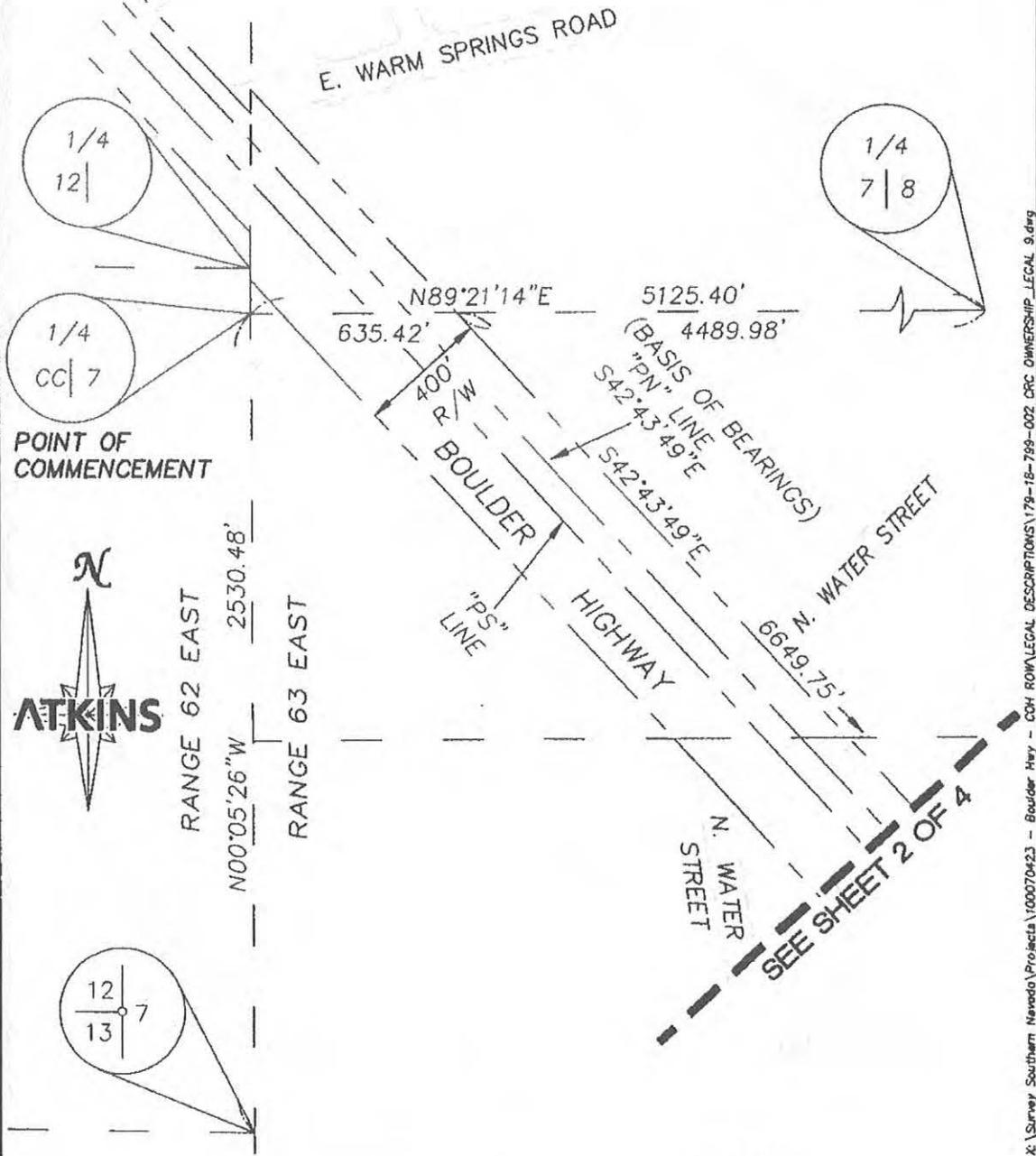
SHEET 2 OF 2

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179-18-799-002

EXHIBIT 'V'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



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LEGEND

 EASEMENT AREA: 0.64 ACRES
(28,000 SQUARE FEET)

ATKINS
 8278 Corporate Circle
 Suite 250
 Henderson, NV 89074-7788
 Telephone 702/283-7276
 Fax 702/283-7280

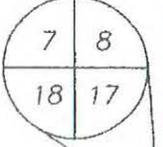
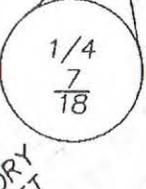
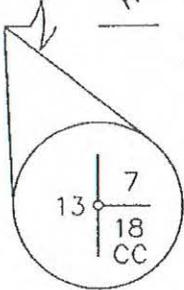
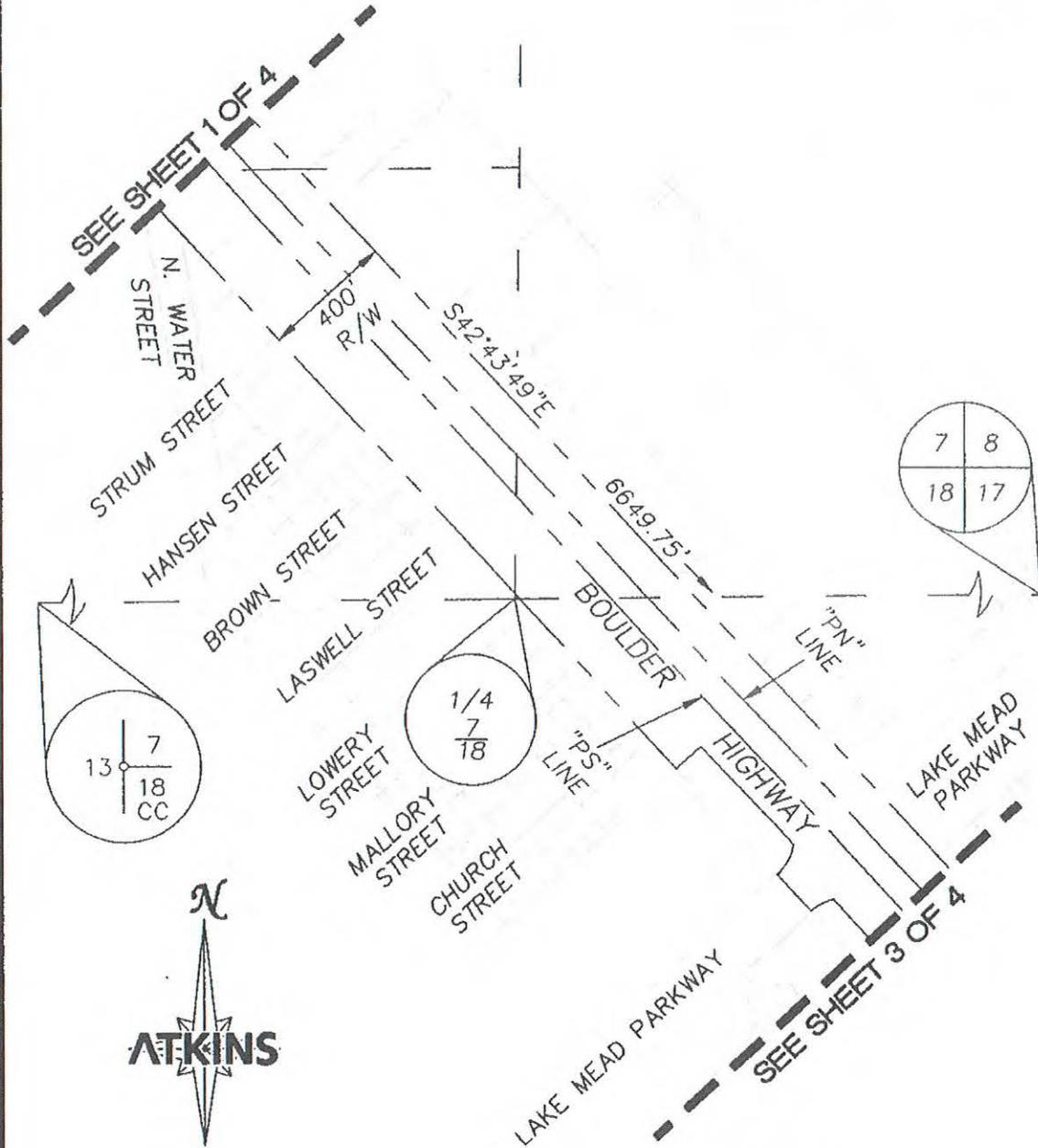
BOULDER HIGHWAY RIGHT-OF-WAY
 COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423	DRAWN: DSC	DATE: 6/7/2022
SHEET NO. 1 of 4	CHECKED: EC	SCALE: 1"=500'

179-18-799-002

EXHIBIT 'V'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 0.64 ACRES
(28,000 SQUARE FEET)

ATKINS
 5376 Corporate Circle
 Suite 200
 Houston, TX 77054-7752
 Telephone 713/263-7171
 Fax 713/263-7220

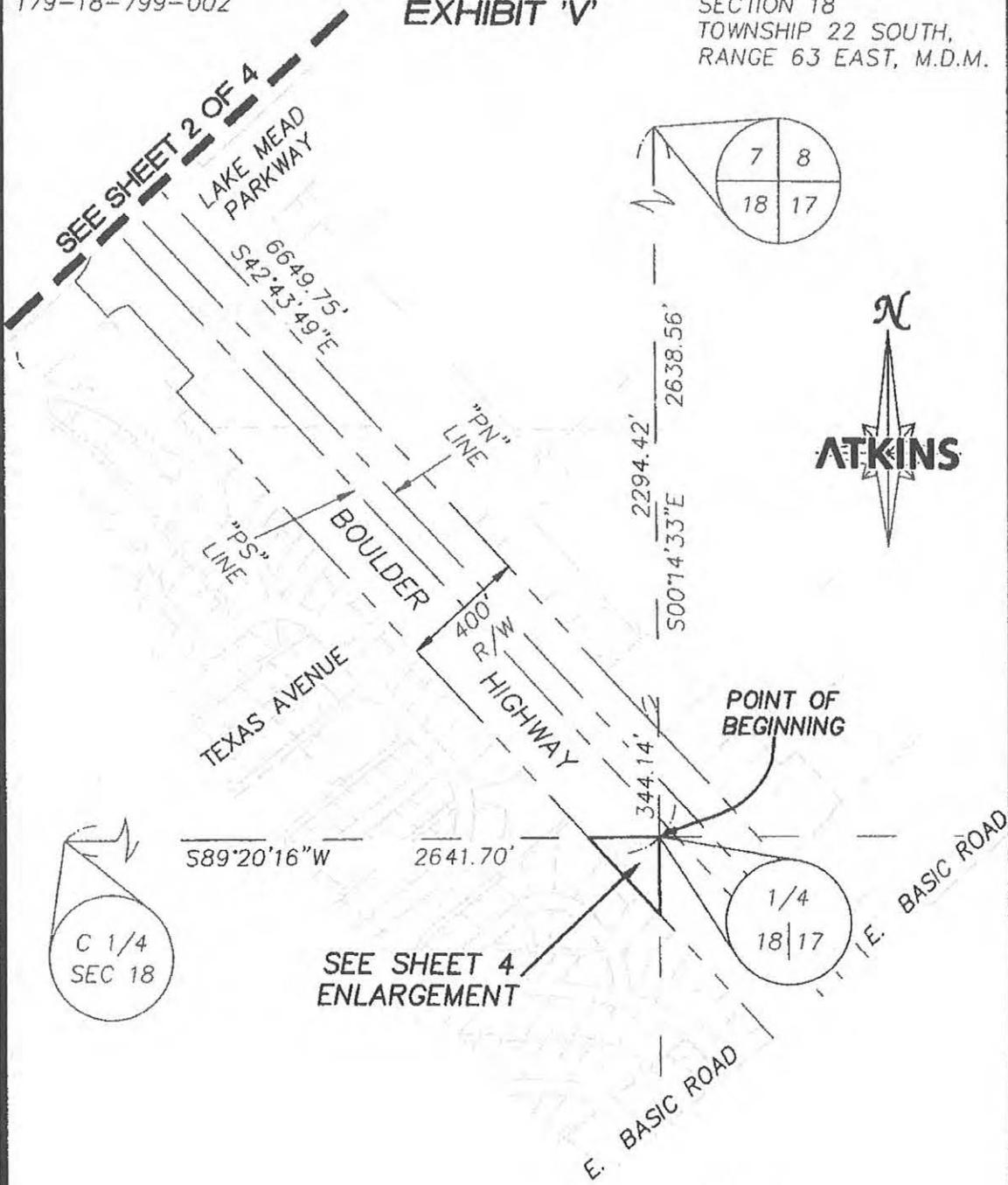
BOULDER HIGHWAY RIGHT-OF-WAY
 COLORADO RIVER COMMISSION TRANSFER

JOB NO.	100070423	DRAWN:	DSC	DATE:	6/7/2022
SHEET NO.	2 of 4	CHECKED:	EC	SCALE:	1"=500'

179-18-799-002

EXHIBIT 'V'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



POINT OF BEGINNING

SEE SHEET 4 ENLARGEMENT

LEGEND

 EASEMENT AREA: 0.64 ACRES
(28,000 SQUARE FEET)

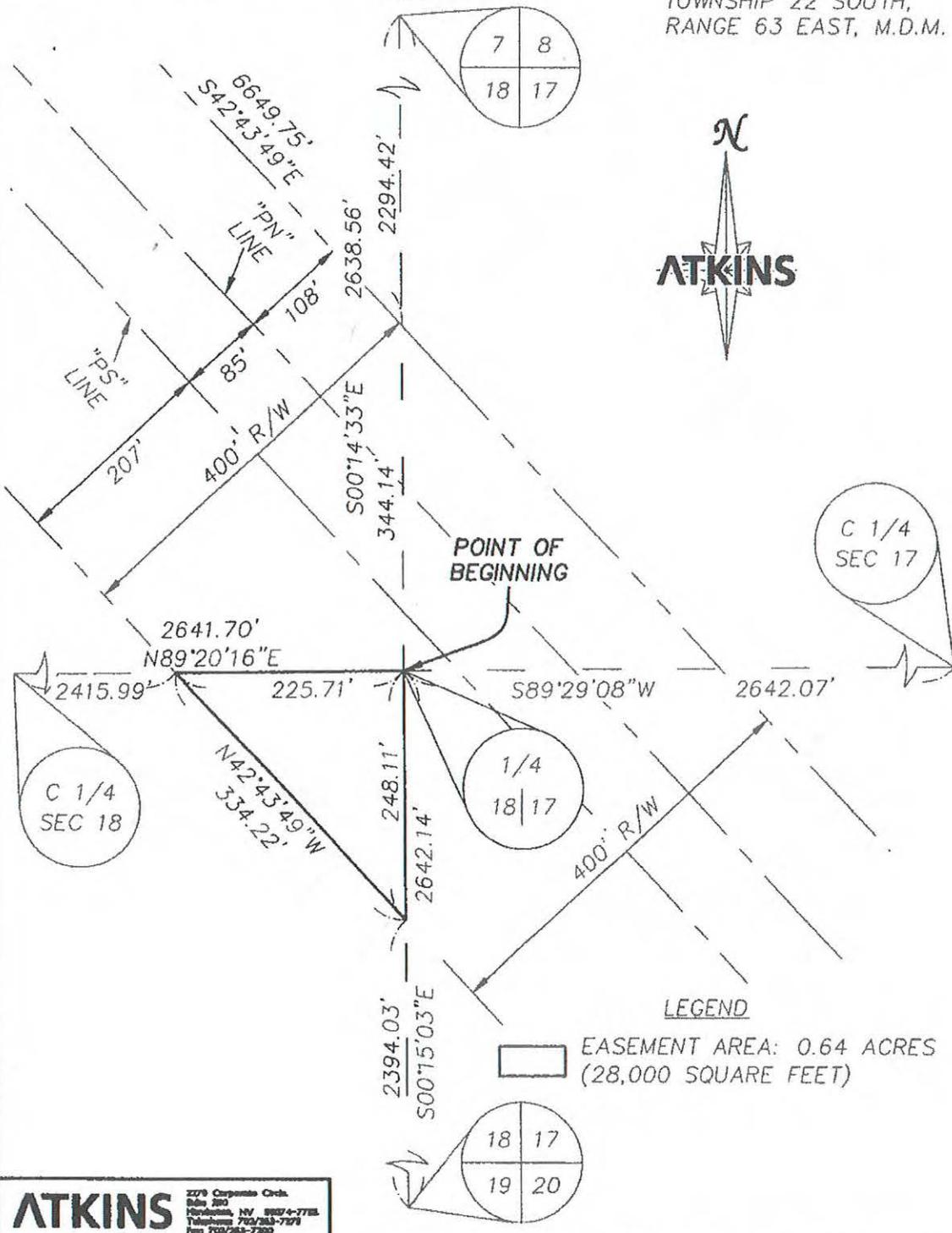
ATKINS
2274 Corporate Oaks
 Suite 200
 Fort Lauderdale, FL 33324-7788
 Telephone 754/263-7271
 Fax 754/263-7228

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE: 6/7/2022
	SHEET NO. 3 of 4	CHECKED: EC	SCALE 1"=500'

179-18-799-002

EXHIBIT 'V'

SECTION 18
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



ATKINS

229 Corporate Crk.
Suite 200
Herkimer, NY 13349-7768
Telephone 762/263-7271
Fax 762/263-7260

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/7/2022

SHEET NO. 4 of 4

CHECKED: EC

SCALE 1"=150'

APN: 179-20-199-001

EXHIBIT 'W'
BOULDER HIGHWAY – COLORADO RIVER COMMISSION TRANSFER

LEGAL DESCRIPTION

A PORTION OF BOULDER HIGHWAY, A PUBLIC RIGHT-OF-WAY, LYING WITHIN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M.; THENCE NORTH 89°21'14" EAST, ALONG THE NORTHERLY LINE THEREOF, 635.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH 42°43'49" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 10562.09 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M.; THENCE SOUTH 0°15'06" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, 87.68 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 20 AND THE **POINT OF BEGINNING**; THENCE SOUTH 0°12'11" EAST, ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF SECTION 20, A DISTANCE OF 504.17 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE NORTH 42°43'49" WEST, DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 680.50 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW1/4) OF SECTION 20; THENCE NORTH 89°27'48" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY LINE, 459.98 FEET TO THE **POINT OF BEGINNING**.

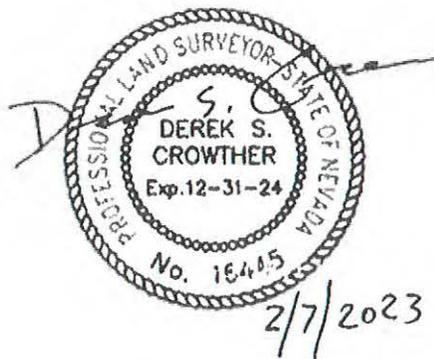
CONTAINING 2.66 ACRES (115,953 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

SOUTH 42°43'49" EAST - BEING THE CENTERLINE OF BOULDER HIGHWAY (STATE ROUTE 582) DESIGNATED AS THE "PN" LINE BETWEEN STATIONS "PN" 306+96.44 AP AND "PN" 699+44.43 POT AS SHOWN THEREOF ON NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PLAN SET LOCAL PROJECT NUMBER (LPN) 798 - SR-582 ALIGNMENT SURVEY.

(SEE EXHIBIT 'X' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277



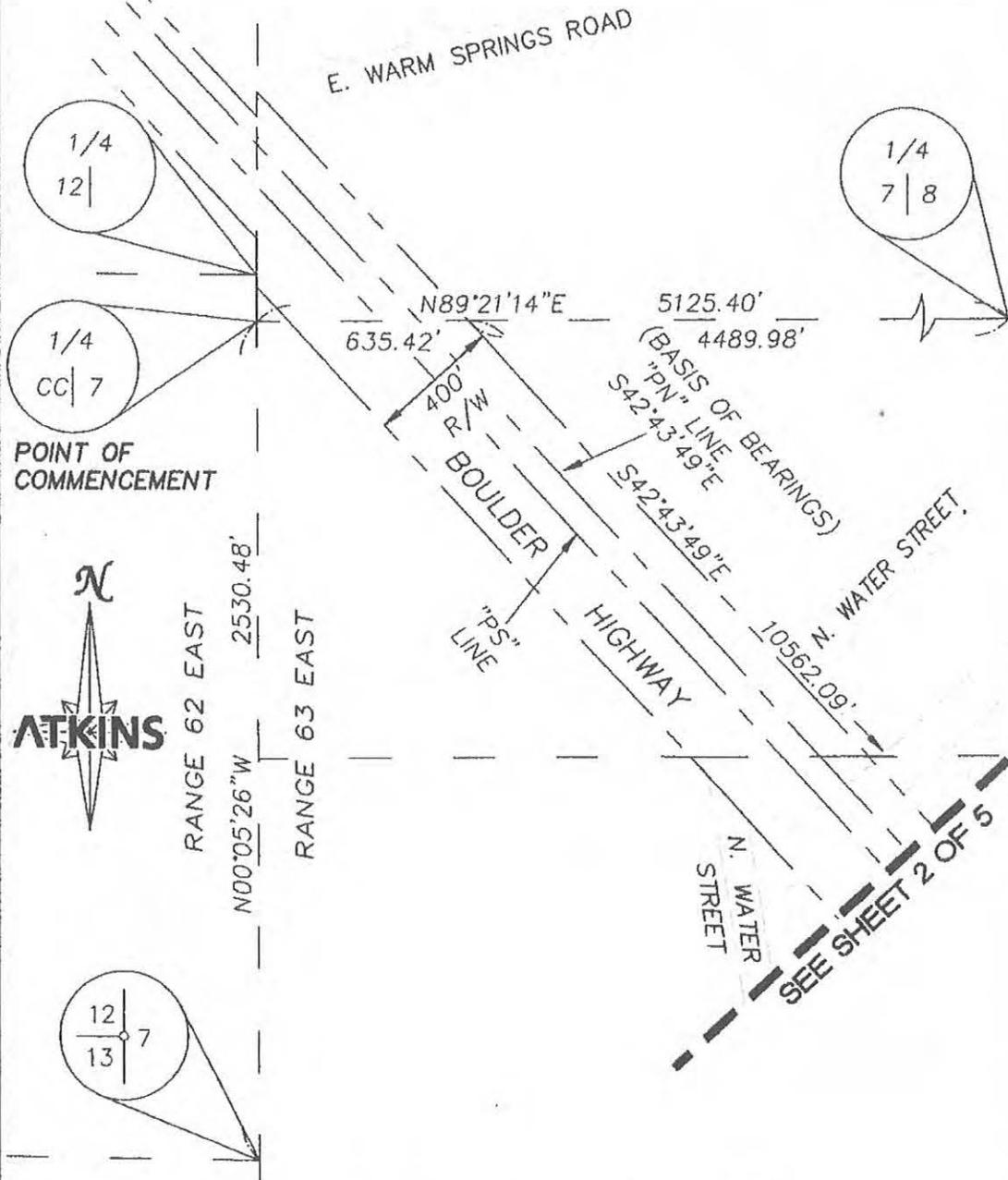
SHEET 2 OF 2

X:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-20-199-001 CRC OWNERSHIP_LEGAL 12-LEGAL.docx

179-20-199-001

EXHIBIT 'X'

SECTION 20
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



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ATKINS
 2278 Corporate Circle
 Suite 350
 Henderson, NV 89074-7735
 Telephone 702/963-7371
 Fax 702/963-7320

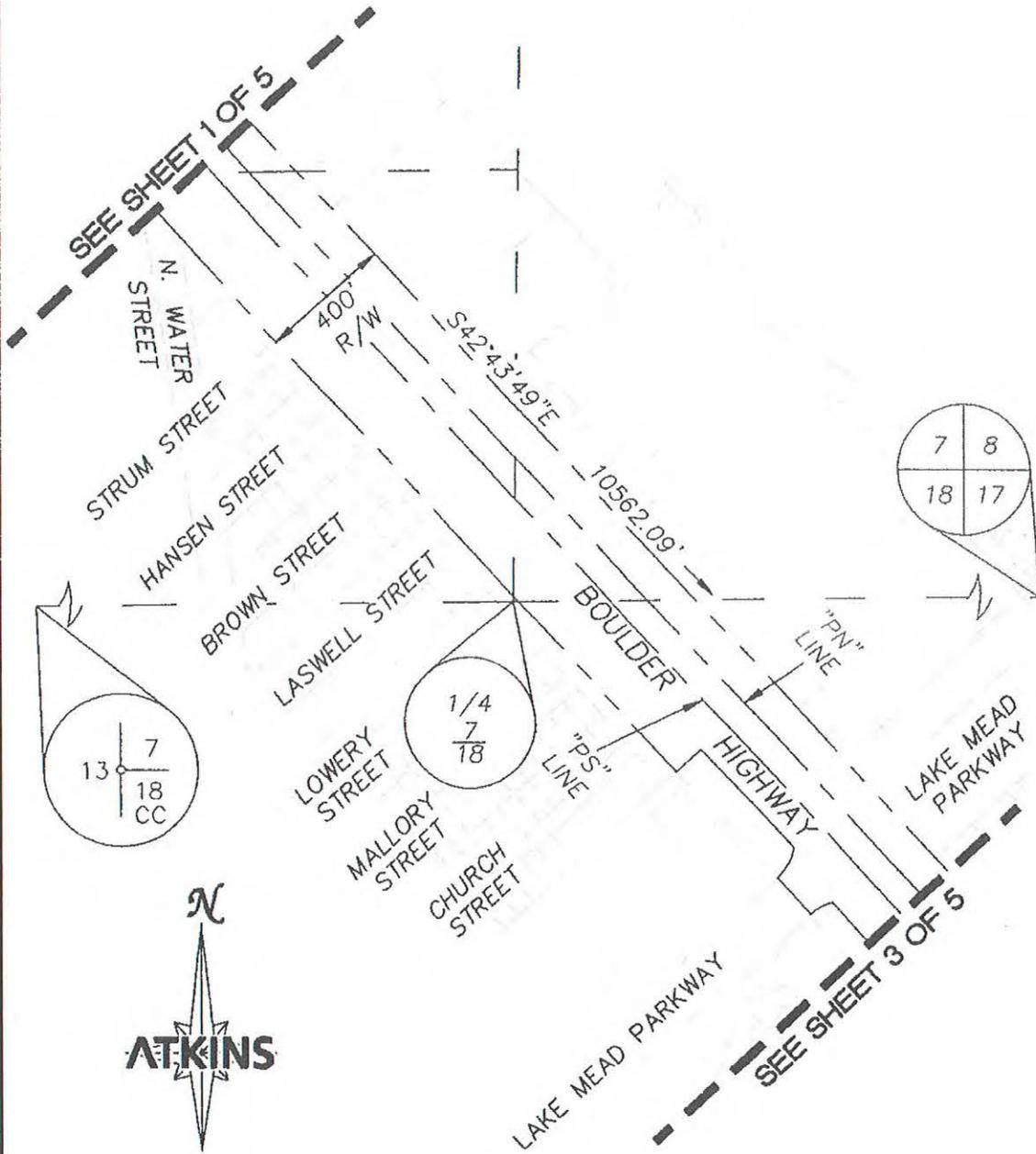
LEGEND
 [Shaded Box] EASEMENT AREA: 2.66 ACRES
 (115,953 SQUARE FEET)

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100070423	DRAWN: DSC	DATE 6/13/2022
	SHEET NO. 1 of 5	CHECKED: EC	SCALE 1"=500'

179-20-199-001

EXHIBIT 'X'

SECTION 20
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 2.66 ACRES
(115,953 SQUARE FEET)

ATKINS

2078 Corporate Circle
Suite 200
Hempstead, NY 11549-7738
Telephone: 702/263-7173
Fax: 702/263-7168

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 2 of 5

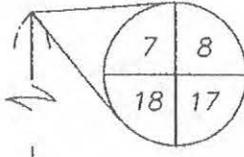
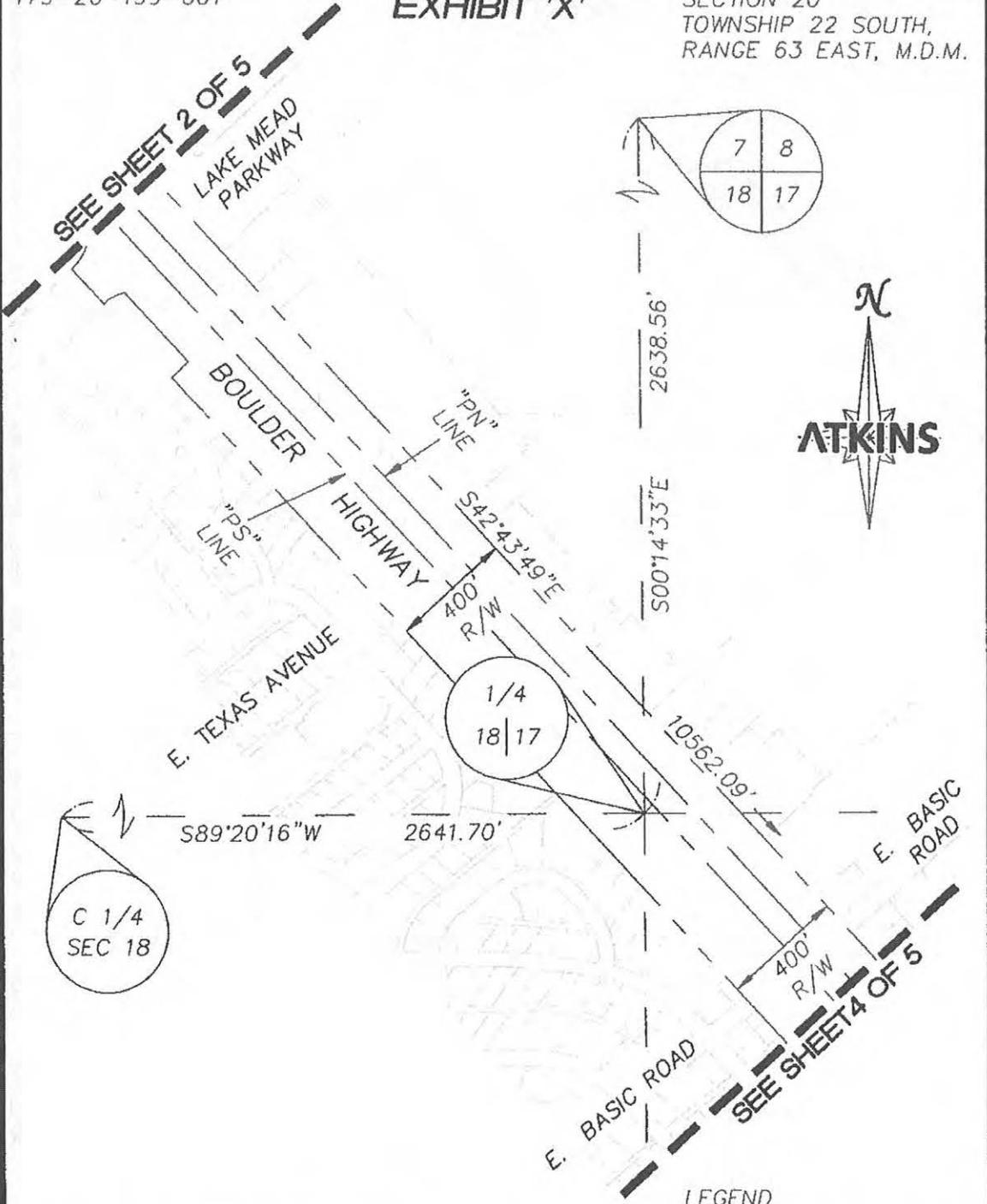
DRAWN: DSC
CHECKED: EC

DATE: 6/13/2022
SCALE: 1"=500'

179-20-199-001

EXHIBIT 'X'

SECTION 20
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 2.66 ACRES
(115,953 SQUARE FEET)

ATKINS
2279 Corporate Crk.
Suite 200
Henderson, NV 89044-7728
Telephone 702/253-7279
Fax 702/253-7282

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 3 of 5

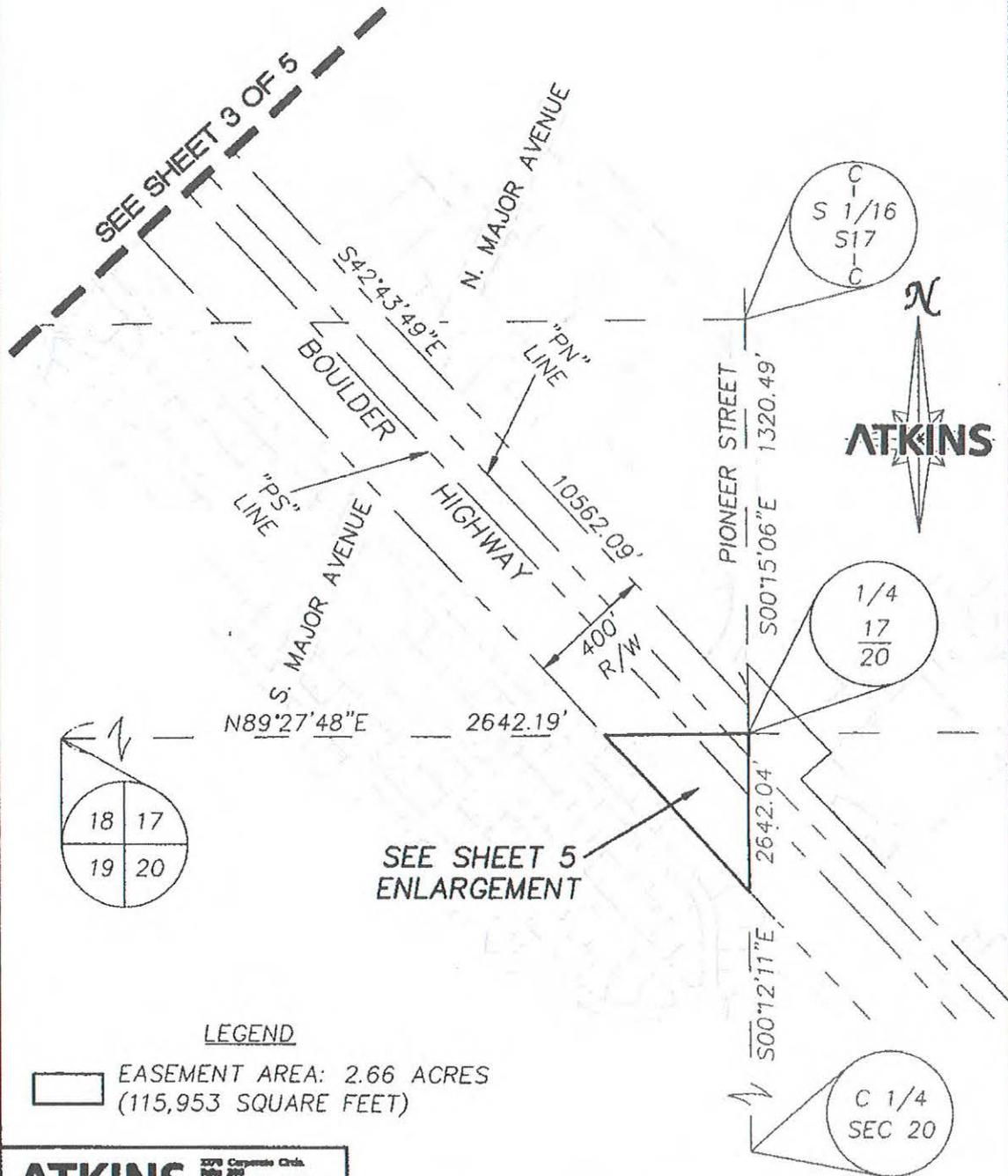
DRAWN: DSC
CHECKED: EC

DATE 6/13/2022
SCALE 1"=500'

179-20-199-001

EXHIBIT 'X'

SECTION 20
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

 EASEMENT AREA: 2.66 ACRES
(115,953 SQUARE FEET)

ATKINS
2270 Corporate Cir.
Suite 200
Huntington, NY 10874-7725
Telephone: 703/263-7271
Fax: 703/263-7269

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 4 of 5

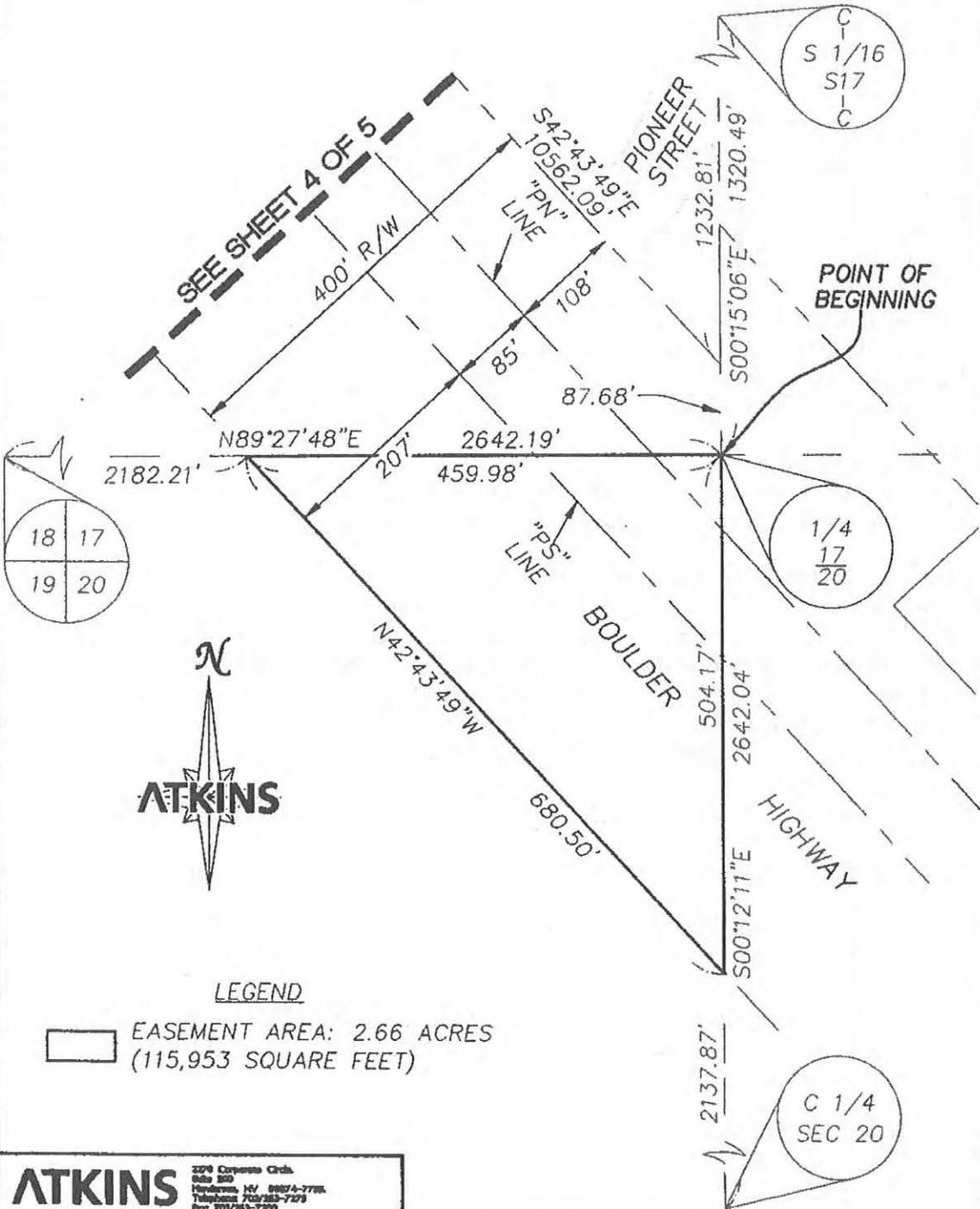
DRAWN: DSC
CHECKED: EC

DATE 6/13/2022
SCALE 1"=500'

179-20-199-001

EXHIBIT 'X'

SECTION 20
TOWNSHIP 22 SOUTH,
RANGE 63 EAST, M.D.M.



LEGEND

EASEMENT AREA: 2.66 ACRES
(115,953 SQUARE FEET)

ATKINS
228 Commerce Circle
 Suite 200
 Henderson, NV 89074-7700
 Telephone 702/885-7270
 Fax 702/885-7200

BOULDER HIGHWAY RIGHT-OF-WAY COLORADO RIVER COMMISSION TRANSFER	JOB NO. 100059702	DRAWN: DSC	DATE: 6/13/2022
	SHEET NO. 5 of 5	CHECKED: EC	SCALE: 1"=150'

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. See attached List
 b. 179-01-299-001
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| i. <input checked="" type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 02
 b. Explain Reason for Exemption: Transfer to a government entity

5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Handwritten Signature] Capacity: Senior Real Property Analyst
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Basic Management Inc
 Address: 875 W Warm Springs Rd
 City: Henderson
 State: NV Zip: 89011

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: City of Henderson
 Address: 240 S. Water Street
 City: Henderson
 State: NV Zip: 89015

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: City of Henderson Escrow # _____
 Address: 240 S. Water Street
 City: Henderson State: NV Zip: 89015

APN LIST

179-07-299-001

179-07-399-001

179-07-499-004

179-07-499-005

179-07-899-004

179-17-299-007

179-17-399-001

179-17-499-006

179-18-599-002

179-18-699-005

179-18-799-002

179-20-199-001



Clark County, NV
 Transaction #: 6267032
 Receipt #: 5497980



Print Date:
 02/06/2024 01:36:05 PM

DEBBIE CONWAY
 Clark County Recorder
 (702) 455-4336

Cashier Date: 02/06/2024 01:35:42 PM
 (SCHIABLE)

Customer Information	Transaction Information	Payment Summary
HENDERSON CITY (/065) PO BOX 95050 MS 131 HENDERSON, NV 89009-5050	Received: FRONT COUNTER Returned: FRONT COUNTER Type: Recording Track #: Bin #:	Total Fees: \$0.00 Total Payments: \$0.00

1 Payments

NOCHARGE

1 Recorded Items

DEED

Instrument #: 202402060001499 Date: 02/06/2024 01:21:33 PM