

APN: 126-12-101-002

WHEN RECORDED MAIL & SEND
TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
495 SOUTH MAIN STREET
LAS VEGAS, NEVADA 89101

Inst #: 20180412-0001040

Fees: \$0.00

RPTT: \$0.00 Ex #: 002

04/12/2018 10:38:42 AM

Receipt #: 3372683

Requestor:

LAS VEGAS CITY (PLANNING)

Recorded By: KVHO Pgs: 8

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: FRONT COUNTER

Ofc: MAIN OFFICE

GRANT DEED

THIS INDENTURE WITNESSETH THAT **SECTION 12 LLC**, a Delaware limited liability company, for and in consideration of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the **CITY OF LAS VEGAS**, a Municipal Corporation of the County of Clark, State of Nevada, and to its assigns forever, all of his/her/their right, title and interest in and to all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

**For complete legal description see Exhibits "A" & "B"
attached hereto and by this reference made a part hereof**

For: Right of Way Dedication

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

RH

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-12-101-002

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE LIMITS OF SHEEP MOUNTAIN PARKWAY WITHIN SKYE CANYON.

DESCRIPTION

THAT PORTION OF THE WEST HALF (W1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE ALONG THE WESTERLY LINE OF SAID SECTION 12, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 01°03'48" EAST, 55.46 FEET TO THE **POINT OF BEGINNING**;
- 2) THENCE NORTH 01°03'48" EAST, 609.90 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID SECTION 12, NORTH 34°12'38" EAST, 1452.25 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 2656.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26°55'22", AN ARC LENGTH OF 1248.03 FEET;

THENCE NORTH 07°17'16" EAST, 16.62 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 4800.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 07°44'35", AN ARC LENGTH OF 648.67 FEET;

THENCE NORTH 00°27'19" WEST, 1596.61 FEET;

THENCE SOUTH 87°22'34" WEST, 95.20 FEET;

THENCE NORTH 01°36'24" WEST, 81.55 FEET TO A POINT ON THE NORTHERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 12;

THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, NORTH 88°23'36" EAST, 171.81 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 3 OF SAID SECTION 12;

THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3, NORTH 88°23'36" EAST, 125.03 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3, SOUTH 00°27'19" EAST, 1680.50 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 5000.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 07°44'35", AN ARC LENGTH OF 675.70 FEET;

THENCE SOUTH 07°17'16" WEST, 16.62 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2856.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26°55'22", AN ARC LENGTH OF 1342.00 FEET;

THENCE SOUTH 34°12'38" WEST, 689.89 FEET;

THENCE SOUTH 26°34'16" WEST, 1259.21 FEET;

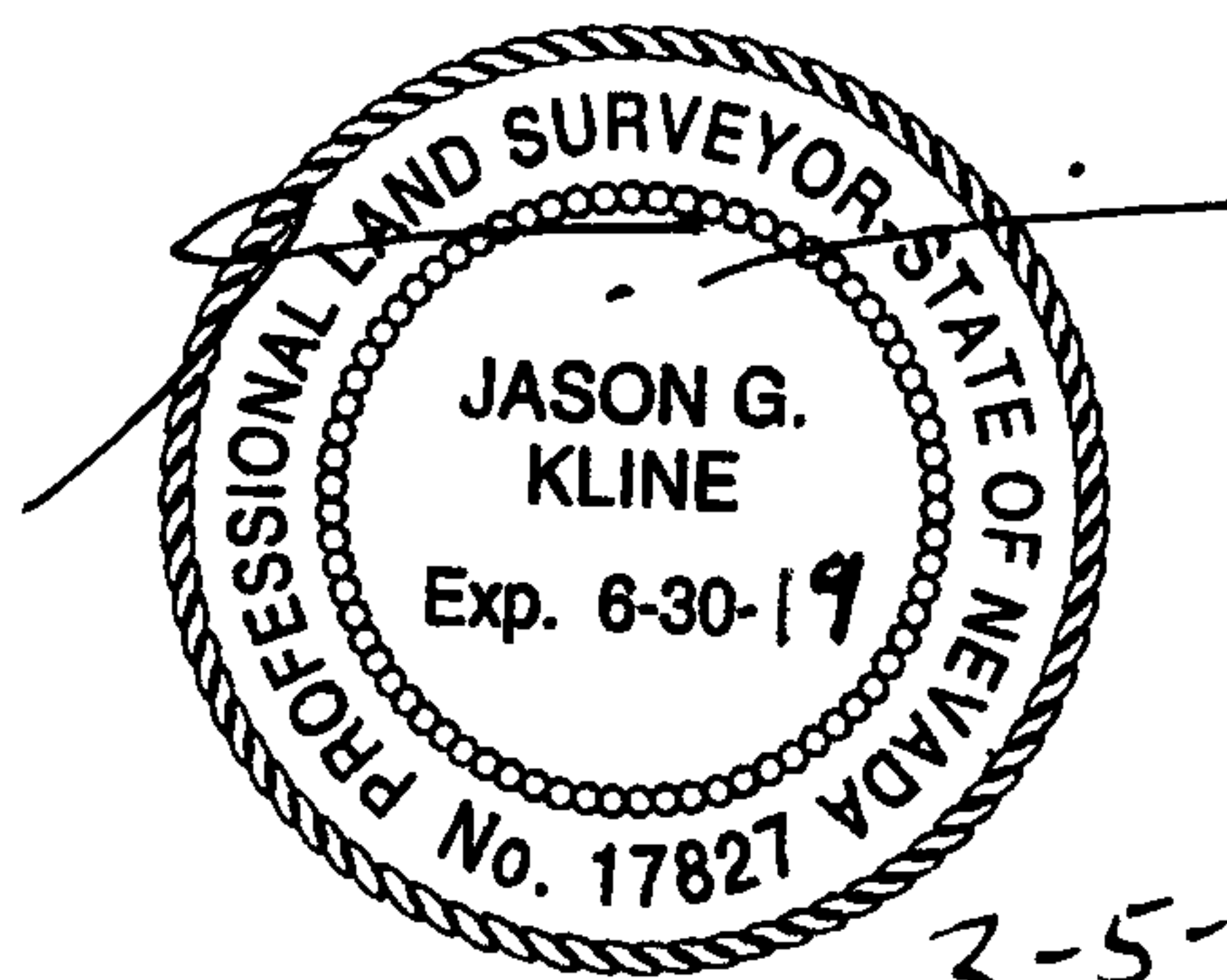
THENCE SOUTH 87°50'13" WEST, 42.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 26.49 ACRES, MORE OR LESS.

BASIS OF BEARINGS

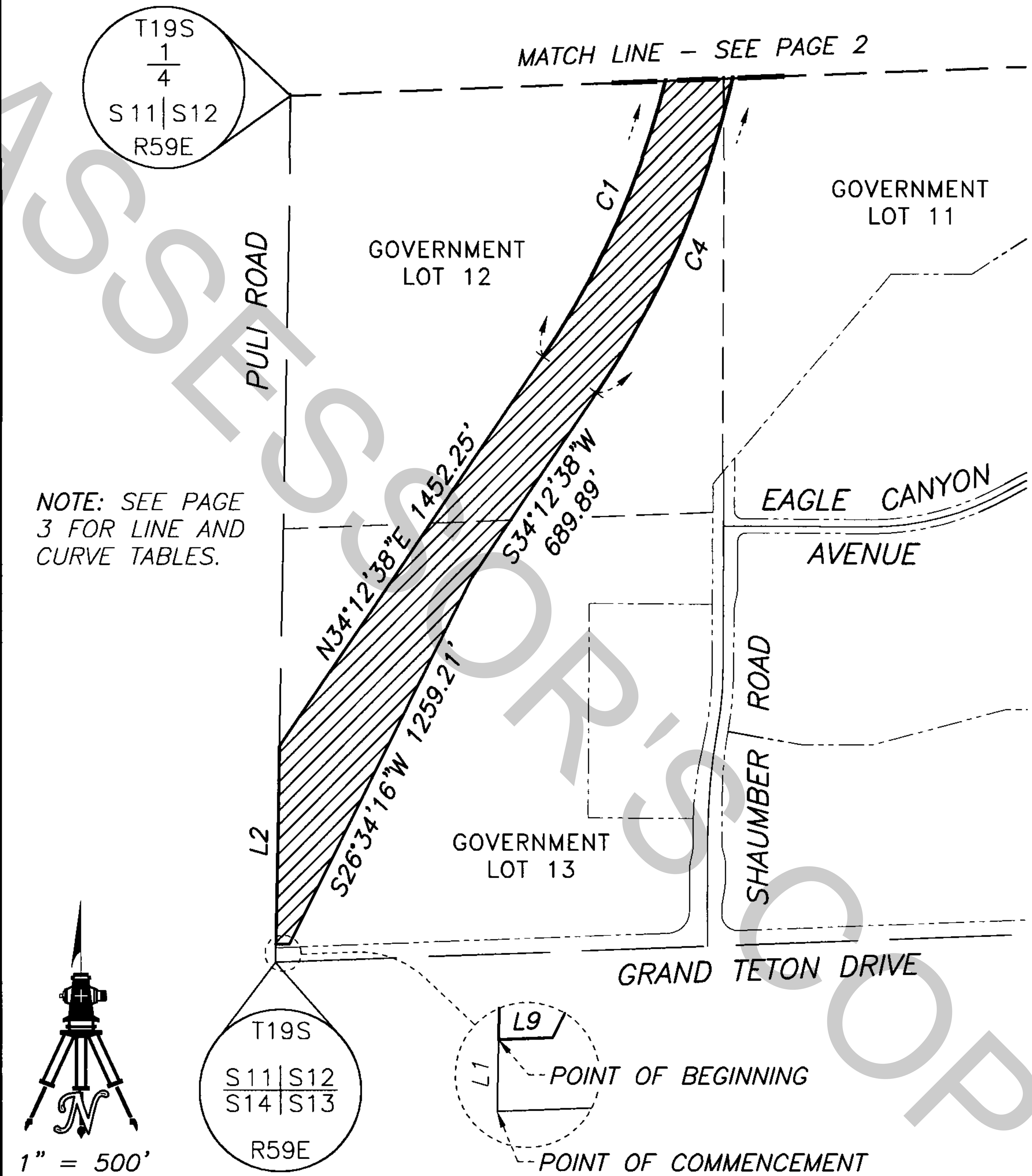
SOUTH 01°03'48" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 24 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



3-5-18

APN: 126-12-101-002
SKYE CANYON - SHEEP MOUNTAIN PARKWAY



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

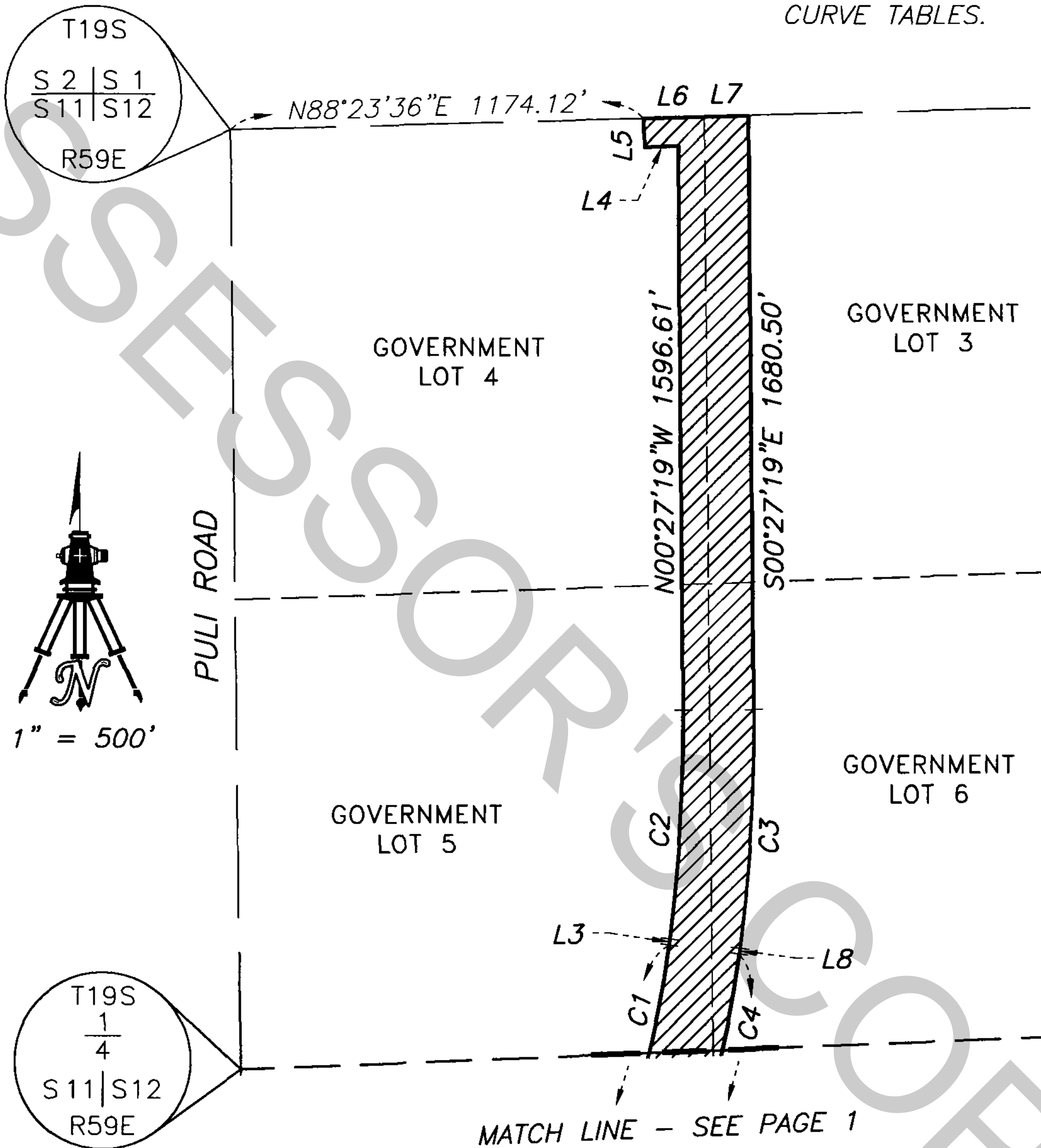
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE WEST HALF (W1/2) OF
SECTION 12, T. 19 S., R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 3

NOTE: SEE PAGE
3 FOR LINE AND
CURVE TABLES.



WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

EXHIBIT "B"

LYING WITHIN THE WEST HALF (W1/2) OF
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APN: 126-12-101-002
 SKYE CANYON - SHEEP MOUNTAIN PARKWAY

LINE	BEARING	DISTANCE
L1	N01°03'48"E	55.46'
L2	N01°03'48"E	609.90'
L3	N07°17'16"E	16.62'
L4	S87°22'34"W	95.20'
L5	N01°36'24"W	81.55'
L6	N88°23'36"E	171.81'
L7	N88°23'36"E	125.03'
L8	S07°17'16"W	16.62'
L9	S87°50'13"W	42.12'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	26°55'22"	2656.00'	1248.03'	635.75'
C2	07°44'35"	4800.00'	648.67'	324.83'
C3	07°44'35"	5000.00'	675.70'	338.37'
C4	26°55'22"	2856.00'	1342.00'	683.63'

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WALLACE MORRIS KLINE
 SURVEYING, LLC.
 LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
 LAS VEGAS, NEVADA 89118

EXHIBIT "B"

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 SECTION 12, T. 19 S., R. 59 E., M.D.M.,
 CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 126-12-101-002
b. _____
c. _____
d. _____

2. Type of Property:

a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☒ Other Right of Way

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

3.a. Total Value/Sales Price of Property

\$ _____

b. Deed in Lieu of Foreclosure Only (value of property (_____)

c. Transfer Tax Value: \$ _____

d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 02

b. Explain Reason for Exemption: Transfer to 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 Rae Heller Capacity: Agent for City of Las Vegas

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SECTION 12 LLC
Address: 11411 Southern Highlands #300
City: Las Vegas
State: NV Zip: 89141

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: City of Las Vegas
Address: 333 N. Rancho Drive 8th Floor
City: Las Vegas
State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED