

APN: 125-20-402-015

VS- _____
EXHIBIT "A"

DESCRIPTION

23-0431
08/16/2023

A PORTION OF THAT CERTAIN PATENT EASEMENT RESERVATION PER PATENT NUMBER 1205324, RECORDED APRIL 20, 1961, IN BOOK 293 AS INSTRUMENT NO. 237584 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, DESCRIBED AS FOLLOWS DESCRIBED AS FOLLOWS:

THE EAST AND WEST THIRTY-THREE (33) FEET OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM PARCEL 1 AS SHOWN IN FILE 109, PAGE 83 OF PARCEL MAPS, ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS DESCRIBED IN THAT CERTAIN "QUITCLAIM DEED", RECORDED APRIL 01, 2022, AS INSTRUMENT NUMBER 20220401-0001096, ON FILE AT SAID CLARK COUNTY RECORDER'S OFFICE.

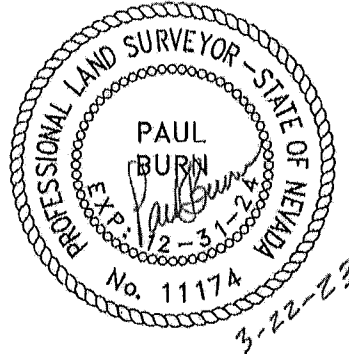
FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS DESCRIBED AS "KEVEN STREET" (A.K.A. KEVIN WAY) IN THAT CERTAIN "GRANT, BARGAIN, SALE DEED", RECORDED DECEMBER 08, 1981, AS INSTRUMENT NUMBER 1496-1455681, ON FILE AT SAID CLARK COUNTY RECORDER'S OFFICE.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS DESCRIBED IN THAT CERTAIN "GRANT, BARGAIN, SALE DEED", RECORDED OCTOBER 13, 2004, AS INSTRUMENT NUMBER 20041013-0004998, ON FILE AT SAID CLARK COUNTY RECORDER'S OFFICE.

END OF DESCRIPTION

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

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



Page 1 of 1

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GCW, INC.

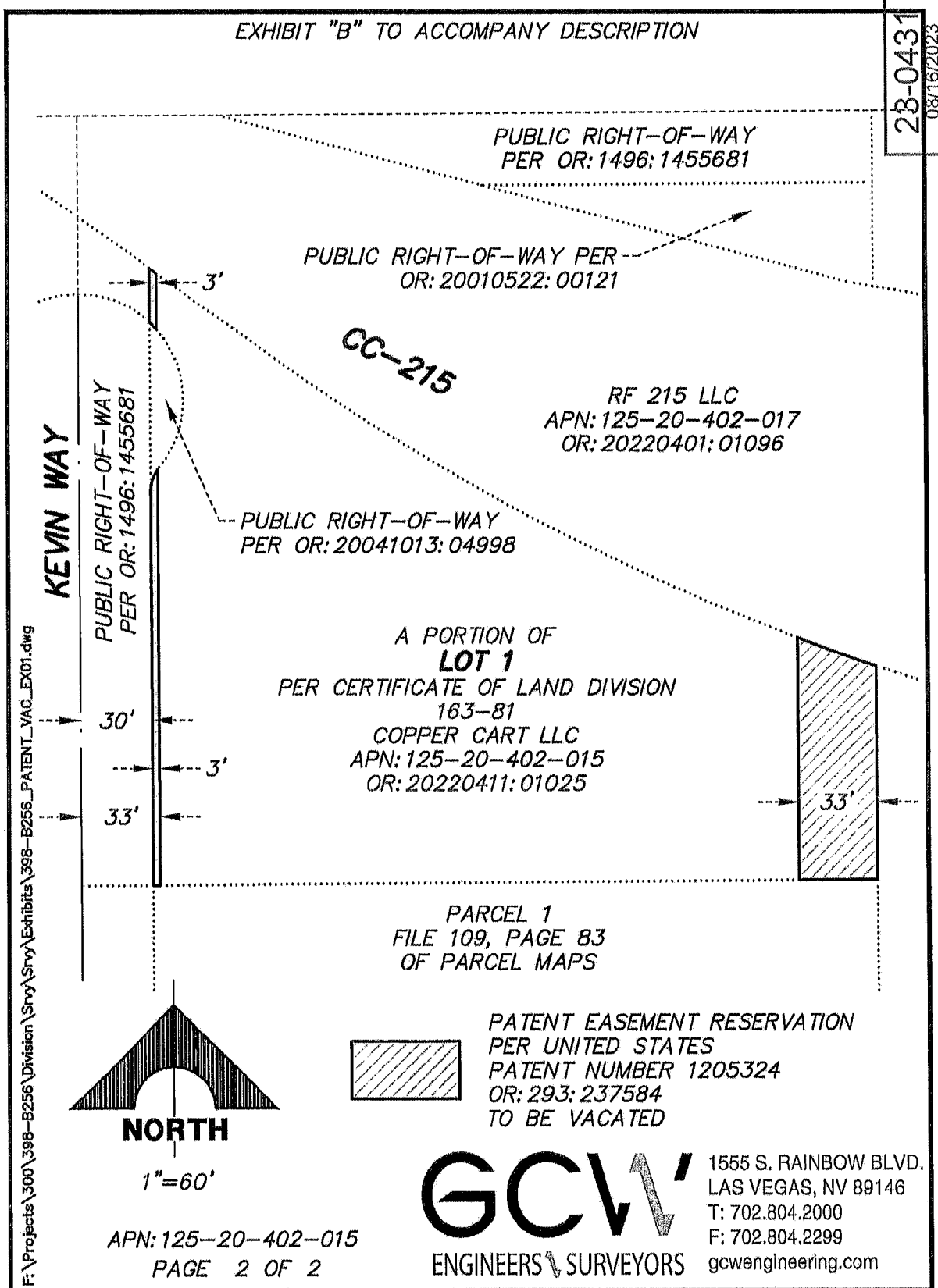
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

Submitted after final agenda

Item 13

EXHIBIT "B" TO ACCOMPANY DESCRIPTION

23-0431
08/16/2023



VS- _____
EXHIBIT "A"

DESCRIPTION

23-0431
08/16/2023

A PORTION OF PUBLIC RIGHT-OF-WAY AS DEDICATED PER THAT CERTAIN "GRANT, BARGAIN, SALE DEED", RECORDED DECEMBER 8, 1981, IN BOOK 1496, AS INSTRUMENT NUMBER 1455681, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°30'36" EAST, 665.43 FEET; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 20, NORTH 00°08'31" WEST, 586.53 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°08'31" WEST, 32.17 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A PORTION OF LAND AS DESCRIBED IN THAT CERTAIN "QUITCLAIM DEED", RECORDED APRIL 1, 2022, AS INSTRUMENT NUMBER 20220401-0001096, ON FILE AT SAID RECORDER'S OFFICE; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 54°25'33" EAST, 36.95 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "GRANT, BARGAIN, SALE DEED"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°08'31" EAST, 22.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 44.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 42°50'38" WEST; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°59'09", AN ARC LENGTH OF 33.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 752 SQUARE FEET, MORE OR LESS.

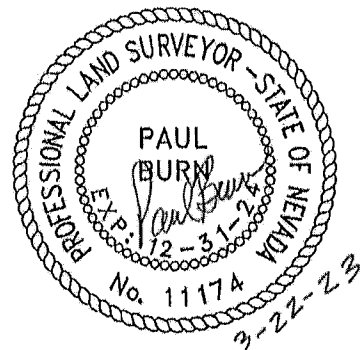
BASIS OF BEARINGS

NORTH 89°42'13" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 218, PAGE 40 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

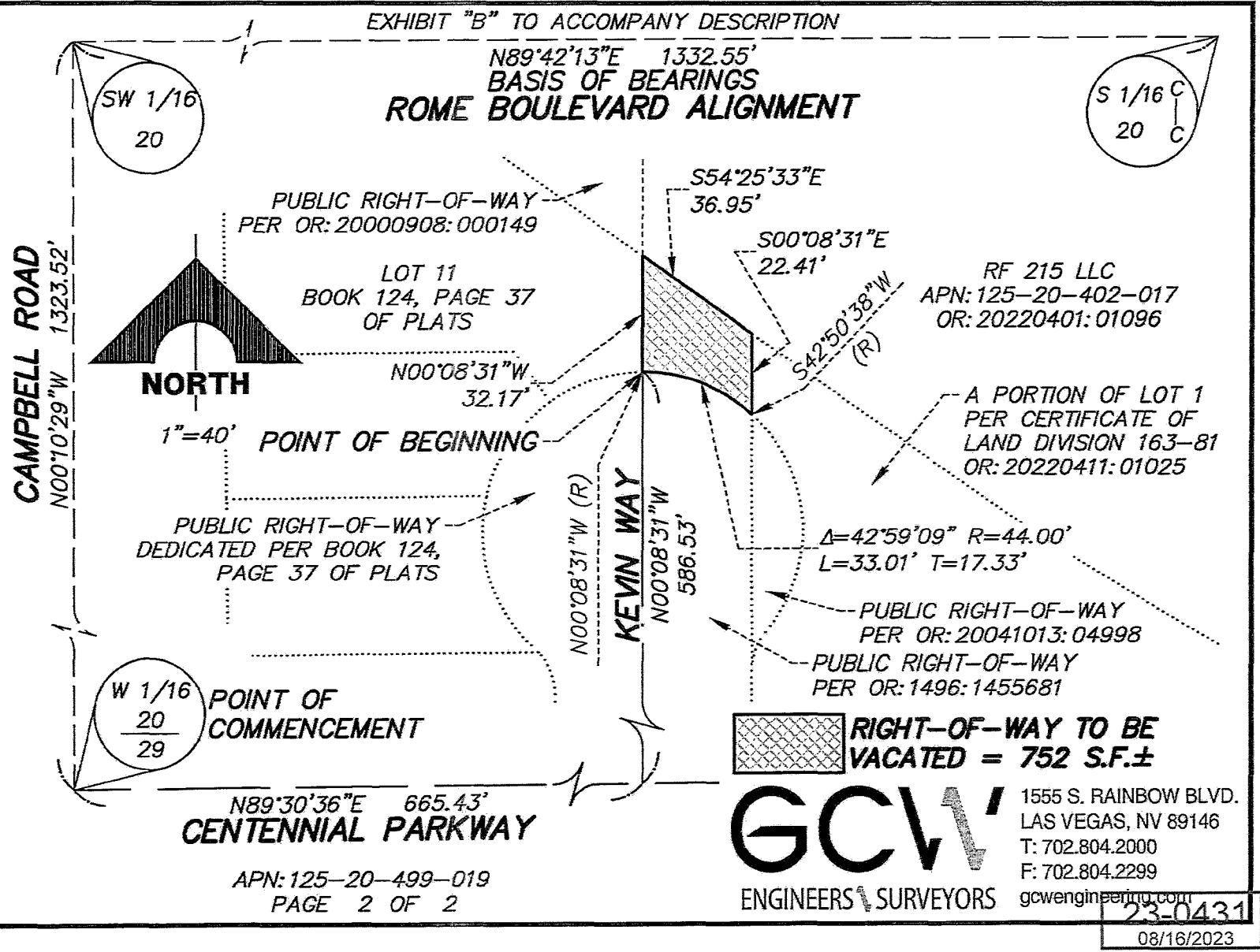
END OF DESCRIPTION.

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

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



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CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Community Development - Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 23-0431-VAC1

SUBJECT: APPLICANT: DAPPER DEVELOPMENT - OWNER: COPPER CART, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **October 10, 2023 Planning Commission** meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Agenda Technicians** at **(702)464-7499** or e-mail to agendatechs@lasvegasnevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MONDAY, OCTOBER 9, 2023.**

A handwritten signature in black ink, appearing to read "Nate Eddowes".

Signature

10/9/2023

Date

NATE EDDOWES

Please Print Name

GLW, INC.

Company Name

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

Submitted after final agenda

ITEM 13
RECEIVED 10/9/23
10/10/23 PC MEETING