

**COLORADO RIVER COMMISSION OF NEVADA
AGENDA ITEM F
FOR MEETING OF MARCH 12, 2024**

SUBJECT: <i>For Possible Action:</i> Consideration of and possible action to approve the transfer from the Colorado River Commission of Nevada to the City of Henderson, by Quitclaim Deed, an interest in right-of-way property on or near Boulder Highway in Henderson, Nevada.
RELATED TO AGENDA ITEM: None.
RECOMMENDATION OR RECOMMENDED MOTION: Staff recommends the Commission approve the transfer of the right-of-way to the City of Henderson by Quitclaim Deed and authorize the Executive Director to execute the Quitclaim Deed on behalf of the Commission.
FISCAL IMPACT: None.

STAFF COMMENTS AND BACKGROUND:

This item proposes to transfer an interest in a legacy right-of-way of property on or near Boulder Highway from the Colorado River Commission of Nevada (Commission) to the City of Henderson by Quitclaim Deed. (See *Attachment 1*).

A. Historical Background

In 1941, Basic Magnesium Inc., (BMI) complex was built to produce magnesium and titanium for the war effort during World War II. Following the end of the war, the plant was shut down and the War Asset Administration offered the complex as war surplus property. In 1947, the State of Nevada legislature approved a bill to purchase the property giving the Colorado River Commission of Nevada (Commission) authority to purchase the industrial plants and subsequently, the federal War Asset Administration turned over the water and power assets at BMI to the Commission. In 1952 the Commission divided and privatized the complex and sold it to various manufacturers. In the same year BMI was created to own and manage the assets for the manufacturing companies.

1. 1952 Deed from Commission to BMI

In June 1952, the State of Nevada, through the Commission, transferred land to BMI certain properties related to the manufacturing complex. (See *Attachment 2*). In the 1952 Deed at page 2 and page 17, the Commission reserved a right-of-way in the following places:

Page 2 – Under paragraph number 5 it states:

“There are further specifically excluded and excepted from this conveyance the following parcels of land.”

Page 17 – Paragraph 31 States:

“Right of way for U.S. Highway 93 and Manganese Ore.....”

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B. Recent Background

Early in 2023, the City of Henderson contacted the Commission Staff about transferring a possible legacy interest that the Commission may still own regarding the above-mentioned right-of-way. In April 2023, the Commission considered the proposed Quitclaim Deed and requested that Staff obtain more information about the Commission’s ownership interest in the property.

1. First American Title Company – Title Opinion

In August 2023, the Commission received the first Title Opinion from First American Title Company (First American). (See *Attachment 3*). The August Title Opinion stated the title is vested in:

City of Henderson, as to that portion of dedicated streets of Henderson Townsite as shown on file in Book 3, Page 42 Plats;

State of Nevada, as to that portion of Lake Mead Drive lying southerly of southerly right-of-way line of Boulder Highway; and

State of Nevada, acting by and through its Colorado River Commission of Nevada and BMI Management, Inc, as to the remainder.

2. Nevada Department of Transportation – Transfer

During the Summer of 2023, the Commission Staff learned that the Nevada Department of Transportation (NDOT) was transferring a similar interest held by NDOT for Boulder Highway to the City of Henderson. Further, Staff noted that pursuant to NRS 408.100, the Nevada Legislature has expressly stated in statute its intent to make the Board of Directors of the Department of Transportation the “custodian of state highways and roads and to provide the sufficiently broad authority to enable the Board to function adequately.”

Given the intent expressed in NRS 408.100, Staff inquired of NDOT whether the Commission should transfer its remainder interest to NDOT. The attorney for NDOT indicated that was not necessary and they did not have an interest in such a transfer.

The Governor signed NDOT’s transfer to the City of Henderson on April 11, 2023, and the “Resolution of Relinquishment of a Portion of State Highway Right-of-Way” was recorded on December 12, 2023. (See *Attachment 4*).

3. First American Title Company – First Amended Title Opinion

Following the recording of NDOT’s relinquishment and recording of the transfer, the Commission Staff directed First American to update its title opinion. The updated title opinion dated January 2, 2024, was modified by removing the State of Nevada, but still showed the Commission owning an interest. (See *Attachment 5*).

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City of Henderson, as to that portion of dedicated streets of Henderson Townsite as shown on file in Book 3, Page 42 Plats;

~~(Removed) -State of Nevada, as to that portion of Lake Mead Drive lying southerly of southerly right-of-way line of Boulder Highway; and~~

State of Nevada, acting by and through its Colorado River Commission of Nevada and BMI as to the remainder.

4. Quitclaim Deed from BMI

Following the updated Title Opinion from First American, the Commission Staff met with representatives from the City of Henderson and inquired about their plans in respect to the listed remainder for BMI. They indicated they would seek a Quitclaim Deed from BMI. Subsequently on February 6, 2024, a representative from the City of Henderson sent an executed and recorded copy of a Quitclaim Deed showing BMI's remainder interest was conveyed to the City of Henderson. (See *Attachment 6*).

C. State Lands

The Staff checked with the Nevada State Lands office to see if they had any concerns about the Commission transferring the remainder interest. They indicated generally they did not have any concerns with the relinquishment of this interest because it was really for roadway purposes and if there were any slivers of lands adjacent to the highway it would be a challenge to manage in the future.

D. Discussion:

The City of Henderson, in part due to the right-of-way transferred by the Nevada Department of Transportation, has a right-of-way for Boulder Highway to be used for right-of-way purposes. It's conceivable under the City of Henderson's redevelopment and possible narrowing of Boulder Highway, that some portions of the property will be sold to a third party. However, the reservation of land and right-of-way referenced in the 1952 Deed are not specific and the actual land that the Commission may have an interest in is vague compared to today's standards for legal descriptions. Further, as State Lands pointed out, there would be certain difficulties in managing such slivers of property if they existed. At this stage, all interest from the State of Nevada through NDOT and BMI have been transferred to the City of Henderson. The only remainder interest that remains to be transferred related to this property is the interest held by the Commission.

E. Staff's Recommendation

Staff recommend following the lead of the Board of Directors of NDOT, which the Governor Chairs, and transfer by a Quitclaim Deed the Commission's remainder interest to the City of Henderson. The transfer by the Commission would allow the City of Henderson to clear the land title associated with Boulder Highway and would further the City of Henderson's goals toward the redevelopment of

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Boulder Highway. Such a transfer by the Commission would be consistent with the support already shown by the Governor and NDOT for the City of Henderson's project on Boulder Highway by their previous transfers.

Proposed
Quitclaim from
Colorado River Commission
to
City of Henderson

APN: 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

**WHEN RECORDED MAIL AND SEND TAX
STATEMENTS TO:**

City of Henderson
Public Works – Survey/Right-of-Way
240 Water Street
P.O. Box 95050, MS 131
Henderson, NV 89009-5050

ROW: _____

For Recorder Use Only

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That **THE STATE OF NEVADA**, by and through its, **COLORADO RIVER COMMISSION OF NEVADA**, does 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:

***(SEE EXHIBIT "A" THROUGH EXHIBIT "X" 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 to the extent the Colorado River Commission of Nevada has any interest in such real property by virtue of certain deed reservations contained in the Deed recorded in Clark County, Nevada on July 10, 1952, in Book 67, Page 87, as Instrument No. 387352.

[See Page 2 for Signatures]

APN: 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

Quitclaim Deed
Page 2

WITNESS _____ hand(s) this ____ day of _____, 2024.

**THE STATE OF NEVADA, by and through its,
COLORADO RIVER COMMISSION OF NEVADA**

By: _____
Name: Eric Witkoski
Title: Executive Director

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on _____ by
_____ as _____ of
COLORADO RIVER COMMISSION.

Notary Public in and for said County and State.
My commission expires: _____

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 $0^{\circ}05'26''$ 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 $0^{\circ}05'26''$ 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 $0^{\circ}13'19''$ 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 $42^{\circ}43'49''$ 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 $89^{\circ}21'14''$ 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 $42^{\circ}43'49''$ WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 142.39 FEET TO THE **POINT OF BEGINNING**.

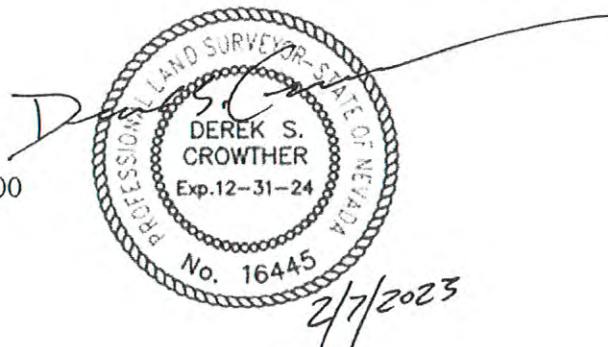
CONTAINING 4.94 ACRES (215,244 SQUARE FEET), MORE OR LESS.

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



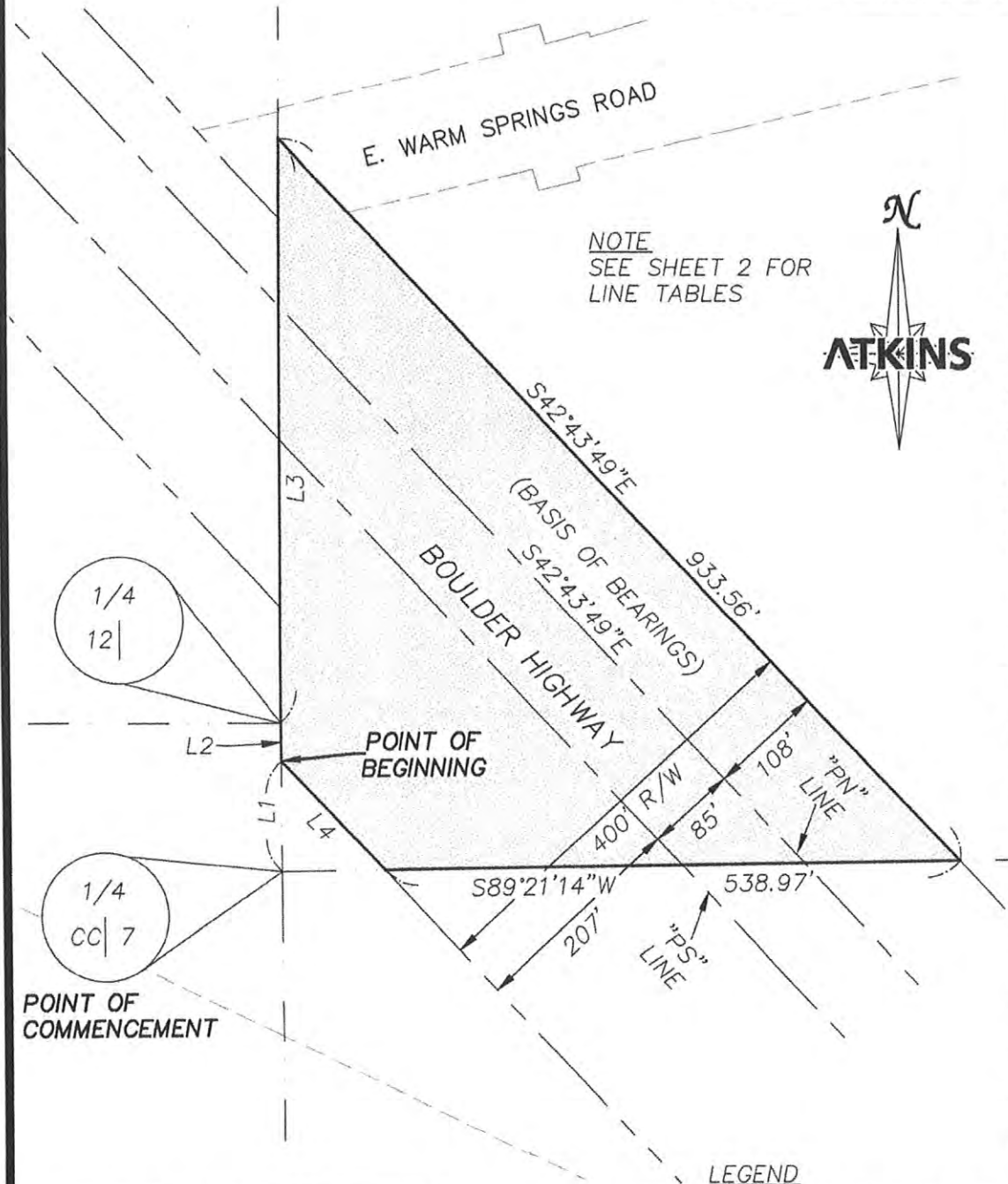
SHEET 2 OF 2

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179-07-299-001

EXHIBIT 'B'

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



NOTE
SEE SHEET 2 FOR
LINE TABLES



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LEGEND

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

ATKINS

2270 Corporate Circle
Suite 200
Henderson, NV 89074-7788
Telephone 702/263-7275
Fax 702/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 5/27/2022

SHEET NO. 1 of 2

CHECKED: EC

SCALE: 1"=150'

179-07-299-001

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

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
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 Cir.
Suite 200
Henderson, NV 89074-7788
Telephone: 702/263-7275
Fax: 702/263-7200

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 $89^{\circ}21'14''$ 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 $89^{\circ}21'14''$ EAST, 538.97 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOULDER HIGHWAY; THENCE SOUTH $42^{\circ}43'49''$ 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 $89^{\circ}21'15''$ 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 $42^{\circ}43'49''$ WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1778.66 FEET TO THE **POINT OF BEGINNING**.

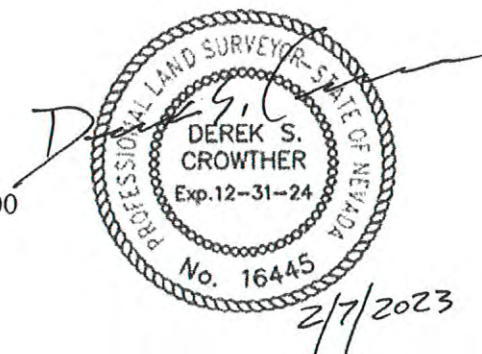
CONTAINING 16.33 ACRES (711,466 SQUARE FEET), MORE OR LESS.

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



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)

N

ATKINS

(BASIS OF BEARINGS)
S42°43'49"E

BOULDER HIGHWAY

"PN"
LINE

POINT OF
BEGINNING

N89°21'14"E 538.97'

1/4
12 |

1/4
CC | 7

POINT OF
COMMENCEMENT

N89°21'14"E
96.46'

"PS"
LINE

207'

400' R/W

SEE SHEET 2 OF 2

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ATKINS

2270 Corporate Circle
Suite 200
Henderson, NV 89074-7735
Telephone 702/253-7273
Fax 702/253-7203

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/6/2022

SHEET NO. 1 of 2

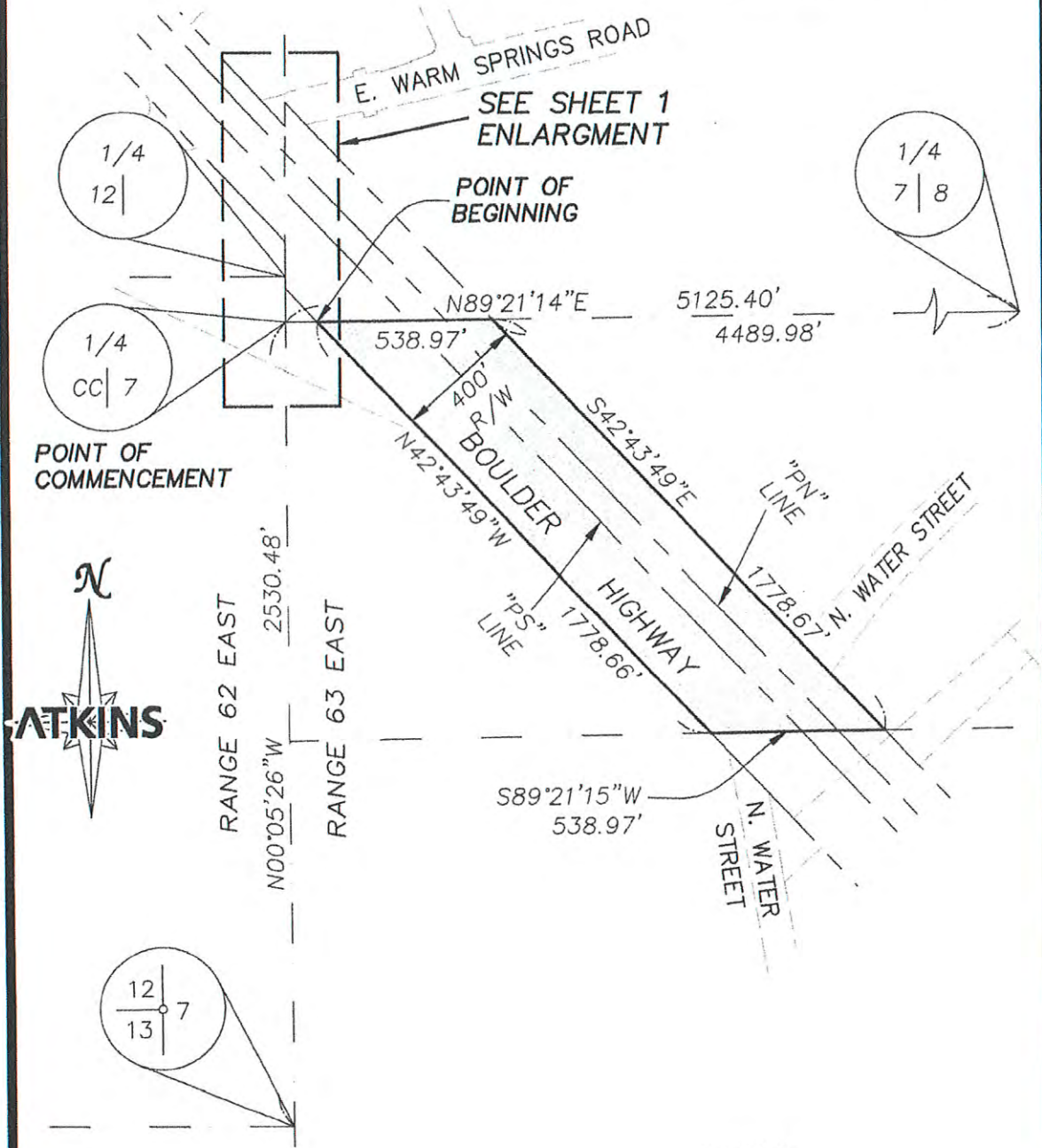
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SCALE: 1"=150'

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
Hempstead, NY 11547-7788
Telephone: 702/263-7278
Fax: 702/263-7200

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

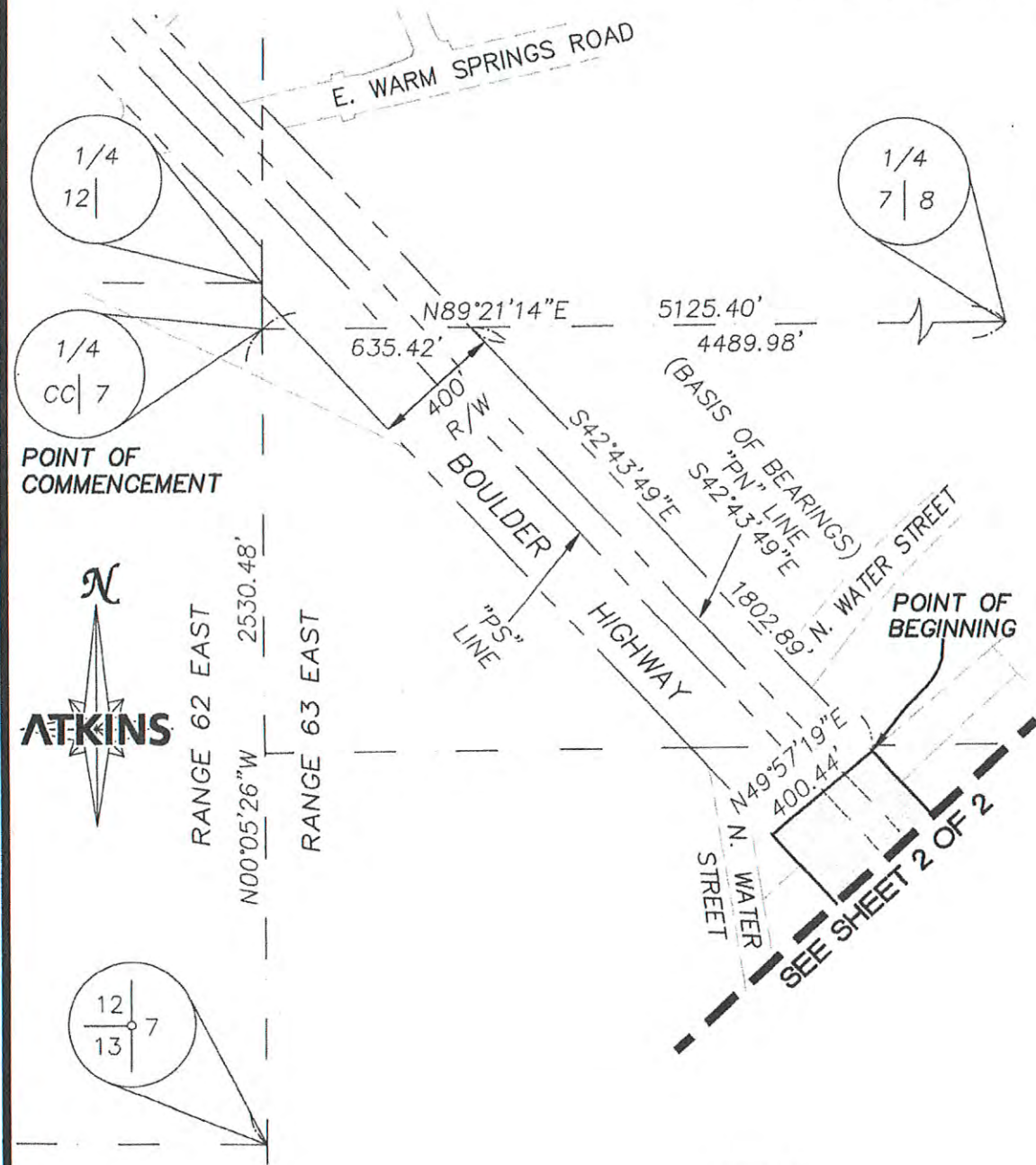


SHEET 1 OF 1

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

2270 Corporate Cir.
Suite 200
Henderson, NV 89024-7785
Telephone: 702/263-7275
Fax: 702/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 1 of 2

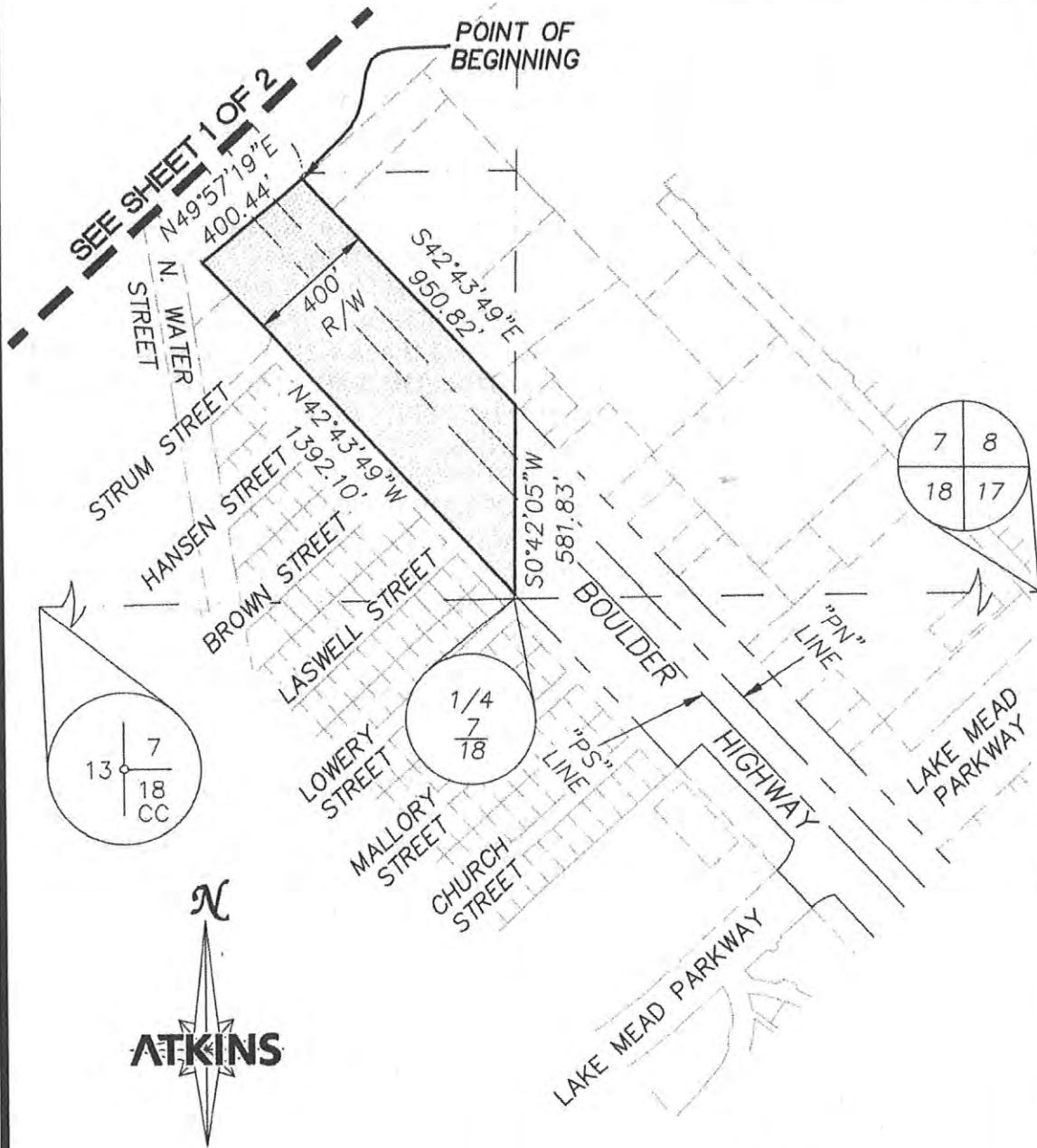
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CHECKED: EC

DATE: 6/7/2022
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
Hudson, NY 12534-7725
Telephone 702/263-7273
Fax 702/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/7/2022

SHEET NO. 2 of 2

CHECKED: EC

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**.

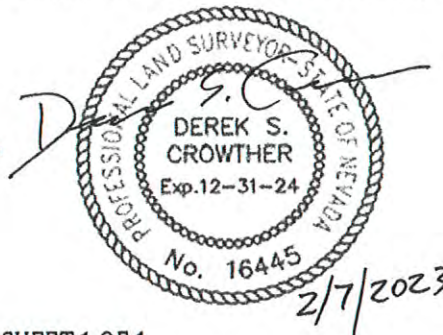
CONTAINING 1.79 ACRES (78,183 SQUARE FEET), MORE OR LESS.

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

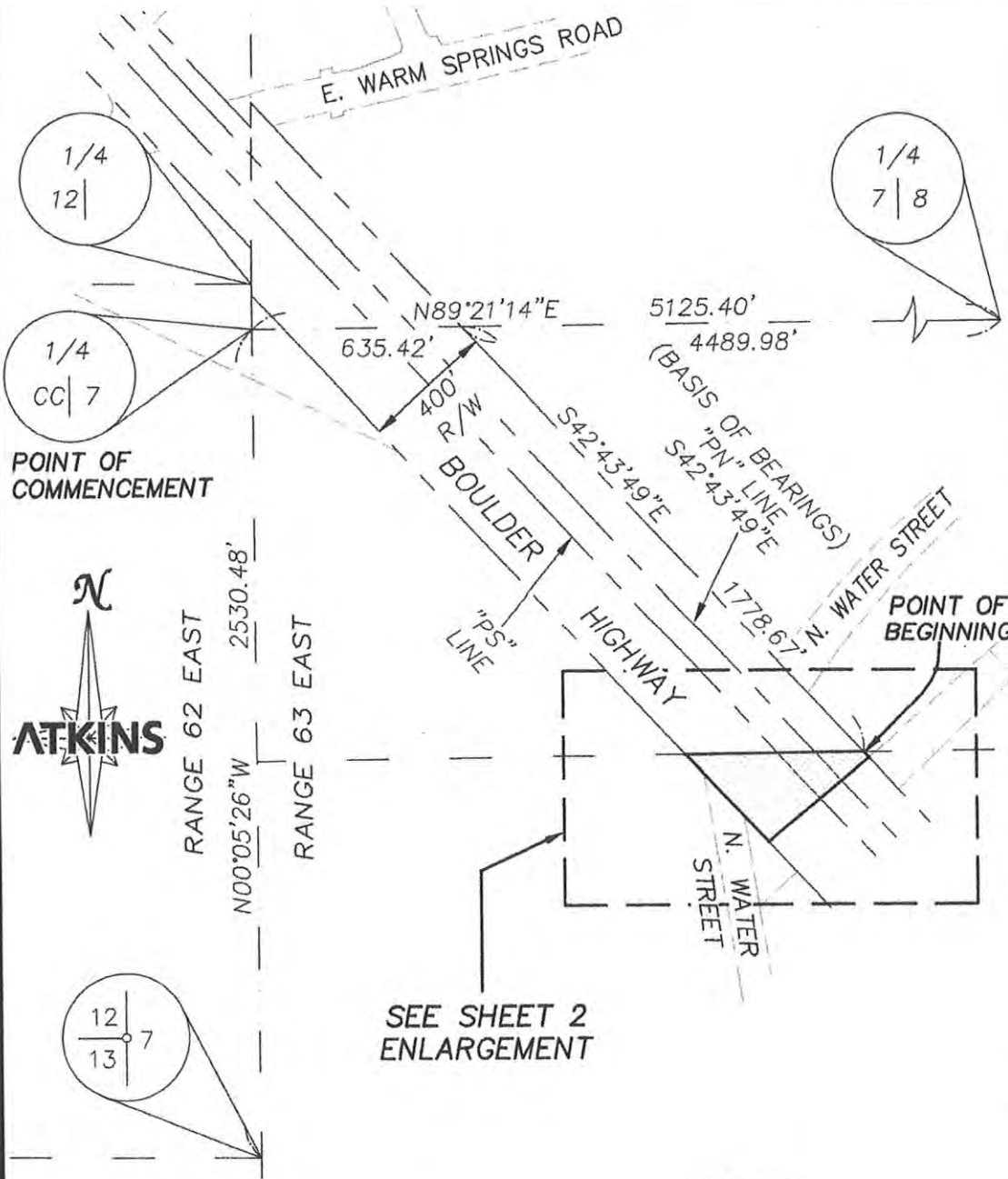


SHEET 1 OF 1

179-07-499-005

EXHIBIT 'H'

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



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ATKINS
 2270 Corporate Cir.
 Suite 200
 Henderson, NV 89024-7788
 Telephone: 703/263-7373
 Fax: 703/263-7320

LEGEND

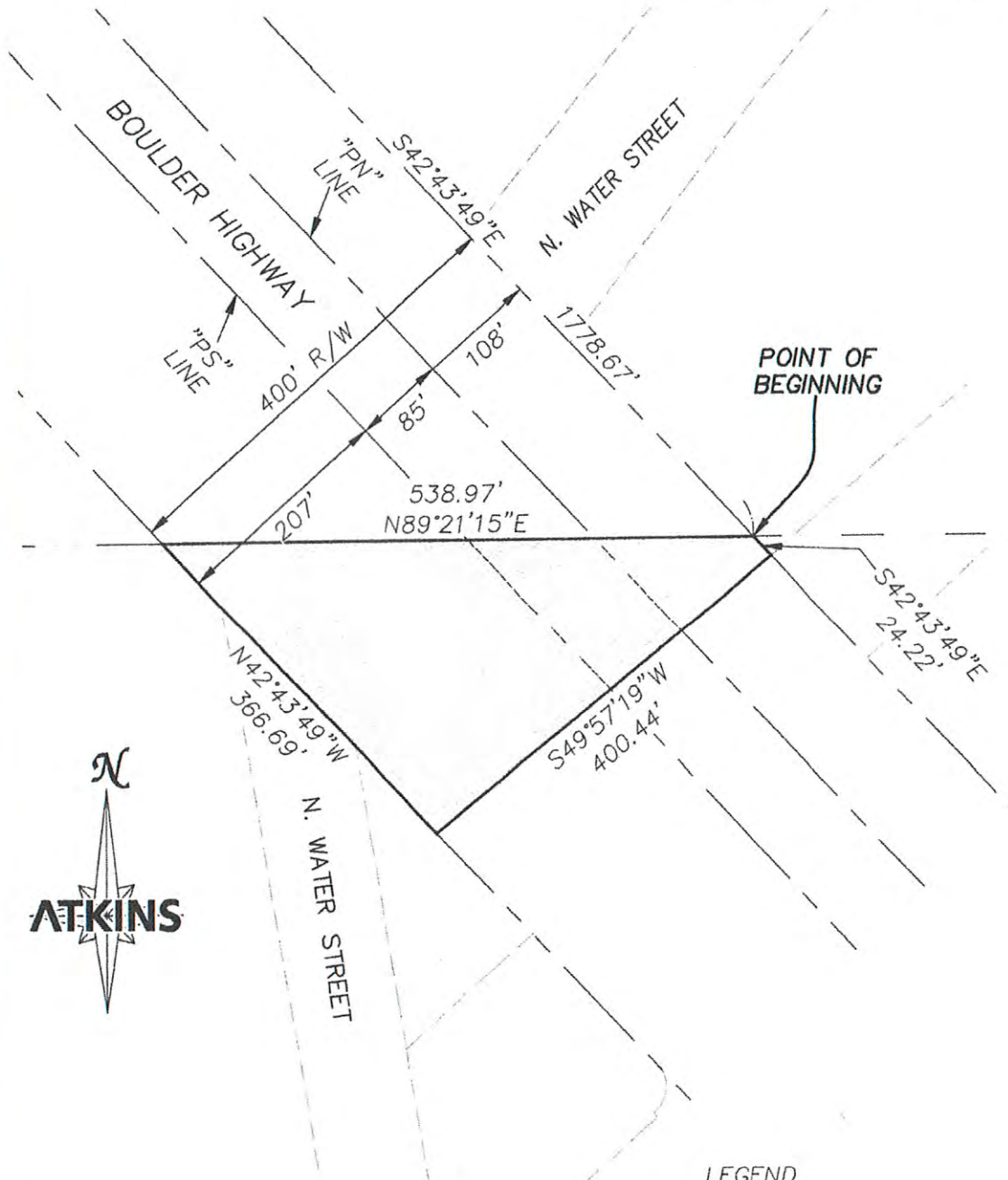
EASEMENT AREA: 1.79 ACRES
(78,183 SQUARE FEET)

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

2270 Corporate Circle
Suite 200
Hempstead, NY 11552-7788
Telephone: 703/263-7272
Fax: 703/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/13/2022

SHEET NO. 2 of 2

CHECKED: EC

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.

SHEET 1 OF 2

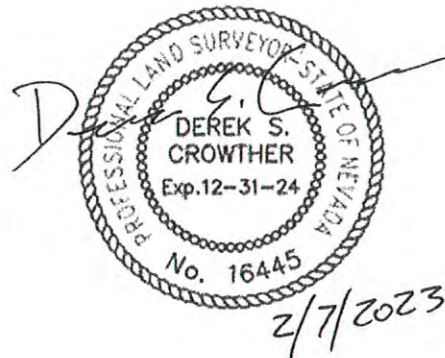
X:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-07-899-004 CRC OWNERSHIP_LEGAL 5-LEGAL.docx

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

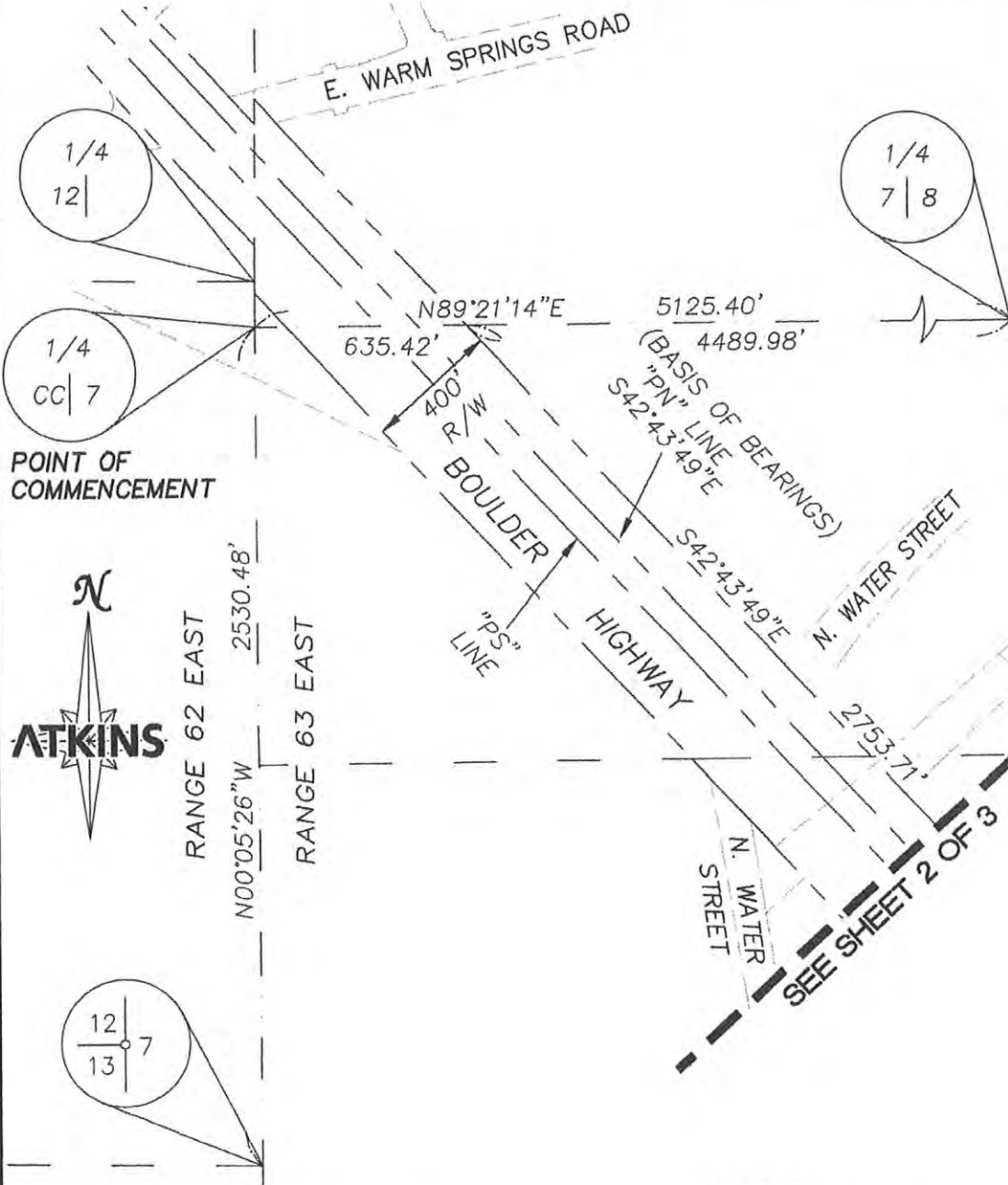


SHEET 2 OF 2

179-07-899-004

EXHIBIT 'J'

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



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ATKINS
 2570 Corporate Circle
 Suite 200
 Henderson, NV 89074-7788
 Telephone 702/265-7273
 Fax 702/265-7200

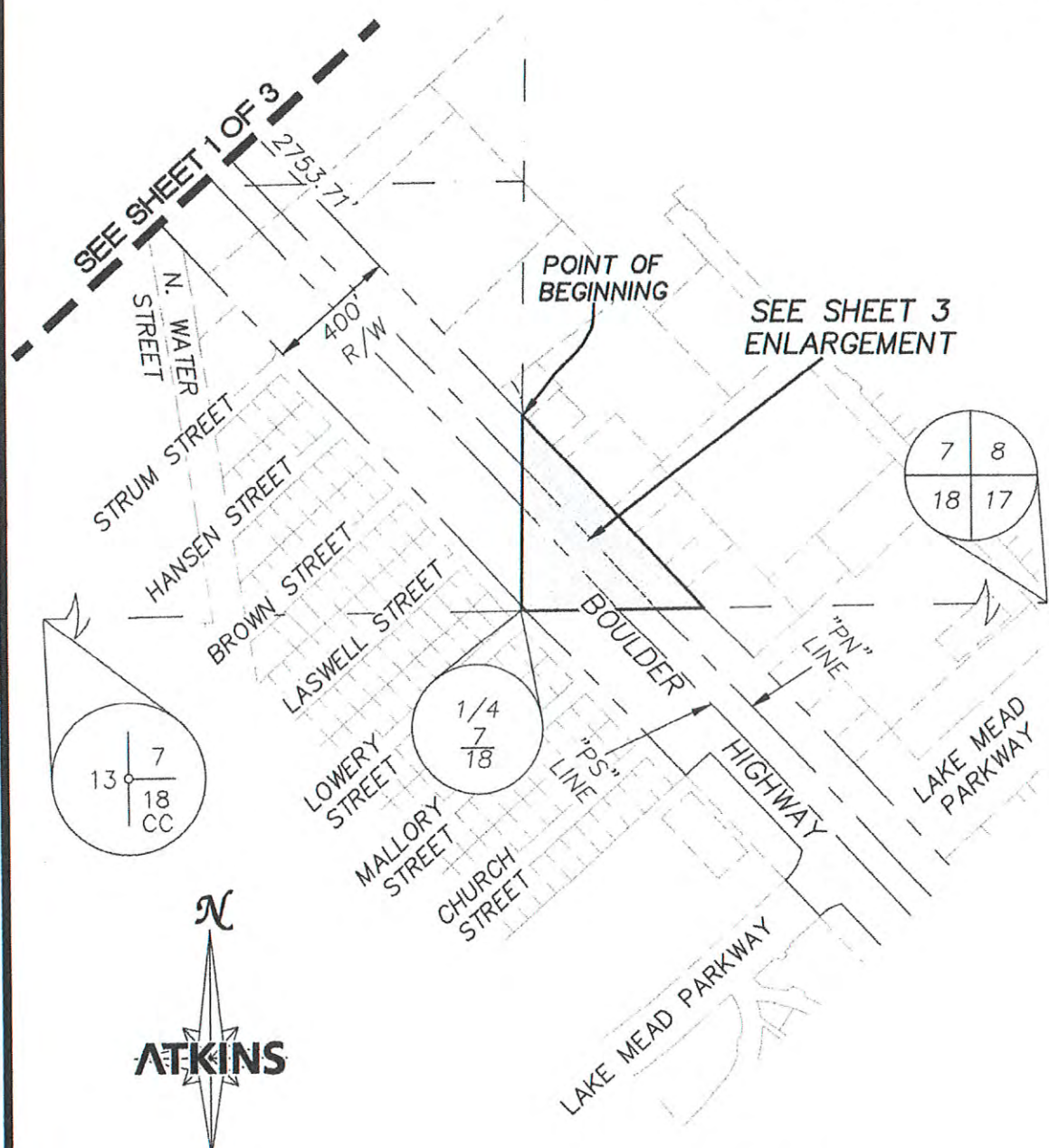
LEGEND
 [EASEMENT AREA] EASEMENT AREA: 3.78 ACRES
 (164,745 SQUARE FEET)

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.



ATKINS

2270 Corporate Circle
Suite 200
Henderson, NV 89074-7788
Telephone 702/263-7278
Fax 702/263-7200

LEGEND

 EASEMENT AREA: 3.78 ACRES
(164,745 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

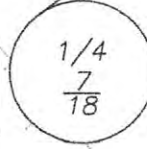
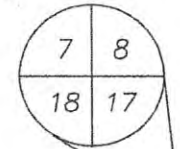
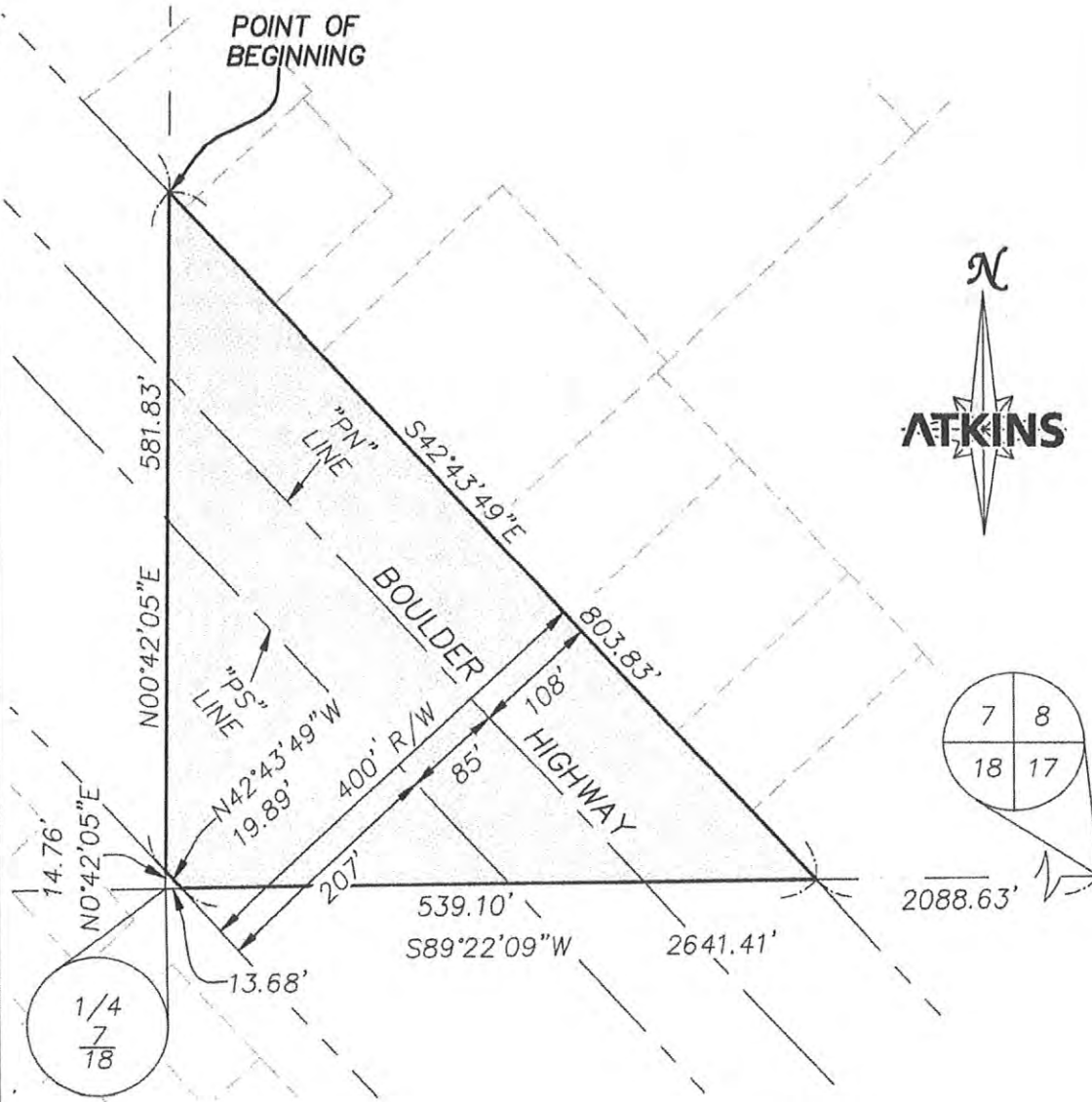
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SCALE: 1"=500'


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
2270 Corporate Circle
Suite 200
Hempstead, NY 11547-7788
Telephone: 703/265-7275
Fax: 703/265-7200

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

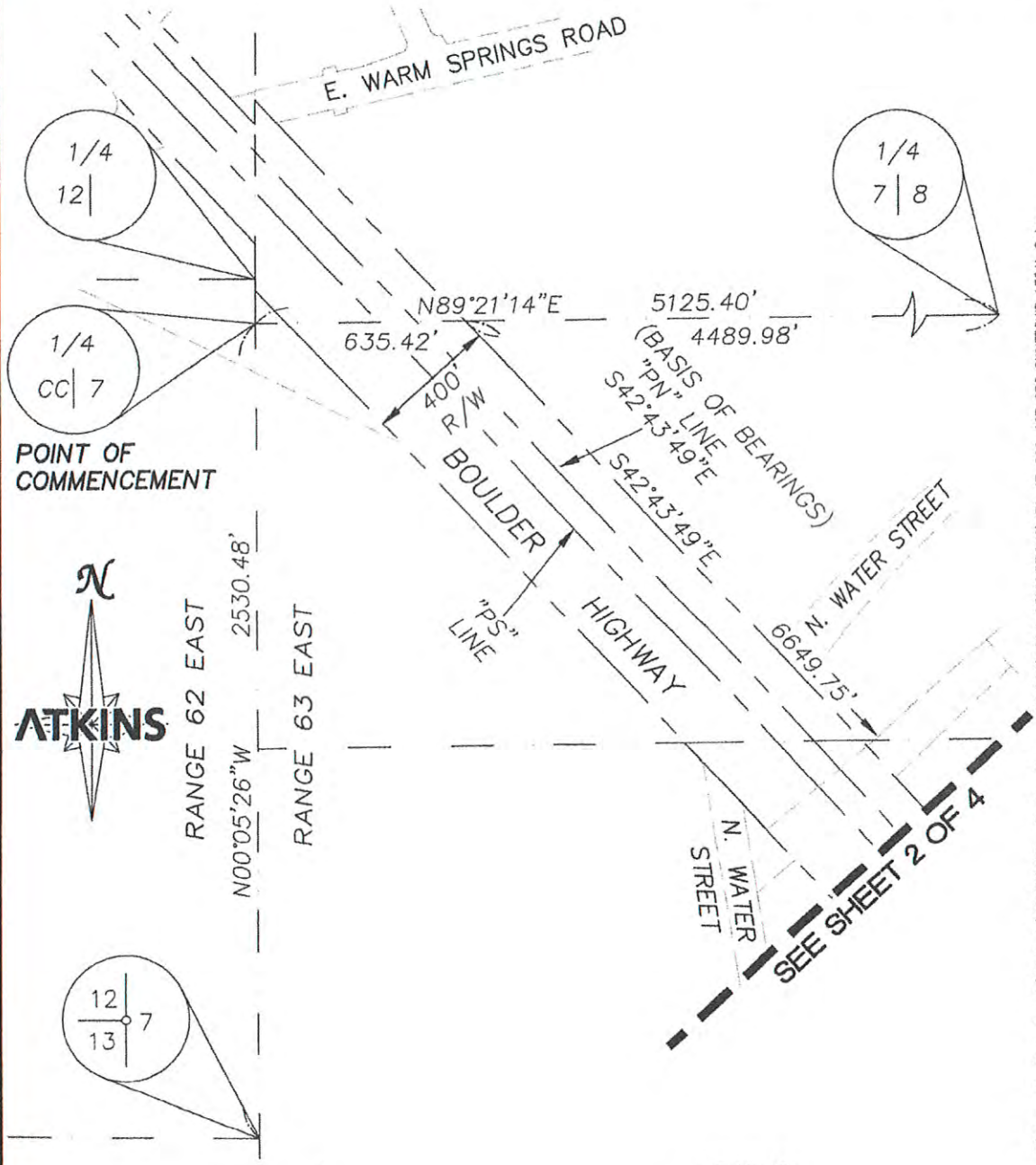


SHEET 2 OF 2

179-17-299-007


EXHIBIT 'L'

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



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LEGEND

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

ATKINS

2270 Corporate Crds.
Suite 200
Henderson, NV 89074-7788
Telephone: 702/563-7278
Fax: 702/563-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 1 of 4

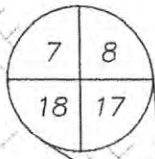
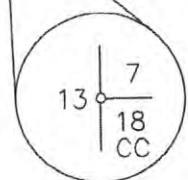
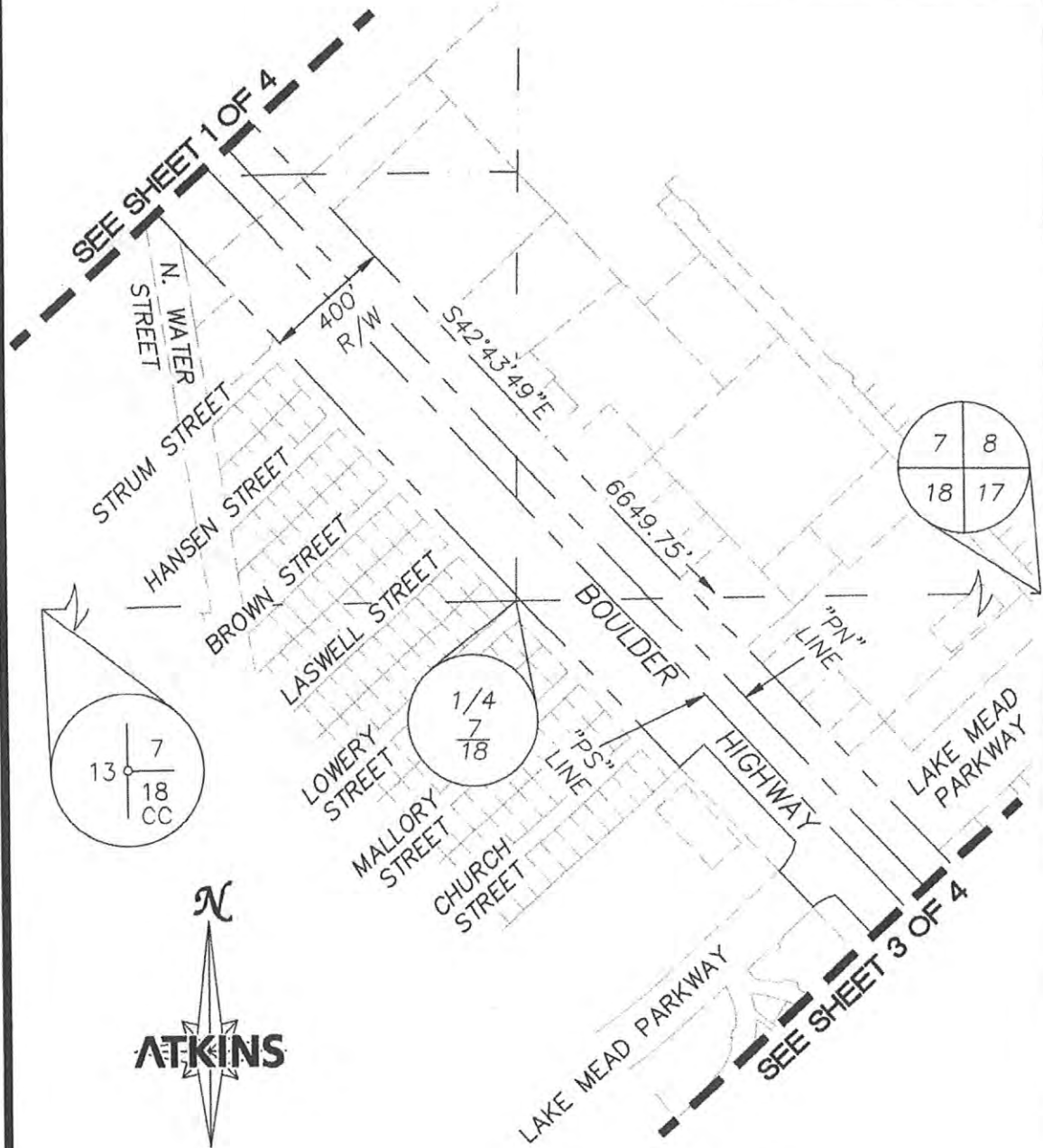
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CHECKED: EC

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

2270 Corporate Circle
Suite 200
Henderson, NV 89074-7725
Telephone 702/253-7273
Fax 702/253-7220

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/24/2022

SHEET NO. 2 of 4

CHECKED: EC

SCALE: 1"=500'

179-17-299-007

EXHIBIT 'L'

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

SEE SHEET 2 OF 4

LAKE MEAD
PARKWAY

6649.75'
S42°43'49"E

"PS"
LINE

"PN"
LINE

BOULDER

TEXAS AVENUE

400'
R/W
HIGHWAY

2294.42'
500'14'33"E
2638.56'

POINT OF
BEGINNING

SEE SHEET 4
ENLARGEMENT

S89°20'16"W

2641.70'

C 1/4
SEC 18

1/4
18|17

E. BASIC ROAD



LEGEND



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

ATKINS

2270 Corporate Circle
Suite 200
Hempstead, NY 11547-7788
Telephone: 702/265-7275
Fax: 702/265-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/24/2022

SHEET NO. 3 of 4

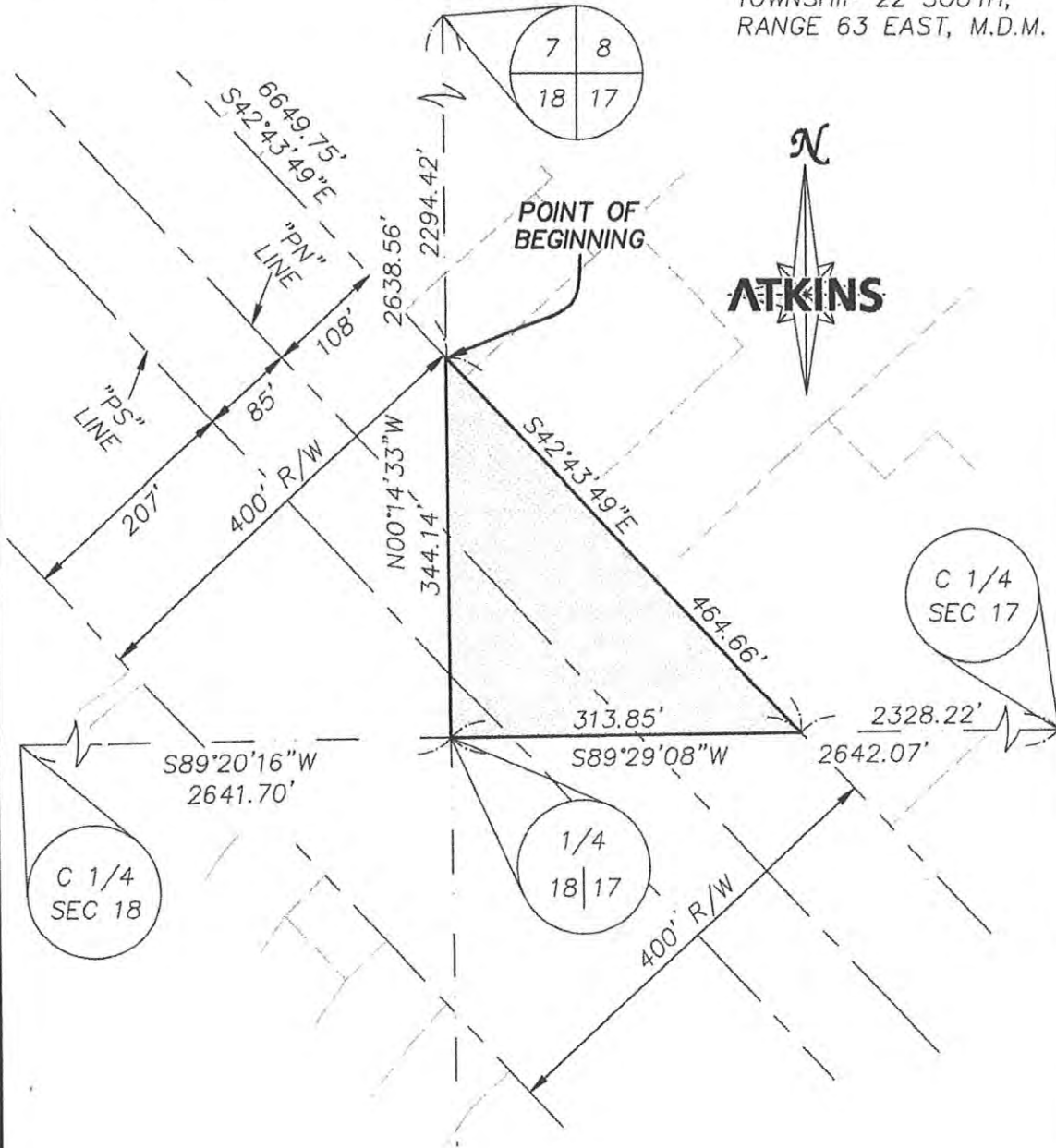
CHECKED: EC

SCALE: 1"=500'

179-17-299-007

EXHIBIT 'L'

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



POINT OF BEGINNING




C 1/4
SEC 17

C 1/4
SEC 18

1/4
18 | 17

LEGEND

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

ATKINS

2270 Corporate Cir.
Suite 200
Henderson, NV 89074-7708
Telephone: 702/263-7273
Fax: 702/263-7200

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.

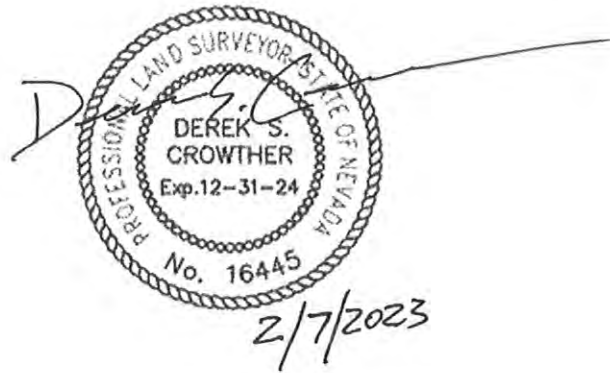
SHEET 1 OF 2

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

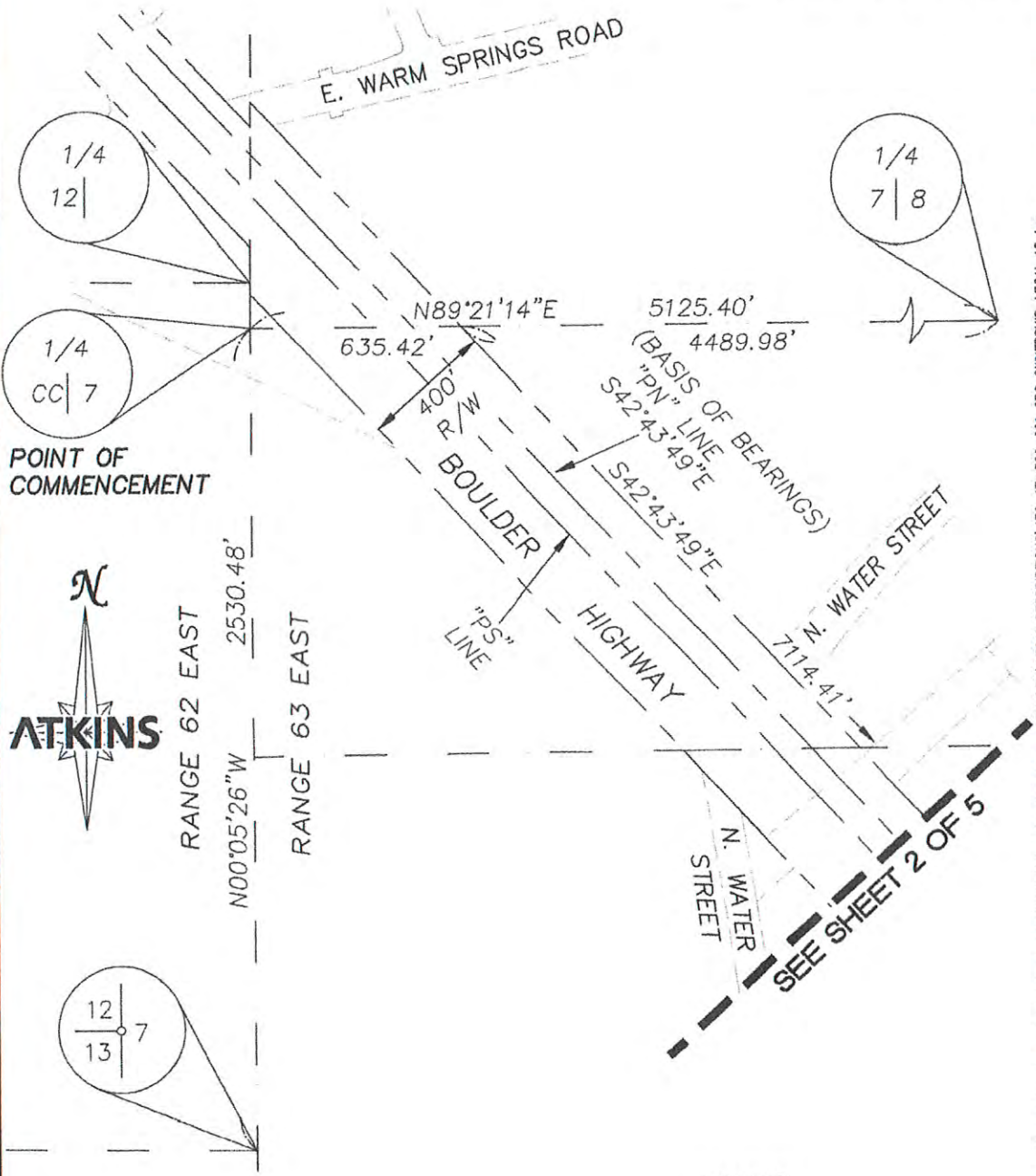


SHEET 2 OF 2

179-17-399-001


EXHIBIT 'N'

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



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LEGEND

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

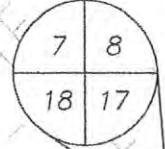
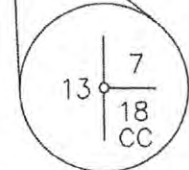
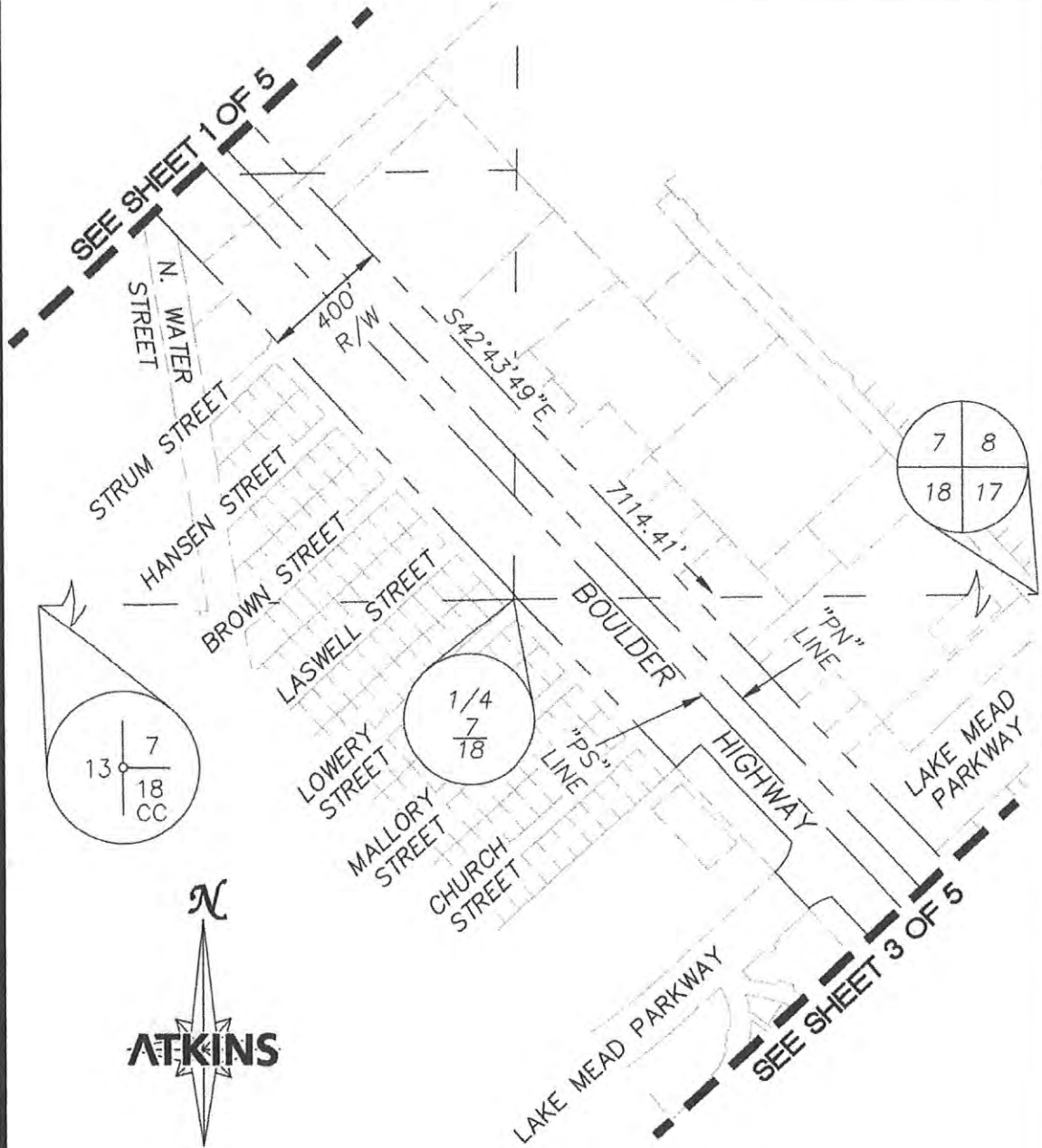
ATKINS
 2270 Corporate Cir.
 Suite 200
 Henderson, NV 89024-7785
 Telephone: 702/263-7273
 Fax: 702/263-7200

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
Henderson, NV 89074-7788
Telephone: 702/263-7273
Fax: 702/263-7250

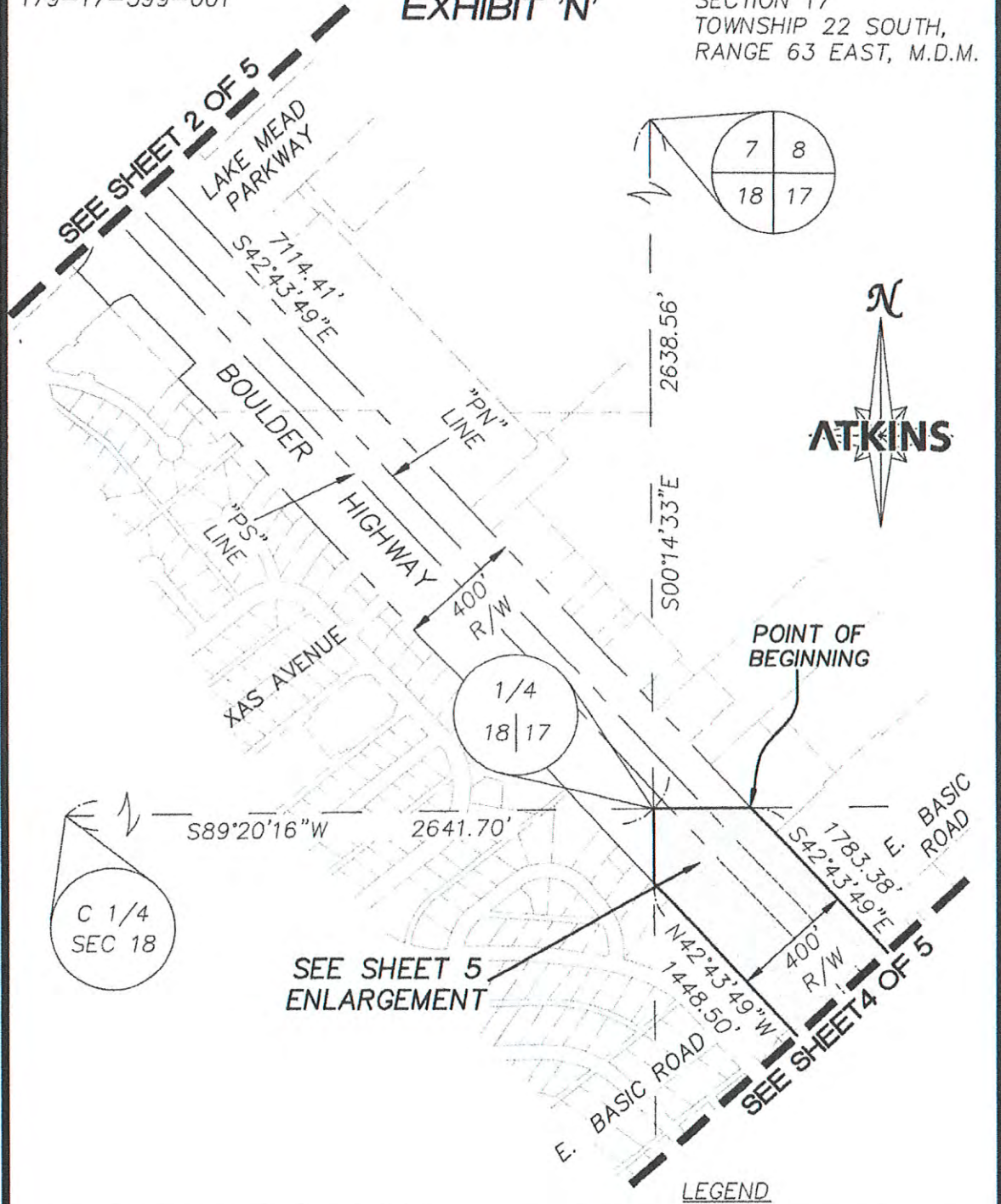
BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423	DRAWN: DSC	DATE: 6/9/2022
SHEET NO. 2 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)

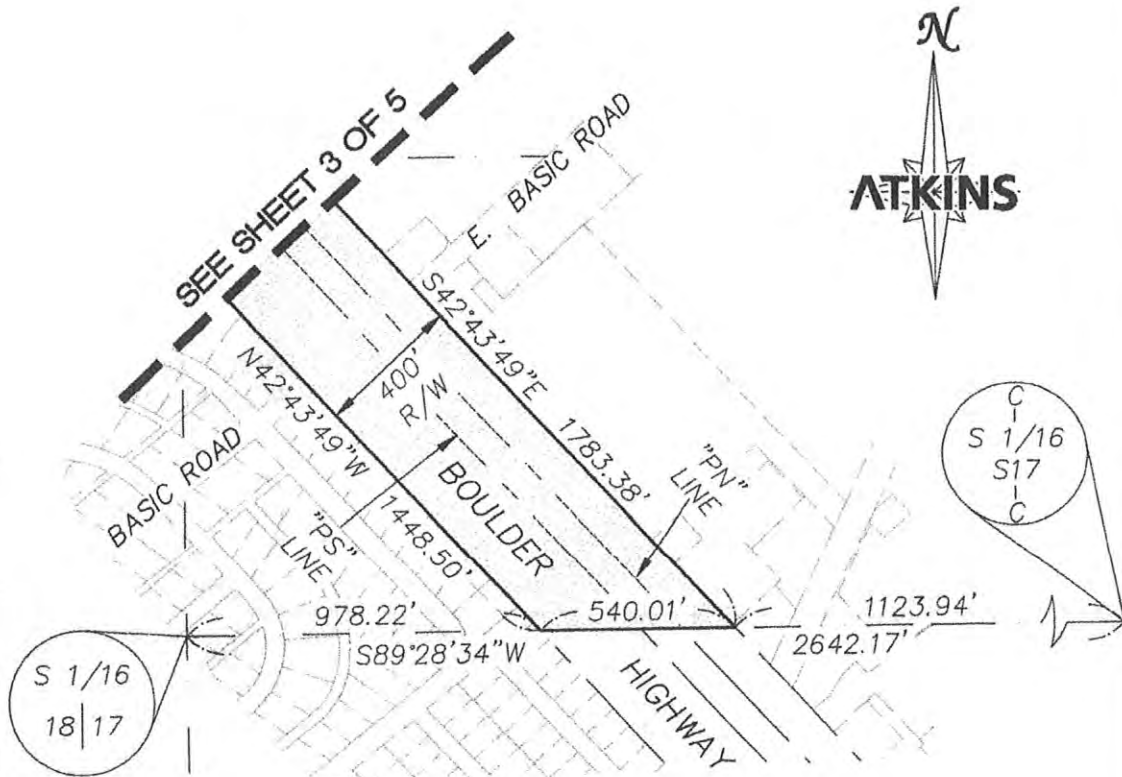
ATKINS
2270 Corporate Circle,
Suite 200
Mendham, NJ 08854-7788
Telephone: 702/263-7278
Fax: 702/263-7200

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 200
Hempstead, NY 11547-7785
Telephone: 703/263-7273
Fax: 703/263-7250

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 4 of 5

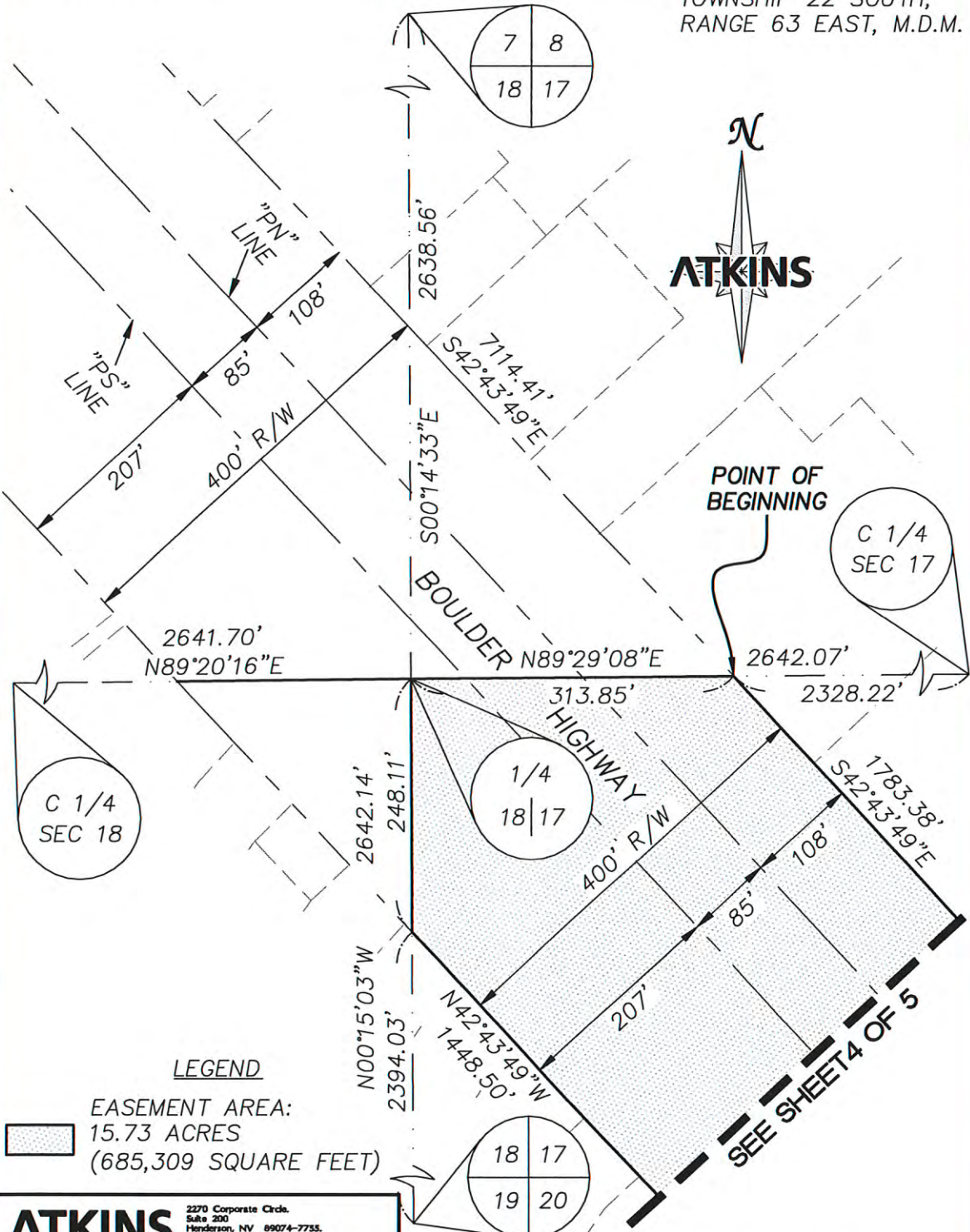
DRAWN: DSC
CHECKED: EC

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

179-17-399-001

EXHIBIT 'N'

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



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

ATKINS
 2270 Corporate Circle,
 Suite 200
 Henderson, NV 89074-7733.
 Telephone: 702/263-7275
 Fax: 702/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
 COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100059702
SHEET NO. 5 of 5

DRAWN: DSC
CHECKED: EC

DATE: 2/3/2023
SCALE: 1"=150'

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.

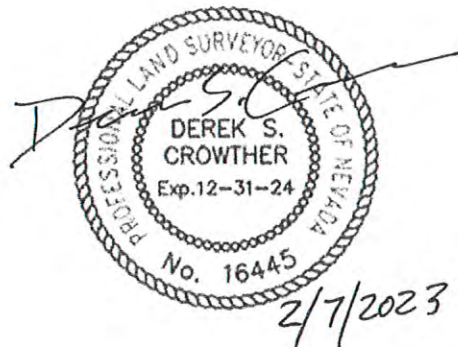
SHEET 1 OF 2

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

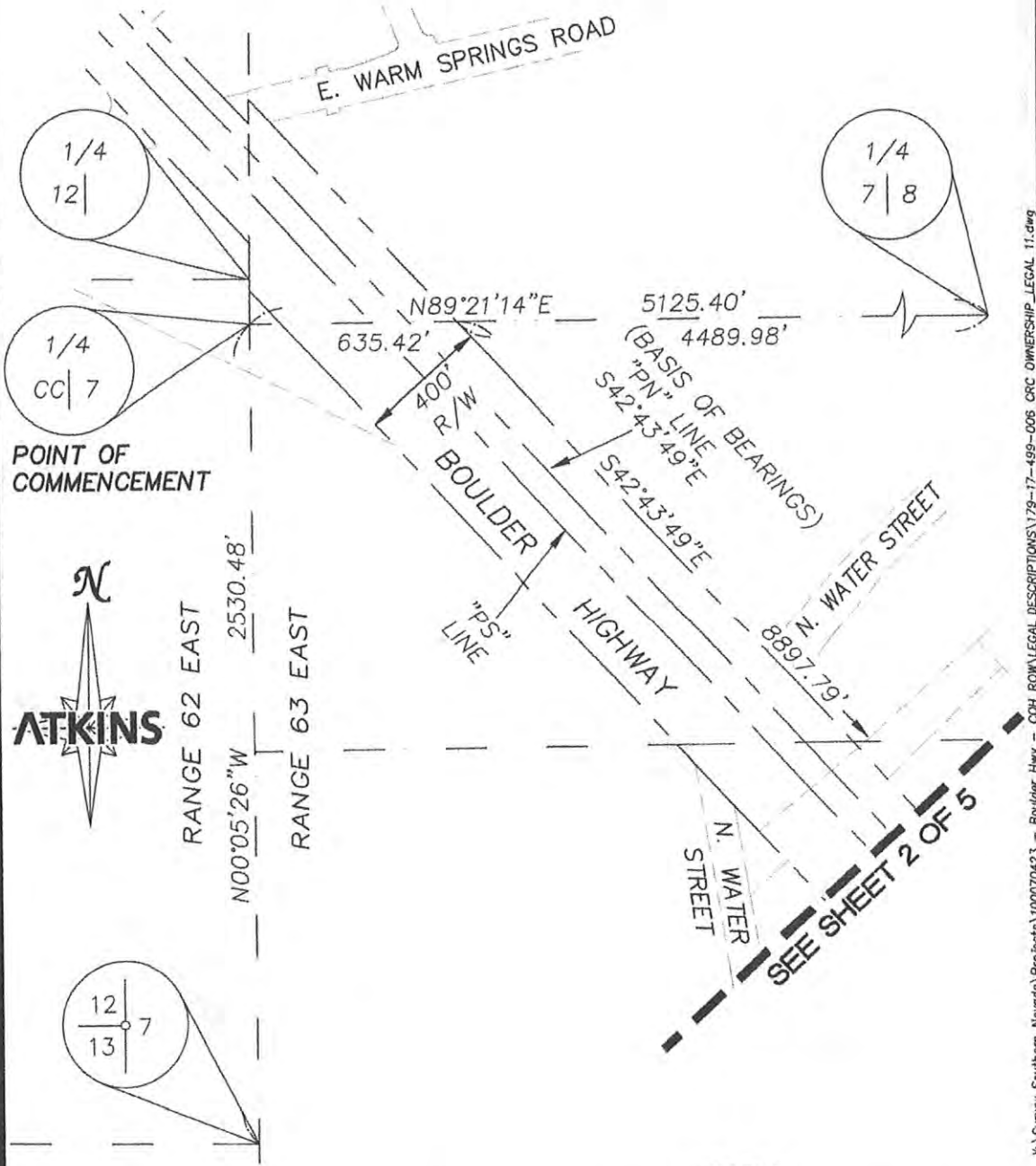


SHEET 2 OF 2

179-17-499-006

EXHIBIT 'P'

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




POINT OF COMMENCEMENT



RANGE 62 EAST
RANGE 63 EAST

LEGEND

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

ATKINS
2279 Corporate Ctr.
Suite 200
Hempstead, NY 11552-7783
Telephone: 702/263-7273
Fax: 702/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

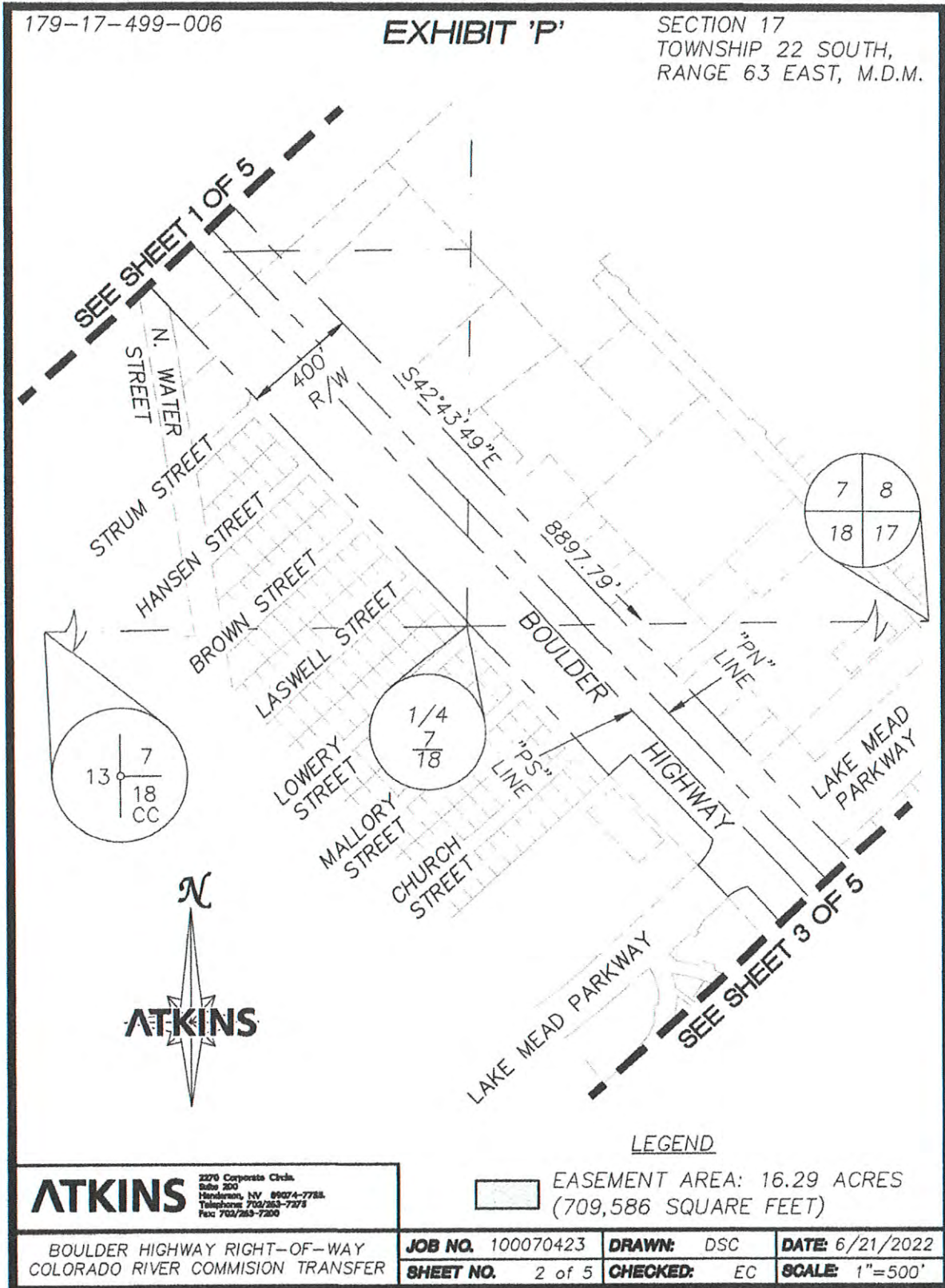
JOB NO. 100070423	DRAWN: DSC	DATE: 6/21/2022
SHEET NO. 1 of 5	CHECKED: EC	SCALE: 1"=500'

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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
2270 Corporate Cir.
Suite 200
Henderson, NV 89014-7788
Telephone: 702/263-7274
Fax: 702/263-7200

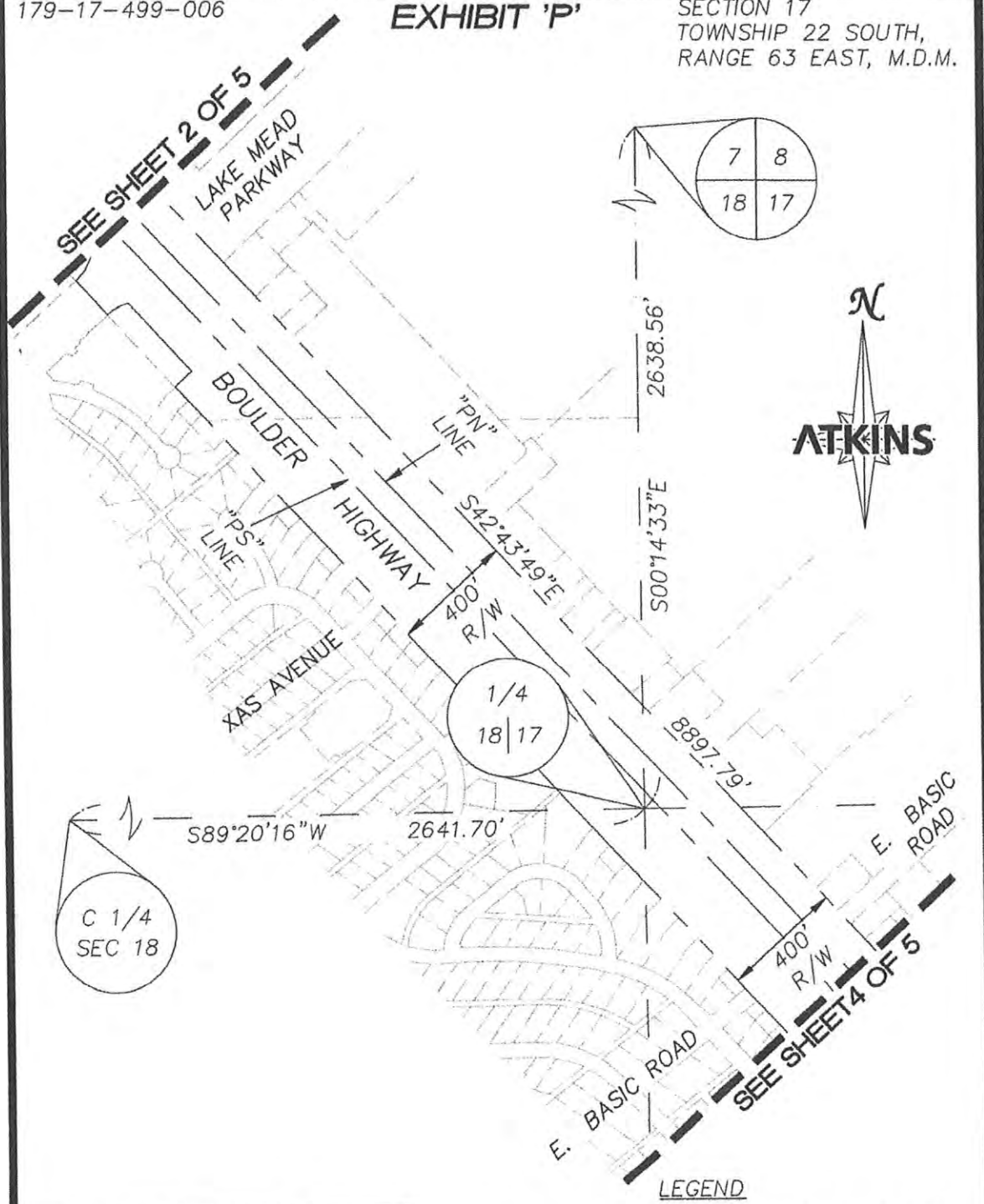
BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

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.



LEGEND

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

ATKINS

2270 Corporate Cir.
Suite 200
Herdon, VA 20151-7758
Telephone 703/263-7275
Fax 703/263-7259

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/21/2022

SHEET NO. 3 of 5

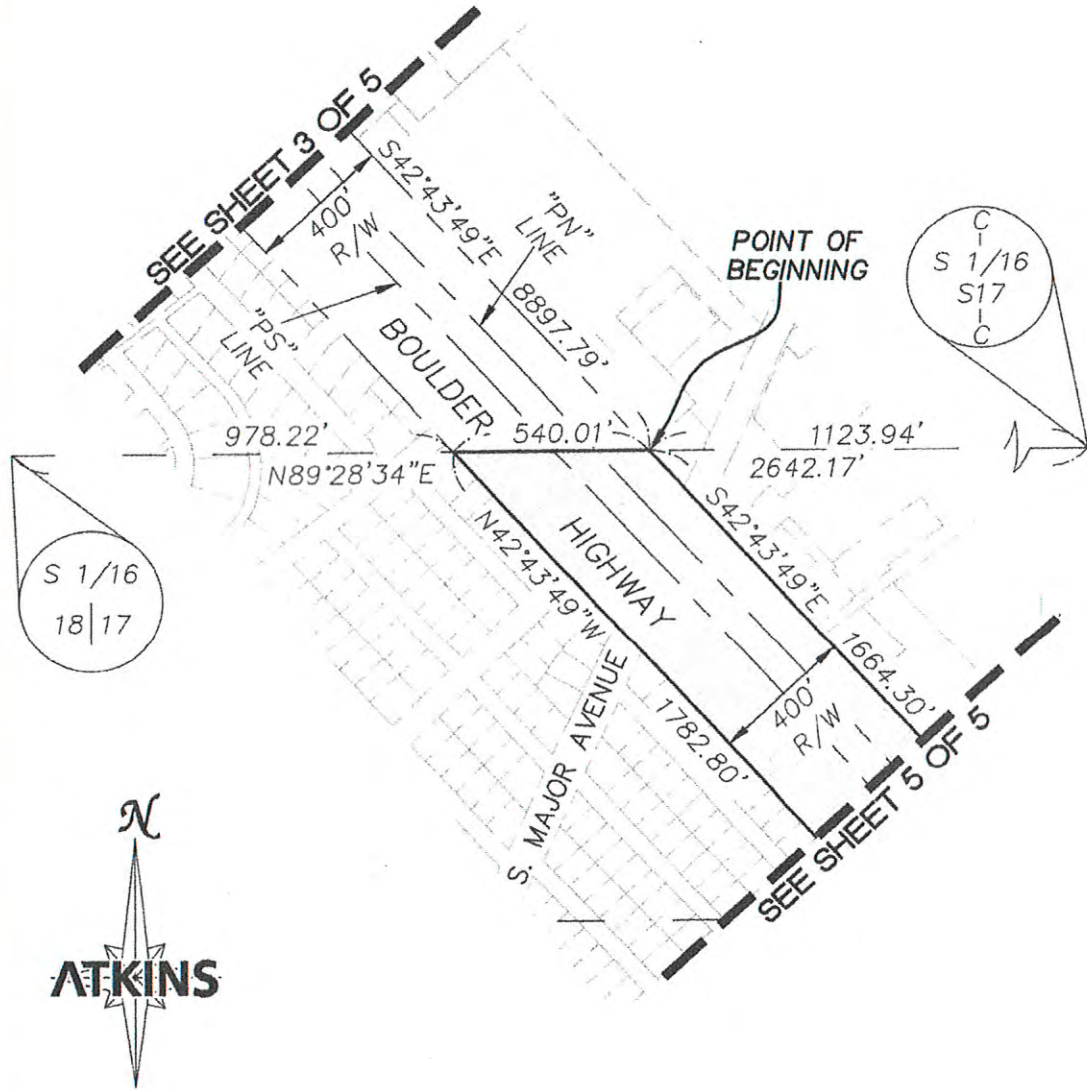
CHECKED: EC

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)

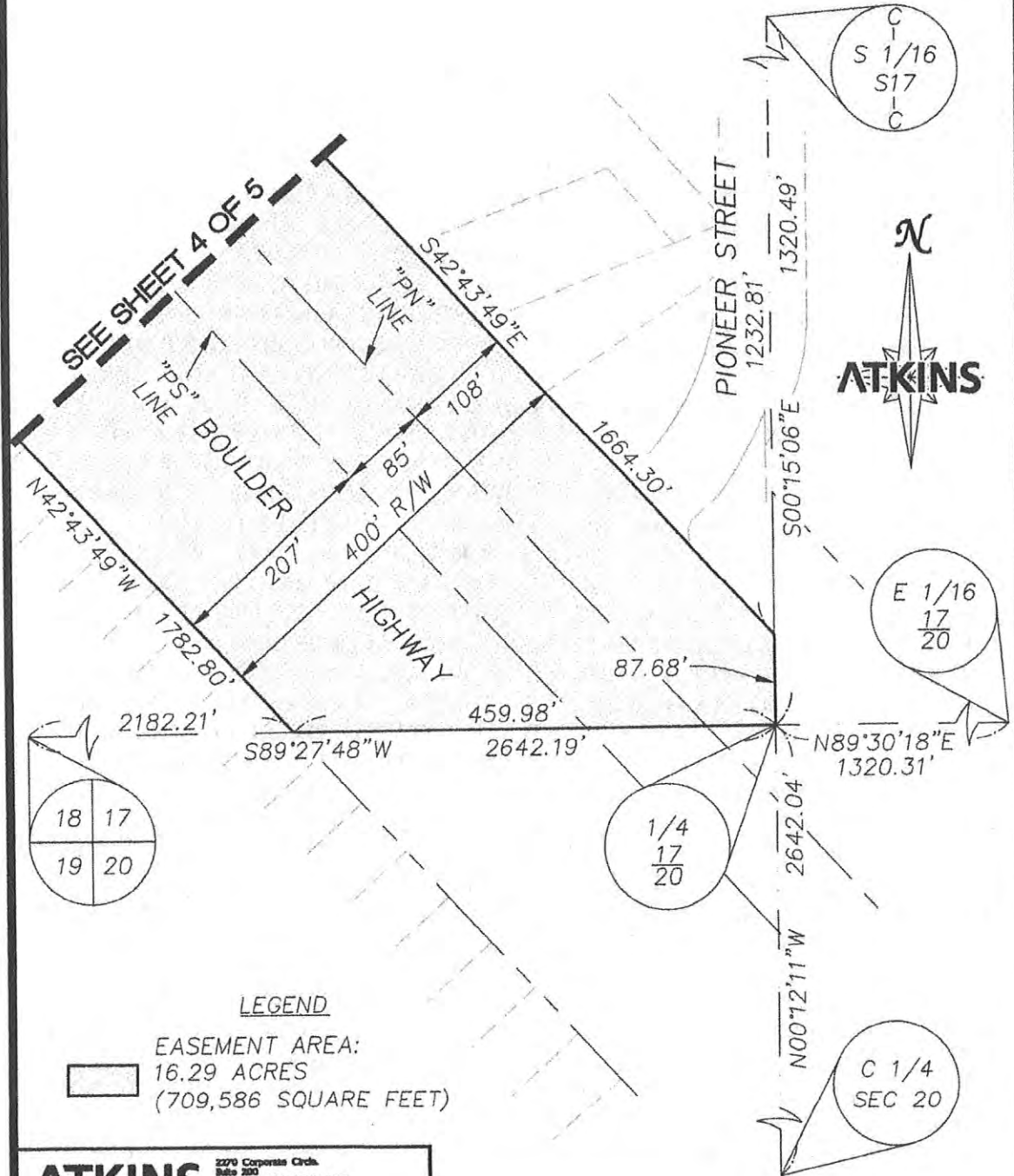
ATKINS
 2270 Corporate Circle
 Suite 200
 Henderson, NV 89074-7710
 Telephone: 702/963-7273
 Fax: 702/963-7200

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
Henderson, NV 89014-7778
Telephone: 702/263-7270
Fax: 702/263-7200

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'

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

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.

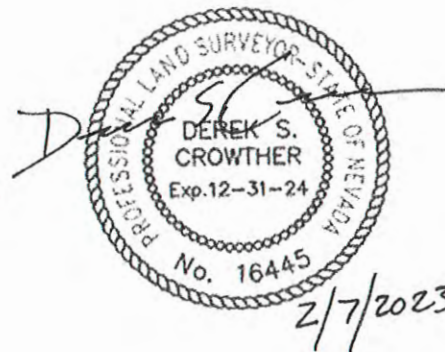
CONTAINING 25.98 ACRES (1,131,790 SQUARE FEET), MORE OR LESS.

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

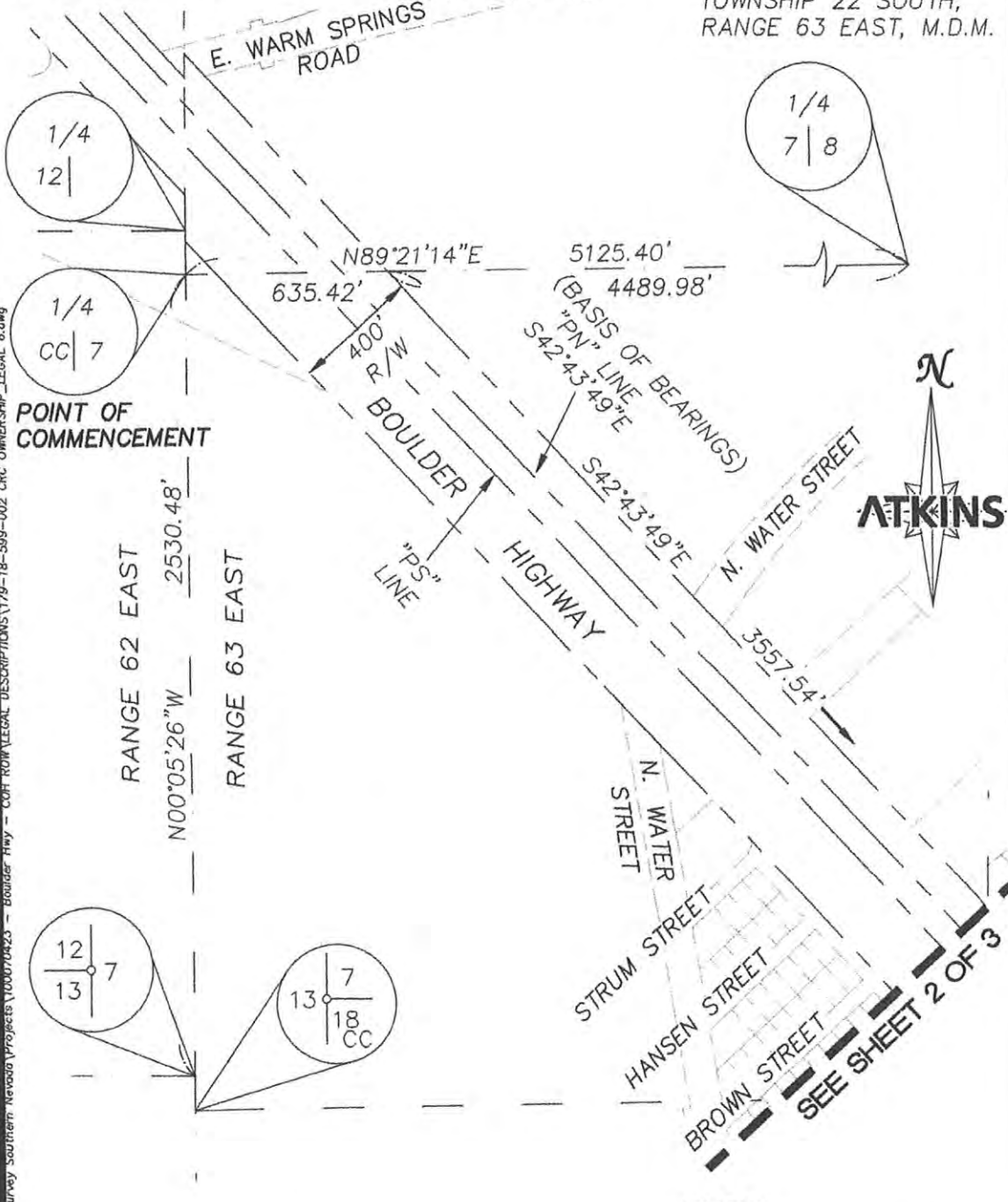


SHEET 3 OF 3

179-18-599-002

EXHIBIT 'R'


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



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ATKINS

2270 Corporate Cir.
Suite 200
Henderson, NV 89014-7715
Telephone 702/363-7273
Fax 702/363-7200

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

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

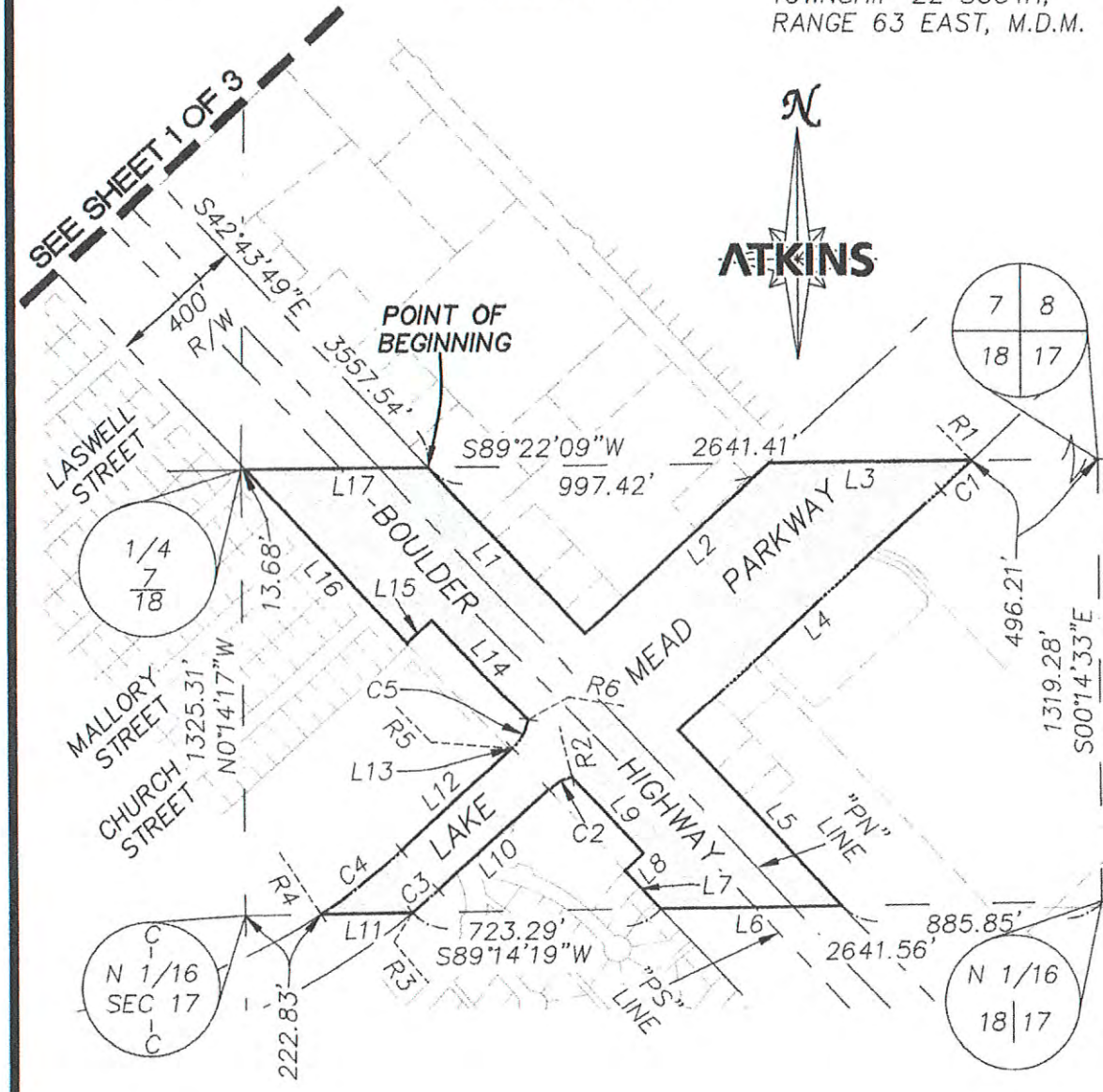
JOB NO. 100070423	DRAWN: DSC	DATE: 6/24/2022
SHEET NO. 1 of 3	CHECKED: EC	SCALE: 1"=500'

SEE SHEET 2 OF 3

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
2270 Corporate Circle
Suite 200
Henderson, NV 89074-7733
Telephone 702/253-7273
Fax 702/253-7200

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 220 Corporate Circle
Suite 200
Herdon, VA 20151-7728
Telephone 703/263-7273
Fax 703/263-7200

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**.

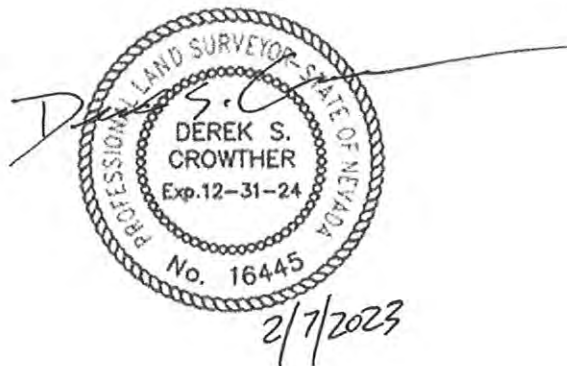
CONTAINING 15.06 ACRES (655,892 SQUARE FEET), MORE OR LESS.

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

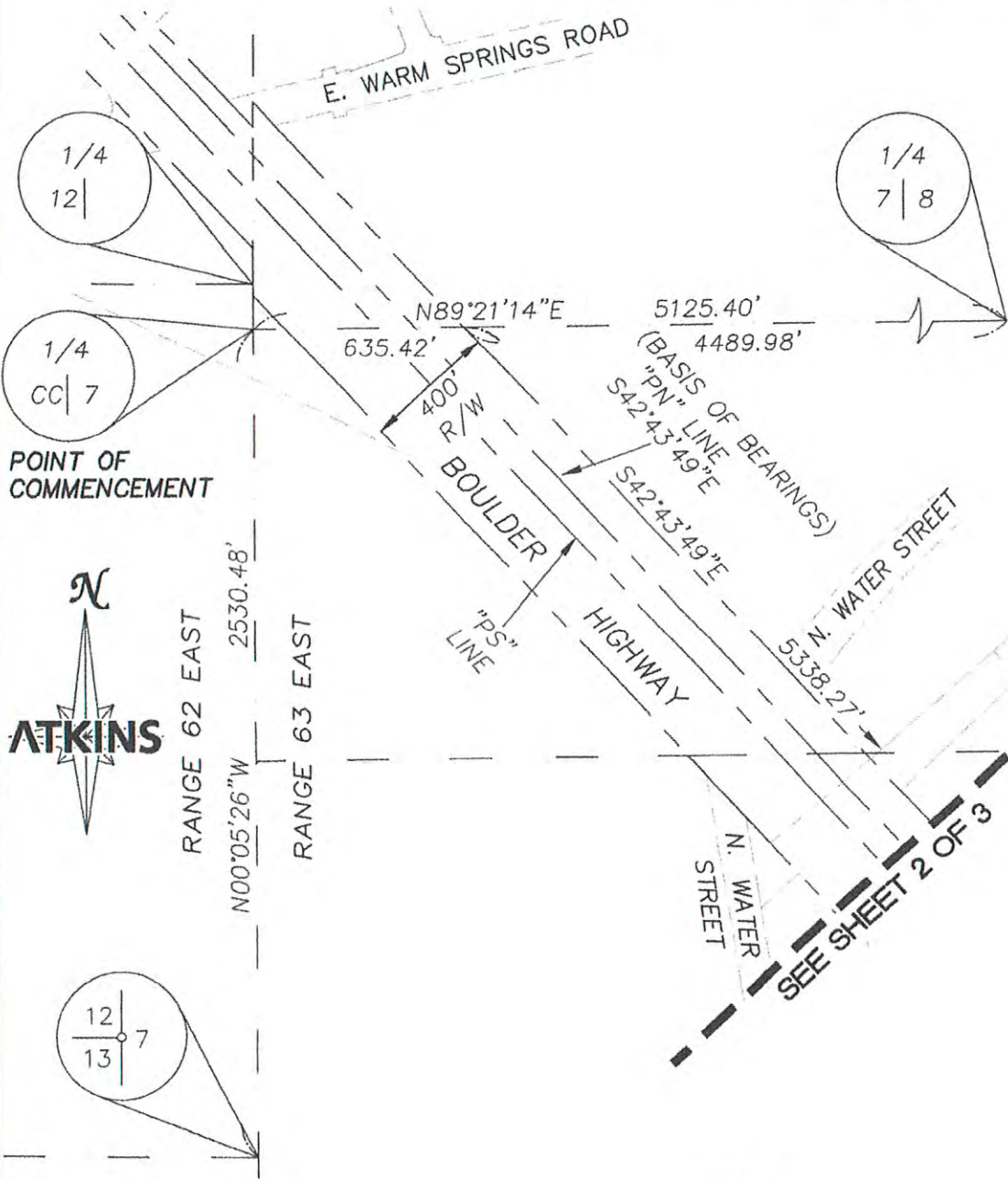


SHEET 2 OF 2

179-18-699-005


EXHIBIT 'T'

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



X:\Survey Southern Nevada\Projects\100070423 - Boulder Hwy - COH ROW\LEGAL DESCRIPTIONS\179-18-699-005 CRC OWNERSHIP_LEGAL 7.dwg

LEGEND

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

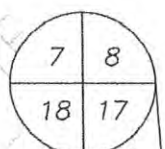
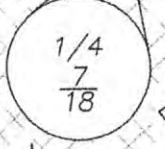
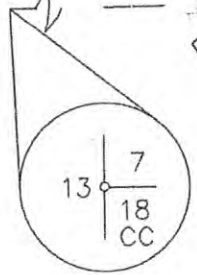
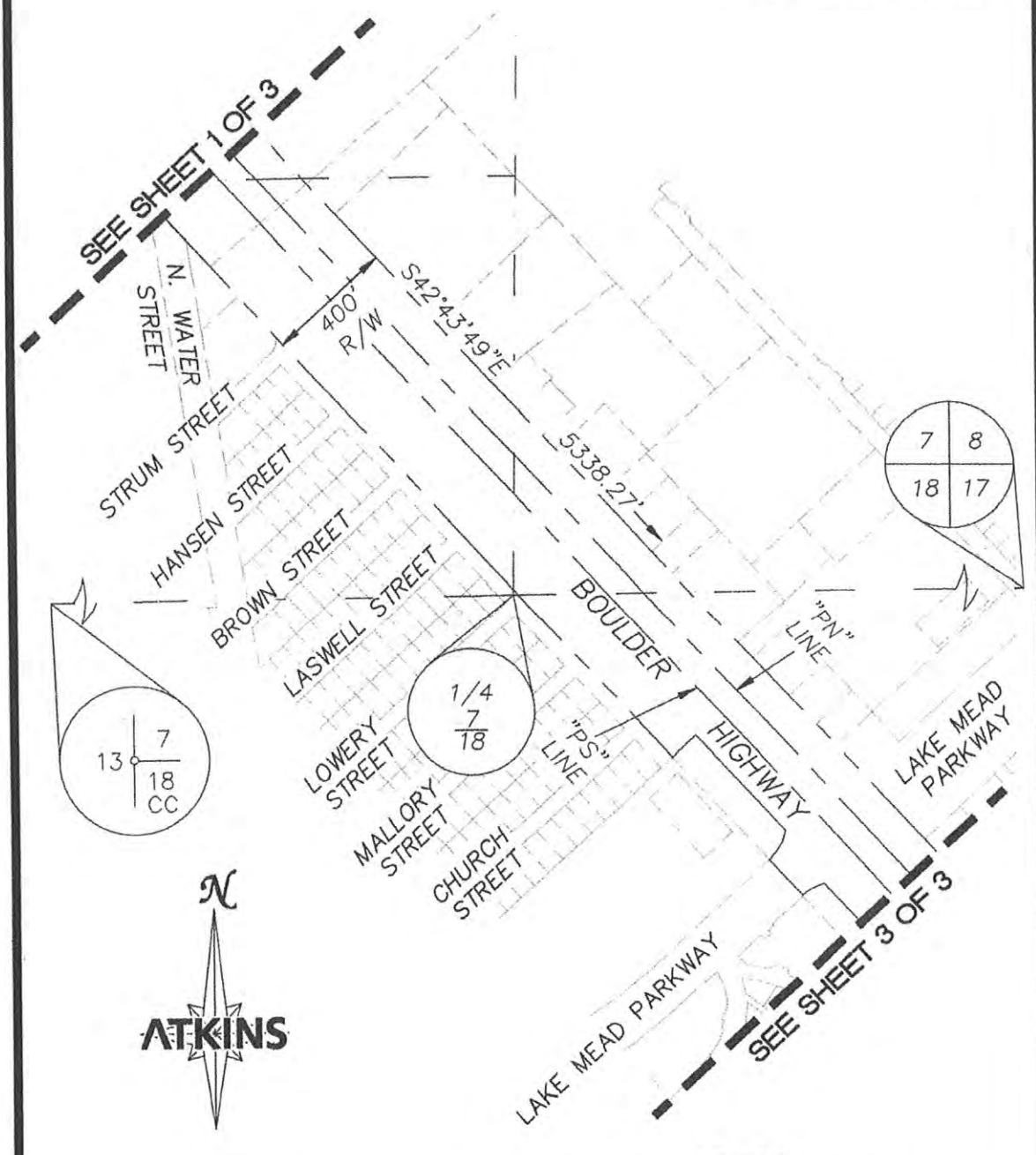
ATKINS
 2270 Corporate Circle
 Suite 200
 Henderson, NV 89074-7785
 Telephone: 702/263-7273
 Fax: 702/263-7200

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'


179-18-699-005

EXHIBIT 'T'

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



LEGEND

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

ATKINS

2270 Corporate Circle
Suite 200
Hudson, NY 12534-7785
Telephone 708/263-7273
Fax 708/263-7280

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'

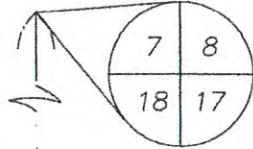
179-18-699-005

EXHIBIT 'T'

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

SEE SHEET 2 OF 3

LAKE MEAD
PARKWAY



POINT OF
BEGINNING

N89°14'19"E
537.99'

5338.27'
S42°43'49"E

"PS"
LINE

"PN"
LINE

BOULDER
N42°43'49"W
1773.80'

1311.48'
S42°43'49"E

2415.99'
S89°20'16"W

400'
R/W

HIGHWAY

225.71'

2294.42'
S00°14'33"E

2638.56'


C 1/4
SEC 18

1/4
18 | 17

2641.70'

E. BASIC ROAD

LEGEND

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

ATKINS
2270 Corporate Circle
Suite 200
Haystack, NY 80074-7788
Telephone: 702/263-7273
Fax: 702/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 3 of 3

DRAWN: DSC
CHECKED: EC

DATE: 6/13/2022
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**.

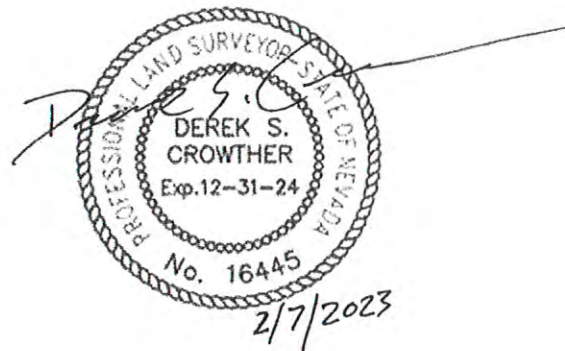
CONTAINING 0.64 ACRES (28,000 SQUARE FEET), MORE OR LESS.

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

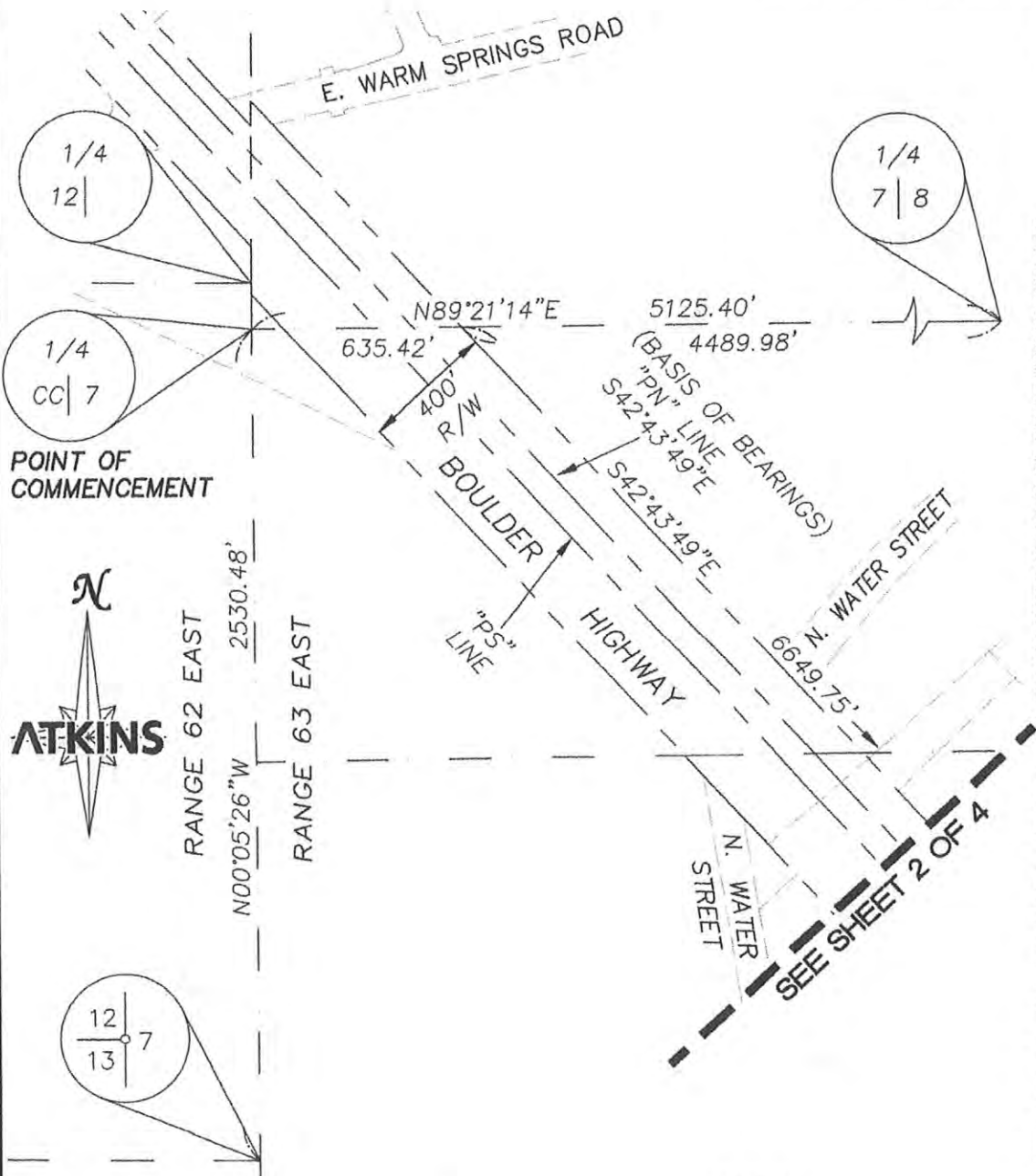


SHEET 2 OF 2

179-18-799-002

EXHIBIT 'V'

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



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ATKINS
 2270 Corporate Circle
 Suite 200
 Henderson, NV 89024-7735
 Telephone: 702/263-7279
 Fax: 702/263-7200

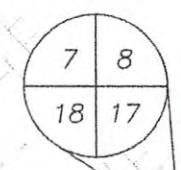
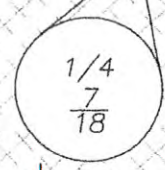
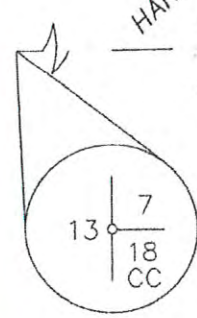
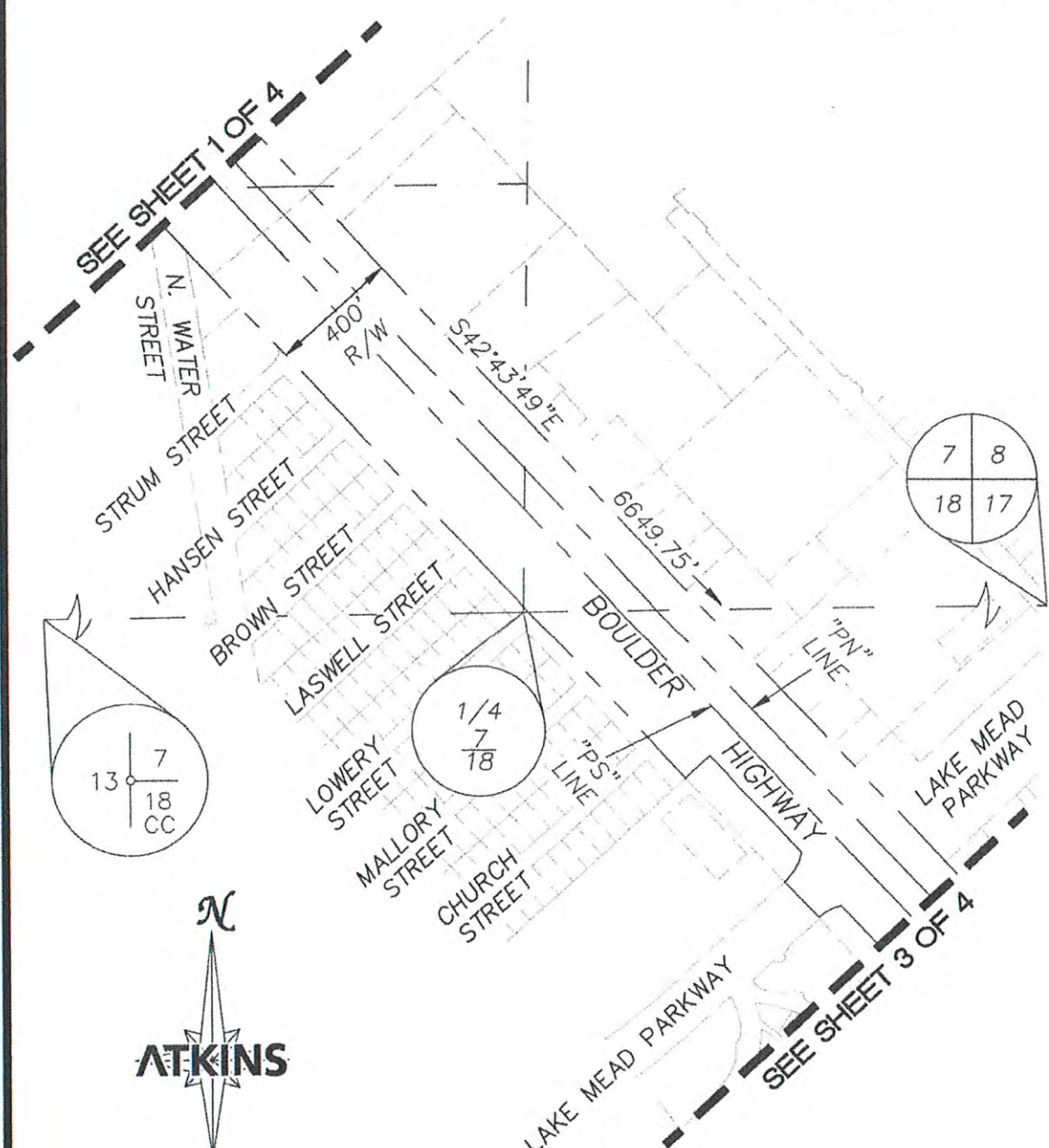
LEGEND
 [EASEMENT AREA] EASEMENT AREA: 0.64 ACRES
 (28,000 SQUARE FEET)

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)

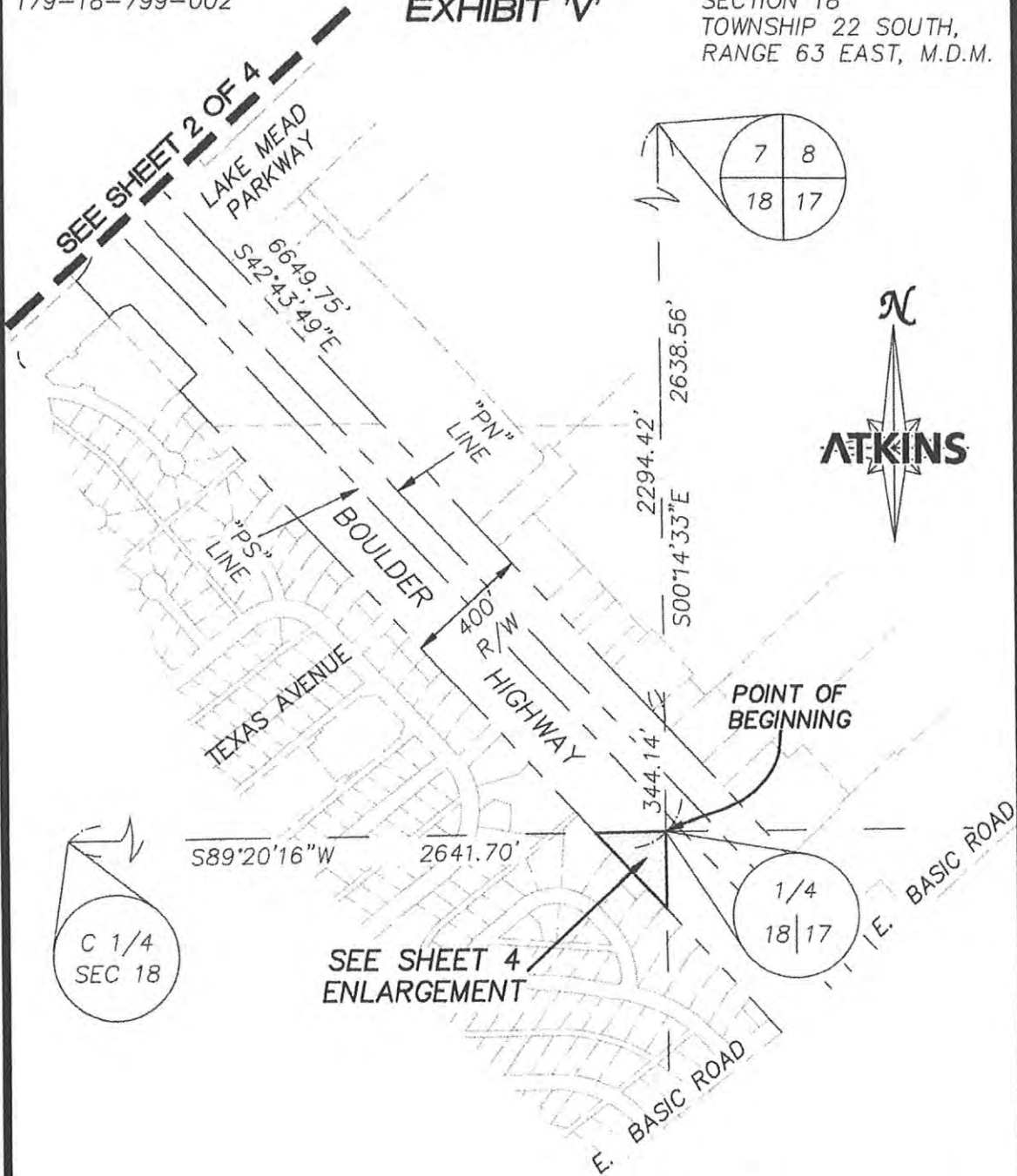
ATKINS
2270 Corporate Cir.
Suite 200
Henderson, NV 89074-7785
Telephone 702/563-7273
Fax 702/563-7200

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.



LEGEND

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

ATKINS

2270 Corporate Circle
Suite 200
Hempstead, NY 11552-7728
Telephone 702/263-7473
Fax 702/263-7400

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

DRAWN: DSC

DATE: 6/7/2022

SHEET NO. 3 of 4

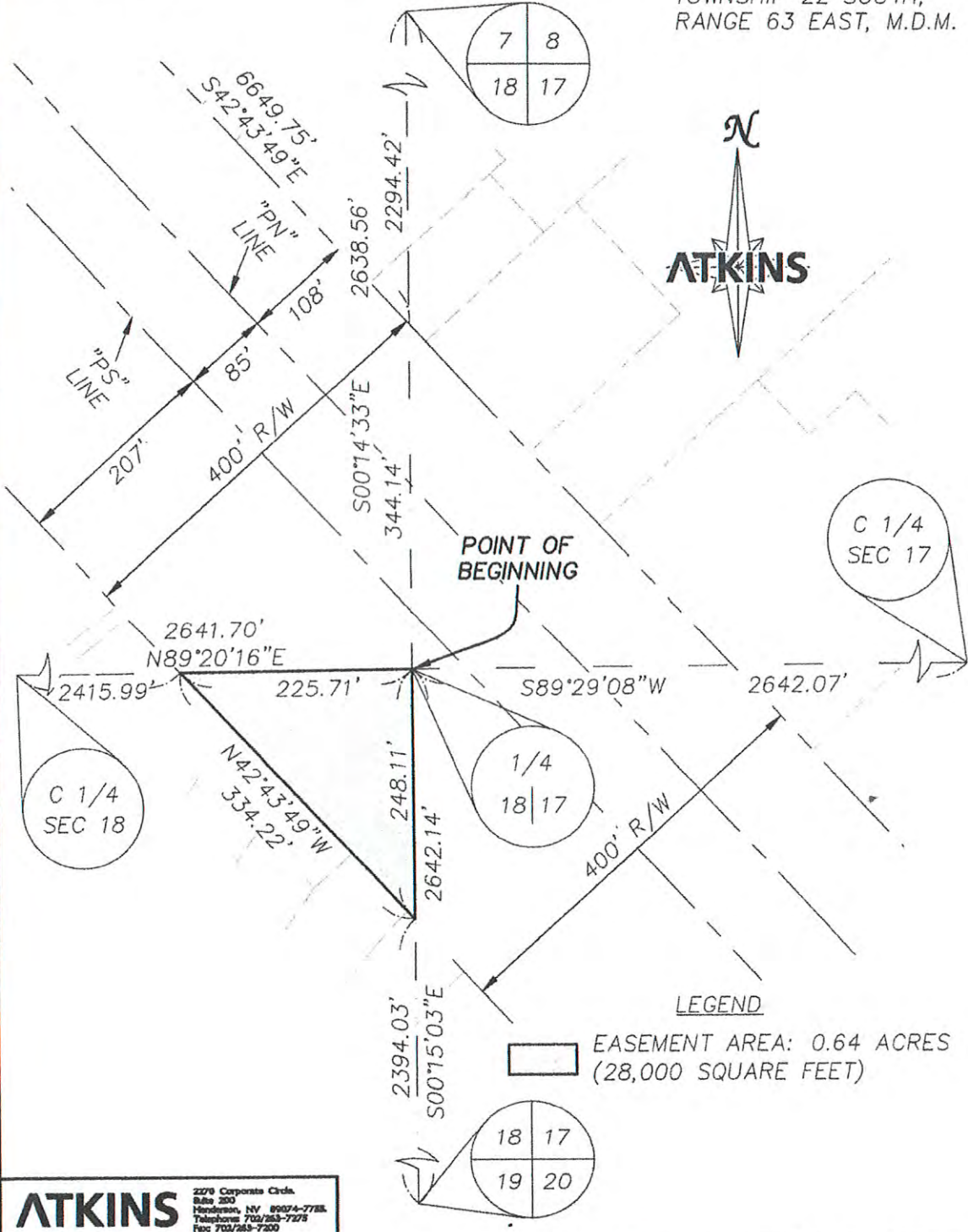
CHECKED: EC

SCALE: 1"=500'

179-18-799-002

EXHIBIT 'V'

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



ATKINS 2270 Corporate Circle
 Suite 200
 Henderson, NV 89074-7788
 Telephone 702/263-7275
 Fax 702/263-7200

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**.

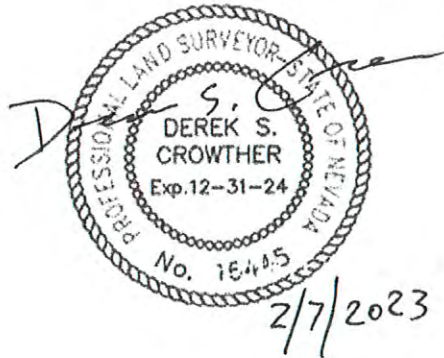
CONTAINING 2.66 ACRES (115,953 SQUARE FEET), MORE OR LESS.

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)

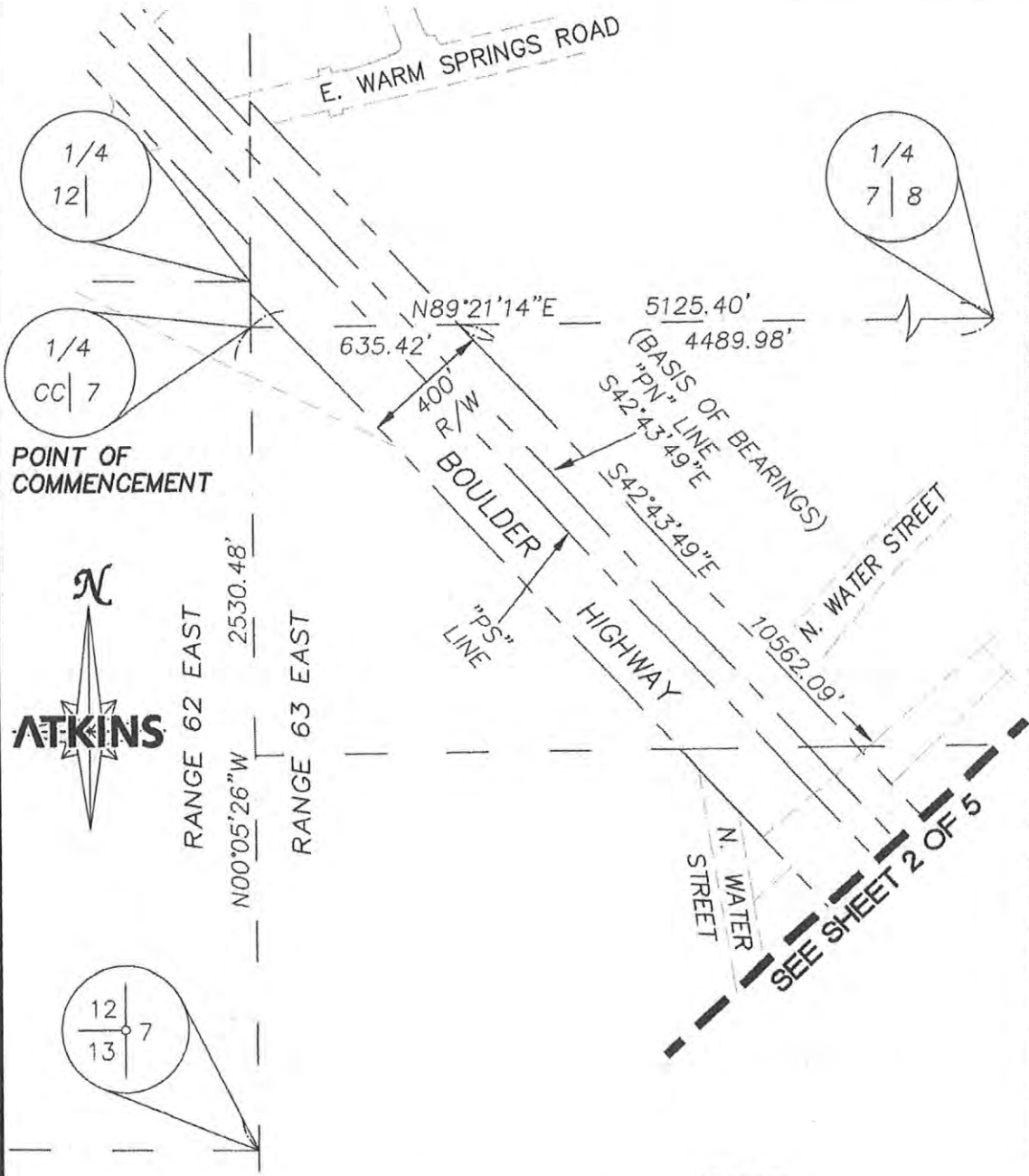
DEREK S. CROWTHER, PLS
NEVADA LICENSE NO. 16445
2270 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
(702) 560-5277



179-20-199-001

EXHIBIT 'X'


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



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ATKINS 2270 Corporate Circle,
Suite 200
Henderson, NV 89074-7798
Telephone 702/963-7275
Fax 702/963-7200

LEGEND

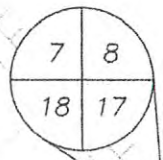
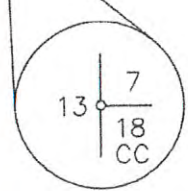
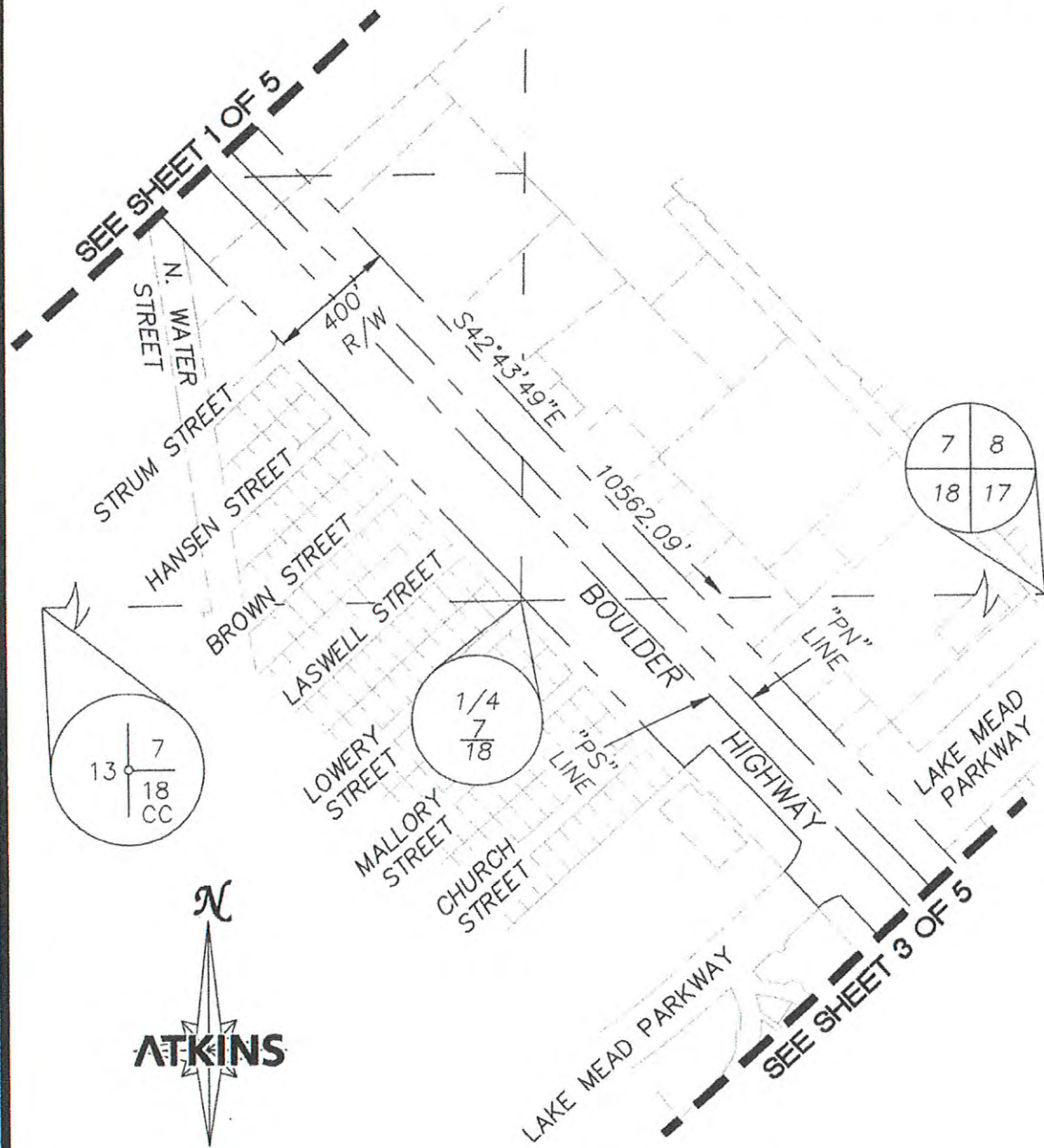
 EASEMENT AREA: 2.66 ACRES
(115,953 SQUARE FEET)

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
2370 Corporate Circle
Suite 200
Hempstead, NY 11547-7788
Telephone: 702/763-7273
Fax: 702/763-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423
SHEET NO. 2 of 5

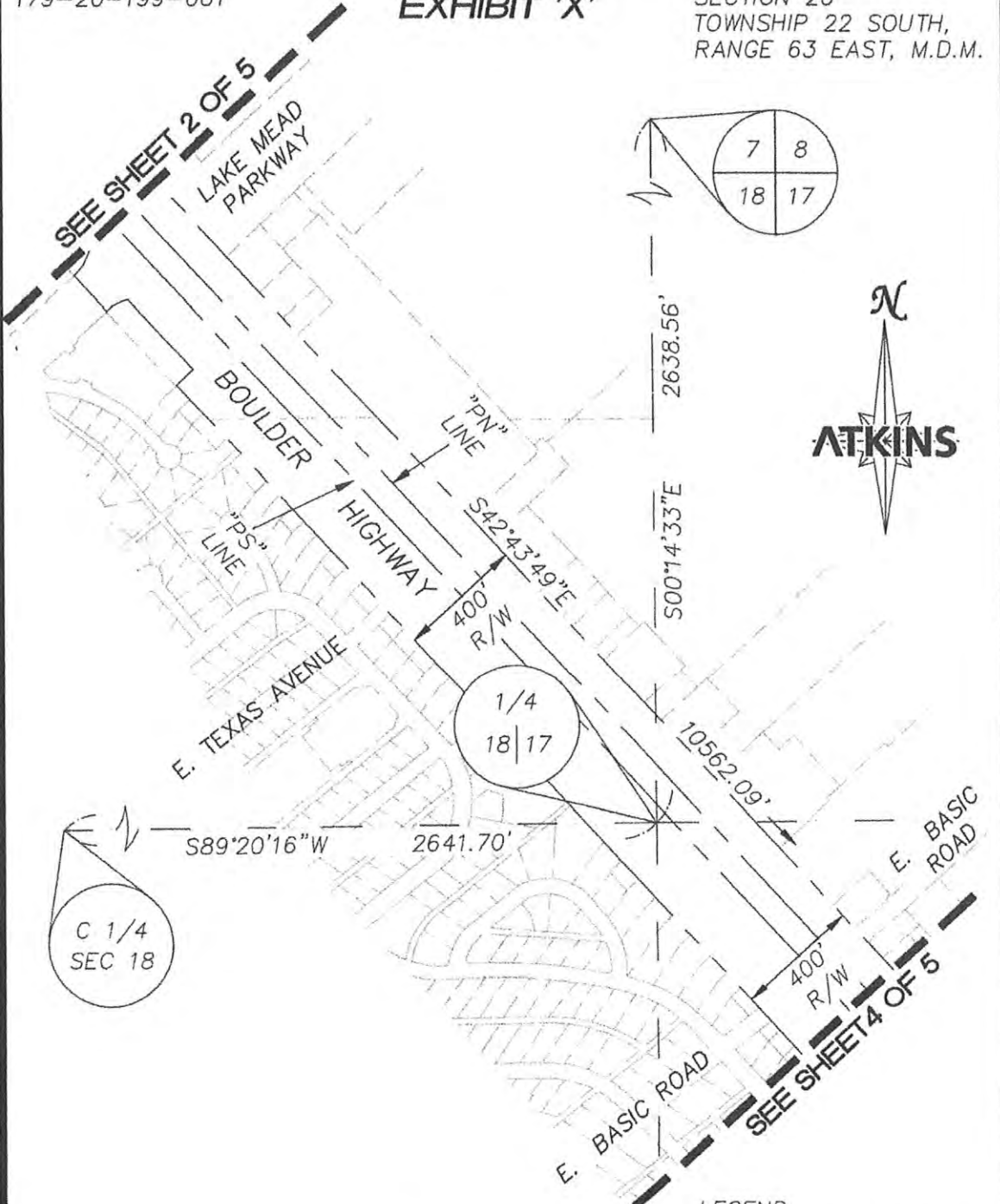
DRAWN: DSC
CHECKED: EC

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

179-20-199-001

EXHIBIT 'X'

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



ATKINS

2270 Corporate Circle
Suite 200
Henderson, NV 89014-7788
Telephone 702/263-7275
Fax 702/263-7200

 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. 3 of 5

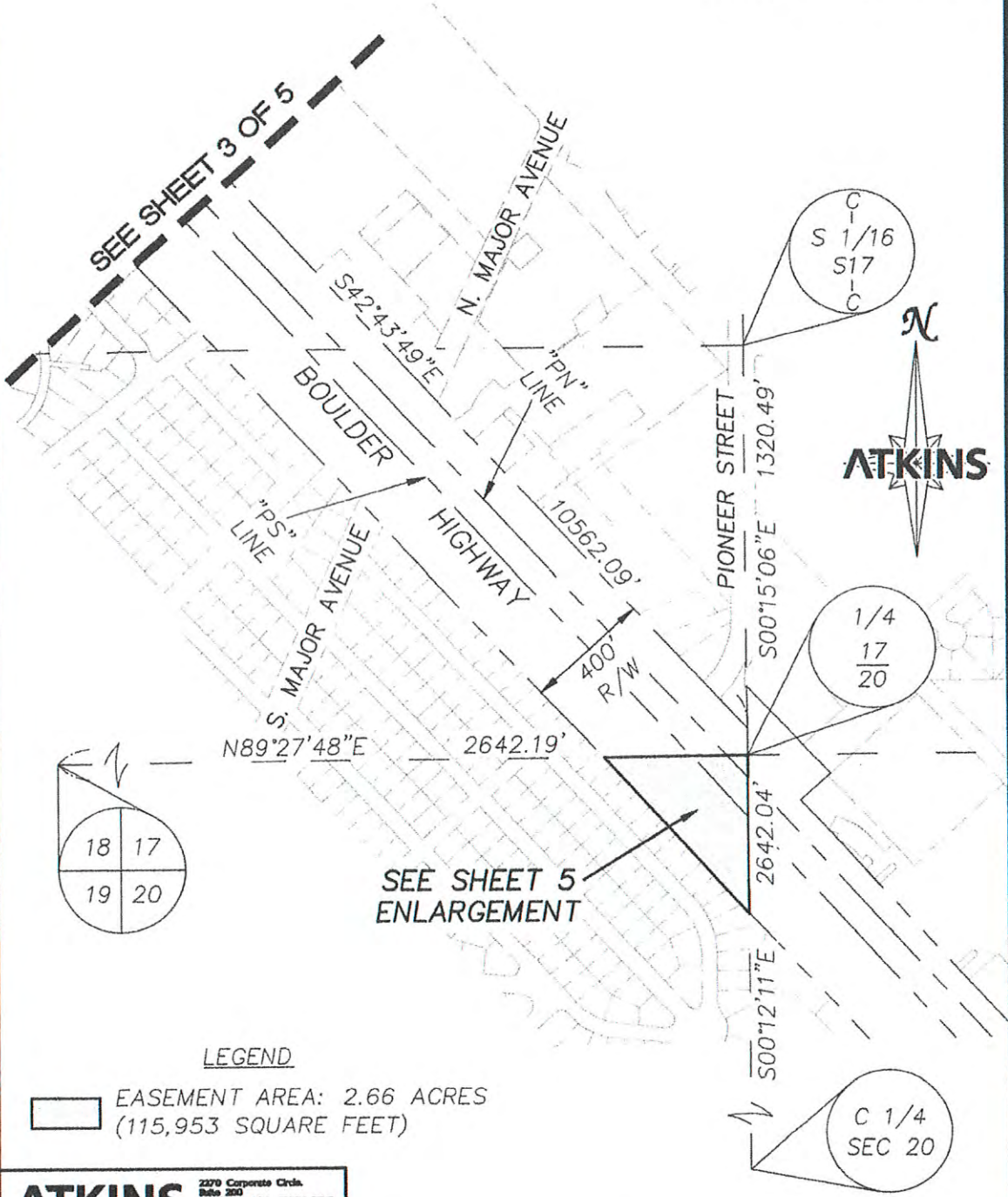
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
179-20-199-001

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
Henderson, NV 89074-7735
Telephone: 702/263-7275
Fax: 702/263-7200

BOULDER HIGHWAY RIGHT-OF-WAY
COLORADO RIVER COMMISSION TRANSFER

JOB NO. 100070423

SHEET NO. 4 of 5

DRAWN: DSC

CHECKED: EC

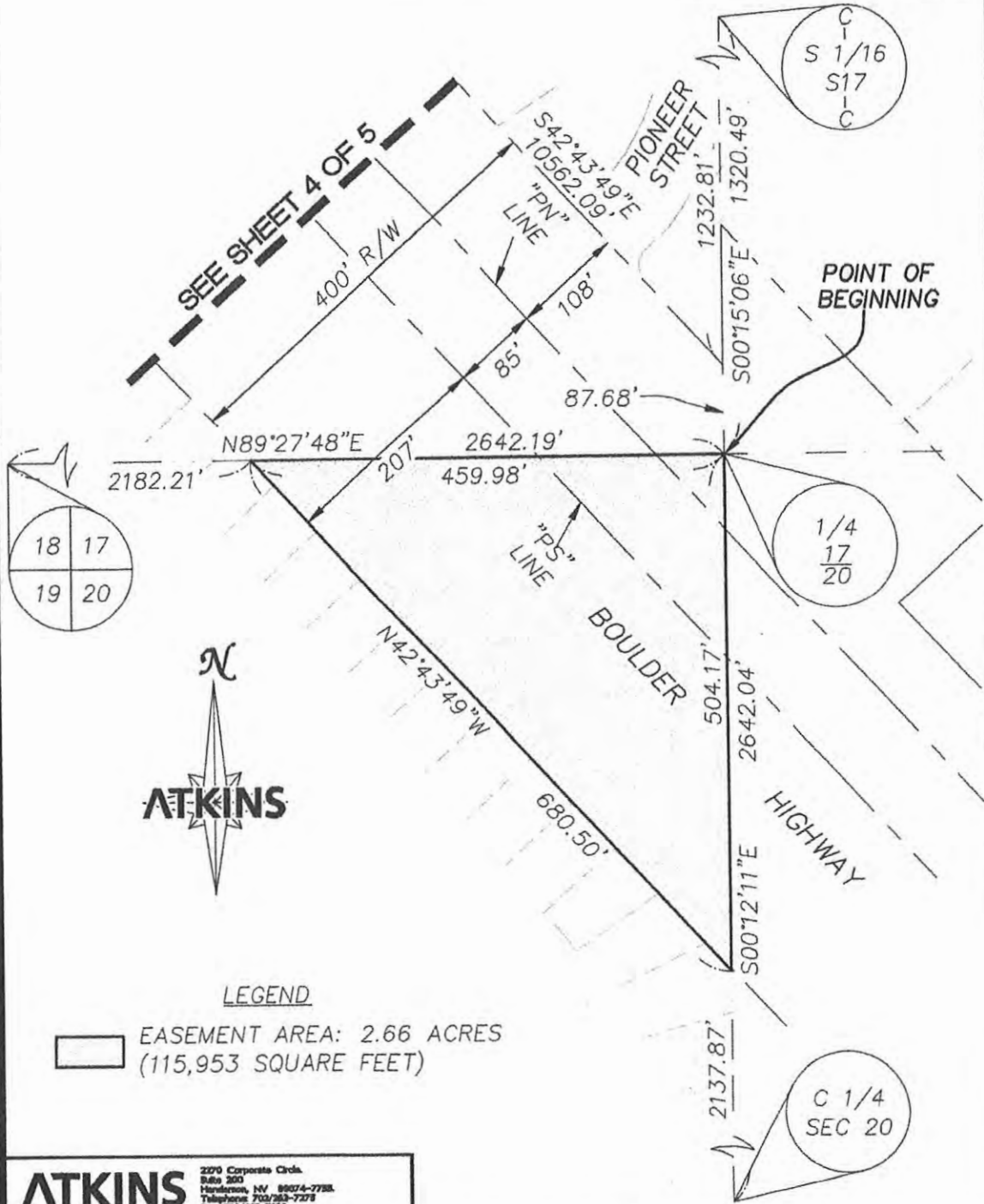
DATE: 6/13/2022

SCALE: 1"=500'

179-20-199-001

EXHIBIT 'X'

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



ATKINS
2070 Corporate Circle
Suite 200
Henderson, NV 89074-7788
Telephone: 702/253-7273
Fax: 702/253-7200

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'