

APN(s): 162-27-802-004

WHEN RECORDED MAIL TO:

Transit Amenities Department
Regional Transportation Commission of Southern Nevada
600 South Grand Central Parkway
Las Vegas, Nevada 89106-4512

TEMPORARY CONSTRUCTION EASEMENT

County of Clark, a political subdivision of the State of Nevada, ("**Grantor**" or "**County**"), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Regional Transportation Commission of Southern Nevada, a political subdivision of the State of Nevada ("**Grantee**") and its successors and assigns, on the real property situated in Clark County, Nevada, commonly known as 5525 S. Maryland Pkwy (APN 162-27-802-004) as shown on Exhibit "A" (the "**Property**") a temporary right and easement ("Temporary Construction Easement"):

1. to construct, use, repair, and maintain an area for purposes of reconstructing the existing bus station on southbound Maryland Parkway, to widen the sidewalks, to construct a bus shelter, to reconstruct the sidewalk, and to curb and gutter for the driveway on Maryland Parkway in the location identified on Exhibit B attached hereto ("Temporary Easement Area");
2. to perform final cleanup of the Temporary Easement Area;
3. for the unrestricted passage of vehicles and pedestrians within, on, over and across the Temporary Easement Area; and
4. for the unrestricted, continuous access of vehicles and pedestrians along and through the Property to the Temporary Easement Area, for the ingress of vehicles and pedestrians to the Temporary Easement Area from the Property, and for the egress of vehicles and pedestrians from the Temporary Easement Area over the Property.

Grantee has the right to permanently remove or clear any and all materials, trees, brush, debris, structures, and any other obstruction from the Temporary Easement Area, which in Grantee's reasonable judgment may interfere with or endanger Grantee's use of or activities on the Temporary Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee's negligent use of or activities on the Temporary Easement Area, to any tangible, personal property or improvements owned by Grantor and located on the Temporary Easement Area on the date Grantor signs the Temporary Construction Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under the paragraph immediately preceding this paragraph.

Grantee is required to repair the landscape area and any irrigation lines if damaged in the course of construction work.

Exhibit A

APN # 162-27-802-004

ASSESSOR DESCRIPTION: PARCEL MAP FILE 121 PAGE 52
LOT 1

LOCATION ADDRESS: 5525 S Maryland Pkwy

16227802004 X Q
Advanced Search v

Property Information

Parcel: 16227802004 Print
Owner Name(s): COUNTY OF CLARK(AVIATION)
Site Address: 5525 S MARYLAND PKWY
Jurisdiction: CC Paradise - 89119
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 21.66
Construction Year: 2016
Recorded Doc Number: 19901101
00000552
Aerial Flight Date: 2024-02-03

Zoning and Planned Land Use

Legal Description

Ownership

Appraisal

Flood Zone

Elected Officials

SunGard Query

Assessors Query

Commercial Information

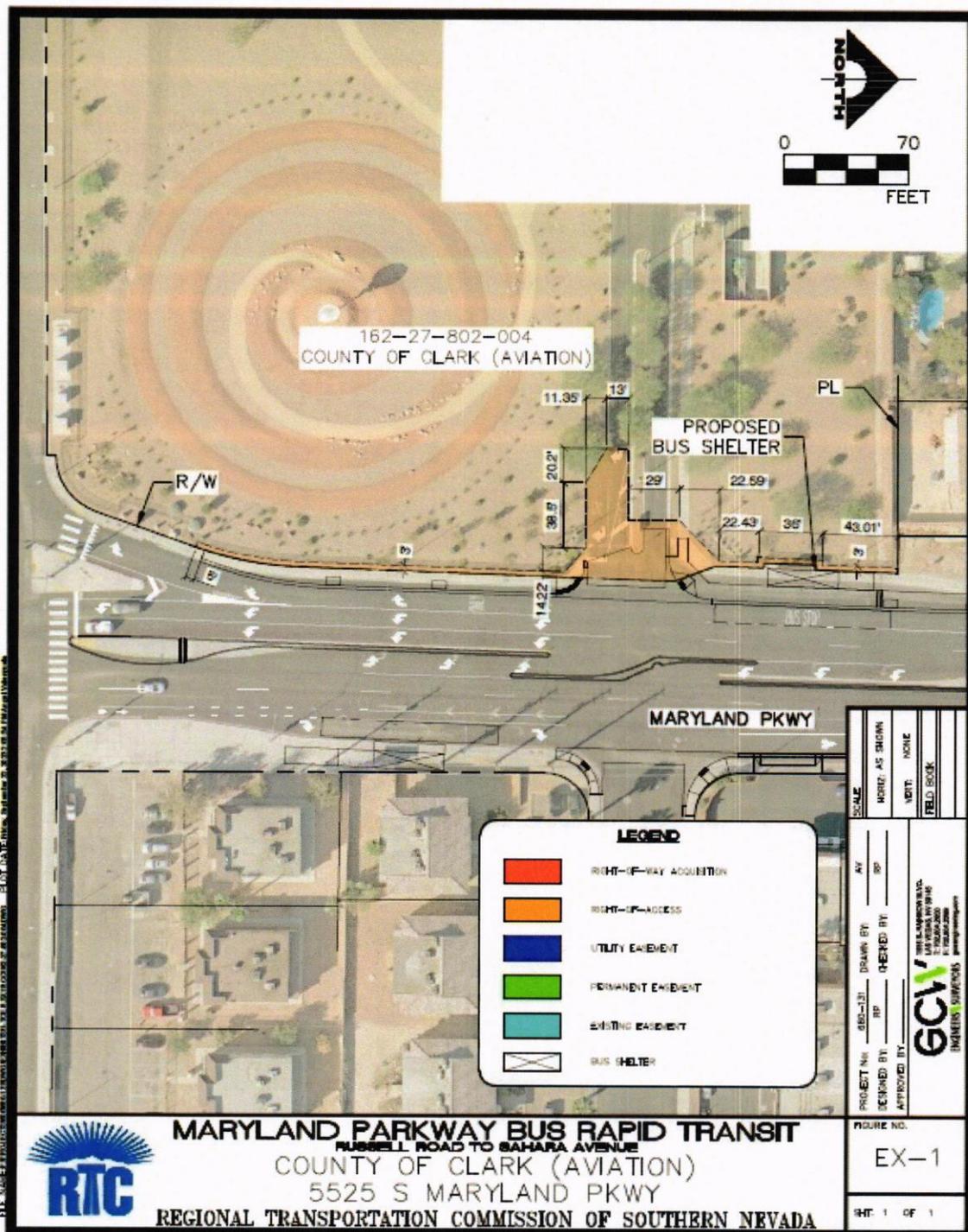
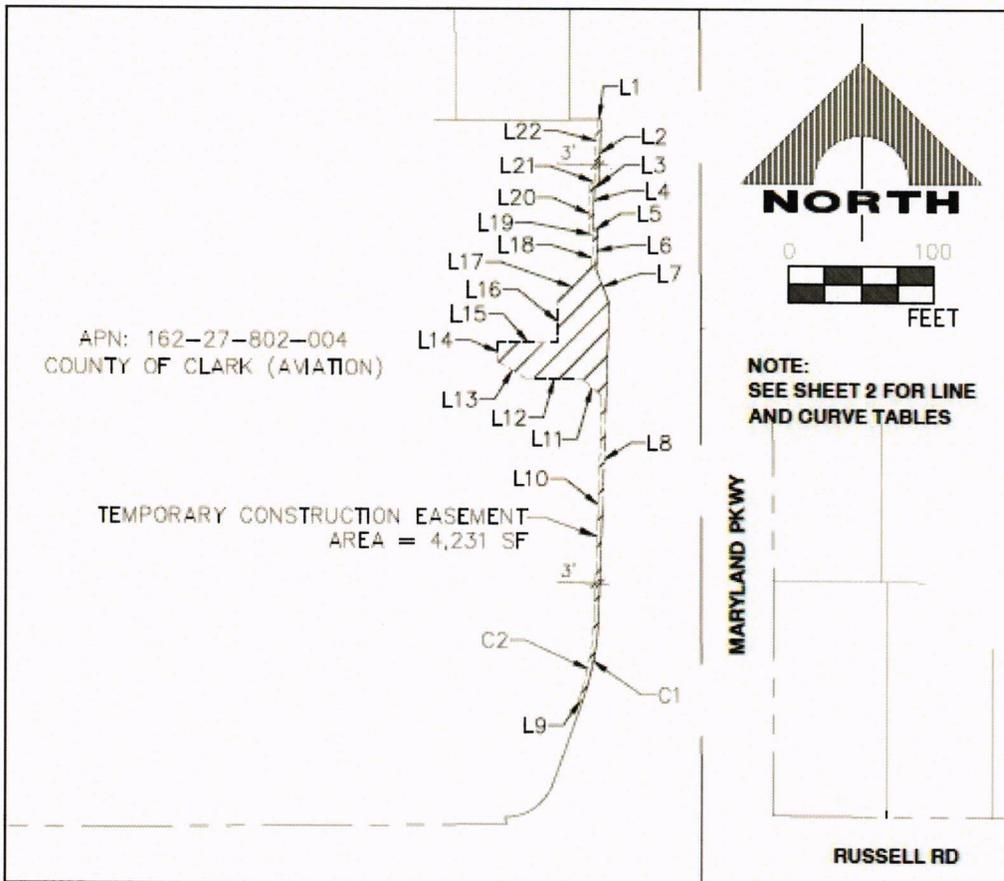


Exhibit "B"
Page 2 of 3



AREA OF CONSTRUCTION EASEMENT FOR AUTHORIZATION TO ENTER PROPERTY

OWNER COUNTY OF CLARK (AVIATION)

PARCEL NO. 162-27-802-004

SECTION, TOWNSHIP, RANGE 27, 21S, 61E

AREA OF EASEMENT 4,231 SF

GCV
ENGINEERS SURVEYORS

1055 S. HAINES HWY.
LAS VEGAS, NV 89148
T: 702/854,2000
F: 702/854,2899
gcvengineering.com

CLARK COUNTY, NEVADA
DEPARTMENT OF PUBLIC WORKS
500 S. GRAND CENTRAL BLVD., LAS VEGAS, NV 89155
MARYLAND PKWY - RUSSELL RD TO SARAH AVE
TEMPORARY CONSTRUCTION EASEMENT OF
COUNTY OF CLARK (AVIATION)

DWG. NO.
EXHIBIT "A"
SHEET 1 OF 2

Exhibit "B"
Page 3 of 3

LINE TABLE							
LINE #	BEARING	DISTANCE					
L1	N89°36'09"E	3.00'					
L2	S1°53'13"W	46.13'					
L3	N88°06'47"W	3.00'					
L4	S1°53'13"W	30.00'					
L5	S88°06'47"E	3.00'					
L6	S1°53'13"W	26.94'					
L7	S21°27'41"E	25.25'					
L8	S1°53'16"W	212.29'					
L9	N70°26'16"W	3.00'					
L10	N1°53'16"E	149.87'					
L11	N49°42'52"W	18.14'					
L12	S89°50'09"W	38.50'					
L13	N59°31'36"W	22.52'					
L14	N0°12'40"E	13.00'					
L15	S89°47'20"E	40.92'					

LINE TABLE		
LINE #	BEARING	DISTANCE
L16	N0°12'40"E	29.00'
L17	N46°16'46"E	32.56'
L18	N1°53'13"E	22.43'
L19	N88°06'47"W	3.00'
L20	N1°53'13"E	36.00'
L21	S88°06'47"E	3.00'
L22	N1°53'13"E	43.01'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	59.81'	195.13	17°33'43"	30.14'
C2	58.88'	192.04	17°34'07"	29.68'

AREA OF CONSTRUCTION EASEMENT FOR AUTHORIZATION TO ENTER PROPERTY
 OWNER COUNTY OF CLARK (AVIATION)
 PARCEL NO. 162-27-802-004
 SECTION, TOWNSHIP, RANGE 27, 21S, 61E
 AREA OF EASEMENT 4,231 SF

GCW <small>ENGINEERS SURVEYORS</small>	1000 S. HANCOCK BLVD. LAS VEGAS, NV 89146 T: 702.954.2000 F: 702.954.2001 gcrw@grwinc.com	CLARK COUNTY, NEVADA DEPARTMENT OF PUBLIC WORKS 500 S. GRAND CENTRAL BLVD., LAS VEGAS, NV 89155 MARYLAND FERRY - RUSSELL RD TO SAHARA AVE TEMPORARY CONSTRUCTION EASEMENT OF COUNTY OF CLARK (AVIATION)	DWG. NO. EXHIBIT "A" SHEET 2 OF 2
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