

APN: 163-13-503-011

WHEN RECORDED, RETURN TO:

Clark County Department of Public Works
Traffic Management Division
500 S. Grand Central Parkway
Las Vegas, Nevada 89155-4000
Sheet 1 of 2

PERMANENT EASEMENT BUS SHELTER PAD AND PEDESTRIAN ACCESS

SPRING MTN AUTO CENTER LLC, hereinafter referred to as "**GRANTOR**," for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to the **COUNTY OF CLARK, a political subdivision of the State of Nevada**, its successors and assigns, hereinafter referred to as "**GRANTEE**," a permanent and perpetual easement over, under, and across the real property described in **Exhibit "A"** and "**B"** attached hereto and incorporated herein by this reference, for the purpose of constructing, installing, reconstructing, operating, maintaining, repairing, replacing, and removing a bus shelter pad, sidewalk, signage, and related appurtenances.

GRANTOR, for itself and its successors and assigns, hereby covenants and agrees that **GRANTEE**, its officers, agents, employees, and contractors, may enter upon said easement area at any time as may be reasonably necessary for the purposes herein granted. **GRANTOR** shall not disturb, injure, molest, or otherwise interfere with the easement area, including the bus shelter pad, sidewalk, signage, and related appurtenances, or with **GRANTEE**'s use, maintenance, operation, or repair of the same.

In the event the easement rights granted herein are abandoned by **GRANTEE** and permanently cease to be used for the purposes stated herein, such easement rights shall terminate and revert to **GRANTOR**, its successors and assigns.

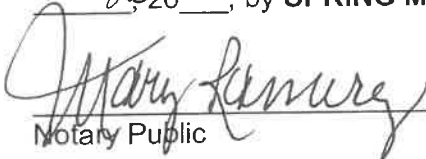
Together with all tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

SPRING MTN AUTO CENTER LLC,


BY: SPRING MTN AUTO CENTER LLC
AS: GRANTOR

STATE OF ~~NEVADA~~ ^{TEXAS}
COUNTY OF ~~CLARK~~ ^{SS) NUECES}

This instrument was acknowledged before me on the 19th day of MARCH
2026, by **SPRING MTN AUTO CENTER LLC** as **GRANTOR** for **APN 163-13-503-011**


Notary Public



WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 163-13-503-011
OWNER: SPRING MTN AUTO CENTER, LLC

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PERMANENT EASEMENT IN SUPPORT OF THE SPRING MOUNTAIN ROAD PROJECT.

DESCRIPTION

BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED BY "GRANT, BARGAIN, SALE DEED", RECORDED JULY 25, 2001 AS BOOK 20010725 OF OFFICIAL RECORDS, AS INSTRUMENT 01437 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SPRING MOUNTAIN ROAD;

THENCE WITH THE SOUTH LINE OF SAID PARCEL AND SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 86°18'38" EAST, 20.25 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID LINES, NORTH 03°41'22" WEST, 5.00 FEET;

THENCE NORTH 86°18'38" EAST, 25.00 FEET;

THENCE SOUTH 03°41'22" EAST, 5.00 FEET TO A POINT SAID LINES;

THENCE WITH SAID LINES, SOUTH 86°18'38" WEST, 25.00 FEET TO THE **POINT OF BEGINNING**.

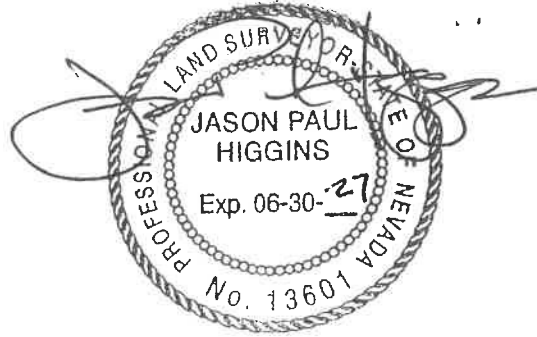
CONTAINING 125 SQUARE FEET.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

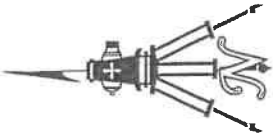
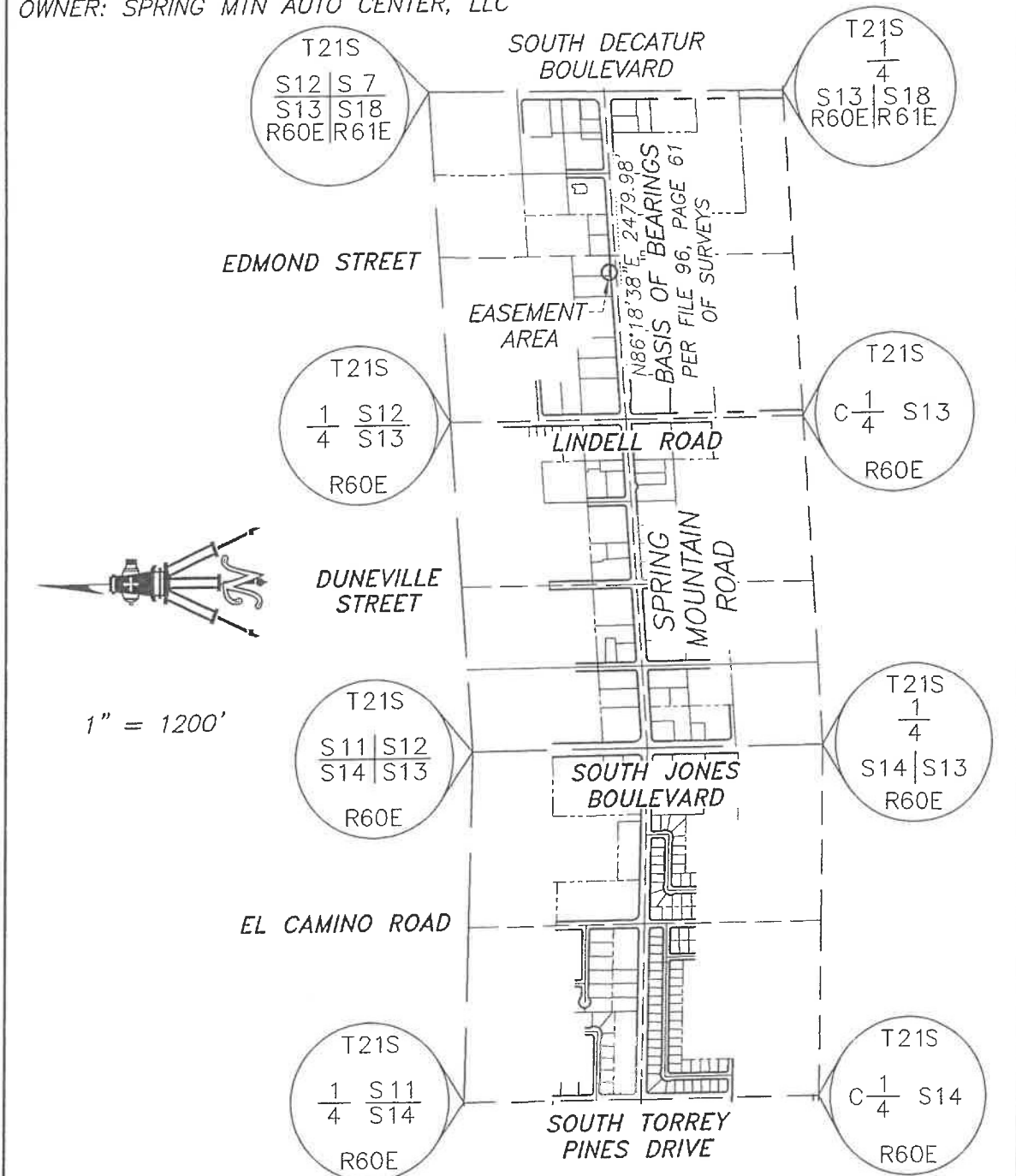
NORTH 86°18'38" EAST, BEING THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 96, PAGE 61 OF SURVEYS, IN THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA.

JASON PAUL HIGGINS, PLS
NEVADA CERTIFICATE NO. 13601



3 MARCH 2024

APN: 163-13-503-011
 OWNER: SPRING MTN AUTO CENTER, LLC



1" = 1200'

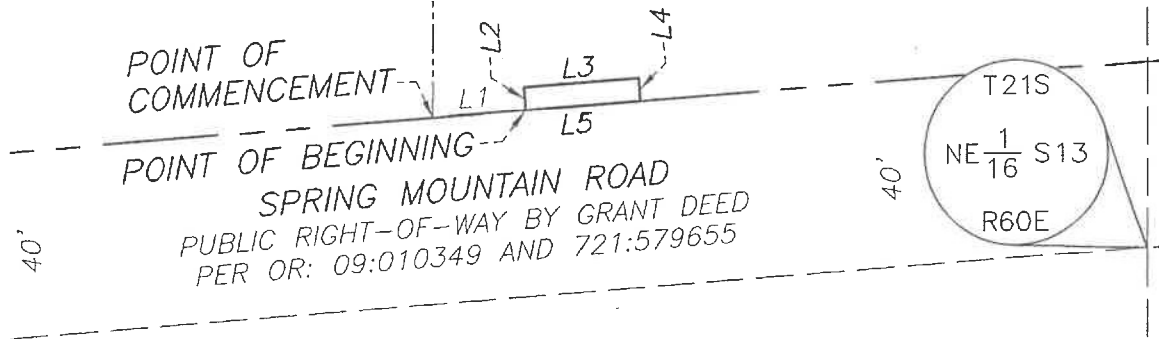
P:\JAC\22300 - SPRING MTN RD\DWG\EXHIBITS\22300-SHT 1-5.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA <p style="text-align: center;">PAGE 1 OF 2</p>

APN: 163-13-503-011
 OWNER: SPRING MTN AUTO CENTER, LLC

A.M. PLAZA, LLC
 APN 163-13-503-012
 OR: 20181206:00705

SPRING MTN AUTO CENTER, LLC
 APN 163-13-503-011
 OR: 20010725:01437



1" = 40'

LINE	BEARING	DISTANCE
L1	N86°18'38"E	20.25'
L2	N03°41'22"W	5.00'
L3	N86°18'38"E	25.00'
L4	S03°41'22"E	5.00'
L5	S86°18'38"W	25.00'

P:\JAC\22300 - SPRING MTN RD\DWG\EXHIBITS\22300-ESMT 5.DWG

WALLACE MORRIS KLINE
 SURVEYING, LLC.
 LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
 #100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4)
 OF SECTION 13, TOWNSHIP 21 SOUTH,
 RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA