

When recorded return to:
Clark County Department of Public Works
Attention: Denis Cederburg, Director
500 S. Grand Central Parkway, #2001
Las Vegas, Nevada 89155

REVOCABLE LICENSE AGREEMENT

CLARK COUNTY ROUTE 215 (NORTHERN) BRUCE WOODBURY BELTWAY 12" & 18" SEWER LINE APPROXIMATELY 5,118 LF BETWEEN NORTH 5TH STREET & LOSEE ROAD

COUNTY OF CLARK, a political subdivision of the State of Nevada, Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to **CITY OF NORTH LAS VEGAS, a political subdivision of the State of Nevada**, Grantee, its agents and assigns, a revocable license for the right of ingress and egress upon, over, under, and across the hereinafter described area in Exhibit "A" and "A-1" and Exhibit "B" and "B-1" and located within 215 Beltway Right-of-Way for the purpose of constructing, operating, maintaining, repairing, reconstructing and removing sewer line (herein the "improvements") depicted in Exhibit "C" attached hereto and made a part hereof by this reference. Grantee agrees that it may only utilize the area depicted in Exhibit "A" and "A-1" and Exhibit "B" and "B-1" and only for the purposes set forth herein.

Prior to any construction, maintenance, repair reconstruction and/or removal of the improvements or other related activities on the Grantor's property, Grantee, at its sole cost and expense, shall submit plans acceptable to the Grantor, prepared in compliance with the Nevada Revised Statutes (NRS), and shall secure any and all permits required by the Grantor. The plans shall also include detailed plans for the protection of traffic in accordance with applicable standards including but not limited to the Roadside Design Guide, Edition 3rd by the American Association of State and Highway Transportation Officials (AASHTO).

Grantee shall not acquire or assert any vested right or interest in any of the Grantor's property. Within One hundred and eighty (180) calendar days after receiving written notice from the Grantor to reconstruct, modify, remove or relocate all, or a portion of said improvements, the Grantee shall commence activities necessary for such reconstruction, modification, removal or relocation and shall, after obtaining the necessary permit(s) to do so, complete the required action at Grantee's sole cost and expense, within a reasonable time thereafter, not to exceed one hundred and eighty (180) calendar days unless such time is extended in writing by the Grantor at the Grantor's sole discretion. Grantee shall be responsible for all damages, to whomever, caused by Grantee's actions and or failure to reconstruct, remove, modify or relocate any improvements within the aforesaid time, provided, however, Grantee's failure is not caused by Grantor's failure to issue any necessary permits, so long as Grantee has complied with the permit conditions. Additionally, a Clark County Encroachment Permit must be obtained through Clark County Public Works in order to perform this work.

Notwithstanding any other provision of this Agreement, in the case of any requirement of the law or an emergency or threat to the public's health, safety or welfare (an "Emergency Event") caused by or an emergency or attributed to the improvements, or by Grantee's installation, construction, reconstruction, maintenance, and repair of the improvements, or if Grantee fails to maintain the improvements, Grantee hereby agrees to immediately adjust, modify, remove, replace, reinstall, repair, or reconstruct said improvements.

The Grantor and its successors and assigns may revoke the license with or without cause upon the giving of one hundred and eighty (180) calendar day written notice to Grantee. Upon revocation of this license, the Grantee shall, at its sole expense, if requested by the Grantor or its successors and assigns, remove conflicting improvements placed by the Grantee from the Grantor and its successors and assigns' property. Prior to removal and replacement of

improvements, Grantee shall secure, at its sole expense, all permits and approvals required by the Grantor and its successors and assigns for removal and relocation.

This license is conditioned upon the Grantee indemnifying, defending and holding harmless the Grantor, its officers and employees, and its successors and assigns from all losses, damages, fines, liability, claims, demands, causes of action, costs, expenses, judgments, including reasonable costs of investigation, reasonable attorneys fees and expenses, reasonable consultants' fees and expenses, reasonable expert witnesses' fees and expenses and all court or arbitration or other alternative dispute resolution costs allegedly caused or caused by, arising out of or resulting from the Grantee, its employees, agents, consultants and/or contractors' use of the area described herein, arising out of or in connection with the rights and obligations set forth herein, or relating to any act, omission or conduct of Grantee, its employees, agents, consultants and/or contractors related to the use of the area set forth herein. The Grantee shall indemnify, defend and hold harmless the Grantor and its successors and assigns as set forth in this paragraph, even if the allegations of the claims or causes of action are groundless, false or fraudulent. This license is further conditioned upon the understanding that the rights herein are revocable.

Witness my/our hand(s) this _____ day of _____, 2024.

COUNTY OF CLARK

BY: KEVIN SCHILLER
County Manager

Approved as to form:

BY: Ashley A. Balducci
Ashley A. Balducci
Deputy District Attorney

Attest LYNN MARIE GOYA
County Clerk

STATE OF NEVADA)
)ss
COUNTY OF CLARK)

On this _____ day of _____, 2024, personally appeared before me, a notary public in and for said County and State _____, who acknowledged to me that _____ executed the above instrument.

WITNESS MY HAND AND OFFICIAL SEAL
Notary Public in and for said County and State
My commission expires _____

SEAL}

Witness my/our hand(s) this _____ day of _____, 2024.

CITY OF NORTH LAS VEGAS

BY: [Signature]
RYANN JUDEN
City Manager

Approved as to form:

BY: [Signature] 12/27/2023
MICAELA RUSTIA MOORE
Acting City Attorney

Attest [Signature]
JACKIE RODGERS
City Clerk

STATE OF NEVADA)
)ss
COUNTY OF CLARK)

On this 3rd day of January, 2024, personally appeared before me, a notary public in and for said County and State Ryann Juden, who acknowledged to me that he executed the above instrument.

[Signature]
WITNESS MY HAND AND OFFICIAL SEAL
Notary Public in and for said County and State

My commission expires September 15, 2025

SEAL}



EXHIBIT A AND A-1

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 124-14-499-001, 124-23-199-007, 124-23-599-001 AND 004

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE LIMITS OF AN ENCROACHMENT AREA IN SUPPORT OF THE "VTS VILLAGE 2" PROJECT.

DESCRIPTION

THAT PORTION OF THE 215 BELTWAY DEDICATED IN A DOCUMENT RECORDED JULY 11, 2008, IN BOOK 20080711 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 02119, AND A DOCUMENT RECORDED NOVEMBER 19, 2018, IN BOOK 20181119 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 03146, LYING WITHIN SECTIONS 14 AND 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 42°15'19" EAST, 747.89 FEET TO THE **POINT OF BEGINNING** ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, THE FOLLOWING SIX (6) COURSES:

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 24°10'42" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1320.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 10°52'49", AN ARC LENGTH OF 250.66 FEET;
- 2) THENCE SOUTH 54°56'30" EAST, 316.78 FEET;
- 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1080.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 21°47'33", AN ARC LENGTH OF 410.78 FEET;
- 4) THENCE SOUTH 76°44'03" EAST, 489.69 FEET;
- 5) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 11,775.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 09°19'01", AN ARC LENGTH OF 1914.75 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 03°56'56" WEST;

- 6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1700.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 05°53'13", AN ARC LENGTH OF 174.67 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 01°56'17" EAST;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, SOUTH 44°40'43" EAST, 51.85 FEET;

THENCE SOUTH 00°19'17" WEST, 395.27 FEET;

THENCE SOUTH 43°25'54" EAST, 183.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 02°12'42" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 12,325.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 00°11'59", AN ARC LENGTH OF 42.99 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 02°24'41" WEST;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, NORTH 43°25'54" WEST, 165.20 FEET;

THENCE NORTH 00°19'17" EAST, 394.89 FEET;

THENCE NORTH 44°40'43" WEST, 14.94 FEET;

THENCE NORTH 87°03'31" WEST, 359.07 FEET;

THENCE NORTH 83°28'44" WEST, 688.27 FEET;

THENCE NORTH 80°08'29" WEST, 695.04 FEET;

THENCE NORTH 76°44'03" WEST, 893.89 FEET;

THENCE NORTH 71°16'32" WEST, 159.35 FEET;

THENCE NORTH 60°21'29" WEST, 158.94 FEET;

THENCE NORTH 54°56'30" WEST, 353.36 FEET;

THENCE NORTH 59°19'44" WEST, 234.72 FEET;

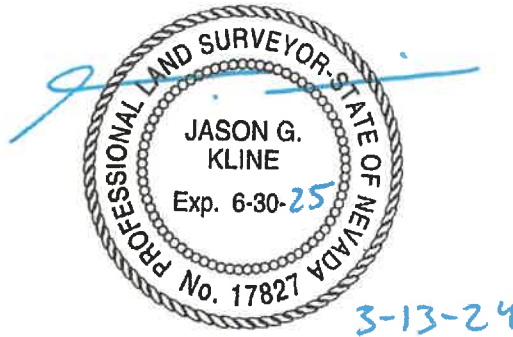
THENCE NORTH 14°19'44" WEST, 41.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.17 ACRES, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 89°46'59" EAST, BEING THE BEARING OF THE SOUTH LINE OF GOVERNMENT LOT 13 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 158, PAGE 33 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 124-14-499-001 AND 124-15-899-001

EXHIBIT "A-1"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE LIMITS OF AN ENCROACHMENT AREA IN SUPPORT OF THE "VTS VILLAGE 2" PROJECT.

DESCRIPTION

THAT PORTION OF THE 215 BELTWAY DEDICATED IN A DOCUMENT RECORDED JULY 11, 2008, IN BOOK 20080711 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 02119, LYING WITHIN SECTIONS 14 AND 15, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 12°59'29" EAST, 676.76 FEET TO THE **POINT OF BEGINNING** ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, SOUTH 88°30'38" WEST, 519.98 FEET;

THENCE NORTH 26°50'09" WEST, 27.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 87°49'47" EAST, 32.46 FEET;
- 2) THENCE NORTH 26°50'09" WEST, 4.29 FEET;
- 3) THENCE NORTH 86°21'13" EAST, 15.93 FEET;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, NORTH 88°30'38" EAST, 461.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 72°39'31" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 50.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 44°58'30", AN ARC LENGTH OF 39.25 FEET TO THE **POINT OF BEGINNING** TO WHICH A RADIAL LINE BEARS SOUTH 27°41'01" WEST.

CONTAINING 15,202 SQUARE FEET ACRES, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 89°46'59" EAST, BEING THE BEARING OF THE SOUTH LINE OF GOVERNMENT LOT 13 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 158, PAGE 33 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827

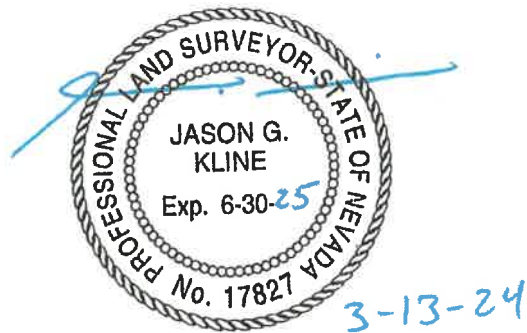


EXHIBIT B AND B-1

APN: 124-14-499-001, 124-23-199-007, 124-23-599-001 AND 004
ENCROACHMENT AREA

NOTE: SEE PAGE 6 FOR
LINE AND RADIAL TABLES.



LOT P2.19
VTS VILLAGE 2
BOOK 158, PAGE 33
OF PLATS

POINT OF
BEGINNING

REMAINDER OF BLM
GRANT N-36864
RECORDED AS
OR:20080709:03652

$\Delta=10^{\circ}52'49''$
 $R=1320.00'$
 $L=250.66'$
 $T=125.71'$

L6

L5

L1

L4

3.17
ACRES

215 BELTWAY
DEDICATED PER
OR:20080711:02119

MATCH LINE - SEE PAGE 2

$N42^{\circ}15'19''E$ 747.89'

T19S
S15 | S14
S22 | S23
R61E

POINT OF
COMMENCEMENT

BASIS OF BEARINGS
PER BOOK 158, PAGE 33 OF PLATS
 $S89^{\circ}46'59''E$ 1340.01'

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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

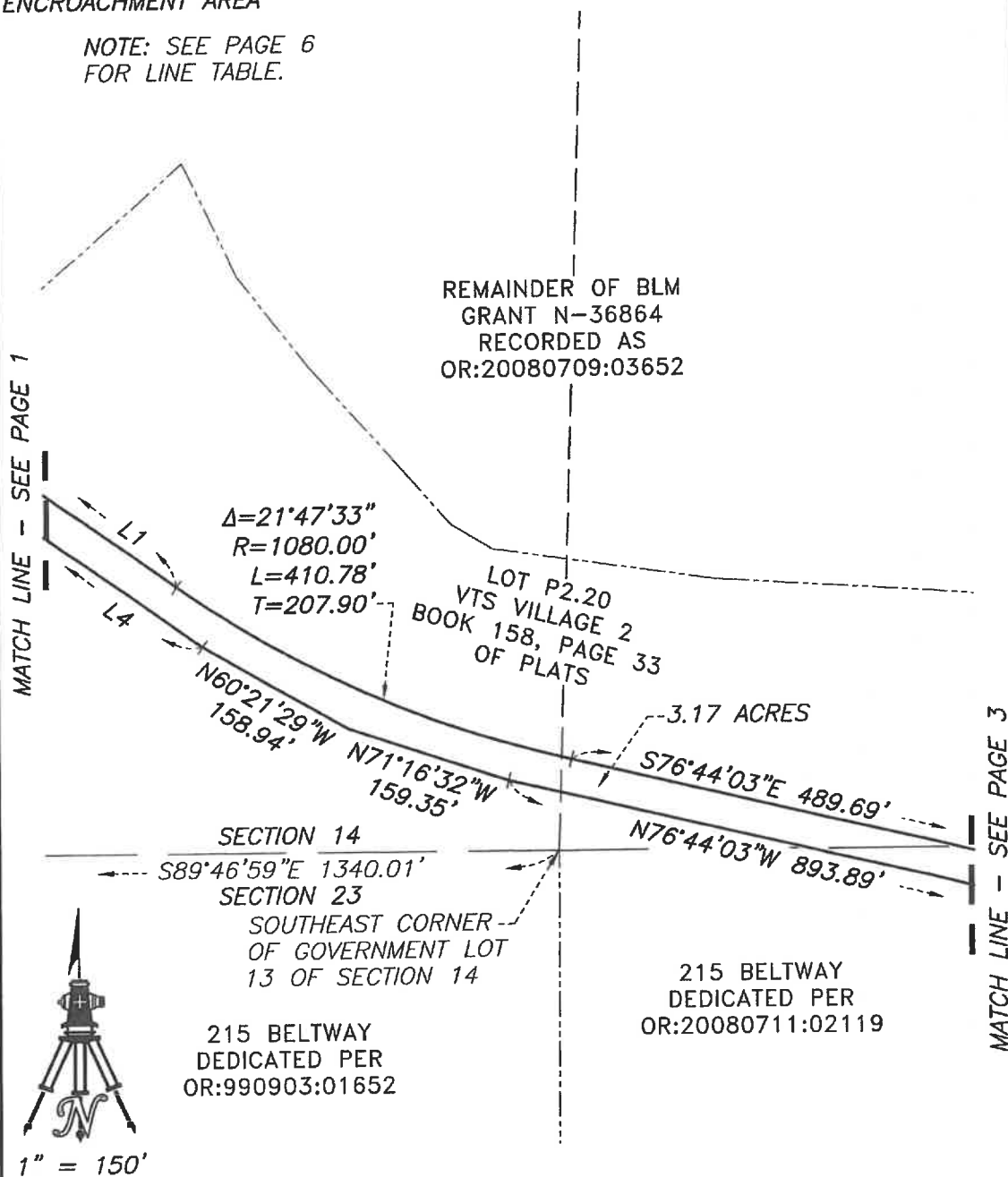
EXHIBIT "B"

LYING WITHIN SECTIONS 14 AND 23,
T. 19 S., R. 61 E., M.D.M., CITY OF NORTH
LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 6

APN: 124-14-499-001, 124-23-199-007, 124-23-599-001 AND 004
ENCROACHMENT AREA

NOTE: SEE PAGE 6
FOR LINE TABLE.



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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

EXHIBIT "B"

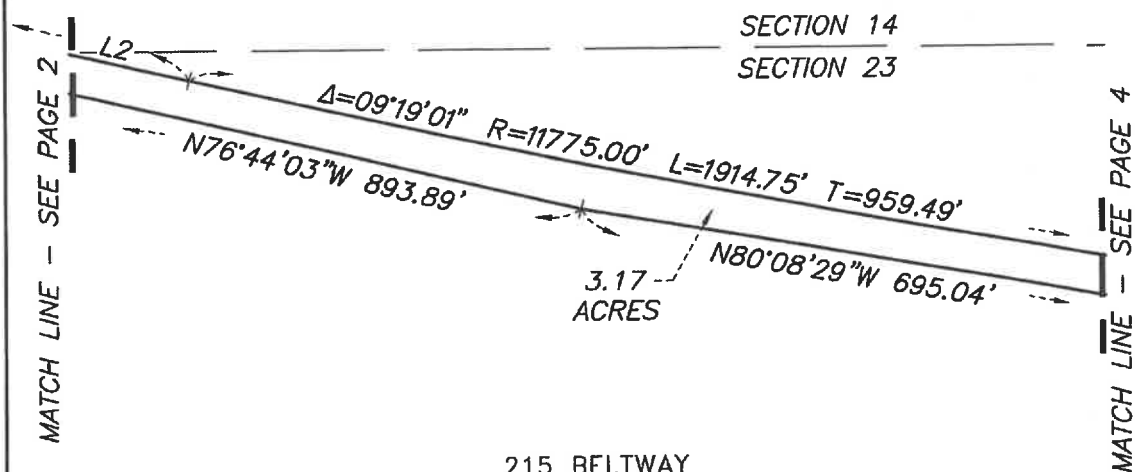
LYING WITHIN SECTIONS 14 AND 23,
T. 19 S., R. 61 E., M.D.M., CITY OF NORTH
LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 6

APN: 124-14-499-001, 124-23-199-007, 124-23-599-001 AND 004
ENCROACHMENT AREA

REMAINDER OF BLM
GRANT N-36864
RECORDED AS
OR:20080709:03652

LOT P2.20
VTS VILLAGE 2
BOOK 158, PAGE 33
OF PLATS



215 BELTWAY
DEDICATED PER
OR:20080711:02119



1" = 150'

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NOTE: SEE PAGE 6
FOR LINE TABLE.

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

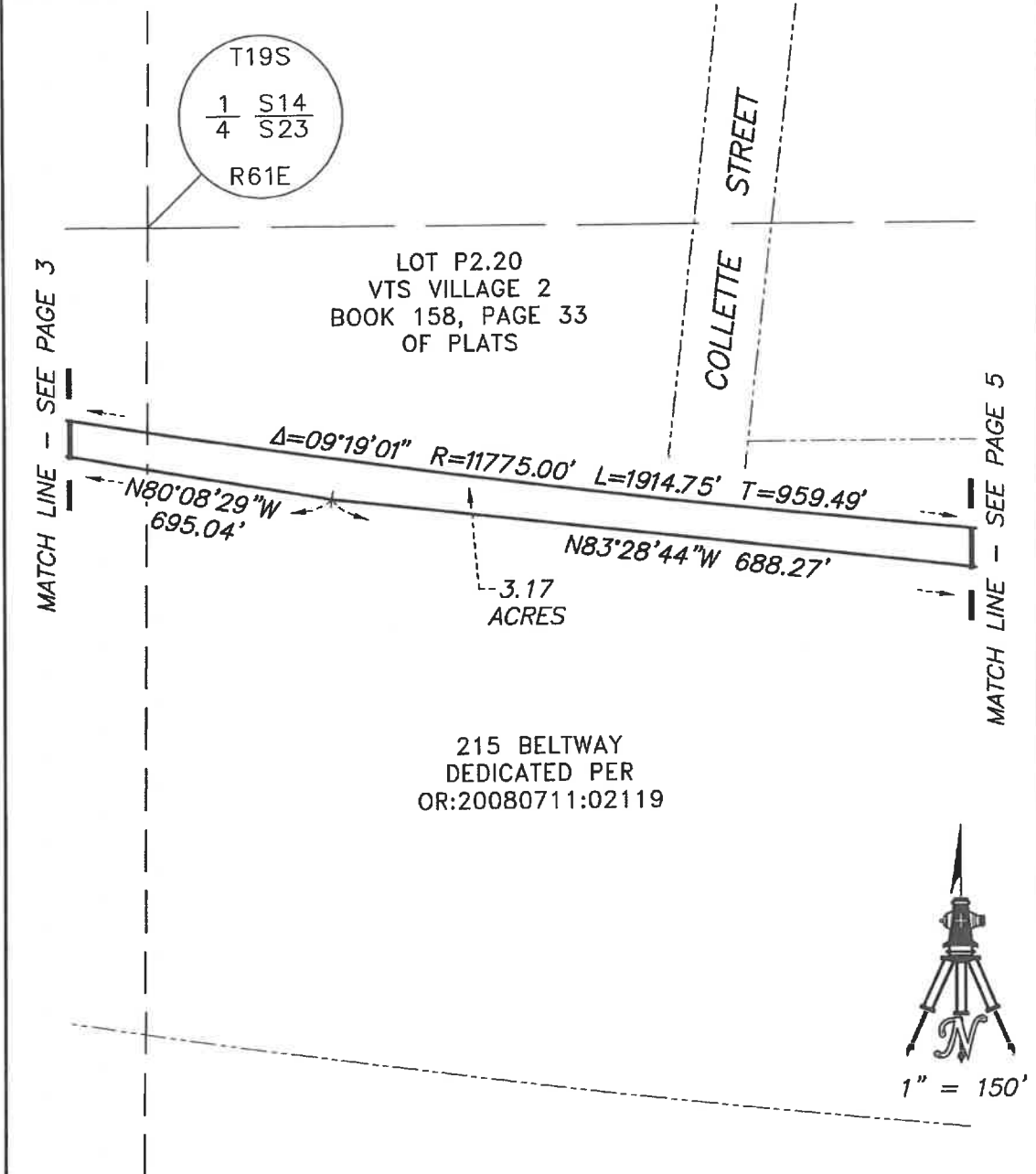
6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN SECTIONS 14 AND 23,
T. 19 S., R. 61 E., M.D.M., CITY OF NORTH
LAS VEGAS, CLARK COUNTY, NEVADA

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APN: 124-14-499-001, 124-23-199-007, 124-23-599-001 AND 004
ENCROACHMENT AREA



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

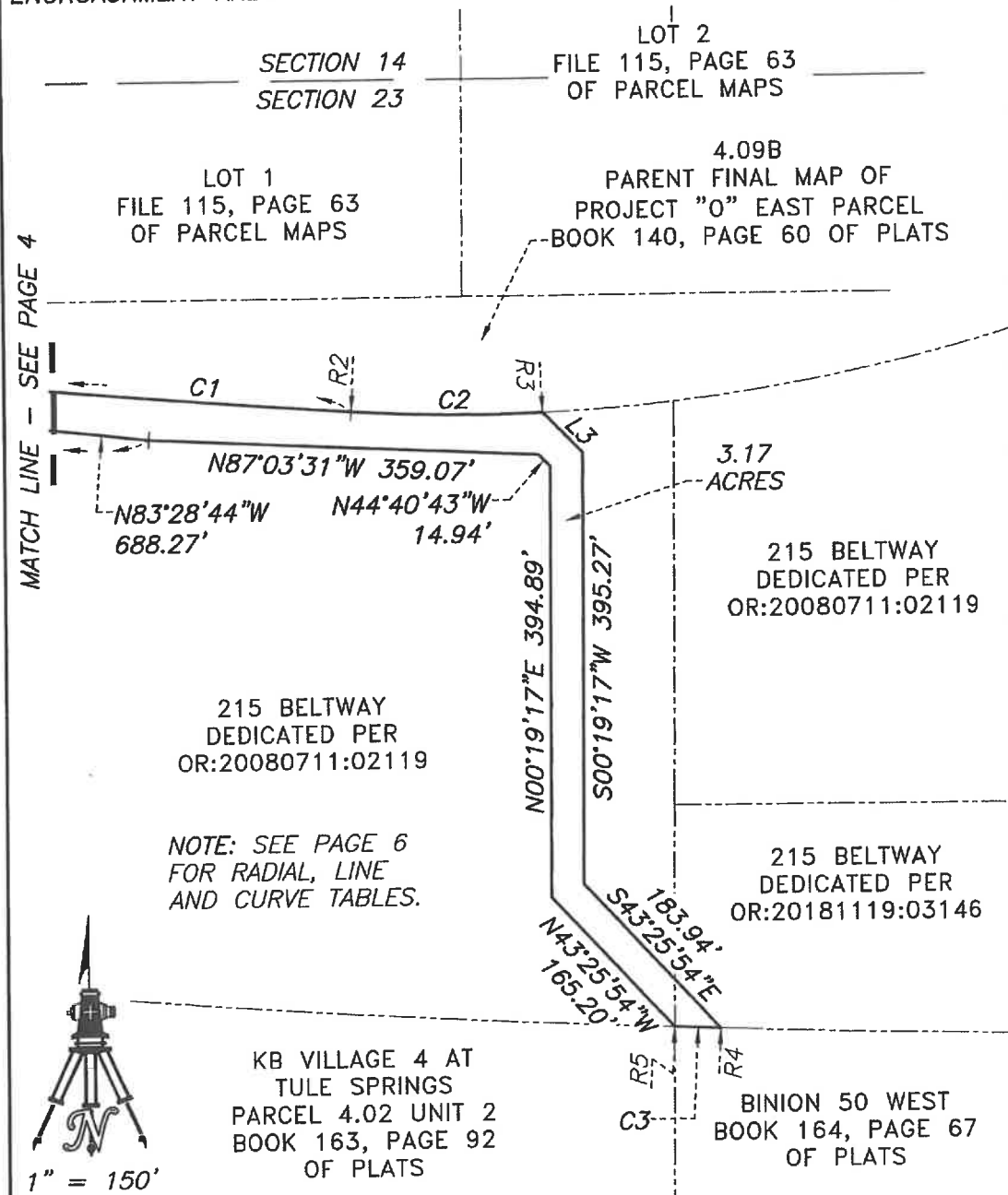
6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN SECTIONS 14 AND 23,
T. 19 S., R. 61 E., M.D.M., CITY OF NORTH
LAS VEGAS, CLARK COUNTY, NEVADA

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APN: 124-14-499-001, 124-23-199-007, 124-23-599-001 AND 004
ENCROACHMENT AREA



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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

EXHIBIT "B"

LYING WITHIN SECTIONS 14 AND 23,
T. 19 S., R. 61 E., M.D.M., CITY OF NORTH
LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 5 OF 6

APN: 124-14-499-001, 124-23-199-007, 124-23-599-001 AND 004
ENCROACHMENT AREA

RADIAL	BEARING
R1	N24°10'42"E
R2	S03°56'56"W
R3	S01°56'17"E
R4	S02°12'42"W
R5	S02°24'41"W

LINE	BEARING	DISTANCE
L1	S54°56'30"E	316.78'
L2	S76°44'03"E	489.69'
L3	S44°40'43"E	51.85'
L4	N54°56'30"W	353.36'
L5	N59°19'44"W	234.72'
L6	N14°19'44"W	41.06'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	09°19'01"	11775.00'	1914.75'	959.49'
C2	05°53'13"	1700.00'	174.67'	87.41'
C3	00°11'59"	12325.00'	42.99'	21.49'

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	EXHIBIT "B"
	LYING WITHIN SECTIONS 14 AND 23, T. 19 S., R. 61 E., M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 6 OF 6

APN: 124-14-499-001 AND 124-15-899-001
ENCROACHMENT AREA

NOTE: SEE PAGE 2 FOR
LINE AND RADIAL TABLES.

MATCH LINE - SEE PAGE 2

NORTH
5TH
STREET

LOT P2.19
VTS VILLAGE 2
BOOK 158, PAGE 33
OF PLATS

POINT OF
BEGINNING

461.62'
N88°30'38"E

S88°30'38"W
519.98'

15,202
S.F.

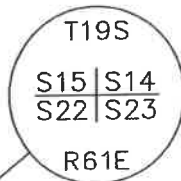
N12°59'29"E 676.76'

215 BELTWAY
DEDICATED PER
OR:20080711:02119

SOUTHEAST
CORNER OF
GOVERNMENT
LOT 13 OF
SECTION 14



1" = 150'



POINT OF
COMMENCEMENT

BASIS OF BEARINGS
PER BOOK 158, PAGE 33 OF PLATS
S89°46'59"E 1340.01'

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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

EXHIBIT "B-1"

LYING WITHIN SECTIONS 14 AND 15,
T. 19 S., R. 61 E., M.D.M., CITY OF NORTH
LAS VEGAS, CLARK COUNTY, NEVADA

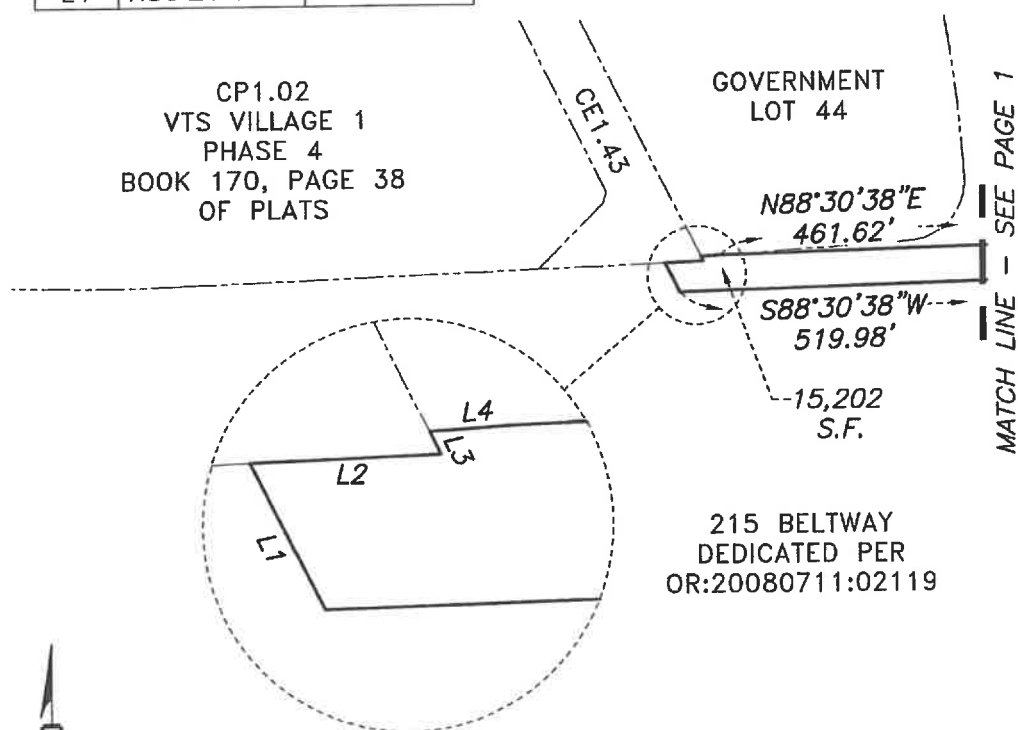
PAGE 1 OF 2

APN: 124-14-499-001 AND 124-15-899-001
ENCROACHMENT AREA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	44°58'30"	50.00'	39.25'	20.70'

LINE	BEARING	DISTANCE
L1	N26°50'09"W	27.82'
L2	N87°49'47"E	32.46'
L3	N26°50'09"W	4.29'
L4	N86°21'13"E	15.93'

RADIAL	BEARING
R1	S72°39'31"W
R2	S27°41'01"W



1" = 150'

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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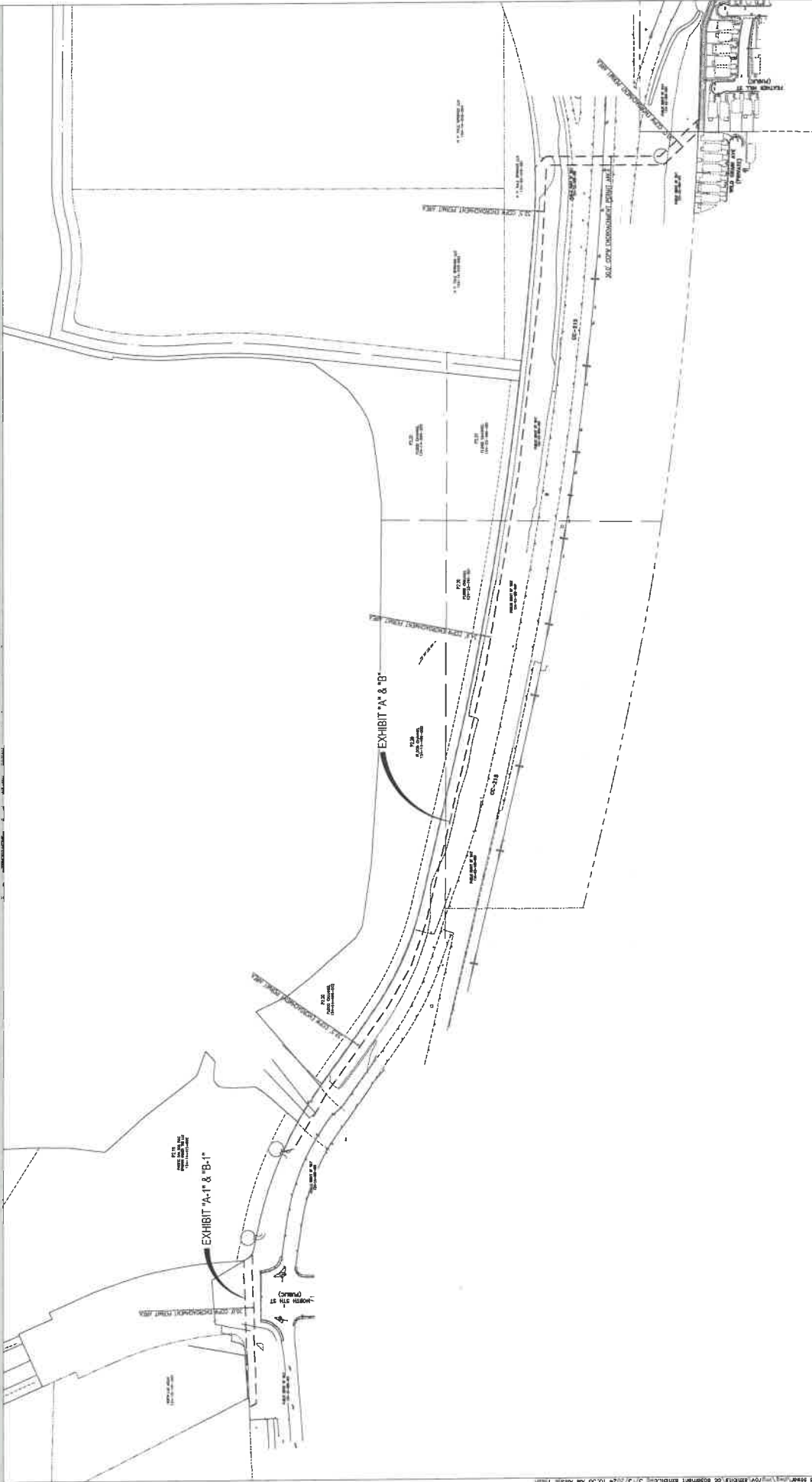
EXHIBIT "B-1"

LYING WITHIN SECTIONS 14 AND 15,
T. 19 S., R. 61 E., M.D.M., CITY OF NORTH
LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

EXHIBIT C

VTS- VILLAGE 2 OFFSITE SEWER NORTH LAS VEGAS, NV



DATE: 3/13/2024
SCALE: AS SHOWN
PROJECT #: PAC2301-001



CCPW ENCROACHMENT PERMIT AREA

Phone (702) 264-4300 8725 W. Sahara Ave., STE. 100
Toll Free (888) 817-5150 Las Vegas, NV 89115
westwoodgs.com

Westwood
Professional Services, Inc.