

RESOLUTION TO EXCHANGE COUNTY PROPERTY

WHEREAS, the COUNTY OF CLARK, a political subdivision of the State of Nevada, obtained through dedication excess right-of-way for the construction of Palo Verde Road described in the attached Exhibit "A1" and depicted in Exhibit "B1" hereinafter referred to as COUNTY PROPERTY.

WHEREAS, Zimmerman IV, LLC, a Nevada Limited Liability Company, desires to acquire the excess right-of-way as settlement in exchange for property owned by him which is necessary for the widening, changing and realigning of Palo Verde Road and Van Buskirk-Paradise Detention Basin project, hereinafter referred to as ZIMMERMAN PROPERTY described in the attached Exhibit "A" and depicted in the attached Exhibit "B".

WHEREAS, Nevada Revised Statute 244.276 provides that a Board of County Commissioners may exchange County property for other property in the case of establishment, realignment, change and/or adjustment of a street.

NOW THEREFORE, be it resolved by the Board of County Commissioners that the Board has determined that conveyance of the COUNTY PROPERTY in exchange for the ZIMMERMAN PROPERTY is in the best interest of COUNTY OF CLARK and its citizens. Said exchange to be finalized in an Offer to Purchase.

BE IT FURTHER RESOLVED, that the County Manager or their designee is authorized to execute a Quit Claim Deed conveying to Zimmerman IV, LLC, a Nevada Limited Liability Company the COUNTY PROPERTY described in Exhibit "A1" and pay \$118,781, which includes a temporary construction easement in exchange for Zimmerman IV, LLC, a Nevada Limited Liability Company executing the Grant, Bargain, Sale Deed conveying to the County the ZIMMERMAN PROPERTY described in Exhibit "A".

PASSED, ADOPTED and APPROVED this _____ day of _____, 2026.


BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

BY: _____
Michael Naft
Chair, Board of County Commissioners

ATTEST:

Lynn Marie Goya
County Clerk

APPROVED AS TO FORM:

BY:  _____
Tyler T. Smith
Deputy District Attorney



AtkinsRéalis

2270 Corporate Circle, Suite 200
Henderson, Nevada 89074

Telephone: 702.990.7432

atkinsrealis.com

EXHIBIT A1

LEGAL DESCRIPTION FOR APN 162-27-199-018

BEING A PORTION OF PALO VERDE ROAD AS DEDICATED PER THAT CERTAIN MAP IN FILE 87 OF PARCEL MAPS, PAGE 33, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT B AS SHOWN ON THE MAP THEREOF IN FILE 109 OF PARCEL MAPS, PAGE 05, OFFICIAL RECORDS, CLARK COUNTY, NEVADA; THENCE SOUTH 09°41'40" EAST, ALONG THE EASTERLY LINE OF SAID LOT B, 12.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 09°41'40" EAST, DEPARTING SAID EASTERLY LINE, 78.31 FEET TO SAID EASTERLY LINE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 31°33'19" WEST; THENCE ALONG SAID EASTERLY LINE AND ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°28'37", AN ARC LENGTH OF 69.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 60°58'04" EAST; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°43'35", AN ARC LENGTH OF 16.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 746 SQUARE FEET (0.02 ACRES), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:

SOUTH 14°19'15" EAST - BEING THE CENTERLINE OF PARADISE ROAD AS SHOWN ON THE MAP THEREOF IN FILE 201 OF SURVEYS, PAGE 54, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BRETT K. JEFFERSON, P.L.S.
NEVADA LICENSE NUMBER 8421
PHONE: (702) 990-7428
EMAIL: BRETT.JEFFERSON@ATKINSREALIS.COM

EXPIRATION DATE: 06/30/2025

PAGE 1 OF 3



03/19/2025

DESCRIPTION: CLARK COUNTY PUBLIC WORKS

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

PROJECT No.: 100087606

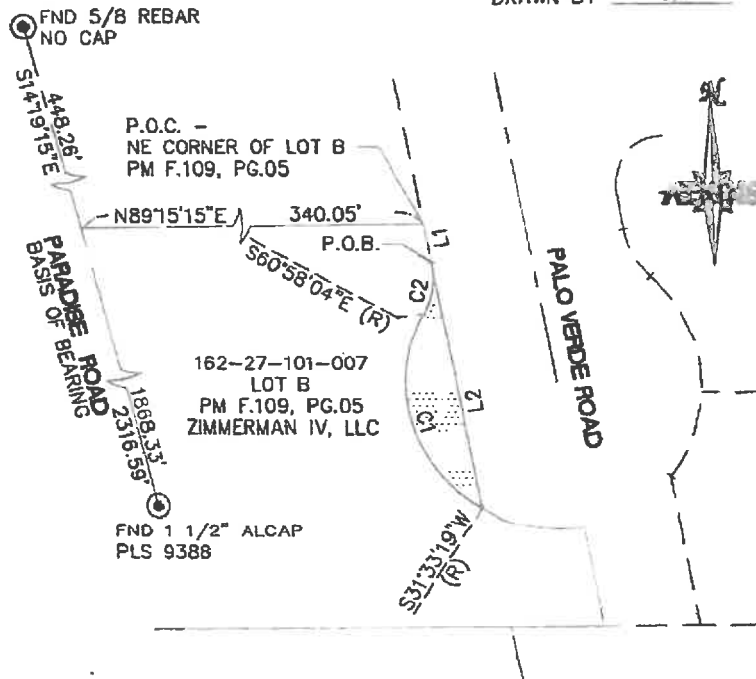
DATE: 01-29-21

REVISED: 03-19-25

CALC. BY EPC

CHECKED BY DSC/BKJ

DRAWN BY EPC/JAD



OWNER: PUBLIC RIGHT-OF-WAY

PARCEL No.: 162-27-199-018

SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST

SEE SHEET 3 OF 3
FOR LINE AND CURVE
TABLES

TOTAL AREA: 746± S.F. (0.02 AC.)

AtkinsRealls
3260 Corporate Center
Suite 300
Henderson, KY 40130-7755
Telephone: 762/253-7775
Fax: 762/253-7200

EXHIBIT 'B1'

SHEET 2 OF 3

DESCRIPTION: CLARK COUNTY PUBLIC WORKS

PROJECT No.: 100052461

DATE: 01-29-21

REVISED: 03-19-25

CALC. BY EPC

CHECKED BY DSC/BKJ

DRAWN BY EPC/JAD

LINE TABLE

NO.	BEARING	DISTANCE
L1	S9°41'40"E	12.18'
L2	S9°41'40"E	78.31'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	45.50'	87°28'37"	69.47'	43.54'
C2	25.00'	38°43'35"	16.90'	8.79'

OWNER: PUBLIC RIGHT-OF-WAY

PARCEL No.: 162-27-199-018

SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST

TOTAL AREA: 746± S.F. (0.02 AC.)

AtkinsRéale
2360 Corporate Circle
Suite 300
Herdon, VA 22041-7706
Telephone: 703/283-7275
Fax: 703/283-7260

EXHIBIT 'B1'

SHEET 3 OF 3



ATKINS
Member of the SNC-Lavalin Group

Atkins, Inc.
2270 Corporate Circle, Suite 200
Henderson, Nevada 89074-7755

Telephone: 702.263.7275
Fax: 702.263.7200

www.atkinsglobal.com/northamerica

EXHIBIT A

**LEGAL DESCRIPTION
RIGHT-OF-WAY
FOR APN 162-27-101-007**

BEING A PORTION OF LOT B AS SHOWN ON THE MAP THEREOF IN FILE 109 OF PARCEL MAPS, PAGE 05, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT B; THENCE SOUTH $89^{\circ}15'50''$ WEST, ALONG THE SOUTH LINE OF SAID LOT B, 34.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH $62^{\circ}33'51''$ EAST; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $37^{\circ}07'48''$, AN ARC LENGTH OF 12.96 FEET; THENCE NORTH $09^{\circ}41'40''$ WEST, 25.79 FEET TO THE EASTERLY LINE OF SAID LOT B AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH $31^{\circ}33'19''$ WEST; THENCE ALONG SAID EASTERLY LINE AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $41^{\circ}14'59''$, AN ARC LENGTH OF 32.76 FEET; THENCE SOUTH $09^{\circ}41'40''$ EAST, CONTINUING ALONG SAID EASTERLY LINE, 31.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,011 SQUARE FEET (0.02 ACRES), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:

SOUTH $14^{\circ}19'15''$ EAST - BEING THE CENTERLINE OF PARADISE ROAD AS SHOWN ON THE MAP THEREOF IN FILE 201 OF SURVEYS, PAGE 54, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



C:\Users\Eric\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\NOFWPIHG\162-27-101-007_Palo Verde Dedication Legal.docx

CLARK COUNTY PUBLIC WORKS
DESCRIPTION: PALO VERDE ROAD - DEDICATION

PROJECT No.: 100052461

DATE: 01-29-21

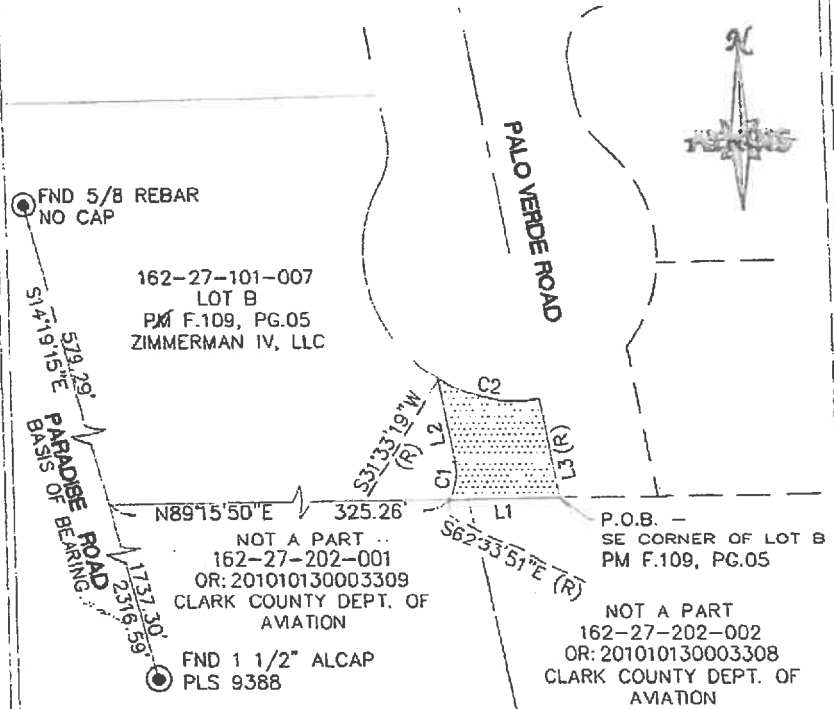
LEGEND

P.O.B. POINT OF BEGINNING

CALC. BY EPC

CHECKED BY DC

DRAWN BY EPC



OWNER: ZIMMERMAN IV, LLC

PARCEL No.: 162-27-101-007

SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST

TOTAL AREA OF PARCEL: 35,386± S.F. (0.81 AC.)

TOTAL AREA OF ACQUISITION: 1,011± S.F. (0.02 AC.)

TOTAL REMAINING AREA OF PARCEL: 34,375± S.F. (0.79 AC.)

P.O.B. -
SE CORNER OF LOT B
PM F.109, PG.05

NOT A PART
162-27-202-002
OR: 201010130003308
CLARK COUNTY DEPT. OF
AVIATION

SEE SHEET 3 OF 3
FOR LINE AND CURVE
TABLES

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

EXHIBIT 'B'

SHEET 2 OF 3

CLARK COUNTY PUBLIC WORKS
DESCRIPTION: PALO VERDE ROAD - DEDICATION

PROJECT No.: 100052461

DATE: 01-29-21

CALC. BY EPC

CHECKED BY DC

DRAWN BY EPC

LINE TABLE

NO.	BEARING	DISTANCE
L1	S89°15'50"W	34.48'
L2	N9°41'40"W	25.79'
L3	S9°41'40"E	31.94'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	37°07'48"	12.96'	6.72'
C2	45.50'	41°14'59"	32.76'	17.12'

OWNER: ZIMMERMAN IV, LLC

PARCEL No.: 162-27-101-007

SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST

TOTAL AREA OF PARCEL: 35,386± S.F. (0.81 AC.)

TOTAL AREA OF ACQUISITION: 1,011± S.F. (0.02 AC.)

TOTAL REMAINING AREA OF PARCEL: 34,375± S.F. (0.79 AC.)

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Suite 200
Henderson, NV 89074
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Fax: 702/263-7200

EXHIBIT 'B'

SHEET 3 OF 3