

EASEMENT AND RIGHTS-OF-WAY

THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY, made and entered into by and between:

CITY OF LAS VEGAS, a Municipal Corporation of the State of Nevada

Party of the First Part, hereinafter known as the **GRANTOR**, and **LAS VEGAS VALLEY WATER**, a Quasi-Municipal corporation, **DISTRICT**, Party of the Second Part, hereinafter known as the **GRANTEE**,

WITNESSETH:

That the **GRANTOR**, for and in consideration of the sum of one dollar (\$1.00), lawful money of the United States, to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does by these presents GRANT and CONVEY to the **GRANTEE**, its successors and assigns, an Easement and Rights-of-Way for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of a water pipelines and appurtenances with the right of ingress and egress, over, above, across and under that certain parcel of land described as follows:

SEE EXHIBITS "A" and "B" ,ATTACHED TO AND BY THIS REFERENCE MADE A PART HEREOF.

The **GRANTOR**, its successors and assigns agree that:

1. No buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, now or hereafter, except that said parcel may be improved and used for street, road or driveway purposes, and for other utilities, insofar as such use does not interfere with its use by the **GRANTEE** for the purposes for which it is granted;
2. The **GRANTEE** shall not be liable for any damage to any of the **GRANTOR'S** improvements placed upon said parcel due to the **GRANTEE'S** necessary operations using reasonable care; and
3. Should any of the **GRANTEE'S** facilities within said easement be required to be relocated or repaired as a result of changes in grade or other construction within the easement, the **GRANTOR**, or its successors and assigns shall bear the full cost of such relocation or repair, unless the changes in grade or other construction is done by third parties with the written consent of the **GRANTEE**.

A.P.N. 139-21-702-002

GRANTOR: City of Las Vegas

Signator for **GRANTOR** warrants that it has the legal authority to bind the parties hereto and **GRANTOR** warrants that it may legally grant the rights described herein.

IN WITNESS WHEREOF, the **GRANTOR** has hereunto set its hand this _____ day of _____, 2006.

CITY OF LAS VEGAS

OSCAR B. GOODMAN, MAYOR

ATTEST:

BARBARA JO RONEMUS, CITY CLERK

APPROVED AS TO FORM:

Thomas R. Green 8/16/06
DEPUTY CITY ATTORNEY DATE
Thomas R. Green

...
...

A.P.N. 139-21-702-002

STATE of Nevada)
) ss.
COUNTY of Clark)

On _____, 2006, before me, the undersigned, a **NOTARY PUBLIC**, in and for said County and State, personally appeared OSCAR B, GOODMAN known to me to be the person described in and who executed the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes herein mentioned.

WITNESS my hand and official seal.

Notary Public

Notary Seal/Stamp

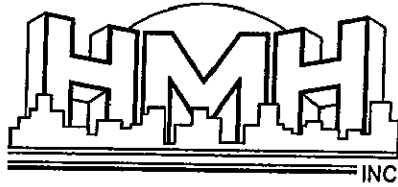
FOR LVVWD USE ONLY
RECORDED FOR LAS VEGAS VALLEY WATER DISTRICT 1001 S. VALLEY VIEW BLVD. LAS VEGAS, NEVADA 89153 RETURN TO - WILL CALL

FOR RECORDER'S USE ONLY

EXHIBIT "A"



EXP. DATE
6/30/07



8010 WEST SAHARA-SUITE 140
LAS VEGAS, NEVADA 89117-1956
PHONE: (702) 256-7850 FAX: (702) 256-1710

0980322-03

HMH066-06

JUNE 14, 2006

PREPARED BY SALLY TACKLEY
APN 139-21-702-002

EXPLANATION: THIS LEGAL DESCRIBES AN EASEMENT FOR WATER FACILITIES, GENERALLY LOCATED EAST OF MARTIN L. KING BOULEVARD AND SOUTH OF LAKE MEAD BOULEVARD.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

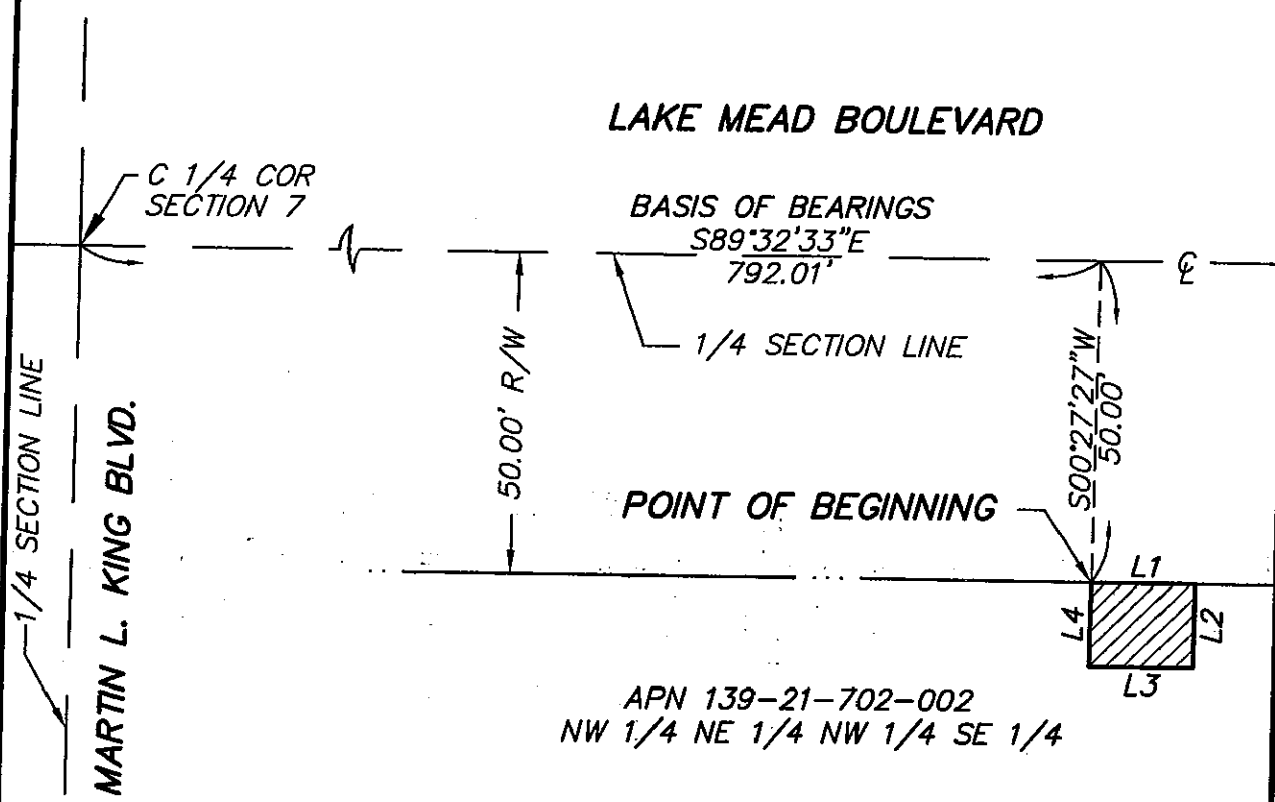
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 21;
THENCE SOUTH 89°32'33" EAST ALONG THE NORTH LINE THEREOF, 792.01 FEET;
THENCE SOUTH 00°27'27" WEST, 50.00 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE MEAD BOULEVARD (100.00 FEET WIDE);
THENCE SOUTH 89°32'33" EAST ALONG SAID RIGHT-OF-WAY LINE, 16.00 FEET;
THENCE SOUTH 00°27'27" WEST, 13.00 FEET TO A POINT ON A LINE 13.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE;
THENCE NORTH 89°32'33" WEST ALONG SAID PARALLEL LINE, 16.00 FEET;
THENCE NORTH 00°27'27" EAST, 13.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 208 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 89°32'33" EAST BEING THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 94, PAGE 45 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.



APN 139-21-702-002
 NW 1/4 NE 1/4 NW 1/4 SE 1/4

LINE TABLE		
No.	BEARING	DISTANCE
L1	$S89^{\circ}32'33''E$	$16.00'$
L2	$S00^{\circ}27'27''W$	$13.00'$
L3	$N89^{\circ}32'33''W$	$16.00'$
L4	$N00^{\circ}27'27''E$	$13.00'$

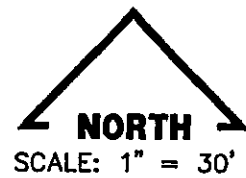


EXHIBIT "B"

POR. SE 1/4 SEC. 21, T. 20 S., R. 61 E.

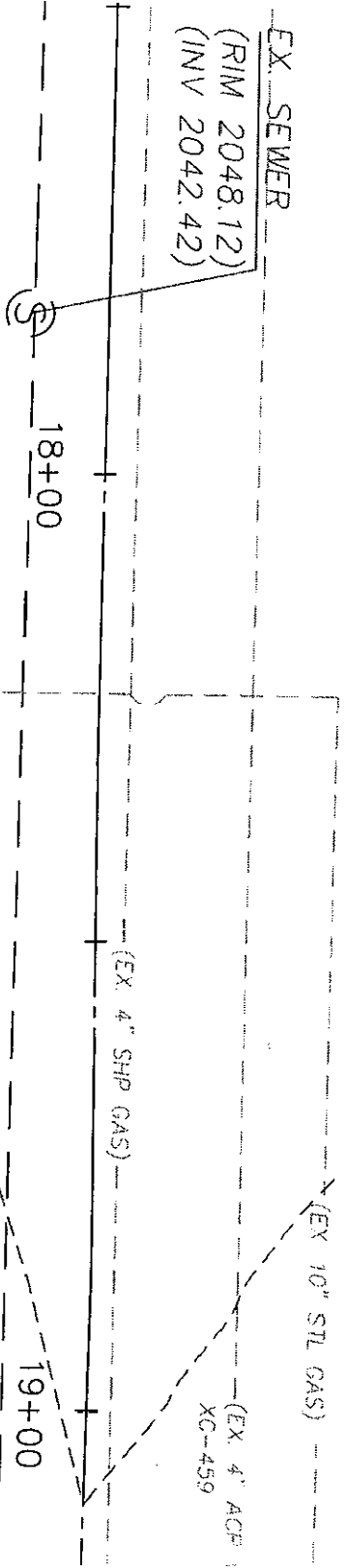
LVWWD EASEMENT



8010 WEST SAHARA AVE.
 SUITE 140
 LAS VEGAS, NV. 89117
 PHONE: (702) 256-7850
 INC. FAX: (702) 256-1710

0980322-03.DWG

EX. SEWER
(RIM 2048.12)
(INV 2042.42)



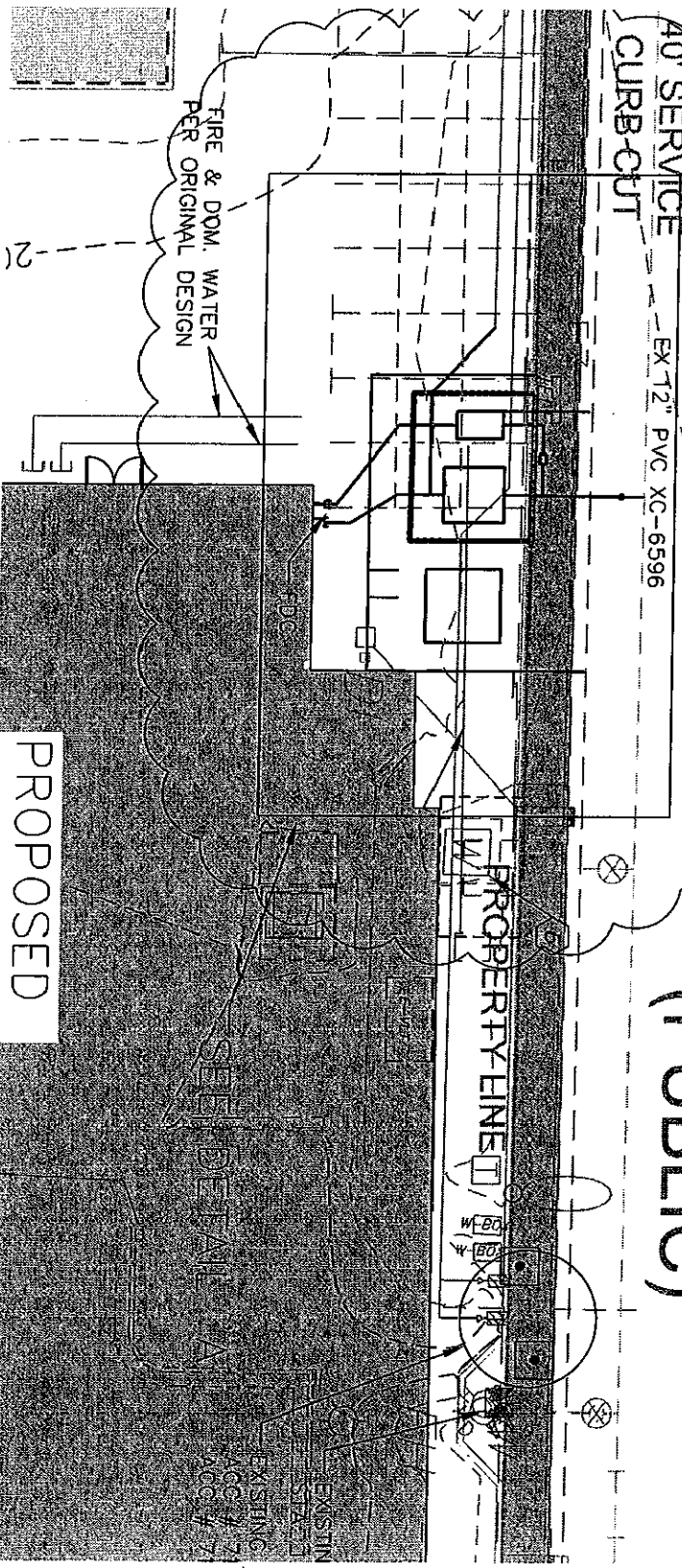
CAUTION: HIGH PRESSURE GAS LINE
(EX 10" STL GAS)

LAKE MEAD AVENUE (PUBLIC)

40' SERVICE
CURB-CUT

EX 12" PVC XC-6596

FIRE & DOM. WATER
PER ORIGINAL DESIGN



PROPOSED

SEE DETAIL

EXISTING
ACC. 7.7
ACC. 7.7