

A.P.N. 125-21-701-011  
125-21-001-009

**EASEMENTS AND RIGHTS-OF-WAY**

ABOVE SPACE FOR RECORDER'S USE ONLY

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

City of Las Vegas

400 Stewart Avenue, Las Vegas, NV 89101

Party of the First Part, hereinafter known as the **GRANTOR(S)**, and **LAS VEGAS VALLEY WATER DISTRICT**, a Quasi-Municipal Corporation, Party of the Second Part, hereinafter known as the **GRANTEE**.

**W I T N E S S E T H:**

That the **GRANTOR(S)**, 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 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 EXHIBIT "A" ATTACHED TO AND BY THIS REFERENCE MADE A PART HEREOF.

The **GRANTOR(S)**, 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(S)**, or its successors and assigns shall bear the full cost of such relocation or repair, unless the changes in grade or other construction were done by third parties with the written consent of the **GRANTEE**.

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GRANTOR: City of Las Vegas

Signator for GRANTOR(S) warrant that they have the legal authority to bind the parties hereto and GRANTOR(S) warrants that it may legally grant the rights described herein.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunto set his/her/their hand/hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

BY: OSCAR B. GOODMAN  
TITLE: MAYOR

BARBARA JO RONEMUS  
CITY CLERK

STATE of \_\_\_\_\_ )  
 ) ss.  
COUNTY of \_\_\_\_\_ )

APPROVED AS TO FORM

*Thomas R. Green* 9/26/06  
Thomas R. Green Date  
Deputy City Attorney

On \_\_\_\_\_, 20\_\_\_\_\_, before me, the undersigned, a NOTARY PUBLIC, in and for said County and State, personally appeared \_\_\_\_\_ known to me to be the person(s) 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

FOR LVVWD USE ONLY

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

\_\_\_\_\_  
Notary Stamp/Seal Above

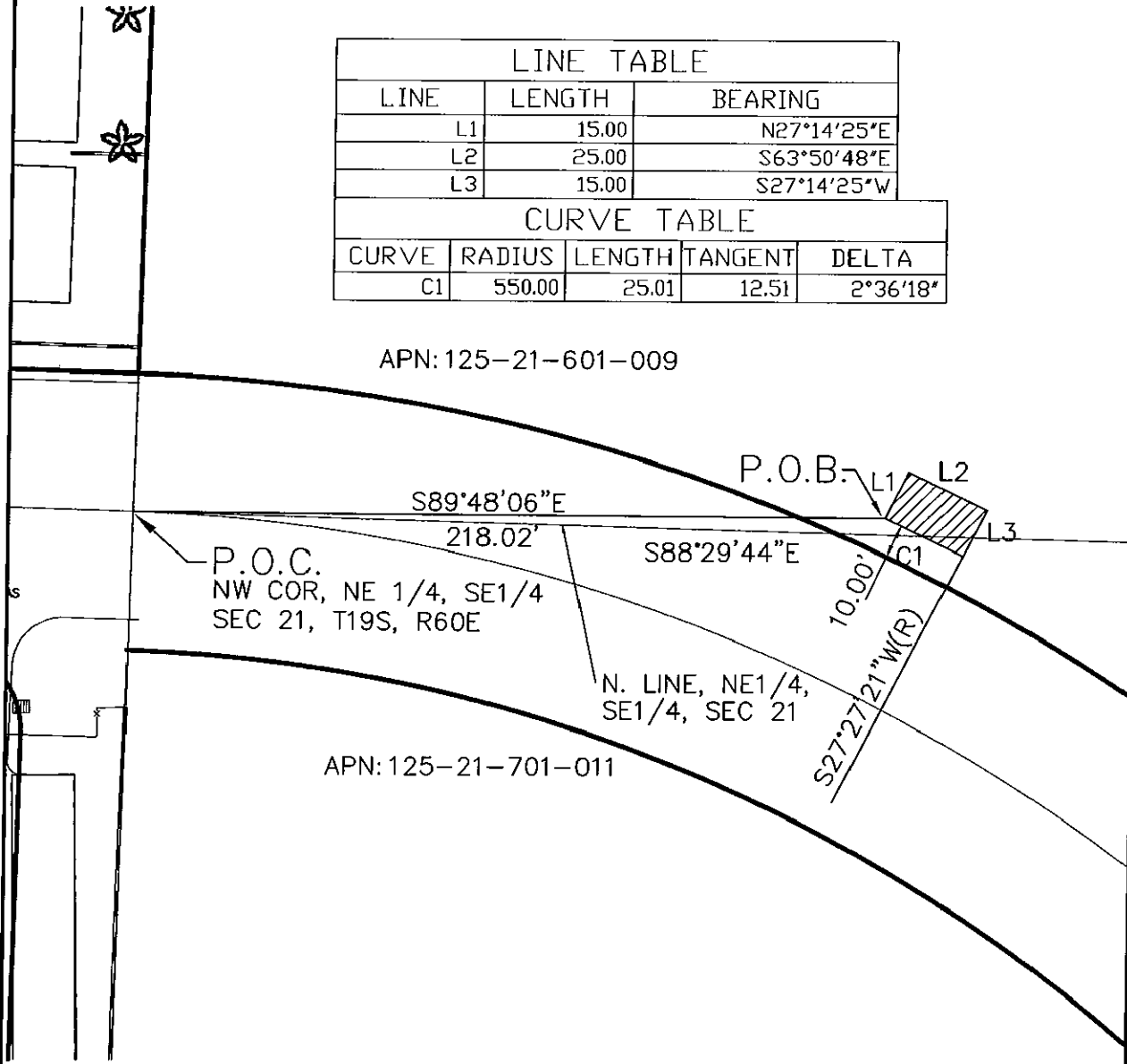
# LVVWD WATER EASEMENT

LINE TABLE				
LINE	LENGTH	BEARING		
L1	15.00	N27°14'25"E		
L2	25.00	S63°50'48"E		
L3	15.00	S27°14'25"W		

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	550.00	25.01	12.51	2°36'18"

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## EXHIBIT A



**ENGINEERS, LAND SURVEYORS, PLANNERS  
LANDSCAPE ARCHITECTS**

**POGGEMEYER DESIGN GROUP**

2801 NORTH TENAYA WAY LAS VEGAS, NEVADA 89128 (702) 255-8100

SCALE	1"=50'
JOB NO.	05255A
DATE	08-06-06
DRAWING NO.	1
OF	1

**LEGAL DESCRIPTION**

**LVVWD EASEMENT**

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BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

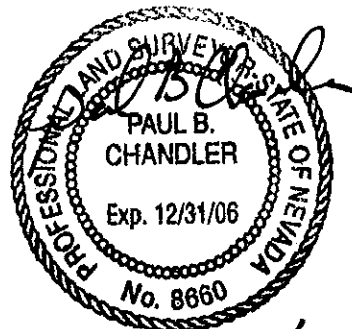
COMMENCING AT THE NORTHWEST CORNER (NW) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 21; THENCE SOUTH 89°48'06" EAST, A DISTANCE OF 218.02 TO THE **POINT OF BEGINNING**; THENCE NORTH 27°14'25" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 63°50'48" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 27°14'25" WEST, A DISTANCE OF 15.00 FEET; THENCE FROM A TANGENT THAT BEARS NORTH 62°32'39" WEST, ALONG A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, SUBTENDING A CENTRAL ANGLE OF 02°36'18", HAVING A RADIUS OF 550.00, AN ARC-LENGTH OF 25.01 FEET TO **THE POINT OF BEGINNING**.

SAID EASEMENT CONTAINING 373 SQUARE FEET.

**BASIS OF BEARING:**

THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83), EAST ZONE, (2701), DETERMINED BY THE CLARK COUNTY GIS CONTROL POINTS J171, AND D371, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 88 OF SURVEYS, AT PAGE 33. THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 21 BEING SOUTH 88°29'44" EAST.

PREPARED BY  
PAUL B. CHANDLER  
PROFESSIONAL LAND SURVEYOR  
NEVADA REGISTRATION NO. 8660



21 SEP 06