APN: 138-35-501-010
138-35-501-011

When recorded mail to:
Land Services MS 9
Nevada Power Company
P.O. Box 98910
Las Vegas, NV 89151-0001

# GRANT OF EASEMENT

I(WE) **THE CITY OF LAS VEGAS, a municipal corporation,** for One Dollar and other valuable consideration, do hereby grant and convey to **NEVADA POWER COMPANY** its successors and assigns, the right to construct, to operate, to add to, to maintain, and to finally remove underground electric system(s), consisting of duct lines, manholes, vaults, wires, cables, transformer installation above or below ground surface, service boxes, and other fixtures and apparatus, or any thereof, for the transmission and distribution of electricity and/or communications cable upon, over, under, and across the parcel(s) hereinafter described and the right of ingress and egress to and over the said parcel(s); together with the right to clear and keep cleared any obstruction from the surface or subsurface as may be deemed necessary to insure the safe and proper operation of said electric system(s).

The above referred to parcel of land in the County of Clark, State of Nevada, is that portion of the Northeast Quarter (NE1/4) of Section 35, Township 20 South, Range 60 East, M.D.B.&M., more particularly described as follows:

**SEE ATTACHED EXHIBITS "A" (3 PAGES) AND "B" (2 PAGES).**

RW# 0781-06RBT WO #176134 (Mirabelli Community Center)
WO #170539 (Mirabelli Senior Center)
Reference Document: 573:461136 & 636:595314

The Grantor(s) retain(s) the right to fence, plant, pave, landscape, maintain, alter or otherwise improve and to so use said parcel(s) for its own purposes so long as such use is consistent with the National Electric Safety Code and standard electrical practices and does not interfere with the rights herein granted. Property owner shall not permit the construction or placement of any structures within easement area, including, but not limited to, parking canopies, storage buildings and covered facilities without the written consent of Nevada Power Company.

**THIS GRANT OF EASEMENT CANCELS AND SUPERSEDES THE RIGHTS OF ENTRY RECORDED IN BOOK 20021010 AS DOCUMENT NO. 00022 AND IN BOOK 20040826 AS DOCUMENT NO. 03224 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.**

APN'S: 138-35-501-010 & 138-35-501-011

**RATIFIED AND CONFIRMED**

_____

**JAMES R. SAAVEDRA**
**MANAGER OF LAND SERVICES**

**WITNESS** my (our) hand(s) this _____ day of _____, 20____.

**THE CITY OF LAS VEGAS**

**ATTEST:**

_____

**BY: OSCAR B. GOODMAN**
**TITLE: MAYOR**

**BARBARA JO RONEMUS**
**CITY CLERK**

**APPROVED AS TO FORM:**

Thomas R. Green 10/16/06

**DEPUTY CITY ATTORNEY**
Thomas R. Green

**STATE OF** _____)
**COUNTY OF** _____)
On this _____ day of _____, 20____, before me, _____, a Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as _____ _____ on behalf of_____ the corporation, partnership, limited liability company therein named, and acknowledged to me that the corporation, partnership, limited liability company executed it.

_____

**Notary Public**

**Notary Seal:**

**RW 0781-06rbt**

## EXHIBIT A

That portion of Lot Three (3) as shown on map filed in Book 38 of Parcel Maps, Page 65 recorded September 16, 1982 in Book 1622 as Document No. 1581965 in the Official Records of Clark County, Nevada, together with that portion of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section 35, Township 20 South, Range 60 East, M.D.B.&M., more particularly described as follows:

PARCEL ONE:

BEGINNING at the Northwest corner of said Lot Three (3), thence along the north line thereof North 89°52'08" East a distance of 59.14 feet;
thence leaving said north line South 00°07'52" East a distance of 10.00 feet;
thence South 89°52'08" West a distance of 43.14 feet;
thence South 00°07'52" East a distance of 118.22 feet;
thence South 89°52'08 West a distance of 16.00 feet to a point on the west line of said lot Three (3);
thence along said west line North 00°07'52" West a distance of 128.22 feet to the POINT OF BEGINNING.

Centerline No. 1:

A strip of land 18.00 feet in width being 9.00 feet on each side of the following described centerline.

COMMENCING at the Northwest corner of said Lot Three (3), thence along the north line thereof North 89°52'08" East a distance of 59.14 feet;
thence leaving said north line South 00°07'52" East a distance of 10.00 feet;
thence South 89°52'08" West a distance of 43.14 feet;
thence South 00°07'52" East a distance of 103.51 feet to the POINT OF BEGINNING;
thence South 42°14'57" East a distance of 15.86 feet to a point hereinafter called Point "A", said point being the POINT OF ENDING.

The sideline boundaries of said strip shall be lengthened or shortened so as to begin on the east line of Parcel One.

Centerline No. 2:

A strip of land 10.00 feet in width being 5.00 feet on each side of the following described centerline.

COMMENCING at the above described Point "A", thence South 76°14'18" East a distance of 13.48 feet;
thence North 89°04'22" East a distance of 12.21 feet to the POINT OF ENDING.

The sideline boundaries of said strip shall be lengthened or shortened so as to begin on the boundaries of Centerline No. 1.

Centerline No. 3:

A strip of land 10.00 feet in width being 5.00 feet on each side of the following described centerline.

COMMENCING at the above described Point "A", thence South 33°55'34" East a distance of 58.59 feet to a point;
thence South 88°49'22" East a distance of 35.76 feet to a point;
thence North 86°55'23" East a distance of 47.39 feet to a point;
thence South 89°28'30' East a distance of 164.02 feet to a point hereinafter called Point "B" on the north line of Hargrove Avenue, said point being the POINT OF ENDING.

The sideline boundaries of said strip shall be lengthened or shortened so as to begin on the boundaries of Centerlines No. 1 and No. 2, end on the boundaries of Garwood Avenue and Hargrove Avenue and meet at all angle points.

Centerline No. 4:

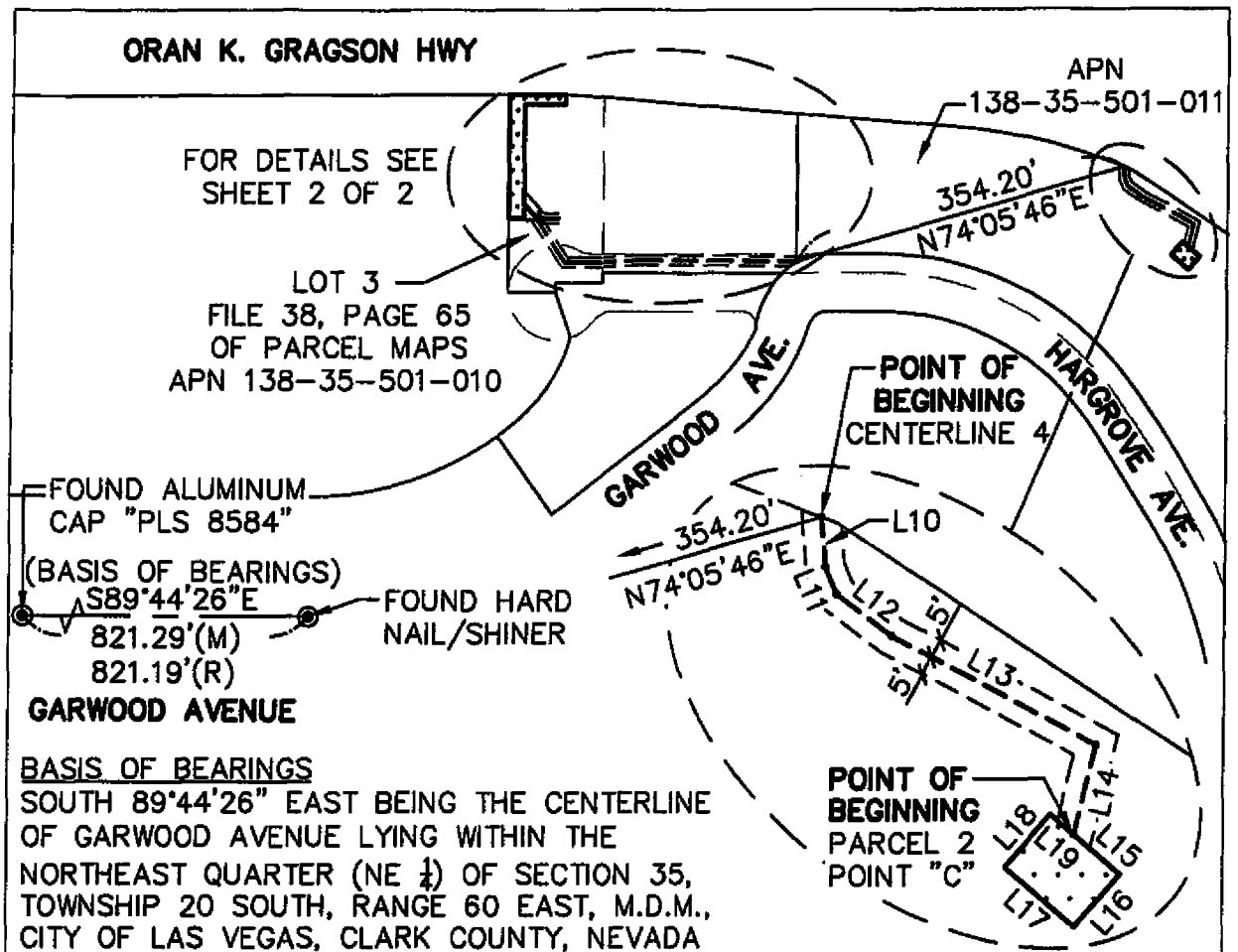
A strip of land 10.00 feet in width being 5.00 feet on each side of the following described centerline.

COMMENCING at the above described Point "B", thence North 74°05'46" East a distance of 354.20 feet to a point on the southerly line of the Oran K. Gragson Highway as established in Deed recorded February 1, 1974 in Book 398 as Document No. 357912 in the Official Records of Clark County, Nevada, said point being the POINT OF BEGINNING;
Thence South 04°08'40" East a distance of 13.10 feet;
thence South 22°45'32" East a distance of 7.82 feet;
thence South 52°57'45" East a distance of 18.17 feet;
thence South 61°52'30" East a distance of 60.76 feet;
thence South 13°42'00" West a distance of 24.12 feet to a point hereinafter called Point "C", said point being the POINT OF ENDING.

The sideline boundaries of said strip shall be lengthened or shortened so as to begin on the boundaries of the Oran K. Gragson Highway, end on the boundaries of Parcel Two and meet at all angle points.

PARCEL TWO:

BEGINNING at the above described Point "C", thence South 49°27'54" East a distance of 16.06 feet;
thence South 40°50'42" West a distance of 18.19 feet;
thence North 49°27'51" West a distance of 24.22 feet;
thence North 40°50'41" East a distance of 18.19 feet;
thence South 49°27'54" East a distance of 8.17 feet to the POINT OF BEGINNING.




BASIS OF BEARINGS
SOUTH 89°44'26" EAST BEING THE CENTERLINE OF GARWOOD AVENUE LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY A MAP ON FILE IN FILE 38, PAGE 65 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

# EXHIBIT B

LINE TABLE

| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
|---|---|---|---|---|---|
| L1 | S00°07'52"E | 14.71' | L11 | S22°45'32"E | 7.82' |
| L2 | S89°52'08"W | 16.00' | L12 | S52°57'45"E | 18.17' |
| L3 | S42°14'57"E | 15.86' | L13 | S61°52'30"E | 60.76' |
| L4 | S76°14'18"E | 13.48' | L14 | S13°42'00"W | 24.12' |
| L5 | N89°04'22"E | 12.21' | L15 | S49°27'54"E | 16.06' |
| L6 | S33°55'34"E | 58.59' | L16 | S40°50'42"W | 18.19' |
| L7 | S88°49'22"E | 35.76' | L17 | N49°27'51"W | 24.22' |
| L8 | N86°55'23"E | 47.39' | L18 | N40°50'41"E | 18.19' |
| L9 | S89°28'30"E | 164.02' | L19 | S49°27'54"E | 8.17' |
| L10 | S04°08'40"E | 13.10' | | | |

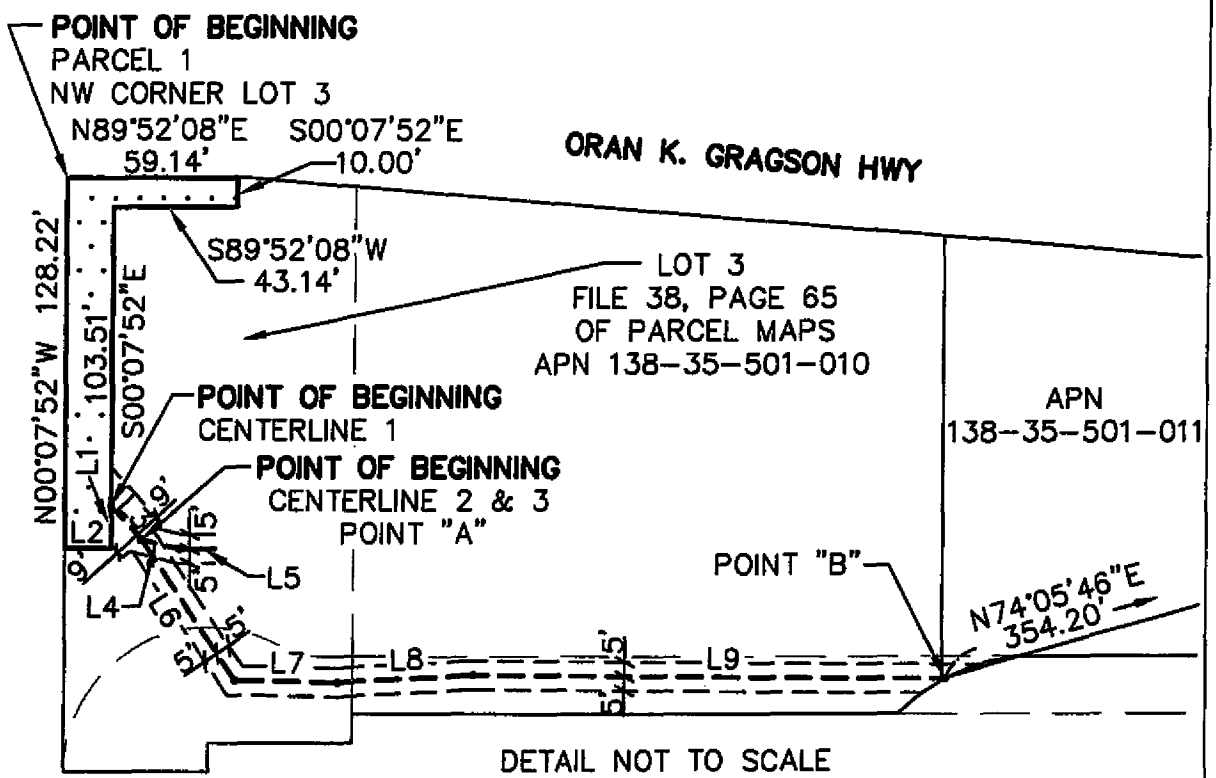
NORTH
SCALE: 1"=200'

SHEET 1 OF 2

NEVADA POWER.

NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151,
6226 WEST SAHARA AV., (702) 367-5000

| TITLE: | DESCRIPTION: | SEC:35 T:20 S R:60 E | DATE: 8-15-06 |
|---|---|---|---|
| MIRABELLI SENIOR CENTER AND COMMUNITY CENTER | EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION | SURVEYOR: GE/TN<br>DRAWN BY: RH<br>CHECKED BY: AJ | PROJECT ID:<br>170539 & 176134 |

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| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
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| L3 | S42°14'57"E | 15.86' | L13 | S61°52'30"E | 60.76' |
| L4 | S76°14'18"E | 13.48' | L14 | S13°42'00"W | 24.12' |
| L5 | N89°04'22"E | 12.21' | L15 | S49°27'54"E | 16.06' |
| L6 | S33°55'34"E | 58.59' | L16 | S40°50'42"W | 18.19' |
| L7 | S88°49'22"E | 35.76' | L17 | N49°27'51"W | 24.22' |
| L8 | N86°55'23"E | 47.39' | L18 | N40°50'41"E | 18.19' |
| L9 | S89°28'30"E | 164.02' | L19 | S49°27'54"E | 8.17' |
| L10 | S04°08'40"E | 13.10' | | | |

**SHEET 2 OF 2**

NEVADA POWER.

**NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000**

| TITLE: | DESCRIPTION: | SEC:35 T:20 S R:60 E | DATE: 8-15-06 |
|---|---|---|---|
| MIRABELLI SENIOR CENTER AND COMMUNITY CENTER | EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION | SURVEYOR: GE/TN<br>DRAWN BY: RH<br>CHECKED BY: AJ | PROJECT ID:<br>170539 & 176134 |