

APN: 139-34-712-125

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 of the State of Nevada,** 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 Southeast Quarter (SE1/4) of Section 34, Township 20 South, Range 61 East, M.D.B.&M., more particularly described as follows:

**SEE ATTACHED EXHIBITS "A" AND "B".**

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 RIGHT OF ENTRY RECORDED IN BOOK 20050616 AS DOCUMENT NO. 00452 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.**

**RATIFIED AND CONFIRMED**

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

APN: 139-34-712-125

RW# 0740-06rbt WO# 175232 (Downtown Senior Service Center)

Reference Document: 20010129:00306

WITNESS my (our) hand(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

THE CITY OF LAS VEGAS, a municipal corporation of the State of Nevada

ATTEST:

BY: OSCAR B. GOODMAN  
TITLE: MAYOR

BARBARA JO RONEBUS  
CITY CLERK

APPROVED AS TO FORM

*Thomas R. Green* 10/24/06  
Thomas R. Green Date  
Deputy City Attorney

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:

**EXHIBIT A**

**That portion of the Southeast Quarter (SE1/4) of Section 34, Township 20 South, Range 61 East, M.D.B.&M., more particularly described as follows:**

**Those portion of Lots Seventeen (17) through Thirty (30) inclusive in Block Thirteen (13) of Pioneer Heights Addition to Las Vegas as shown on map filed in Book 01 of Plats, Page 35 in the Official Records of Clark County, Nevada,**

**TOGETHER WITH**

**Those portions of Lots Sixteen (16) through Twenty (20) inclusive in Block Eighteen (18) of Wardie Additon to Las Vegas as shown on map filed in Book 01 of Plats, Page 13 in the Official Records of Clark County, Nevada,**

**TOGETHER WITH**

**That portion of the alley adjacent to said lands vacated in Vacation recorded in Book 23 as Document No. 21465 in the Official Records of Clark County, Nevada, which lie within the following described Centerline No. 1 and Centerline No. 2:**

**Centerline No. 1:**

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

**COMMENCING at the intersection of the centerlines of Bridger Avenue and Ninth Street as shown on said Pioneer Heights Addition to Las Vegas, thence along said centerline of Ninth Street South 27°55'58" West 163.51 feet to a point;**

**Thence leaving said Ninth Street centerline North 62°04'02" West a distance of 40.00 feet to a point on the southeast line of Block Thirteen (13) of said Pioneer Heights Addition to Las Vegas;**

**Thence North 62°04'02" West a distance of 123.22 feet to a point, said point being the POINT OF BEGINNING;**

**thence South 29°16'43" West a distance of 21.57 feet to a point hereinafter called Point "A";**

**thence South 63°15'41" East a distance of 19.51 feet;**

**thence South 27°37'41" West a distance of 144.02 feet;**

**thence South 58°34'02" East a distance of 9.80 feet to the POINT OF ENDING.**

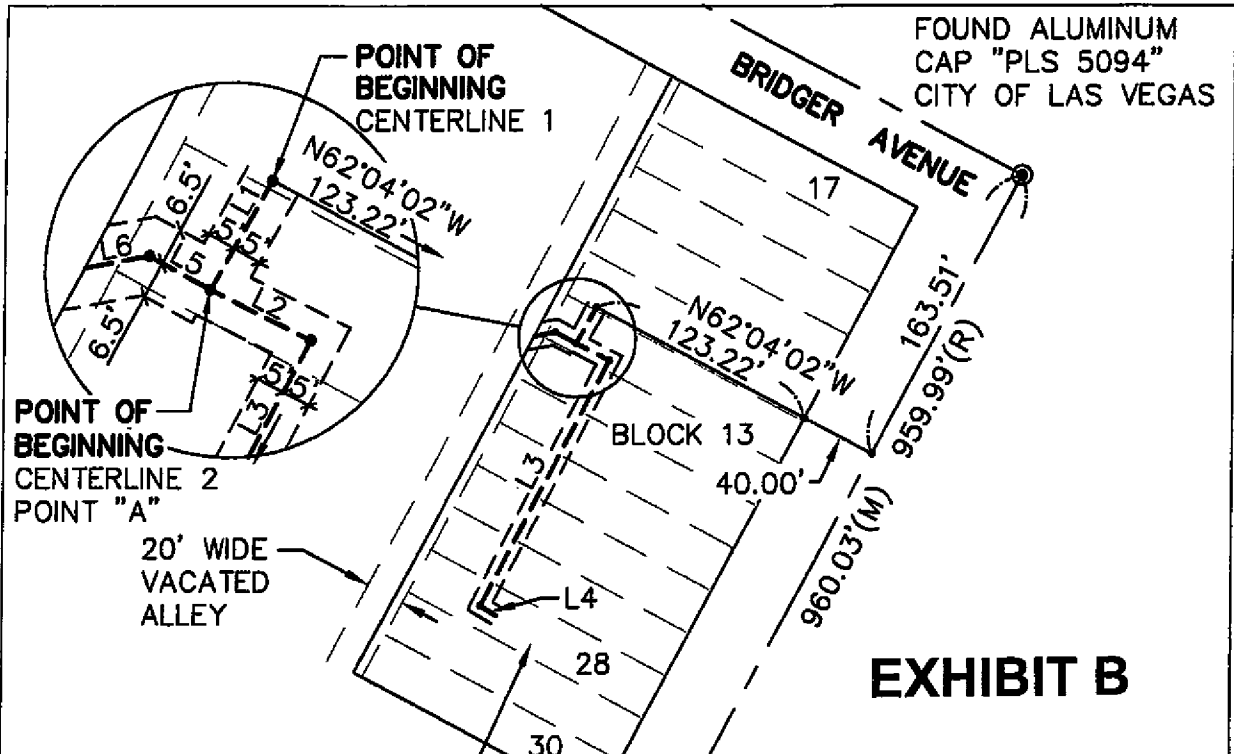
**The sidelines of said strip are to be lengthened or shortened to as to meet at all angle points and at the boundary of Centerline No. 2.**

**Centerline No. 2:**

**A strip of land 13.00 feet in width, being 6.50 feet on each side of the following described centerline:**

**BEGINNING at the above mentioned Point "A", thence North  $61^{\circ}29'55''$  feet West a distance of 12.23 feet;  
thence South  $79^{\circ}44'51''$  West a distance of 11.50 feet to the POINT OF ENDING.**

**The sidelines of said strip are to be lengthened or shortened to as to meet at all angle points.**



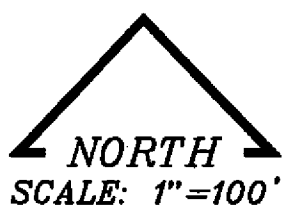
FOUND ALUMINUM  
CAP "PLS 5094"  
CITY OF LAS VEGAS

POINT OF  
BEGINNING  
CENTERLINE 2  
POINT "A"  
20' WIDE  
VACATED  
ALLEY

APN 139-34-712-125  
PIONEER HEIGHTS ADDITION  
TO LAS VEGAS  
BOOK 1, PAGE 35 OF PLATS


### EXHIBIT B

LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°16'43"W	21.57'
L2	S63°15'41"E	19.51'
L3	S27°37'41"W	144.02'
L4	S58°34'02"E	9.80'
L5	N61°29'55"W	12.23'
L6	S79°44'51"W	11.50'



**BASIS OF BEARINGS**  
SOUTH 27°55'58" WEST BEING THE CENTERLINE  
OF NINTH STREET BETWEEN BRIDGER AVENUE  
AND CLARK AVENUE LYING WITHIN THE  
SOUTHEAST QUARTER (SE ¼) OF SECTION 34,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.,  
CLARK CITY OF LAS VEGAS, CLARK COUTNY,  
NEVADA AS SHOWN BY A MAP ON FILE IN FILE  
67, PAGE 79 OF SURVEYS IN THE CLARK  
COUNTY RECORDER'S OFFICE, CLARK COUNTY,  
NEVADA.

FOUND ALUMINUM  
CAP "PLS 5094"  
CITY OF LAS VEGAS

 NEVADA POWER.		<b>NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000</b>	
<b>TITLE:</b> DOWNTOWN SENIOR SERVICES CENTER	<b>DESCRIPTION:</b> EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION	SEC:34    T:20 s    R:61 E <b>SURVEYOR:</b> GE/AA <b>DRAWN BY:</b> RH <b>CHECKED BY:</b> AJ	<b>DATE:</b> 8-7-06 <b>PROJECT ID:</b> 175232