

**APN: 139-25-303-014  
139-25-303-015**

WHEN RECORDED MAIL TO:  
Nevada Power Company  
Land Services MS #9  
P.O. Box 98910  
Las Vegas, NV 89151-0001

**THIS GRANT OF EASEMENT CANCELS AND SUPERCEDES THE RIGHT OF ENTRY GRANTED TO NEVADA POWER COMPANY BY DOCUMENT RECORDED AUGUST 25, 2000 IN BOOK 20000825 AS DOCUMENT NO. 01597, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.**

#### **GRANT OF EASEMENT**

I(WE) **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 a line or lines consisting of poles, guys, anchors, wires, cables, and other fixtures and apparatus, or any thereof, for the transmission and distribution of electricity and/or communication 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 permission to cut and trim brush and trees, as deemed necessary to insure the safe and proper operation of said line or lines.

The above referred to parcel of land, situate in the County of Clark, State of Nevada, is that portion of the Southwest Quarter (SW1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., Nevada, described as follows:

**SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.**

RW# 0968-06mm  
WO# 98260 (Early Childhood Development Center)  
Reference Document: 0211:0171912

The Grantor(s) retain(s) the right to fence, to plant, to maintain and to use said parcel(s) for their own purpose so long as such uses are consistent with Grantees'

electrical practices and with the National Electrical Safety Code and does not interfere with the rights herein granted. No construction or placement of any structures within the easement area, including, but not limited to, parking canopies, storage buildings, and covered facilities without the written consent of Nevada Power Company.

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

CITY OF LAS VEGAS

ATTEST:

\_\_\_\_\_  
BY: OSCAR B. GOODMAN  
TITLE: MAYOR

\_\_\_\_\_  
BARBARA JO RONEMUS  
CITY CLERK

APPROVED AS TO FORM:

*Thomas R. Green 12/20/06*  
Thomas R. Green

RATIFIED AND CONFIRMED

\_\_\_\_\_  
JAMES R. SAAVEDRA  
MANAGER OF LAND SERVICES  
NEVADA POWER COMPANY

RW# 0968-06mm  
WO# 98260 (Early Childhood Development Center)

STATE OF NEVADA )

COUNTY OF CLARK )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,

\_\_\_\_\_, a Notary Public, personally appeared

OSCAR B. GOODMAN 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 MAYOR on behalf of the **CITY OF LAS VEGAS** herein named, and acknowledged to me that the **municipal corporation** executed it.

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**Notary Public signature and seal**

RW# 0968-06mm

WO# 98260 (Early Childhood Development Center)

**EXHIBIT "A"**

RW# 0968-06mm  
WO# 98260 (Early Childhood Development Center)

**A portion of Parcel 2 and Parcel 3 as shown on map thereon in File 99 of Parcel Maps, Page 16, recorded October 25, 2000, in Book 20001025, Document No. 00874, Section 25, Township 20 South, Range 61 East, M.D.M., Official Records, Clark County, Nevada, further described as follows:**

**CENTERLINE 1:**

**A strip of land, 10.00 feet in width, lying 5.0 feet on each side of the following described centerline:**

**COMMENCING at the found brass cap in well "PLS 9106" situated at the Northwest corner of said Section 25, said point being the intersection of the centerline of Washington Avenue and Eastern Avenue;  
thence South 00°44'06" West, along the centerline of Eastern Avenue, a distance of 1330.60 feet;  
thence leaving said centerline of Eastern Avenue, South 88°52'39" East, a distance of 615.69 feet;  
thence North 00°44'06" East, a distance of 668.08 feet;  
thence South 88°38'57" East, a distance of 1308.91 feet;  
thence South 01°18'16" West, a distance of 296.76 feet to a point, the Northwest corner of said Parcel 3;  
thence South 89°56'02" East, a distance of 244.85 feet to the POINT OF BEGINNING;  
thence South 00°01'57" West, a distance of 157.97 feet;  
thence South 06°48'38" West, a distance of 23.78 feet, to a point hereinafter referred to as Point "A", the POINT OF ENDING.**

**PARCEL 1:**

**BEGINNING at the above mentioned Point "A", the POINT OF BEGINNING;  
thence South 88°53'34" East, a distance of 8.41 feet;  
thence South 01°06'26" West, a distance of 12.49 feet;  
thence North 88°53'34" West, a distance of 9.35 feet, to a point hereinafter referred to as Point "B";  
thence continuing North 88°53'34" West, a distance of 7.81 feet;  
Thence North 01°37'06" East, a distance of 12.49 feet;  
thence South 88°53'34" East, a distance of 8.87 feet to the POINT OF BEGINNING.**

**CENTERLINE #2:**

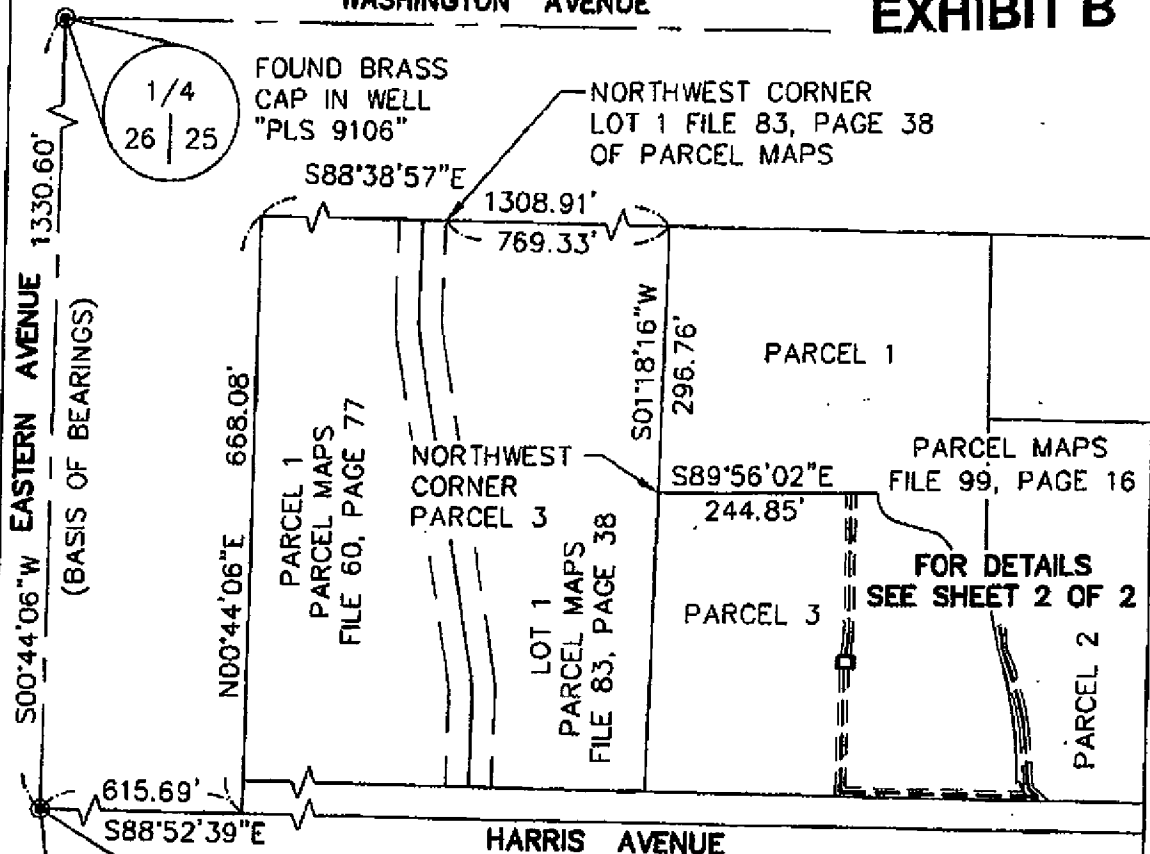
**A strip of land, 10.0 feet in width, lying 5.0 feet on each side of the following described centerline:**

**BEGINNING at the above mentioned Point "B", the POINT OF BEGINNING;  
thence South 00°53'24" West, a distance of 136.66 feet;  
thence South 88°41'44" East, a distance of 218.36 feet;  
thence North 47°05'56" West, a distance of 12.61 feet;  
thence North 05°51'22" West, a distance of 70.30 feet;  
thence North 11°09'26" West, a distance of 22.65 feet;  
thence North 16°28'18" West, a distance of 44.41 feet;  
thence North 21°40'56" West, a distance of 20.51 feet;  
thence North 05°07'37" West, a distance of 23.30 feet, the POINT OF ENDING.**

RW# 0968-06mm  
WO# 98260 (Early Childhood Development Center)

WASHINGTON AVENUE

**EXHIBIT B**



1/4  
26 | 25  
FOUND BRASS CAP IN WELL  
"PLS 9106"

NORTHWEST CORNER  
LOT 1 FILE 83, PAGE 38  
OF PARCEL MAPS

S88°38'57"E

1308.91'  
769.33'

S00°44'06"W EASTERN AVENUE 1330.60'  
(BASIS OF BEARINGS)

PARCEL 1  
PARCEL MAPS  
FILE 60, PAGE 77

NORTHWEST CORNER  
PARCEL 3  
LOT 1  
PARCEL MAPS  
FILE 83, PAGE 38

PARCEL 1

S89°56'02"E  
244.85'

PARCEL MAPS  
FILE 99, PAGE 16

FOR DETAILS  
SEE SHEET 2 OF 2

PARCEL 3

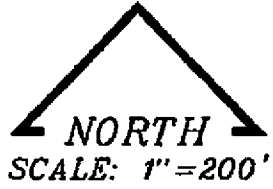
PARCEL 2

615.69'  
S88°52'39"E

HARRIS AVENUE

S 1/16  
26 | 25


FOUND BRASS CAP  
IN CONCRETE CLV  
"PLS 5094"



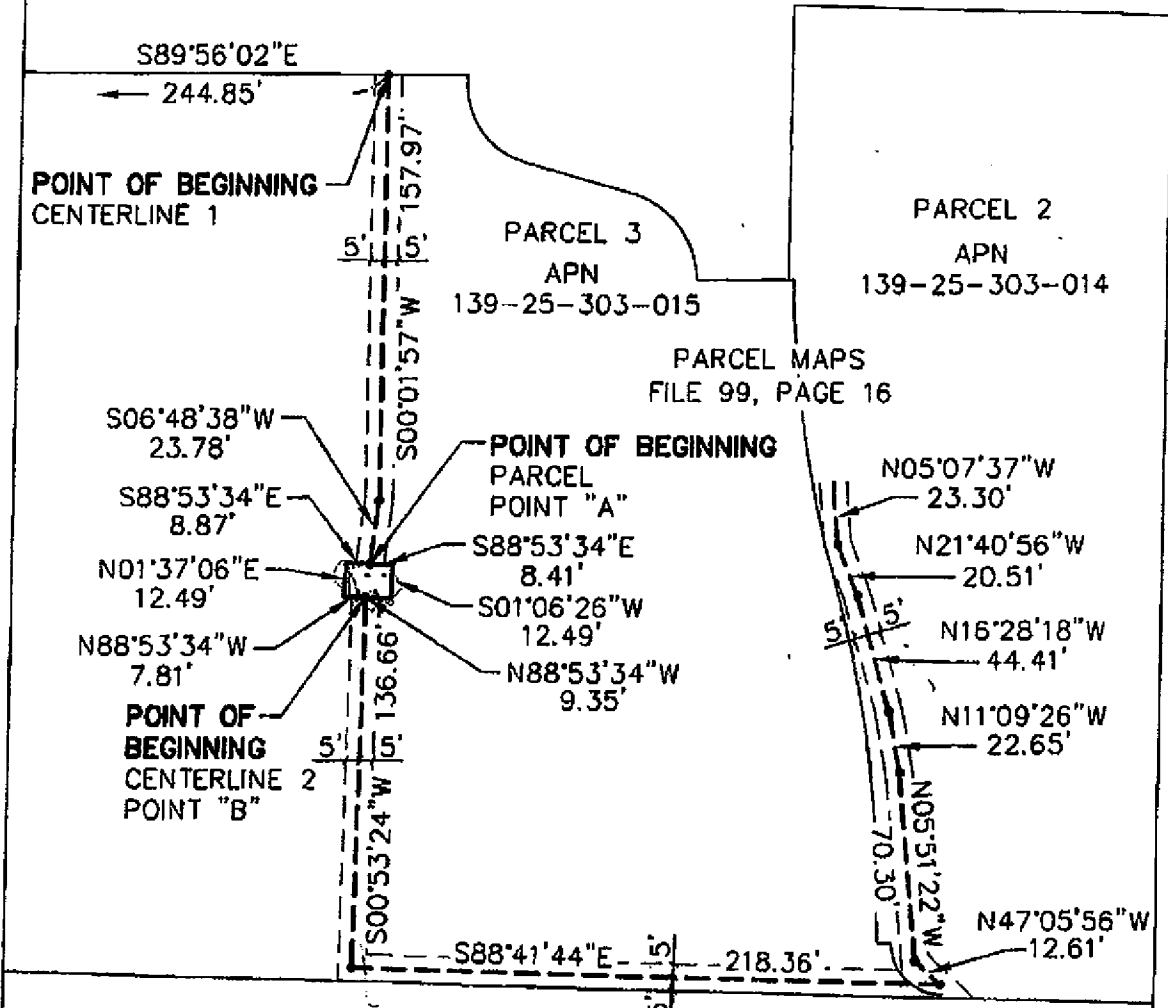
**BASIS OF BEARINGS**

SOUTH 00°44'06" WEST BEING THE WEST LINE OF THE OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY A MAP ON FILE IN FILE 60, PAGE 77 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

**SHEET 1 OF 2**

 <p>NEVADA POWER.</p>	<p>NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000</p>		
<p>TITLE: EARLY CHILDHOOD DEVELOPMENT CENTER</p>	<p>DESCRIPTION: EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION</p>	<p>SEC:25 T:20 S R:61 E SURVEYOR: GE/BB DRAWN BY: RH CHECKED BY: AC</p>	<p>DATE: 10-4-06 PROJECT ID: 98260</p>


# EXHIBIT B



HARRIS AVENUE



SHEET 2 OF 2

 <p>NEVADA POWER.</p>	<p>NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000</p>		
<p>TITLE: EARLY CHILDHOOD DEVELOPMENT CENTER</p>	<p>DESCRIPTION: EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION</p>	<p>SEC:25 T:20 S R:61 E SURVEYOR: GE/BB DRAWN BY: RH CHECKED BY: AC</p>	<p>DATE: 10-4-08 PROJECT ID: 98260</p>