

A.P.N. 139-22-313-004

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

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**.

WITNESSETH:

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

EXHIBIT "A"



7425 Peak Drive
Las Vegas, Nevada 89128
(702) 933-7000
Fax (702) 256-0151

JOB NO: CN061206
DATE: 6/14/07
BY: JRP
PR BY: TJK
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GRANTOR: CITY OF LAS VEGAS



EXHIBIT "A"

EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GREGORY STREET AND ELLIOTT AVENUE FOR LAS VEGAS VALLEY WATER DISTRICT PURPOSES.

**LEGAL DESCRIPTION
LAS VEGAS VALLEY WATER DISTRICT**

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4); THENCE SOUTH 89°54'00" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) COINCIDENT WITH THE CENTERLINE OF LAKE MEAD BOULEVARD, 125.52 FEET TO THE CENTERLINE INTERSECTION OF GREGORY STREET AND SAID LAKE MEAD BOULEVARD; THENCE SOUTH 00°50'07" WEST DEPARTING SAID NORTH LINE AND ALONG SAID CENTERLINE OF GREGORY STREET, 177.95 FEET TO THE CENTERLINE INTERSECTION OF ELLIOTT AVENUE AND GREGORY STREET; THENCE SOUTH 89°53'04" WEST DEPARTING SAID CENTERLINE AND ALONG THE CENTERLINE OF ELLIOTT AVENUE, 40.40 FEET; THENCE SOUTH 00°06'56" WEST DEPARTING SAID CENTERLINE, 25.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID ELLIOTT AVENUE, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°06'56" WEST DEPARTING SAID RIGHT-OF-WAY, 6.00 FEET; THENCE NORTH 89°53'04" WEST, 6.00 FEET; THENCE NORTH 00°06'56" EAST, 6.00 FEET TO THE AFOREMENTIONED RIGHT-OF-WAY; THENCE SOUTH 89°53'04" EAST ALONG SAID RIGHT-OF-WAY, 6.00 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 36 SQUARE FEET, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

LEGAL DESCRIPTION CONTINUED

JOB NO: CN061206

DATE: 6/14/07

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GRANTOR: CITY OF LAS VEGAS

BASIS OF BEARINGS

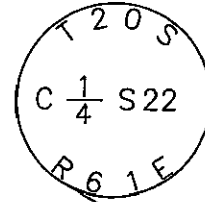
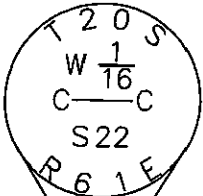
SOUTH 00°50'07" WEST

**BEING THE CENTERLINE OF GREGORY STREET AS SHOWN ON THAT CERTAIN PLAT
MAP RECORDED AS BOOK 8, PAGE 4 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.**

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M:_mapping\2006\CN061206\descriptions\061206-lvvwd-01.doc

APN: 139-22-313-004
 GRANTOR: CITY OF LAS VEGAS



LAKE MEAD BOULEVARD

S89°54'00"W 1187.13
 1312.65'
 125.52'

P.O.C.

S00°50'07"W (B.O.B.)
 177.95'

ELLIOTT AVENUE

S89°53'04"W
 40.40'

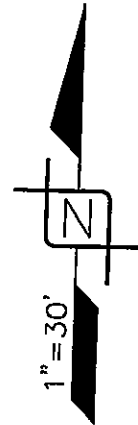
P.O.B.

L3

L3

25.5

GREGORY STREET



LINE TABLE

No.	Bearing	Length
L1	S00°06'56"W	25.50'
L2	S00°06'56"W	6.00'
L3	S89°53'04"E	6.00'

APN: 139-22-313-004
 OWNER: CITY OF LAS VEGAS
 DOC: 19980302:01241

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EXHIBIT "B"
 LVVWD FIRE HYDRANT
 "EXHIBIT TO ACCOMPANY
 LEGAL DESCRIPTION"



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