

A.P.N. 125-13-501-009

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

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**.

July 2, 2007
J. Rangel

Exhibit 'A'

EXPLANATION

THE PURPOSE OF THIS LEGAL IS TO GRANT AN EASEMENT TO THE LAS VEGAS VALLEY WATER DISTRICT, GENERALLY LOCATED EAST OF BRADLEY ROAD AND SOUTH OF GRAND TETON DRIVE.

LEGAL DESCRIPTION

A PORTION OF LOT 62 AS SHOWN IN FILE 52, PAGE 70 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 13; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 84°31'41" WEST, 127.07 FEET; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 05°28'19" EAST, 75.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 05°28'19" EAST, 25.00 FEET; THENCE SOUTH 84°31'41" WEST, 17.00 FEET; THENCE NORTH 05°28'19" WEST, 25.00 FEET; THENCE PARALLEL TO 75.00 FEET DISTANT TO SAID NORTHERLY LINE, NORTH 84°31'41" EAST, 17.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 425 SQUARE FEET MORE OR LESS.

BASIS OF BEARING

NORTH 84°31'41" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 161, PAGE 45 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

END OF DESCRIPTION.

Dennis H. Jensen, PLS
Professional Land Surveyor
Nevada License No. 5859

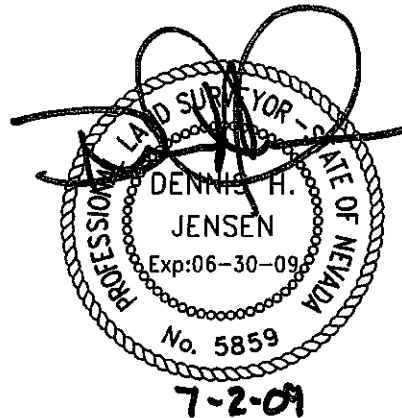
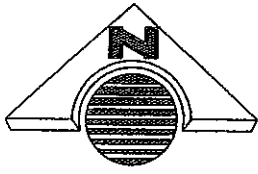
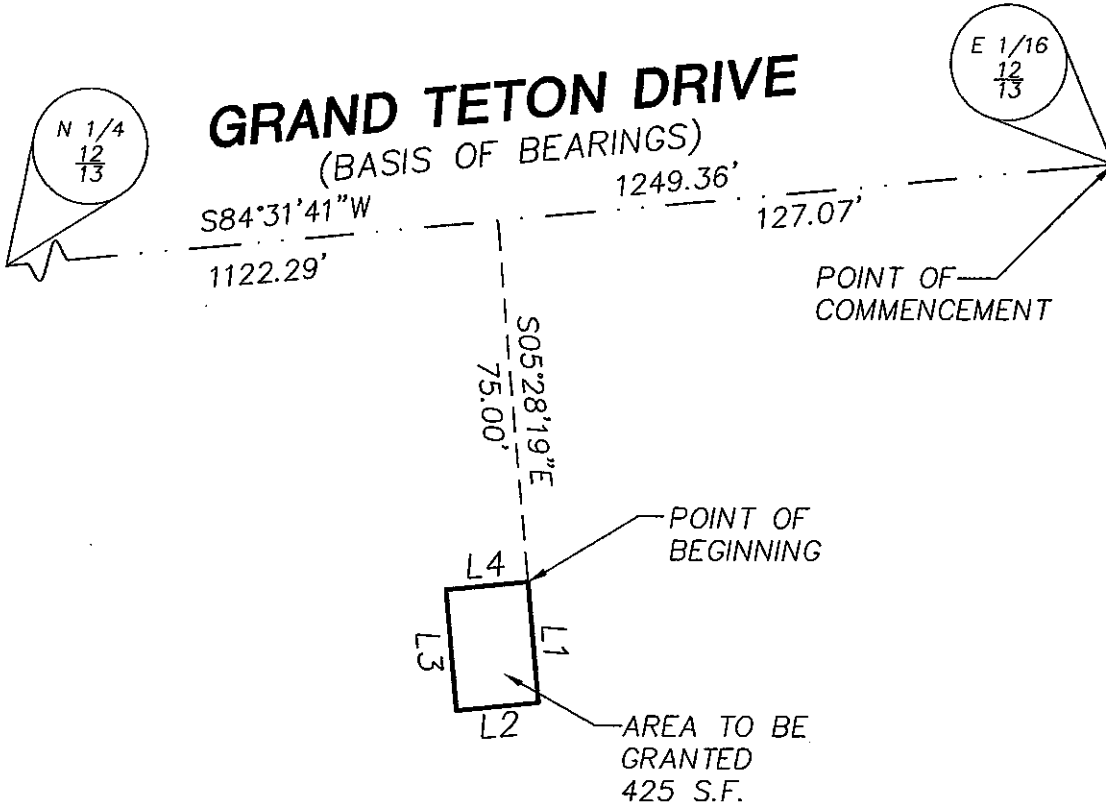


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



N.T.S.



A PORTION OF LOT 62 AS SHOWN IN
FILE 52, PAGE 70 OF SURVEYS
APN: 125-13-501-009

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S05°28'19"E | 25.00' |
| L2 | S84°31'41"W | 17.00' |
| L3 | N05°28'19"W | 25.00' |
| L4 | N84°31'41"E | 17.00' |

HORIZON SURVEYS



9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM

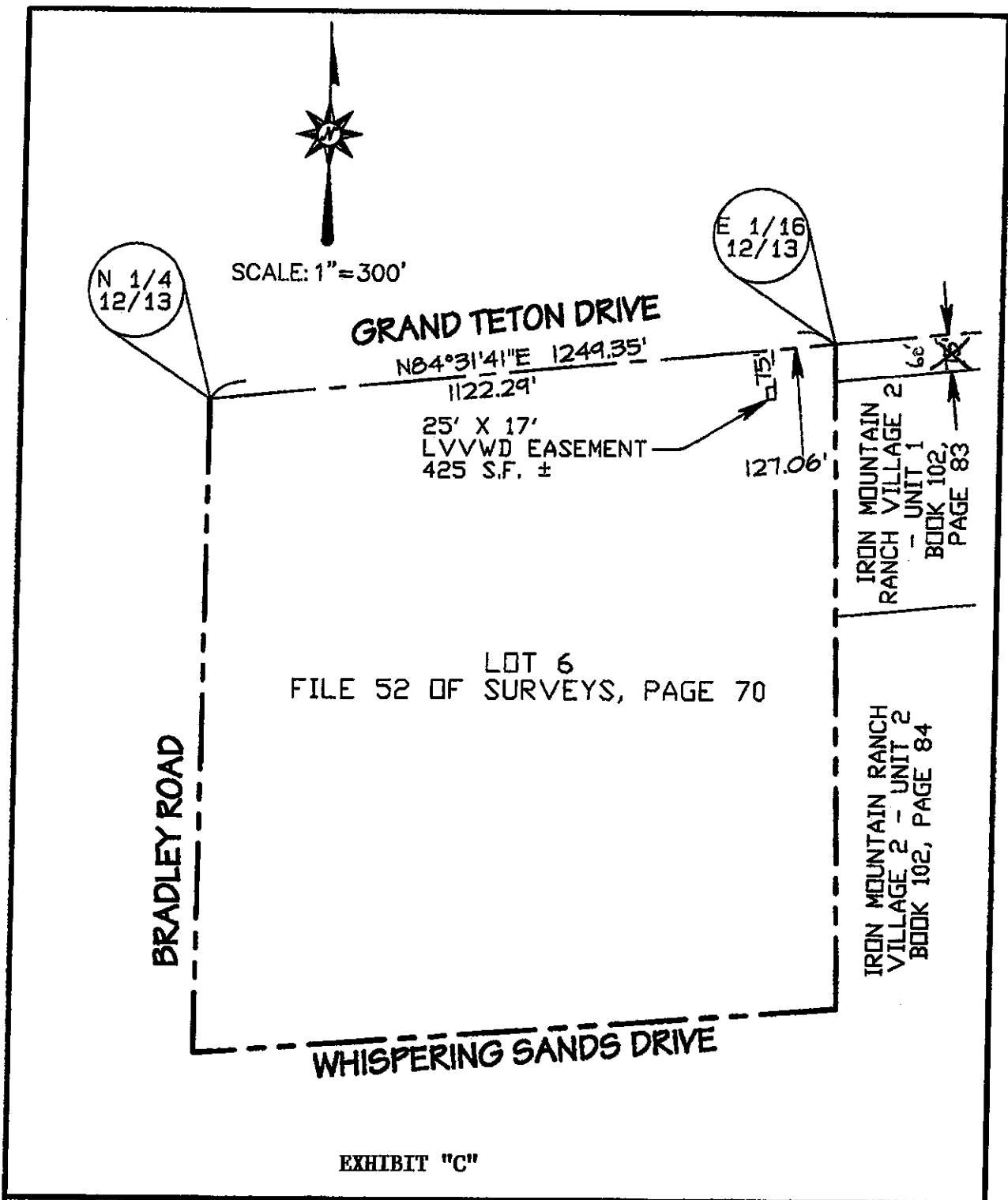


EXHIBIT "C"



TETON TRAIL EASEMENT

POR. NE 1/4 OF SEC. 13, T19 S, R60E, MDM
 CITY OF LAS VEGAS - SURVEY
 3001 RONEMUS DRIVE, LV, NV 89128 ~ 702)229-6217

| |
|--------------------------|
| TETON TRAIL EASEMENT.PRO |
| DRAWN BY: NJPA |
| CHECKED BY: ARR |
| SHEET 1 OF 1 |
| DATE: JUNE, 2007 |