

A.P.N. 137-12-401-001

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

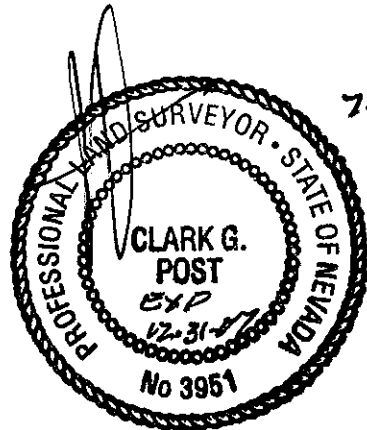
EXHIBIT "A"

BLM RIGHT-OF-WAY AMENDMENT TO N-66120
LVVWD DCDA/RPPA EASEMENT
SOUTH SIDE OF BUCKSKIN AVENUE WEST OF CLIFF SHADOWS PARWAY

LYING WITHIN THE WEST 1/2 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.B.&M., CITY OF LAS VEGAS, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER OF SECTIONS 11 AND 12 AS SHOWN PER RECORD OF SURVEY IN FILE 147, PAGE 0054 CLARK COUNTY RECORDS. THENCE NORTH 89°31'05" EAST ALONG THE NORTH LINE OF PARCEL I OF SAID MAP 337.89 FEET; THENCE LEAVING SAID LINE SOUTH 00°28'55" EAST 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF BUCKSKIN AVENUE BEING THE POINT OF BEGINNING OF THE EASEMENT TO BE HEREIN DESCRIBED THENCE ALONG SAID LINE NORTH 89°31'05" EAST 15.00 FEET; THENCE LEAVING SAID LINE SOUTH 00°28'55" EAST 15.00 FEET; THENCE SOUTH 89°31'05" WEST 15.00 FEET; THENCE NORTH 00°28'55" WEST 15.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 225 SQ. FT.

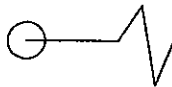




SCALE: 1" = 20'

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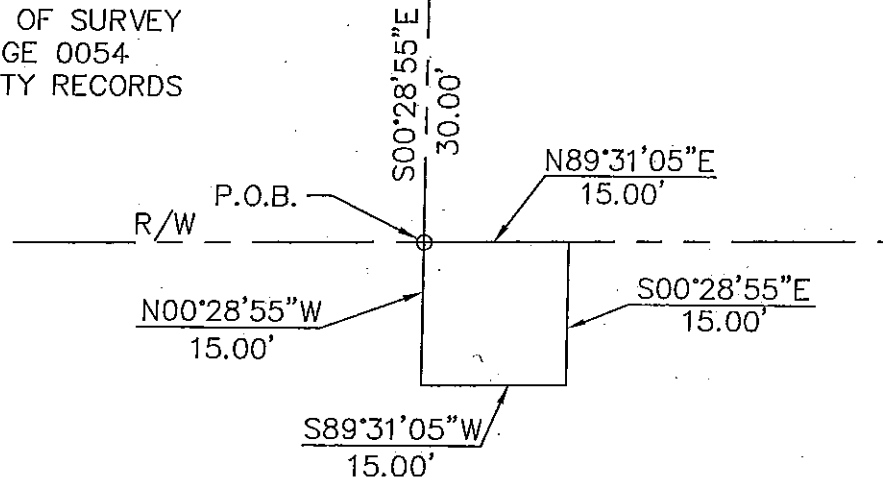
S 1/16
COR 11/12



N89°31'05"E
337.89'

BUCKSKIN AVE.

PER RECORD OF SURVEY
FILE 147, PAGE 0054
CLARK COUNTY RECORDS



The
WLB
Group
INC.

DCDA/RPPA

Engineering • Planning Surveying Urban Design Landscape Architecture
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