

A.P.N. 139-21-703-014

**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

400 East Stewart Avenue, Las Vegas, NV 89101

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**.



**EXPLANATION**

THIS LEGAL DESCRIPTION DESCRIBES A 15.00 FOOT X 15.00 FOOT PARCEL OF LAND FOR A LAS VEGAS VALLEY WATER DISTRICT EASEMENT IN SUPPORT OF THE DOOLITTLE PARK PROJECT

**LEGAL DESCRIPTION**

**COMMENCING** AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE AT PAGE 38 IN FILE 91 OF PARCEL MAPS IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE; SAID NORTHWEST CORNER BEING THE CENTERLINE INTERSECTION OF LAKE MEAD BOULEVARD AND "J" STREET; THENCE SOUTH 00°13'26" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE¼) BEING THE CENTERLINE OF SAID "J" STREET, 346.00 FEET; THENCE SOUTH 89°46'34" EAST, DEPARTING SAID CENTERLINE, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID "J" STREET, BEING THE **POINT OF BEGINNING**; THENCE SOUTH 89°46'34" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, 15.00 FEET; THENCE SOUTH 00°13'26" WEST, 15.00 FEET; THENCE NORTH 89°46'34" WEST, 15.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°13' 26" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 15.00 FEET TO THE **POINT OF BEGINNING**.

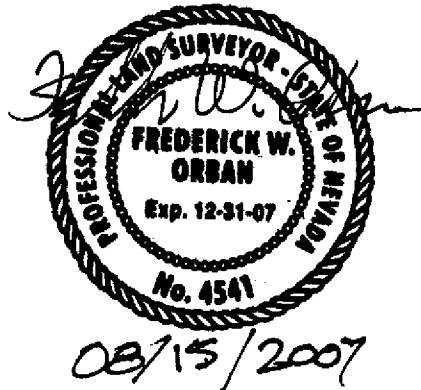
**CONTAINING:** 225 SQUARE FEET.

**BASIS OF BEARINGS**

SOUTH 00°13'26" WEST, BEING THE BEARING OF THE CENTERLINE OF "J" STREET, AS SHOWN BY MAP THEREOF AT PAGE 38, IN FILE 91 OF PARCEL MAPS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

**PREPARED BY:**

FREDERICK W. ORBAN, PLS  
NEVADA LICENSE No. 4541  
AS AGENT FOR:  
POGGEMEYER DESIGN GROUP, INC.  
2601 NORTH TENAYA WAY  
LAS VEGAS, NEVADA 89128



**EXHIBIT "A"**

**LVVWD EASEMENT  
DOOLITTLE PARK**

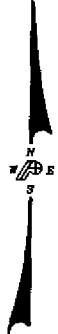
**P.O.C.**

FOUND REBAR

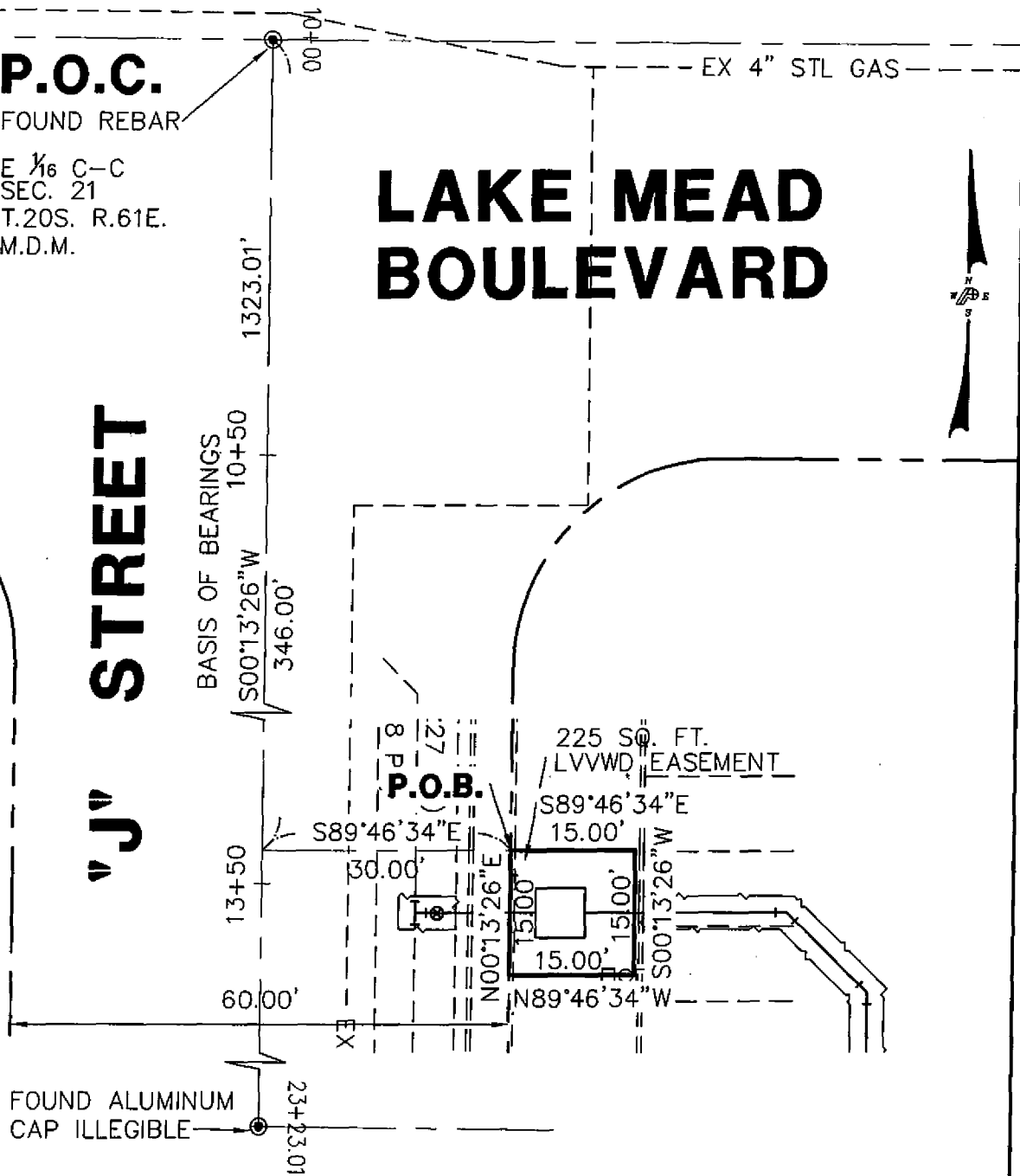
E 1/16 C-C  
SEC. 21  
T.20S. R.61E.  
M.D.M.

**LAKE MEAD  
BOULEVARD**

**"J" STREET**



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**EXHIBIT "B"**



**ENGINEERS, LAND SURVEYORS, PLANNERS  
LANDSCAPE ARCHITECTS  
POGGEMEYER DESIGN GROUP**

2601 NORTH TENAYA WAY LAS VEGAS, NEVADA 89128 (702) 255-8100

SCALE	1"=20'
JOB NO.	06166A
DATE	06-07-07
DRAWING NO.	1
OF	1