

**APN: 139-28-110-015,017,018,019,020,021,022 and 139-28-210-028,027,026,
025,024,023,022,021**

WHEN RECORDED MAIL AND SEND TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NV 89101

NON-EXCLUSIVE PUBLIC UTILITY EASEMENT

I (WE): The **CITY OF LAS VEGAS**, the undersigned, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey a Non-Exclusive Public Utility Easement to American Fiber Systems; Central Telephone Company, AKA Embarq; Cox Communications; and Nevada Power Company, upon, over, under and across the parcel of land hereinafter described, and the right of ingress and egress to and over said parcel. Said parcel of land being described as follows:

**FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF**

For: Non-Exclusive Public Utility Easement.

APN: 139-28-110-015,017,018,019,020,022 and 139-28-210-028, 027, 026,
025, 024, 023
OWNER: City of Las Vegas
TYPE DOC: Non-Exclusive Public Utility Easement
LOCATION: Martin Luther King Boulevard, between Vegas Drive and Washington
Avenue.

Witness _____ hand _____ this _____ day of _____, 2007.

CITY OF LAS VEGAS

BY: _____

Oscar B. Goodman, Mayor

ATTEST BY: _____

Beverly K. Bridges, CMC, City Clerk

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On _____ personally appeared before me, a Notary Public,
(Date)

(Person(s) appearing before Notary)

_____ personally known (or proved) to me to be the
person whose name is subscribed to the above instrument who acknowledged that ___he___
executed the above instrument.

(Notary Public Signature)

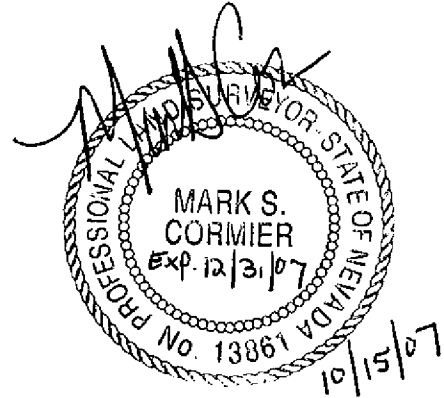
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SEAL



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



W.O. 6224
JUNE 11, 2007
REV: 10/4/07
REV: 10/15/07
BY: KAK
P.R. BY: MSC
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EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF VEGAS DRIVE AND MARTIN LUTHER KING BOULEVARD, BEING A PORTION OF THAT CITY OF LAS VEGAS DEDICATED RIGHT-OF-WAY LYING ALONG THE WEST SIDE OF MARTIN LUTHER KING BOULEVARD BETWEEN VEGAS DRIVE AND WASHINGTON AVENUE, FOR NON-EXCLUSIVE PUBLIC UTILITY EASEMENT PURPOSES.

**LEGAL DESCRIPTION
NON-EXCLUSIVE PUBLIC UTILITY EASEMENT**

BEING A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTION 21 AND SECTION 28, THENCE SOUTH 89°57'27" WEST, ALONG THE NORTH LINE OF NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 28 A DISTANCE OF 96.65 FEET; THENCE SOUTH 00°02'33" EAST, DEPARTING SAID NORTH LINE, 51.64 FEET TO THE WESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING BOULEVARD, SAME BEING BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 59.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 23°42'56" EAST, SAME BEING THE **POINT OF BEGINNING-1:**

THENCE SOUTHEASTERLY, 39.69 FEET ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 38°32'25" TO A POINT HERINAFTER REFERRED TO AS **POINT "A"**; THENCE SOUTH 44°43'46" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY, 5.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 54.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 63°56'21" EAST; THENCE NORTHWESTERLY, 60.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°58'54" TO THE SOUTHERLY RIGHT-OF-WAY OF VEGAS DRIVE; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 23.77 FEET TO THE **POINT OF BEGINNING-1:**

CONTAINING 231 SQUARE FEET, (0.005 ACRES), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

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COMMENCING AT THE AFOREMENTIONED POINT "A", SAME BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 59.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 62°15'21" EAST; THENCE SOUTHEASTERLY, 28.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°55'55"; THENCE SOUTH 00°11'15" WEST, 267.23 FEET TO THE POINT OF BEGINNING-2:

THENCE SOUTH 00°11'15" WEST, 6.79 FEET; THENCE SOUTH 01°05'07" EAST, 450.06 FEET; THENCE SOUTH 00°11'15" WEST, 899.43 FEET; THENCE SOUTH 02°16'30" WEST, 177.70 FEET; THENCE SOUTH 89°31'17" EAST, 2.35 FEET; THENCE SOUTH 00°00'23" EAST, 70.00 FEET; THENCE NORTH 89°31'17" WEST, 5.14 FEET; THENCE SOUTH 02°16'30" WEST, 50.81 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 4995.00 FEET; THENCE SOUTHERLY, 336.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'41"; THENCE SOUTH 01°35'11" EAST, 95.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, 31.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'41" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 73°23'30" WEST; THENCE SOUTHERLY, 31.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'41"; THENCE SOUTH 01°35'11" EAST, 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 59.00 FEET; THENCE SOUTHWESTERLY, 65.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°38'44"; THENCE NORTH 89°44'50" WEST, 13.31 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WASHINGTON AVENUE, SAME BEING THE WESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING BOULEVARD, SAME ALSO BEING THE POINT OF CUSP OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 54.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 15°23'23" EAST; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID MARTIN LUTHER KING BOULEVARD THROUGH ITS VARIOUS CURVES AND COURSES AS FOLLOWS: NORTHEASTERLY, 71.81 FEET DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°11'48"; THENCE NORTH 01°35'11" WEST, 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 105.00 FEET; THENCE NORTHERLY, 33.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'41" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 95.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 73°23'30" EAST; THENCE NORTHERLY, 30.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'41"; THENCE NORTH 01°35'11" WEST, 95.92 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5000 FEET; THENCE NORTHERLY, 336.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'41"; THENCE NORTH 02°16'30" EAST, 55.66 FEET; THENCE SOUTH 89°31'17" EAST, 4.95 FEET; THENCE NORTH 00°00'23" WEST, 60.00 FEET; THENCE NORTH 89°31'17" WEST, 2.56 FEET; THENCE NORTH 02°16'30" EAST, 182.77 FEET; THENCE NORTH 00°11'15" EAST, 899.28 FEET; THENCE NORTH 01°05'07" WEST, 450.06 FEET; THENCE NORTH 00°11'15" EAST, 4.23 FEET; THENCE NORTH 62°36'29" EAST, 5.64 FEET TO THE **POINT OF BEGINNING-2**, AS SHOWN ON THE "EASEMENT EXHIBIT", ATTACHED HERETO AND MADE A PART HEREOF.

LEGAL CONTINUED

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CONTAINING 11,876 SQUARE FEET, (0.273 ACRES), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

CONTAINING A TOTAL OF 12,107 SQUARE FEET (0.278 ACRES), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH 00°11'15" EAST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 148 AT PAGE 79.

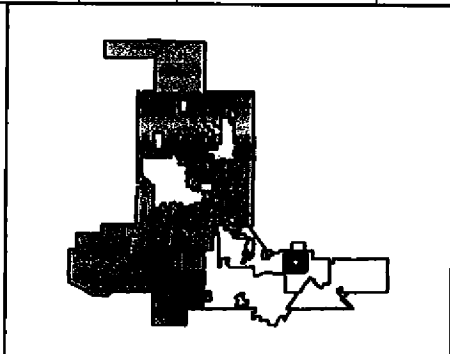
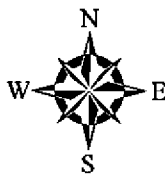
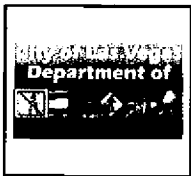
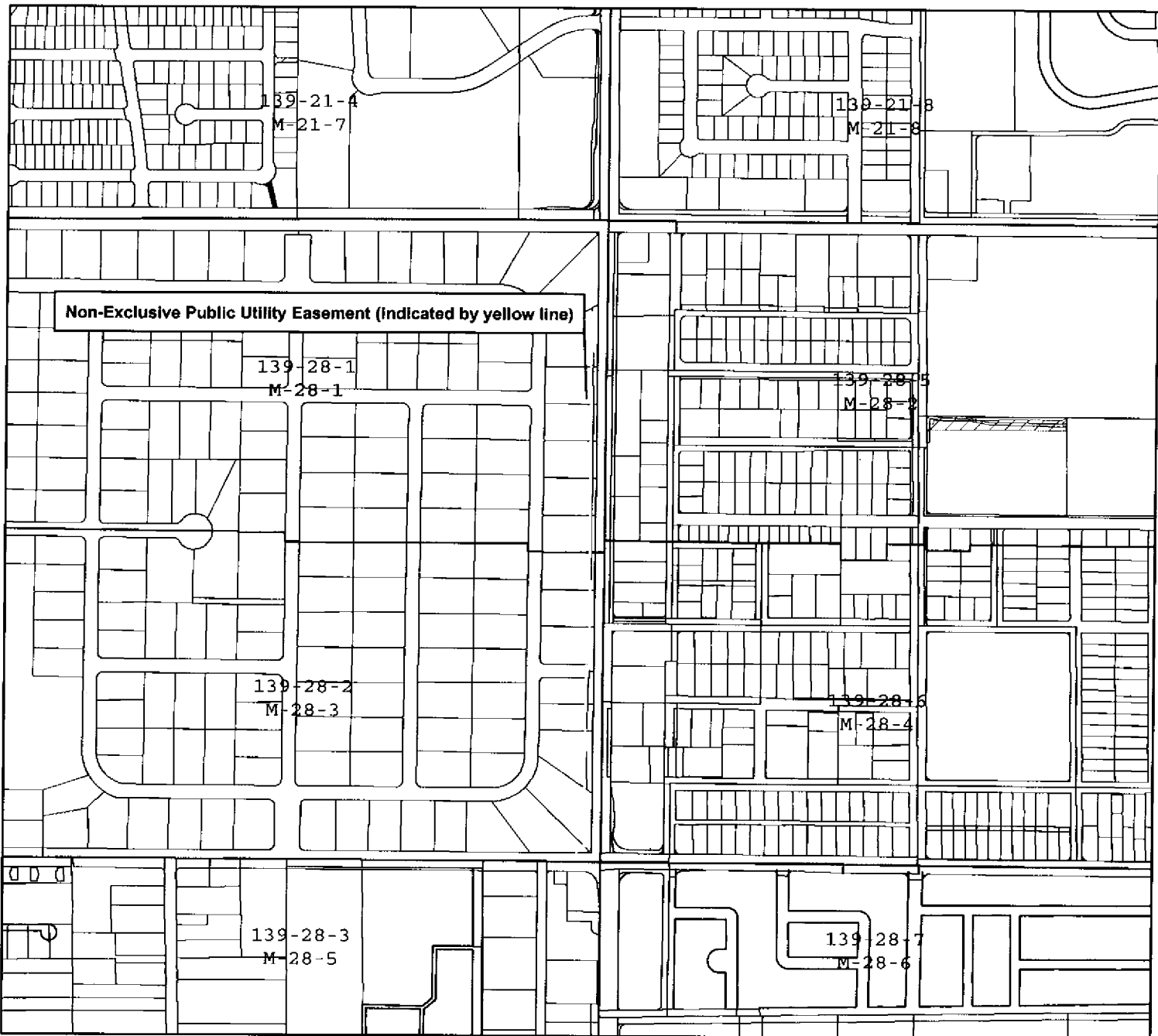
PREPARED BY: MARK S. CORMIER, PLS 13861, VTN NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV. 89146 (873-7550)

END OF DESCRIPTION.

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REF:G:\6224\6224LEGAL-OPT4.DWG(BR-NPC-REV-A)

Non-Exclusive Public Utility Easement



Created by: Right-of-Way 9.1 on Oct 17 2007
Due to continuous development activity
this map is for reference only.