

A.P.N. 125-08-401-004

**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.

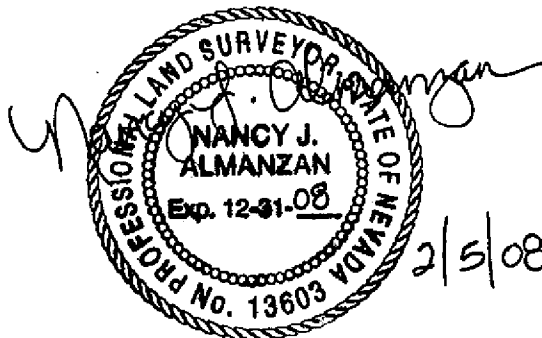
The **GRANTOR(S)**, its successors and assigns agree that:

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**.



**EXHIBIT "A"**

FEBRUARY 5, 2008  
WRITTEN BY: NJPA  
CHECKED BY: ARR  
APN # 125-08-401-004  
(PAGE 1 OF 1)



**EXPLANATION:**

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED SOUTHEAST OF SKY POINTE DRIVE AND ACKERMAN AVENUE FOR LAS VEGAS VALLEY WATER DISTRICT EASEMENT PURPOSES.

**LEGAL DESCRIPTION**

BEING A PORTION OF LOT 1 AS SHOWN ON FILE 101 OF PARCEL MAPS, PAGE 15, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EASEMENT #1:**

**COMMENCING** AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ACKERMAN AVENUE; THENCE NORTH 89°53'30" WEST, ALONG SAID RIGHT OF WAY, 267.59 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°06'30" WEST, DEPARTING SAID RIGHT OF WAY, 6.00 FEET; THENCE NORTH 89°53'30" WEST, 6.00 FEET; THENCE NORTH 00°06'30" EAST, 6.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID ACKERMAN AVENUE, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 89°53'30" EAST, ALONG SAID RIGHT OF WAY, 6.00 FEET TO THE **POINT OF BEGINNING**. THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 36 SQUARE FEET OF LAND, MORE OR LESS.

**EASEMENT #2:**

**BEGINNING** AT THE ABOVE DESCRIBED POINT "A"; THENCE SOUTH 00°06'30" WEST, 20.00 FEET; THENCE NORTH 89°53'30" WEST, 20.00 FEET; THENCE NORTH 00°06'30" EAST, 20.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID ACKERMAN AVENUE; THENCE SOUTH 89°53'30" EAST, ALONG SAID RIGHT OF WAY, 20.00 FEET TO THE **POINT OF BEGINNING**. THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 400 SQUARE FEET, MORE OR LESS.

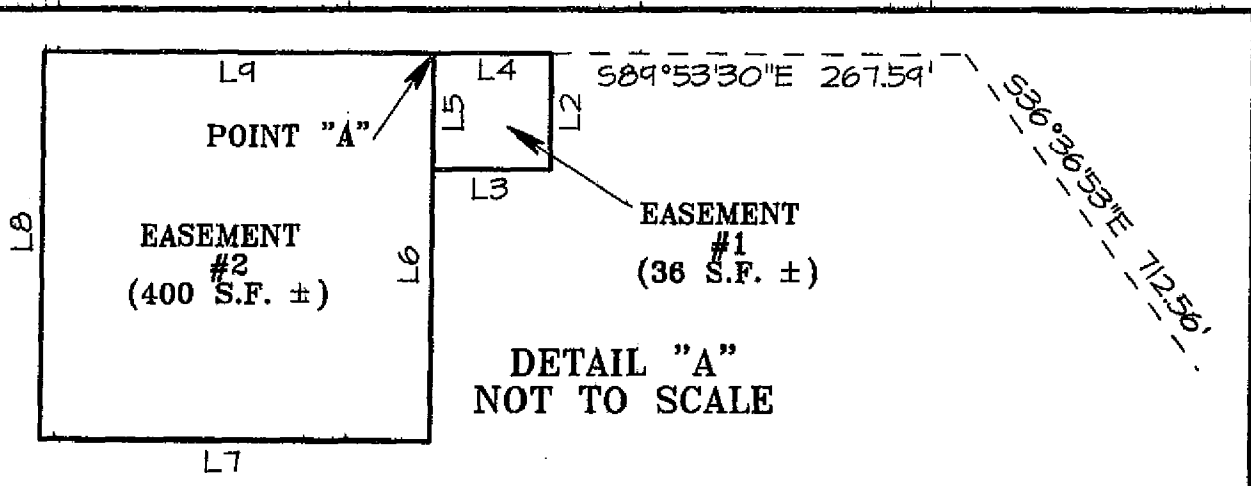
THE ABOVE DESCRIBED PARCELS ARE DEPICTED ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" WHICH IS ATTACHED HERETO AND MADE PART HEREOF.

**BASIS OF BEARINGS:**

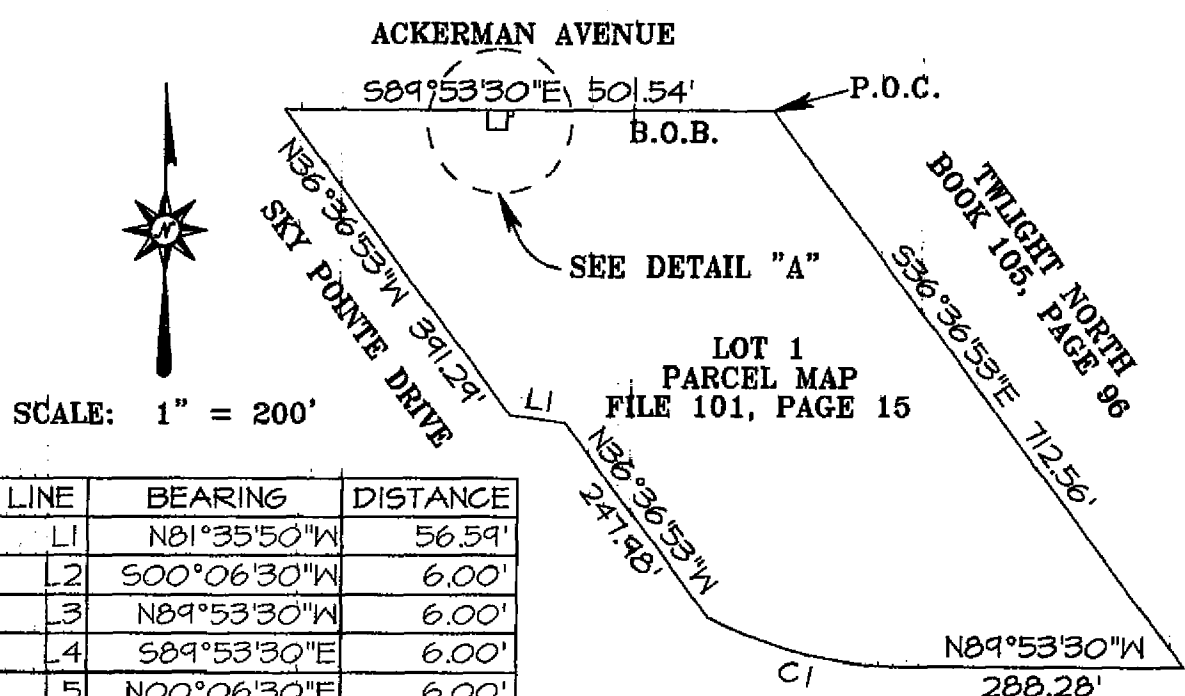
SOUTH 89°53'30" EAST, BEING THE NORTH LINE OF LOT 1, COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY LINE OF ACKERMAN AVENUE, AS SHOWN IN FILE 101 OF PARCEL MAPS, PAGE 15, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

END OF DESCRIPTION.

FILE NAME: NPC – FIRE STA 101 - LVVWD.DOC



DETAIL "A"  
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N81°35'50"W	56.59'
L2	S00°06'30"W	6.00'
L3	N89°53'30"W	6.00'
L4	S89°53'30"E	6.00'
L5	N00°06'30"E	6.00'
L6	S00°06'30"W	20.00'
L7	N89°53'30"W	20.00'
L8	N00°06'30"E	20.00'
L9	S89°53'30"E	20.00'

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	28°14'19"	425.00'	209.46'	106.90'



**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION**  
**FIRE STATION 101 - LVWD EASEMENT**  
 POR. SW 1/4, SEC. 8, T19S, R60E, MDM

CITY OF LAS VEGAS - SURVEY  
 3001 RONEMUS DR, LAS VEGAS, NV 89128 ~ 702) 229-6217

DWG: FIRE 101.FRO  
 DRAWN BY: NJPA  
 CHECKED BY: ARR  
 SHEET 1 OF 1  
 DATE: FEB., 2008