

**APN: 163-04-607-006**

WHEN RECORDED MAIL TO:  
Land Services  
Nevada Power Company  
P.O. Box 98910 MS 9  
Las Vegas, NV 89151-0001

**THIS GRANT OF EASEMENT CANCELS AND SUPERCEDES THE RIGHT-OF-ENTRY GRANTED TO NEVADA POWER COMPANY BY DOCUMENT RECORDED FEBRUARY 15, 2006, IN BOOK 20060215, AS DOCUMENT NO. 01070, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.**

### **GRANT OF EASEMENT**

**CITY OF LAS VEGAS, a municipal corporation of the State of Nevada, ("Grantor") for One Dollar (\$1.00) and other and good valuable consideration, receipt of which is hereby acknowledged, grants and conveys to Nevada Power Company, a Nevada corporation, ("Grantee"), its successors and assigns, a perpetual right and easement:**

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of cables, conduit, duct banks, manholes, vaults, transformers (aboveground or underground), service boxes/meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements ("**Utility Facilities**") upon, over, under and through the property described in **Exhibit "A"** hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");
2. for the unrestricted passage of vehicles and pedestrians within, on, over and across the Easement Area;
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area; and
4. for the removal, clearance, cutting and trimming of any obstructions and materials (including trees and other vegetation) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in the Easement Area.

RW# 0628-08mm  
Proj. #179892  
Project Name: Nextel NV5231-B  
Reference Document: 20000225:01340  
GOE\_DIST

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Grantee will be responsible for any damages, caused by Grantee constructing, operating, adding to, maintaining, and removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, and signage.

Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

This grant includes underground electrical service to the meter panel(s) on said land.

**GRANTOR:**

**CITY OF LAS VEGAS**

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**By: OSCAR B. GOODMAN**  
**Title: MAYOR**

**APPROVED AS TO FORM**

**ATTEST:**

*John S. Ridilla 9/12/08*  

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**BY:**  
**TITLE:** John S. Ridilla  
Deputy City Attorney

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**BY: BEVERLY K. BRIDGES, CMC**  
**TITLE: CITY CLERK**

**RATIFIED AND CONFIRMED**

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**JAMES R. SAAVEDRA**  
**DIRECTOR, LAND SERVICES**  
**NEVADA POWER COMPANY**

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STATE OF NEVADA     )  
                                  ) .ss  
COUNTY OF CLARK    )

This instrument was acknowledged on \_\_\_\_\_, 20\_\_\_\_, by  
OSCAR B. GOODMAN as MAYOR of the CITY OF LAS VEGAS.

\_\_\_\_\_  
NOTARY

SEAL:

## EXHIBIT A

The above referred to parcel of land in the County of Clark, State of Nevada, is that portion of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 04, Township 21 South, Range 60 East, M.D.B.&M., described as follows:

A strip of land 10.00 feet in width, lying 5.00 feet on each side of the following described centerline:

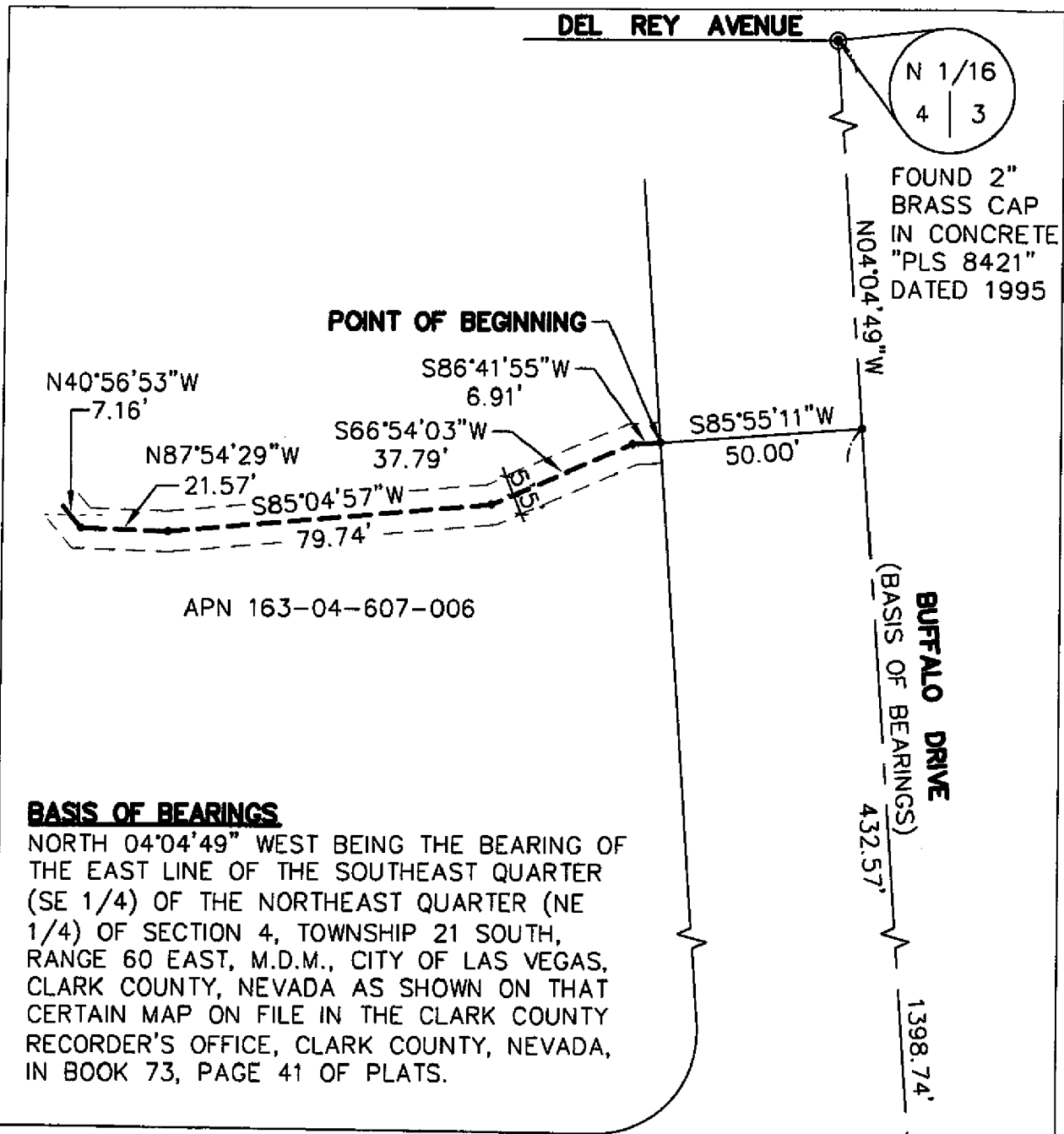
A portion of Government Lot 36 further described as follows:

COMMENCING at the intersection of Oakey Boulevard and Buffalo Drive as shown by map thereon in File 37 of Parcel Maps, Page 23;  
thence North 04°04'49" West, along the centerline of Buffalo Drive, a distance of 432.57 feet to a point;  
thence departing said centerline of Buffalo Drive South 85°55'11" West, a distance of 50.00 feet to a point on the West line of Buffalo Drive, said point being the POINT OF BEGINNING;  
thence South 86°41'55" West, a distance of 6.91 feet to a point;  
thence South 66°54'03" West, a distance of 37.79 feet to a point;  
thence South 85°04'57" West, a distance of 79.74 feet to a point;  
thence North 87°54'29" West, a distance of 21.57 feet to a point;  
thence North 40°56'53" West, a distance of 7.16 feet to the POINT OF ENDING.

The sideline boundaries of said strip shall be lengthened or shortened so as begin at the West line of Buffalo Drive and meet at all angle points.

The legal description prepared by:

**Mary Moyer**  
**Right-of-Way Agent**  
**Nevada Power Company**



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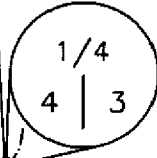
**BASIS OF BEARINGS**

NORTH 04°04'49" WEST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, IN BOOK 73, PAGE 41 OF PLATS.




SCALE: 1"=40'

FOUND 2" BRASS CAP  
IN WELL MONUMENT  
"PLS 8421"



**OAKLEY BOULEVARD**

 <b>NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000</b>			
<b>TITLE:</b> NEXTTEL NV5231-B	<b>DESCRIPTION:</b> EXHIBIT TO ACCOMPANY LAND DESCRIPTION	<b>SEC:</b> 4 <b>T:</b> 21 S <b>R:</b> 60 E <b>SURVEYOR:</b> BB/MW <b>DRAWN BY:</b> RH <b>CHECKED BY:</b> LYZ	<b>DATE:</b> 4-3-08 <b>PROJECT ID:</b> 179892