

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, a Municipal corporation

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"
PROPERTY DESCRIPTION

A portion of land, situate in Section 36, Township 20 South, Range 61 East, Mount Diablo Meridian, Clark County, Nevada, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of the aforementioned Section 36; Thence North 89°44'39" East along the South line of the Southeast Quarter of the Southwest Quarter of said Section being also the centerline of Charleston Boulevard, a distance of 107.13 feet; Thence departing said centerline North 00°15'24" West, a distance of 50.00 feet to a point on the Northerly Right of Way line of the aforementioned Charleston Boulevard said point is also the Point of Beginning (P.O.B.); Thence continuing North 00°15'24" West, a distance of 40.00 feet; Thence North 89°44'36" East, a distance of 15.00 feet; Thence South 00°15'24" East, a distance of 40.00 feet to the aforementioned Northerly Right of Way line, Thence South 89°44'36" West along said Right of Way line, a distance of 15.00 feet to the Point of Beginning (P.O.B.).

Said lands comprise 600 sq. ft. more or less.

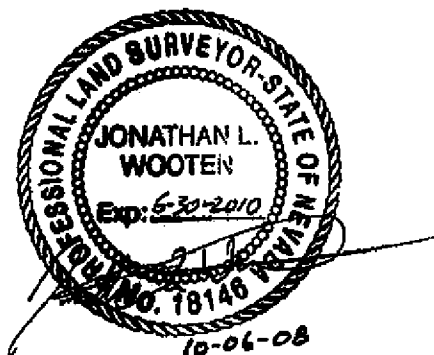
Basis of Bearings for this description is:

North 89°44'39" East being the South line of the Southeast Quarter of the Southwest Quarter of the aforementioned Section 36 as determined by GPS survey methods.

References:

- 1) Exhibit 'B' attached hereto and made a part hereof

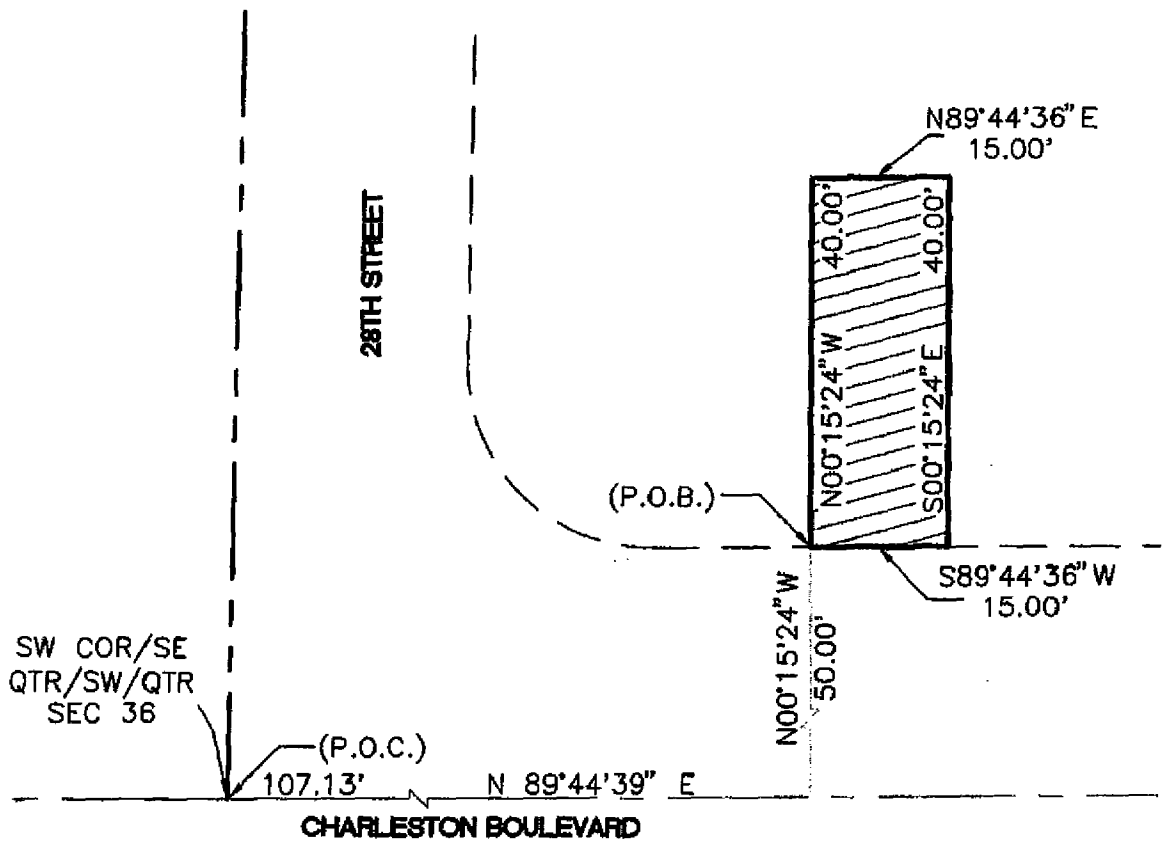
Jonathan L. Wooten PLS
Professional Land Surveyor
Nevada License No. 18146
Principal Land Surveyor, LVVWD
My license expires June 30, 2010



A.P.N. 139-36-402-011

A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR FOR THE LANDS SURVEYED HEREIN. THEREFORE, EASEMENTS, RESTRICTIONS, CONVENANTS, AND ANY OTHER MATTERS THAT MAY BE REVEALED BY SAID INFORMATION MAY OR MAY NOT BE EVIDENCED HEREON.

"EXHIBIT B"
PT., SECTION 36, T.20 S., R.61 E., M.D.M.



LEGEND

- SECTION LINES
- EASEMENT AREA LINES
- - - - - CENTERLINE
- RIGHT OF WAY LINES



LAS VEGAS VALLEY WATER DISTRICT SURVEY DRAWING

| | | | |
|---|---|--|--|
| <p align="center">SCALE</p> <p align="center">1" = 20'</p> | <p>DRAWN BY: JLW 10/06/08</p> <p>EDITED BY: SFC 10/06/08</p> <p>PLS: JLW 10/06/08</p> | <p align="center">C 1294 CHARLESTON/28TH EASEMENT DIAGRAM</p> | <p align="center">LWWD EX - B</p> <p align="center">PAGE 2 OF 2</p> |
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