

A.P.N. 139-34-501-007

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**.

W I T N E S S E T H:

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**.



7425 Peak Drive
Las Vegas, Nevada 89128
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JOB NO: CN061167
DATE: 3/10/08
BY: JRP
PR BY: TJK/TKB
PAGE 2 OF 4
APN: 139-34-501-007
GRANTOR: CITY OF LAS VEGAS

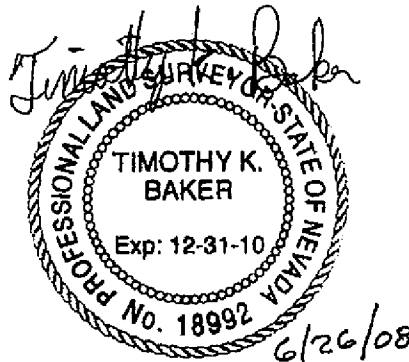


EXHIBIT "A"

EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTHEASTERLY OF CASINO CENTER BOULEVARD AND STEWART AVENUE FOR LAS VEGAS VALLEY WATER DISTRICT PURPOSES.

LEGAL DESCRIPTION (LVVWD-01)

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CASINO CENTER BOULEVARD AND STEWART AVENUE; THENCE SOUTH 62°04'45" EAST ALONG THE CENTERLINE OF SAID STEWART AVENUE, 283.63 FEET; THENCE NORTH 27°55'15" EAST DEPARTING SAID CENTERLINE, 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID STEWART AVENUE, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 27°55'15" EAST DEPARTING SAID RIGHT-OF-WAY, 33.40 FEET; THENCE SOUTH 62°04'45" EAST, 35.42 FEET; THENCE SOUTH 27°55'15" WEST, 24.00 FEET; THENCE NORTH 62°04'45" WEST, 14.70 FEET; THENCE SOUTH 27°55'15" WEST, 9.40 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY; THENCE NORTH 62°04'45" WEST ALONG SAID RIGHT-OF-WAY, 20.71 FEET TO THE POINT OF BEGINNING, AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

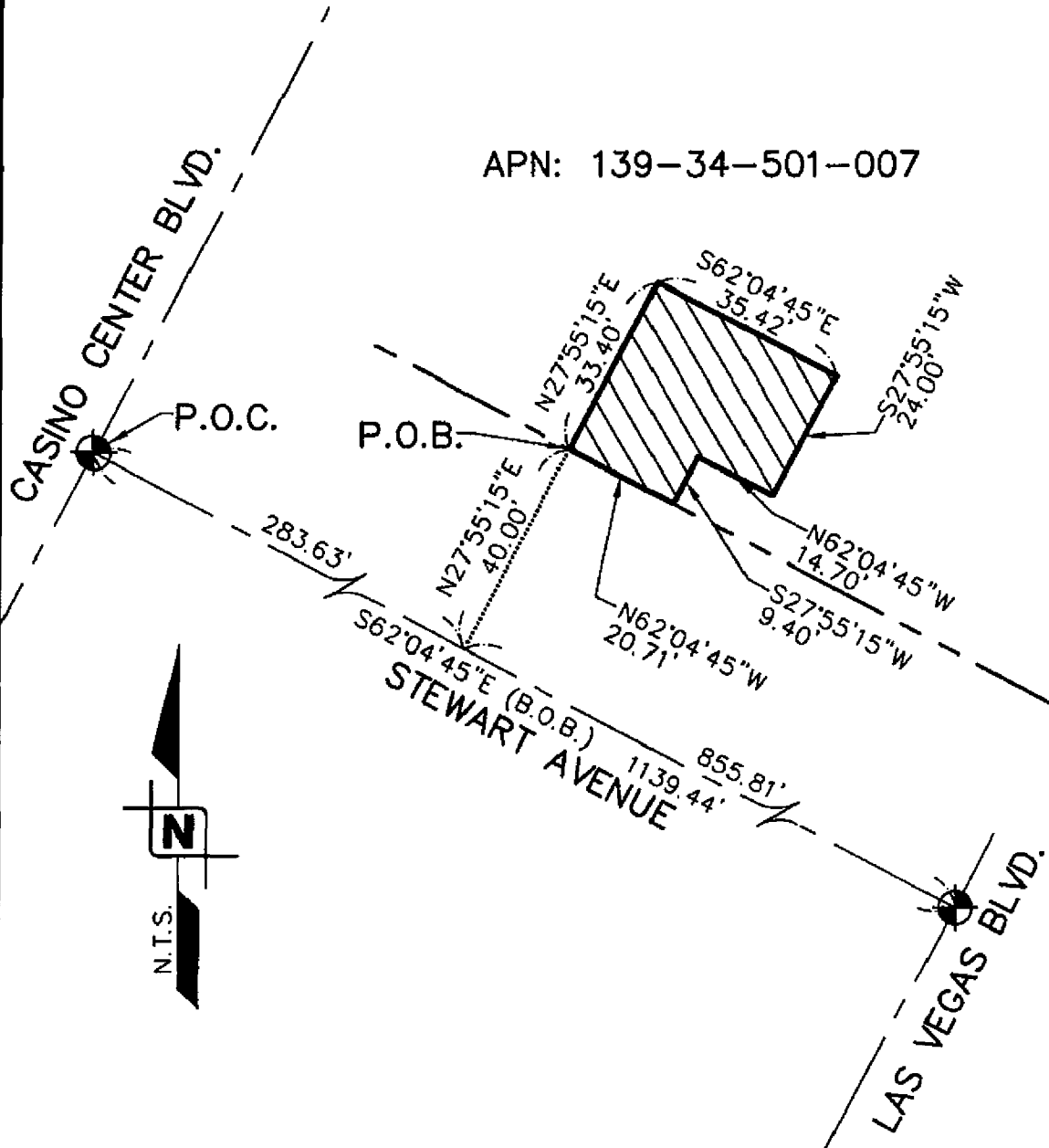
CONTAINING 1,045 SQUARE FEET (0.02 ACRES), MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

SOUTH 62°04'45" EAST

BEING THE CENTERLINE OF STEWART AVENUE BETWEEN CASINO CENTER BOULEVARD AND LAS VEGAS BOULEVARD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED AS FILE 67 OF SURVEYS, PAGE 79, CLARK COUNTY OFFICIAL RECORDS.

APN: 139-34-501-007
OWNER: CITY OF LAS VEGAS
DOCUMENT: 20020514:00962



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EXHIBIT "B"
LAS VEGAS VALLEY WATER DISTRICT
EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION (LVVWD-01)

JOB NUMBER: 06061167

DRAWN BY: JRP DATE: 5/26/06

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WRIGHT
one source

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