

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**.

A.P.N. 139-25-802-006
GRANTOR: CITY OF LAS VEGAS

Signator for **GRANTOR(S)** warrant that they have the legal authority to bind the parties hereto and **GRANTOR(S)** warrants that it may legally grant the rights described herein.

IN WITNESS WHEREOF, the **GRANTOR(S)** has hereunto set his/her/their hand/hands this ____ day of _____, 20 ____.

ATTEST:

OSCAR B. GOODMAN
MAYOR

BEVERLY K. BRIDGES, CMC
CITY CLERK

STATE of _____)
) ss.
COUNTY of _____)

Approved as to form

John S. Ridilla 12/10/08
John S. Ridilla Date
Deputy City Attorney

On _____, 20____, before me, the undersigned, a **NOTARY PUBLIC**, in and for said County and State, personally appeared _____ known to me to be the person(s) described in and who executed the foregoing instrument, and who acknowledged to me that ___he___ executed the same freely and voluntarily and for the uses and purposes herein mentioned.

WITNESS my hand and official seal.

Notary Public

FOR LVVWD USE ONLY

RECORDED FOR
LAS VEGAS VALLEY WATER DISTRICT
1001 S VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89153
RETURN TO - WILL CALL

Notary Stamp/Seal Above



2270 Corporate Circle, Suite 100
Henderson, Nevada 89074-6382
Telephone 702.263.7275
Fax 702.263.7200
www.pbsj.com

A.P.N. 139-25-802-006
GRANTOR: CITY OF LAS VEGAS

EXHIBIT "A"
**LEGAL DESCRIPTION FOR
L.V.V.W.D. EASEMENT**

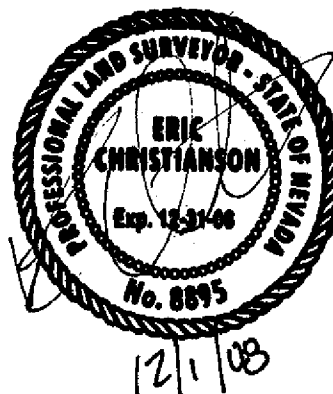
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 25; THENCE ALONG THE NORTH LINE THEREOF, NORTH 88°54'18" WEST, 50.02 FEET TO **THE POINT OF BEGINNING**, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PECOS ROAD; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, CONTINUING ALONG SAID NORTH LINE, NORTH 88°54'18" WEST, 35.00 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00°30'51" WEST, 20.00 FEET; THENCE NORTH 88°54'18" EAST, 35.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF PECOS ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°30'51" EAST, 20.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINS APPROXIMATELY 700 SQUARE FEET (0.0161 ACRES).

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83), EAST ZONE (2701). DETERMINED BY GIS CONTROL POINTS, "CC-GIS-806" AND "CC-GIS-808" AS SHOWN ON THE MAP THEREOF IN FILE 88 OF SURVEYS, PAGE 53, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



Page ____ of ____

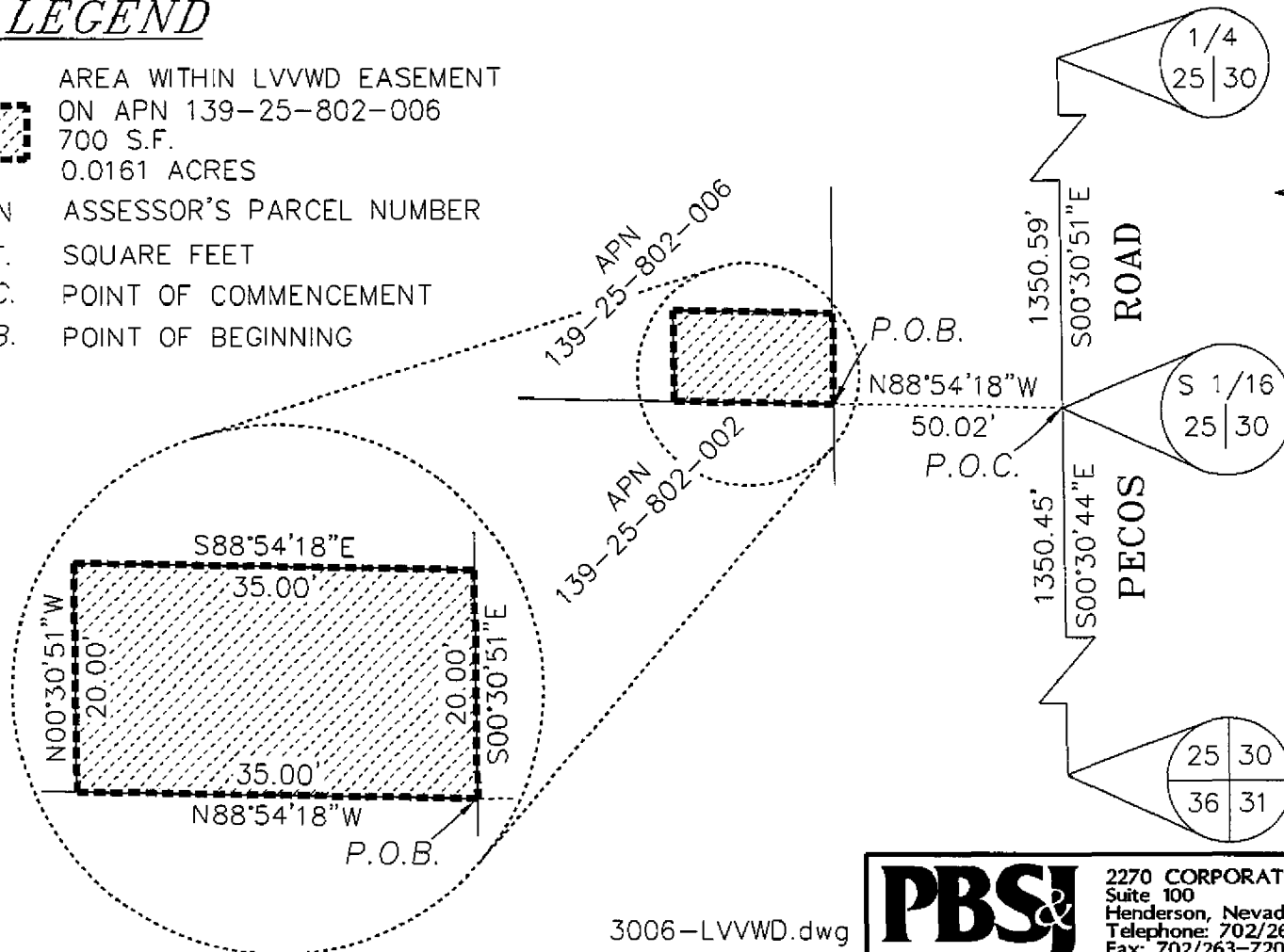
EXHIBIT "A"

TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

LEGEND

-  AREA WITHIN LVVWD EASEMENT
ON APN 139-25-802-006
700 S.F.
0.0161 ACRES
- APN ASSESSOR'S PARCEL NUMBER
- S.F. SQUARE FEET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



2270 CORPORATE CIRCLE
Suite 100
Henderson, Nevada 89074
Telephone: 702/263-7275
Fax: 702/263-7200

ENGINEERING PLANNING SURVEYING CONSTRUCTION SERVICES

LAS VEGAS VALLEY WATER DISTRICT EASEMENT APN 139-25-802-006	JOB NO. 100003006	Drawn: MHC	12-1-2008
	SHEET NO. of	Checked: EC	1"=40'