

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. 139-25-701-002
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 _____)
COUNTY of _____) ss.

Approved as to form

John S. Riddilla 12/10/08
John S. Riddilla 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. 139-25-701-002
GRANTOR: CITY OF LAS VEGAS

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

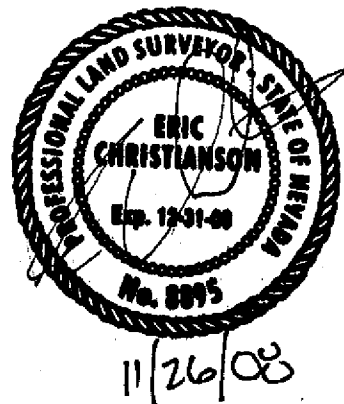
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 25; THENCE ALONG THE NORTHLINE THEREOF, ALSO BEING THE CENTERLINE OF WASHINGTON AVENUE, NORTH 89°06'47" WEST, 1051.64 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°53'13" WEST, 50.00 FEET TO **THE POINT OF BEGINNING**, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°06'47" EAST, 6.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°53'13" WEST, 6.00 FEET; THENCE NORTH 89°06'47" WEST, 6.00 FEET; THENCE NORTH 00°53'13" EAST, 6.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINS APPROXIMATELY 36 SQUARE FEET (0.0008 ACRES).

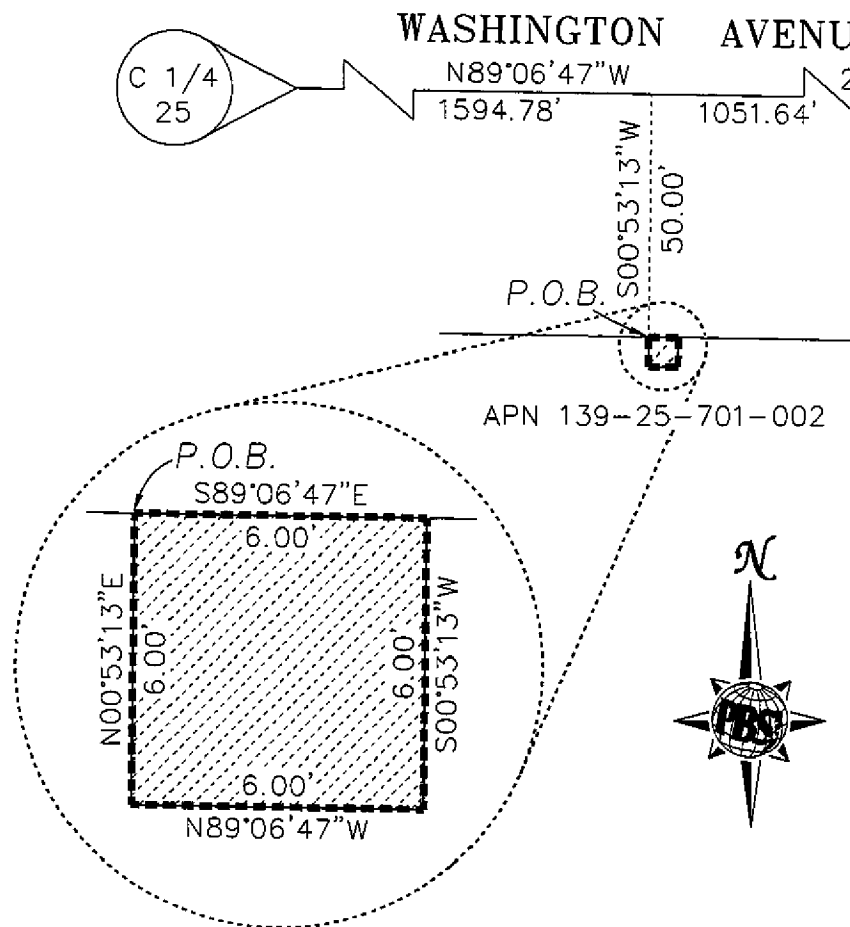
BASIS OF BEARING

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.



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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 139-25-701-002
36 S.F.
0.0008 ACRES
- P.O.C.** POINT OF COMMENCEMENT
- P.O.B.** POINT OF BEGINNING
- APN** ASSESSOR'S PARCEL NUMBER
- S.F.** SQUARE FEET

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

ENGINEERING PLANNING SURVEYING CONSTRUCTION SERVICES

JOB NO. 100003006	Drawn: MHC	11-25-2008
SHEET NO. of	Checked: EC	1" = 40'
LAS VEGAS VALLEY WATER DISTRICT EASEMENT APN 139-25-701-002		