

APN: 139-36-402-011

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

GRANT OF EASEMENT

THE CITY OF LAS VEGAS, a political subdivision 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" (2 pages) attached hereto and shown on Exhibit "B" (1 page) attached 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**.

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

RW# 0279-09:bt

Proj. # 178608

Project Name: Traffic Signal Repair Shop

Reference Document: 22:59327

GOE_DIST

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 OF EASEMENT CANCELS AND SUPERSEDES THE RIGHT OF ENTRY
RECORDED IN BOOK 20050825 AS DOCUMENT NO. 00542 IN THE OFFICIAL RECORDS
OF CLARK COUNTY, NEVADA.**

CITY OF LAS VEGAS

BY: OSCAR B. GOODMAN
TITLE: MAYOR

APPROVED AS TO FORM

ATTEST:

John S. Ridilla

DEPUTY CITY ATTORNEY

BEVERLY K. BRIDGES, CMC
CITY CLERK

STATE OF _____)

COUNTY OF _____)

**This instrument was acknowledged before me on _____, 20____ by
Oscar B. Goodman as Mayor of the City of Las Vegas.**

Signature of Notarial Officer

Notary Seal:

RATIFIED AND CONFIRMED

JAMES R. SAAVEDRA
MANAGER OF LAND SERVICES

RW# 0279-09rbt
Proj. # 178608
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GOE_DIST

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 Southwest Quarter (SE1/4 SW1/4) of Section 36, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

Centerline No. 1:

A strip of land 14.00 feet in width lying 7.00 feet on each side of the following described centerline.

COMMENCING at the Southwest corner of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 36, thence along the west line thereof North 00°58'57" East 182.39 feet;

Thence departing said west line South 89°01'03" East 70.00 feet to a point on the east line of Twenty-eighth Street as established by Dedication recorded May 7, 2001 in Book 20010507 as Document No. 00998 in the Official Records of Clark County, Nevada;

Thence departing said east line and continuing South 89°01'03" East 7.00 feet to the POINT OF BEGINNING;

Thence along a line parallel with and 7.00 feet easterly of said easterly line of Twenty-eighth Street North 00°58'57" East 98.79 feet to a point hereinafter called Point "A", said point being the beginning of a non-tangent curve concave southeasterly having a radius of 25.19 feet, a radial to said point having a bearing of North 53°16'50" West(R), said point also being the Point of Ending.

The sideline boundaries of said strip shall be lengthened or shortened so as to end in the boundary lines of Centerline No. 2.

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Centerline No. 2:

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

BEGINNING at the above described Point "A", thence along said curve through a central angle of 57°08'33" an arc length of 25.12 feet;
Thence South 71°33'16" East 18.52 feet to a point hereinafter called Point "B", said point being the Point of Ending.

The sideline boundaries of said strip shall be lengthened or shortened so as to begin in the boundary lines of Centerline No. 1, meet at all angle points and end in the boundary lines of Centerline No. 3.

Centerline No. 3:

A strip of land 12.00 feet in width lying 6.00 feet on each side of the following described centerline.

BEGINNING at the above described Point "B", thence South 03°40'51" West 6.40 feet to the Point of Ending.

The sideline boundaries of said strip shall be lengthened or shortened so as to begin in the boundary lines of Centerline No. 2.

**Description created by Roger Trestrail
Nevada Power Company dba NV Energy
2215 E. Lone Mountain Road
North Las Vegas, Nevada
Work Order # 178608**

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FOUND 1.5"
BRASS CAP
REFERENCE
MONUMENT
D-61.21'

SW 1/16
36

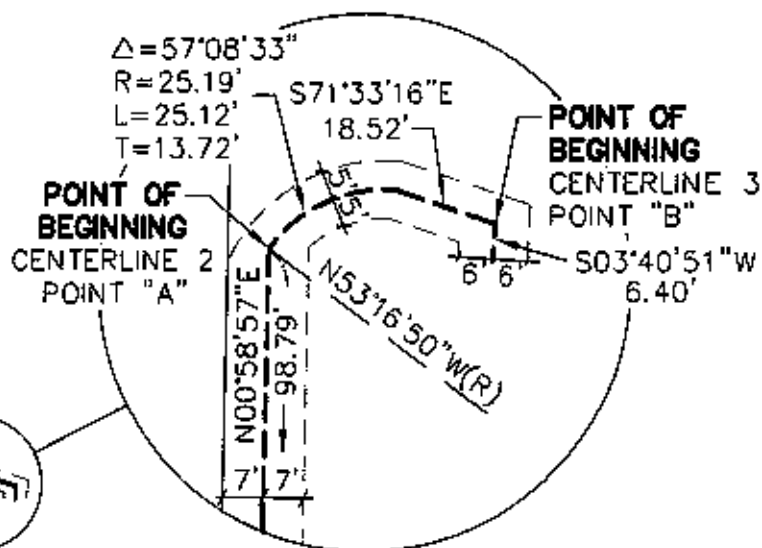
FOUND 1.5"
BRASS CAP
REFERENCE
MONUMENT
D-60.53'

1385.41'

TWENTY-EIGHTH STREET
(BASIS OF BEARINGS)

BASIS OF BEARINGS

NORTH 00°58'57" EAST BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 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 FILE 102, PAGE 52 OF PARCEL MAPS.



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FOUND 2"
BRASS CAP
JS&S
"PLS 10598"
DATED 2004

S89°01'03"E
70.00'

N00°58'57"E
182.39'

N00°58'57"E
98.79'

POINT OF BEGINNING
CENTERLINE 1

S89°01'03"E
7.00'



EXHIBIT B

CHARLESTON BOULEVARD

NEVADA POWER

NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151,
6226 WEST SAHARA AV., (702) 402-5000

TITLE:
TRAFFIC SIGNAL
REPAIR SHOP

DESCRIPTION:
EXHIBIT TO
ACCOMPANY LAND
DESCRIPTION

SEC:36 T:20 S R:61 E
SURVEYOR: AA/SP
DRAWN BY: RH
CHECKED BY: LYZ

DATE: 9-17-08
PROJECT ID:
178608