

**APN: 138-10-101-015**

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

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Project Name: Bunker Park Expansion

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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 includes underground electrical service to the meter panel(s) on said North Half.

**THIS GRANT OF EASEMENT CANCELS AND SUPERSEDES THE RIGHT OF ENTRY  
RECORDED IN BOOK 20001102 AS DOCUMENT NO. 01088 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. Richella*  
\_\_\_\_\_  
**DEPUTY CITY ATTORNEY**

**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  
DIRECTOR OF LAND SERVICES**

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## **Exhibit A**

**The above referred to parcel of land in the County of Clark, State of Nevada, is that portion of the North Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter (N1/2 NE1/4 NW1/4 NW1/4) of Section 10, Township 20 South, Range 60 East, M.D.B.&M., described as follows:**

### **Centerline No. 1:**

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

**COMMENCING at the Northeast corner of said North Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter (N1/2 NE1/4 NW1/4 NW1/4) of said Section 10, thence along the east line thereof South 00°36'44" East 51.55 feet to the beginning of a non-tangent curve concave northerly having a radius of 412.00 feet, a radial to said point bearing South 03°25'42" West, said point being the POINT OF BEGINNING;**

**Thence along said curve through a central angle of 05°23'01" an arc length of 38.71 feet;**

**Thence South 89°39'39" West 122.93 feet;**

**Thence South 02°32'12" West 11.05 feet to a point hereinafter called Point "A", said point being the Point of Ending.**

**The sideline boundaries of said strip shall be lengthened or shortened so as to begin in the east line of said North Half, meet at all angle points and end in the boundary lines of Centerline No. 2.**

### **Centerline No. 2:**

**A strip of land 13.00 feet in width lying 6.50 feet on each side of the following described centerline.**

**BEGINNING at the above described Point "A", thence North 88°19'23" West 8.50 feet to a point hereinafter called Point "B", said point being the Point of Ending.**

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**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 10.00 feet in width lying 5.00 feet on each side of the following described centerline.**

**BEGINNING at the above described Point "B", thence South 36°15'52" West 41.85 feet;  
Thence North 46°17'26" West 12.00 feet to the Point of Termination.**

**The sideline boundaries of said strip shall be lengthened or shortened so as to begin in the boundary lines of Centerline No. 2 and meet at all angle points.**

**Description created by Roger Trestrail  
Nevada Power Company dba NV Energy  
2215 E. Lone Mountain Road  
North Las Vegas, Nevada  
Work Order # 165896**

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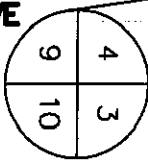
FOUND 3.25" BRASS CAP  
IN WELL MONUMENT  
"PLS 15392" BARAJAS

S89°42'06"E

ALEXANDER ROAD  
(BASIS OF BEARINGS)

1356.14'

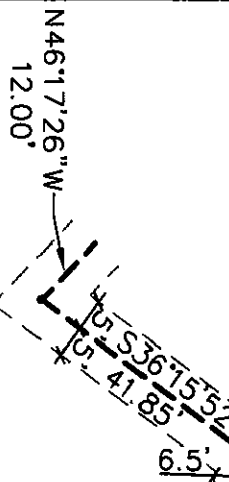
FOUND 3.25" ALUMINUM CAP  
"PLS 4541"  
W 1/16  
3  
10



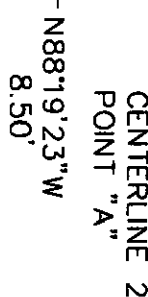
## EXHIBIT B

BUFFALO DRIVE

POINT OF BEGINNING  
CENTERLINE 3  
POINT "B"



POINT OF BEGINNING  
CENTERLINE 2  
POINT "A"



POINT OF BEGINNING  
CENTERLINE 1

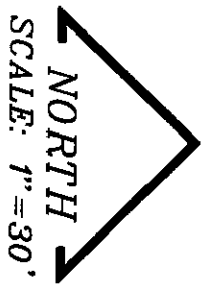


$\Delta = 05^{\circ}23'01"$   
R = 412.00'  
L = 38.71'  
T = 19.37'

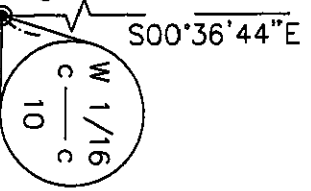
51.55'  
2706.53'  
S03°25'42"W(R)

### BASIS OF BEARINGS

SOUTH 89°42'06" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 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 139, PAGE 90 OF SURVEYS.



FOUND 1.5" ALUMINUM CAP  
ILLEGIBLE



PROJECT:  
BUNKER PARK EXPANSION

EXHIBIT TO ACCOMPANY LAND DESCRIPTION

SEC. 10 T. 20 S., R. 60 E.  
SURVEYOR: GE/DWMW  
DRAWN BY: RH CHECKED BY: LYZ

DATE: 7-7-09  
PROJECT ID: 165896