

APN 140-30-601-001



UTILITY EASEMENT

THIS INDENTURE, MADE AND ENTERED INTO BETWEEN _____ hereinafter referred to as Party(ies) of the First Part, and the City of North Las Vegas, Nevada, a municipal corporation organized and existing under and by virtue of its charter and the general laws of the State of Nevada, hereinafter referred to as Party of the Second Part,

WITNESSETH

That the Party of the First Part, for good and sufficient consideration, the receipt of which is hereby confessed and acknowledged by the said Party of the First Part, does hereby grant and convey an Easement to the said City of North Las Vegas, Nevada, for utility purposes over and in that certain parcel of real property situate within the County of Clark, State of Nevada, more particularly described as follows:

See attached Exhibit "A"

to have and hold the said Easement for utility purposes, and hereby waive all claims for damages for or on account of the same.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this ____ day of _____, _____.

APN 140-30-601-001

_____ (Signature)

By: _____ (Print name)

its _____ (Print title)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Approved as to form

John S. Ridilla 12/1/09
John S. Ridilla Date
Deputy City Attorney

This instrument was acknowledged before me on _____
_____, _____ by _____ as _____
_____ of _____.

Notary Public in and for said County and State
My Commission Expires on _____.

When Recorded Mail To:
City of North Las Vegas
City Clerk
P.O. Box 4086
North Las Vegas, NV 89036-4086

APN: 140-30-601-001

BY: SGS
CK: TJB
JOB#: CLV7937
DATE: 11/18/09

EXHIBIT "A"
LEGAL DESCRIPTION
"PUBLIC UTILITY EASEMENT"

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED MARCH 20, 2007 AS INSTRUMENT NO. 01707, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

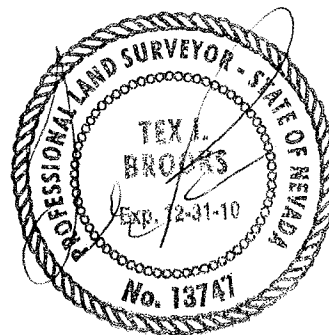
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 30; THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°34'50" EAST, 11.99 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°28'48" EAST, 20.00 FEET; THENCE SOUTH 89°31'12" WEST, 12.49 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 30; THENCE ALONG SAID WEST LINE, NORTH 00°56'41" EAST, 20.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 244 SQUARE FEET, MORE OR LESS.

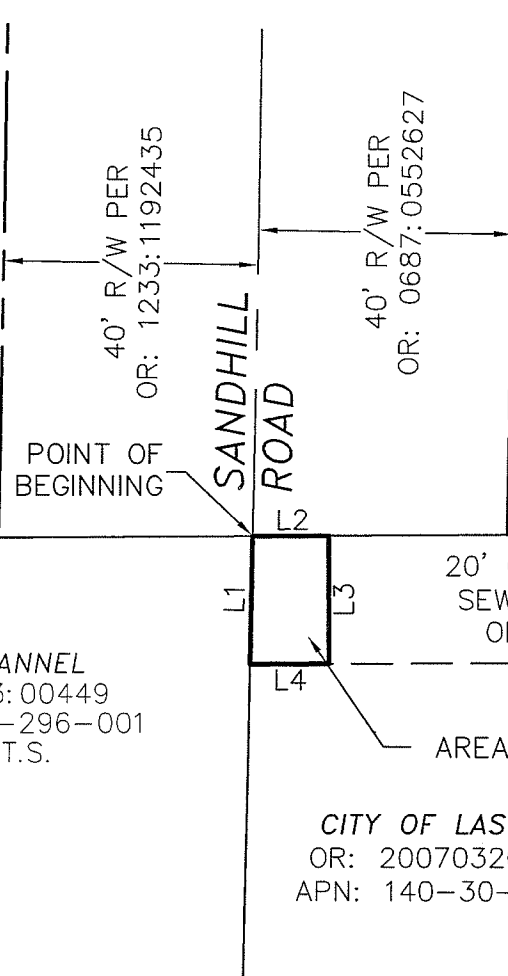
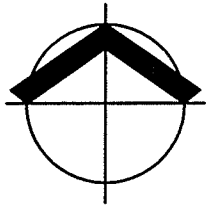
BASIS OF BEARINGS: NORTH 88°51'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 88 OF PARCEL MAPS, PAGE 44.

TEX J. BROOKS
NEVADA PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 13747

CARDNO WRG
10649 JEFFREYS STREET
HENDERSON, NEVADA 89052 PH: (702) 990-9300



APN: 140-30-601-001
CITY OF LAS VEGAS



COURSE TABLE

LINE	DISTANCE	DIRECTION
L1	20.01'	N00°56'41"E
L2	11.99'	N89°34'50"E
L3	20.00'	S00°28'48"E
L4	12.49'	S89°31'12"W



LAS VEGAS
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PUBLIC UTILITY EASEMENT SANDHILL OWENS PARK

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

PROJECT NO. CLV7937
DATE: 10/29/09
BY: SGS
SCALE: 1" = 30'
SHEET NO. 1 OF 1

APN: 140-30-296-001

BY: SGS
CK: TJB
JOB#: CLV7937
DATE: 11/18/09

EXHIBIT "A"
LEGAL DESCRIPTION
"PUBLIC UTILITY EASEMENT"

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN CLARK COUNTY TREASURER TRUSTEE DEED RECORDED APRIL 3, 1989 IN BOOK 890403 AS INSTRUMENT NO. 00449, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

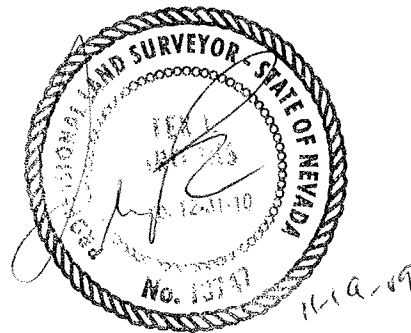
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30; THENCE SOUTH 00°56'41" WEST, 20.01 FEET; THENCE SOUTH 89°31'12" WEST, 4.75 FEET; THENCE SOUTH 01°13'48" WEST, 12.57 FEET; THENCE NORTH 88°46'12" WEST, 30.00 FEET; THENCE NORTH 01°13'48" EAST, 31.68 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 30; THENCE ALONG SAID NORTH LINE, NORTH 89°30'12" EAST, 34.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 1,058 SQUARE FEET, MORE OR LESS.

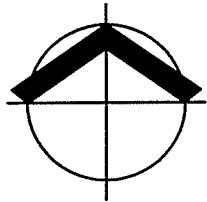
BASIS OF BEARINGS: NORTH 88°51'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 88 OF PARCEL MAPS, PAGE 44.

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APN: 140-30-296-001
FLOOD CHANNEL



RAYSON PROPERTIES L L C
OR: 19990615:00933
APN: 140-30-102-004
N.A.P.O.T.S.

40' R/W PER
OR: 1233:1192435
POINT OF
BEGINNING
L6

SANDHILL
ROAD

40' R/W PER
OR: 0687:0552627

COURSE TABLE

LINE	DISTANCE	DIRECTION
L1	20.01'	S00°56'41"W
L2	4.75'	S89°31'12"W
L3	12.57'	S01°13'48"W
L4	30.00'	N88°46'12"W
L5	31.68'	N01°13'48"E
L6	34.67'	N89°30'12"E

CITY TOWER L L C
OR: 20070629:03615
APN: 140-30-505-001
N.A.P.O.T.S.

AREA=1,058 S.F.

FLOOD CHANNEL
OR: 890403:00449
APN: 140-30-296-001

FLOOD CHANNEL
OR: 0839:0798496
APN: 140-30-296-002
N.A.P.O.T.S.

20' CITY OF LAS VEGAS
SEWER EASEMENT PER
OR: 1369:1328266

CITY OF LAS VEGAS
OR: 20070320:01707
APN: 140-30-601-001
N.A.P.O.T.S.



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