

APN 140-30-601-001



RESTRICTIVE COVENANT RUNNING WITH THE LAND UTILITY SERVICES

THIS INDENTURE, made this ____ day of _____, 2____, between the **CITY OF NORTH LAS VEGAS, NEVADA**, hereinafter referred to as "CITY", and _____ hereinafter referred to as "Owner",

W I T N E S S E T H

WHEREAS, Owner represents to be the owner in fee of the real property described as follows:

See Attached Exhibit "A"

more commonly known as **Clark County Assessor's Parcel Number(s)**: 140-30-601-001

WHEREAS, existing and applicable laws, ordinances, rules, and regulations have been determined to require full compliance with certain conditions relative to the proposed development, improvement, or use of the above described real property;

NOW, **THEREFORE**, in consideration of the foregoing premises, the undersigned, as Owner of the described real property herein, for himself, herself, itself, or themselves (as the case may be) and his, her, or their executors, administrators, successors, or assigns does covenant, promise, and agree to and with said CITY, its successors, and assigns that full performance and compliance, as required by CITY, shall be made with the following conditions hereby imposed in connection with CITY's approval granted for certain proposed development, improvement, or use of the real property described herein:

APN 140-30-601-001

1. Separate domestic water and fire services (where applicable) are required for each dwelling unit, public, quasi-public, commercial, and/or industrial occupancy located on a single parcel.
2. In the event that a building within an industrial or commercial subdivision is divided, separate domestic water services are required for each unit.
3. In the event any parcel is divided into more than one (1) lot after water service is obtained from the City, it is the property owner's responsibility to obtain additional water services for the additional lots from the City prior to the parcel division. Master metering of multiple lots is not allowed. All such services must be installed in accordance with all applicable codes and standards in effect at the time of installation. The City may, at its option, allow the additional lots to retain their connections to a communal fire service provided the property owner first establishes a property management association (Association) which accepts responsibility for the payment of water bills and the maintenance and operation of the fire lines and backflow prevention assemblies. Applications to retain a communal fire service must be made in writing to the Director of Public Works and will include Association documentation.
4. The Association shall provide for the annual inspection and testing of the Backflow Prevention Device; the Association shall notify the City of its annual inspection and testing schedule of the Backflow Prevention Device; the Association shall provide maintenance and repairs for the Backflow Prevention Device; the Association shall provide to the City records of all testing and inspection of the Backflow Prevention Device.
5. In the event that the Association is dissolved or otherwise fails to meet its obligation with respect to the payment of bills and / or operation and maintenance of the backflow prevention assemblies only, the City will assume such responsibilities and charge its services to the water service accounts of the affected properties.

IN WITNESS WHEREOF, the undersigned Owner of the said described real property has hereunto subscribed this INDENTURE the date and year herein above first mentioned

_____(Signature)
By: _____(Print name)
Its: _____(Print title)

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Approved as to form

John S. Ridilla 12/4/07
John S. Ridilla Date
Deputy City Attorney

STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2 _____,
by _____ as _____
of _____.

Notary Public in and for said County and State
My commission expires: _____

When recorded, return to:
City of North Las Vegas
City Clerk
P.O. Box 4086
North Las Vegas, Nevada 89036-4086

EXHIBIT "A"
LEGAL DESCRIPTION
"SANDHILL / OWENS PARK"

THE FOLLOWING LEGAL DESCRIPTION PROVIDED BY PRELIMINARY TITLE REPORT PREPARED BY LANDAMERICA TITLE, FILE NO.:08501320.

"AREA A"

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AND BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 30; THENCE SOUTH 89°33'00" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 130.98 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°33'00" WEST ALONG SAID NORTH LINE, 43.16 FEET TO A POINT OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,450.00 FEET, SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF THE VEGAS WASH AS DESCRIBED IN BOOK 556 AS DOCUMENT NO. 515224 OF OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 08°50'09", AN ARC LENGTH OF 223.61 FEET TO A POINT ON THE EAST LINE OF THE GRANTOR'S PROPERTY; THENCE DEPARTING FROM SAID VEGAS WASH RIGHT-OF-WAY, NORTH 00°59'15" EAST ALONG SAID EAST LINE, A DISTANCE OF 36.16 FEET; THENCE NORTH 52°36'45" WEST, 29.37 FEET TO A POINT OF TANGENCY TO A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1,420.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 05°35'18", AN ARC LENGTH OF 138.50 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.: 140-30-296-002 AND DEED REFERENCE: OR: 0839:0798496

TOGETHER WITH:

"AREA B & C"

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., LYING NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF WASHINGTON SQUARE UNIT NO. 7 AMENDED AS SHOWN BY MAP THEREOF ON FILE IN BOOK 32 OF PLATS, PAGE 83, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AND BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 30; THENCE SOUTH 89°33'00" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 130.98 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°33'00" WEST ALONG SAID NORTH LINE, 43.16 FEET TO A POINT OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,450.00 FEET, SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF THE VEGAS WASH AS DESCRIBED IN

APN: 140-30-601-001

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

BOOK 556 AS DOCUMENT NO. 515224, OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 08°50'09", AN ARC LENGTH OF 223.61 FEET TO A POINT ON THE EAST LINE OF THE GRANTOR'S PROPERTY; THENCE DEPARTING FROM SAID VEGAS WASH RIGHT-OF-WAY, NORTH 00°59'15" EAST ALONG SAID EAST LINE, A DISTANCE OF 36.16 FEET; THENCE NORTH 52°36'45" WEST, 29.37 FEET TO A POINT OF TANGENCY TO A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1,420.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE THROUGH A CENTRAL ANGLE OF 05°35'18", AN ARC LENGTH OF 138.50 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT ELEVEN (11) IN BLOCK FIVE (5) OF OWENS PLAZA UNIT NO. ONE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 8 OF PLATS, PAGE 34, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE SOUTH 30°38'55" WEST, A DISTANCE OF 76.24 FEET TO THE NORTHEASTERLY CORNER OF LOT THREE HUNDRED THIRTY-THREE (333) IN BLOCK FOUR (4) OF WASHINGTON SQUARE UNIT NO. 7 AMENDED AS SHOWN BY MAP THEREOF ON FILE IN BOOK 32 OF PLATS, PAGE 83, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT THREE HUNDRED THIRTY-THREE (333) AND THE NORTHEASTERLY LINE OF LOT THREE HUNDRED THIRTY-FOUR (334) IN SAID BLOCK FOUR (4), NORTH 53°41'24" WEST, A DISTANCE OF 108.88 FEET TO THE SOUTH LINE OF BLOCK FIVE (5) OF SAID OWENS PLAZA UNIT NO. ONE; THENCE ALONG THE SOUTH LINE OF SAID BLOCK FIVE (5), NORTH 89°29'39" EAST, A DISTANCE OF 126.61 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NOS.: 140-30-296-001 & 003 AND DEED REFERENCE: OR: 890403:00449

TOGETHER WITH:

THE FOLLOWING LEGAL DESCRIPTION PROVIDED BY PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE, FILE NO.:04902391.

"AREA D"

THAT PORTION OF 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. LYING NORTH OF THE NORTH LINE OF THE DRAINAGE CHANNEL AS DESCRIBED IN AN ORDER PERMITTING OCCUPANCY PENDING ENTRY OF JUDGEMENT RECORDED SEPTEMBER 27, 1973 IN BOOK 368 OF OFFICIAL RECORDS AS DOCUMENT NO. 327073 AND IN THAT CERTAIN GRANT DEED FROM CARL A. ZABBIA TO THE CITY OF LAS VEGAS, RECORDED JULY 13, 1977 IN BOOK 762 OF OFFICIAL RECORDS AS DOCUMENT NO. 721692.

ASSESSOR'S PARCEL NO.: 140-30-601-001 AND DEED REFERENCE: OR: 20070320:01707

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

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

NOTE: THIS LEGAL DESCRIPTION IS PREPARED AS A CONVENIENCE ONLY AND NOT INTENDED TO SUBDIVIDE LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

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CITY OF LAS VEGAS

SANDHILL
ROAD

HENRY
DRIVE

"AREA A"
FLOOD CHANNEL
OR: 0839:0798496
APN: 140-30-296-002
150' CITY OF LAS VEGAS
DRAINAGE RIGHT-OF-WAY AND
EASEMENT PER OR: 556:515224

"AREA C"
FLOOD CHANNEL
OR: 980403:00449
APN: 140-30-296-003

"AREA B"
FLOOD CHANNEL
OR: 980403:00449
APN: 140-30-296-001

"AREA D"
CITY OF LAS VEGAS
OR: 20070320:01707
APN: 140-30-601-001

FLOOD CHANNEL
OR: 980515:01142
APN: 140-30-696-001



LAS VEGAS
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RESTRICTIVE COVENANT PARCEL SANDHILL OWENS PARK AND TRAILHEAD

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

PROJECT NO. CLV7937

DATE: 11-19-09

BY: SGS

SCALE: 1"=150'

SHEET NO. 1