

A.P.N. 138-29-801-002

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**.

W I T N E S S E T H:

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**.

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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____.

OSCAR B. GOODMAN
MAYOR

BEVERLY K. BRIDGES, MMC.
CITY CLERK

STATE of Nevada)
COUNTY of Clark) ss.

Approved as to form

John S. Ridilla 12/9/09
John S. Ridilla 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
Mailstop No. 95
RETURN TO – WILL CALL

Notary Stamp/Seal Above



PORTION APN: 138-29-801-002
GRANTOR: CITY OF LAS VEGAS

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A LAS VEGAS VALLEY WATER DISTRICT EASEMENT TO BE GRANTED IN SUPPORT OF THE "WESTCLIFF TRANSIT CENTER PROJECT" PROJECT.

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE THEREOF, SOUTH 89°51'31" WEST, A DISTANCE OF 50.03 FEET TO THE INTERSECTION WITH THE WEST LINE OF DURANGO DRIVE AS DESCRIBED IN BOOK 19870820, INSTRUMENT NO. 00407 IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE, SOUTH 02°07'10" EAST, A DISTANCE OF 0.94 FEET; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°18'24" EAST, A DISTANCE OF 61.44 FEET; THENCE DEPARTING SAID WEST LINE AT RIGHT ANGLES, SOUTH 89°41'36" WEST, A DISTANCE OF 0.18 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 11°58'06" WEST, A DISTANCE OF 25.93 FEET; THENCE SOUTH 89°41'36" WEST, A DISTANCE OF 13.90 FEET; THENCE NORTH 00°18'24" WEST, A DISTANCE OF 25.33 FEET; THENCE NORTH 89°41'36" EAST, A DISTANCE OF 19.41 FEET TO THE **POINT OF BEGINNING**.

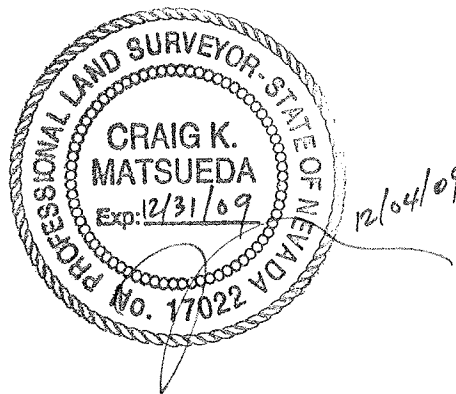
CONTAINING 422 SQUARE FEET.

BASIS OF BEARINGS:

NORTH 02°07'10" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.M., AS SHOWN BY MAP RECORDED IN FILE 131, PAGE 85 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

END OF DESCRIPTION.

CRAIG K. MATSUEDA, PLS
NEVADA LICENSE NO. 17022
EXPIRES: 12/31/09



APN: 138-29-801-002

GRANTOR: CITY OF LAS VEGAS

LAS VEGAS VALLEY WATER DISTRICT

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY LAS VEGAS, CLARK COUNTY, NEVADA.

138-29-801-002
CITY OF LAS VEGAS
OR: 960531:01354

SEE DETAIL "A"

N02°07'10"W
BASIS OF
BEARINGS

POINT OF
COMMENCEMENT
WESTCLIFF DRIVE
OR: 940422:01579

SECTION 29 | 28
CORNER 32 | 33

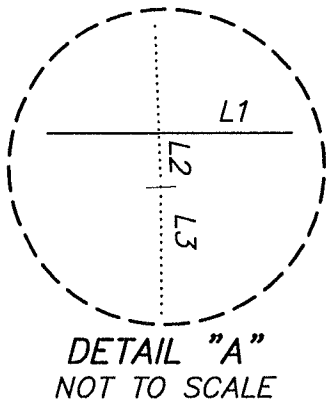
POINT OF
BEGINNING

SEE DETAIL "B"

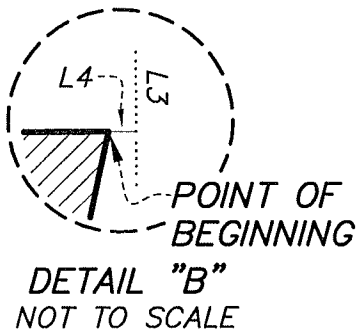
DURANGO DRIVE
OR: 870820:0407

WILLOWCREST UNIT NO. 2
BOOK 30, PAGE 27
OF PLATS

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138-29-801-002
CITY OF LAS VEGAS
OR: 960531:01354



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°51'31"W	50.03'
L2	S02°07'10"E	0.94'
L3	S00°18'24"E	61.44'
L4	S89°41'36"W	0.18'
L5	S11°58'06"W	25.93'
L6	S89°41'36"W	13.90'
L7	N00°18'24"W	25.33'
L8	N89°41'36"E	19.41'

