

EASEMENT AND RIGHT-OF-WAY

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY, made and entered into by and between:

The City of Las Vegas, a Municipal Corporation of the State of Nevada

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**.

A.P.N. 138-31-101-002
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 _____, 2010.

ATTEST:

CITY OF LAS VEGAS

BEVERLY BRIDGES, CITY CLERK

OSCAR B. GOODMAN, MAYOR

APPROVED AS TO FORM:

John S. Ridilla
Deputy City Attorney



DEPUTY CITY ATTORNEY

STATE of NEVADA)
) ss.
COUNTY of CLARK)

On _____, 2010, before me, the undersigned, a **NOTARY PUBLIC**, in and for said County and State, personally appeared OSCAR B. GOODMAN 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.

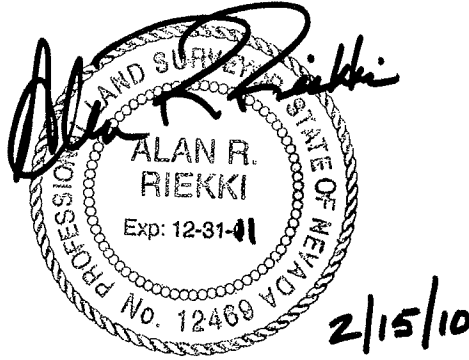
WITNESS my hand and official seal.

Notary Public

Notary Stamp/Seal Above

FOR LVVWD USE ONLY

RECORDED FOR
LAS VEGAS VALLEY WATER DISTRICT
1001 S VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89153
RETURN TO - WILL CALL



LVVWD GRANT
DECEMBER 1, 2009
BY: ARR
P.R. BY HIB

EXPLANATION:

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF ALTA DRIVE AND EAST OF HUALAPAI WAY FOR LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANT PURPOSES.

**LAND DESCRIPTION
LVVWD GRANT**

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, SAID POINT BEING MARKED BY A 5/8" REBAR AND ALUMINUM CAP STAMPED "PLS 3197"; THENCE NORTH 89°00'36" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, A DISTANCE OF 725.74 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31; THENCE NORTH 82°16'51" EAST, DEPARTING SAID SOUTH LINE, 152.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 220.00 FEET; THENCE NORTHEASTERLY, 85.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'41"; THENCE NORTH 59°55'10" EAST, 77.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 220.00 FEET; THENCE NORTHEASTERLY, 40.74 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'41"; THENCE NORTH 49°18'29" EAST, 31.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 220.00 FEET; THENCE NORTHEASTERLY, 73.24 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°04'30";

DESCRIPTION CONTINUED
LVVWD GRANT

THENCE NORTH 30°13'59" EAST, 29.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY 75.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°29'06"; THENCE NORTH 63°43'05" EAST, 100.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 155.00 FEET; THENCE EASTERLY 111.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°03'02" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 65.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 14°46'07" WEST; THENCE EASTERLY 28.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°02'25" TO THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31; THENCE SOUTH 04°37'51" EAST, ALONG SAID EAST LINE, 331.74 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

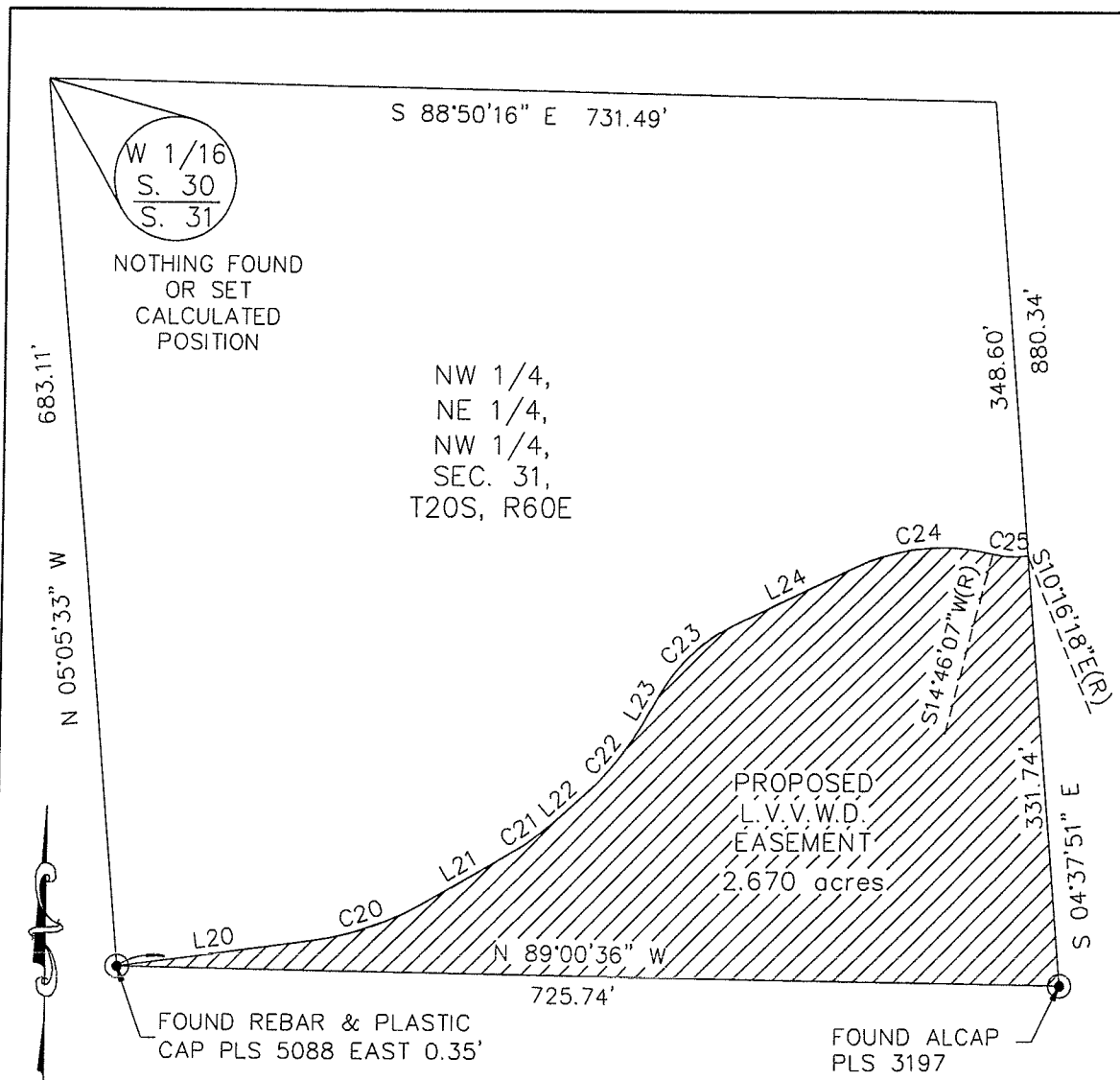
CONTAINING 2.670 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:

NORTH 06°05'51" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT SUBDIVISION MAP KNOWN AS "THIRD AMENDED MAP OF A PORTION OF SUMMERLIN VILLAGE 3, UNIT NO. 2" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY NEVADA, IN BOOK 81 OF PLATS, AT PAGE 15.

NOTE: THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE SUBDIVISION OF LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

END OF DESCRIPTION.



NOT TO SCALE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANG.
C20	22°21'41"	220.00'	85.86'	43.48
C21	10°36'41"	220.00'	40.74'	20.43
C22	19°04'30"	220.00'	73.24'	36.96
C23	33°29'06"	130.00'	75.97'	39.11
C24	41°03'02"	155.00'	111.05'	58.03
C25	25°02'25"	65.00'	28.41'	14.43

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N82°16'51"E	152.53'
L21	N59°55'10"E	77.90'
L22	N49°18'29"E	31.64'
L23	N30°13'59"E	29.44'
L24	N63°43'05"E	100.25'

SHEET 1 OF 1



EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
LAS VEGAS VALLEY WATER DISTRICT EASEMENT

CITY OF LAS VEGAS - SURVEY
3001 RONEMUS DRIVE, LAS VEGAS, NEVADA 89128 (702) 229-6217

DRAWING: ESMT-EXHIBIT

DRAWN BY: HJB

CHECKED BY: ARR

DATE: 11-30-2009