APN: 139-34-110-007

Recorded For:
Las Vegas Valley Water District
Land Acquisition and Management (M/S 95)
P. O. Box 99956
Las Vegas, Nevada 89193-9956

LAS VEGAS VALLEY WATER DISTRICT
PERMANENT AND PERPETUAL EASEMENT

THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY, made and entered into by and between City Parkway V _____,
Party of the First Part, hereinafter known as the "GRANTOR(s)", and the **LAS VEGAS VALLEY WATER DISTRICT**, a political subdivision of the State of Nevada, Party of the Second Part, hereinafter known as the "GRANTEE".

WITNESSETH

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, a permanent and perpetual easement for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of water pipelines and appurtenances with the rights of ingress and egress, over, above, across, and under that certain parcel of land described as follows:

See Exhibit A, attached hereto and 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.

APN: 139-34-110-007

GRANTOR: City Parkway V

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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 changes are done with the written consent of the GRANTEE.

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____.

_____

_____

Approved as to form

John S. Ridilla 9/20/11

John S. Ridilla Date

Deputy City Attorney

State of Nevada)
) ss
County of Clark)

On _____, before me, the undersigned, a NOTARY PUBLIC, in and for said County and State, personally appeared _____ known to me to be the person described in and who executed the foregoing instrument, and who acknowledges to me that _he_ executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

_____ _____

Notary Public Notary Seal/Stamp

APN: 139-34-110-007

GRANTOR: City Parkway V

Exhibit A

JUNE 14, 2011
N. HAUGE \ C. SMEDLEY

EXHIBIT 'A'

EXPLANATION

THE FOLLOWING DESCRIBES A UTILITY EASEMENT, GENERALLY LOCATED EAST OF GRAND CENTRAL PARKWAY AND NORTH OF BONNEVILLE AVENUE.

LEGAL DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, BEING A PORTION OF LOT 5 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 53 OF PLATS ON PAGE 61, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY AND BONNEVILLE AVENUE AS SHOWN ON SAID PLAT; THENCE ALONG THE CENTERLINE OF SAID GRAND CENTRAL PARKWAY, NORTH 03°50'03" WEST, 209.30 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 31°45'19", AN ARC LENGTH OF 277.12 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY, THENCE NORTH 27°55'16" EAST, 1,058.21 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 20°42'14", AN ARC LENGTH OF 180.68 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY NORTH 48°37'30" EAST, 987.99 FEET; THENCE SOUTH 41°22'30" EAST, 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF GRAND CENTRAL PARKWAY, SAID POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE* ***POINT OF BEGINNING****; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 48°37'30" EAST, 229.03 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 25°40'55", AN ARC LENGTH OF 201.71 FEET; THENCE NORTH 74°18'39" EAST, 2.38 FEET TO A POINT OF CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF CITY PARKWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 95°48'21', AN ARC LENGTH OF 50.16 FEET AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 09°53'00" EAST, 143.34 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 19°23'00", AN ARC LENGTH OF 135.32 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 647.00 FEET, THROUGH A CENTRAL ANGLE OF 18°23'44', AN ARC LENGTH OF 207.73 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 27°53'43" WEST, 127.09 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 62°06'17" WEST, 29.00 FEET; THENCE NORTH 27°53'43" EAST, 127.09 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 618.00 FEET, THROUGH A CENTRAL ANGLE OF 37°46'43", AN ARC LENGTH OF 407.49 FEET; THENCE NORTH 09°53'00" WEST, 62.91 FEET; THENCE SOUTH 74°18'09" WEST, 17.43 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 420.00 FEET, THROUGH A CENTRAL ANGLE OF 25°40'39", AN ARC LENGTH OF 188.23 FEET;*

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THENCE SOUTH 48°37'30" WEST, 229.03 FEET; THENCE NORTH 41°22'30" WEST, 29.99 FEET TO THE ***POINT OF BEGINNING.***

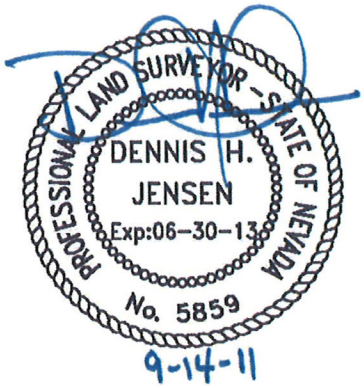
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING *AT THE AFOREMENTIONED* ***POINT "A";*** *THENCE SOUTH 41°22'30" EAST, 29.99 FEET; THENCE SOUTH 48°37'30" WEST, 229.03 FEET; THENCE SOUTH 41°22'42" EAST, 222.91 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 209.00 FEET, THROUGH A CENTRAL ANGLE OF 20°40'42", AN ARC LENGTH OF 75.43 FEET; THENCE SOUTH 62°03'24" EAST, 163.77 FEET; THENCE NORTH 27°53'43" EAST, 133.09 FEET; THENCE SOUTH 62°06'17" EAST, 29.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID CITY PARKWAY AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 27°53'43" WEST, 127.09 FEET TO A POINT OF CURVATURE ON THE NORTHERLY RIGHT-OF-WAY LINE OF CARSON AVENUE AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'53", AN ARC LENGTH OF 47.15 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 62°03'24" WEST, 162.77 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 233.00 FEET, THROUGH A CENTRAL ANGLE OF 20°40'42", AN ARC LENGTH OF 84.09 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 41°22'42" WEST, 222.90 FEET TO A POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY LINE OF GRAND CENTRAL PARKWAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'12", AN ARC LENGTH OF 47.13 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 48°37'30" EAST, 223.03 FEET TO THE* ***POINT OF BEGINNING.***

SAID PARCELS CONTAIN 51,781 SQUARE FEET, MORE OR LESS.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

END OF DESCRIPTION.



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DENNIS H. JENSEN
NEVADA LICENSE NO. 5859

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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE TABLE

No.	BEARING	DISTANCE
L1	N48°37'30"E	223.03'
L2	N41°22'42"W	222.90'
L3	N62°03'24"W	162.77'
L4	S27°53'43"W	127.09'
L5	N27°53'43"E	133.09'
L6	S62°03'24"E	163.77'
L7	S41°22'42"E	222.91'
L8	S48°37'30"W	229.03'
L9	N41°22'30"W	29.99'
L10	S74°18'09"W	17.43'
L11	N09°53'00"W	62.91'
L12	N62°06'17"W	29.00'
L13	S09°53'00"E	143.34'
L14	S41°22'30"E	50.00'
L15	N03°50'03"W	209.30'
L16	N74°18'39"E	2.38'

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	30.00'	90°00'12"	47.13'	30.00'
C2	233.00'	20°40'42"	84.09'	42.51'
C3	30.00'	90°02'53"	47.15'	30.03'
C4	209.00'	20°40'42"	75.43'	38.13'
C5	420.00'	25°40'39"	188.23'	95.72'
C6	618.00'	37°46'43"	407.49'	211.46'
C7	647.00'	18°23'44"	207.73'	104.77'
C8	400.00'	19°23'00"	135.32'	68.31'
C9	30.00'	95°48'21"	50.16'	33.21'
C10	450.00'	25°40'55"	201.71'	102.58'
C11	500.00'	20°42'14"	180.68'	91.33'
C12	500.00'	31°45'19"	277.12'	142.22'

LEGEND

CENTERLINE

EASEMENT LINE

AREA OF EASEMENT NORTH PART = 28,824 S.F. ±

AREA OF EASEMENT SOUTH PART = 22,953 S.F. ±

L1 LINE DATA TABLE NUMBER

C1 CURVE DATA TABLE REFERENCE NUMBER

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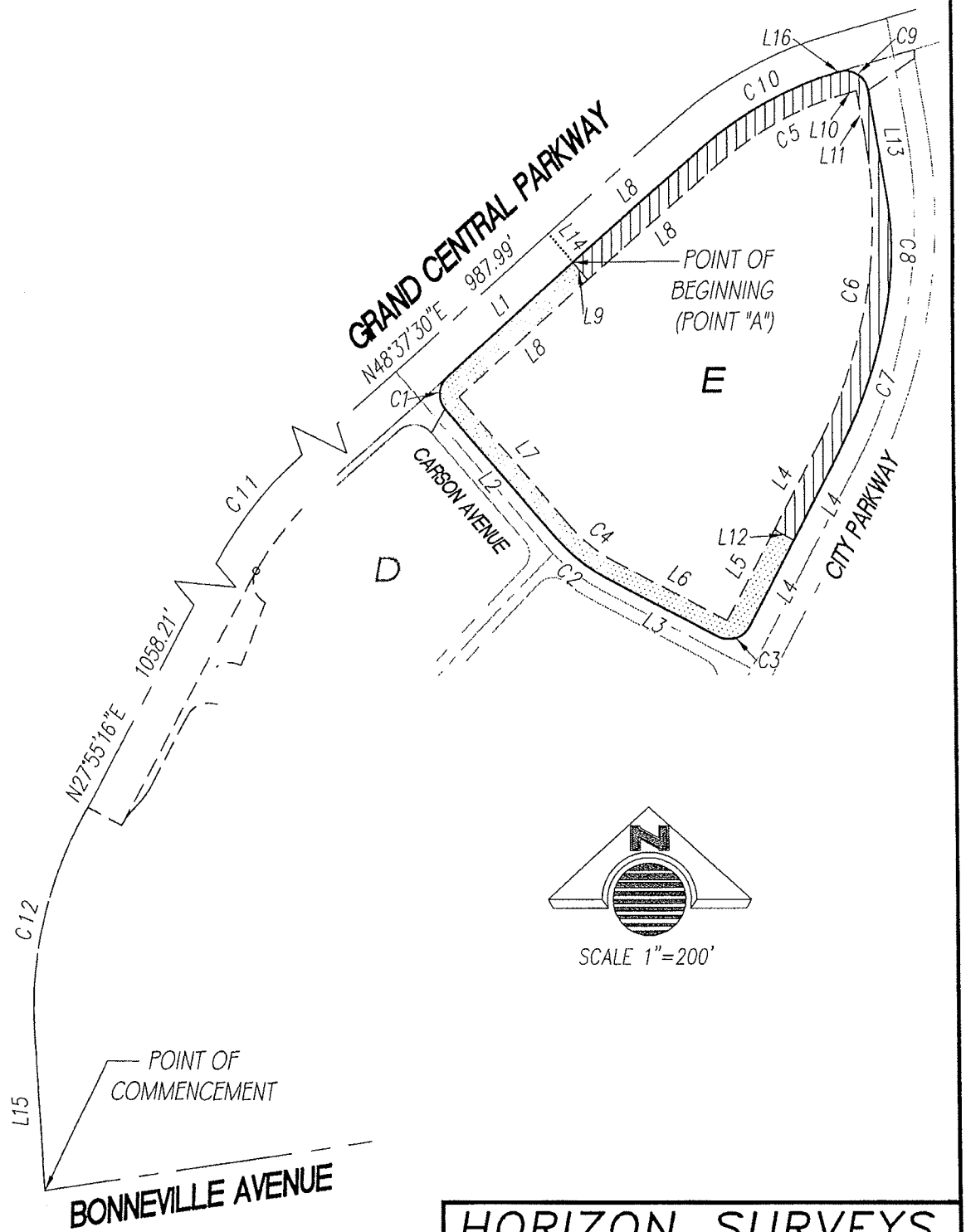
WWW.HORIZONSURVEYS.COM

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1"=200'

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APN: 139-34-110-009

Recorded For:
Las Vegas Valley Water District
Land Acquisition and Management (M/S 95)
P. O. Box 99956
Las Vegas, Nevada 89193-9956

LAS VEGAS VALLEY WATER DISTRICT
PERMANENT AND PERPETUAL EASEMENT

THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY, made and entered into by and between City Parkway V _____,
Party of the First Part, hereinafter known as the "GRANTOR(s)", and the **LAS VEGAS VALLEY WATER DISTRICT**, a political subdivision of the State of Nevada, Party of the Second Part, hereinafter known as the "GRANTEE".

WITNESSETH

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, a permanent and perpetual easement for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of water pipelines and appurtenances with the rights of ingress and egress, over, above, across, and under that certain parcel of land described as follows:

See Exhibit A, attached hereto and made a part hereof.

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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.

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APN: 139-34-110-009

GRANTOR: City Parkway V

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 changes are done with the written consent of the GRANTEE.

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____.

Approved as to form

John S. Ridilla 9/20/11

John S. Ridilla Date

Deputy City Attorney

State of Nevada)
) ss
County of Clark)

On _____, before me, the undersigned, a NOTARY PUBLIC, in and for said County and State, personally appeared _____ known to me to be the person described in and who executed the foregoing instrument, and who acknowledges to me that _he_ executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public

Notary Seal/Stamp

APN: 139-34-110-009

GRANTOR: City Parkway V

Exhibit A

JUNE 14, 2011
R. SLIGAR\D. JENSEN

Exhibit 'A'

EXPLANATION

THE FOLLOWING DESCRIBES A UTILITY EASEMENT, GENERALLY LOCATED EAST OF GRAND CENTRAL PARKWAY AND NORTH OF BONNEVILLE AVENUE.

DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, BEING A PORTION OF LOT 5 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 53 OF PLATS ON PAGE 61, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY AND BONNEVILLE AVENUE AS SHOWN ON SAID PLAT; THENCE ALONG THE CENTERLINE OF SAID GRAND CENTRAL PARKWAY, NORTH 03°50'03" WEST, 209.30 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 31°45'19", AN ARC LENGTH OF 277.12 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY, NORTH 27°55'16" EAST, 1,058.21 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 20°42'14", AN ARC LENGTH OF 180.68 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY, NORTH 48°37'30" EAST, 371.44 FEET TO THE POINT OF INTERSECTION OF GRAND CENTRAL PARKWAY AND BRIDGER AVENUE; THENCE ALONG THE CENTERLINE OF BRIDGER AVENUE, SOUTH 41°22'30" EAST, 349.75 FEET TO THE POINT OF INTERSECTION OF BRIDGER AVENUE AND PROMENADE PLACE; THENCE SOUTH 61°48'14" EAST, 14.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROMENADE PLACE AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874, SAID POINT ALSO BEING THE **POINT OF BEGINNING** AND A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FROM WHICH THE RADIUS OF SAID CURVE BEARS SOUTH 49°56'39" EAST, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,295.50 FEET, THROUGH A CENTRAL ANGLE OF 05°17'55", AN ARC LENGTH OF 304.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 82°33'27", AN ARC LENGTH OF 36.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CARSON AVENUE AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874, SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 267.00 FEET, THROUGH A CENTRAL ANGLE OF 09°58'07", AN ARC LENGTH OF 46.45 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 62°03'24" EAST, 162.84 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 89°57'07", AN ARC LENGTH OF 47.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CITY PARKWAY AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 27°53'43" WEST, 277.75 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY,

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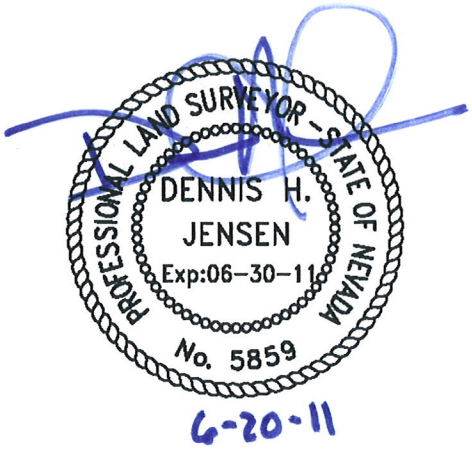
NORTH 62°03'12" WEST, 29.00 FEET; THENCE NORTH 27°53'43" EAST, 283.73 FEET; THENCE NORTH 62°03'24" WEST, 163.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 291.00 FEET, THROUGH A CENTRAL ANGLE OF 10°08'29", AN ARC LENGTH OF 51.51 FEET TO A POINT OF CUSP ON A NON-TANGENT CURVE, FROM WHICH THE RADIUS OF SAID CURVE BEARS SOUTH 44°37'49" EAST; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3271.50 FEET, THROUGH A CENTRAL ANGLE OF 05°13'25", AN ARC LENGTH OF 298.27 FEET; THENCE NORTH 62°03'12" WEST, 24.55 FEET TO THE ***POINT OF BEGINNING****.*

SAID PARCEL CONTAINS 21,504 SQUARE FEET MORE OR LESS.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

END OF DESCRIPTION.



LAND SURVEYOR, PLS
DENNIS H. JENSEN
NEVADA LICENSE NO. 5859

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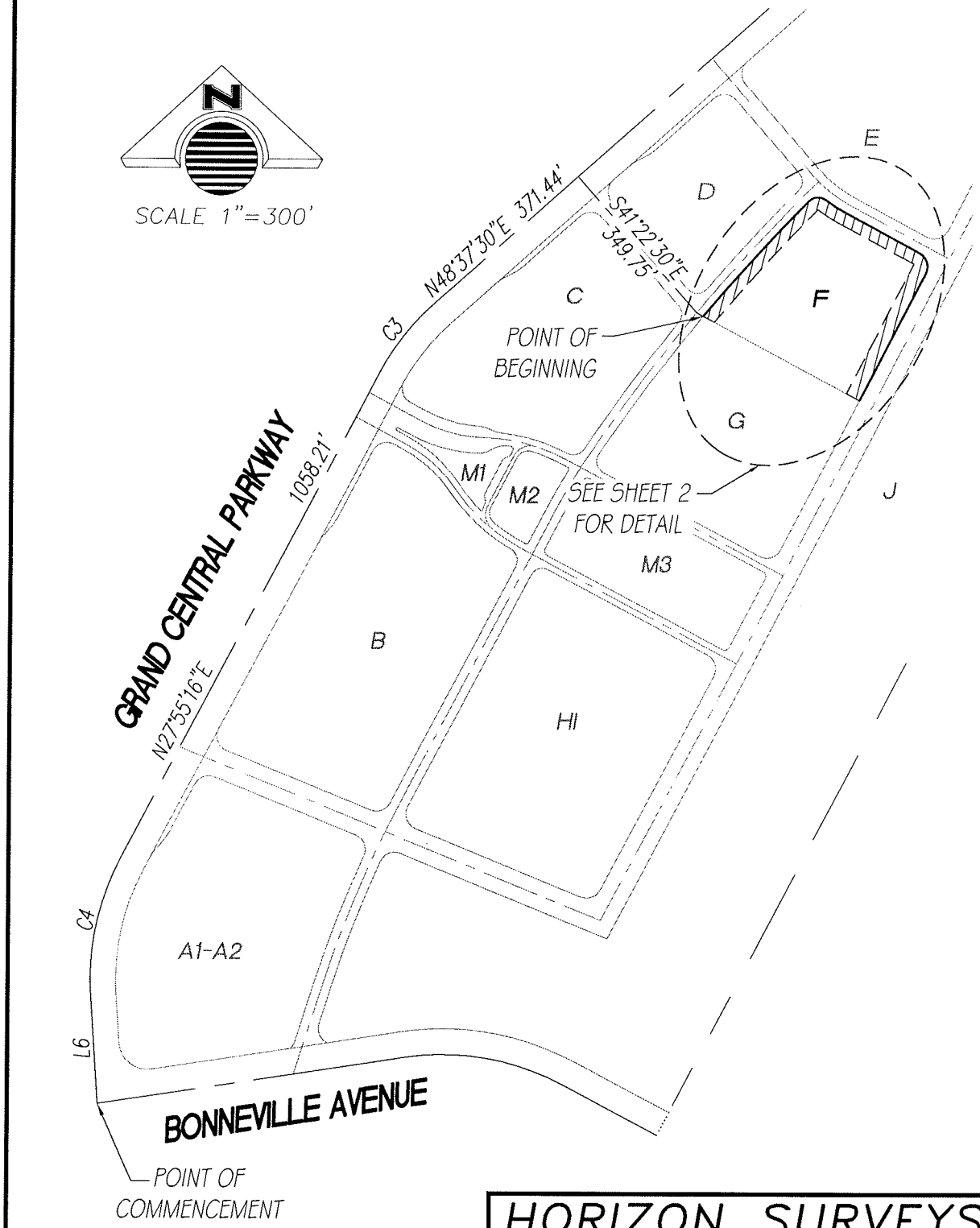

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LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
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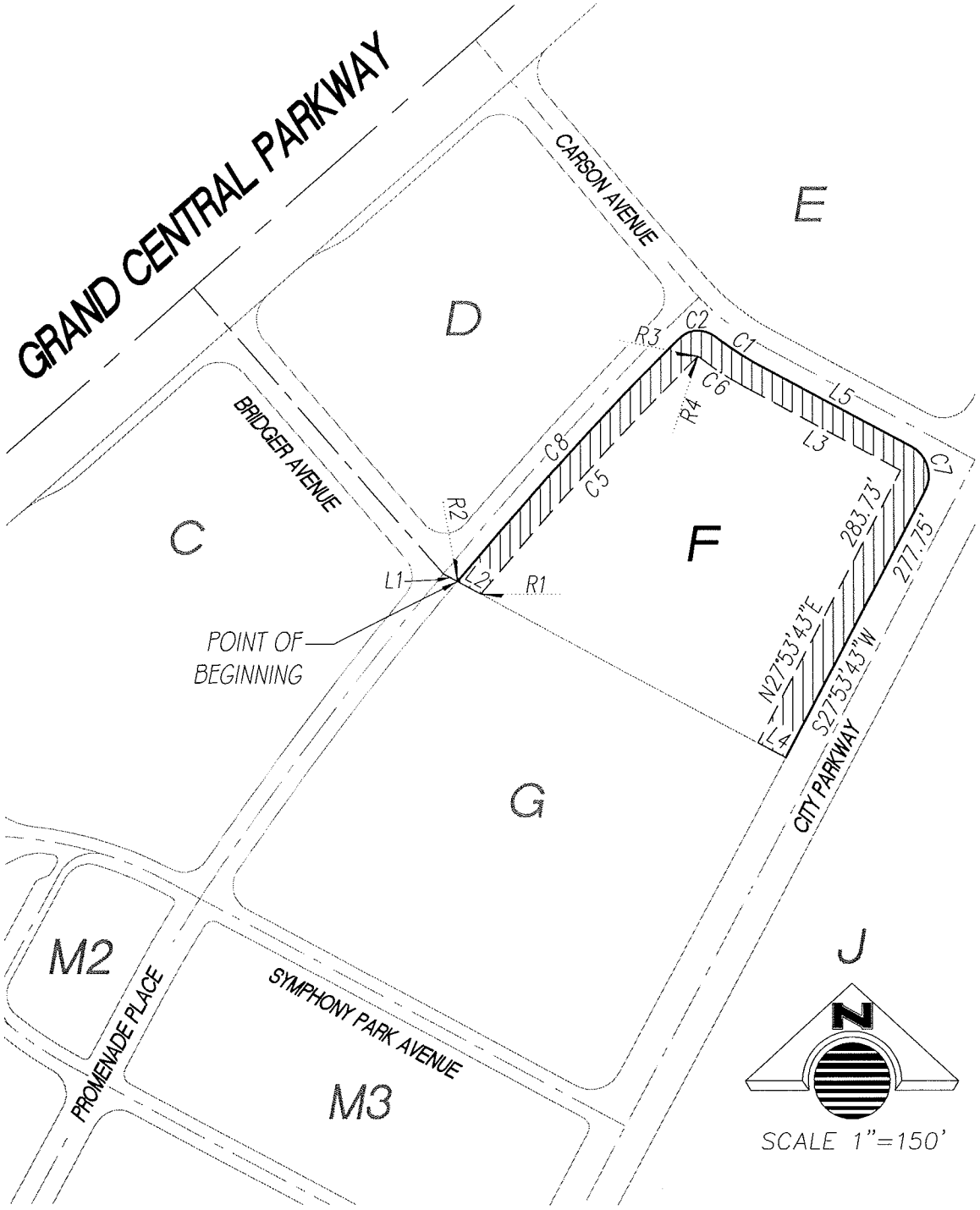

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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

RADIAL TABLE TABLE

No.	BEARING
R1	S49°51'14"E
R2	S49°56'39"E
R3	S38°05'05"W
R4	S44°37'49"E

LINE TABLE TABLE

No.	BEARING	DISTANCE
L1	S61°48'14"E	14.81'
L2	N62°03'12"W	24.55'
L3	N62°03'24"W	163.84'
L4	N62°03'12"W	29.00'
L5	S62°03'24"E	162.84'
L6	N03°50'03"W	209.30'

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	267.00'	09°58'07"	46.45'	23.29'
C2	25.00'	82°33'27"	36.02'	21.95'
C3	500.00'	20°42'14"	180.68'	91.33'
C4	500.00'	31°45'19"	277.12'	142.22'
C5	3271.50'	05°13'26"	298.27'	149.24'
C6	291.00'	10°08'29"	51.51'	25.82'
C7	30.00'	89°57'07"	47.10'	29.97'
C8	3295.50'	05°17'55"	304.76'	152.49'

LEGEND

CENTERLINE

EASEMENT LINE

AREA OF EASEMENT NORTH PART =21,504 S.F.±

L1 — LINE DATA TABLE NUMBER

C1 — CURVE DATA TABLE NUMBER

R1 — RADIAL LINE TABLE NUMBER

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APN: 139-34-110-009

Recorded For:
Las Vegas Valley Water District
Land Acquisition and Management (M/S 95)
P. O. Box 99956
Las Vegas, Nevada 89193-9956

LAS VEGAS VALLEY WATER DISTRICT
PERMANENT AND PERPETUAL EASEMENT

THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY, made and entered into by and between City Parkway V _____,
Party of the First Part, hereinafter known as the "GRANTOR(s)", and the **LAS VEGAS VALLEY WATER DISTRICT**, a political subdivision of the State of Nevada, Party of the Second Part, hereinafter known as the "GRANTEE".

WITNESSETH

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, a permanent and perpetual easement for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of water pipelines and appurtenances with the rights of ingress and egress, over, above, across, and under that certain parcel of land described as follows:

See Exhibit A, attached hereto and 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.

APN: 139-34-110-009

GRANTOR: City Parkway V

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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 changes are done with the written consent of the GRANTEE.

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____.

_____

_____

Approved as to form

John S. Ridilla 9/20/11

John S. Ridilla Date

Deputy City Attorney

State of Nevada)
) ss
County of Clark)

On _____, before me, the undersigned, a NOTARY PUBLIC, in and for said County and State, personally appeared _____ known to me to be the person described in and who executed the foregoing instrument, and who acknowledges to me that _he_ executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

_____ _____

Notary Public Notary Seal/Stamp

APN: 139-34-110-009

GRANTOR: City Parkway V

Exhibit A

JUNE 14, 2011
N. HAUGE \ C. SMEDLEY

Exhibit 'A'

EXPLANATION

THE FOLLOWING DESCRIBES A UTILITY EASEMENT, GENERALLY LOCATED EAST OF GRAND CENTRAL PARKWAY AND NORTH OF BONNEVILLE AVENUE.

DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, BEING A PORTION OF LOT 5 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 53 OF PLATS ON PAGE 61, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY AND BONNEVILLE AVENUE AS SHOWN ON SAID PLAT; THENCE ALONG THE CENTERLINE OF SAID GRAND CENTRAL PARKWAY, NORTH 03°50'03" WEST, 209.30 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 31°45'19", AN ARC LENGTH OF 277.12 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY, NORTH 27°55'16" EAST, 1,058.21 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 20°42'14", AN ARC LENGTH OF 180.68 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GRAND CENTRAL PARKWAY, NORTH 48°37'30" EAST, 371.44 FEET TO THE POINT OF INTERSECTION OF GRAND CENTRAL PARKWAY AND BRIDGER AVENUE; THENCE ALONG THE CENTERLINE OF BRIDGER AVENUE, SOUTH 41°22'30" EAST, 349.75 FEET TO THE POINT OF INTERSECTION OF BRIDGER AVENUE AND PROMENADE PLACE; THENCE SOUTH 61°48'14" EAST, 14.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROMENADE PLACE AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874, SAID POINT ALSO BEING THE **POINT OF BEGINNING;** THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 62°03'12" EAST, 24.55 FEET TO A POINT ON A NON-TANGENT CURVE, FROM WHICH THE RADIUS OF SAID CURVE BEARS SOUTH 49°51'14" EAST; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3271.50 FEET, THROUGH A CENTRAL ANGLE OF 05°51'33", AN ARC LENGTH OF 334.55 FEET; THENCE SOUTH 62°04'44" EAST, 345.72 FEET; THENCE NORTH 27°53'43" EAST, 329.88 FEET; THENCE SOUTH 62°03'12" EAST, 29.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CITY PARKWAY AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 27°53'43" WEST, 327.86 FEET TO A POINT OF CURVATURE ON THE MOST NORTHERLY RIGHT-OF-WAY LINE OF SYMPHONY PARK AVENUE AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°01'33", AN ARC LENGTH OF 47.14 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 62°04'44" WEST, 344.04 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 96°18'53", AN ARC LENGTH OF 42.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID PROMENADE

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PLACE, SAID POINT ALSO BEING A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3295.50 FEET, THROUGH A CENTRAL ANGLE OF 05°49'12", AN ARC LENGTH OF 334.75 FEET TO THE ***POINT OF BEGINNING.***

SAID PARCELS CONTAIN 28,440 SQUARE FEET MORE OR LESS.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

END OF DESCRIPTION.

LAND SURVEYOR, PLS
DENNIS H. JENSEN
NEVADA LICENSE NO. 5859

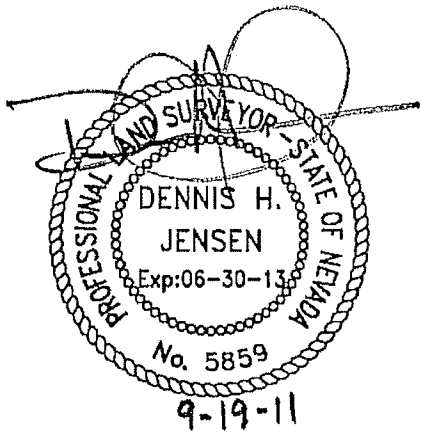

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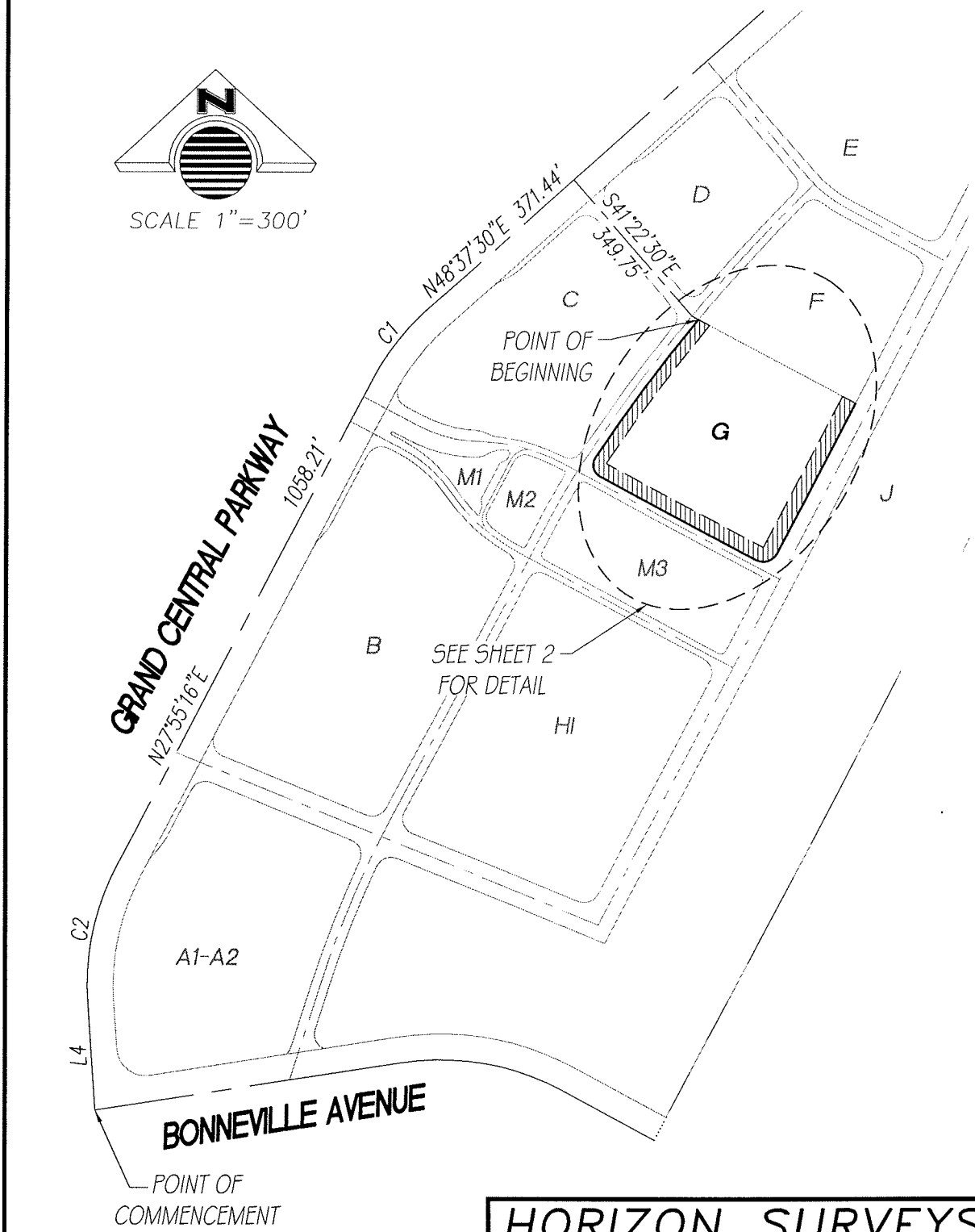
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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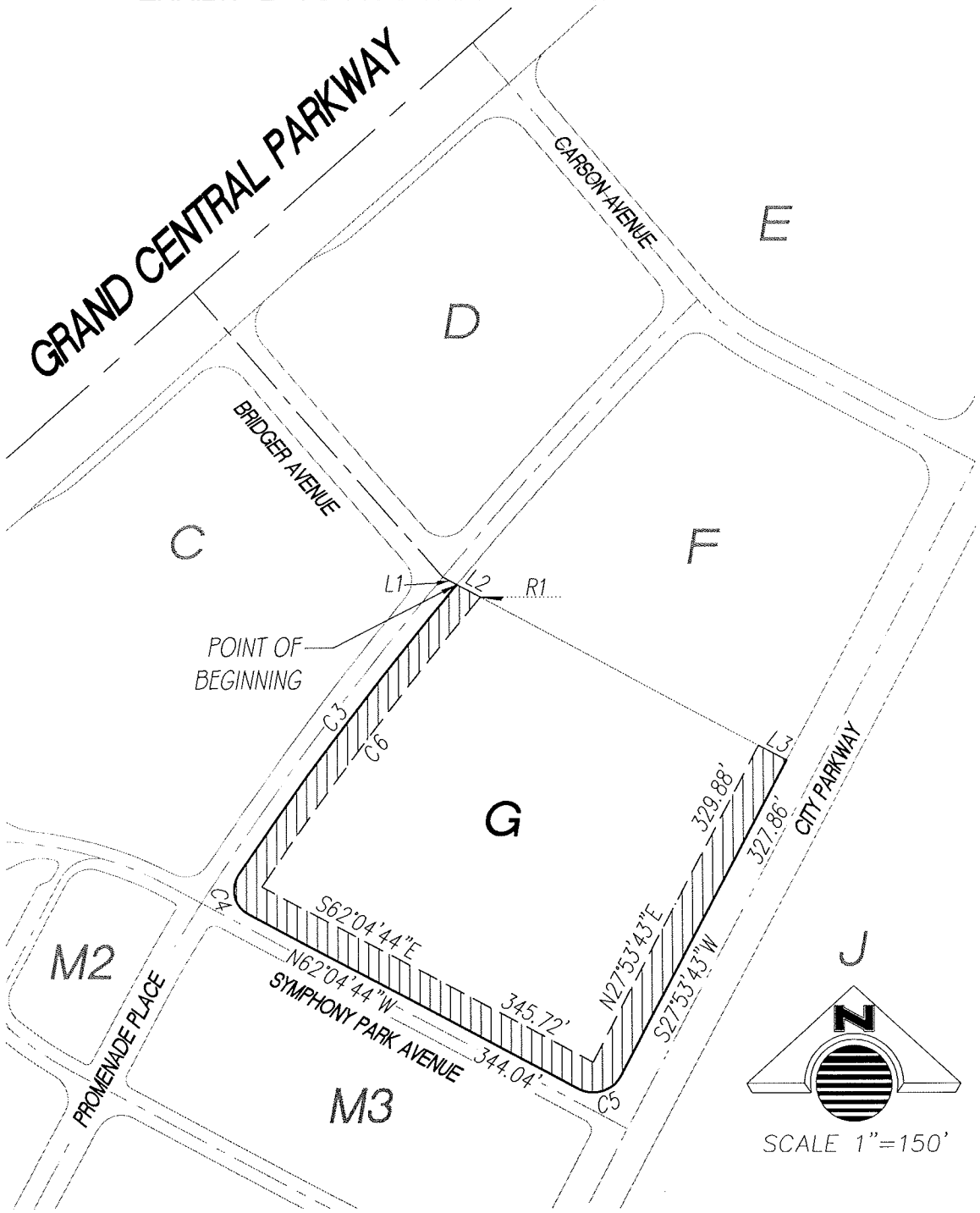

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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

RADIAL TABLE TABLE

No.	BEARING
R1	N49°51'14"W

LINE TABLE TABLE

No.	BEARING	DISTANCE
L1	S61°48'14"E	14.81'
L2	S62°03'12"E	24.55'
L3	S62°03'12"E	29.00'
L4	N03°50'03"W	209.30'

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	500.00'	20°42'14"	180.68'	91.33'
C2	500.00'	31°45'19"	277.12'	142.22'
C3	3295.50'	05°49'12"	334.75'	167.52'
C4	25.00'	96°18'53"	42.03'	27.92'
C5	30.00'	90°01'33"	47.14'	30.01'
C6	3271.50'	05°51'33"	334.55'	167.42'

LEGEND

CENTERLINE

EASEMENT LINE

AREA OF EASEMENT SOUTH PART =28,441 S.F.±

L1 — LINE DATA TABLE NUMBER

C1 — CURVE DATA TABLE NUMBER

R2 — RADIAL LINE TABLE NUMBER

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