

APN: 139-34-211-001

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.

GRANTOR: City Parkway V

- IN WITNESS WHEREOF, the GRANTOR(s) has hereunto set his/her/their hand/hands
this _____ day of _____, 20____.

John S. Ridilla 9/20/11
John S. Ridilla Date
Deputy City Attorney

Notary Seal/Stamp

APN: 139-34-211-001

GRANTOR: City Parkway V

Exhibit A

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 NORTHEAST QUARTER (NE 1/4) OF SECTION 33, AND NOWRTHWEST 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 BONNEVILLE AVENUE, NORTH 81°09'57" EAST, 383.24 FEET TO THE CENTERLINE INTERSECTION OF BONNEVILLE AVENUE AND PROMENADE PLACE; THENCE ALONG THE CENTERLINE OF PROMENADE PLACE, NORTH 17°53'58" EAST, 188.15 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE CENTERLINE OF PROMENADE PLACE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2053.00 FEET, THROUGH A CENTRAL ANGLE OF 10°06'52", AN ARC LENGTH OF 362.42 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF PROMENADE PLACE, NORTH 28°00'50" EAST, 562.10 FEET TO THE CENTERLINE INTERSECTION OF PROMENADE PLACE AND SYMPHONY PARK AVENUE; THENCE ALONG THE CENTERLINE OF SAID SYMPHONY PARK AVENUE, SOUTH 62°04'44" EAST, 236.82 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 27°55'16" EAST, 11.50 FEET TO A POINT ON THE RIGHT-OF-WAY 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, SAID POINT HEREINAFTER REFERED TO AS POINT "A", SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 62°04'44" WEST, 209.78 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 90°05'34", AN ARC LENGTH OF 15.72 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; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 28°00'50" EAST, 73.81 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG AN ARC TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1130.00 FEET, THROUGH A CENTRAL ANGLE OF 03°54'04", AN ARC LENGTH OF 76.94 FEET TO A POINT OF COMPOUND CURVATURE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SYMPHONY PARK AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG AN ARC TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 86°00'22", AN ARC LENGTH OF 15.01 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 62°04'44" EAST, 206.94 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 27°55'16" WEST, 15.00 FEET; THENCE NORTH 62°04'44" WEST, 202.27 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE, FROM WHICH THE RADIUS OF SAID CURVE BEARS SOUTH 58°19'29" EAST, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1115.00 FEET, THROUGH A CENTRAL ANGLE OF 03°39'41", AN ARC LENGTH OF 71.25 FEET; THENCE SOUTH 28°00'50" WEST, 68.80 FEET; THENCE SOUTH 62°04'44" EAST, 204.77 FEET; THENCE SOUTH 27°55'16" WEST, 15.00 FEET TO THE **POINT OF BEGINNING**.



TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE AFOREMENTIONED **POINT "A"**; THENCE NORTH 27°55'16" EAST, 15.00 FEET; THENCE SOUTH 62°04'44" EAST, 170.22 FEET; THENCE NORTH 27°53'43" EAST, 140.00 FEET; THENCE NORTH 62°04'44" WEST, 170.15 FEET; THENCE NORTH 27°55'16" EAST, 15.00 FEET TO THE RIGHT-OF-WAY LINE OF SAID 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 RIGHT-OF-WAY LINE, SOUTH 62°04'44" EAST, 175.15 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 89°58'27", AN ARC LENGTH OF 15.70 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 EASTERLY RIGHT-OF-WAY LINE, SOUTH 27°53'43" WEST, 150.00 FEET TO A POINT OF CURVATURE ON THE RIGHT-OF-WAY LINE OF SAID SYMPHONY PARK AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 90°01'33", AN ARC LENGTH OF 15.71 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 62°04'44" WEST, 175.22 FEET TO THE **POINT OF BEGINNING**.

PARCELS CONTAIN 16,223 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

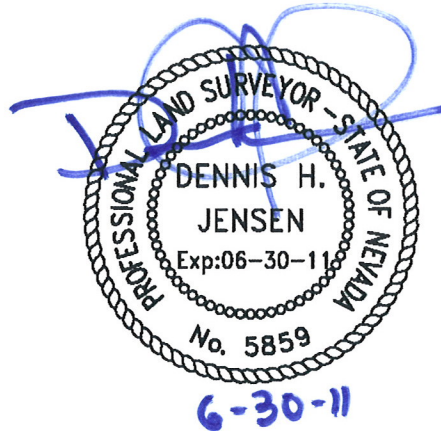
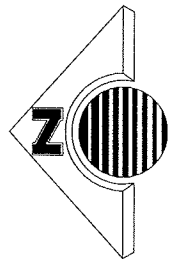
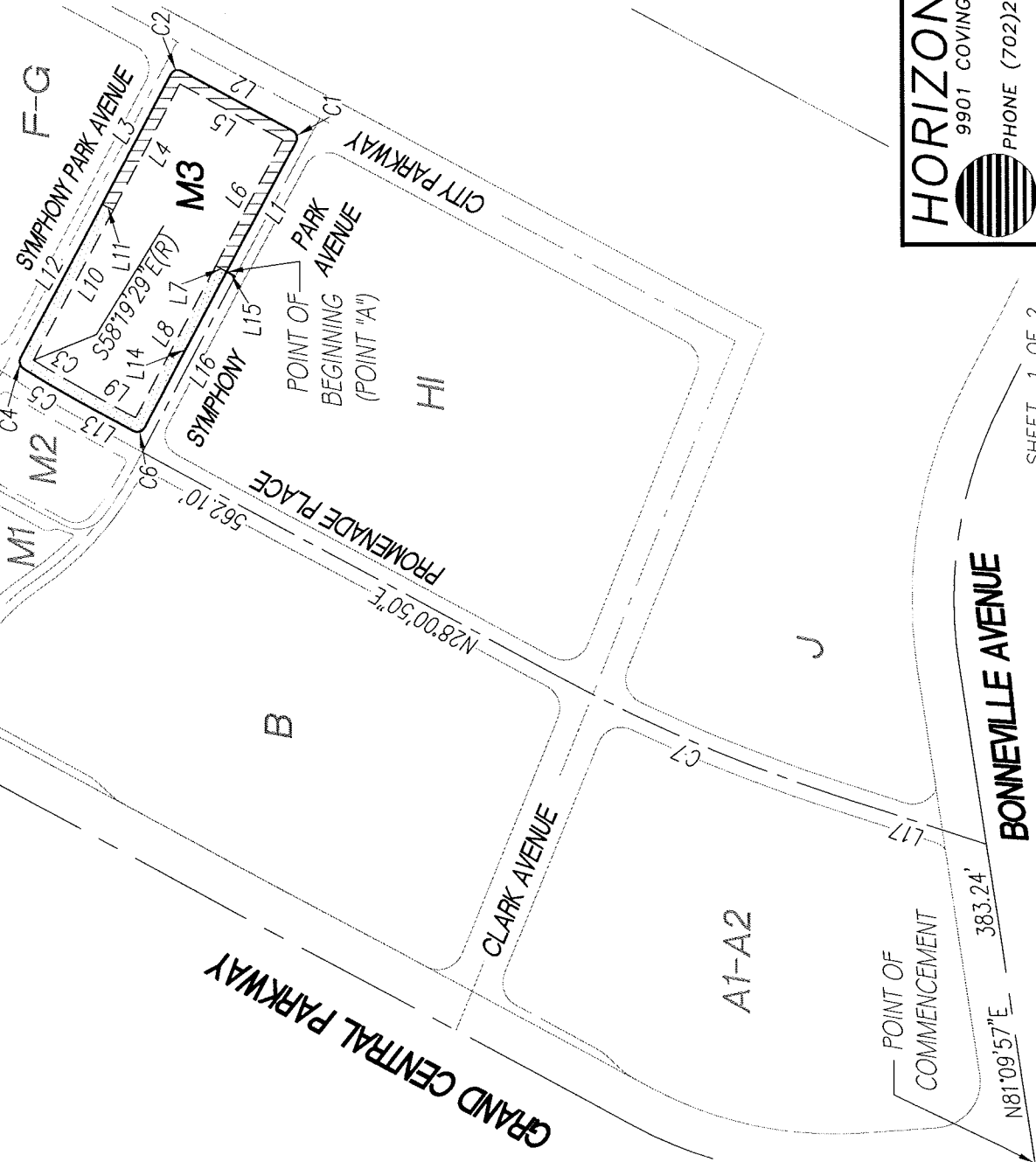


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1" = 200'



HORIZON SURVEYS

9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144
PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM



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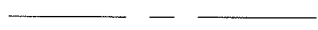
LINE TABLE TABLE

No.	BEARING	DISTANCE
L1	N62°04'44"W	175.22'
L2	S27°53'43"W	150.00'
L3	S62°04'44"E	175.15'
L4	N62°04'44"W	170.15'
L5	N27°53'43"E	140.00'
L6	S62°04'44"E	170.22'
L7	N27°55'16"E	15.00'
L8	S62°04'44"E	204.77'
L9	S28°00'50"W	68.80'
L10	N62°04'44"W	202.27'
L11	S27°55'16"W	15.00'
L12	S62°04'44"E	206.94'
L13	N28°00'50"E	73.81'
L14	N62°04'44"W	209.78'
L15	N27°55'16"E	11.50'
L16	S62°04'44"E	236.82'
L17	N17°53'58"E	188.15'

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	10.00'	90°01'33"	15.71'	10.00'
C2	10.00'	89°58'27"	15.70'	10.00'
C3	1115.00'	03°39'41"	71.25'	35.64'
C4	10.00'	86°00'22"	15.01'	9.33'
C5	1130.00'	03°54'04"	76.94'	38.48'
C6	10.00'	90°05'34"	15.72'	10.02'
C7	2053.00'	10°06'52"	362.42'	181.68'

LEGEND

	CENTERLINE
	EASEMENT LINE
	AREA OF EASEMENT EAST PART = 7,613 S.F. ±
	AREA OF EASEMENT WEST PART = 8,610 S.F. ±
L1	LINE DATA TABLE NUMBER
C1	CURVE DATA TABLE REFERENCE NUMBER
(R)	RADIAL LINE

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