

APN: 139-34-110-005

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 IV A, Inc

_____,
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 IV A, Inc

- 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: 139-34-110-005

GRANTOR: City Parkway IV A, Inc.

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 MOST EASTERLY NORTHEAST CORNER OF LOT 5 AS SHOWN ON SAID PLAT; THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 27°55'16" WEST, 588.08 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH 62°07'18" WEST, 254.61 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, FROM WHICH THE RADIUS OF SAID CURVE BEARS NORTH 75°31'01" WEST; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 732.00 FEET, THROUGH A CENTRAL ANGLE OF 13°24'44", AN ARC LENGTH OF 171.35 FEET; THENCE SOUTH 27°53'43" WEST, 123.36 FEET; THENCE NORTH 62°07'30" WEST, 29.00 FEET TO A POINT ON THE EASTERLY 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, NORTH 27°53'43" EAST, 123.38 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 703.00 FEET, THROUGH A CENTRAL ANGLE OF 13°58'33", AN ARC LENGTH OF 171.48 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 62°07'18" EAST 29.85 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 8,549 SQUARE FEET, MORE OR LESS.

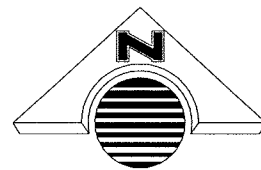
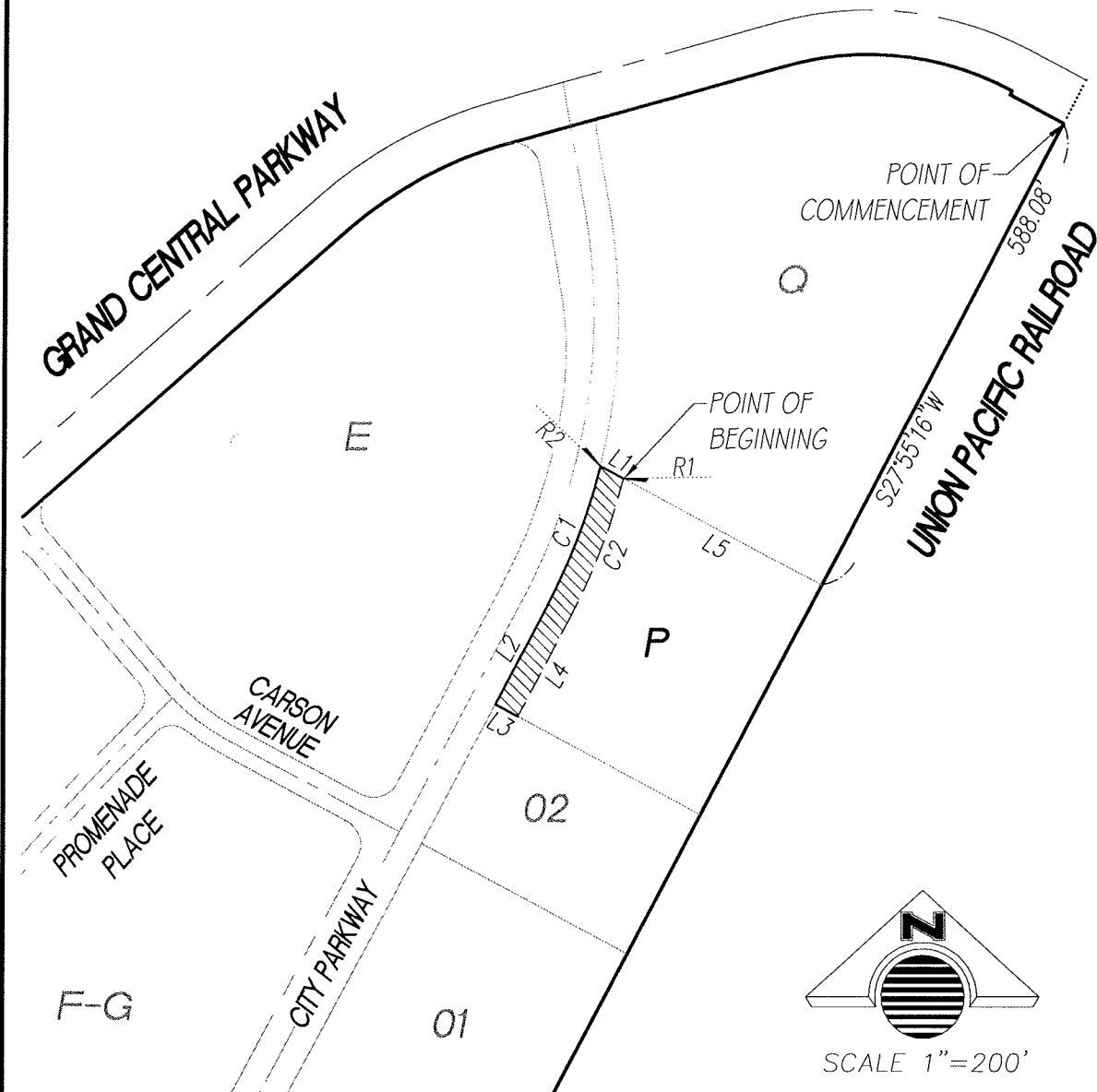
(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

END OF DESCRIPTION.

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



EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1"=200'

SHEET 1 OF 2

HORIZON SURVEYS



9901 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NEVADA 89144

PHONE (702)228-5066 FAX (702)228-0677
WWW.HORIZONSURVEYS.COM

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION LINE TABLE

No.	BEARING	DISTANCE
L1	S62°07'18"E	29.85'
L2	N27°53'43"E	123.38'
L3	N62°07'30"W	29.00'
L4	S27°53'43"W	123.36'
L5	N62°07'18"W	254.61'

RADIAL TABLE

No.	BEARING
R1	N75°31'01"W
R2	S76°04'49"E

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	703.00'	13°58'33"	171.48'	86.17'
C2	732.00'	13°24'44"	171.35'	86.07'

LEGEND

- _____ BOUNDARY OF LOT 5 PER BOOK 53 OF PLATS, PAGE 61
- _____ CENTERLINE
- _____ EASEMENT LINE
- _____ AREA OF EASEMENT 8,549 SQUARE FEET ±
- L1 _____ LINE DATA TABLE NUMBER
- C1 _____ CURVE DATA TABLE REFERENCE NUMBER
- R1 _____ RADIAL DATA TABLE REFERENCE NUMBER



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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
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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 IV A, Inc

- 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

WITNESS my hand and official seal.

Notary Seal/Stamp

APN: 139-34-110-005

GRANTOR: City Parkway IV A, Inc.

Exhibit A

JUNE 14, 2011
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PARCEL CONTAINS 11,731 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

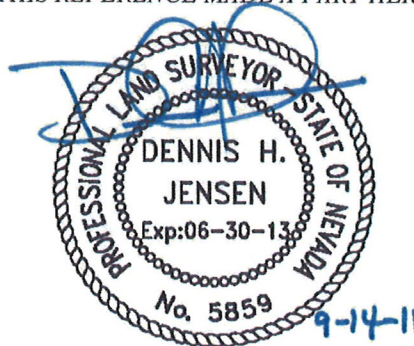


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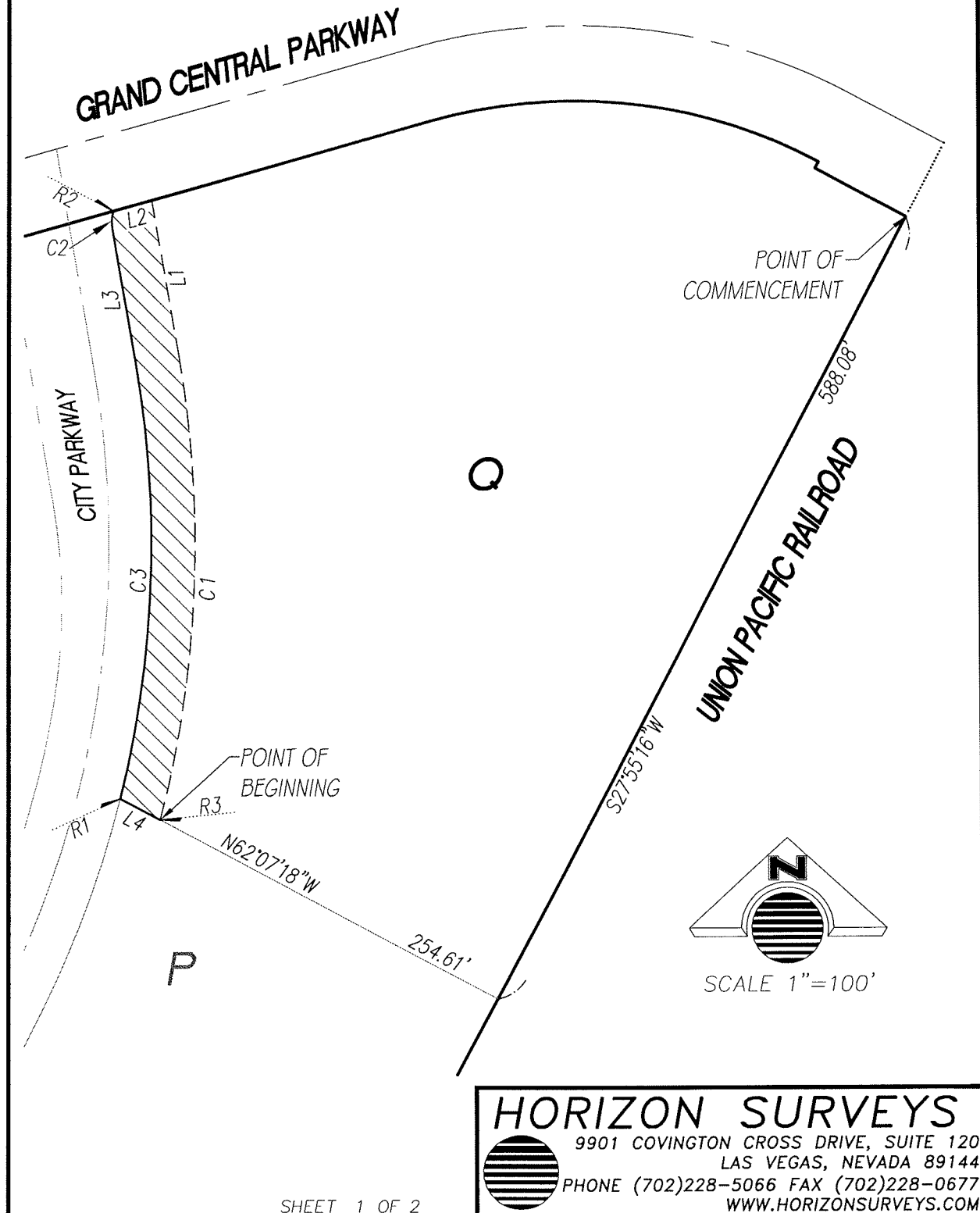


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION LINE TABLE

No.	BEARING	DISTANCE
L1	S09°53'00"E	104.67'
L2	N74°18'09"E	26.50'
L3	N09°53'00"W	89.69'
L4	N62°07'18"W	29.85'

RADIAL TABLE

No.	BEARING
R1	N76°04'49"W
R2	N75°41'52"W
R3	S75°31'01"E

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	732.00'	24°21'59"	311.30'	158.04'
C2	30.00'	24°11'08"	12.66'	6.43'
C3	703.00'	23°48'11"	292.05'	148.16'

LEGEND

BOUNDARY OF LOT 5 PER BOOK 53 OF PLATS, PAGE 61

CENTERLINE

EASEMENT LINE

AREA OF EASEMENT 11,731 SQUARE FEET ±

LINE DATA TABLE NUMBER

CURVE DATA TABLE REFERENCE NUMBER

RADIAL DATA TABLE REFERENCE NUMBER



L1

C1

R1

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