

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

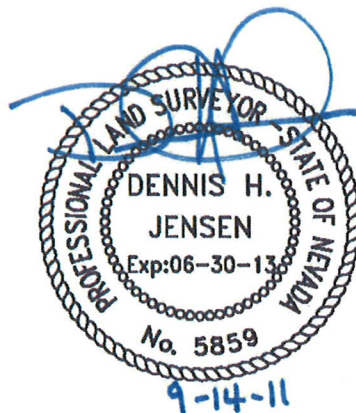
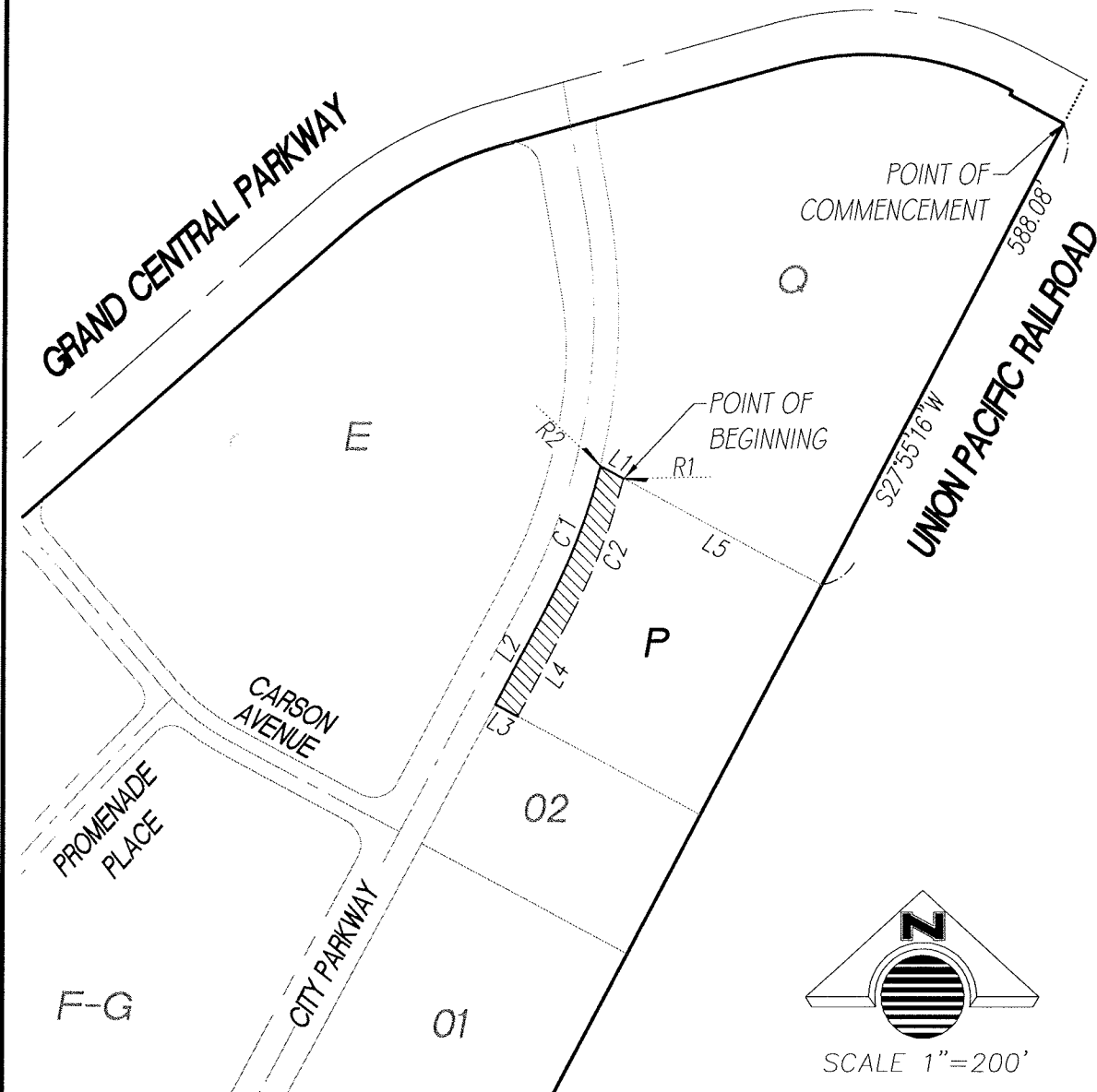


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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'

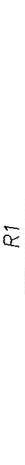
RADIAL TABLE

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 ±
	LINE DATA TABLE NUMBER
	CURVE DATA TABLE REFERENCE NUMBER
	RADIAL DATA TABLE REFERENCE NUMBER



HORIZON SURVEYS

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

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

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
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**; THENCE CONTINUING ALONG SAID LINE NORTH 62°07'18" WEST, 29.85 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, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FROM WHICH THE RADIUS OF SAID CURVE BEARS NORTH 76°04'49" WEST, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 703.00 FEET, THROUGH A CENTRAL ANGLE OF 23°48'11", AN ARC LENGTH OF 292.05 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 09°53'00" WEST, 89.69 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 30.00 FEET, THROUGH A CENTRAL ANGLE OF 24°11'08", AN ARC LENGTH OF 12.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GRAND CENTRAL PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°18'09" EAST, 26.50 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 09°53'00" EAST, 104.67 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 732.00 FEET, THROUGH A CENTRAL ANGLE OF 24°21'59", AN ARC LENGTH OF 311.30 FEET TO THE **POINT OF BEGINNING**.

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

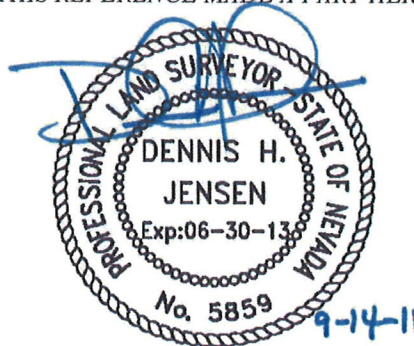


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

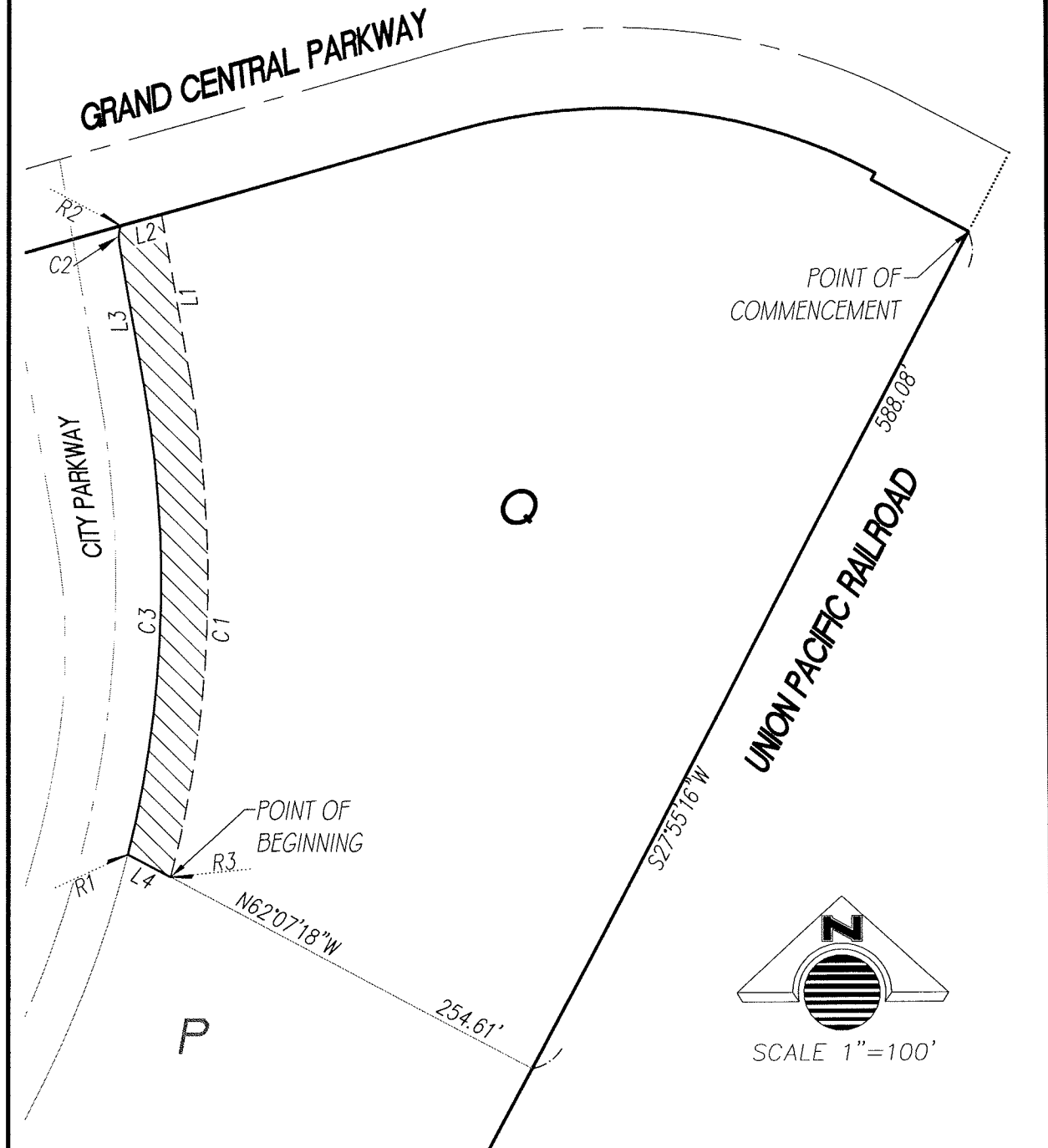


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION LINE TABLE

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

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