

APN: 139-33-610-026

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 of Las Vegas

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 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.

John S. Ridilla 9/29/11
John S. Ridilla Date
Deputy City Attorney

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.

Notary Public

Notary Seal/Stamp

APN: 139-33-610-026

GRANTOR: City of Las Vegas

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.

LEGAL DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33 AND 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 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 08°48'17", AND AN ARC LENGTH OF 315.49 FEET TO THE CENTERLINE INTERSECTION OF PROMENADE PLACE AND CLARK AVENUE; THENCE ALONG THE CENTERLINE OF SAID CLARK AVENUE, SOUTH 67°53'54" EAST, 241.35 FEET; THENCE NORTH 22°06'06" EAST, 28.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CLARK 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 REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 67°53'54" WEST, 188.63 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 EASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 95°54'44", AN ARC LENGTH OF 50.22 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, 509.48 FEET TO A POINT ON THE MOST SOUTHERLY 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 RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°54'26", AN ARC LENGTH OF 39.23 FEET; THENCE CONTINUING ALONG SAID MOST SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 62°04'44" EAST, 194.88 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 27°55'16" WEST, 33.00 FEET; THENCE NORTH 62°04'44" WEST, 195.89 FEET; THENCE SOUTH 28°00'50" WEST, 503.10 FEET; THENCE SOUTH 67°53'54" EAST, 197.72 FEET; THENCE SOUTH 27°55'16" WEST, 29.15 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE AFOREMENTIONED **POINT "A"**; THENCE NORTH 27°55'16" EAST, 29.15 FEET; THENCE SOUTH 67°53'54" EAST, 157.27 FEET; THENCE NORTH 27°53'43" EAST, 467.11 FEET; THENCE NORTH 62°04'44" WEST, 156.25 FEET; THENCE NORTH 27°55'16" EAST, 33.00 FEET TO THE MOST

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VEGAS BY DEED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 20090423 OF OFFICIAL RECORDS AS INSTRUMENT 3874; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH $62^{\circ}04'44''$ EAST, 155.25 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 30.00 FEET, THROUGH A CENTRAL ANGLE OF $89^{\circ}58'27''$, AN ARC LENGTH OF 47.11 FEET TO A POINT ON 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 $27^{\circ}53'43''$ WEST, 469.20 FEET TO A POINT OF CURVATURE ON NORTHERLY RIGHT-OF-WAY LINE OF SAID CLARK AVENUE; 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 $84^{\circ}12'23''$, AN ARC LENGTH OF 44.09 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH $67^{\circ}53'54''$ WEST, 159.32 FEET TO THE **POINT OF BEGINNING**.

SAID PARCELS CONTAIN 50,093 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

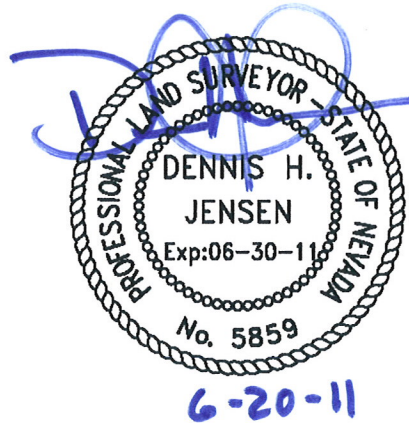
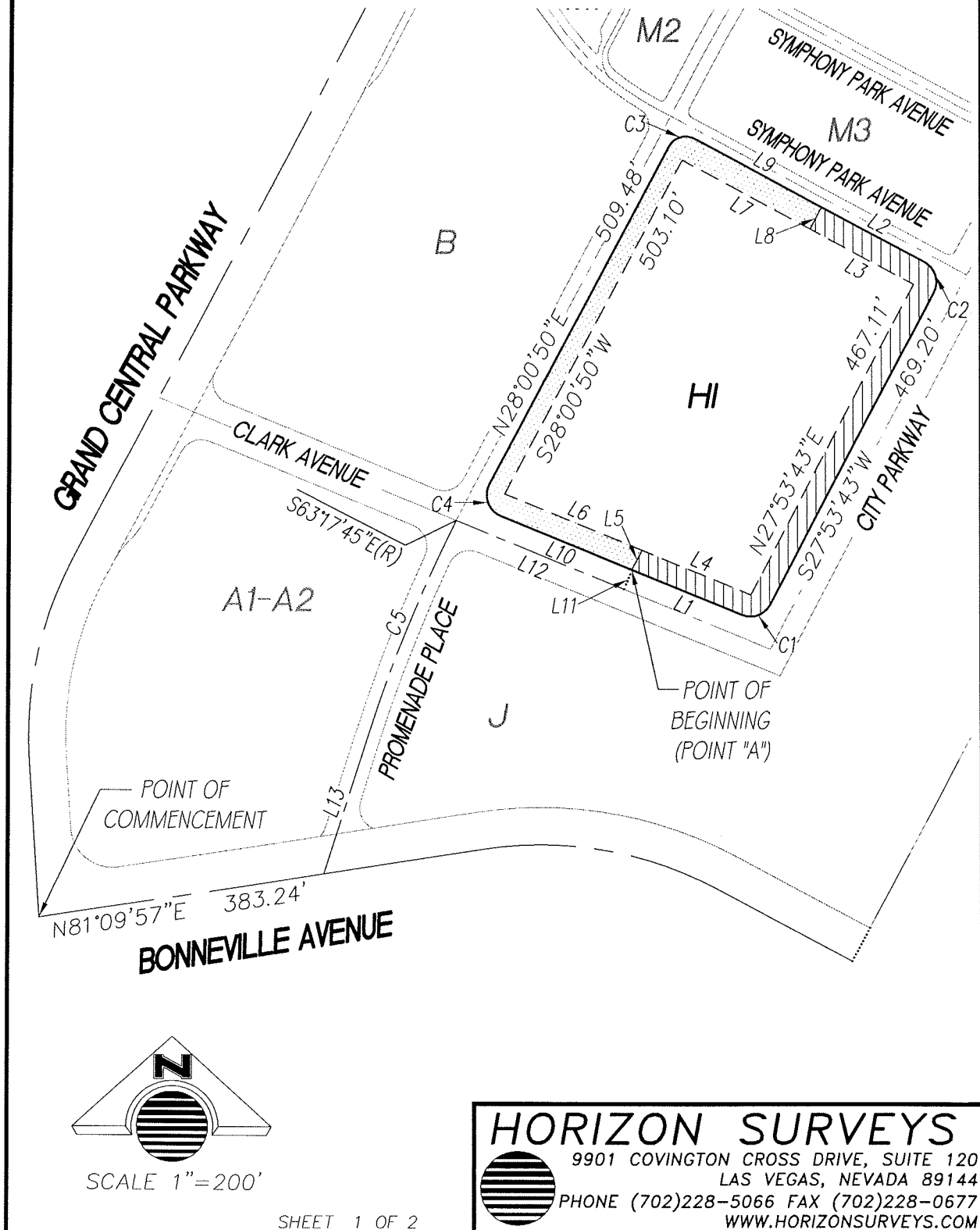


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1"=200'

SHEET 1 OF 2

HORIZON SURVEYS



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EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

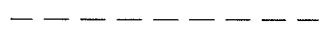
LINE TABLE TABLE

No.	BEARING	DISTANCE
L1	N67°53'54"W	159.32'
L2	S62°04'44"E	155.25'
L3	N62°04'44"W	156.25'
L4	S67°53'54"E	157.27'
L5	N27°55'16"E	29.15'
L6	N67°53'54"W	197.72'
L7	N62°04'44"W	195.89'
L8	S27°55'16"W	33.00'
L9	S62°04'44"E	194.88'
L10	N67°53'54"W	188.63'
L11	N22°06'06"E	28.00'
L12	S67°53'54"E	241.35'
L13	N17°53'58"E	188.15'

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	30.00'	84°12'23"	44.09'	27.11'
C2	30.00'	89°58'27"	47.11'	29.99'
C3	25.00'	89°54'26"	39.23'	24.96'
C4	30.00'	95°54'44"	50.22'	33.27'
C5	2053.00'	08°48'17"	315.49'	158.06'

LEGEND

	CENTERLINE
	EASEMENT LINE
	AREA OF EASEMENT EAST PART = 24,678 S.F. ±
	AREA OF EASEMENT WEST PART = 25,415 S.F. ±
L1	LINE DATA TABLE NUMBER
C1	CURVE DATA TABLE REFERENCE NUMBER
(R)	RADIAL LINE

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