

APN: 139-33-610-026

Return to:
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

John S. Ridilla 11/10/11
John S. Ridilla Date
Deputy City Attorney

November 7, 2011
D. Layton
APN: 139-33-610-026
Grantor: City of Las Vegas

Exhibit 'A'

Explanation

This legal describes an easement for water purposes in favor of Las Vegas Valley Water District, over a parcel of land generally located on the northeast corner of Grand Central Parkway and Bonneville Avenue.

Legal Description

A portion of Lot 5 as shown in that certain Final Map titled "Parkway Center, A Commercial Subdivision", recorded in Book 53, Page 61 of Plats, lying within a portion of Sections 33 and 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Grand Central Parkway and Bonneville Avenue; thence along the centerline of said Grand Central Parkway North $03^{\circ}50'03''$ West, 209.30 feet to the beginning of a curve, concave to the southeast, having a radius of 500.00 feet; thence northeasterly along said curve, through a central angle of $31^{\circ}45'19''$, an arc length of 277.12 feet; thence North $27^{\circ}55'16''$ East, 389.35 feet; thence departing said street centerline South $62^{\circ}04'44''$ East, 647.00 feet to the **Point of Beginning**; thence South $62^{\circ}04'53''$ East, 18.00 feet; thence South $27^{\circ}55'07''$ West, 23.18 feet; thence South $17^{\circ}04'53''$ East, 34.35 feet to the northerly right-of-way of W. Clark Avenue; thence along said northerly right-of-way, North $67^{\circ}53'54''$ West, 42.50 feet; thence departing said northerly right-of-way, North $27^{\circ}55'07''$ East, 51.78 feet to the **Point of Beginning**.

Contains 1,240 square feet, more or less.

Basis of Bearing

North $03^{\circ}50'03''$ West, being the bearing of the centerline of Grand Central Parkway as shown in Book 53, Page 61 of Plats on file at the Clark County, Nevada Recorder's Office.

(See Exhibit 'B' attached hereto and by this reference made a part hereof)

End of description.

Dennis W. Layton, PLS
Professional Land Surveyor
Nevada License No. 11829

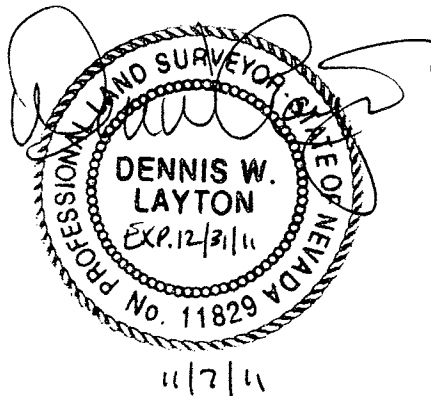
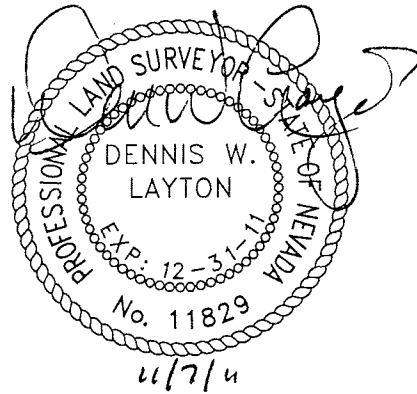
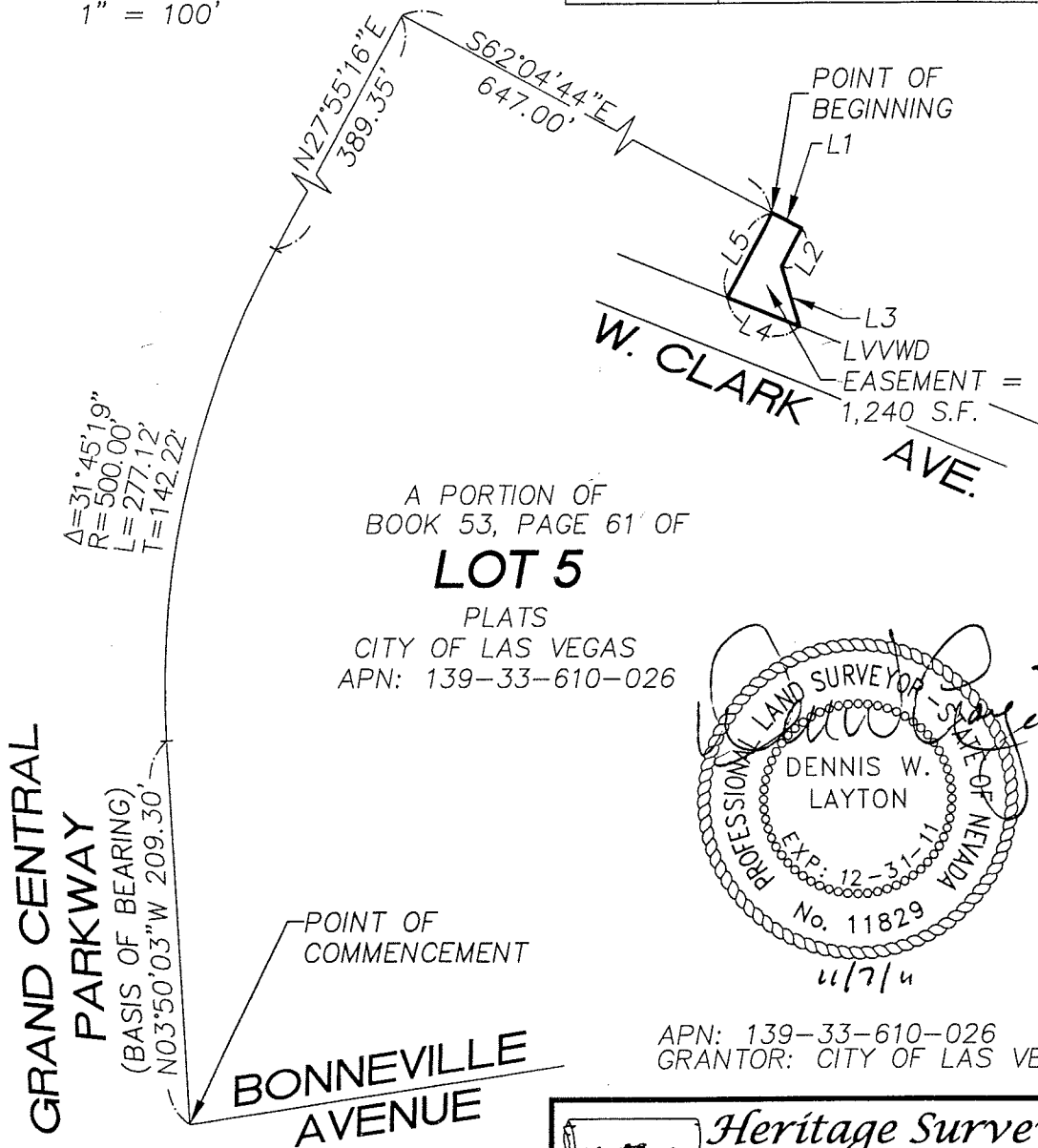


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

LINE	BEARING	LENGTH
L1	S62°04'53"E	18.00'
L2	S27°55'07"W	23.18'
L3	S17°04'53"E	34.35'
L4	N67°53'54"W	42.50"
L5	N27°55'07"E	51.78'



APN: 139-33-610-026
GRANTOR: CITY OF LAS VEGAS

PROJECT: 512-0017

SHEET 1 OF 1



Heritage Surveying

7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 474-6277 (HS4-MAPS)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

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Parcel name: 110611☐

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North:	5494.4041	East :	11426.6823	☐
Line Course:	N 27-55-07 E	Length:	51.78	☐
	North: 5540.1576	East :	11450.9266	☐
Line Course:	S 62-04-53 E	Length:	18.00	☐
	North: 5531.7297	East :	11466.8316	☐
Line Course:	S 27-55-07 W	Length:	23.18	☐
	North: 5511.2476	East :	11455.9783	☐
Line Course:	S 17-04-53 E	Length:	34.35	☐
	North: 5478.4128	East :	11466.0680	☐
Line Course:	N 67-53-54 W	Length:	42.50	☐
	North: 5494.4035	East :	11426.6910	☐

☐ Perimeter: 169.81 Area: 1,240. S.F. 0.02 ACRES☐

☐ Mapcheck Closure - (Uses listed courses and chords)☐

Error Closure: 0.0087 Course: S 85-43-39 E☐

Error North: -0.00065 East : 0.00867 ☐

Precision 1: 19,518.39 ☐