

A.P.N. 138-25-518-001

EASEMENTS AND RIGHTS-OF-WAY

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY, made and entered into by and between:

Party of the First Part, hereinafter known as the **GRANTOR(S)**, and **LAS VEGAS VALLEY WATER DISTRICT**, a Quasi-Municipal Corporation, Party of the Second Part, hereinafter known as the **GRANTEE**.

W I T N E S S E T H:

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, an Easement and Rights-of-Way for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water pipelines and appurtenances with the right of ingress and egress, over, above, across and under that certain parcel of land described as follows:

SEE EXHIBIT "A" ATTACHED TO AND BY THIS REFERENCE 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; and
3. Should any of the **GRANTEE'S** facilities within said easement be required to be relocated or repaired as a result of changes in grade or other construction within the easement, the **GRANTOR(S)**, or its successors and assigns shall bear the full cost of such relocation or repair, unless the changes in grade or other construction were done by third parties with the written consent of the **GRANTEE**.

A.P.N.
GRANTOR:

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.

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

Approved as to form

John S. Ridilla 11/12/09

John S. Ridilla Date
Deputy City Attorney

STATE of _____)
) ss.
COUNTY of _____)

On _____, 20____, before me, the undersigned, a **NOTARY PUBLIC**, in and for said County and State, personally appeared _____ known to me to be the person(s) described in and who executed the foregoing instrument, and who acknowledged to me that ___he___ executed the same freely and voluntarily and for the uses and purposes herein mentioned.

WITNESS my hand and official seal.

Notary Public

FOR LVVWD USE ONLY

RECORDED FOR
LAS VEGAS VALLEY WATER DISTRICT
1001 S VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89153
RETURN TO – WILL CALL

Notary Stamp/Seal Above

A.P.N.

GRANTOR:

EXHIBIT "A"

EXHIBIT A

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

DRC Surveying Nevada, Inc.

9330 West Martin Avenue
Las Vegas, NV 89148

LV07-537

LV07-537 LVVWD-1.DOC

October 21, 2009

Page of



EXPLANATION

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND WITHIN THE "DECATUR AND VEGAS" COMMERCIAL SUBDIVISION, GENERALLY LOCATED WEST OF DECATUR BOULEVARD AND SOUTH OF VEGAS DRIVE FOR WATER EASEMENT PURPOSES.

LAND DESCRIPTION

THAT PORTION OF LOT 1 OF THAT CERTAIN PLAT KNOWN AS "DECATUR AND VEGAS, A COMMERCIAL SUBDIVISION" ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 141, PAGE 41 OF PLATS, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°42'34" EAST ALONG THE WEST LINE OF SAID LOT 1, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF LAURELHURST DRIVE (60.00 FEET WIDE), A DISTANCE OF 5.55 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, NORTH 89°17'26" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 00°42'34" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 89°17'26" WEST, A DISTANCE OF 6.00 FEET TO SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°42'34" WEST ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 36 SQUARE FEET.

BASIS OF BEARINGS

NORTH 89°57'34" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 141 OF PLATS, AT PAGE 41.

END OF DESCRIPTION.

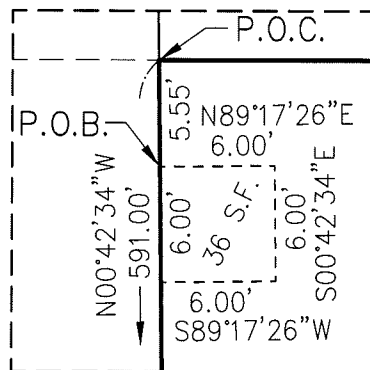
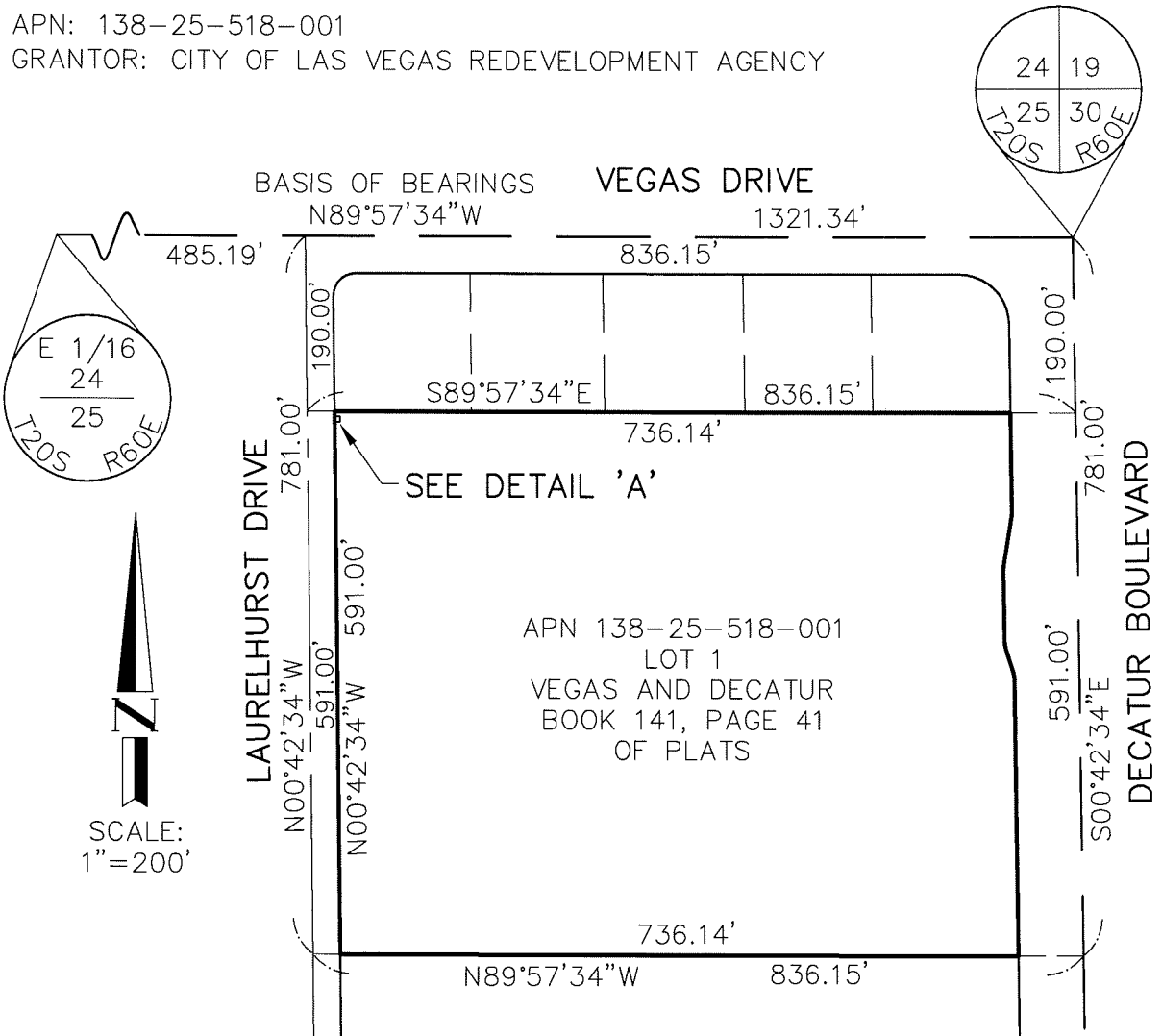
EXHIBIT "B"

LVVWD EASEMENT

PAGE ___ OF ___

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY



Parcel name: LVVWD-1

North:	9805.0328	East :	9196.2755
Line	Course: N 89-17-26 E	Length:	6.00
	North: 9805.1071	East :	9202.2750
Line	Course: S 00-42-34 E	Length:	6.00
	North: 9799.1075	East :	9202.3493
Line	Course: S 89-17-26 W	Length:	6.00
	North: 9799.0332	East :	9196.3498
Line	Course: N 00-42-34 W	Length:	6.00
	North: 9805.0328	East :	9196.2755

Perimeter: 24.00 Area: 36. S.F. 0.000 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 24,000,000.00

EXHIBIT A

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

DRC Surveying Nevada, Inc.

9330 West Martin Avenue
Las Vegas, NV 89148

LV07-537

LV07-537 LVVWD-2.DOC

October 21, 2009

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EXPLANATION

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND WITHIN THE "DECATUR AND VEGAS" COMMERCIAL SUBDIVISION, GENERALLY LOCATED WEST OF DECATUR BOULEVARD AND SOUTH OF VEGAS DRIVE FOR WATER EASEMENT PURPOSES.

LAND DESCRIPTION

THAT PORTION OF LOT 1 OF THAT CERTAIN PLAT KNOWN AS "DECATUR AND VEGAS, A COMMERCIAL SUBDIVISION" ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 141, PAGE 41 OF PLATS, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ON THE WEST RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (WIDTH VARIES); THENCE NORTH 00°42'34" WEST ALONG THE EAST LINE OF SAID LOT 1, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.34 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°17'26" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°42'34" WEST, A DISTANCE OF 51.00 FEET; THENCE NORTH 89°17'26" EAST, A DISTANCE OF 15.00 FEET TO SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°42'34" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 51.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 765 SQUARE FEET.

BASIS OF BEARINGS

NORTH 89°57'34" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 141 OF PLATS, AT PAGE 41.

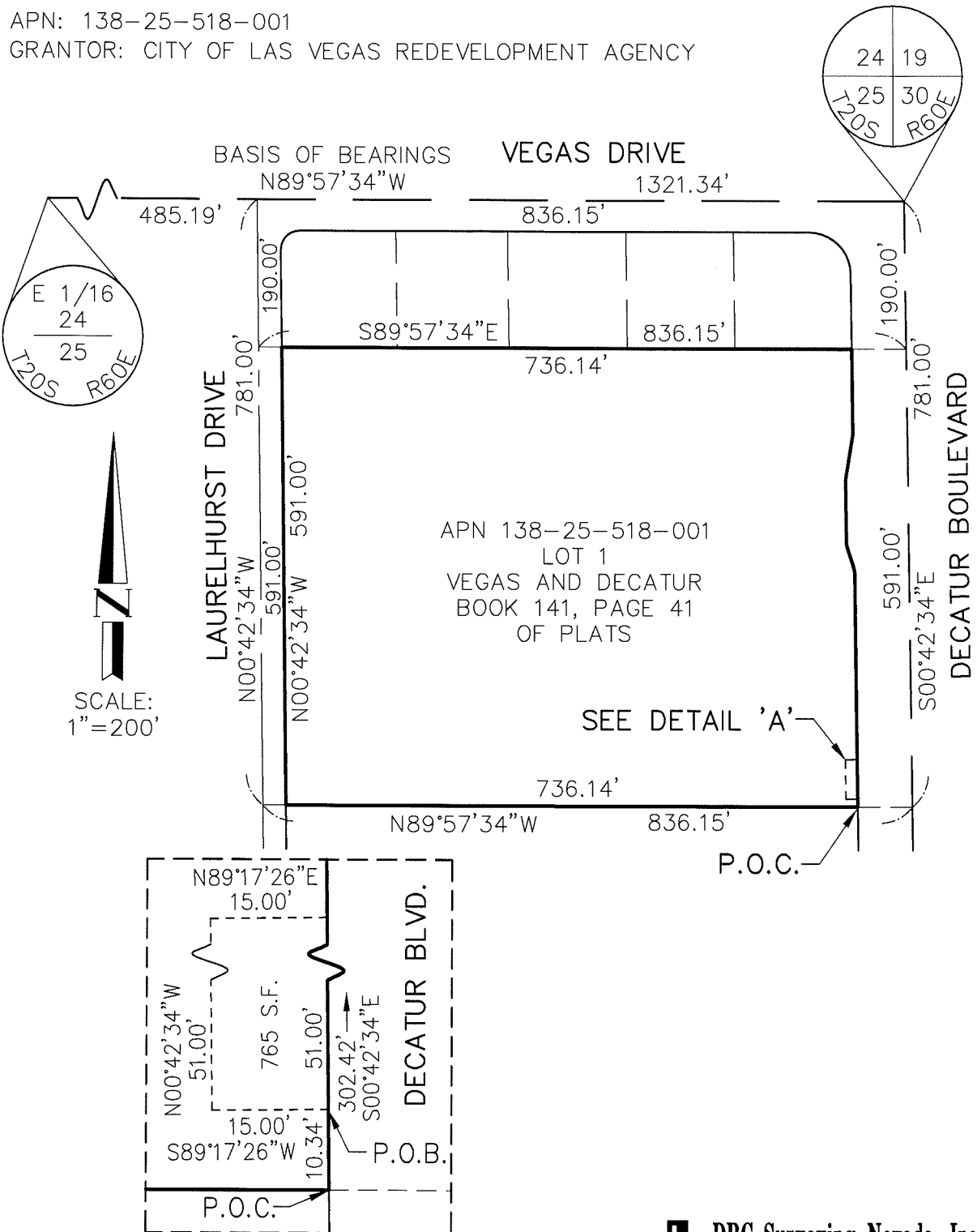
END OF DESCRIPTION.

EXHIBIT "B"
LVVWD EASEMENT

PAGE ___ OF ___

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY



20 OCTOBER 2009
LV07-537 LVVWD.DWG (LVVWD-2)

DETAIL 'A'
SCALE: 1"=20'



DRC Surveying Nevada, Inc.

9330 WEST MARTIN AVENUE
LAS VEGAS, NEVADA 89148
(702) 270-6119

Parcel name: LVVWD-2

North:	9229.4501	East :	9939.5362
Line Course:	S 89-17-26 W	Length:	15.00
North:	9229.2644	East :	9924.5373
Line Course:	N 00-42-34 W	Length:	51.00
North:	9280.2605	East :	9923.9059
Line Course:	N 89-17-26 E	Length:	15.00
North:	9280.4462	East :	9938.9047
Line Course:	S 00-42-34 E	Length:	51.00
North:	9229.4501	East :	9939.5362

Perimeter: 132.00 Area: 765. S.F. 0.017 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 132,000,000.00

EXHIBIT A

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

DRC Surveying Nevada, Inc.

9330 West Martin Avenue
Las Vegas, NV 89148

LV07-537

LV07-537 LVVWD-3.DOC

October 21, 2009

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EXPLANATION

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND WITHIN THE "DECATUR AND VEGAS" COMMERCIAL SUBDIVISION, GENERALLY LOCATED WEST OF DECATUR BOULEVARD AND SOUTH OF VEGAS DRIVE FOR WATER EASEMENT PURPOSES.

LAND DESCRIPTION

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COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ON THE WEST RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (WIDTH VARIES); THENCE NORTH 00°42'34" WEST ALONG THE EAST LINE OF SAID LOT 1, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 108.38 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°17'26" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00°42'34" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 89°17'26" EAST, A DISTANCE OF 6.00 FEET TO SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°42'34" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 36 SQUARE FEET.

BASIS OF BEARINGS

NORTH 89°57'34" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 141 OF PLATS, AT PAGE 41.

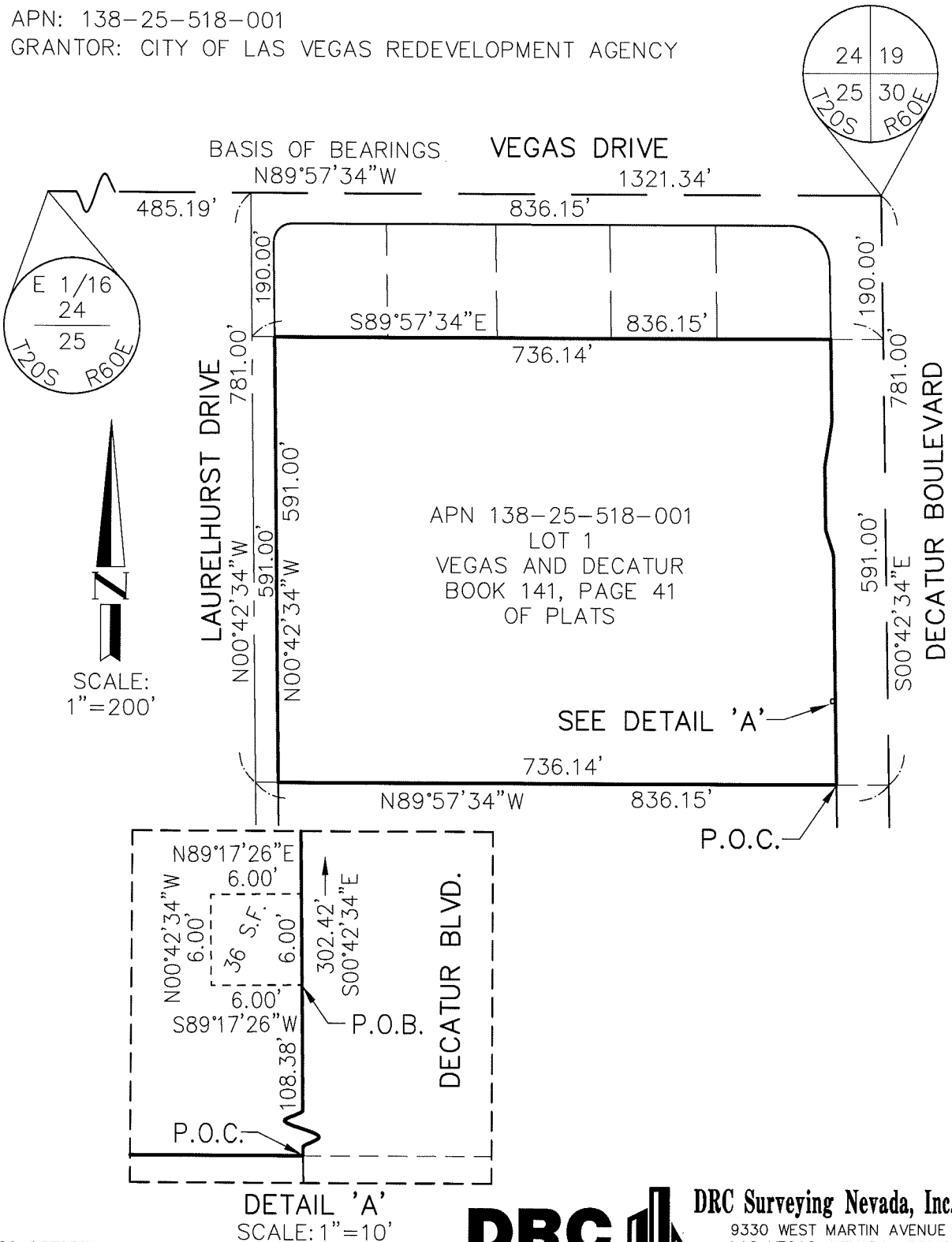
END OF DESCRIPTION.

EXHIBIT "B"
LVVWD EASEMENT

PAGE ___ OF ___

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY



Parcel name: LVVWD-3

North: 9327.4752	East : 9938.3224
Line Course: S 89-17-26 W Length: 6.00	
North: 9327.4009	East : 9932.3228
Line Course: N 00-42-34 W Length: 6.00	
North: 9333.4005	East : 9932.2485
Line Course: N 89-17-26 E Length: 6.00	
North: 9333.4748	East : 9938.2481
Line Course: S 00-42-34 E Length: 6.00	
North: 9327.4752	East : 9938.3224

Perimeter: 24.00 Area: 36. S.F. 0.000 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 24,000,000.00

EXHIBIT A

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

DRC Surveying Nevada, Inc.

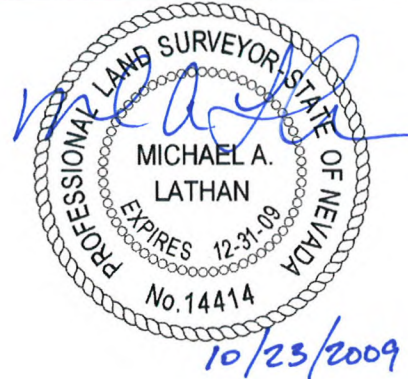
9330 West Martin Avenue
Las Vegas, NV 89148

LV07-537

LV07-537 LVVWD-4.DOC

October 21, 2009

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EXPLANATION

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COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ON THE WEST RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (WIDTH VARIES); THENCE NORTH 00°42'34" WEST ALONG THE EAST LINE OF SAID LOT 1, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 122.42 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°17'26" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°42'34" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°17'26" EAST, A DISTANCE OF 15.00 FEET TO SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°42'34" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 300 SQUARE FEET.

BASIS OF BEARINGS

NORTH 89°57'34" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 141 OF PLATS, AT PAGE 41.

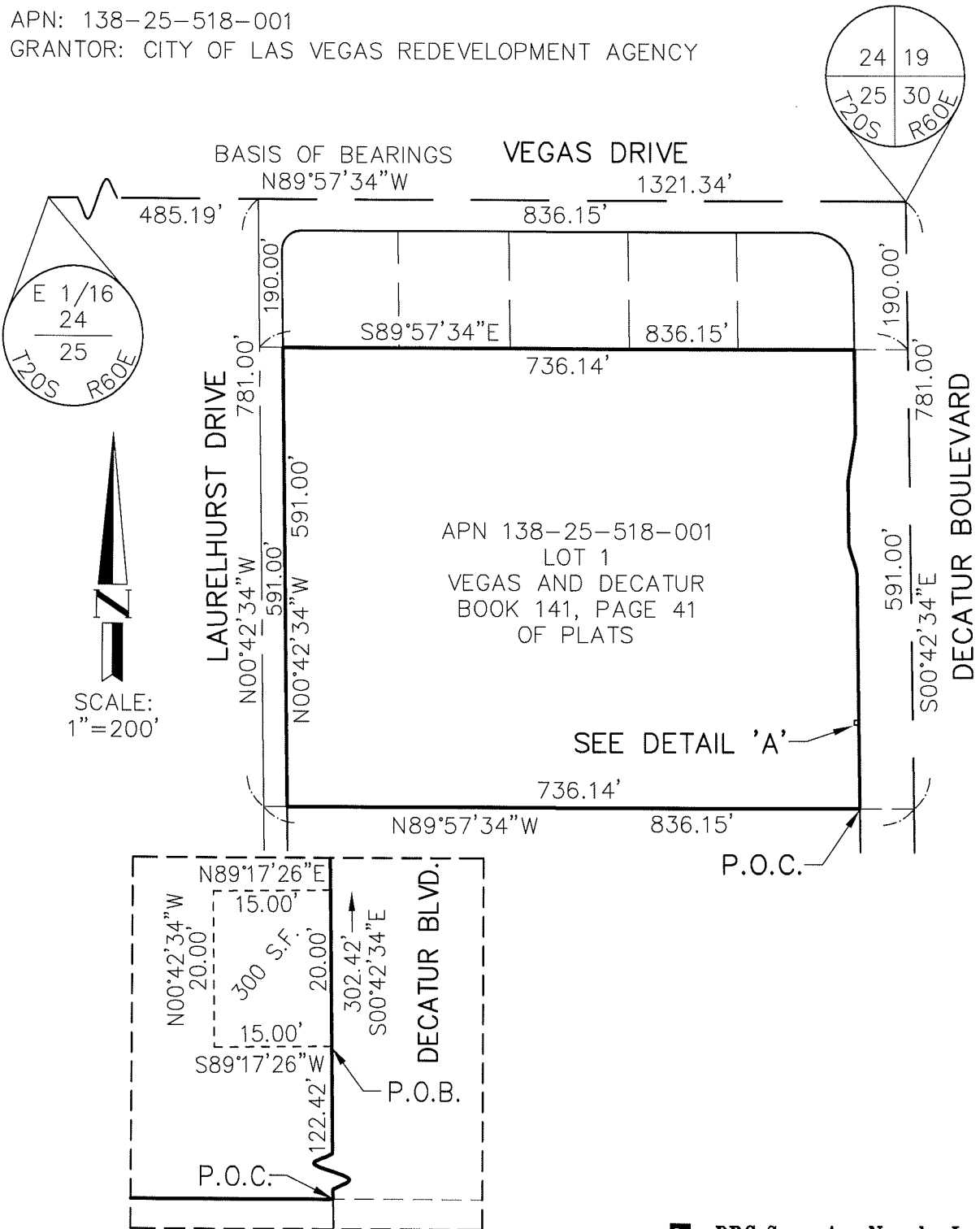
END OF DESCRIPTION.

EXHIBIT "B"
LVVWD EASEMENT

PAGE ___ OF ___

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY



20 OCTOBER 2009
LV07-537 LVVWD.DWG (LVVWD-4)



DRC Surveying Nevada, Inc.

9330 WEST MARTIN AVENUE
LAS VEGAS, NEVADA 89148
(702) 270-6119

Parcel name: LVVWD-4

North:	9341.5200	East :	9938.1484
Line Course:	S 89-17-26 W	Length:	15.00
North:	9341.3343	East :	9923.1496
Line Course:	N 00-42-34 W	Length:	20.00
North:	9361.3328	East :	9922.9020
Line Course:	N 89-17-26 E	Length:	15.00
North:	9361.5185	East :	9937.9008
Line Course:	S 00-42-34 E	Length:	20.00
North:	9341.5200	East :	9938.1484

Perimeter: 70.00 Area: 300. S.F. 0.006 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000 Course: S 90-00-00 E

Error North: 0.00000 East : 0.00000

Precision 1: 70,000,000.00