

APN: 138-03-510-005

Exemption No. 2

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

EASEMENT

THIS GRANT OF EASEMENT, made and entered into by and between
City of Las Vegas, hereinafter
known as the GRANTOR(s) and the LAS VEGAS VALLEY WATER DISTRICT, a
political subdivision of the state of Nevada, hereinafter known as the DISTRICT.

WITNESSETH:

That the GRANTOR(s), for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States and other valuable consideration to it in hand paid by the DISTRICT, the receipt whereof is hereby acknowledged, does by these presents GRANT and CONVEY to the DISTRICT, its successors and assigns, a perpetual easement for the construction, operation, maintenance, repair, replacement, reconstruction and removal of pipelines for conducting water and any facilities ancillary thereto, such as electric power, and the rights of ingress and egress, over, on, 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:

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APN:

1. No buildings, structures, walls, fences or trees shall be placed upon, over or under said parcel of land for the duration of this easement except that said parcel may be improved and used for street, road or driveway purposes, trail, path, parking lot, playground, non-vehicular public access, or shallow root landscaping purposes and for other utilities, insofar as such use does not interfere with its use by the DISTRICT for the purposes for which it is granted.
2. The DISTRICT shall not be liable for any damage to any of the GRANTOR(s) improvements placed upon said parcel due to the DISTRICT's operations using reasonable care.
3. Should any of the DISTRICT 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 changes in grade or other construction are done with the prior written consent of the DISTRICT.
4. All provisions of this easement, including the benefits and burdens, run with the land and are binding upon and enure to the GRANTOR(s), the DISTRICT, and their heirs, assigns, successors, tenants and personal representatives.
5. Signator for GRANTOR(s) warrant that it has the legal authority to bind the party hereto and GRANTOR(s) warrant that it may legally grant the rights described herein.

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APN: 138-03-510-005

DO NOT MARK OUTSIDE THIS BOX

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand this _____
day of _____, 2013.

(Property Owner)

(Property Owner)

State of Nevada)
) ss
County of Clark)

Approved as to form

John S. Ridilla 7/10/13
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 she executed the same freely and voluntarily and for the
uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public

Notary Seal/Stamp

EXHIBIT 'A'
LAS VEGAS VALLEY WATER DISTRICT EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF LOT 23 OF BRIDLE PATH ESTATES AS SHOWN IN BOOK 6, PAGE 99 OF PLAT IN THE CLARK COUNTY RECORDER OFFICE, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 23, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LONE MOUNTAIN ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°51'18" WEST, A DISTANCE OF 80.40 FEET TO **THE POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°08'42" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 89°51'18" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00°08'42" WEST, A DISTANCE OF 6.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°51'18" EAST, A DISTANCE OF 6.00 FEET TO **THE POINT OF BEGINNING**.

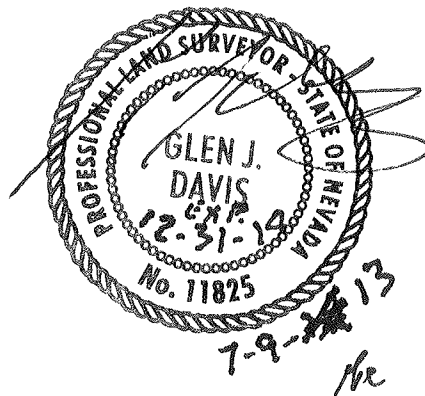
CONTAINS 36.00 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT 'B', ATTACHED TO AND MADE BY REFERENCE A PART HEREOF.

BASIS OF BEARINGS:

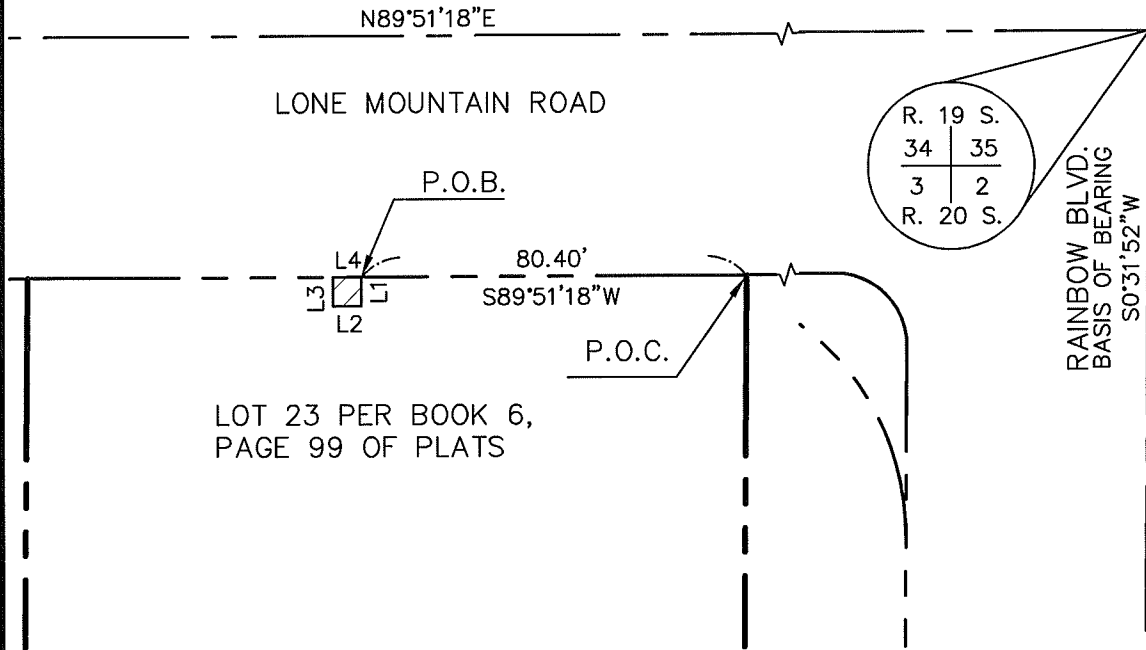
THE EASTERLY LINE OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT MAP ON FILE IN BOOK 6, PAGE 99 OF PLATS IN CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA SAID LINE BEARS: SOUTH 00°31'52" WEST.

PREPARED BY: NICOLE M. GOUDIE
CHECKED BY: GLEN J. DAVIS, P.L.S.
LOCHSA ENGINEERING
6345 S. JONES BLVD.
SUITE 100
LAS VEGAS, NV 89118
GLEN J. DAVIS, P.L.S.
P.L.S. #11825



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EXHIBIT 'B'



LOT 23 PER BOOK 6,
PAGE 99 OF PLATS

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	6.00'	S00°08'42"E
L2	6.00'	S89°51'18"W
L3	6.00'	N00°08'42"W
L4	6.00'	N89°51'18"E

LEGEND FOUND MONUMENTATION

CENTER LINE

ROW LINE

EASEMENT LINE



FILE NAME:

131038-LVVWD-Ease.dwg

SECTION LINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DRAWN BY: NMG

SCALE: 1=40'

CHECKED BY: GMM

DATE: 07/09/13



6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

**LAS VEGAS VALLEY
WATER DISTRICT
EASEMENT**

**6841 LONE
MOUNTAIN ROAD**

PROJECT No.:

131038

SHEET No.

C1

SHEET 2 OF 2