EASEMENTS AND RIGHTS-OF-WAY

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

CLARK COUNTY (AVIATION)

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 GRANTEES.

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, 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. 162-35-101-020

GRANTOR: CLARK COUNTY (AVIATION)

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_____.

CLARK COUNTY (AVIATION)

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

In the event the Grantee ceases to use this easement for the purpose stated, the easement shall cease and all rights revert back to the Airport.

APPROVED AS TO FORM:

DAVID ROGER
DISTRICT ATTORNEY

BY: ____________________________

E. Lee Thomson
Deputy District Attorney

Notary Stamp/Seal Above
APN 162-35-101-202

GRANTOR: CLARK COUNTY (AVIATION)

EXHIBIT “A”

FIRE HYDRANT LOCATED ON JOEL ALLER DRIVE 328 FEET WEST OF SPENCER STREET

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N 1/4) COMMON TO SECTIONS 26 AND 35;
THENCE SOUTH 00° 35' 35" EAST, 560.60 FEET, ALONG THE QUARTER SECTION LINE OF SAID SECTION 35;
THENCE SOUTH 89° 24' 15" WEST, 324.76 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 35' 45" EAST, 47.31 FEET;
THENCE SOUTH 89° 24' 15" WEST, 6.00 FEET;
THENCE NORTH 00° 35' 45" WEST, 47.31 FEET TO THE SOUTH LINE OF AN EXISTING LVVWD EASEMENTRecorded June 17, 1992 in Book 920617 as Instrument 01006, OFFICIAL RECORDS;
THENCE NORTH 89° 24' 15" EAST, 6.00 FEET ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING;

CONTAINING 285 SQUARE FEET OR 0.0065 ACRES OF LAND, MORE OR LESS.

KENNETH J. ERLANGER, P.E.
KJE CONSULTING ENGINEERS, INC.
4130 S. SANDHILL RD # A-16
LAS VEGAS, NEVADA 89121

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