APN(s): 162-32-802-054

WHEN RECORDED MAIL TO:
Mr. Troy Teachey
FEDERAL AVIATION ADMINISTRATION
Wilbur Wright Bldg. (FOB-10B 2E21PS)
FAA National Headquarters
600 Independence Ave., SW
Washington, DC 20597

GRANT OF EASEMENT

County of Clark, a political subdivision of the State of Nevada, ("Grantor") for One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, grants and conveys to the Federal Aviation Administration ("Grantee"), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of cables, conduit, duct banks, manholes, transformers (aboveground upon existing utility poles or underground), service boxes/meter panels (aboveground upon existing utility infrastructure or underground), cabinets (aboveground upon existing utility infrastructure or underground), and other equipment, fixtures, apparatus, and improvements ("Utility Facilities") upon, over, under and through the property described in Exhibit A hereto and by this reference made a part of this Grant of Easement ("Easement Area");

2. for the passage of vehicles and pedestrians within, on, over and across the Easement Area;

3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area; and

4. to remove, clear, cut or trim any obstruction or material (including structures not identified on Exhibit A, trees and other vegetation) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any improvements owned by Grantor and to any tangible personal property. Grantee further agrees that, if Grantee performs work that damages the Easement Area, Grantee will restore the Easement Area to its before condition. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused to obstructions or materials being removed, cleared, cut or
trimmed when Grantee exercises its rights under numbered paragraph 4 above. Nor does this paragraph apply to, and Grantee is not responsible for, any damages proximately caused by Grantor’s negligent or intentional actions or omissions, including but not limited to Grantor’s failure to comply with the National Electrical Safety Code, Occupational Safety and Health Administration requirements and chapter 455 of the Nevada Revised Statutes.

Within thirty (30) days written notice from County, Grantee shall, at its sole cost and expense, commence to remove, relocate, modify and/or adjust any, all or a portion of the Utility Facilities as required by the County. Grantee shall coordinate any such removal, relocation, modification and/or adjustment with County and shall submit its plans and specifications in advance to County for approval and shall obtain all necessary permits and approvals prior to commencement of the work.

If Grantee determines that the Easement Area is no longer needed for the Utility Facilities, this easement shall terminate after Grantor requests and Grantee executes and records a written relinquishment of the easement.
GRANTOR:

COUNTY OF CLARK, a political subdivision of the State of Nevada

By: Rosemary A. Vassiliadis  
Title: Director of Aviation

APPROVED AS TO FORM:

By: E. Lee Thomson  
Title: Chief Deputy District Attorney

STATE OF NEVADA)  
COUNTY OF CLARK)

This instrument was acknowledged before me on __________, ______ by  
____________________ as __________________ of County of Clark, Nevada.

_______________________________
Signature of Notarial Officer

Notary Seal area →
Exhibit A

Legal Description of Easement Area

[Attached]
EXPLANATION:
THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTHWESTERLY OF SUNSET ROAD AND LAS VEGAS BOULEVARD FOR UTILITY EASEMENT PURPOSES.

LEGAL DESCRIPTION
UTILITY EASEMENT

BEING A PORTION OF GOVERNMENT LOT 10 LOCATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, SAID TOWNSHIP AND RANGE; THENCE NORTH 01°10'41" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32, A DISTANCE OF 851.77 FEET; THENCE SOUTH 88°49'19" WEST, DEPARTING SAID EAST LINE, 211.98 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°44'49" WEST, 223.18 FEET; THENCE NORTH 00°15'11" WEST, 14.00 FEET; THENCE NORTH 89°44'49" EAST, 3.00 FEET; THENCE SOUTH 00°15'11" EAST, 4.00 FEET; THENCE NORTH 89°44'49" EAST, 220.18 FEET; THENCE SOUTH 00°15'11" EAST, 10.00 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 2243 SQUARE FEET, (0.05 ACRES), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.
LEGAL CONTINUED
W.O. 7589
JANUARY 29, 2014
PAGE 2 OF 3

BASIS OF BEARINGS

END OF DESCRIPTION.

G:\7589\LEGALS\LAS SV 197-01 UTILITY.doc
REF. EXHIBIT: G:\7589\7589CTRL.DWG (SV 197-01 UTILITY)