

**Portion of APN (s): 162-21-299-002**

WHEN RECORDED MAIL TO:

Land Resources  
NV Energy  
P.O. Box 98910 MS 9  
Las Vegas, NV 89151-0001

### 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 Nevada Power Company, a Nevada corporation, d/b/a NV Energy ("Grantee"), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, 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 ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from the Easement Area and the Property; and
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) 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. 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 3 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.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements – except for the transmission, communication and distribution depicted in Exhibit "B" –

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will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, and signage. Grantee's consent will not be unreasonably withheld. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. However, if Grantor is a government entity, it is not required to sign that use agreement and Grantee will document its consent by issuing a government authorization letter. Grantor retains, for its benefit, the right to maintain and use the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

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

*(Signature on following page)*

**GRANTOR:**

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

\_\_\_\_\_  
By: Randall J. Tarr  
Title: Deputy County Manager

APPROVED AS TO FORM:

Ashley Balducci  
By: Ashley A. Balducci  
Title: 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 →

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Exhibit A

Legal Description – Easement Area

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EXHIBIT "A"

DESCRIPTION

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

A STRIP OF LAND 20.50 FEET IN WIDTH, BEING 10.25 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 21; THENCE ALONG THE WEST LINE THEREOF, NORTH 01°13'43" WEST, 24.69 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 88°46'17" EAST, 72.17 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 90°00'00" EAST, 18.00 FEET TO THE **POINT OF ENDING**.

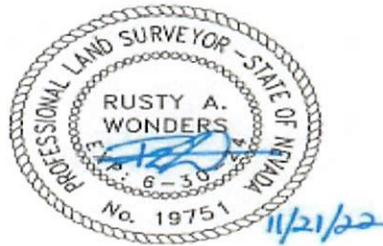
**BASIS OF BEARINGS**

NORTH 01°13'43" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. AS SHOWN IN FILE 149, PAGE 88 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION.

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RUSTY A. WONDERS, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 19751



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GCW, INC.

1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

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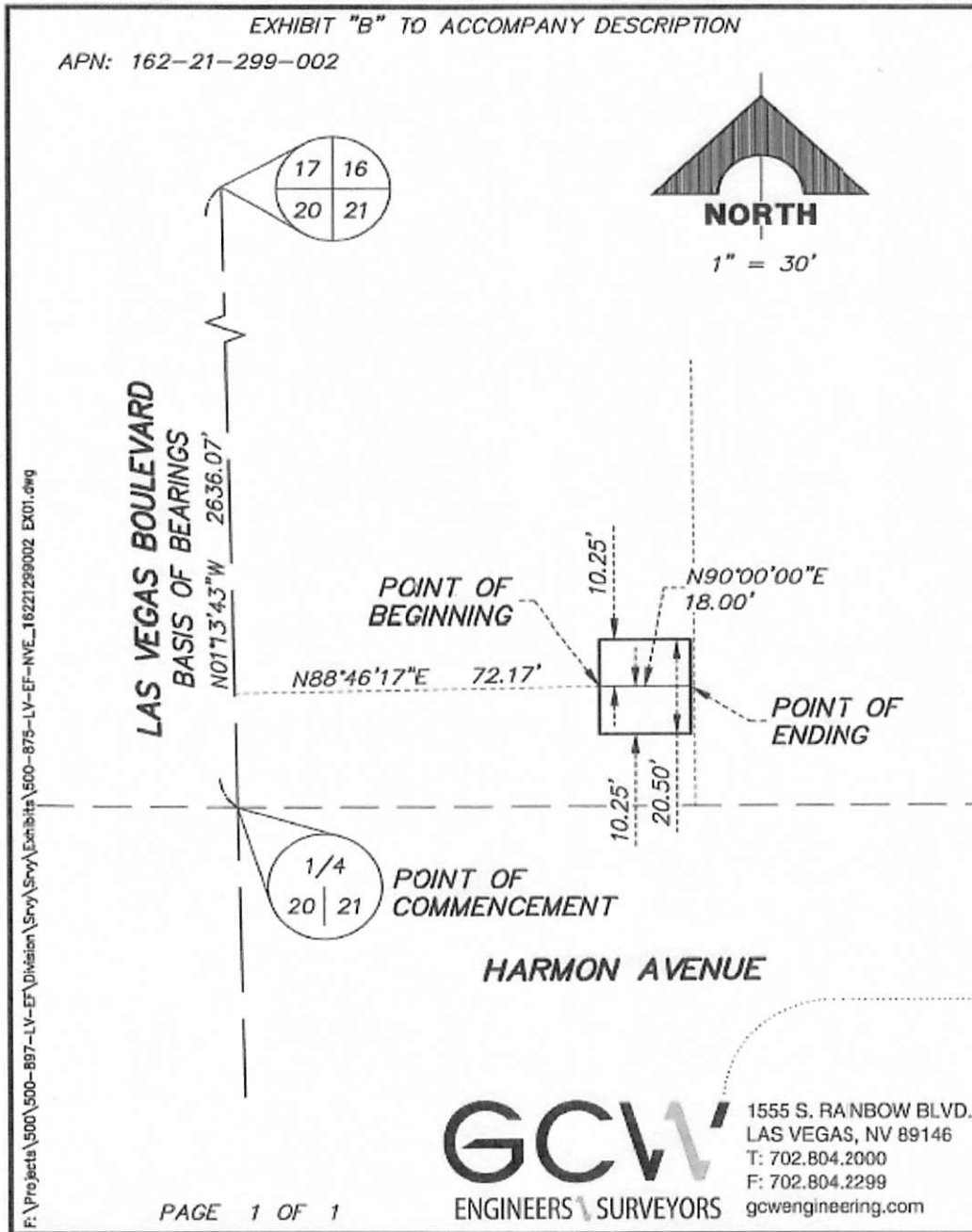
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Exhibit B

Drawing of Project Improvements



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