

APN: 161-17-511-091

**RETURN TO:**

Las Vegas Valley Water District  
Land Acquisition and Management (M/S 95)  
P O Box 99956  
Las Vegas, Nevada 89193-9956

LVVWD Project/Contract No.: G0999

**LAS VEGAS VALLEY WATER DISTRICT**

**NON-EXCLUSIVE EASEMENT**

THIS GRANT OF EASEMENT, made and entered into by and between **COUNTY OF CLARK**, a political subdivision of the State of Nevada, 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 ("Easement") for the construction, operation, use, maintenance, repair, replacement, reconstruction and removal of pipelines and all underground and surface appurtenances for conducting water and any facilities ancillary thereto, such as electric power, fiber optic, and the rights of ingress and egress, over, on, above, across and under that certain parcel of land described as follows:

**See Exhibit A and B, attached hereto and made a part hereof.**

The GRANTOR(s), its successors and assigns agree that:

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 or parking lot, non-vehicular public access, and for other utilities, insofar as such use does not interfere with its use by the DISTRICT's facilities. Shallow root landscaping shall be allowed provided that: 1) such landscaping does not impede access or maintenance of DISTRICT facilities and 2) DISTRICT is not responsible for any damage caused to shallow root landscaping as a result of DISTRICT's maintenance or repair of DISTRICT facilities.

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 by GRANTOR(s) 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. The GRANTOR shall not allow any obstructions, which may impede or interfere with the DISTRICT's use of or access to said Easement.
5. The DISTRICT shall have the right, but not the obligation to cut, trim, remove trees, brush, and/or remove other unauthorized obstructions, which may impede or interfere with the DISTRICT's use.
6. 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.
7. 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.
8. Any parties granted Easement rights in the area described herein subsequent to this Easement are hereby notified that they are bound by the terms and conditions of this Easement.
9. This Easement is granted subject to any and all existing rights.

APN: 161-17-511-091

***DO NOT MARK OUTSIDE THIS BOX***

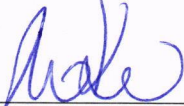
IN WITNESS WHEREOF, the GRANTOR has hereunto set his/her hand this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**GRANTOR:**

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

\_\_\_\_\_  
By: Shauna Bradley  
Title: Acting Director  
Department of Real Property Management

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
By: Nichole Kazimirovich  
Title: Deputy District Attorney

State of Nevada  
County of Clark

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by  
Shauna Bradley as Acting Director of Department of Real Property Management of  
County of Clark, Nevada.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Seal/Stamp

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**"EXHIBIT A"**

A parcel of land being a portion of that real property described in that certain Quitclaim Deed, Book 691, Instrument No. 650656, as Parcel "B", Block 7, DESERT INN ESTATES UNIT 2, as shown on the map thereof in Book 12 of Plats, Page 31, in the office of the Recorder, Clark County, Nevada, situate in the North half (N1/2) of the Northeast Quarter (NE1/4) of Section 17, Township 21 South, Range 62 East, M.D.M., Clark County, Nevada, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter (NE1/4) of said Section 17, same being the centerline intersection of Desert Inn Road and Nellis Boulevard; Thence North  $89^{\circ}58'20''$  West, along the North line thereof also being the centerline of said Desert Inn Road, a distance of 1,305.83 feet to the centerline intersection of said Desert Inn Road and Vista Del Monte Drive; Thence South  $00^{\circ}01'40''$  West, departing said North line and said centerline, along the centerline of said Vista Del Monte Drive, a distance of 209.00 feet to the centerline intersection of said Vista Del Monte Drive and Encina Drive; Thence South  $00^{\circ}01'40''$  West, departing said centerlines, a distance of 30.00 feet to the Southerly right-of-way line of said Vista Del Monte Drive, same being the **Point of Beginning (P.O.B.)**; Thence continuing South  $00^{\circ}01'40''$  West, departing said Southerly right-of-way line, a distance of 8.00 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 97.13 feet, a radial line to said beginning bears North  $00^{\circ}01'40''$  East; Thence along said curve to the left through a central angle of  $4^{\circ}43'09''$ , an arc length of 8.00 feet; Thence North  $04^{\circ}41'28''$  West, a distance of 8.00 feet to said Southerly right-of-way line and the beginning of a non-tangent curve concave Southwesterly having a radius of 105.13 feet, a radial line to said beginning bears North  $04^{\circ}41'28''$  West; Thence along said curve to the right through a central angle of  $4^{\circ}43'09''$ , an arc length of 8.66 feet to the **Point of Beginning (P.O.B.)**.

The lands described herein contain 67 square feet, more or less.

**Basis of Bearings:**

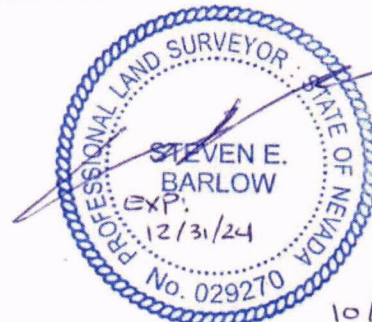
Grid North as defined by the Central Meridian of Nevada Coordinate Reference System (NCRS), Las Vegas Zone (low distortion projection), North American Datum of 1983; said meridian being coincident with  $114^{\circ}58'$  West of the Greenwich Meridian.

The bearing equation for this project is the centerline of Desert Inn Road, having a bearing of North  $89^{\circ}58'20''$  West, also being East as shown on the map thereof in Book 12 of Plats, Page 31, in the office of the Recorder, Clark County, Nevada.

**References:**

- 1) "Exhibit B" G0999-27798, attached hereto and made a part hereof
- 2) Quitclaim Deed, Book 691, Instrument No. 650656
- 3) Book 12 of Plats, Page 31

Steven Barlow, PLS  
Nevada License No. 029270  
2270 Corporate Circle, Suite 200  
Henderson, Nevada 89074  
(702) 551-0305

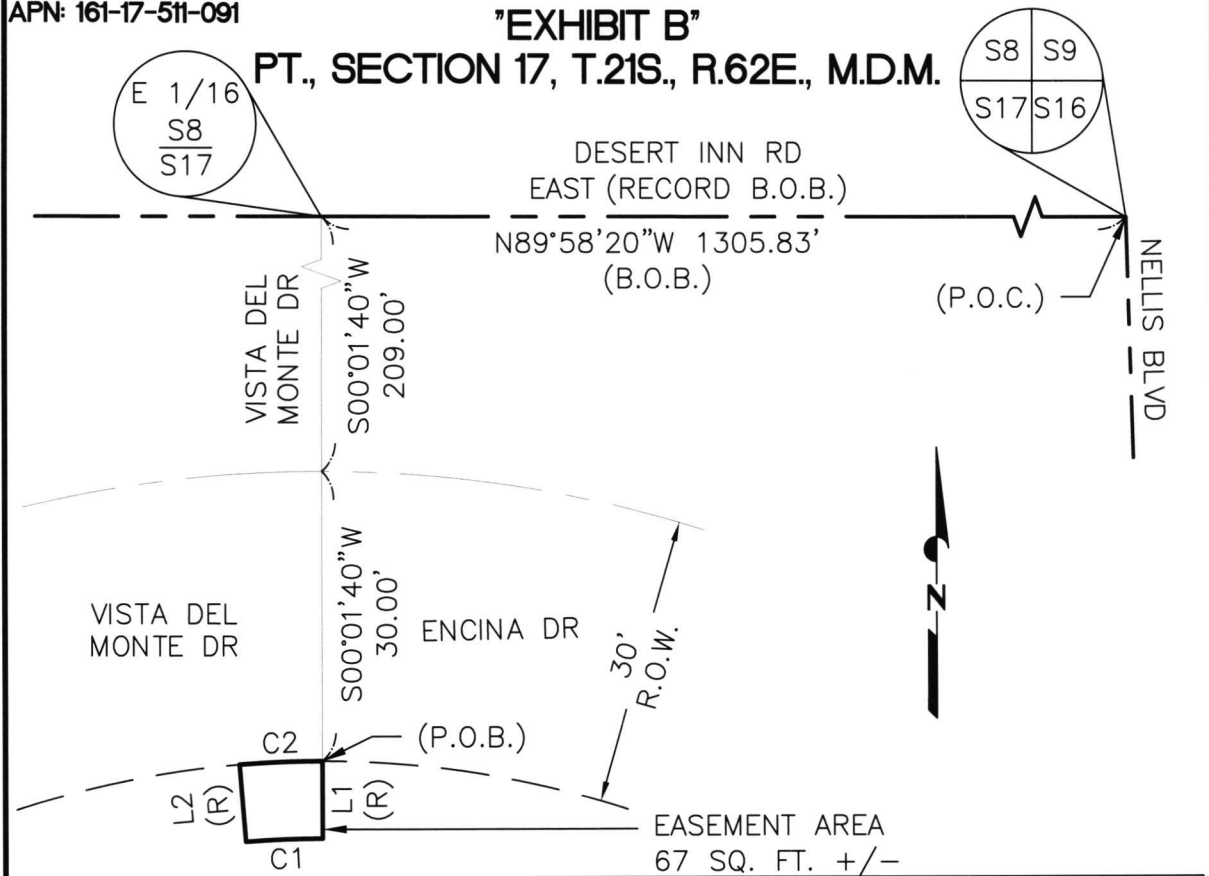


10/19/2023

APN: 161-17-511-091

**"EXHIBIT B"**

**PT., SECTION 17, T.21S., R.62E., M.D.M.**



APN: 161-17-511-091  
OR: BK.691 INST#650656  
PARCEL "B", BLOCK 7  
DESERT INN ESTATES UNIT 2  
PB - BK. 12, PG. 31

**LEGEND**

- — — — — CENTERLINE
- — — — — TIE LINE
- — — — — EASEMENT AREA
- — — — — RIGHT-OF-WAY (R.O.W.) LINE
- — — — — SECTIONAL LINE
- (P.O.B.) POINT OF BEGINNING
- (P.O.C.) POINT OF COMMENCEMENT
- (B.O.B.) BASIS OF BEARINGS

PREPARED BY: ATKINS NORTH AMERICA, INC.

**CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	97.13'	4°43'09"	8.00'	4.00'
C2	105.13'	4°43'09"	8.66'	4.33'

**LINE TABLE**

LINE #	LENGTH	BEARING
L1(R)	8.00'	S00°01'40"W
L2(R)	8.00'	N04°41'28"W

**LAS VEGAS VALLEY WATER DISTRICT SURVEY DRAWING**

**SCALE**

1" = 20'

DRAWN BY:  
AVM 06/30/23  
EDITED BY:  
AVM 10/13/23  
PLS:  
SB 10/13/23

**G0999-27798**

**4800 BLK FUENTES WAY**

**EASEMENT AREA DESCRIPTION DIAGRAM**

**LWWD**

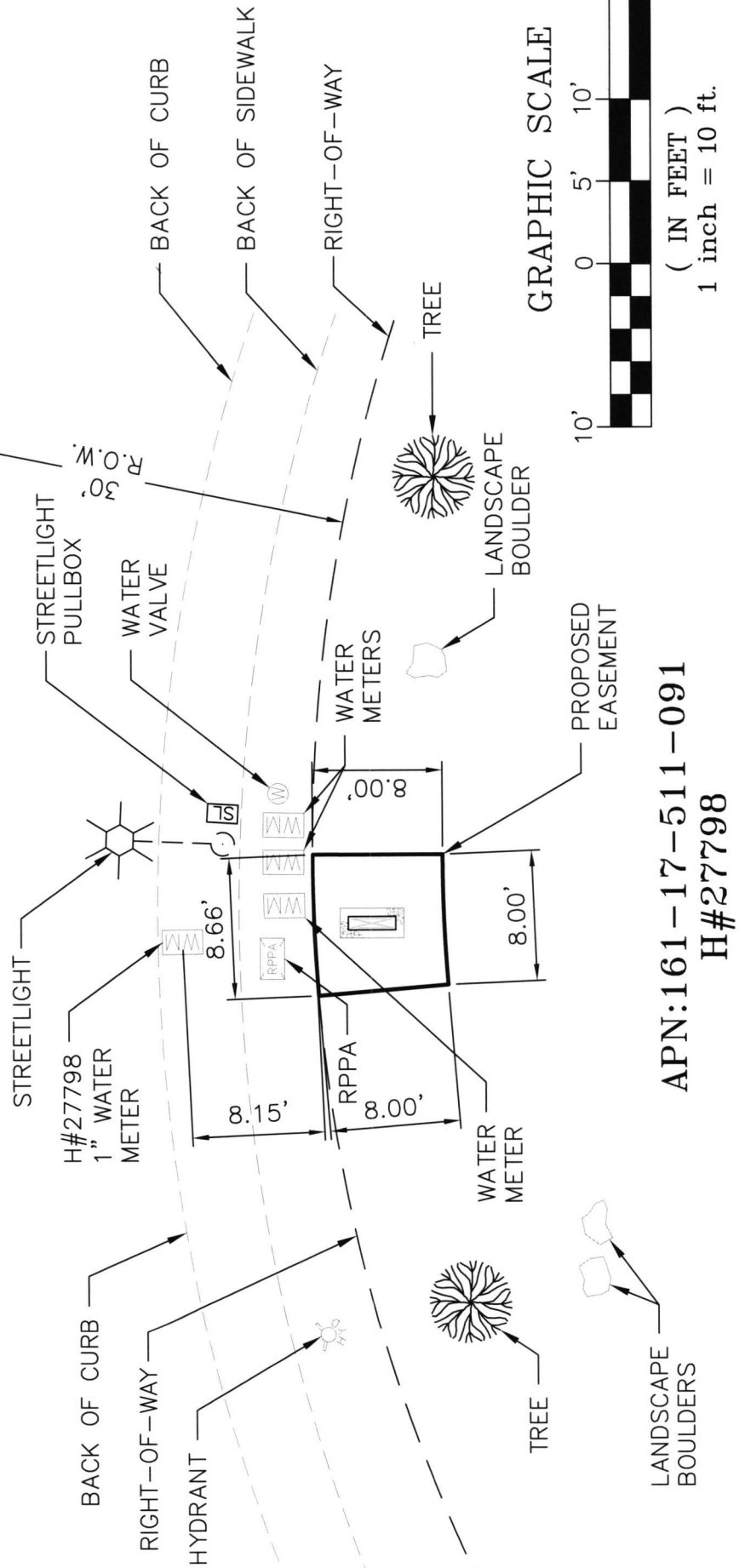
**EX-B**

PAGE 2 OF 2



VISTA DEL MONTE DR

ENCINA DR



# GRAPHIC SCALE

APN:161-17-511-091  
H#27798

Hansen No: 27798  
Parcel No: 161-17-511-091  
Calc by: AVM

Point of Beginning : North: 612116.4219' East: 297634.0130'

Line Course: S00°01'40"W Length: 8.00'  
North: 612108.4219' East: 297634.0091'

Curve Length: 8.00' Radius: 97.13'  
Delta: 004°43'09" Tangent: 4.00'  
Chord: 8.00' Course: S87°40'06"W  
Course In: S00°01'40"W Course Out: N04°41'28"W  
RP North: 612011.2919' East: 297633.9620'  
End North: 612108.0965' East: 297626.0183'

Line Course: N04°41'28"W Length: 8.00'  
North: 612116.0697' East: 297625.3641'

Curve Length: 8.66' Radius: 105.13'  
Delta: 004°43'09" Tangent: 4.33'  
Chord: 8.66' Course: N87°40'06"E  
Course In: S04°41'28"E Course Out: N00°01'40"E  
RP North: 612011.2919' East: 297633.9620'  
End North: 612116.4219' East: 297634.0130'

Perimeter: 32.66' Area: 66.64 Sq. Ft.  
Error Closure: 0.0000 Course: N00°00'00"E  
Error North: 0.00000 East: 0.00000

Precision 1: 32660000.00



Print

**Property Information**  
Parcel: 16117511091  
Owner Name(s): COUNTY OF CLARK(PK & COMM SERV)  
Site Address: 0  
Jurisdiction: CC Paradise - 89121  
Sale Date: Not Available  
Sale Price: Not Available  
Estimated Lot Size: 0.32  
Recorded Doc Number: 0000069100650656  
Aerial Flight Date: 2024-02-03  
☐ Zoning and Planned Land Use

**Legal Description**  
Subdivision Name: DESERT INN EST UNIT 2  
Book Page: 12 31  
Lot Block: Lot B Block 7  
T-R-S: 21-62-17  
Tax District: 470  
Census Tract: 1607  
**Ownership**

Owners	Recorded Document	Recorded Date	Vesting	Tx
UNTY OF CLARK(PK & COMM SERV)	0000069100650656	12/27/1976	NS	4"

- Appraisal
- Flood Zone
- Elected Officials
- SunCard Query
- Assessors Query
- Residential Information
- MapTips
- None
- Links