

APN: 162-22-103-008

PERMANENT EASEMENT


Mail tax statements and when recorded return to:
Clark County Department of Public Works
Attention: Trish Gonsalves, Right-of-Way Acquisitions
500 S. Grand Central Parkway, Suite 2001
Las Vegas, NV 89106

PERMANENT EASEMENT

SACA DEVELOPMENT, LLC, ET AL AND DAVID J. SACA, GRANTORS, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant to the **COUNTY OF CLARK, a political subdivision of the State of Nevada, GRANTEE**, its successors and assigns, a perpetual easement for purposes of ingress and egress and for the construction, repair, operation, maintenance, and reconstruction of access improvements, including but not limited to, area of ramp(s), concrete spandrel(s), concrete cross gutter adjacent to the public right-of-way of Paradise Road, utilities, and any necessary and related appurtenances thereto, upon, over, under, across, and through the parcel of land hereinafter described as follows:

**SEE EXHIBIT "A", "B", & "C" ATTACHED HERETO AND MADE A PART
HEREOF BY THIS REFERENCE.**

Portion of Assessor's Parcel No.: 162-22-103-008

Signature of individual reviewing and approving document 
Department Public Works Date 1/6/2022

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging and in any way appertaining.

GRANTOR agrees that no structures shall be placed upon, over, or under said parcel of land without obtaining prior written consent from the Clark County Department of Public Works, nor shall **GRANTOR** conduct any activities within the easement area described herein that would result in disturbance, alterations, damages within or upon the sloping embankment authorized under this Grant of Easement. **GRANTOR** shall not construct or install any improvements, including but not limited to, buildings and/or structures, fences, and/or landscaping within, upon, or under the easement area described herein.

*** SEE FOLLOWING PAGES FOR SIGNATURE AND NOTARY ACKNOWLEDGMENT. ***

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

JOANNA MUSACCHIO, NOTARY PUBLIC

On Oct. 20, 2021 before me, _____
Date Here Insert Name and Title of the Officer
personally appeared John Saca _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Perm. Easement
Document Date: 10/20/21 Number of Pages: 1
Signer(s) Other Than Named Above: -


Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

APN: 162-22-103-008

PERMANENT EASEMENT

Witness my/our hand(s) this _____ day of _____, 2020.

SACA DEVELOPMENT, LLC, ET AL AND DAVID J. SACA:

BY: 

SIGNATURE

David J. Saca

PRINT NAME

Owner

TITLE

STATE OF NEVADA)
)ss.
 COUNTY OF CLARK)

On this _____ day of _____, 2020, personally appeared before me the undersigned, a notary public in and for said County and State, _____ who acknowledged to me that he/she executed the above instrument for the purposes stated therein.

WITNESS my hand and official seal.

 NOTARY PUBLIC in and for said County and State
 My Commission expires: _____

{SEAL}

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On 10-20-21 before me, Don Skultety, Notary Public
(insert name and title of the officer)

personally appeared David J. Saca
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Signature]

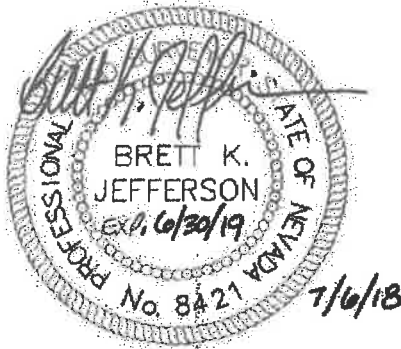


Document Title Easement



Land Information Solutions

**APN 162-22-103-008
PERMANENT EASEMENT**



TRI STATE SURVEYING, LTD.

6283 Dean Martin Dr., Ste. C, Las Vegas, NV, 89118
Telephone (702) 222-0986 ♦ FAX (702) 895-9652
Toll Free: 1-866-288-0986

JULY 6, 2018
PROJECT NO.: 14049.02.LM
PREPARED BY: BKJ
CHECKED BY: MJJ
PAGE 1 OF 3

EXHIBIT "A"

EXPLANATION

THIS LAND DESCRIPTION DESCRIBES A PERMANENT EASEMENT FOR EXISTING COMMERCIAL OR INDUSTRIAL DRIVEWAYS, A PORTION OF ASSESSOR'S PARCEL NUMBER 162-22-103-008, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF PARADISE ROAD AND FLAMINGO ROAD ALONG THE WEST RIGHT-OF-WAY OF PARADISE ROAD.

LEGAL DESCRIPTION - PERMANENT EASEMENT

A NON-CONTIGUOUS, MULTIPLE-AREA LOCATION EASEMENT, LYING WITHIN THAT PARCEL DESCRIBED IN THAT CERTAIN GRANT, BARGAIN, SALE DEED, IN BOOK 20151204, INSTRUMENT NO. 02131, RECORDED IN CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LOCATED AT THE EXISTING DRIVEWAY, DESIGNATED AS 11.DE, BEING GENERALLY DEPICTED ON EXHIBIT "B" AND FURTHER DETAILED ON EXHIBIT "C", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT AREA, AT DEPICTED LOCATION AND DESIGNATION, BEING THE AREA OF THE CONCRETE SURFACES OF THE DRIVEWAY ON SAID PARCEL AND AS SHOWN ON EXHIBIT "C".

SAID EASEMENT AREA SHALL SELF-RELOCATE AND ACQUIESCE WITH ANY FUTURE PHYSICAL IMPROVEMENT OR MODIFICATION SO:AS TO PERPETUALLY BE THE PHYSICAL LOCATION OF THE CONCRETE VALLEY GUTTER AND SIDEWALK OF EACH DRIVEWAY.

END OF DESCRIPTION.

Boundary Surveys ♦ Water Rights ♦ Land Divisions
Construction Surveys ♦ Global Positioning ♦ Aerial Photogrammetry

EXHIBIT "B"

**CLARK COUNTY PUBLIC WORKS
DESIGN ENGINEERING DIVISION**

PROJECT No. L-1711
DATE 3-29-2018
CALC BY VK
CHECKED BY KK

DESCRIPTION EASEMENT FOR EXISTING INDUSTRIAL DRIVEWAY

APN 162-22-103-008
SACA DEVELOPMENT LLC ET AL
& DAVID J. SACA

11.DE (EXHIBIT "C")

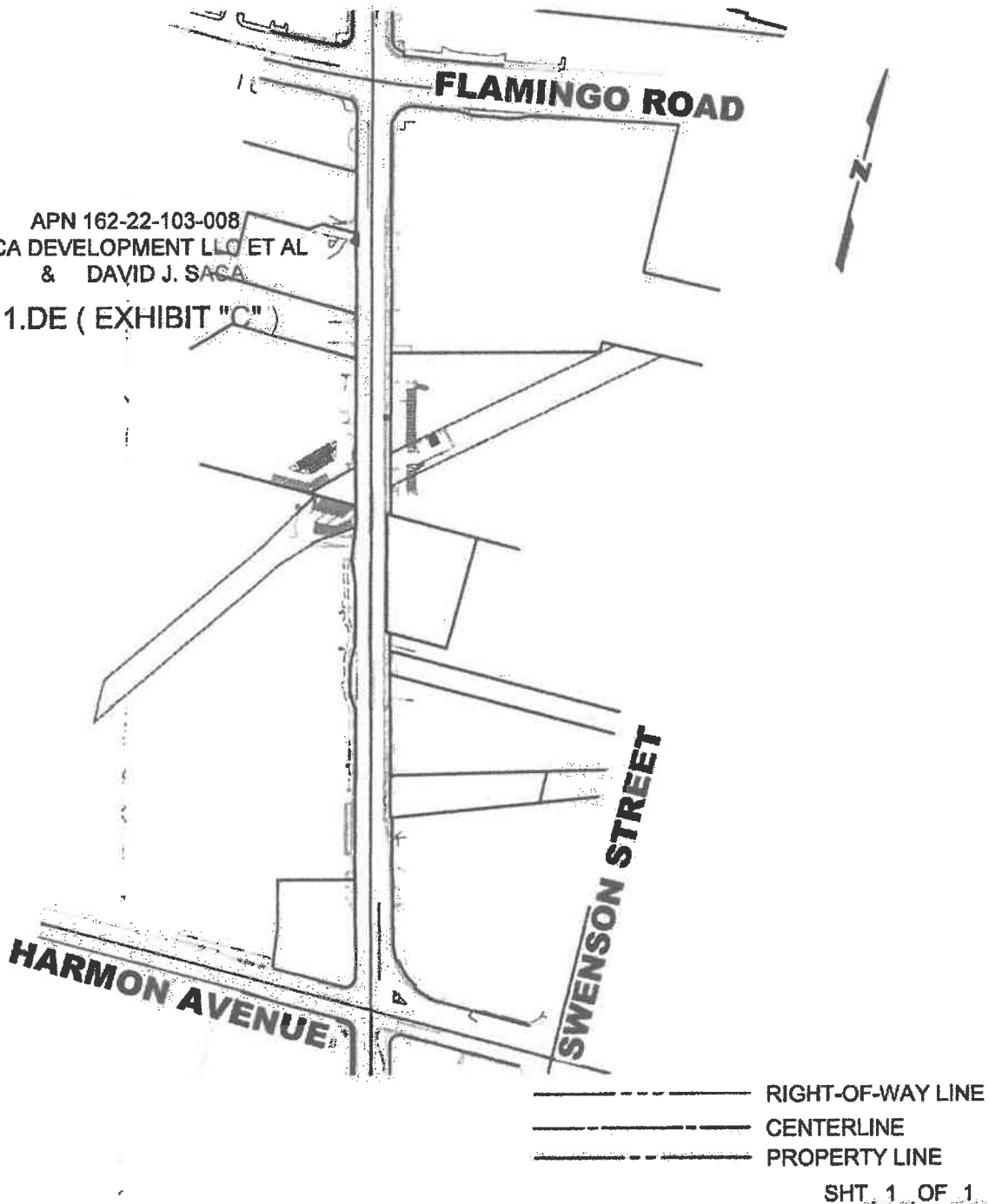
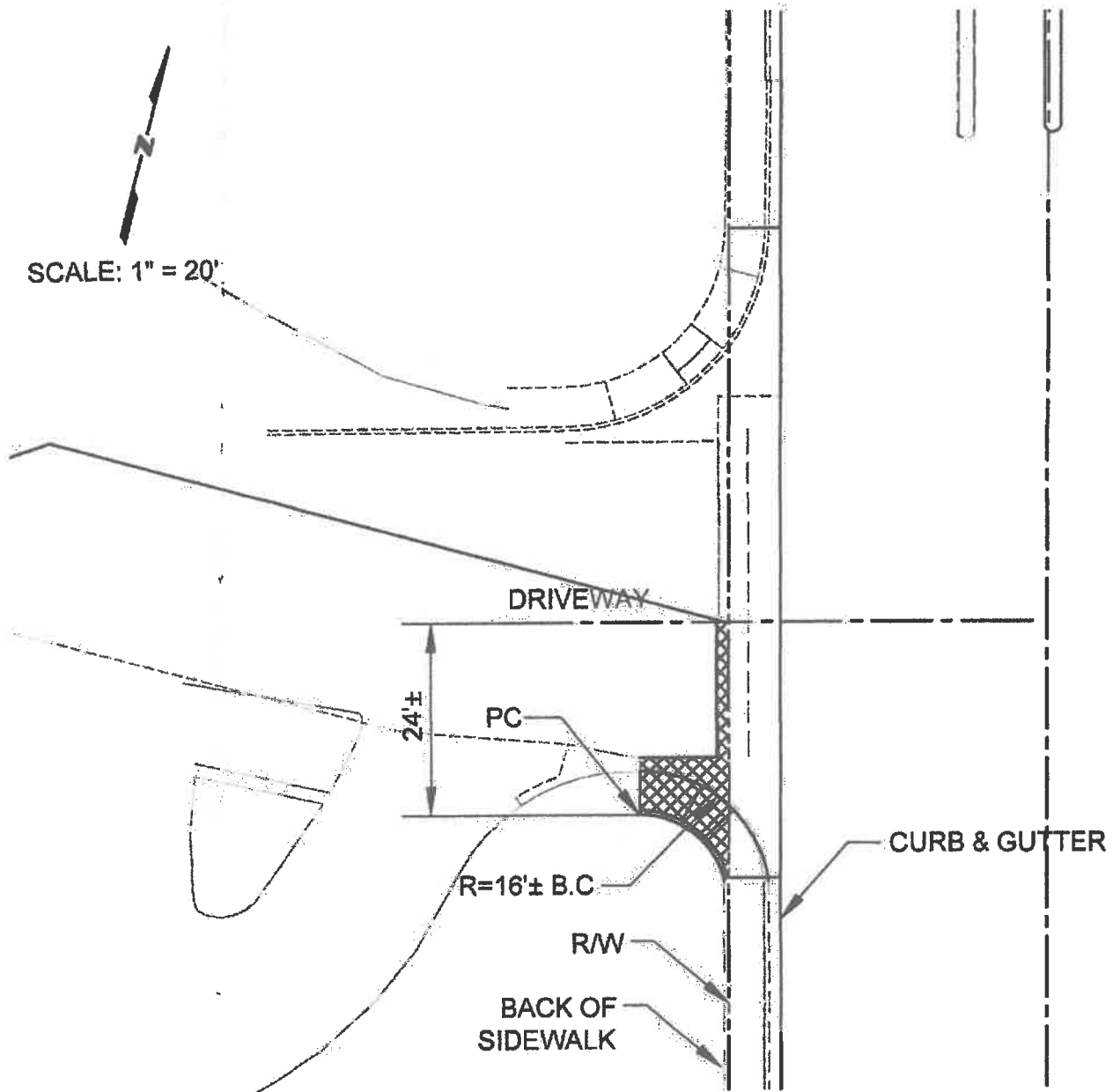


EXHIBIT "C"


CLARK COUNTY PUBLIC WORKS
DESIGN ENGINEERING DIVISION


PROJECT No. L-1711
DATE 3-29-2018
CALC BY VK
CHECKED BY KK

DESCRIPTION EASEMENT FOR EXISTING INDUSTRIAL DRIVEWAY
(11.DE)



OWNER SACA DEVELOPMENT LLC ET AL & DAVID J. SACA
PARCEL NO. 162-22-103-008

 AREA OF PERMANENT
EASEMENT / CONCRETE VALLEY
GUTTER AND SIDEWALK

 RIGHT-OF-WAY LINE
 CENTERLINE
 PROPERTY LINE