

**APN: 161-07-196-001  
161-07-596-001**

MAIL TAX STATEMENTS AND  
WHEN RECORDED, RETURN TO:  
Clark County Department of Public Works  
Attention: Denis Cederburg, Director  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

**RIGHT-OF-WAY GRANT**  
**FOR SEWER EASEMENT PURPOSES**

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**COUNTY OF CLARK**, a political subdivision of the State of Nevada ("**GRANTOR**"), the undersigned, for an in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to the **CLARK COUNTY WATER RECLAMATION DISTRICT**, a municipal corporation of the County of Clark, State of Nevada ("**GRANTEE**"), its successors and assigns, all rights necessary for the construction, operation, maintenance repairs, and renewal of subsurface sanitary sewer pipes, conduits, and attached appurtenances, and the perpetual right to construct, operate, add to, maintain, renew, and remove sewer lines and appurtenances thereto, upon, over, under, and across the parcels of land hereinafter described, and the right of ingress and egress to and over said parcels; together with permission to cut and trim brush and trees as deemed reasonably necessary to insure the safe and proper maintenance and operation of said sewer lines and appurtenances. Said parcels of land being described as follows:

**FOR COMPLETE LEGAL DESCRIPTION, SEE ATTACHED HERETO  
AND BY THIS REFERENCE MADE A PART HEREOF**

For Sewer Easement:

The GRANTOR retains the right to fence, to plant, to maintain and to use said parcel for its own purpose so long as such use is consistent with safety factors and does not interfere with the rights herein granted.

1. The GRANTEE shall be liable for all damages to any of the GRANTOR's improvements placed upon said parcel due to the GRANTEE's use.
2. Should any of the GRANTEE's facilities within said Easement be required to be relocated or repaired, the GRANTOR shall not bear any of the costs of such relocation or repair.
3. GRANTEE shall be responsible for all permitting conditions associated with construction, operation, and maintenance of GRANTEE's facilities, including, but not limited to, dust and storm water permitting.

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Together with all and singular the tenements, hereditaments, and appurtenances, thereunto belonging or in anywise appertaining.

WITNESS my/our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

BY: \_\_\_\_\_  
Jessica Colvin  
Chief Financial Officer

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
Jason B. Patchett  
Deputy District Attorney

**STATE OF NEVADA        )**  
**COUNTY OF CLARK        )**

On the \_\_\_\_\_ day of \_\_\_\_\_, 2025, Jessica Colvin, as Chief Financial Officer, personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that he executed the same voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal)

\_\_\_\_\_  
Notary Public in and for said County and State  
My commission expires \_\_\_\_\_.

**EXHIBIT 'A'**

**TRI-CORE SURVEYING, LLC**  
6753 WEST CHARLESTON BLVD.  
LAS VEGAS, NV 89146

File: 08023.0014\Lgl\_CCWRD-3.doc  
Date: June 24, 2025  
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**EXPLANATION**

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF BOULDER HIGHWAY AND WEST OF US 95 FOR PUBLIC SEWER EASEMENT PURPOSES.

**LEGAL DESCRIPTION**

THAT PORTION OF CLARK COUNTY FLOOD CONTROL RIGHT-OF-WAY AS GRANTED PER DEEDS RECORDED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 996, INSTRUMENT NO. 799863 AND BOOK 19950418, INSTRUMENT NO. 00829 OF OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°45'37" EAST A DISTANCE OF 805.13 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, NORTH 30°29'13" EAST A DISTANCE OF 20.44 FEET; THENCE NORTH 56°26'23" EAST A DISTANCE OF 56.10 FEET TO NORTH LINE OF SAID FLOOD CONTROL RIGHT-OF-WAY AS GRANTED PER BOOK 996, INSTRUMENT NO. 799863 OF OFFICIAL RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 400.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 09°55'54" EAST; THENCE ALONG SAID NORTH LINE, NORTHEASTERLY 60.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'52"; THENCE DEPARTING SAID NORTH LINE, SOUTH 56°26'23" WEST A DISTANCE OF 108.64 FEET; THENCE SOUTH 30°29'13" WEST A DISTANCE OF 48.79 FEET TO SAID EAST LINE THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7; THENCE DEPARTING SAID EAST LINE, CONTINUING SOUTH 30°29'13" WEST A DISTANCE OF 36.43 FEET TO THE NORTH LINE OF THAT CERTAIN FINAL MAP OF "MANZANO" ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 174, PAGE 80 OF PLATS; THENCE ALONG SAID NORTH LINE, SOUTH 89°53'02" WEST A DISTANCE OF 23.24 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 30°29'13" EAST A DISTANCE OF 81.23 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON **EXHIBIT 'B'**, ATTACHED HERETO AND MADE A PART HEREOF.

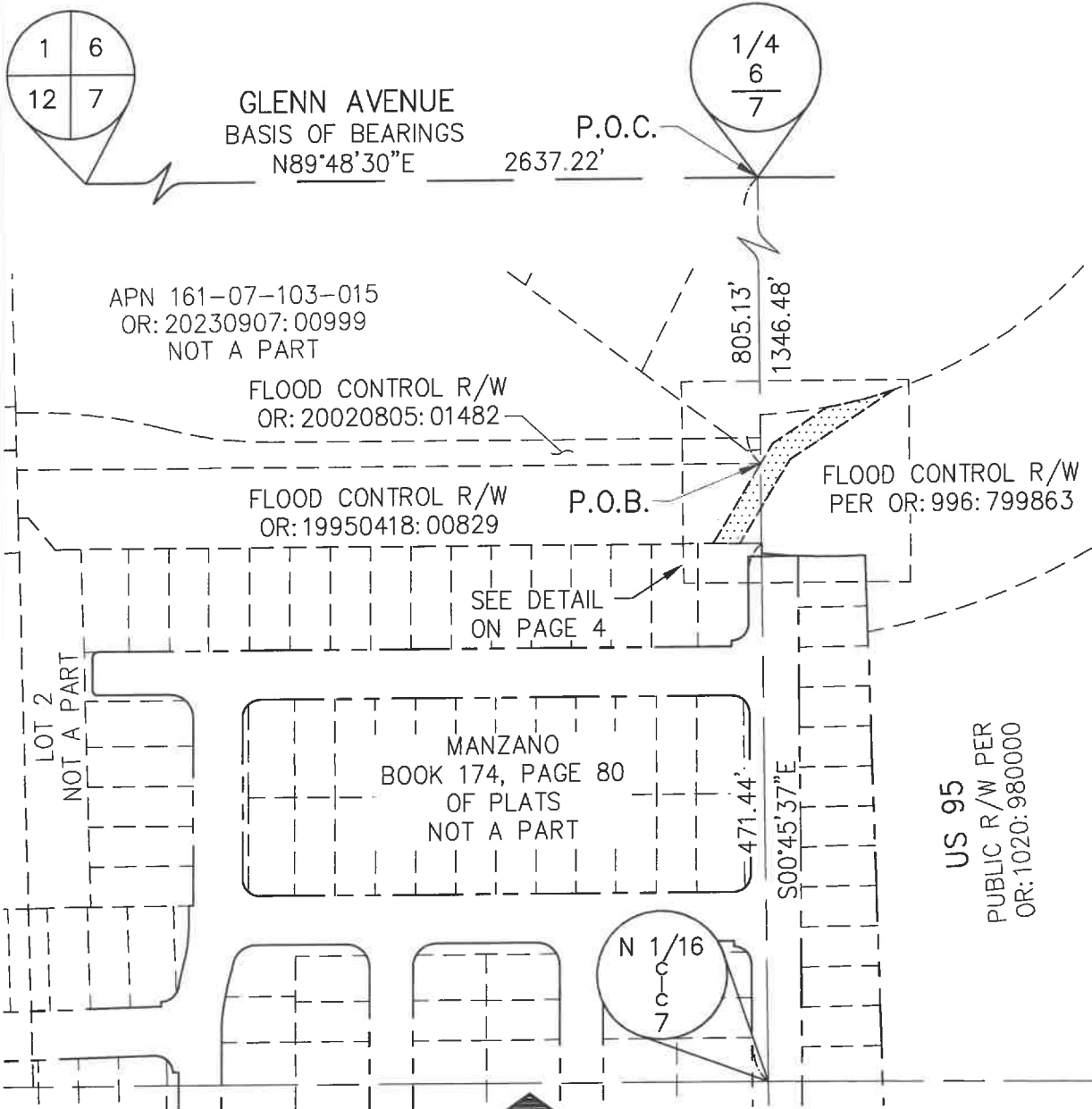
CONTAINING AN AREA OF 3,470 SQUARE FEET.


**BASIS OF BEARINGS**

NORTH 89°48'30" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 182, PAGE 03 OF SURVEYS.

**END OF DESCRIPTION.**

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 PUBLIC SEWER EASEMENT  
(3,470 S.F.)

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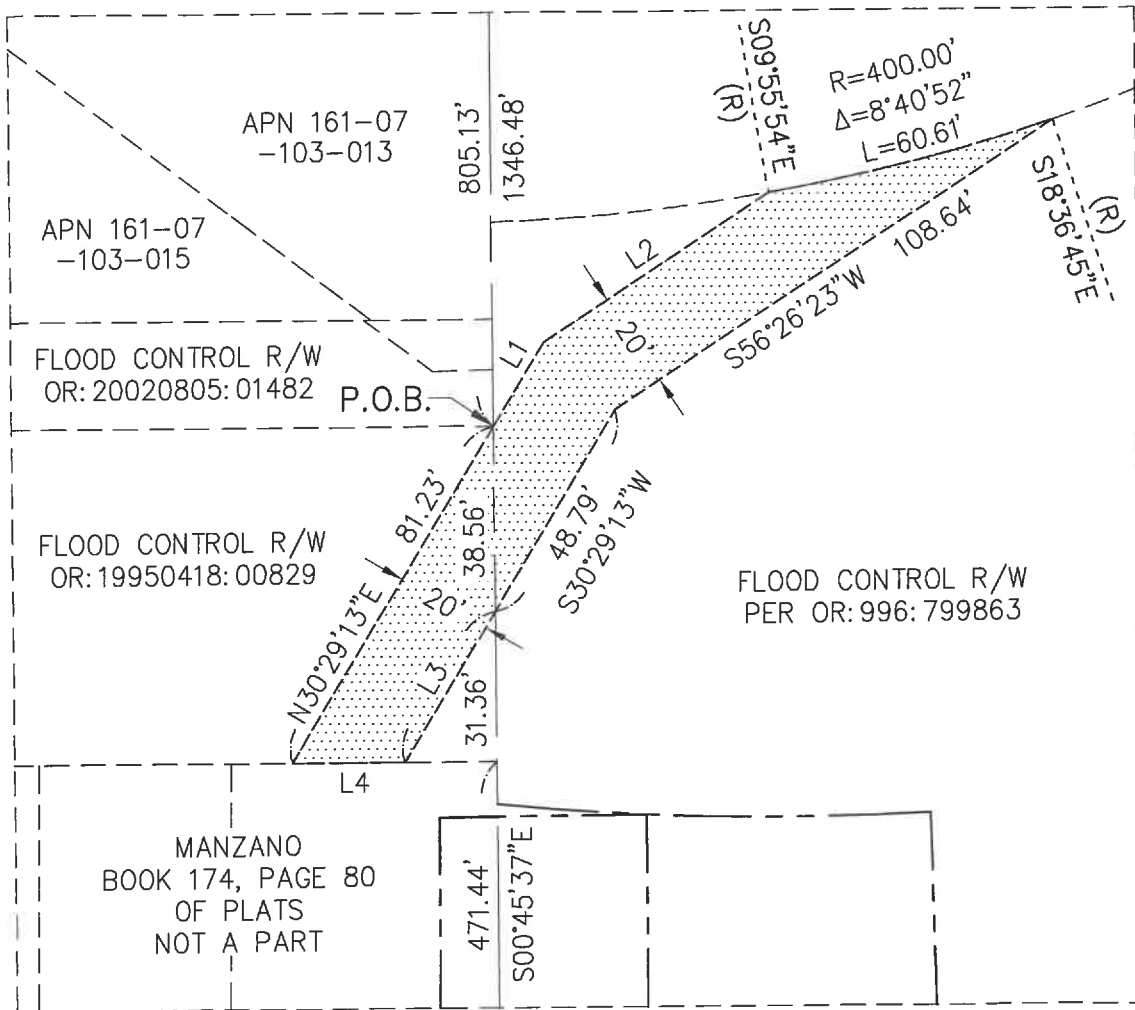


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**Tri-Core**  
**SURVEYING**

WWW.TRICORESURVEYING.COM

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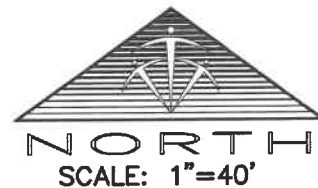


**DETAIL**

1"=40'


LINE TABLE		
LINE	BEARING	LENGTH
L1	N30°29'13"E	20.44'
L2	N56°26'23"E	56.10'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S30°29'13"W	36.43'
L4	S89°53'02"W	23.24'



**EXHIBIT 'B'**

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 PUBLIC SEWER EASEMENT  
(3,470 S.F.)

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