

APN# 162-21-210-005

PHWLV, LLC

TITLE OF DOCUMENT

GRANT OF EASEMENT FOR BOLLARD IMPROVEMENTS (PHASE 2)

RE-RECORD

RECORDING REQUESTED BY:

CLARK COUNTY PUBLIC WORKS

RETURN TO:

Clark County Department of Public Works
ATTN: Kaizad Yazdani
500 S. Grand Central Parkway, BOX 554000
Las Vegas, NV 89155

Inst #: 20190604-0002882
Fees: \$0.00
06/04/2019 02:19:24 PM
Receipt #: 3728585
Requestor:
PUBLIC WORKS CLARK COUNTY
Recorded By: ANI Pgs: 8
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

APN# 162-21-210-005

PHWLTV, LLC

TITLE OF DOCUMENT

GRANT OF EASEMENT FOR BOLLARD IMPROVEMENTS

RECORDING REQUESTED BY:

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RETURN TO:

Clark County Department of Public Works

ATTN: Kaizad J. Yazdani

500 S. Grand Central Parkway, BOX 554000

Las Vegas, NV 89155

APN: 162-21-210-005

When recorded, return to:

Clark County Department of Public Works
Traffic Management Division
PO Box 554000
500 S. Grand Central Parkway
Las Vegas, NV 89155-4000

GRANT OF EASEMENT FOR BOLLARD IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS: That PHWL, LLC, a Nevada limited liability Company ("**Grantor**"), for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the COUNTY OF CLARK, a political subdivision of the State of Nevada, its successors and assigns (collectively, "**Grantee**"), a perpetual non-exclusive easement to construct, reconstruct, repair, operate, and maintain the bollards and appurtenances related to the bollards, in each case, located upon, over, under, across and through the real property described on Exhibit "A" attached hereto and by this reference made a part hereof (the "**Easement Area**"), together with the right of reasonable ingress and egress to and from the Easement Area (collectively, the "**Easement**").

Grantor retains, for its benefit, the right to use the Easement Area for its own purposes, so long as Grantor's use does not impede, restrict, disrupt or interfere with the Grantee's use of the Easement as set forth herein.

Grantee shall, at its expense, keep and maintain, or cause to be kept and maintained, the bollard improvements located within the Easement Area (collectively, the "**Bollard Improvements**") in a similar condition and repair existing as of the date hereof, reasonable wear and tear excepted. Grantee shall not relocate the Bollard Improvements or make any material alterations or modifications to the Bollard Improvements without the prior written approval of Grantor.

In the event the Bollard Improvements are removed by Grantee and are not replaced by Grantee within six (6) months of such removal, all rights of Grantee hereunder shall cease and revert to Grantor, its successors and assigns.


Grantee acknowledges that all entries upon the Easement Area shall be solely at the risk of Grantee; that the Easement Area is accepted strictly in an "as is" condition without warranty or representation of any kind; and regardless of the condition of the Easement Area or any part thereof, Grantor shall have no responsibility or liability whatsoever to Grantee or any of its agents, employees or officers in connection with any entries made upon the Easement Area except in the case of Grantor's negligent or willful misconduct.

This Grant of Easement for Bollard Improvements (this "**Grant**") shall be governed by the laws of the State of Nevada. This Grant may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. No term or provision of this Grant is intended to benefit any person or entity not a party hereto, and no such other person or entity shall have any right or cause of action hereunder.

[Signature pages follow.]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant as of the __ day of 2019

PHWL, LLC
a Nevada limited liability Company

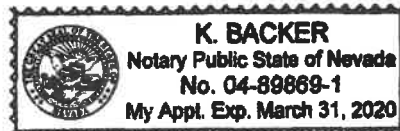

BY: Eric Hession
AS: CFO/Treasurer

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the 25 day of April,
2019, by Eric Hession as
CFO/Treasurer of PHWL, LLC


Notary Public



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

BY: Randall J. Tarr
AS: Assistant County Manager

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the _____ day of _____,
2021, by _____ as
_____ of _____.

Notary Public

EXHIBIT "A"

Legal Description and Depiction of Easement Area

[See attached]

APN 162-21-210-006

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PERMANENT MAINTENANCE EASEMENT GRANTED TO CLARK COUNTY.

BEING A PORTION OF LOT 1 OF 'ALADDIN COMMERCIAL SUBDIVISION' AS SHOWN BY MAP THEREOF IN BOOK 88, PAGE 33 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "065X" AS SHOWN BY MAP THEREOF IN FILE 168, PAGE 21 OF SURVEYS IN SAID CLARK COUNTY RECORDER'S OFFICE, ALSO BEING A POINT ON THE EASTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF LAS VEGAS BOULEVARD;

THENCE ALONG THE EASTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, SOUTH 00°39'38" EAST, 8.00 FEET TO THE POINT OF BEGINNING AT THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 1;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, NORTH 89°38'08" EAST, 10.00 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID LOT 1, SOUTH 00°39'38" EAST, 9.14 FEET;

THENCE SOUTH 89°20'21" WEST, 10.00 FEET TO A POINT ON THE EASTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD;

THENCE ALONG THE EASTERLY NEVADA DEPARTMENT OF TRANSPORTATION
RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, NORTH 00°38'38" WEST,
9.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 92 SQUARE FEET +/-

BASIS OF BEARINGS

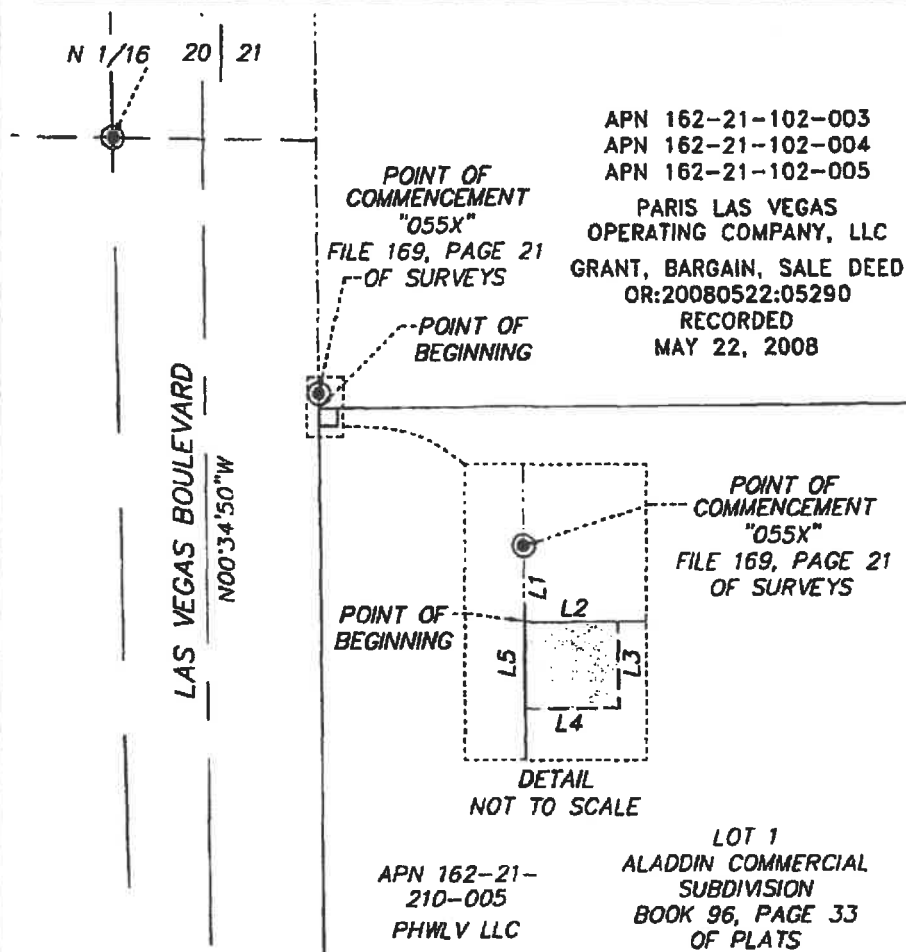
SOUTH 03°55'07" EAST, BEING THE BEARING BETWEEN POINTS "0580" AND "0400" AS
DERIVED FROM THE COORDINATE VALUES PROVIDED IN FILE 189, PAGE 21 OF
SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.



09/06/201

APN 162-21-210-005
PHWLV LLC
EXHIBIT B
PERMANENT MAINTENANCE EASEMENTS GRANTED TO CLARK COUNTY
LYING WITHIN SECTION 21, T. 21 S., R. 61 E.,
M.D.M., CLARK COUNTY, NEVADA

PERMANENT MAINTENANCE EASEMENT CONTAINING 92 S.F. +/-



AeroTech Mapping

2580 Montessori Street, Suite 104
Las Vegas, NV 89117
www.ATMLV.com



APN 162-21-210-005

PHWLV LLC

EXHIBIT B

**PERMANENT MAINTENANCE EASEMENTS GRANTED TO CLARK COUNTY
LYING WITHIN SECTION 21, T. 21 S., R. 61 E.,
M.D.M., CLARK COUNTY, NEVADA**

LINE	BEARING	DISTANCE
1	S00°39'39"E	8.00'
2	N89°38'06"E	10.00'
3	S00°39'39"E	9.14'
4	S89°20'21"W	10.00'
5	N00°39'39"W	9.19'

AeroTech Mapping

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Las Vegas, NV 89117
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NOT TO SCALE