

APN: 162-10-510-001

WHEN RECORDED MAIL TO:
Clark County Water Reclamation District
5857 E Flamingo Road
Las Vegas, NV 89122

GRANT OF NON-EXCLUSIVE 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 Clark County Water Reclamation District (“**Grantee**”), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove a grease interceptor and other related equipment, fixtures, apparatus, and improvements (“**Utility Facilities**”) upon, over, under and through the property described in Exhibit A & B hereto and by this reference made a part of this Grant of Easement (“**Easement Area**”);
2. for the passage of vehicles and pedestrians within, on, over and across the Easement Area;
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area; and
4. to remove, clear, cut or trim any obstruction or material (including trees and other vegetation) 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 Utility 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. Grantee further agrees that, if Grantee performs work that damages the Easement Area, Grantee will restore the Easement Area to its before condition. 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 4 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.

Grantee may use the Utility Facilities to provide service only to customers of Commercial Center. Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements – except for curb, gutter, sidewalk, pavement, concrete flatwork and other improvements that are compatible with the Utility Facilities will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and 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 Utility Facilities, this easement shall terminate after Grantor requests and Grantee executes and records a written relinquishment of the easement.

GRANTOR:

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

By: Shauna Bradley
Title: Director of Real Property Management

APPROVED AS TO FORM:



By: Nichole Kazimirovicz
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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Project# 220221
June 15, 2022

Exhibit "A"
Easement Descriptions

Portions of that certain parcel conveyed to "**County of Clark**" per Quitclaim Deed, recorded on July 28, 2009, as Instrument No. 20090728-0005554, in the office of the County Recorder, Clark County, Nevada. Situated in the Northeast Quarter (NE 1/4) of Section 10, township 21 South, range 61 East, M.D.M, Clark County, Nevada, more particularly described as follows:

Easement No. 1

Commencing at the northwest corner of said Northeast Quarter (NE 1/4) of Section 10; Thence along the north line of said Northeast Quarter (NE 1/4), North 87°34'20" East, 1,104.78 feet to a point herein described a **Point "A"**; Thence departing said north line, South 02°25'40" East, 102.00 feet to the **Point of Beginning**; Thence North 87°34'20" East, 20.00 feet; Thence South 02°25'40" East, 15.00 feet; Thence South 87°34'20" West, 20.00 feet; Thence North 02°25'40" West, 15.00 feet to the **Point of Beginning**.

Containing 300 square feet, more or less.

Together with:

Easement No. 2

Commencing at the aforementioned **Point "A"**; Thence continuing along said north line of the Northeast Quarter (NE 1/4) of Section 10, North 87°34'20" East, 54.96 feet; Thence departing said north line, South 02°25'40" East, 102.00 feet to the **Point of Beginning**.

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Project# 220221

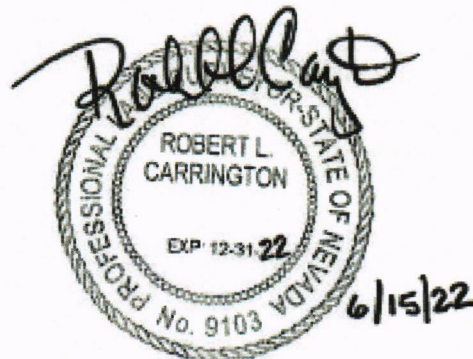
June 15, 2022

Thence North $87^{\circ}34'20''$ East, 20.00 feet; Thence South $02^{\circ}25'40''$ East, 15.00 feet; Thence South $87^{\circ}34'20''$ West, 20.00 feet; Thence North $02^{\circ}25'40''$ West, 15.00 feet to the **Point of Beginning**.

Containing 300 square feet, more or less.

Basis of Bearings: Grid North as defined by the Central Meridian of the 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 would be the Sahara Avenue and the north line of the Northeast Quarter (NE 1/4) of Section 10, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, having a bearing of North $87^{\circ}34'20''$ East, also being North $87^{\circ}12'48''$ East as shown on map thereof on file in File 122 of Parcel maps, Page 89, Official Records, Clark County Nevada.

Prepared by:
Robert L. Carrington, PLS
Diamondback land surveying
6140 Brent Thurman Way, Suite 230
Las Vegas, NV 89148
702.823.3257



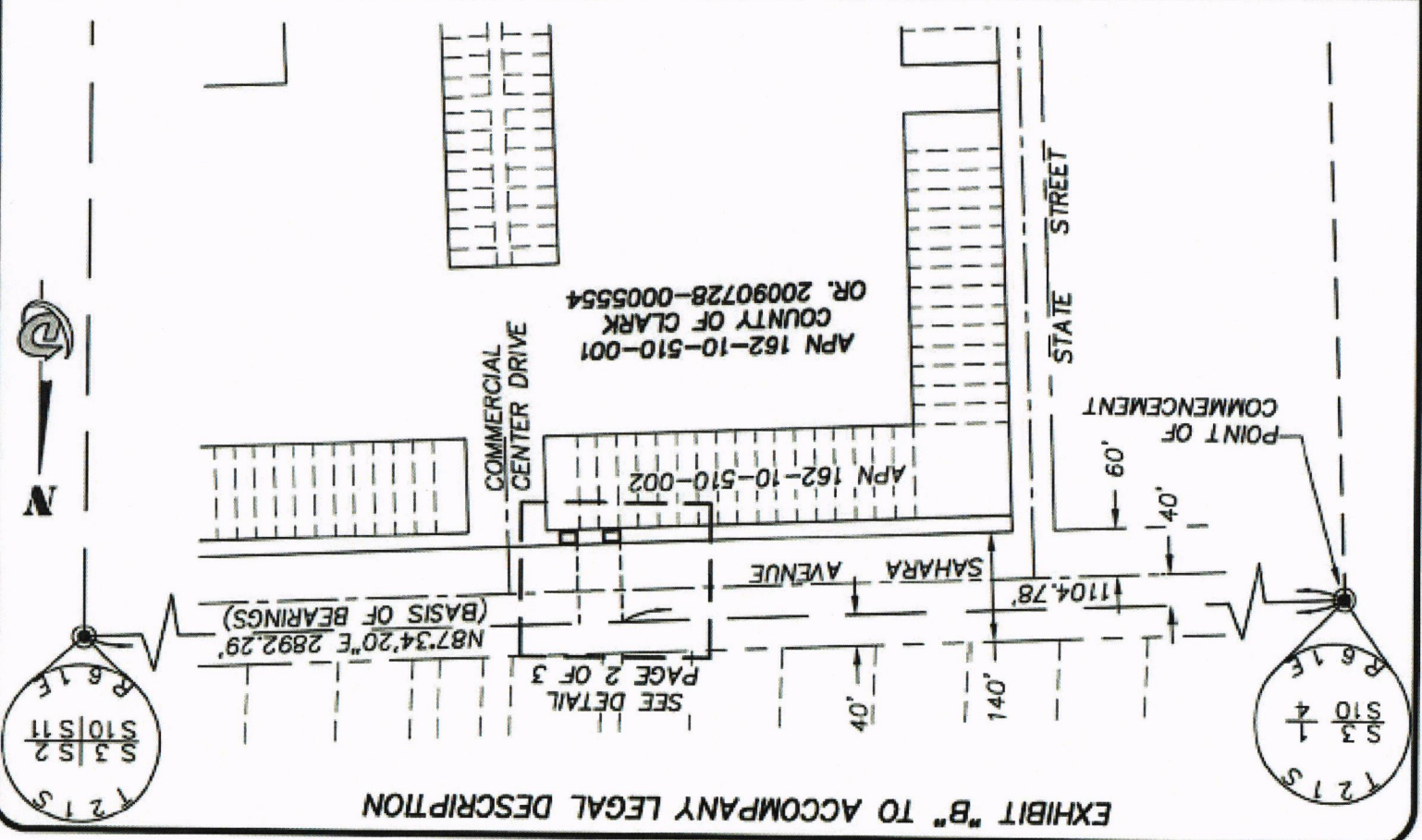
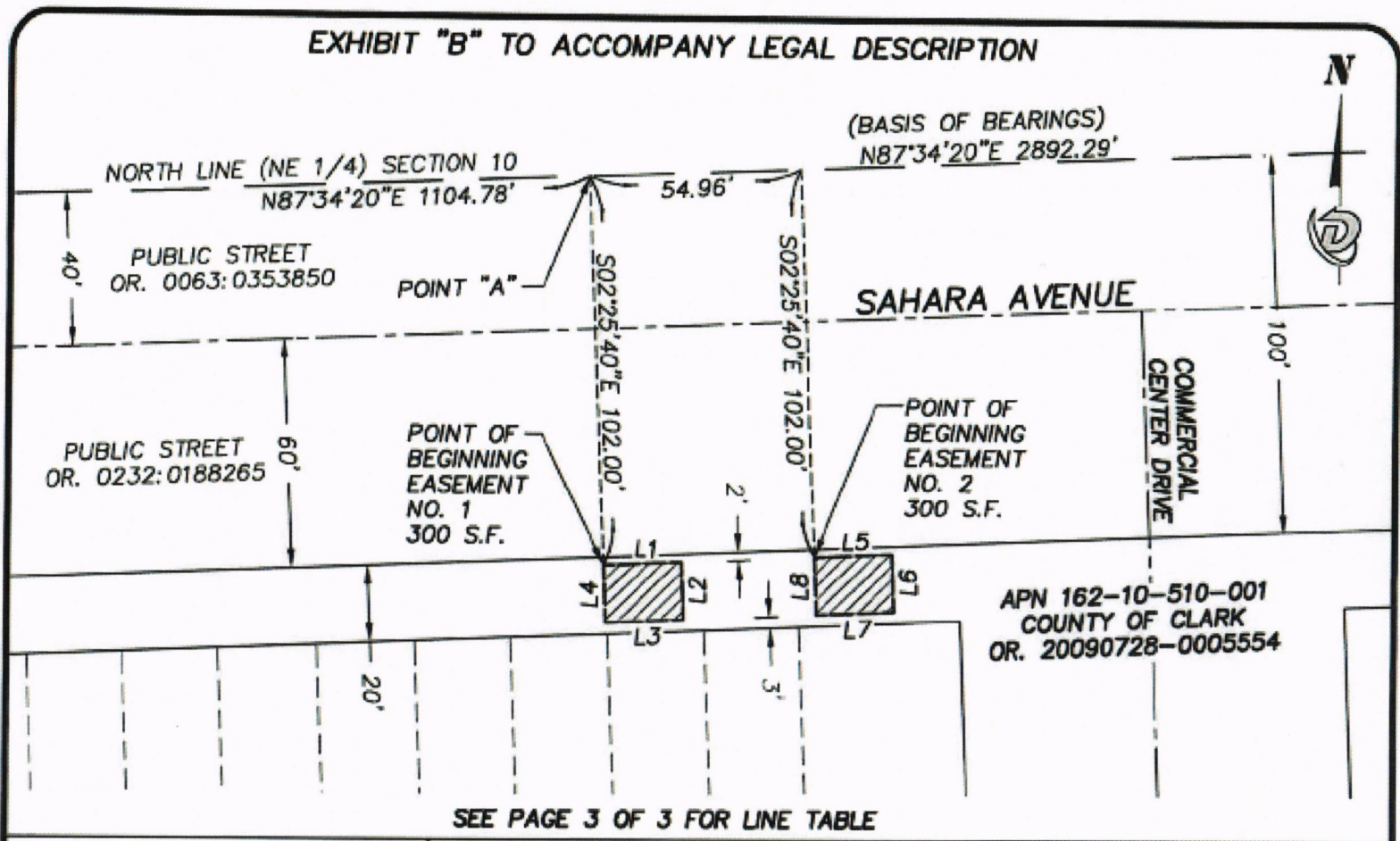
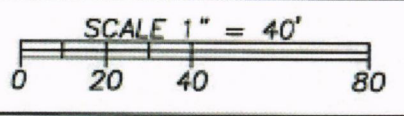


EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



SEE PAGE 3 OF 3 FOR LINE TABLE



6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.823.0815 (f) 702.933.9030

JOB NUMBER: 220221
PAGE 2 OF 3

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON
DRAWN BY: RLC DATE: 6/15/2022 CHECKED BY: RDC DATE: 6/15/2022

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

Line Table		
Line #	Direction	Length
L1	N87°34'20"E	20.00'
L2	S2°25'40"E	15.00'
L3	S87°34'20"W	20.00'
L4	N2°25'40"W	15.00'
L5	N87°34'20"E	20.00'
L6	S2°25'40"E	15.00'
L7	S87°34'20"W	20.00'
L8	N2°25'40"W	15.00'



6140 BRENT THURMAN WAY, SUITE 230
 LAS VEGAS, NEVADA 89148
 (o) 702.823.DBLS (f) 702.933.9030

JOB NUMBER: 220221

PAGE 3 OF 3

ARIZONA - CALIFORNIA - NEVADA - UTAH - WASHINGTON

DRAWN BY: RLC DATE: 6/15/2022

CHECKED BY: RDC DATE: 6/15/2022

EASEMENT NO. 1-CLOSURE CALC'S

Point of Beginning : North: 617558.9656' East: 276039.8808'

Segment #1 : Line

Course: N87°34'20"E Length: 20.00'

North: 617559.8128' East: 276059.8628'

Segment #2 : Line

Course: S02°25'40"E Length: 15.00'

North: 617544.8263' East: 276060.4982'

Segment #3 : Line

Course: S87°34'20"W Length: 20.00'

North: 617543.9791' East: 276040.5162'

Segment #4 : Line

Course: N02°25'40"W Length: 15.00'

North: 617558.9656' East: 276039.8808'

Perimeter: 70.00' Area: 300.00 Sq. Ft.

EASEMENT NO. 1-CLOSURE CALC'S

Point of Beginning : North: 617561.2936' East: 276094.7878'

Segment #1 : Line

Course: N87°34'20"E Length: 20.00'

North: 617562.1408' East: 276114.7699'

Segment #2 : Line

Course: S02°25'40"E Length: 15.00'

North: 617547.1542' East: 276115.4053'

Segment #3 : Line

Course: S87°34'20"W Length: 20.00'

North: 617546.3070' East: 276095.4232'

Segment #4 : Line

Course: N02°25'40"W Length: 15.00'

North: 617561.2936' East: 276094.7878'

Perimeter: 70.00' Area: 300.00 Sq. Ft.



16210510001

Advanced Search

Property Information

Parcel: 16210510001

Jurisdiction: CC Winchester - 89109

Sale Date: Not Available

Sale Price: Not Available

Aerial Flight Date: 2022-07-01

Zoning and Planned Land Use

Legal Description

Ownership

Appraisal

Flood Zone

Elected Officials

SunGard Query

Assessors Query

Commercial Information

Map Tips

Links

Current Tool: Select Property

Coords in State Plane ft

X: 783528 Y: 26751494

Flight Date: Most Current Flight

Current View: Address

1: 5,000

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