

APN: 124-17-111-138

RETURN TO:

Southern Nevada Water Authority
c/o Land Acquisition and Management (M/S 95)
P O Box 99956
Las Vegas, Nevada 89193-9956

SNWA Project/Contract No.: 141784

Right-of-Way Agent:

SOUTHERN NEVADA WATER AUTHORITY

EXCLUSIVE EASEMENT

THIS GRANT OF EASEMENT, made and entered into by and between
CITY OF NORTH LAS VEGAS, hereinafter known as the
GRANTOR(s) and the **SOUTHERN NEVADA WATER AUTHORITY**, a political
subdivision of the state of Nevada, hereinafter known as the AUTHORITY.

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 AUTHORITY, the receipt whereof is hereby acknowledged, does by these presents GRANT and CONVEY to the AUTHORITY, 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 Exhibits 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, trees, or landscaping shall be placed upon, over or under said parcel of land for the duration of this Easement.

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2. The AUTHORITY shall not be liable for any damage to any of the GRANTOR(s) improvements placed upon said parcel due to the AUTHORITY's operations using reasonable care.
3. Should any of the AUTHORITY facilities within said Easement be required to be relocated or repaired as a result of changes in grade or other construction 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 AUTHORITY.
4. The GRANTOR shall not allow any unauthorized obstructions, which may impede or interfere with the AUTHORITY's use of or access to said Easement.
5. The AUTHORITY 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 AUTHORITY's use.
6. The AUTHORITY may fence the Easement area at AUTHORITY's sole discretion to prevent vandalism and unauthorized access.
7. The GRANTOR(s) shall make no other Easement upon the portion of the premises covered by this Easement without prior written approval of the AUTHORITY.
8. 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 AUTHORITY, and their heirs, assigns, successors, tenants, and personal representatives.
9. 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.
10. This Easement is granted, and the facilities located within the easement area described on Exhibits A and B will be used only to serve the property of the GRANTOR(s) (the "Benefited Property"), and any improvements now or hereafter located on the Benefited Property.

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DO NOT MARK OUTSIDE THIS BOX

IN WITNESS WHEREOF, the GRANTOR has hereunto set his/her hand this
_____ day of _____, 2024

CITY OF NORTH LAS VEGAS
a Nevada municipal corporation

By _____
Micaela Moore, City Manager

Attest:
By _____
Jackie Rodgers, City Clerk

APPROVED AS TO FORM
By _____
Andy Moore, Acting City Manager

State of Nevada)
) ss
County of Clark)

This instrument was acknowledged before me on _____, 20____, by
_____ as _____ of the
_____.

WITNESS my hand and official seal.

Notary Public

Notary Seal/Stamp

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

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OWNER: CITY OF NORTH LAS VEGAS, A MUNICIPAL CORPORATION

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A SOUTHERN NEVADA WATER AUTHORITY EASEMENT IN SUPPORT OF "VTS GRAND TETON DRIVE" PROJECT.

DESCRIPTION

THAT PORTION OF LOT "A" OF "SUN CITY ALIANTE UNIT 3" AS SHOWN BY MAP THEREOF IN BOOK 108, PAGE 28 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF ALIANTE PARKWAY (FORMERLY SIMMONS STREET) AND GRAND TETON DRIVE AS SHOWN BY SAID SUBDIVISION PLAT;

THENCE ALONG THE CENTERLINE OF SAID GRAND TETON DRIVE, NORTH 88°15'26" EAST, 356.45 FEET;

THENCE DEPARTING THE CENTERLINE OF SAID GRAND TETON DRIVE, SOUTH 01°44'34" EAST, 32.00 FEET TO THE **POINT OF BEGINNING** ON THE NORTHERLY LINE OF SAID LOT "A";

THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A", NORTH 88°15'26" EAST, 9.00 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID LOT "A", SOUTH 01°44'34" EAST, 6.20 FEET;

THENCE SOUTH 88°15'26" WEST, 9.00 FEET;

THENCE NORTH 01°44'34" WEST, 6.20 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 56 SQUARE FEET, MORE OR LESS.

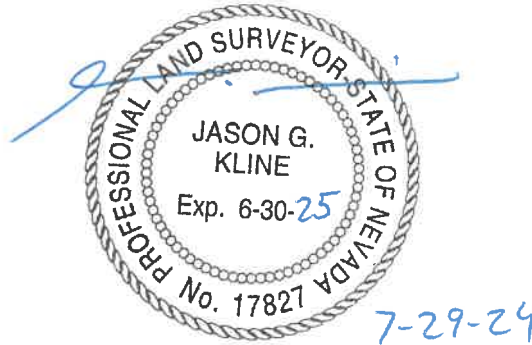
SEE EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

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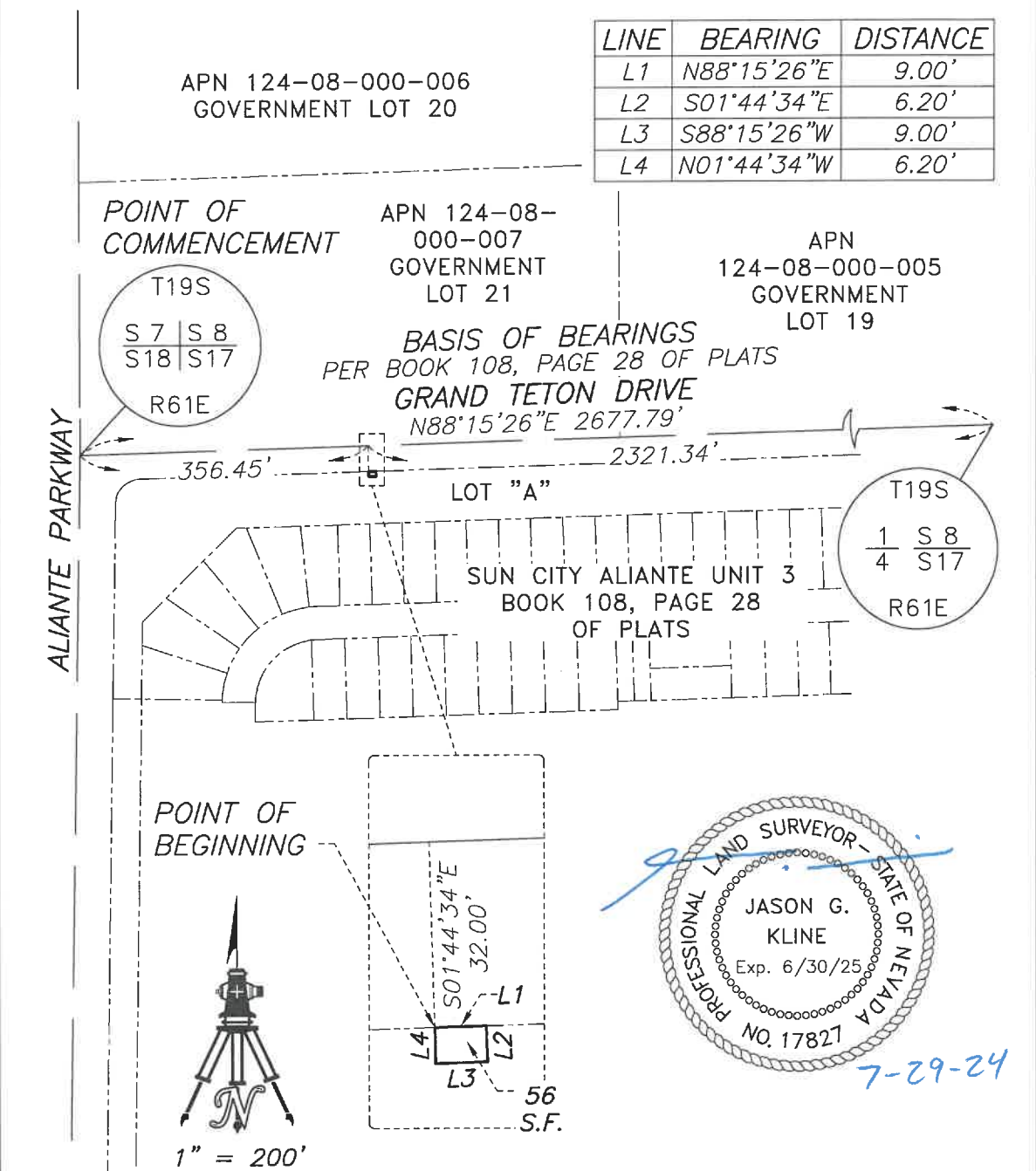
BASIS OF BEARINGS

NORTH 88°15'26" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 108, PAGE 28 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



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SOUTHERN NEVADA WATER AUTHORITY EASEMENT



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B" LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, T. 19 S., R. 61 E., M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	PAGE 3 OF 3