

APNs: 139-21-210-183,
139-21-210-191 & 192

Recording Requested by:

City of Las Vegas
Attention: City Clerk
495 S. Main Street
Las Vegas, Nevada 89101

▲ Space Above for Recorder's Use Only ▲

*No fee required pursuant to NRS 247.305(5)(b)(1),
as this document conveys to the City of Las Vegas an interest in land.*

**GRANT OF EASEMENT
FOR
TRAFFIC CONTROL DEVICES AND RELATED APPURTENANCES**

The CITY OF NORTH LAS VEGAS, NEVADA, a municipal corporation organized and existing under and by virtue of its charter and the general laws of the State of Nevada (the “**Grantor**”), the undersigned, for and in good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to the CITY OF LAS VEGAS, a Nevada municipal corporation (the “**City**” or “**Grantee**”), its successors and assigns, an exclusive easement for traffic control devices, and City utilities (collectively, the “**Easement**”) over, on, upon, and across a portion (the “**Easement Area**”) of Assessor’s Parcel Number 139-21-210-183, 139-21-210-191 and 139-21-210-192 (the “**Parcels**”) and as legally described and depicted on **Exhibit A** and **Exhibit B**, respectively, and attached hereto and incorporated herein by this reference

1. The scope, nature, and character of the Easement shall be as follows:

For traffic control devices including signs, traffic signals, lighting, conduits, wires, and related appurtenances under, over, on, upon, and across the Easement Area and the associated right to plan, survey, construct, operate, maintain, repair, replace, modify, or remove the traffic control devices and related appurtenances.

2. The Easement shall remain in full force and effect in perpetuity, shall run with the land, and shall be binding upon the Grantor and any successor in interest to the Parcel.

3. The Easement may only be amended, altered, or released only by written agreement between the parties hereto or their heirs, assigns, or successors in interest, which shall be filed in the public records of Clark County, Nevada.

4. Grantor, its successors and assigns shall not grant any other easements in the Easement Area to any individual, person, or entity without the prior written consent of Grantee.

5. Grantor, its successors and assigns, shall be responsible for all maintenance of the Easement Area, excluding the repair, maintenance, reconstruction, and replacement of the Grantee’s facilities installed under this Easement. If the Parcel is disturbed by construction or maintenance activities of Grantee, its employees, contractors, or agents under this Easement, Grantee, its employees, contractors,

or agents shall restore the Parcel to substantially the same condition as existed immediately prior to the construction or maintenance activities of Grantee, employees, contractors, or agents.

6. Grantee agrees that the Easement is granted and accepted subject to other easements, covenants, conditions, and other matters concerning the Parcel, including without limitation, all matters of record and all matters that can be discerned by a reasonable physical inspection of the Parcel.

[LEFT BLANK INTENTIONALLY AND SIGNATURES ON NEXT PAGE]

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 139-21-210-192

OWNER: CITY OF NORTH LAS VEGAS

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ROADWAY EASEMENT IN SUPPORT OF THE WEST LAKE MEAD BOULEVARD FROM LOSEE ROAD TO SIMMONS STREET PROJECT.

DESCRIPTION

LYING WITHIN LOT 208, BLOCK 5 OF COLLEGE HEIGHTS NO. 2, AS SHOWN BY MAP THEREOF IN BOOK 8, PAGE 81 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE EAST 18.00 FEET OF SAID LOT 208.

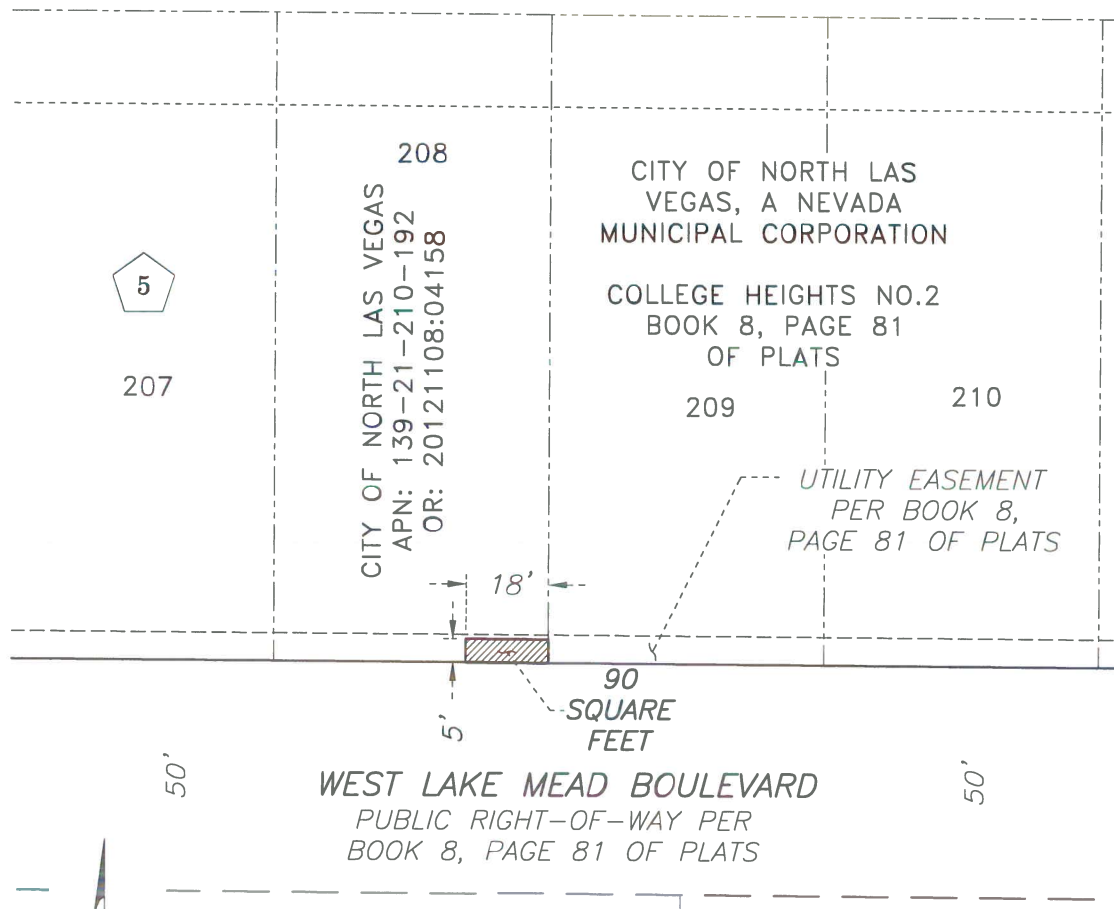
CONTAINING 90 SQUARE FEET.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

JASON PAUL HIGGINS, PLS
NEVADA CERTIFICATE NO. 13601



APN: 139-21-210-192
OWNER: CITY OF NORTH LAS VEGAS



1" = 40'

P:\HDR\19231 LAKE MEAD- LOSEE TO SIMMONS\DWG\EXHIBITS\RE-02.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 W. WARM SPRINGS RD.
#100 LAS VEGAS,
NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4)
OF SEC. 21, T. 20 S., R. 61 E., M.D.M., CITY OF
NORTH LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 139-21-210-191
OWNER: CITY OF NORTH LAS VEGAS

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ROADWAY EASEMENT IN SUPPORT OF THE WEST LAKE MEAD BOULEVARD FROM LOSEE ROAD TO SIMMONS STREET PROJECT.

DESCRIPTION

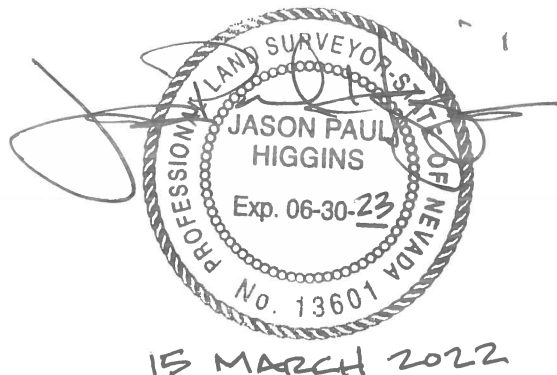
LYING WITHIN LOT 209, BLOCK 5 OF COLLEGE HEIGHTS NO. 2, AS SHOWN BY MAP THEREOF IN BOOK 8, PAGE 81 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE WEST 4.00 FEET OF SAID LOT 209.

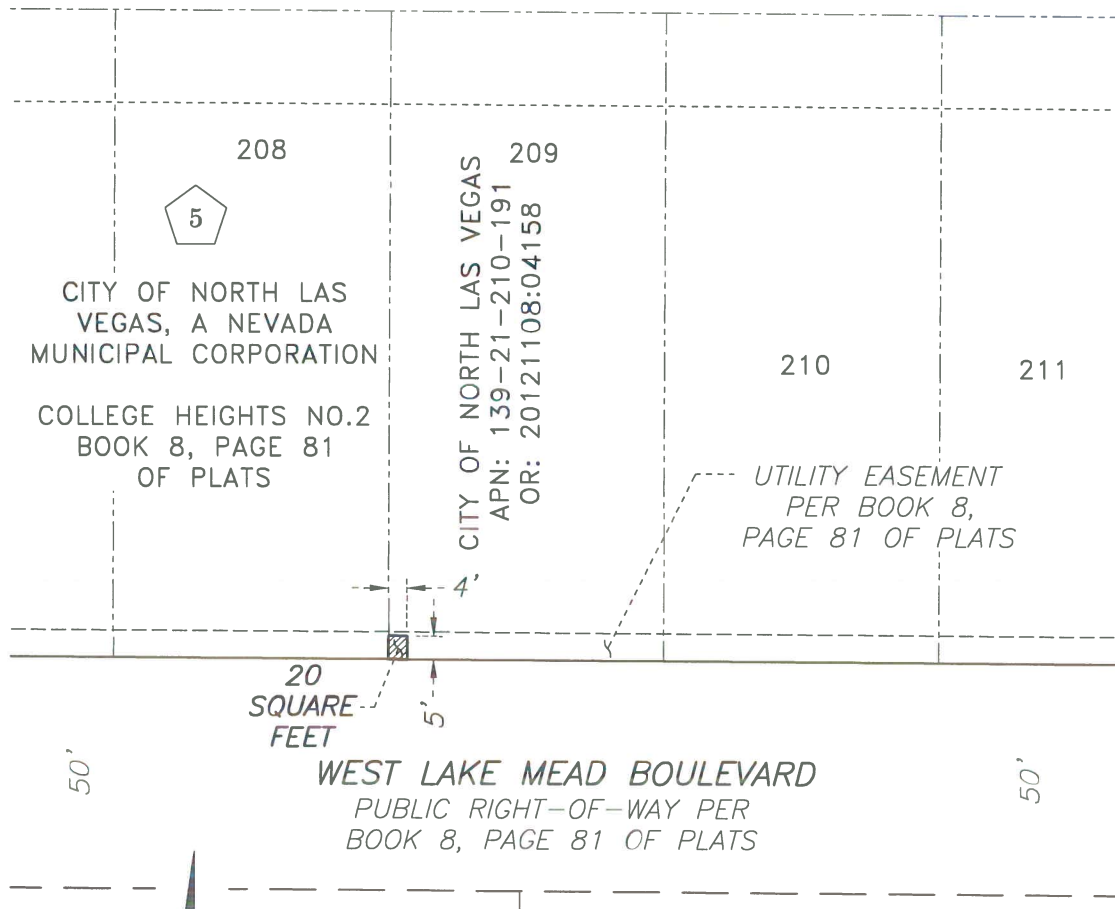
CONTAINING 20 SQUARE FEET.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

JASON PAUL HIGGINS, PLS
NEVADA CERTIFICATE NO. 13601



APN: 139-21-210-191
OWNER: CITY OF NORTH LAS VEGAS



1" = 40'

P:\HDR\19231 LAKE MEAD- LOSEE TO SIMMONS\DWG\EXHIBITS\RE-03.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 W. WARM SPRINGS RD.
#100 LAS VEGAS,
NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4)
OF SEC. 21, T. 20 S., R. 61 E., M.D.M., CITY OF
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PAGE 1 OF 1

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 139-21-210-183

OWNER: CITY OF NORTH LAS VEGAS

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ROADWAY EASEMENT IN SUPPORT OF THE WEST LAKE MEAD BOULEVARD FROM LOSEE ROAD TO SIMMONS STREET PROJECT.

DESCRIPTION

LYING WITHIN LOT 217, BLOCK 5 OF COLLEGE HEIGHTS NO. 2, AS SHOWN BY MAP THEREOF IN BOOK 8, PAGE 81 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

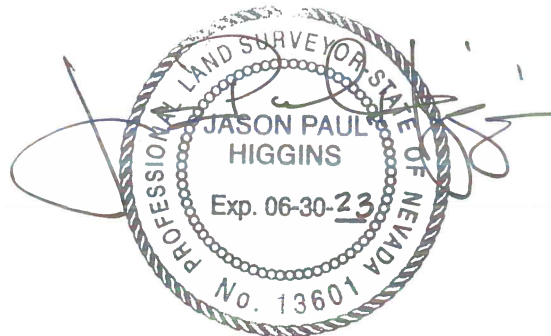
THE SOUTH 4.00 FEET OF THE EAST 14.77 FEET OF SAID LOT 217.

EXCEPTING THE EAST 5.77 FEET THEREFROM.

CONTAINING 36 SQUARE FEET.

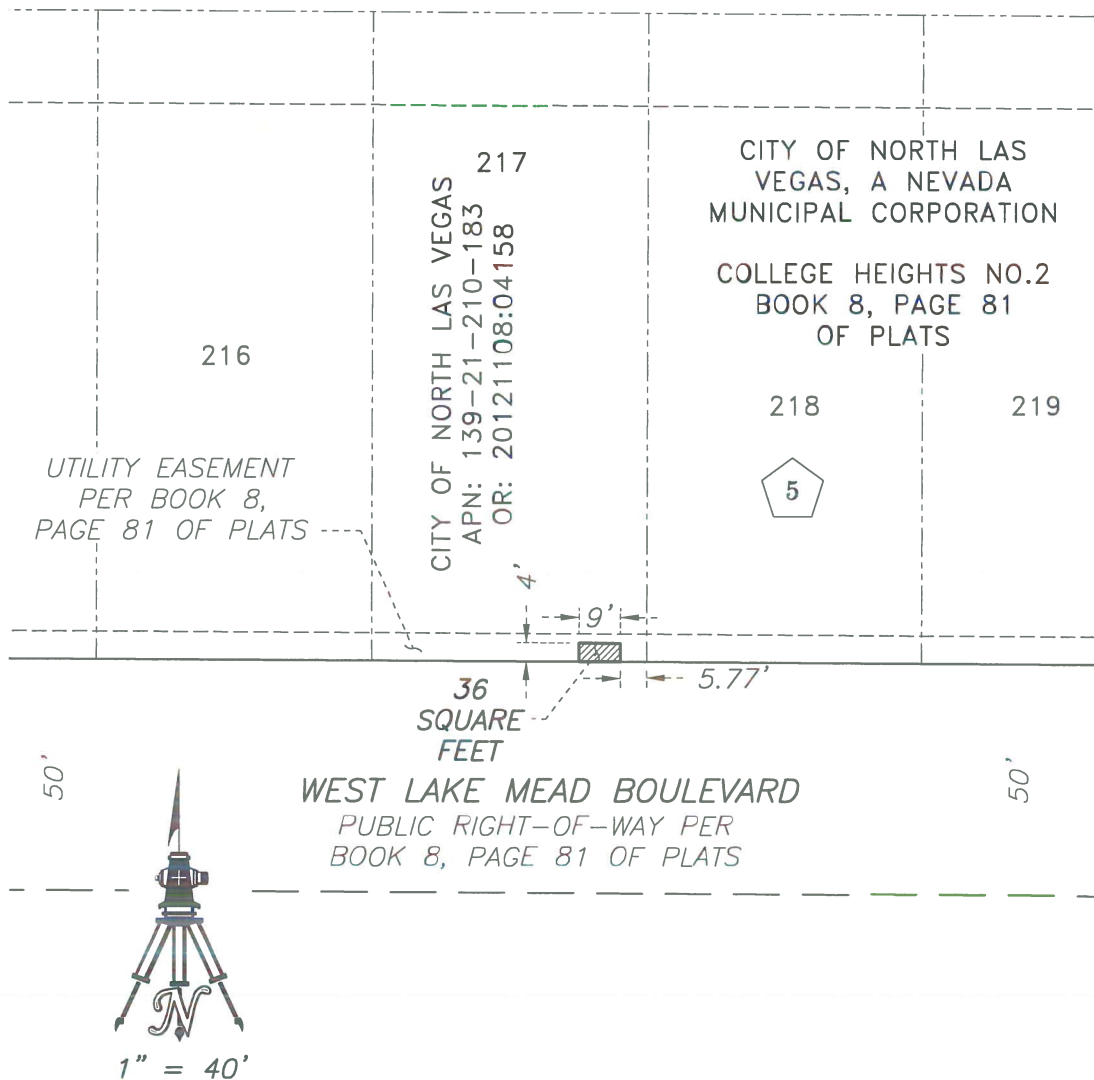
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

JASON PAUL HIGGINS, PLS
NEVADA CERTIFICATE NO. 13601



15 MARCH 2022

APN: 139-21-210-183
OWNER: CITY OF NORTH LAS VEGAS



P:\HDR\19231 LAKE MEAD- LOSEE TO SIMMONS\DWG\EXHIBITS\RE-04.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 W. WARM SPRINGS RD.
#100 LAS VEGAS,
NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4)
OF SEC. 21, T. 20 S., R. 61 E., M.D.M., CITY OF
NORTH LAS VEGAS, CLARK COUNTY, NEVADA

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