

APN: 140-29-801-001

WHEN RECORDED, MAIL TO:

Las Vegas Valley Water District
P.O. Box 99956
Las Vegas, Nevada 89193-9956
Attn: Land Acquisition and Management (M/S 95)

LVVWD Project/Contract No.: 137111

Amendment to EA24208

Right-of-Way Agent: WR

**FIRST AMENDMENT TO THE
WATER FACILITIES EASEMENT**

THIS INDENTURE OF EASEMENT made and entered into by and between **THE CITY OF LAS VEGAS, a municipal corporation** Party of the First Part, hereinafter known as the GRANTOR(s), and **LAS VEGAS VALLEY WATER DISTRICT**, a political subdivision of the State of Nevada, Party of the Second Part, hereinafter known as the DISTRICT.

WITNESSETH

That the GRANTOR(s), for and in consideration for the sum of one dollar (\$1.00), lawful money of the United States, and other valuable consideration to it in hand paid by the DISTRICT, the receipt whereof is hereby acknowledged, does by these presents GRANT and CONVEY to the DISTRICT, its successors and assigns, a perpetual non-exclusive 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. DISTRICT is the municipal water purveyor to GRANTOR(s) and DISTRICT operates existing water facilities on GRANTOR(s) real property that were installed under a prior Non-Exclusive Easement granted to DISTRICT by GRANTOR(s), which easement was recorded on December 8, 2020, and recorded as Instrument 20201208:0001693, Official Records of Clark County, Nevada (the "Prior Easement"). This Agreement amends and restates the prior Non-Exclusive Easement and is intended to amend the legal description and exhibit of the Prior Easement.

2. 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 DISTRICT, and their heirs, assigns, successors, tenants, and personal representatives.

Signator for GRANTOR(s) warrants that it has the legal authority to bind the party hereto and GRANTOR(s) warrant that it may legally grant the rights described herein.

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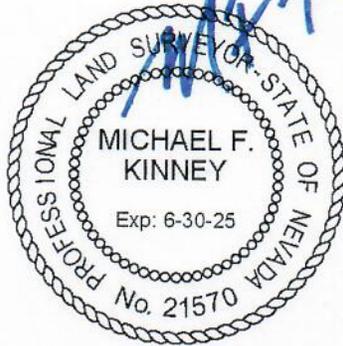
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APRIL 3, 2024
BY: KSB
P.R. BY: RH
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EXPLANATION:

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRIS AVENUE, APPROXIMATELY 300 FEET EAST OF MARION DRIVE.

LAND DESCRIPTION

BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED BY DEED RECORDED JULY 25, 2007 AS INSTRUMENT NO. 20070725:00348, RECORDED IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29, SAME BEING THE CENTERLINE INTERSECTION OF WASHINGTON AVENUE AND MARION DRIVE; THENCE SOUTH 01°04'36" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) AND THE CENTERLINE OF SAID MARION DRIVE, 1346.14 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29, SAME BEING THE CENTERLINE INTERSECTION OF MARION DRIVE AND HARRIS AVENUE; THENCE NORTH 87°49'25" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) AND THE CENTERLINE OF SAID HARRIS AVENUE, 284.62 FEET; THENCE SOUTH 02°10'35" EAST, DEPARTING SAID CENTERLINE AND SAID NORTH LINE, 30.00 FEET TO THE **POINT OF BEGINNING**, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HARRIS AVENUE; THENCE CONTINUING SOUTH 02°10'35" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, 17.00 FEET; THENCE NORTH 87°49'25" EAST, 17.41 FEET; THENCE NORTH 02°10'35" WEST,

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17.00 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF HARRIS AVENUE; THENCE SOUTH 87°49'25" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 17.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 296 SQUARE FEET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN. SURVEY MEASUREMENTS USING SAID COORDINATE SYSTEM PRODUCED A BEARING OF SOUTH 01°04'36" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF MARION AVENUE.

AS SHOWN ON "EXHIBIT TO ACCOMPANY LAND DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

REFERENCES:

- 1) PUBLIC RIGHT-OF-WAY INST# 0537:0432173

END OF DESCRIPTION

MICHAEL F. KINNEY, PLS
CITY OF LAS VEGAS
416 N. 7TH STREET
LAS VEGAS, NV 89101

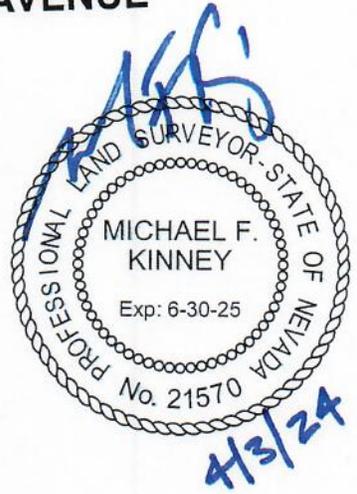
EXHIBIT TO ACCOMPANY LAND DESCRIPTION

T 20 S
C 1/4 29
R 62 E

FOUND 2" BRASS CAP IN WELL
CITY OF LAS VEGAS P.L.S. 5094

WASHINGTON AVENUE

POINT OF COMMENCEMENT



MARION DRIVE

S01°04'36"W
1346.14'

T 20 S
S C 1/16 C 29
R 62 E

N87°49'25"E 284.62'

HARRIS AVENUE

PUBLIC RIGHT-OF-WAY
PER 0537:0432173

S02°10'35"E 30.00'

POINT OF BEGINNING

S87°49'25"W
17.41'

S02°10'35"E
17.00'

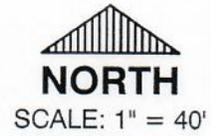
N02°10'35"W
17.00'

SUBJECT PARCEL = 296 SQUARE FEET

N87°49'25"E
17.41'

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CITY OF LAS VEGAS
20070725:00000348

LEGEND	
	CENTERLINE
	RIGHT-OF-WAY LINE
	SUBJECT PARCEL



DEPARTMENT OF PUBLIC WORKS
SURVEY & RIGHT-OF-WAY

DATE: 03/20/2023 DRAWN BY: KSB

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FILE NAME: H65837-SR01-LVVWD-ESMT.DWG

HARRIS-MARION PARK

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