

APN:

RETURN TO:

Coyote Springs Water Resources GID
c/o Las Vegas Valley Water District
Land Acquisition and Management (M/S 95)
P O Box 99956
Las Vegas, Nevada 89193-9956

**CLARK COUNTY – COYOTE SPRINGS WATER RESOURCES
GENERAL IMPROVEMENT DISTRICT**

PERMANENT EASEMENT

THIS GRANT OF EASEMENT “Easement” is made and entered into by and between _____, hereinafter known as the GRANTOR(s) and the **CLARK COUNTY - COYOTE SPRINGS WATER RESOURCES GENERAL IMPROVEMENT DISTRICT**, a political subdivision of the state of Nevada, hereinafter known as the CSWRD.

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 CSWRD, the sufficiency receipt of which is hereby acknowledged, does by the presents GRANT and CONVEY to the CSWRD, its successors and assigns, a perpetual easement for the construction, operation, maintenance, use, repair, replacement, reconstruction and removal of pipelines for conducting water and any facilities ancillary thereto, such as electric power, 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:

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1. No buildings, structures, walls, fences or trees shall be placed upon, over or under said parcel of land for the duration of this easement, except that said parcel may be improved and used for street, road or driveway purposes, trail, path, parking lot, playground, non-vehicular public access, or shallow root landscaping purposes and for other utilities, insofar as such use does not interfere with its use by the CSWRD for the purposes for which it is granted.
2. The CSWRD shall not be liable for any damage to any of the GRANTOR(s) improvements placed upon said parcel due to the CSWRD's operations using reasonable care.
3. Should any of the CSWRD 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 CSWRD.
4. 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 CSWRD, and their heirs, assigns, successors, tenants and personal representatives.
5. 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.

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APN:

DO NOT MARK OUTSIDE THIS BOX

IN WITNESS WHEREOF, the GRANTOR has hereunto set his/her hand this
_____ day of _____, 20____.

(Property Owner)

(Property Owner)

State of Nevada)
) ss
County of Clark)

On _____, before me, the undersigned, a NOTARY PUBLIC, in and
for said County and State, personally appeared _____
known to me to be the person described in and who executed the foregoing instrument, and
who acknowledges to me that she executed the same freely and voluntarily and for the uses
and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public

Notary Seal/Stamp