

601 N. Moapa Valley Boulevard \* Post Office Box 257  
Logandale, Nevada \* 89021  
Telephone (702) 397-6893 \* Facsimile (702) 397-6894

---

To: Chairman Ken Staton & MVWD Board of Directors  
From: Joseph Davis, General Manager  
Date: May 6, 2019  
Subject: APN #070-13-301-004 Settlement Offer

### **Background**

In July of 2007, the District paid \$10,000 to acquire a right of way easement and quitclaim deed from Larry Adams for a strip of land that lay between Pioneer Rd. and the Districts Overton Tank site. (See Attachment)

During research of the above transaction, staff discovered that although the paperwork was recorded with the County it has been sitting in limbo until the subdivision map process is completed. In December of 2013, Staff paid Advantage Civil Design Group out of Las Vegas \$11,350 to bring this matter to a close.

The Clark County required field work was accomplished in early April, the required documents were generated for signature on April 23, 2014. Unfortunately staff was unable to acquire signatures from Mr. Adams for the Bank of America Beneficiaries Certificate thus requiring the project to be pulled from the County Commissioners Docket.

At that time Mr. Adams was advised the District has an undivided interest in APN# 070-13-301-004 and that he would be required to complete the Clark County minor subdivision map requirement process before he would be able to sell the property.

The Adam's family has offered the District \$15,000 compensation to release the District's interest in APN 070-13-301-004 so the property can be sold (District would keep the ingress/egress Right-of-Way easement).

Staff recommends the reimbursement of \$21,350 to keep the Districts rate payers whole. With the moneys expended on District staff time, County permit and filing fees, along with Title Search fees as compensation for the ingress/egress Right-of-Way easement.

# ASSESSOR'S PARCELS - CLARK CO

## Briana Johnson - Assessor

### NOTES

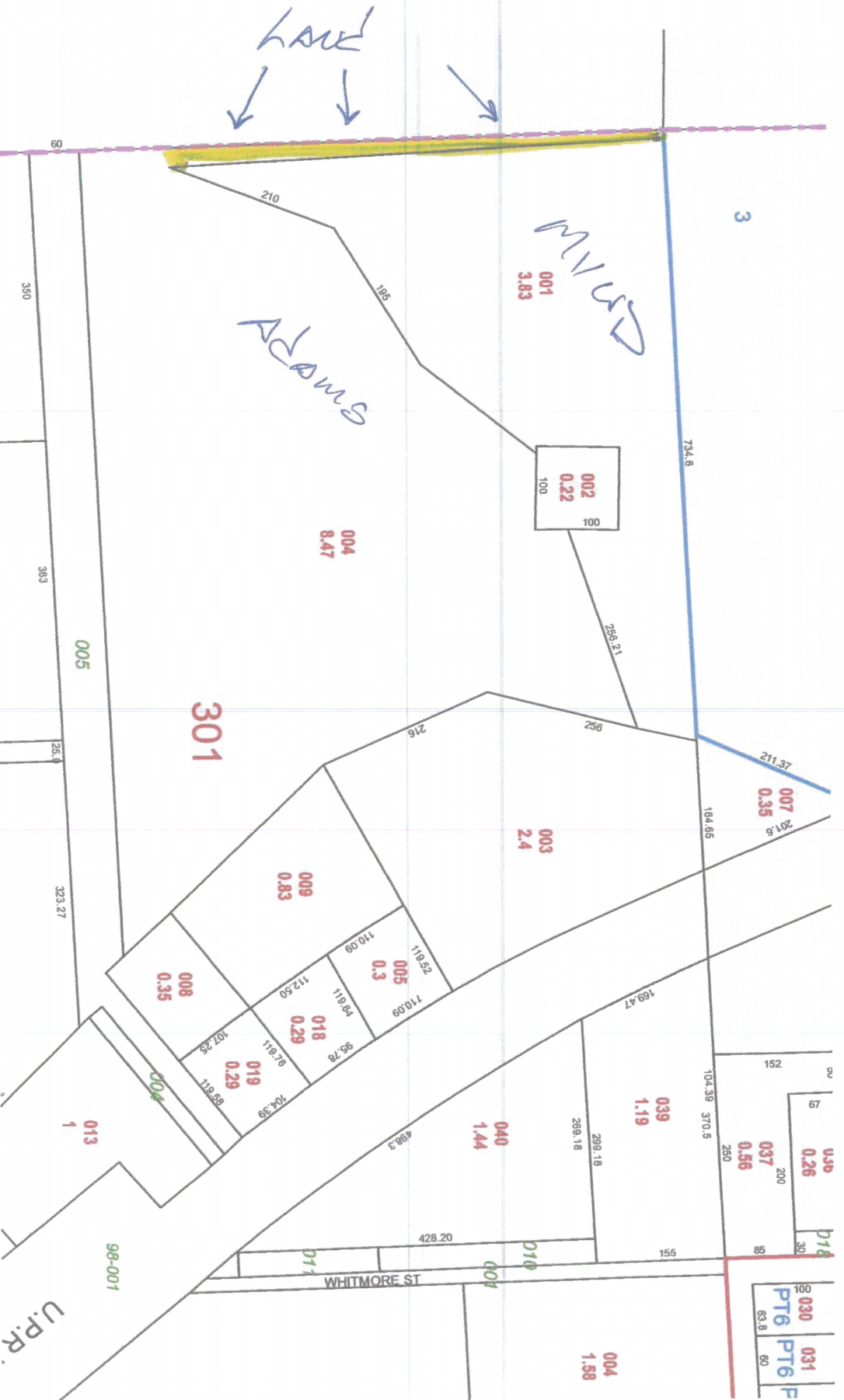
This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only documents the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.



### MAP LEGEND

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	PMLD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		
	HISTORIC LOT LINE		
	HISTORIC SUB BOUNDARY		
	HISTORIC PMLD BOUNDARY		
	SECTION LINE		



001 RO  
001 PAI  
1.00 ACI  
202 PAI  
PB 24-45 PL  
5 BLK  
5 LO  
GL 5 GO