

**After Recording Mail To:**

L. MARK KIZER  
Box 595  
Gardnerville, NV 89410

**GRANT OF EASEMENT FOR  
GENERAL PUBLIC UTILITY RIGHT-OF-WAY**

KNOW ALL MEN BY THESE PRESENTS:

That, Leon Mark Kizer, hereinafter referred to as "Grantor", in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is acknowledged, does hereby grant to Sierra Pacific Power Company, Continental Telephone Company and the general public their successors and assigns, hereinafter referred to as "Grantee", an easement for right-of-way for the following purpose(s), namely: the right to place, inspect, maintain, and replace thereon, poles, cross arms, wires, cables, braces, transformers, terminal boxes, service lines, fixtures, anchor, guys, and other appurtenances, all hereinafter referred to as facilities, and to keep the same free of foliage with the right to trim, and remove limbs, brush and timber which may interfere with the operation of said line; upon, over, and across the following described lands and premises, situated in the County of Douglas, State of Nevada:

The said Easement as shown on the map attached hereto, is limited to and more particularly described as:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said easement and right-of-way unto the Grantee, its successors and assigns, and with the further right in Leon Mark Kizer, his successors and assigns to transfer said right-of-way by assignment, grant or otherwise.

This easement is subject to any prior valid existing right or adverse claim and is for a period of fifty years, so long as said easement shall be actually used for the purpose above specified; PROVIDED, that the right-of-way shall be terminable in whole or in part by the grantor for any of the following causes upon 30 days written notice and failure of the Grantee within said notice period to correct the basis for termination:

- A. Failure to comply with any term or condition of the grant.
- B. A nonuse of the right-of-way for a consecutive two-year period for the purpose for which it was granted.
- C. An abandonment of the right-of-way.

The condition of this easement shall be extended to and be binding upon and shall inure to the benefit of the successors and assigns of the Grantee.

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## Legal Description

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 5, Township 11 North, Range 21 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

An easement for public access and general public utility purposes 50.00 feet in width lying 25.00 feet on either side of the following described centerline with the side lines being shortened or lengthened as necessary to meet the grantors property lines and more particularly described as follows:

Commencing at the northwest corner of Parcel N as shown on the plat of the Dependent Resurvey and Survey Township 11 North, Range 21 East, of the Mount Diablo Meridian, Nevada accepted on February 10, 1992 and on file in the office of the Bureau of Land Management, Reno, NV; thence along the westerly line of said Parcel N South 00 05'40" East a distance of 32.28 feet to the TRUE POINT OF BEGINNING of the centerline of this 50.00 foot wide public access and general public utility easement; thence leaving said westerly line and along said centerline South 53 57'30" East a distance of 2,840.29 feet to a point on the easterly line of Parcel F as shown on aforesaid plat and the terminus point of this 50.00 wide public access and general public utility easement, and from which point of terminus the northeast corner of said Parcel F bears North 35 10'40" East a distance of 12.77 feet.

Together with an easement for public access purposes 130.00 feet in width lying 65.00 feet on either side of the following described centerline line with the side lines being shortened or lengthened as necessary to meet the grantors property lines and more particularly described as follows:

Commencing at the northwest corner of Parcel N as shown on aforesaid plat; thence along the westerly line of said parcel South 00 05'40" East a distance of 32.28 feet; thence leaving said westerly line South 53 57'30" East a distance of 536.04 feet to the TRUE POINT OF BEGINNING of the centerline of this 103.00 foot wide public access easement' thence along said centerline North 36 02'30" East a distance of 49.69 feet to a point on the northeasterly boundary line of aforesaid Parcel N and the terminus point of this 130.00 foot wide public access easement and from which terminus point the northeast corner of said Parcel N bears South 54 49'20" East a distance of 128.24 feet.

And altogether with an easement for public access purposes 50.00 feet in width lying 25.00 feet on either side of the following described centerline line with the side lines being shortened or lengthened as necessary to meet the grantors property lines and is more particularly described as follows:

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Commencing at the northwest corner of Parcel N as shown on aforesaid plat; thence along the westerly line of said parcel South 00 05'40" East a distance of 32.28 feet; thence leaving said westerly line

South 53 57'30" East a distance of 2,274.08 feet to the TRUE POINT OF BEGINNING of the centerline of this 50.00 foot wide public access easement; thence along said centerline North 36 02'30" East a distance of 68.38 feet to a point on the northeasterly boundary line of Parcel G as shown on aforesaid plat and the terminus point of this 50.00 foot wide public access easement and from which terminus point the northeast corner of said parcel G bears South 50 27'38" East a distance of 205.71 feet.

And together with an easement for public access purposes 110.00 feet in diameter and encompassing all of the area lying within 55.00 feet of the following described radius point:

Commencing at the northwest corner of Parcel N as shown on aforesaid plat; thence along the westerly line of said parcel  
South 00 05'40" East a distance of 32.28 feet; thence leaving said westerly line  
South 53 57'30" East a distance of 2,466.74 feet; thence  
South 36 02'30" West a distance of 30.00 feet to the radius point of this 110.00 foot diameter public access easement and encompassing all of the area lying within 55.00 feet of said radius point.

Easement along the lot lines: An easement for general public utility purposes 10.00 feet in width lying 5.00 feet on either side of the following described property lines as shown on the plat of the Dependent Resurvey and Survey Township 11 North, Range 21 East, of the Mount Diablo Meridian, Nevada accepted on February 10, 1992 and on file in the office of the Bureau of Land Management, Reno, NV:

That certain line shown on said plat which is common to Parcels E and F.  
That certain line shown on said plat which is common to Parcels F and G.  
That certain line shown on said plat which is common to Parcels G and H.  
That certain line shown on said plat which is common to Parcels H and I.  
That certain line shown on said plat which is common to Parcels I and J.  
That certain line shown on said plat which is common to Parcels J and K.  
That certain line shown on said plat which is common to Parcels K and M.  
That certain line shown on said plat which is common to Parcels M and N.

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# LEGAL DESCRIPTION

of

Sierra Pacific Power Company Easement  
through  
Mark Leon Kizer's  
Parcels D, K and M

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 5, Township 11 North, Range 21 East, M. D. M., Douglas County, Nevada and more particularly described as follows:

An easement for public utility purposes 40.00 feet in width lying 20.00 feet on either side of the following described centerline line with the side lines being shortened or lengthened as necessary to meet the grantors property lines and more particularly described as follows:

Commencing at the northwest corner of Parcel K as shown on the plat of the Dependent Resurvey and Survey Township 11 North, Range 21 East, of the Mount Diablo Meridian, Nevada accepted on February 10, 1992 and on file in the office of the Bureau of Land Management, Reno, NV; thence along the thence along the northwesterly line of said Parcel K South 35°10'40" West a distance of 68.89 feet to the intersection point of said northwesterly line with the existing overhead telephone line which point is the TRUE POINT OF BEGINNING of the centerline of this 40.00 foot wide easement; thence along said centerline North 09°41'40" West a distance of 294.76 feet to a point on the existing overhead power line lying parallel to and northeasterly of Highway 395 and within Parcel D of the aforesaid plat which point is the terminus point of this 40.00 foot wide easement.

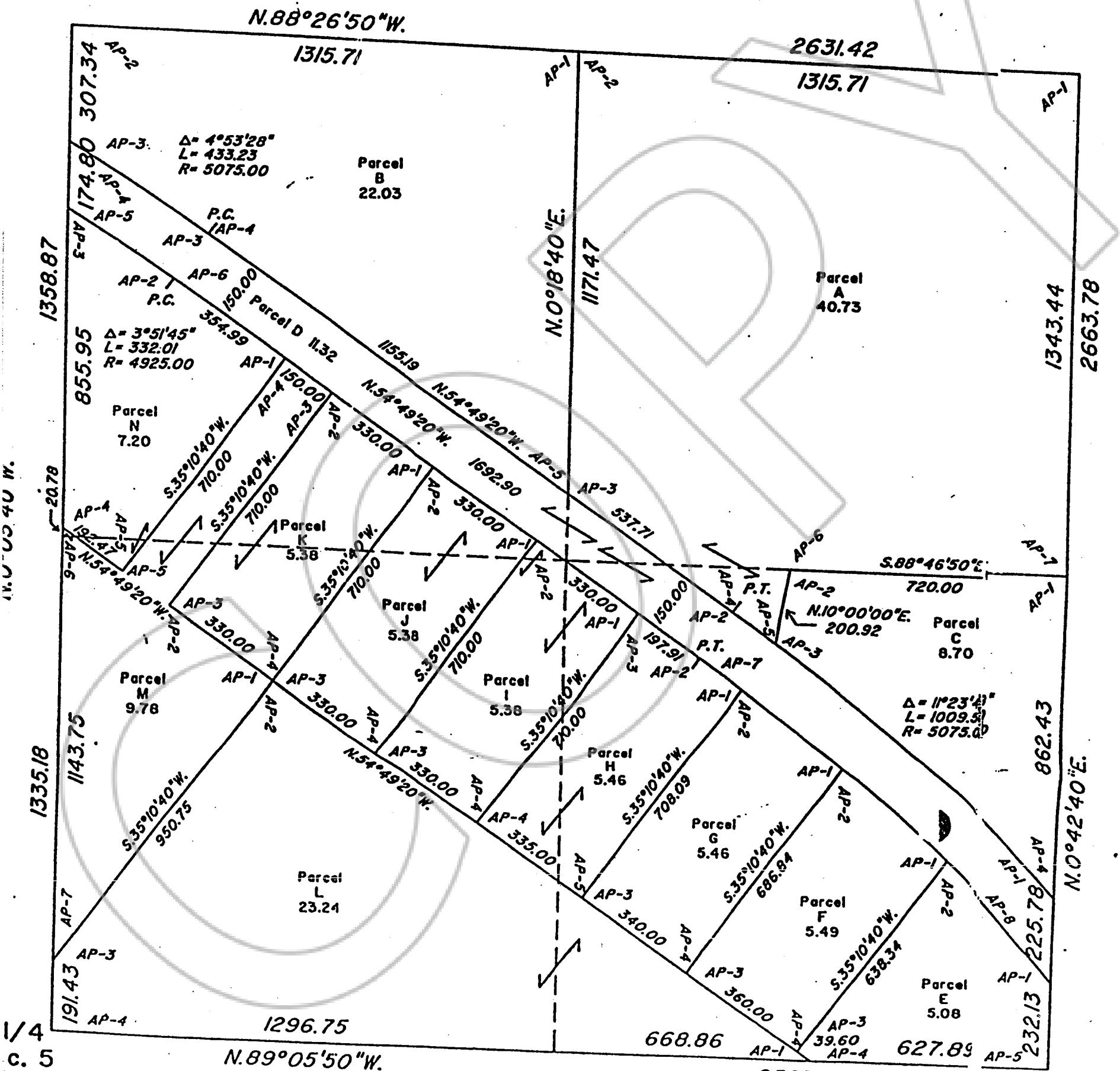
Together with a 20.00 wide easement for anchor purposes lying 10.00 feet on either side of the following described centerline:

Commencing at the TRUE POINT OF BEGINNING as described above which point is the TRUE POINT OF BEGINNING of the centerline of this 20.00 foot wide easement; thence along said centerline South 09°41'40" East a distance of 30.00 feet to the terminus point of this 20.00 foot wide easement.

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ENLARGED DIAGRAM



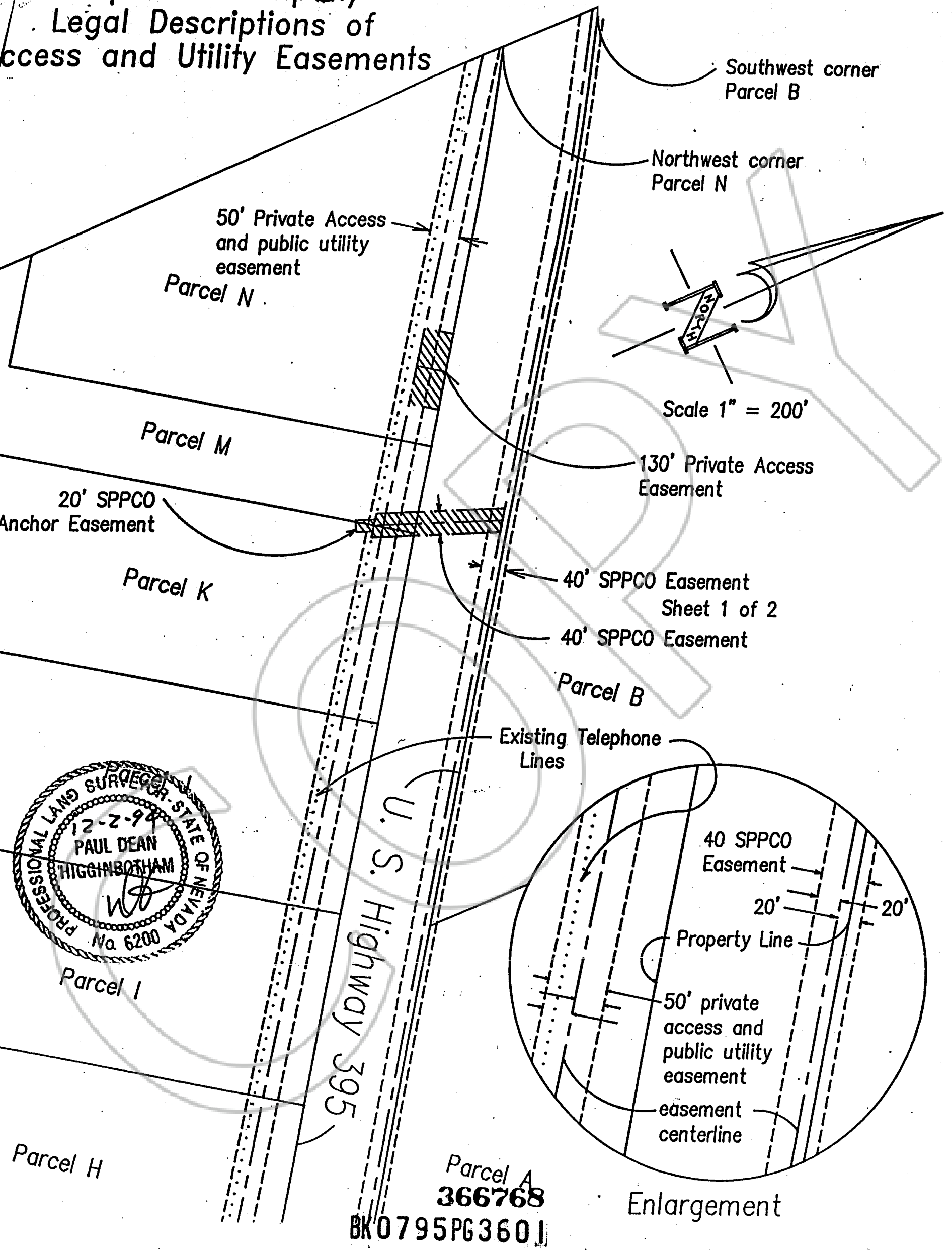
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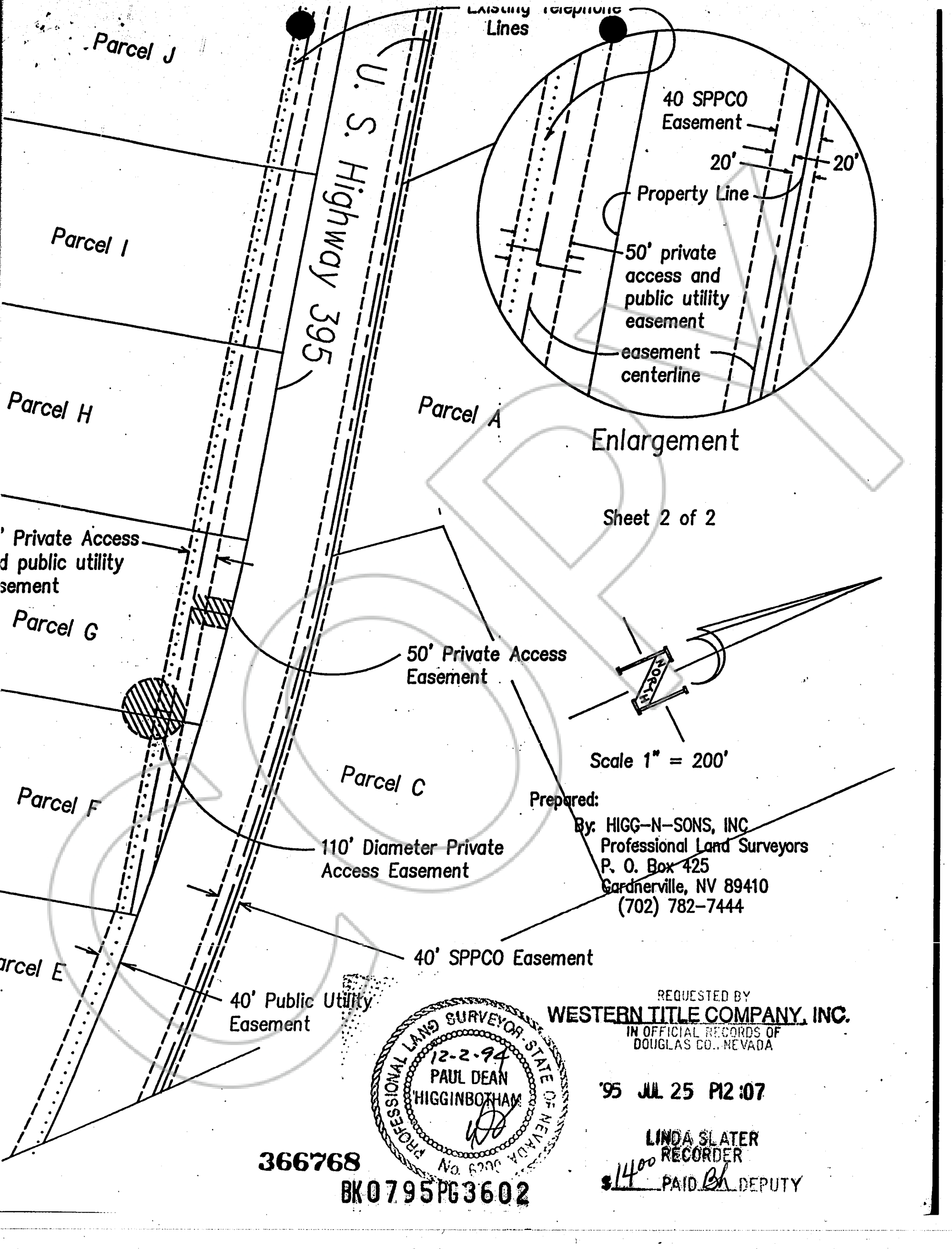
1/4  
c. 5

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# Map to Accompany Legal Descriptions of Access and Utility Easements



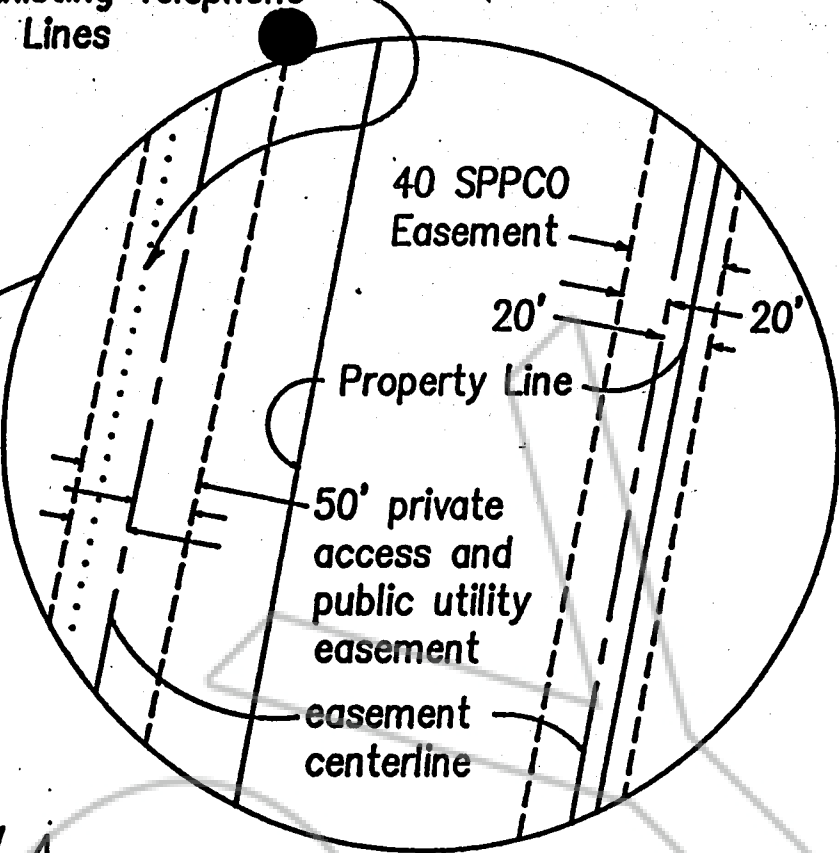


Parcel J

Existing Telephone Lines

Parcel I

U.S. Highway 395



40 SPPCO Easement

20'

20'

Property Line

50' private access and public utility easement

easement centerline

Enlargement

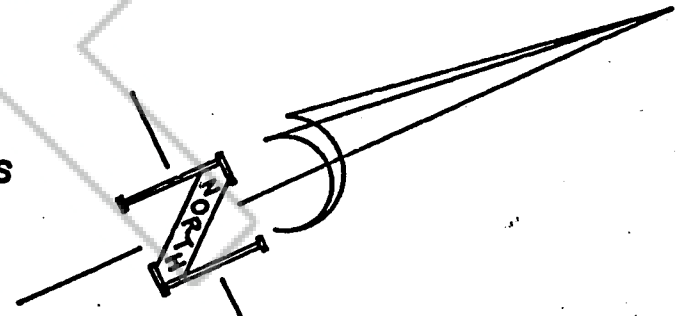
Parcel A

Sheet 2 of 2

Private Access and public utility easement

Parcel G

50' Private Access Easement



Scale 1" = 200'

Parcel F

Parcel C

Prepared:

By: HIGG-N-SONS, INC  
 Professional Land Surveyors  
 P. O. Box 425  
 Gardnerville, NV 89410  
 (702) 782-7444

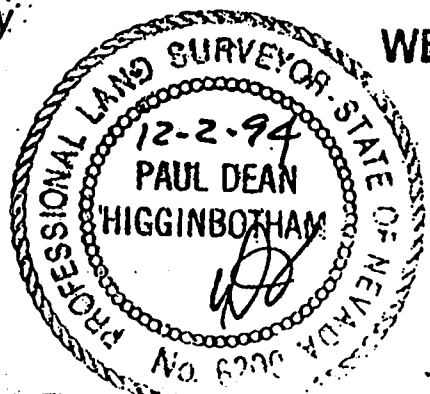
110' Diameter Private Access Easement

40' SPPCO Easement

Parcel E

40' Public Utility Easement

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
 IN OFFICIAL RECORDS OF  
 DOUGLAS CO., NEVADA



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LINDA SLATER  
 RECORDER

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\$1400 PAID BY DEPUTY