

21

APN# | 219-14-002-074

DOC # 0749562  
08/26/2009 10:48 AM Deputy: SG

OFFICIAL RECORD

Requested By:  
SIERRA PACIFIC POWER CO

Recording Requested by:  
Name: NV Energy  
Address: PO Box 10700  
City/State/Zip: Reno, NV 89520

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 13 Fee: 26.00  
BK-0809 PG- 5937 RPTT: 0.00

Mail Tax Statements to:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_



Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: \_\_\_\_\_  
(State specific law)

Debra Cunningham Land Operations Clerk  
Signature (Print name under signature) Title  
Debra Cunningham

Grant of Easement  
(Insert Title of Document Above)

\*\*\*\*\*

Only use the following section if one item applies to your document

This document is being re-recorded to \_\_\_\_\_

-OR-

This document is being recorded to correct document # \_\_\_\_\_, and is correcting

\*\*\*\*\*

\*\*\*\*\*

This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(Additional recording fee applies)

WO #: 09-40135  
APN: 1219-14-002-074

WHEN RECORDED MAIL TO:  
Land Operations Department  
NV Energy  
P.O. Box 10100 MS S4B20  
Reno, NV 89520

### GRANT OF EASEMENT

SUSAN BORS, Trustee of the BORS FAMILY TRUST and WOLFGANG O. EISENHUT AND URSULA M. EISENHUT, Trustees of the EISENHUT 1989 FAMILY TRUST, as joint tenants, ("Grantor") for One Dollar (\$1.00) and other and good valuable consideration, receipt of which is hereby acknowledged, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("Grantee"), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of cables, conduit, duct banks, manholes, vaults, and other equipment, fixtures, apparatus, and improvements ("Underground Utility Facilities") upon, over, under and through the property described in Exhibit "A" hereto and by this reference made a part of this Grant of Easement ("Easement Area 1");
2. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of transformers (aboveground or underground), service boxes/meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements ("Additional Utility Facilities") upon, over, under and through the property described in Exhibit "B" hereto and by this reference made a part of this Grant of Easement ("Easement Area 2");
3. for the unrestricted passage of vehicles and pedestrians within, on, over and across Easement Area 1, Easement Area 2, and the property described in Exhibit "C" hereto and by this reference made a part of this Grant of Easement ("Easement Area 3");
4. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area 1, Easement Area 2, and Easement Area 3; and
5. for the removal, clearance, cutting and trimming of any obstructions and materials (including trees and other vegetation) from the surface or subsurface of Easement Area 1 and Easement Area 2 as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in Easement Area 1 and Easement Area 2.

Proj. # 09-40135  
Project Name: Foothill Rd-Eisenhut

Grantee will be responsible for any damages, caused by Grantee constructing, operating, adding to, maintaining, and removing the Underground Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on Easement Area 1 and/or Easement Area 2 on the date Grantor signs the Grant of Easement.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area 1 or Easement Area 2 without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape Easement Area 1 and Easement Area 2 for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

**GRANTOR:**

**Bors Family Trust**

Susan M Bors Trustee  
By: Susan Bors, Trustee

**Eisenhut 1989 Family Trust**

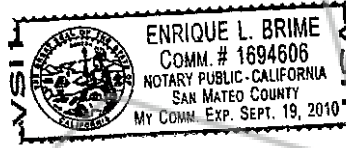
W O Eisenhut, Trustee  
By: Wolfgang O. Eisenhut, Trustee

Ursula M Eisenhut TTE  
By: Ursula M. Eisenhut, Trustee

STATE OF California  
COUNTY OF San Mateo

This instrument was acknowledged before me on 08.12, 2009 by Susan Bors, trustee

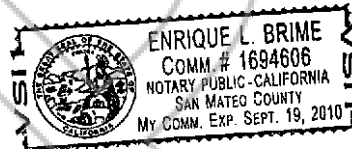
Signature of Notarial Officer



STATE OF California  
COUNTY OF San Mateo

This instrument was acknowledged before me on 08.12, 2009 by Wolfgang O. Eisenhut and Ursula M. Eisenhut, trustees.

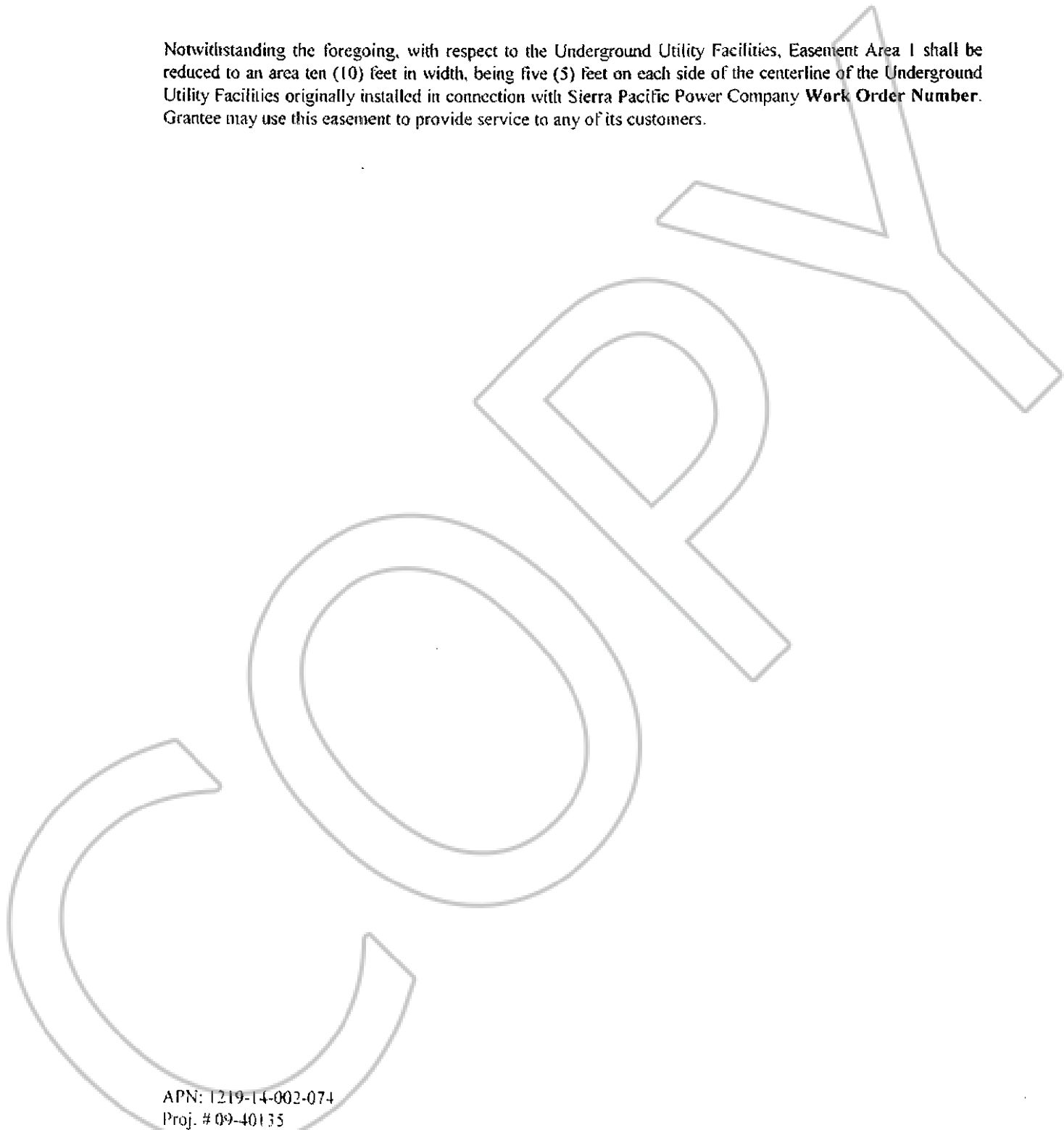
Signature of Notarial Officer



APN: 1219-14-002-074  
Proj. # 09-40135  
Project Name: Foothill Rd. - Eisenhut

Exhibit A

Notwithstanding the foregoing, with respect to the Underground Utility Facilities, Easement Area 1 shall be reduced to an area ten (10) feet in width, being five (5) feet on each side of the centerline of the Underground Utility Facilities originally installed in connection with Sierra Pacific Power Company **Work Order Number**. Grantee may use this easement to provide service to any of its customers.



APN: 1219-14-002-074  
Proj. # 09-40135  
Project Name: Foothill Rd. - Eisenhut

EXHIBIT "A"

**DESCRIPTION**  
**ADJUSTED PARCEL '3-A', DOCUMENT NO. 635842**  
**A.P.N. 1219-14-002-065**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the South one-half (S1/2) of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

**COMMENCING** at the southwest corner of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian;

thence North 89°59'40" East, 1487.63 feet to a 5/8" rebar with aluminum cap, PLS 18135, on the northeasterly right-of-way of Foothill Road, also being the southwesterly corner of Parcel 3 as shown on the Parcel Map for Barbara Jean Struthers recorded October 20, 1988 in the office of Recorder, Douglas County, Nevada as Document No. 188927;

thence along the boundary of said Parcel 3, along the arc of a curve, concave to the southwest, having a radius of 2040.00 feet, central angle of 03°43'15", arc length of 132.48 feet, and chord bearing and distance of North 34°16'54" West, 132.46 feet to the **POINT OF BEGINNING**;

thence continuing along the boundary of said Parcel 3, the following courses:  
Along the arc of a curve, concave to the southwest, radial to the preceding curve, having a radius of 2040.00 feet, central angle of 02°27'22", arc length of 87.45 feet, and chord bearing and distance of North 37°22'12" West, 87.44 feet;  
North 38°35'53" West, 51.66 feet;  
North 50°33'04" East, 394.72 feet;  
North 77°35'01" East, 372.92 feet;  
North 45°04'01" West, 327.68 feet;  
North 68°55'40" East, 63.53 feet to an angle point on the westerly

boundary of Parcel 3-A as shown on the Record of Survey to Support a Boundary Line Adjustment for the Eisenhut 1989 Revocable Trust recorded February 02, 2005 in said office of Recorder as Document No. 635842;

thence along the boundary of said Parcel 3-A, the following courses:  
North 45°03'42" West, 38.26 feet;  
South 89°52'37" West, 477.57 feet;  
North 37°44'07" West, 69.53 feet to a point on the southerly right-of-way of Alex Court;

Along the arc of a non-tangent curve, concave to the west, having a radius of 45.00 feet, central angle of 168°07'59", arc length of 132.05 feet, and chord bearing and distance of North 37°44'07" West, 89.52 feet;

Y:\Client Files\1066\1066-005\Documents\Descriptions\1066-005 Adj Parcel-3A Legal.doc

EXHIBIT "A"

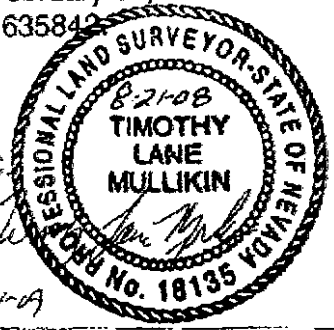
1066-005-08  
06/04/08  
Page 2 of 2

North 38°10'33" West, 184.45 feet;  
 North 71°02'22" East, 200.00 feet;  
 North 18°52'27" West, 273.79 feet;  
 South 78°39'31" West, 104.71 feet;  
 South 65°40'19" West, 52.64 feet;  
 North 39°46'14" West, 42.64 feet;  
 South 77°20'35" West, 42.66 feet;  
 North 24°32'21" West, 66.89 feet;  
 North 72°49'29" East, 132.09 feet;  
 North 72°16'56" East, 40.33 feet;  
 South 53°21'49" East, 137.74 feet;  
 North 71°02'44" East, 770.06 feet;  
 South 89°59'51" East, 1599.71 feet;  
 South 00°02'31" West, 454.21 feet;  
 North 89°49'28" East, 243.92 feet;  
 South 89°57'56" East, 96.14 feet;  
 South 12°10'29" East, 362.84 feet;  
 South 31°39'42" East, 292.46 feet;  
 South 44°12'31" East, 309.51 feet;  
 South 72°34'45" West, 1363.64 feet;  
 North 89°56'09" West, 454.12 feet;  
 North 10°01'37" West, 311.59 feet;  
 thence leaving the boundary of said Parcel 3-A, South 82°31'23" West, 332.43  
 feet;  
 thence South 76°22'22" West, 259.83 feet;  
 thence South 63°35'19" West, 215.07 feet;  
 thence North 56°27'08" West, 219.88 feet;  
 thence South 54°55'41" West, 206.86 feet to the **POINT OF BEGINNING**,  
 containing 86.11 acres, more or less.

It is the intent of this description to call for the monuments noted on the Record of Survey to be recorded concurrently with this description.

The Basis of Bearing for this description is North 71°02'44" East, the west portion of the northerly line of Parcel 3-A as shown on the Record of Survey to Support a Boundary Line Adjustment for the Eisenhut 1989 Revocable Trust recorded February 02, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 635842.

Note: Refer this description to your title company  
 before incorporating into any legal document.  
 Prepared By: R.O. ANDERSON ENGINEERING, INC.  
 P.O. Box 2229  
 Minden, Nevada 89423

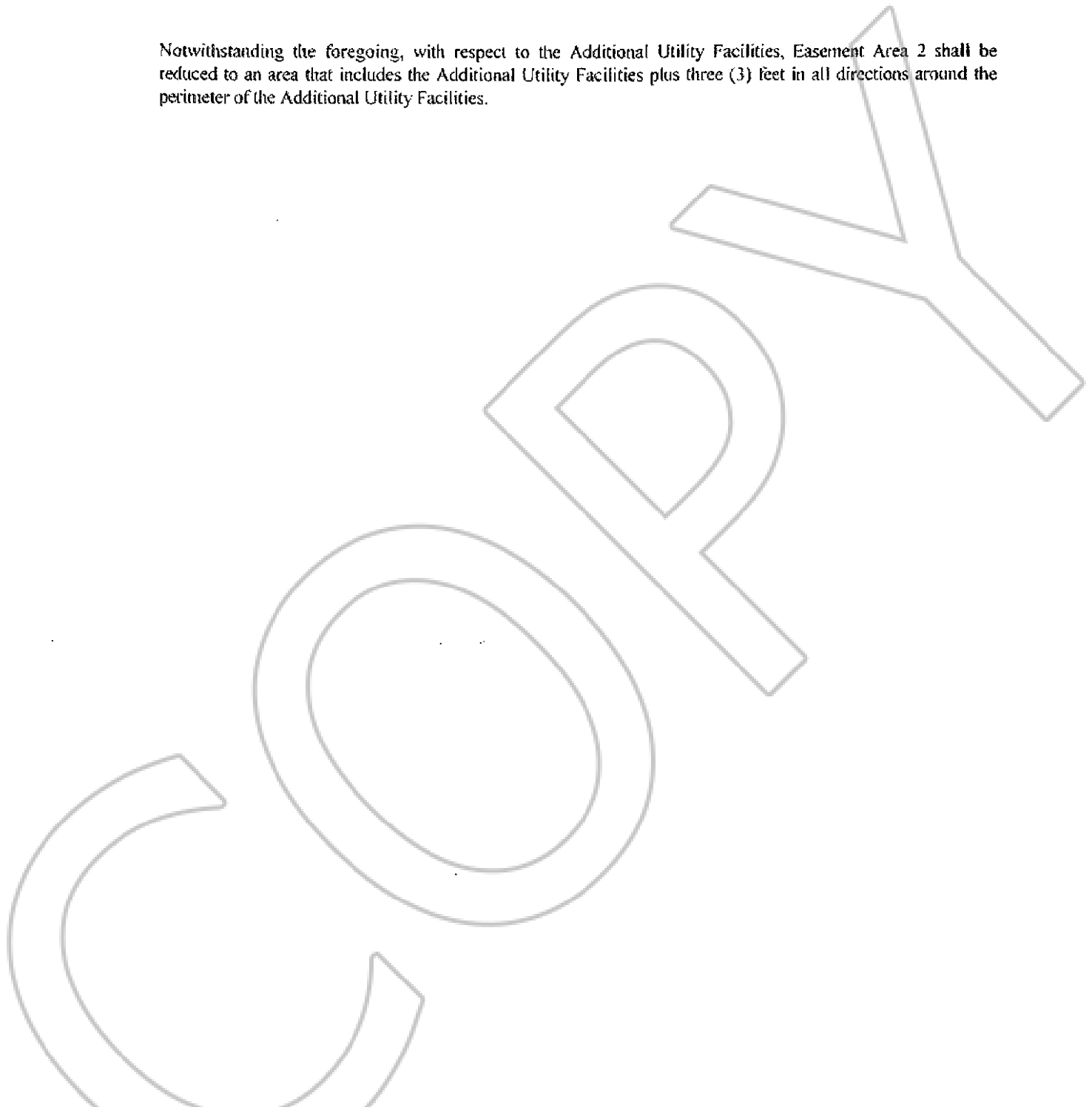


Y:\Client\_Files\1066\1066-005\Documents\Descriptions\1066-005 Adj Parcel-3A Legal.doc

EP 12-31-A

**Exhibit B**

Notwithstanding the foregoing, with respect to the Additional Utility Facilities, Easement Area 2 shall be reduced to an area that includes the Additional Utility Facilities plus three (3) feet in all directions around the perimeter of the Additional Utility Facilities.



APN: 1219-14-002-074  
Proj. # 09-40135  
Project Name: Foothill Rd. - Eisenhut



**EXHIBIT "B"**

**DESCRIPTION  
ADJUSTED PARCEL '3-A', DOCUMENT NO. 635842  
A.P.N. 1219-14-002-065**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the South one-half (S1/2) of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

**COMMENCING** at the southwest corner of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian;

thence North 89°59'40" East, 1487.63 feet to a 5/8" rebar with aluminum cap, PLS 18135, on the northeasterly right-of-way of Foothill Road, also being the southwesterly corner of Parcel 3 as shown on the Parcel Map for Barbara Jean Struthers recorded October 20, 1988 in the office of Recorder, Douglas County, Nevada as Document No. 188927;

thence along the boundary of said Parcel 3, along the arc of a curve, concave to the southwest, having a radius of 2040.00 feet, central angle of 03°43'15", arc length of 132.48 feet, and chord bearing and distance of North 34°16'54" West, 132.46 feet to the **POINT OF BEGINNING**;

thence continuing along the boundary of said Parcel 3, the following courses:  
Along the arc of a curve, concave to the southwest, radial to the preceding curve, having a radius of 2040.00 feet, central angle of 02°27'22", arc length of 87.45 feet, and chord bearing and distance of North 37°22'12" West, 87.44 feet;  
North 38°35'53" West, 51.66 feet;  
North 50°33'04" East, 394.72 feet;  
North 77°35'01" East, 372.92 feet;  
North 45°04'01" West, 327.68 feet;  
North 68°55'40" East, 63.53 feet to an angle point on the westerly

boundary of Parcel 3-A as shown on the Record of Survey to Support a Boundary Line Adjustment for the Eisenhut 1989 Revocable Trust recorded February 02, 2005 in said office of Recorder as Document No. 635842;

thence along the boundary of said Parcel 3-A, the following courses:  
North 45°03'42" West, 38.26 feet;  
South 89°52'37" West, 477.57 feet;  
North 37°44'07" West, 69.53 feet to a point on the southerly right-of-way of Alex Court;

Along the arc of a non-tangent curve, concave to the west, having a radius of 45.00 feet, central angle of 168°07'59", arc length of 132.05 feet, and chord bearing and distance of North 37°44'07" West, 89.52 feet;

Y:\Client Files\1066\1066-005\Documents\Descriptions\1066-005 Adj Parcel 3A Legal.doc

**EXHIBIT "B"**

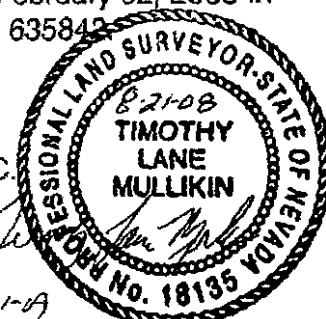
1066-005-08  
06/04/08  
Page 2 of 2

North 38°10'33" West, 184.45 feet;  
 North 71°02'22" East, 200.00 feet;  
 North 18°52'27" West, 273.79 feet;  
 South 78°39'31" West, 104.71 feet;  
 South 65°40'19" West, 52.64 feet;  
 North 39°46'14" West, 42.64 feet;  
 South 77°20'35" West, 42.66 feet;  
 North 24°32'21" West, 66.89 feet;  
 North 72°49'29" East, 132.09 feet;  
 North 72°16'56" East, 40.33 feet;  
 South 53°21'49" East, 137.74 feet;  
 North 71°02'44" East, 770.06 feet;  
 South 89°59'51" East, 1599.71 feet;  
 South 00°02'31" West, 454.21 feet;  
 North 89°49'28" East, 243.92 feet;  
 South 89°57'56" East, 96.14 feet;  
 South 12°10'29" East, 362.84 feet;  
 South 31°39'42" East, 292.46 feet;  
 South 44°12'31" East, 309.51 feet;  
 South 72°34'45" West, 1363.64 feet;  
 North 89°56'09" West, 454.12 feet;  
 North 10°01'37" West, 311.59 feet;  
 thence leaving the boundary of said Parcel 3-A, South 82°31'23" West, 332.43  
 feet;  
 thence South 76°22'22" West, 259.83 feet;  
 thence South 63°35'19" West, 215.07 feet;  
 thence North 56°27'08" West, 219.88 feet;  
 thence South 54°55'41" West, 206.86 feet to the **POINT OF BEGINNING**,  
 containing 86.11 acres, more or less.

It is the intent of this description to call for the monuments noted on the Record of Survey to be recorded concurrently with this description.

The Basis of Bearing for this description is North 71°02'44" East, the west portion of the northerly line of Parcel 3-A as shown on the Record of Survey to Support a Boundary Line Adjustment for the Eisenhut 1989 Revocable Trust recorded February 02, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 635842

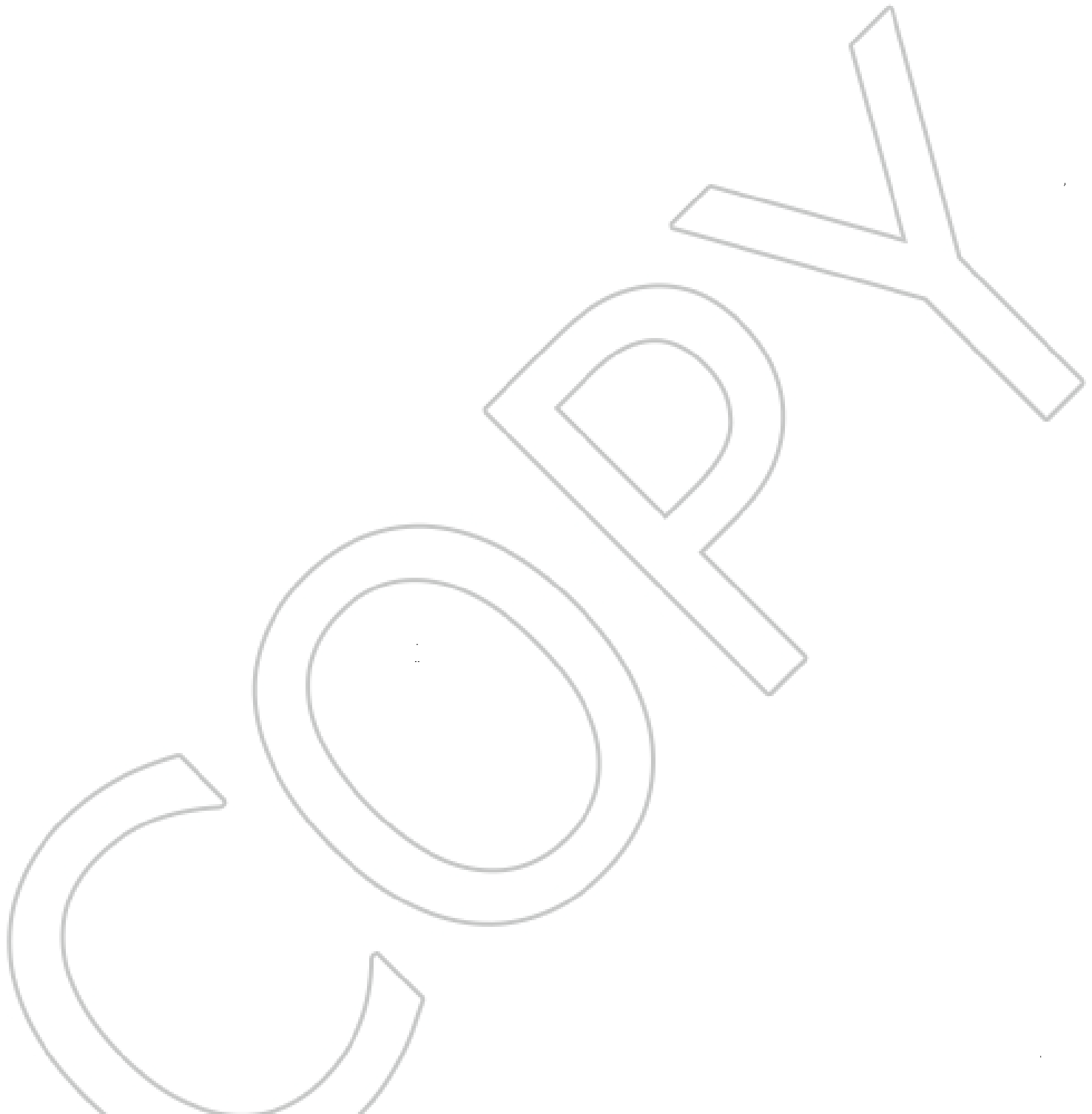
Note: Refer this description to your title company  
 before incorporating into any legal document.  
 Prepared By: R.O. ANDERSON ENGINEERING, INC.  
 P.O. Box 2229  
 Minden, Nevada 89423



Y:\Client Files\1066\1066-005\Documents\Descriptions\1066-005 Adj Parcel-3A Legal.doc

EP 12-31-A

Exhibit C



APN: 1219-14-002-074  
Proj. # 09-40135  
Project Name: Foothill Rd. - Eisenhut

EXHIBIT "C"

DESCRIPTION  
ADJUSTED PARCEL '3-A', DOCUMENT NO. 635842  
A.P.N. 1219-14-002-065

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the South one-half (S1/2) of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

**COMMENCING** at the southwest corner of Section 14, Township 12 North, Range 19 East, Mount Diablo Meridian;

thence North 89°59'40" East, 1487.63 feet to a 5/8" rebar with aluminum cap, PLS 18135, on the northeasterly right-of-way of Foothill Road, also being the southwesterly corner of Parcel 3 as shown on the Parcel Map for Barbara Jean Struthers recorded October 20, 1988 in the office of Recorder, Douglas County, Nevada as Document No. 188927;

thence along the boundary of said Parcel 3, along the arc of a curve, concave to the southwest, having a radius of 2040.00 feet, central angle of 03°43'15", arc length of 132.48 feet, and chord bearing and distance of North 34°16'54" West, 132.46 feet to the **POINT OF BEGINNING**;

thence continuing along the boundary of said Parcel 3, the following courses:

Along the arc of a curve, concave to the southwest, radial to the preceding curve, having a radius of 2040.00 feet, central angle of 02°27'22", arc length of 87.45 feet, and chord bearing and distance of North 37°22'12" West, 87.44 feet;

North 38°35'53" West, 51.66 feet;

North 50°33'04" East, 394.72 feet;

North 77°35'01" East, 372.92 feet;

North 45°04'01" West, 327.68 feet;

North 68°55'40" East, 63.53 feet to an angle point on the westerly boundary of Parcel 3-A as shown on the Record of Survey to Support a Boundary Line Adjustment for the Eisenhut 1989 Revocable Trust recorded February 02, 2005 in said office of Recorder as Document No. 635842;

thence along the boundary of said Parcel 3-A, the following courses:

North 45°03'42" West, 38.26 feet;

South 89°52'37" West, 477.57 feet;

North 37°44'07" West, 69.53 feet to a point on the southerly right-of-way of Alex Court;

Along the arc of a non-tangent curve, concave to the west, having a radius of 45.00 feet, central angle of 168°07'59", arc length of 132.05 feet, and chord bearing and distance of North 37°44'07" West, 89.52 feet;

Y:\Client Files\1066\1066-005\Documents\Descriptions\1066-005 Adj Parcel-3A Legal.doc

EXHIBIT "C"

1066-005-08  
06/04/08  
Page 2 of 2

North 38°10'33" West, 184.45 feet;  
North 71°02'22" East, 200.00 feet;  
North 18°52'27" West, 273.79 feet;  
South 78°39'31" West, 104.71 feet;  
South 65°40'19" West, 52.64 feet;  
North 39°46'14" West, 42.64 feet;  
South 77°20'35" West, 42.66 feet;  
North 24°32'21" West, 66.89 feet;  
North 72°49'29" East, 132.09 feet;  
North 72°16'56" East, 40.33 feet;  
South 53°21'49" East, 137.74 feet;  
North 71°02'44" East, 770.06 feet;  
South 89°59'51" East, 1599.71 feet;  
South 00°02'31" West, 454.21 feet;  
North 89°49'28" East, 243.92 feet;  
South 89°57'56" East, 96.14 feet;  
South 12°10'29" East, 362.84 feet;  
South 31°39'42" East, 292.46 feet;  
South 44°12'31" East, 309.51 feet;  
South 72°34'45" West, 1363.64 feet;  
North 89°56'09" West, 454.12 feet;  
North 10°01'37" West, 311.59 feet;

thence leaving the boundary of said Parcel 3-A, South 82°31'23" West, 332.43 feet;

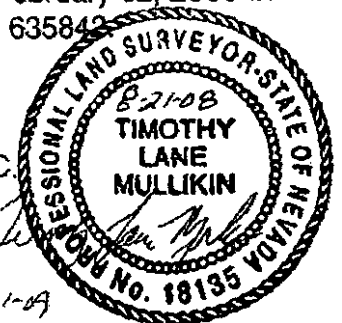
thence South 76°22'22" West, 259.83 feet;  
thence South 63°35'19" West, 215.07 feet;  
thence North 56°27'08" West, 219.88 feet;  
thence South 54°55'41" West, 206.86 feet to the **POINT OF BEGINNING**,

containing 86.11 acres, more or less.

It is the intent of this description to call for the monuments noted on the Record of Survey to be recorded concurrently with this description.

The Basis of Bearing for this description is North 71°02'44" East, the west portion of the northerly line of Parcel 3-A as shown on the Record of Survey to Support a Boundary Line Adjustment for the Eisenhower 1989 Revocable Trust recorded February 02, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 635842.

Note: Refer this description to your title company before incorporating into any legal document.  
Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



Y:\Client Files\1066\1066-005\Documents\Descriptions\1066-005 Adj Parcel 3A Legal.doc

EP 12-31-09