

NF

APN: 1320-33-402-059

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 6 Fee: 0.00  
BK-0312 PG- 8002 RPTT: # 0

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



**GRANT OF EASEMENT**

Douglas County School District ("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. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) 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.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Underground Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and

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located on Easement Area 1 and/or Easement Area 2 on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 4 above.

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. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. 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:**

Douglas County School District

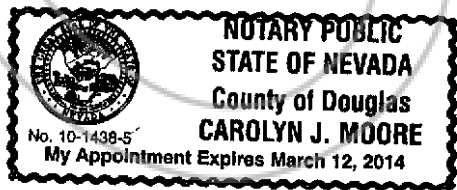
Sharla Hales  
By: Sharla Hales  
Title: President, DCSD

STATE OF Nevada )  
COUNTY OF Douglas )

This instrument was acknowledged before me on March 29, 2012 by Sharla Hales as President of Douglas County School District Board of Trustees

Carolyn J. Moore  
Signature of Notary Officer

Notary Seal area →



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Exhibit A

A piece or parcel of land situate, lying and being in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 33, T. 13N., R. 20E., M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

Beginning at a point (Corner No.1 of that certain parcel of land described by deed dated December 30, 1950, recorded at page 47 in Book C-1 of Deeds, Records of Douglas County) on the northerly side of the County Highway, which point bears N.89°40'30"W., a distance of 3239.50 feet from the southeast corner of the above described Section 33; proceed thence N.89°53'00"E., 23.60 feet along the northerly side of said County Highway to the southwest corner of the existing Grammar School Lot; thence N.0°07'00"W., 348.50 feet along the westerly boundary of the existing Grammar School Lot, to the TRUE POINT OF BEGINNING; proceed thence N.0°07'00"W., 156.35 feet; thence S.89°53'00"W., 149.59 feet; thence N.0°07'00"W., 345.31 feet, to the northwest corner of this parcel; thence East, 708.20 feet, to the northeast corner of this parcel; thence S.0°06'00"W., 848.93 feet, to the southeast corner of this parcel, which point is on the northerly boundary of said County Highway; thence S.89°53'00"W., 299.40 feet, along the northerly boundary of said County Highway, to a point at the southeast corner of the existing Grammar School Lot; thence N.0°07'00"W., 348.50 feet along the easterly boundary of said Grammar School Lot; thence S.89°53'00"W., 256.00 feet, along the northerly boundary of the existing Grammar School Lot, to the TRUE POINT OF BEGINNING, containing 10.00 acres, more or less.

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 Request Number: 3000112948. Grantee may use this easement to provide service to any of its customers.

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Exhibit B

A piece or parcel of land situate, lying and being in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 33, T. 13N., R. 20E., M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

Beginning at a point (Corner No.1 of that certain parcel of land described by deed dated December 30, 1950, recorded at page 47 in Book C-1 of Deeds, Records of Douglas County) on the northerly side of the County Highway, which point bears N.89°40'30"W., a distance of 3239.50 feet from the southeast corner of the above described Section 33; proceed thence N.89°53'00"E., 23.60 feet along the northerly side of said County Highway to the southwest corner of the existing Grammar School Lot; thence N.0°07'00"W., 348.50 feet along the westerly boundary of the existing Grammar School Lot, to the TRUE POINT OF BEGINNING; proceed thence N.0°07'00"W., 156.35 feet; thence S.89°53'00"W., 149.59 feet; thence N.0°07'00"W., 345.31 feet, to the northwest corner of this parcel; thence East, 708.20 feet, to the northeast corner of this parcel; thence S.0°06'00"W., 848.93 feet, to the southeast corner of this parcel, which point is on the northerly boundary of said County Highway; thence S.89°53'00"W., 299.40 feet, along the northerly boundary of said County Highway, to a point at the southeast corner of the existing Grammar School Lot; thence N.0°07'00"W., 348.50 feet along the easterly boundary of said Grammar School Lot; thence S.89°53'00"W., 256.00 feet, along the northerly boundary of the existing Grammar School Lot, to the TRUE POINT OF BEGINNING, containing 10.00 acres, more or less.

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.

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Exhibit C

A piece or parcel of land situate, lying and being in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 33, T. 13N., R. 20E., M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

Beginning at a point (Corner No.1 of that certain parcel of land described by deed dated December 30, 1950, recorded at page 47 in Book C-1 of Deeds, Records of Douglas County) on the northerly side of the County Highway, which point bears N.89°40'30"W., a distance of 3239.50 feet from the southeast corner of the above described Section 33; proceed thence N.89°53'00"E., 23.60 feet along the northerly side of said County Highway to the southwest corner of the existing Grammar School Lot; thence N.0°07'00"W., 348.50 feet along the westerly boundary of the existing Grammar School Lot, to the TRUE POINT OF BEGINNING; proceed thence N.0°07'00"W., 156.35 feet; thence S.89°53'00"W., 149.59 feet; thence N.0°07'00"W., 345.31 feet, to the northwest corner of this parcel; thence East, 708.20 feet, to the northeast corner of this parcel; thence S.0°06'00"W., 848.93 feet, to the southeast corner of this parcel, which point is on the northerly boundary of said County Highway; thence S.89°53'00"W., 299.40 feet, along the northerly boundary of said County Highway, to a point at the southeast corner of the existing Grammar School Lot; thence N.0°07'00"W., 348.50 feet along the easterly boundary of said Grammar School Lot; thence S.89°53'00"W., 256.00 feet, along the northerly boundary of the existing Grammar School Lot, to the TRUE POINT OF BEGINNING, containing 10.00 acres, more or less.

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