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Doc Number: **0810142**

10/02/2012 02:37 PM

**OFFICIAL RECORDS**

Requested By  
**Nv Energy**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 9      Fee: \$ 22.00  
Bk: 1012 Pg: 670



Deputy: ar

RECORDING REQUESTED BY:

**NV Energy**

WHEN RECORDED RETURN TO:

**NV Energy**

**Land Operations (S4B20)**

**P.O. Box 10100**

**Reno, NV 89520**

C30-23483

APN 1418-34-401-009

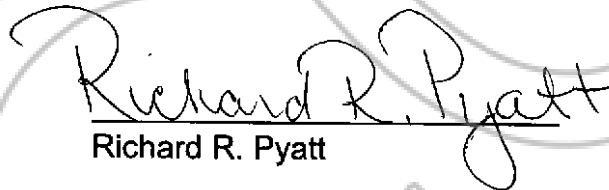
WORK ORDER # 3000070074

Grant of Easement for Electrical  
**"as it lies"**

- Name of Grantor  
**Alfred J. Amoroso**  
**and Regina A Amoroso**

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

The undersigned hereby affirms that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

  
Richard R. Pyatt

APN: 1418-34-401-009

WHEN RECORDED MAIL TO:  
Land Operations Department  
Sierra Pacific Power Company  
P.O. Box 10100  
Reno, NV 89520

**GRANT OF EASEMENT**

Alfred J. Amoroso and Regina A. Amoroso, Trustees of The Amoroso Family Trust dated 4/2/2000, as trustee, a, (“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.

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

Proj. # 3000070074

Project Name: Alfred J Amoroso & Regina A. Amoroso


APN 1418-34-401-009

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:**

Alfred J. Amoroso

  
\_\_\_\_\_  
Title: OWNER

Regina A. Amoroso

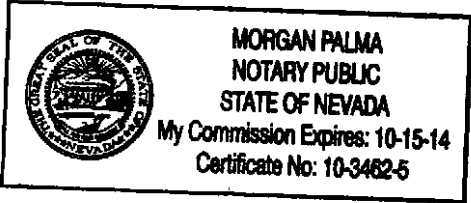
  
\_\_\_\_\_  
Title: OWNER

STATE OF Nevada )  
COUNTY OF Douglas )

This instrument was acknowledged before me on May 3, 2012 by \_\_\_\_\_ as  
Alfred J. Amoroso & Regina A. Amoroso

  
\_\_\_\_\_  
Signature of Notarial Officer

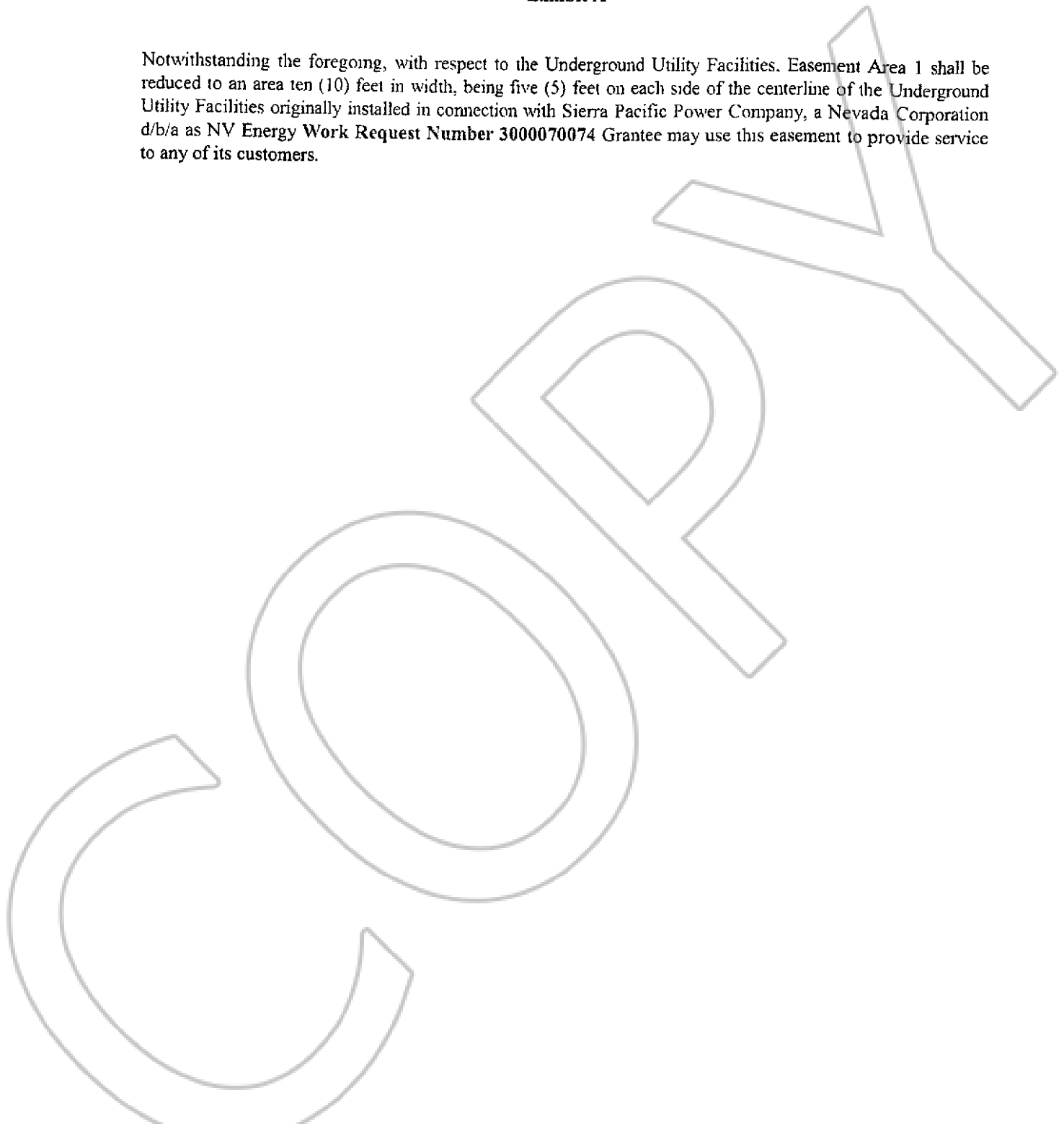
\_\_\_\_\_  
Notary Statement and/or Seal





**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, a Nevada Corporation d/b/a as NV Energy Work Request Number 3000070074 Grantee may use this easement to provide service to any of its customers.





APN: 1418-34-401-009

Legal Description for Exhibit A

Parcel 1:

All that portion of the North 1/2 of the South 1/2 of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point on the Westerly line of U.S. Highway 50 which bears North 29°59'42" West 378.30 feet from the South 1/4 corner of said Section 34;  
thence North 89°56'50" West 410.40; thence North 00°03'10" East 20.00 feet;  
thence South 89°56'50" East 100.00 feet; thence North 00°03'10" East 120.00 feet;  
thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 20.00 feet;  
thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 120.00 feet;  
thence North 89°56'50" West 309.60 feet to a point on the meander line of Lake Tahoe;  
thence along said meander line North 38°24'15" East 280.29 feet; thence South 89°56'12" East 601.69 feet to a point on the Westerly line of U.S. Highway 50; thence along said Westerly line South 11°22'15" East 224.15 feet to the Point of Beginning.

Together with all that real property described as follows:

Beginning at the Southwest corner of the above described parcel;  
thence North 89°56'12" West 71 feet, more or less, to a point on the approximate low water line;  
thence along the approximate low water line North 23° 25' East 111 feet;  
thence North 11°25' East 47 feet;  
thence North 31°25' East 39 feet;  
thence North 63°25' East 85.95 feet;  
thence leaving the approximate low water line South 89°56'12" East 94.5 feet,  
more or less to the Northwest corner of the above described parcel;  
thence South 38° 24' 15" West 280.29 feet to the point of beginning.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

"Per N.R.S.111.312, This legal description was previously recorded on January 23, 1998, in Book 0198, Page 3558, as Document No. 0431077, Official Records, Douglas County, State Of Nevada."

Parcel 2:

Together with roadway easements as recorded in Book 9, Pages 224, 225 and 226, Official Records of Douglas County, Nevada.

Parcel 3:

Easement for pipeline for Betty Springs as evidenced by document recorded June 09, 1936 in Book U of Deeds at Page 204.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

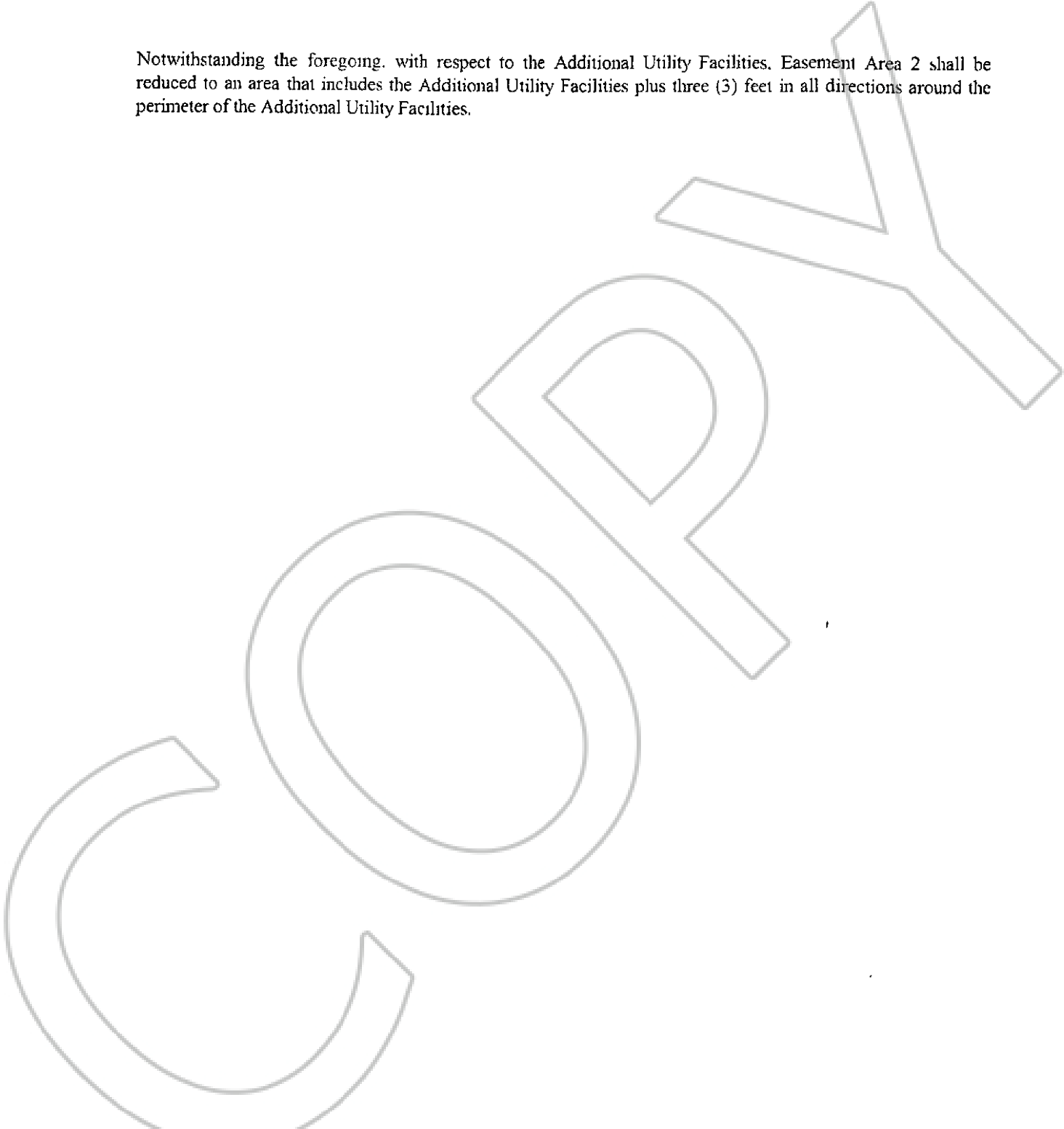
Proj. #3000070074

Project Name: Alfred J Amoroso & Regina A Amoroso

APN 1418-34-401-009

**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: 1418-34-401-009

**Legal Description for Exhibit B**

Parcel 1:

All that portion of the North 1/2 of the South 1/2 of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point on the Westerly line of U.S. Highway 50 which bears North 29°59'42" West 378.30 feet from the South 1/4 corner of said Section 34;  
thence North 89°56'50" West 410.40; thence North 00°03'10" East 20.00 feet;  
thence South 89°56'50" East 100.00 feet; thence North 00°03'10" East 120.00 feet;  
thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 20.00 feet;  
thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 120.00 feet;  
thence North 89°56'50" West 309.60 feet to a point on the meander line of Lake Tahoe;  
thence along said meander line North 38°24'15" East 280.29 feet; thence South 89°56'12" East 601.69 feet to a point on the Westerly line of U.S. Highway 50; thence along said Westerly line South 11°22'15" East 224.15 feet to the Point of Beginning.

Together with all that real property described as follows:

Beginning at the Southwest corner of the above described parcel;  
thence North 89°56'12" West 71 feet, more or less, to a point on the approximate low water line;  
thence along the approximate low water line North 23° 25' East 111 feet;  
thence North 11°25' East 47 feet;  
thence North 31°25' East 39 feet;  
thence North 63°25' East 85.95 feet;  
thence leaving the approximate low water line South 89°56'12" East 94.5 feet,  
more or less to the Northwest corner of the above described parcel;  
thence South 38° 24'15" West 280.29 feet to the point of beginning.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

"Per N.R.S.111.312, This legal description was previously recorded on January 23, 1998, in Book 0198, Page 3558, as Document No. 0431077, Official Records, Douglas County, State Of Nevada."

Parcel 2:

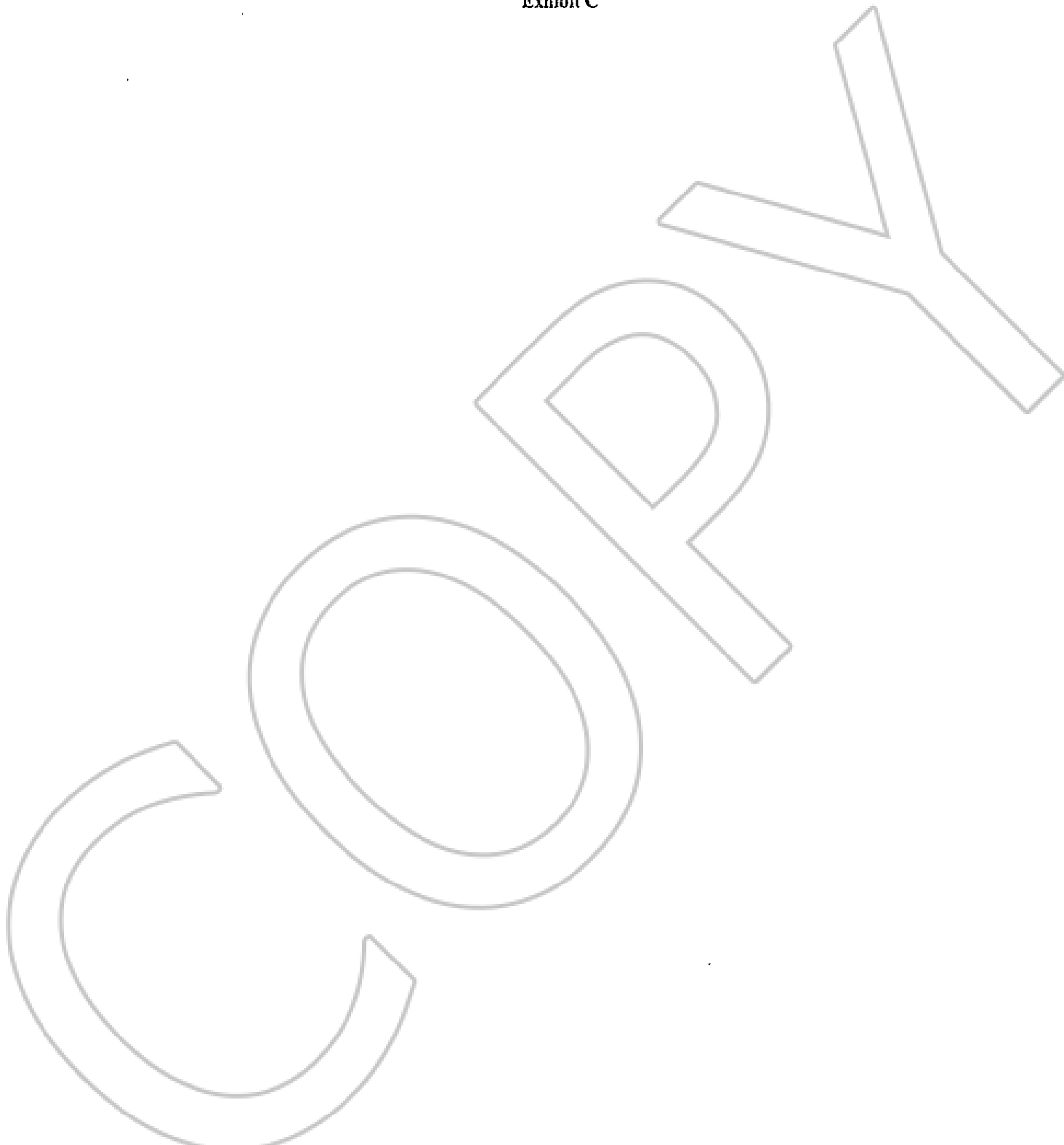
Together with roadway easements as recorded in Book 9, Pages 224, 225 and 226, Official Records of Douglas County, Nevada.

Parcel 3:

Easement for pipeline for Betty Springs as evidenced by document recorded June 09, 1936 in Book U of Deeds at Page 204.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Exhibit C



APN: 1418-34-401-009  
Proj. # 3000070074  
Project Name: Alfred J. Amoroso & Regina A. Amoroso



APN: 1418-34-401-009

Legal Description for Exhibit C

Parcel 1:

All that portion of the North 1/2 of the South 1/2 of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point on the Westerly line of U.S. Highway 50 which bears North 29°59'42" West 378.30 feet from the South 1/4 corner of said Section 34;  
thence North 89°56'50" West 410.40; thence North 00°03'10" East 20.00 feet;  
thence South 89°56'50" East 100.00 feet; thence North 00°03'10" East 120.00 feet;  
thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 20.00 feet;  
thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 120.00 feet;  
thence North 89°56'50" West 309.60 feet to a point on the meander line of Lake Tahoe;  
thence along said meander line North 38°24'15" East 280.29 feet; thence South 89°56'12" East 601.69 feet to a point on the Westerly line of U.S. Highway 50; thence along said Westerly line South 11°22'15" East 224.15 feet to the Point of Beginning.

Together with all that real property described as follows:

Beginning at the Southwest corner of the above described parcel;  
thence North 89°56'12" West 71 feet, more or less, to a point on the approximate low water line;  
thence along the approximate low water line North 23° 25' East 111 feet;  
thence North 11°25' East 47 feet;  
thence North 31°25' East 39 feet;  
thence North 63°25' East 85.95 feet;  
thence leaving the approximate low water line South 89°56'12" East 94.5 feet,  
more or less to the Northwest corner of the above described parcel;  
thence South 38° 24' 15" West 280.29 feet to the point of beginning.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

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Parcel 2:

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