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Doc Number: **0818672**

02/20/2013 03:35 PM

OFFICIAL RECORDS

Requested By
MINDEN/TOWN OF

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 5 Fee: \$ 18.00

Bk: 0213 Pg: 5515



Deputy ar

APN: 1320-20-000-019

WHEN RECORDED MAIL TO:

Land Operations Department

✓ NV Energy

P.O. Box 10100 MS S4B20

Reno, NV 89520

GRANT OF EASEMENT

Town of Minden, a political subdivision of the State of Nevada, ("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 aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements ("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");
2. for the unrestricted passage of vehicles and pedestrians within, on, over and across the Easement Area and the property described in Exhibit "B" hereto and by this reference made a part of this Grant of Easement (the "Property");
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area and the Property; and
4. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area 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 without the prior written consent of Grantee (which Grantee will not unreasonably withhold), such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage

Proj. # 3000214546

Project Name: E-1800 HEYBOURNE RD-PUMP-E-TOWN OF MINDEN

Reference Document: 803207

GOE

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 the Easement Area 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:

TOWN OF MINDEN

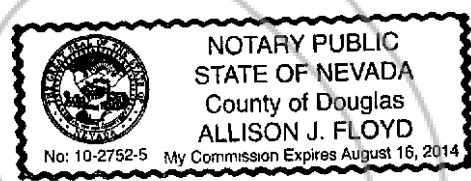
Charles Carden
By: Chairman - Minden Town Board
Title: Chairman - Minden Town Board

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on Feb 6, 2013 by Charles Carden
Chairman of Town of Minden.
Minden Town Board

Allison J. Floyd
Signature of Notarial Officer

Seal Area →



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GOE



W.O. 3000214546
Town of Minden
APN: 1320-20-000-019

EXHIBIT "A"
EASEMENT

A portion of the Southeast quarter of the Southwest quarter of Section 20, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as Parcel 20 of the Record of Survey #1 to Support a Lot Line Adjustment for Dangberg Holdings Nevada, LLC recorded as Document Number 532717 on January 18, 2002, Official Records of Douglas County, Nevada, more particularly described as follows:

Commencing at a Found 5/8" steel rod marking the ¼ corner common to Sections 20 and 29 as shown on said Document Number 532717;

Thence North 89°31'55" West, 284.93 feet along the south boundary line of said Section 20 to a Found 5/8" rebar with cap P.L.S. 6497;

Thence North 00°49'23" East, 60.00 feet to the POINT OF BEGINNING;

Thence North 89°31'55" West, 15.00 feet;

Thence North 00°49'23" East, 15.00 feet;

Thence South 89°31'55" East, 15.00 feet;

Thence South 00°49'23" West, 15.00 feet to the POINT OF BEGINNING.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 25 feet from poles so supported.

Above Described Easement contains 225 square feet more or less.

See Exhibit "B" attached hereto and made a part thereof.

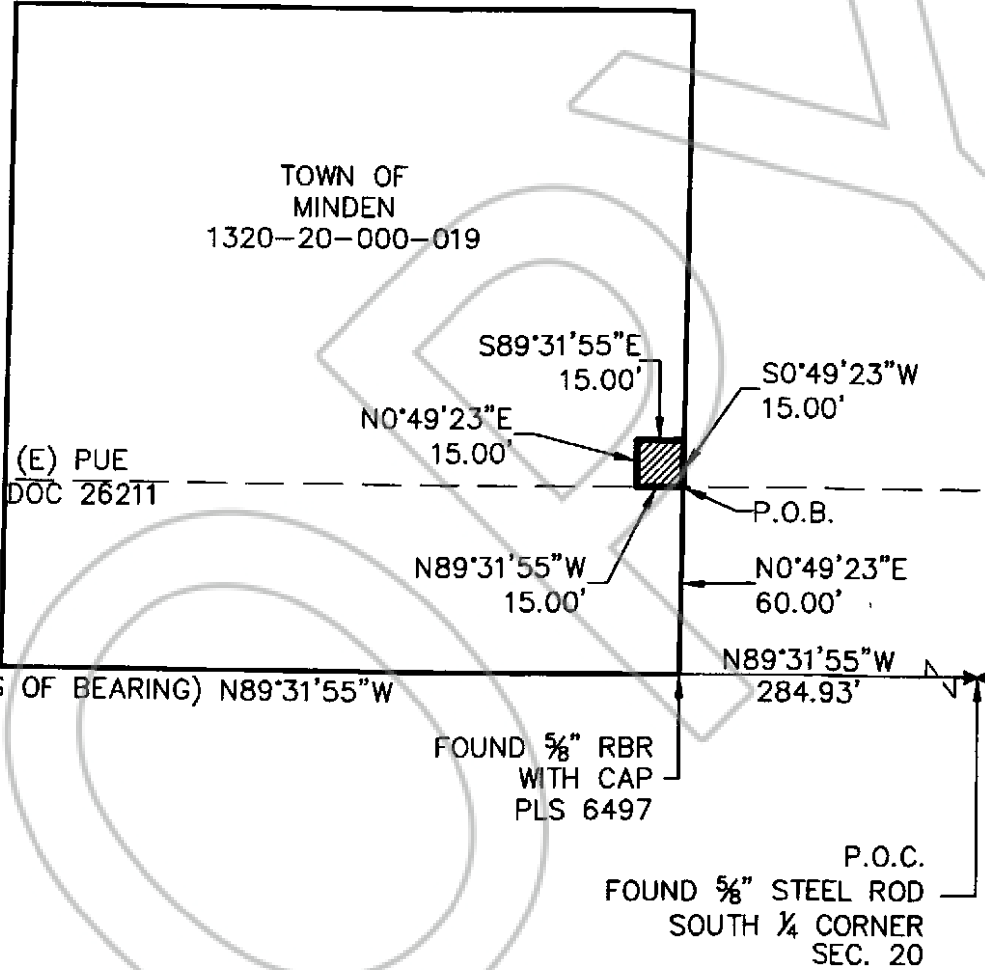
The Basis of Bearings for this Exhibit is said Document Number 532717.

Prepared By: Leland Johnson

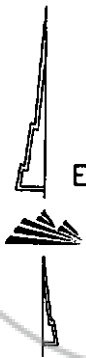
EXHIBIT B

BENTLY FAMILY LTD
PARTNERSHIP
1320-20-000-020

TOWN OF
MINDEN
1320-20-000-019



N



EASEMENT AREA: 225 SF +/-

SCALE: 1" = 60'

K:\survey\CSE\Cse_Cod\3000214546 - Heybourne Rd\dwg\
3000214546 - Heybourne Rd.dwg <125679> 17Jan13-07.32



6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP

EASEMENT
TOWN OF MINDEN
1320-20-000-019

SEC. 20, T. 13 N., R. 20 E, M.D.M.
MINDEN DOUGLAS COUNTY NEVADA

1/16/2013

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Exhibit B

A portion of the Southeast 1/4 of the Southwest 1/4 of Sections 20, Township 13 North, Range 20 East, MDM, Douglas County, Nevada being more particularly described as follows:

COMMENCING at a 5/8 inch diameter steel rod marking the 1/4 corner common to Sections 20 and 29 as shown on Record of Survey #1 to Support a Boundary Line Adjustment for Dangberg Holdings Nevada, LLC, Document No. 532717;

thence N 89°31'55" W, along the south line of said Section 20, 284.93 feet to the POINT OF BEGINNING;

thence N 00°49'23" E, 213.00 feet;

thence N 89°31'55" W, 220.00 feet;

thence S 00°49'23" W, 213.00 feet to a point on said south line;

thence S 89°31'55" E, along said south line, 220.00 feet to the POINT OF BEGINNING.

Containing 1.076 acres more or less.

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