

21-

Doc Number: **0818800**

02/22/2013 04:03 PM

OFFICIAL RECORDS

Requested By  
NV ENERGY

APN: 1320-20-000-019

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

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

Page: 1 of 8 Fee: \$ 21.00

Bk: 0213 Pg: 6283



Deputy: sd

**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 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

Proj. #3000214546

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

Reference Document: 803207

GOE- DESIGN

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. 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:**

**TOWN OF MINDEN**

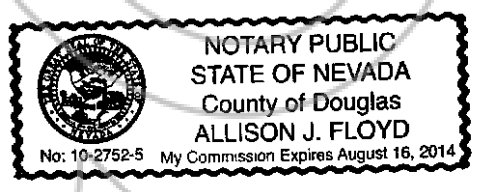
Charles Condron  
By:  
Title: Chairman - Minden Town Board

STATE OF Nevada  
COUNTY OF Douglas

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

[Signature]  
Signature of Notarial Officer

Notary Seal area →



**Exhibit A**

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.

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 3000214546**. Grantee may use this easement to provide service to any of its customers.

APN: 1320-20-000-019

Proj. #3000214546

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

Reference Document:803207

GOE\_DESIGN

**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.

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: 1320-20-000-019

Proj. #3000214546

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

Reference Document:803207

GOE\_DESIGN

**Exhibit C**

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.

APN: 1320-20-000-019

Proj. #3000214546

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

Reference Document:803207

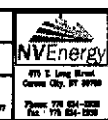
GOE\_DESIGN

NO.	REVISION	DATE	DRAWN	REVIEWED
1	REVISED	10-10-03	JK	
2	REVISED	10-10-03	JK	
3	REVISED	10-10-03	JK	
4	REVISED	10-10-03	JK	
5	REVISED	10-10-03	JK	
6	REVISED	10-10-03	JK	

Design Contact: Don French  
Phone: 770-854-8552  
Email: don.french@nvergy.com

Project Coordinator: Don French

Contractor: Term of Khaden  
Attn: Jim Khaden  
Phone: 770-751-8554  
Fax: 770-782-0287



Hebourne Rd.  
Comm  
Town of Minden  
1320-20

Proj 30002M4546  
1800 Hebourne Rd.  
Electric  
1/1

CONFIDENTIAL

**NY ENERGY TO FURNISH AND/OR INSTALL**

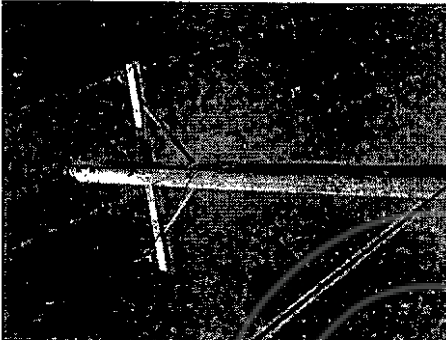
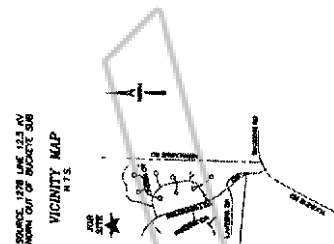
Approx. 75' x 100' x 3 phase 4/0 primary conductor 4/0-1-FACOR  
Approx. 200' x 100' x 3 phase 4/0 primary conductor 4/0-1-FACOR  
to 100' x 100' (conduit by contractor)  
Approx. 200' x 100' x 3 phase 4/0 primary conductor 4/0-1-FACOR  
to 100' x 100' (conduit by contractor)  
Approx. 200' x 100' x 3 phase 4/0 primary conductor 4/0-1-FACOR  
to 100' x 100' (conduit by contractor)  
Approx. 200' x 100' x 3 phase 4/0 primary conductor 4/0-1-FACOR  
to 100' x 100' (conduit by contractor)

**APPLICANT TO FURNISH AND/OR INSTALL**

ONE (1) 3 phase transformer pad (750-2500 pad) 45'x30'x17' w/ 1-12" concrete 4-38 rebar,  
and 2-4" dia. per NY Energy int. manual.  
ONE (1) 50' x 50' x 10' concrete vault with 12" rebar and 4-38 rebar.  
ONE (1) 3 phase primary conductor 4/0-1-FACOR 150' x 100' x 3 phase 4/0 primary conductor 4/0-1-FACOR  
to 100' x 100' (conduit by contractor)  
ONE (1) 3 phase primary conductor 4/0-1-FACOR 150' x 100' x 3 phase 4/0 primary conductor 4/0-1-FACOR  
to 100' x 100' (conduit by contractor)  
ONE (1) 3 phase primary conductor 4/0-1-FACOR 150' x 100' x 3 phase 4/0 primary conductor 4/0-1-FACOR  
to 100' x 100' (conduit by contractor)

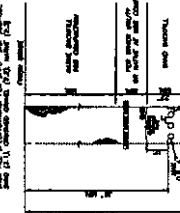
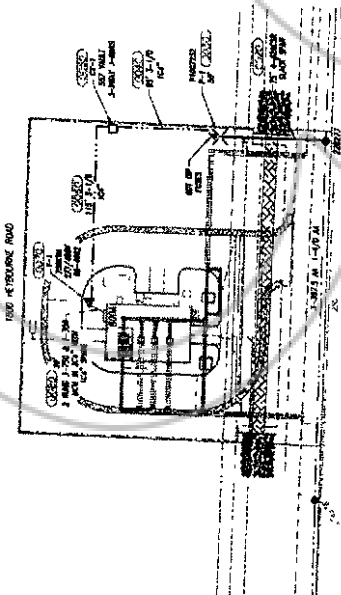
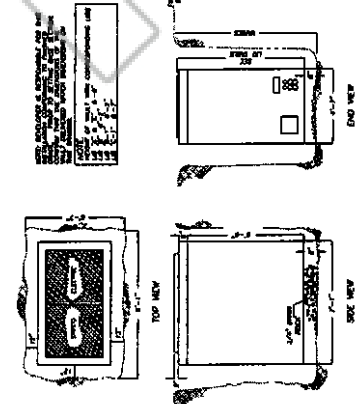
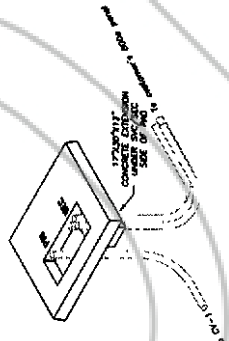
**GENERAL COMMENTS**

On the inspection notice (888 888-1538 open 3) 48 hours in advance for all items inspection  
before starting work. Safety shall not be bypassed without safety watch inspection.  
All materials and workmanship shall be approved by NY Energy. After 48 hours and before  
starting work, the contractor shall submit a copy of the proposed work to NY Energy.  
The contractor shall be responsible for obtaining all necessary permits from NY Energy.  
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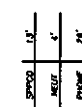


POLE 2242777 HEYBOURNE RD.

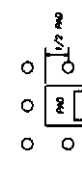
3-PHASE TRANSFORMER  
PAD CONDUIT DETAIL  
SPEC. 311 PER CONDUIT  
MAN. # 24-0044  
10' DIA.



PRIMARY AND/OR SECONDARY  
TRENCH DETAIL



POLE TREE



BARRIER POST  
DETAIL

SCALE: 1"=60'

NOTES:  
1. ALL NOTES ARE TO BE READ AND  
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9. ALL NOTES ARE TO BE READ AND  
10. ALL NOTES ARE TO BE READ AND



NO.	DATE

DATE 12/27/01  
JOB NO. R-0110-01  
DRAWN BY N.A.  
CHECKED BY N.A.  
SHEET 1 OF 2  
20-13-20  
Dangberg  
P.C. 20077

**SURVEYOR'S CERTIFICATE**

- 1. I, DARRYL M. HARRIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, DO HEREBY STATE:
- 1. I HAVE PERFORMED A FIELD STUDY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
- 2. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 823.040; AND
- 3. THIS MAP IS NOT IN CONFLICT WITH: THE PROVISIONS OF NRS 218.010 TO 218.060, WHICH REQUIRE THE CLOSURE OF THE BOUNDARY LINE ADJUSTMENT OF OPEN LANDS; PROVISIONS OF NRS 625; AND ALL LOCAL ORDINANCES.
- 4. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF DANGBERG HOLDINGS NEVADA, LLC
- 5. THE LANDS SURVEYED ARE WITHIN THE EAST 1/2 AND 3/4 OF SECTION 16, T13N, R10E, M10W, AND THE SURVEY WAS COMPLETED ON NOVEMBER 30, 2001.



DARRYL M. HARRIS, PROFESSIONAL LAND SURVEYOR NO. 6487

**CLERK TREASURER'S CERTIFICATE**

ALL PROPERTY TAXES FOR THE PARCELS SHOWN ON THIS MAP HAVE BEEN PAID IN FULL FOR THE FISCAL YEAR 2001.  
AFFECTED APN'S: 1320-20-000-005, 1320-20-000-005, 1320-20-000-004, 1320-20-000-003, 1320-20-000-003

*Bethanne O. Peak*  
BETHANNE O. PEAK, CLERK TREASURER  
12-21-01  
DATE

*James W. Veale*  
JAMES W. VALE, CLERK  
12-21-01  
DATE

**RECORDERS CERTIFICATE**

FILED THIS 12th DAY OF December, 2001, AT 2:01 MINUTES PAST 2 O'CLOCK P.M.  
IN BOOK 2102, AT PAGE 5199, DOCUMENT NUMBER 532717, RECORDED AT THE REQUEST OF DANGBERG HOLDINGS NEVADA, LLC

*Randa K. Kasper*  
RANDA K. KASPER, COUNTY RECORDER

RECORD OF SURVEY #1  
TO SUPPORT A LOT LINE ADJUSTMENT  
FOR  
Dangberg Holdings Nevada, LLC  
LOCATED WITHIN THE E 1/2 & E 1/2 SW 1/4  
OF SECTION 16, T13N, R10E, M10W  
DOUGLAS COUNTY, NEVADA

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:

- 1. WE HAVE EXAMINED THIS PLAN AND AUTHORIZE ITS RECORDING.
- 2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
- 3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY INCLUDING EASEMENT PRESUMED TO THE PROVISIONS OF NRS 218.010.
- 4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- 5. WE AGREE TO OPEN AN ESCROW ACCOUNT FOR THE PAYMENT OF TAXES AND TO SIGN ALL NECESSARY DOCUMENTS TO EFFECT THE TRANSFER OF THE LAND TO DANGBERG HOLDINGS NEVADA, LLC

*Donald E. Benly*  
DONALD E. BENLY, MEMBER  
12/24/01  
DATE

*Bruce Park*  
BRUCE PARK, PRESIDENT  
12/24/01  
DATE

STATE OF Nevada ) S.S.  
COUNTY OF Douglas )

ON THIS 14th DAY OF December, IN THE YEAR 2001, BEFORE ME, the undersigned, a Notary Public, personally appeared DONALD E. BENLY, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it

WITNESS MY HAND AND OFFICIAL SEAL  
*James W. Veale*  
JAMES W. VALE, NOTARY PUBLIC  
MY COMMISSION EXPIRES January 8, 2005

STATE OF Nevada ) S.S.  
COUNTY OF Douglas )

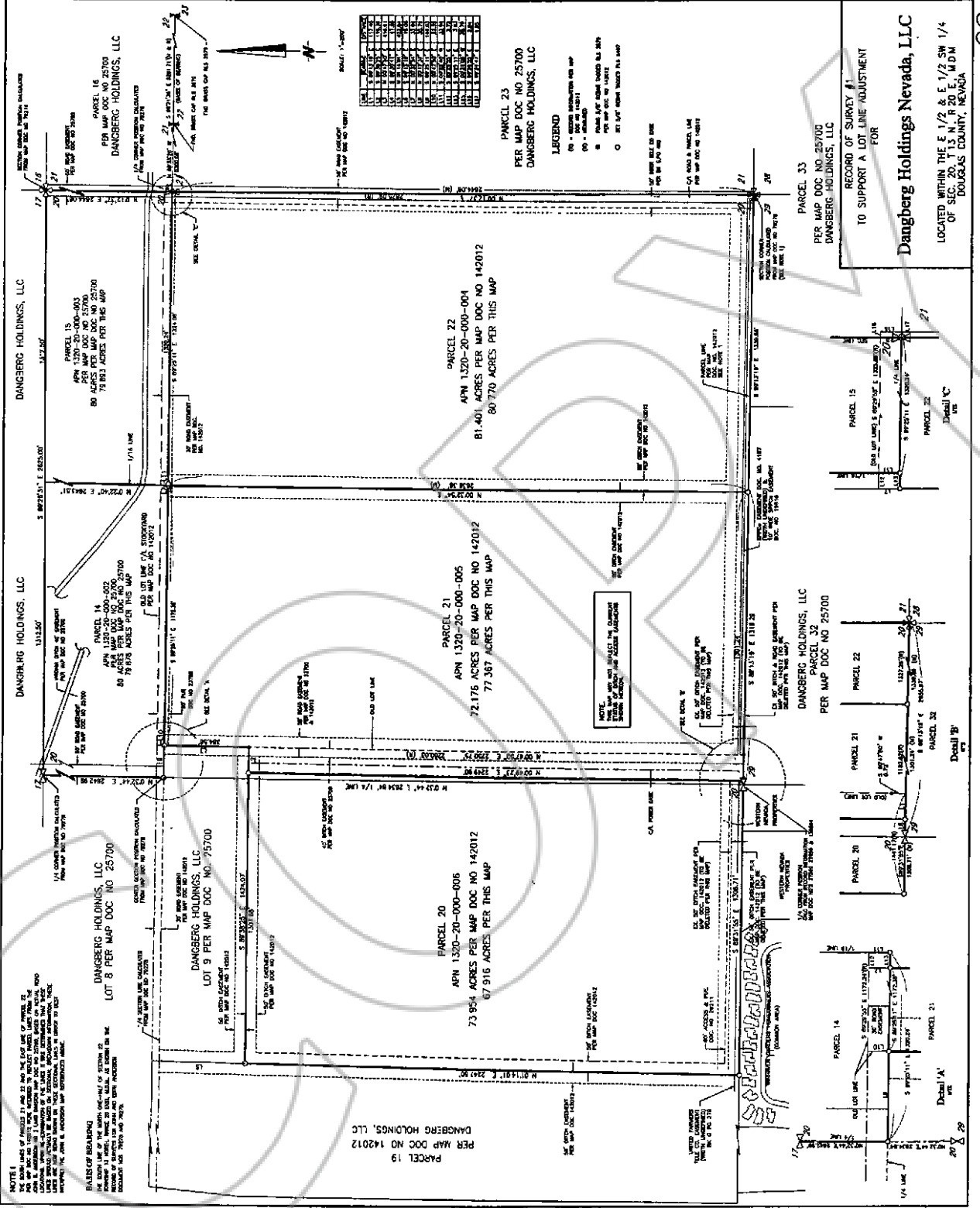
ON THIS 14th DAY OF December, IN THE YEAR 2001, BEFORE ME, the undersigned, a Notary Public, personally appeared BRUCE PARK, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it

WITNESS MY HAND AND OFFICIAL SEAL  
*Bethanne O. Peak*  
BETHANNE O. PEAK, NOTARY PUBLIC  
MY COMMISSION EXPIRES 5-17-2005



DATE	REVISION
JOB NO. RC-19-01	DRAWN BY: MJK
DATE: 12-17-21	CHECKED BY: JLR

20-13-20  
 DANGBERG  
 533717



LINE	APPROX. AREA (SQ. FT.)	APPROX. AREA (ACRES)
1	1,184,880	27.03
2	1,184,880	27.03
3	1,184,880	27.03
4	1,184,880	27.03
5	1,184,880	27.03
6	1,184,880	27.03
7	1,184,880	27.03
8	1,184,880	27.03
9	1,184,880	27.03
10	1,184,880	27.03
11	1,184,880	27.03
12	1,184,880	27.03
13	1,184,880	27.03
14	1,184,880	27.03
15	1,184,880	27.03
16	1,184,880	27.03
17	1,184,880	27.03
18	1,184,880	27.03
19	1,184,880	27.03
20	1,184,880	27.03
21	1,184,880	27.03
22	1,184,880	27.03
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27	1,184,880	27.03
28	1,184,880	27.03
29	1,184,880	27.03
30	1,184,880	27.03
31	1,184,880	27.03
32	1,184,880	27.03
33	1,184,880	27.03

**LEGEND**

- (1) - BOUNDARY LINES PER MAP
- (2) - BOUNDARY LINES PER MAP
- (3) - BOUNDARY LINES PER MAP
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- (33) - BOUNDARY LINES PER MAP

**Dangberg Holdings Nevada, LLC**  
 RECORD OF SURVEY #1  
 TO SUPPORT A LOT LINE ADJUSTMENT  
 FOR  
**Dangberg Holdings Nevada, LLC**  
 PER MAP DOC NO. 25700  
 DANGBERG HOLDINGS, LLC  
 LOCATED WITHIN THE E 1/4, S 1/4, E 1/2 SW 1/4  
 OF SECTION 36, T20N, R12E, M 30M  
 DOUGLAS COUNTY, NEVADA

