

22-

Doc Number: **0832454**

10/22/2013 03:03 PM

OFFICIAL RECORDS

Requested By
NV ENERGY

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 9 Fee: \$ 22.00
Bk: 1013 Pg: 4405



Deputy. gb

RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy

Land Operations (S4B20)
P.O. Box 10100
Reno, NV 89520

C30- 23789
APN 1320-33-210-063
WORK ORDER # 3000289997

Grant of Easement for Electric
Grantor : The Ranch at Gardnerville, LLC

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)

Nate Hastings
Right of Way Agent

APN: 1320-33-210-063

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

GRANT OF EASEMENT

The Ranch at Gardnerville, LLC, a Nevada Limited Liability Company, (“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

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:

THE RANCH AT GARDNERVILLE, LLC

Carrie S. McAminch
By: Carrie McAminch
Title: Managing member

STATE OF Nevada
COUNTY OF Carson

This instrument was acknowledged before me on September 4, 2013 by Carrie McAminch as Managing Member of The Ranch at Gardnerville, LLC.

Bobbi Yasmer
Signature of Notarial Officer

Notary Seal area →

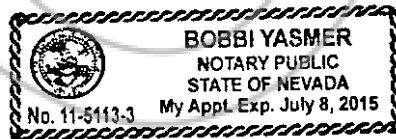


Exhibit A

A parcel of land located within portions of Sections 32 and 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center of Section 29, Township 13 North, Range 20 East, M.D.M., a found 5/8" rebar with plastic cap, PLS 11172 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co. recorded September 28, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 625243;

thence along the north line of the southeast one-quarter of said Section 29, South 89°23'21" East, 1693.57 feet;

thence South 00°20'20" West, 1690.72 feet to the northeast corner of Lot 42 as shown on the Second Amended Record of Survey for John B. Anderson recorded June 4, 1981 in said office of Recorder as Document No. 56926, a found 5/8" rebar with cap, RLS 2280;

thence along the east line of said Lot 42, South 00°20'20" West, 1775.04 feet to the southeast corner of said Lot 42;

thence continuing South 00°20'20" West, 25.00 feet to the POINT OF BEGINNING;

thence along north line of Parcel 48 as shown on the Land Division Map for John B. Anderson No. 2 recorded September 27, 1978 in said office of Recorder as Document No. 25700, South 89°42'55" East, 1770.21 feet along the centerline of an existing dirt road;

thence along the centerline of an existing dirt road, South 00°25'14" West, 897.89 feet;

thence South 89°20'57" East, 884.10 feet;

thence South 00°39'03" West, 910.00 feet to a point on the north line of Chichester Estates as shown on the Final Subdivision Map for Chichester Estates, Phase 1, recorded

Continued on next page

APN: 1320-33-210-063

Proj. # 3000289997

Project Name: E-HEYBOURNE RD-36 LOTS-E-THE RANCH AT GARDNERVILLE I,LLC

Reference Document: 714329

GOE_DESIGN

September 12, 1995 in said office of Recorder as Document No. 370215;

thence along said north line of Chichester Estates, North 89°20'57" West, 513.00 feet to the northwest corner of said Chichester Estates, a found 5/8" rebar with plastic cap, PLS 6899;

thence North 89°19'12" West, 1261.23 feet to a found 1/2" iron pipe, no tag;

thence North 89°09'51" West, 302.55 feet to the southeast corner of Adjusted A.P.N. 1320-32-601-013 as shown on the Record of Survey to Support a Boundary Line Adjustment for Robert M. and Rebecca S. Oxoby and Dinsmore Family Trust recorded June 30, 2003 in said office of Recorder as Document No. 581916;

thence along the easterly line of said Adjusted A.P.N. 1320-32-601-013 and Adjusted A.P.N. 1320-32-601-012 as shown on said Oxoby/Dinsmore Record of Survey and as described in the Deed between Carson Valley Packing, Inc and Henry and Edith Hazel Seeman recorded April 14, 1944 in said office of Recorder in Book W of Deeds, at Page 572, the following courses:

North 00°40'36" East, 120.30 feet;

North 53°24'24" West, 328.80 feet;

thence continuing along a fence line as described in said Carson Valley Packing, Inc./Seeman Deed, North 45°13'00" West, 429.86 feet to a found fence corner;

thence continuing along said fence line as described in the Carson Valley Packing, Inc./Seeman Deed, North 00°20'20" East, 1182.36 feet to the POINT OF BEGINNING.

Per NRS 111.312, this legal description was previously recorded at Document No. 0714329, Book 1207, Page 750, on December 5, 2007.

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 3000289997. Grantee may use this easement to provide service to any of its customers.

Exhibit B

A parcel of land located within portions of Sections 32 and 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center of Section 29, Township 13 North, Range 20 East, M.D.M., a found 5/8" rebar with plastic cap, PLS 11172 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co. recorded September 28, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 625243;

thence along the north line of the southeast one-quarter of said Section 29, South 89°23'21" East, 1693.57 feet;

thence South 00°20'20" West, 1690.72 feet to the northeast corner of Lot 42 as shown on the Second Amended Record of Survey for John B. Anderson recorded June 4, 1981 in said office of Recorder as Document No. 56926, a found 5/8" rebar with cap, PLS 2280;

thence along the east line of said Lot 42, South 00°20'20" West, 1775.04 feet to the southeast corner of said Lot 42;

thence continuing South 00°20'20" West, 25.00 feet to the POINT OF BEGINNING:

thence along north line of Parcel 48 as shown on the Land Division Map for John B. Anderson No. 2 recorded September 27, 1978 in said office of Recorder as Document No. 25700, South 89°42'55" East, 1770.21 feet along the centerline of an existing dirt road;

thence along the centerline of an existing dirt road, South 00°25'14" West, 897.89 feet;

thence South 89°20'57" East, 884.10 feet;

thence South 00°39'03" West, 910.00 feet to a point on the north line of Chichester Estates as shown on the Final Subdivision Map for Chichester Estates, Phase 1, recorded
Continued on next page

September 12, 1995 in said office of Recorder as Document No. 370215,

thence along said north line of Chichester Estates, North 89°20'57" West, 513.00 feet to the northwest corner of said Chichester Estates, a found 5/8" rebar with plastic cap, PLS 6899,

thence North 89°19'12" West, 1261.23 feet to a found 1/2" iron pipe, no tag;

thence North 89°09'51" West, 302.55 feet to the southeast corner of Adjusted A.P.N. 1320-32-601-013 as shown on the Record of Survey to Support a Boundary Line Adjustment for Robert M. and Rebecca S. Oxoby and Dinsmore Family Trust recorded June 30, 2003 in said office of Recorder as Document No. 581916;

thence along the easterly line of said Adjusted A.P.N. 1320-32-601-013 and Adjusted A.P.N. 1320-32-601-012 as shown on said Oxoby/Dinsmore Record of Survey and as described in the Deed between Carson Valley Packing, Inc and Henry and Edith Hazel Seeman recorded April 14, 1944 in said office of Recorder in Book W of Deeds, at Page 572, the following courses:

North 00°40'36" East, 120.30 feet;

North 53°24'24" West, 328.80 feet;

thence continuing along a fence line as described in said Carson Valley Packing, Inc./Seeman Deed, North 45°13'00" West, 429.86 feet to a found fence corner;

thence continuing along said fence line as described in the Carson Valley Packing, Inc./Seeman Deed, North 00°20'20" East, 1182.36 feet to the POINT OF BEGINNING.

Per NRS 111.312, this legal description was previously recorded at Document No. 0714329, Book 1207, Page 750, on December 5, 2007.

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.

Exhibit C

A parcel of land located within portions of Sections 32 and 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center of Section 29, Township 13 North, Range 20 East, M.D.M., a found 5/8" rebar with plastic cap, PLS 11172 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co. recorded September 28, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 625243;

thence along the north line of the southeast one-quarter of said Section 29, South 89°23'21" East, 1693.57 feet;

thence South 00°20'20" West, 1690.72 feet to the northeast corner of Lot 42 as shown on the Second Amended Record of Survey for John B. Anderson recorded June 4, 1981 in said office of Recorder as Document No. 56926, a found 5/8" rebar with cap, RLS 2280;

thence along the east line of said Lot 42, South 00°20'20" West, 1775.04 feet to the southeast corner of said Lot 42;

thence continuing South 00°20'20" West, 25.00 feet to the POINT OF BEGINNING;

thence along north line of Parcel 48 as shown on the Land Division Map for John B. Anderson No. 2 recorded September 27, 1978 in said office of Recorder as Document No. 25700, South 89°42'55" East, 1770.21 feet along the centerline of an existing dirt road;

thence along the centerline of an existing dirt road, South 00°25'14" West, 897.89 feet;

thence South 89°20'57" East, 884.10 feet;

thence South 00°39'03" West, 910.00 feet to a point on the north line of Chichester Estates as shown on the Final Subdivision Map for Chichester Estates, Phase 1, recorded
Continued on next page

September 12, 1995 in said office of Recorder as Document No. 370215,

thence along said north line of Chichester Estates, North 89°20'57" West, 513.00 feet to the northwest corner of said Chichester Estates, a found 5/8" rebar with plastic cap, PLS 6899,

thence North 89°19'12" West, 1261.23 feet to a found 1/2" iron pipe, no tag;

thence North 89°09'51" West, 302.55 feet to the southeast corner of Adjusted A.P.N. 1320-32-601-013 as shown on the Record of Survey to Support a Boundary Line Adjustment for Robert M. and Rebecca E. Oxoby and Dinsmore Family Trust recorded June 30, 2003 in said office of Recorder as Document No. 581916;

thence along the easterly line of said Adjusted A.P.N. 1320-32-601-013 and Adjusted A.P.N. 1320-32-601-012 as shown on said Oxoby/Dinsmore Record of Survey and as described in the Deed between Carson Valley Packing, Inc and Henry and Edith Hazel Seeman recorded April 14, 1944 in said office of Recorder in Book W of Deeds, at Page 572, the following courses:

North 00°40'36" East, 120.30 feet;

North 53°24'24" West, 328.80 feet;

thence continuing along a fence line as described in said Carson Valley Packing, Inc./Seeman Deed, North 45°13'00" West, 429.86 feet to a found fence corner;

thence continuing along said fence line as described in the Carson Valley Packing, Inc./Seeman Deed, North 00°20'20" East, 1182.36 feet to the POINT OF BEGINNING.

Per NRS 111.312, this legal description was previously recorded at Document No. 0714329, Book 1207, Page 750, on December 5, 2007.