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11/18/2013 10:18 AM

OFFICIAL RECORDS

Requested By  
NV ENERGY

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 6 Fee: \$ 19.00

Bk: 1113 Pg: 3450



Deputy sg

RECORDING REQUESTED BY:

**NV Energy**

WHEN RECORDED RETURN TO:

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

C30- 23689  
APN 1220-15-701-002

WORK ORDER # 300157080

Grant of Easement for Electric  
Grantor : Washoe Tribe of Nevada & California

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: 1220-15-701-002

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

**GRANT OF EASEMENT**

Washoe Tribe of Nevada and California, ("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. # 3000157080  
Project Name: E-OFF WATASHEAMU-13 LOT SALES-E-WASHOE HOUSING AUTHORITY  
Reference Document: 79-W-45  
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:**

Washoe Tribe of Nevada and California

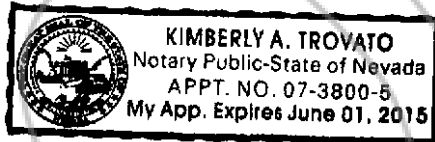
*Darrel D. Kizer*  
By: **DARREL D. KIZER**  
Title: **VICE CHAIRMAN**

STATE OF NEVADA )  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on APRIL 22 2013 by DARREL D. KIZER  
VICE CHAIRMAN of Washoe Tribe of Nevada and California.

*Kimberly A. Trovato*  
Signature of Notarial Officer

Seal Area →





**W.O. 3000157080**  
**Washoe Housing Authority**  
**APN: 1250-15-701-002**

**EXHIBIT "A"**  
**EASEMENT**  
**LEGAL DESCRIPTION**

**A portion of the North half of the Southeast quarter of Section 15, Township 12 North, Range 20 East, M.D.M., Washoe County, Nevada; situated within those Parcels of land described as Phase 1 and Phase 2 of the unrecorded Improvement Plans for Washoe Housing Authority 26 Unit Subdivision more particularly described as follows:**

**EASEMENT 1**

**An easement, 7.5 feet in width, lying 3.75 feet on each side of the following described centerline:**

**Commencing at a Found 2" Iron Pipe marked NE Cor. SE ¼, SE ¼ Sec. 15 RLS 1688 as shown on the Record of Survey to Support a Lot Line Adjustment for The Southern Nevada Culinary & Bartenders Pension Trust, recorded as Document No. 216551 on December 15, 1989, Official Records of Douglas County, Nevada.**

**Thence North 84°24'27" East, 632.15 feet to the POINT OF BEGINNING.**

**Thence North 00°13'03" East, 161.58 feet;**

**Thence South 89°15'37" East, 45.59 feet to Point A;**

**Thence North 00°44'23" East, 214.54 feet;**

**Thence North 89°15'52" West, 57.53 feet;**

**Thence North 00°44'23" East, 90.29 feet;**

**Thence North 14°10'24" West, 65.65 feet;**

**Thence North 89°19'17" West, 203.66 feet to the beginning of a tangent curve to the right;**

**Thence following along the arc of said curve, having a radius of 11.25 feet and a central angle of 89°59'24", a distance of 17.67 feet.**



**Thence North 00°40'43" East, 295.04 feet;**

**Thence North 00°41'05" East, 80.00 feet to Point B;**

**Thence North 00°40'43" East, 153.16 feet to the beginning of a tangent curve to the left;**

**Thence following along the arc of said curve, having a radius of 68.75 feet and a central angle of 33°24'00", a distance of 40.08 feet to the POINT OF TERMINUS of this easement, from which a Found 2" Iron Pipe marked NW Cor. NE ¼, SE ¼ Sec. 15 RLS 1688 as shown on said Record of Survey 216551 bears North 67°46'46" West a distance of 400.37 feet.**

**EASEMENT 2**

**An easement, 7.5 feet in width, lying 3.75 feet on each side of the following described centerline:**

**Commencing at said Point A which is the POINT OF BEGINNING for easement 2;**

**Thence South 67°50'58" East, 21.98 feet to the POINT OF TERMINUS of this easement.**

**EASEMENT 3**

**An easement, 7.5 feet in width, lying 3.75 feet on each side of the following described centerline:**

**Commencing at said Point B which is the POINT OF BEGINNING for easement 3;**

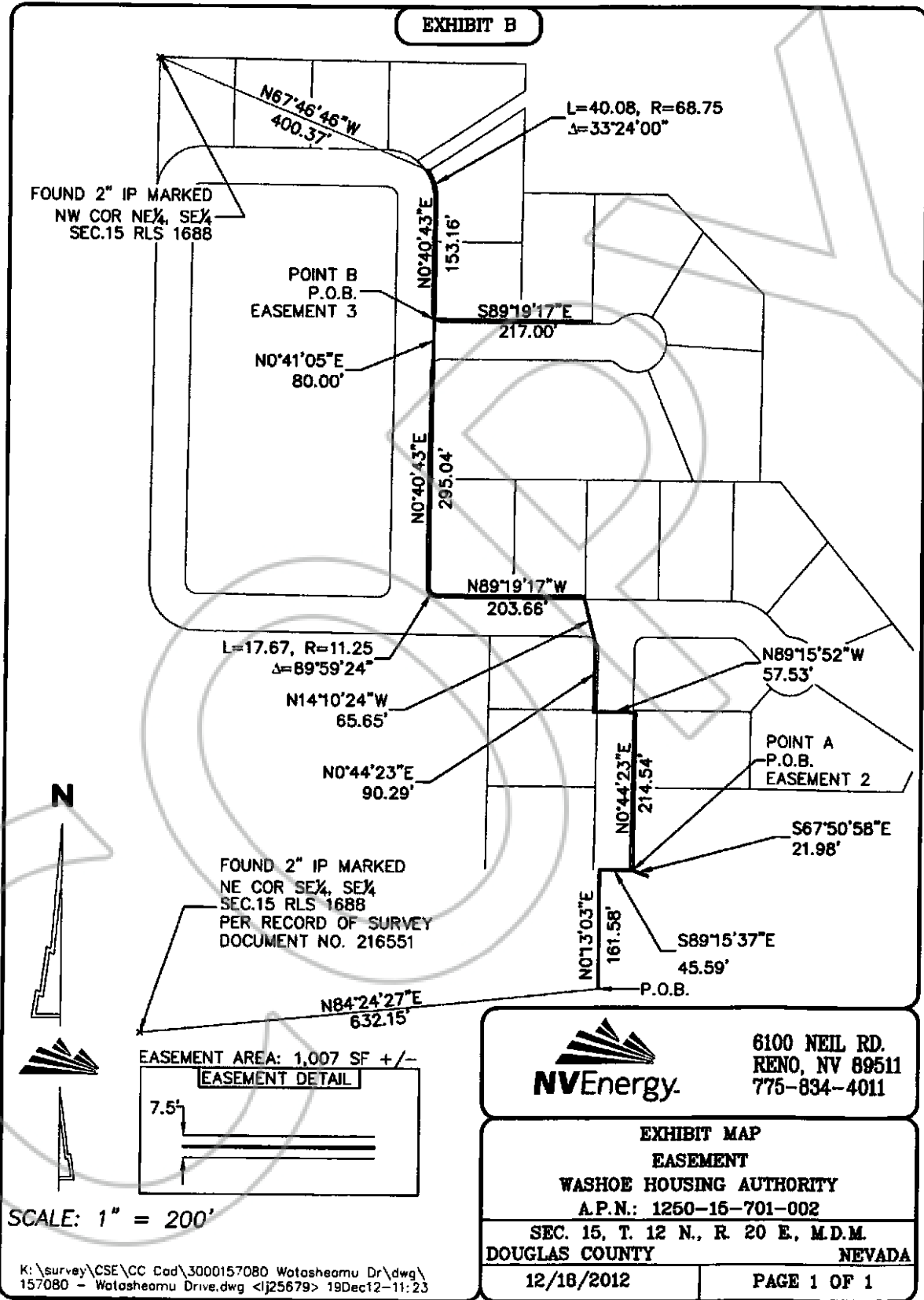
**Thence South 89°19'17" East, 217.00 feet to the POINT OF TERMINUS of this easement.**

**The sidelines of said easements are to be extended or truncated as to meet the Public Utility Easement sidelines as shown on said unrecorded Improvement Plans.**

**Above Described Easements contains 1,007 square feet more or less.**

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

**Prepared By: Leland Johnson**




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

**EXHIBIT MAP**  
**EASEMENT**  
**WASHOE HOUSING AUTHORITY**  
A.P.N.: 1250-16-701-002

SEC. 15, T. 12 N., R. 20 E., M.D.M.  
**DOUGLAS COUNTY** **NEVADA**

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