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OFFICIAL RECORDS

Requested By

**DOMINIQUE ETCHEGOYHEN**

APN: 1319-15-000-039

WHEN RECORDED MAIL TO:

Land Operations Department  
NV Energy  
P.O. Box 10100 MS S4B20  
Reno, NV 89520

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 6 Fee: \$ 19.00

Bk: 1113 Pg: 5088



Deputy sd

### GRANT OF EASEMENT

Ranch No. 1, Limited Partnership, a Nevada Limited Partnership, ("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 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 reasonable passage of vehicles and pedestrians within, on, over and across the Easement Area and the property described in Exhibit "C" hereto and by this reference made a part of this Grant of Easement (the "Property"), provided, that no roads or other access routes will be constructed on the Property without the prior written consent of the Grantor;
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

Project Name: Ranch No. 1 Easement

Reference Document: 815926

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:**

**RANCH NO. 1, LIMITED PARTNERSHIP**

Lisa Lekumberry  
By: Lisa Lekumberry  
Title: Partner

STATE OF NEVADA )  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on November 20, 2013 by Lisa Lekumberry as Partner of Ranch No. 1, Limited Partnership.

Elaine Tuteur  
Signature of Notarial Officer

Seal Area →





**W.O. 200e:**  
**Ranch No. 1 LP**  
**APN: 1319-15-000-039**

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

**A portion of the Northwest quarter of Section 15, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as Parcel "B" of Doc Number 0816020, recorded on January 10, 2013, Official Records of Douglas County, Nevada.**

**An easement, 10 feet in width, lying 5 feet on each side of the following described centerline:**

**Commencing at the Northwest corner of said Section 15;**

**Thence South 47°04'08" East, 1939.29 feet to the POINT OF BEGINNING from which a found 1" iron pipe bears South 88°39'49" West, 118.53 feet;**

**Thence North 89°05'40" West, 259.04 feet to the westerly boundary of said parcel further described as the easterly right of way of Foothill Road and the terminus of this description.**

**The sidelines of said easement are to be extended or truncated as to terminate on the westerly boundary lines of the Grantor.**

**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.**

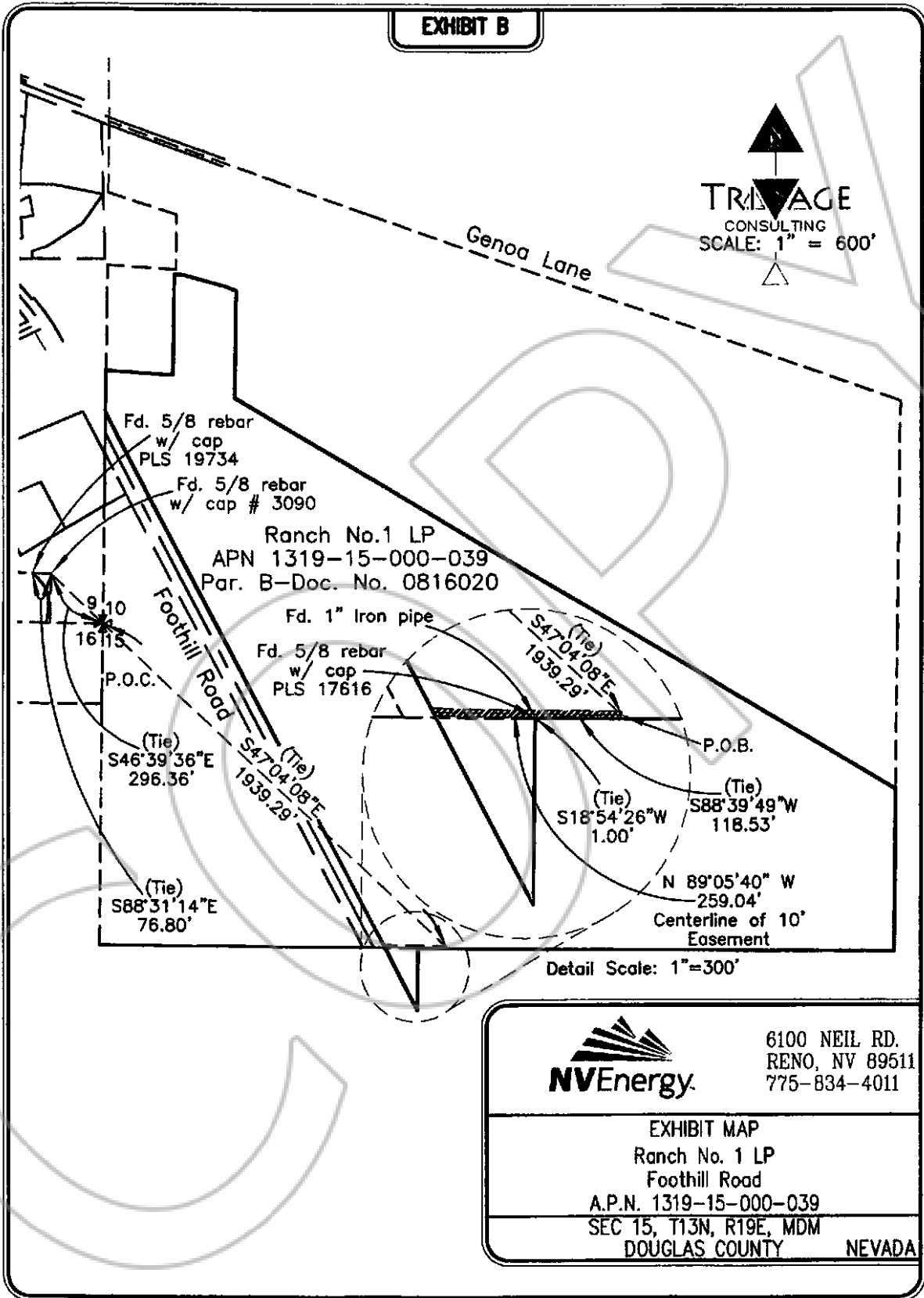
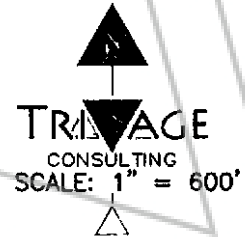
**Said Easement contains 2590 square feet more or less.**

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

**The Basis of Bearings for this Exhibit is said document 0816020.**

**Prepared by Bob Fong, LSI.**  
**Trisage Consulting, 5418 Longley Lane, Suite A, Reno, NV 89511**

EXHIBIT B



Detail Scale: 1"=300'



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

EXHIBIT MAP  
Ranch No. 1 LP  
Foothill Road  
A.P.N. 1319-15-000-039  
SEC 15, T13N, R19E, MDM  
DOUGLAS COUNTY NEVADA

Exhibit C

All that certain real property situate within a portion of the South One-Half (S 1/2) of Section Ten (10), and a portion of the North One-Half (N 1/2) of Section Fifteen (15), Township Thirteen (13) North, Range Nineteen (19) East, Mount Diablo Meridian, County of Douglas, State of Nevada more particularly described as follows:

**BEGINNING** at a point on the westerly line of said Section 10, from which the South One-Sixteenth (S 1/16) corner common to said Section 10 and Section 9 bears, North 00°40'51" East, 284.39 feet;

**THENCE** leaving said westerly line, South 86°34'15" East, 247.52 feet;

**THENCE** South 89°21'21" East, 31.02 feet;

**THENCE** North 00°38'39" East, 410.63 feet;

**THENCE** South 89°21'21" East, 30.00 feet;

**THENCE** South 75°07'06" East, 185.70 feet;

**THENCE** South 68°46'43" East, 47.84 feet;

**THENCE** South 00°38'39" West, 440.86 feet;

**THENCE** South 59°39'21" East, 3,171.81 feet to a point on the easterly line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 15;

**THENCE** southerly along the easterly line of said West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 15, South 00°29'19" West, 665.05 feet to the Southeast corner of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 15;

**THENCE** westerly along the South line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 15, North 89°36'15" West, 658.07 feet to the Center North 1/16 (CN1/16) corner of said Section 15;

**THENCE** westerly along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 15, North 89°36'23" West, 1316.31 feet to the Northwest 1/16 (NW1/16) corner of said Section 15;

**THENCE** southerly along the Easterly line of the South West 1/4 of the Northwest 1/4 of said Section 15, South 00°34'55" West, 254.03 feet to the intersection of the northeasterly Right-of-Way line of Foothill Road (State Route 206) as shown on that certain Public Highway Deed, recorded September 19, 1950 in Book Z at Page 282, Official Records of the County of

Douglas, State of Nevada;

**THENCE** leaving said line, northwesterly along said northeasterly Right-of-Way line of Foothill Road, North 27°46'22" West, 2765.39 feet to the intersection of the said westerly line of Section 10;

**THENCE** leaving said Right-of-Way line, northerly along said westerly line of Section 10, North 00°40'51" East, 171.73 feet to the **POINT OF BEGINNING** and the end of this description.

Containing 93.96 acres, more or less

The **BASIS OF BEARING** for these descriptions is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

