

Doc Number: **0837167**

01/22/2014 03:46 PM

OFFICIAL RECORDS

Requested By:  
DC/PUBLIC WORKS

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 6 Fee: \$ 0.00  
Bk: 0114 Pg: 3649



Deputy: ar

Assessor's Parcel Number: 1419-27-002-002

Date: JANUARY 22, 2014

Recording Requested By:

Name: EILEEN CHURCH, PUBLIC WORKS  
(NC)

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A

GRANT OF EASEMENT #2014.013

(Title of Document)

FILED

NO. 2014.013

2014 JAN 21 PM 12:41

APN: 1419-27-002-002

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

TED THUAN  
CLERK  
BY *[Signature]* DEPUTY

**GRANT OF EASEMENT**

Vincent P. D'Ascoli, ("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.

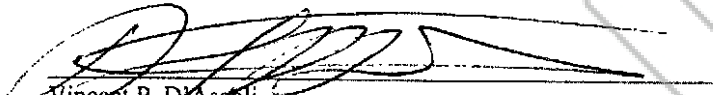
Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Underground Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and

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.

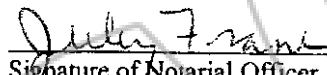
**GRANTOR:**

Vincent P. D'Ascoli

  
\_\_\_\_\_  
Vincent P. D'Ascoli  
Owner

STATE OF NEVADA )  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on January 15, 2014 by Vincent P. D'Ascoli as owner of APN 1419-27-002-002

  
\_\_\_\_\_  
Signature of Notarial Officer

Notary Seal area →

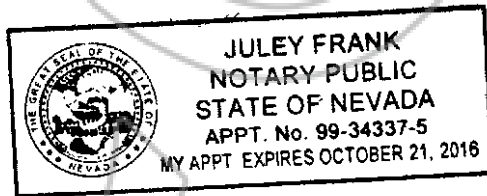


Exhibit A

A parcel of land located within portions of Sections 26, 27, 34 and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the Easterly line of Jacks Valley Road, the Northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of the County Recorder of Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the Northwest corner of Section 35, T.14N., R.19E., M.D.M.;

thence along said Easterly line of Jacks Valley Road North 21°17'11" East, 2336.62 feet to the Southwesterly corner of Parcel 12 as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996, in the office of the County Recorder of Douglas County, Nevada, as Document No. 403935, the POINT OF BEGINNING;

thence continuing along said Easterly line of Jacks Valley Road North 21°17'11" East 1170.38 feet; thence South 45°59'09" East 257.68 feet; thence South 43°54'17" East, 170.09 feet; thence South 58°47'44" East, 370.94 feet; thence South 19°31'16" West, 1134.61 feet; thence North 54°39'00" West, 816.89 feet to the POINT OF BEGINNING.

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 3000287487. Grantee may use this easement to provide service to any of its customers.

Exhibit B

A parcel of land located within portions of Sections 26, 27, 34 and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the Easterly line of Jacks Valley Road, the Northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of the County Recorder of Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the Northwest corner of Section 35, T.14N., R.19E., M.D.M.;

thence along said Easterly line of Jacks Valley Road North 21°17'11" East, 2336.62 feet to the Southwesterly corner of Parcel 12 as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996, in the office of the County Recorder of Douglas County, Nevada, as Document No. 403935, the POINT OF BEGINNING;

thence continuing along said Easterly line of Jacks Valley Road North 21°17'11" East 1170.38 feet; thence South 45°59'09" East 257.68 feet; thence South 43°54'17" East, 170.09 feet; thence South 58°47'44" East, 370.94 feet; thence South 19°31'16" West, 1134.61 feet; thence North 54°39'00" West, 816.89 feet to the POINT OF BEGINNING.

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 26, 27, 34 and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the Easterly line of Jacks Valley Road, the Northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of the County Recorder of Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the Northwest corner of Section 35, T.14N., R.19E., M.D.M.;

thence along said Easterly line of Jacks Valley Road North 21°17'11" East, 2336.62 feet to the Southwesterly corner of Parcel 12 as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996, in the office of the County Recorder of Douglas County, Nevada, as Document No. 403935, the POINT OF BEGINNING;

thence continuing along said Easterly line of Jacks Valley Road North 21°17'11" East 1170.38 feet; thence South 45°59'09" East 257.68 feet; thence South 43°54'17" East, 170.09 feet; thence South 58°47'44" East, 370.94 feet; thence South 19°31'16" West, 1134.61 feet; thence North 54°39'00" West, 816.89 feet to the POINT OF BEGINNING.

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

22<sup>nd</sup> day of Jan, 2014  
By [Signature] Deputy

APN: 1419-27-002-002

Proj. #3000287487

Project Name: E-401 BIG SKY TR-COML-E-DOUGLAS COUNTY PUBLIC WORKS

Reference Document: 517194

GOE\_DESIGN