

DOUGLAS COUNTY, NV

2016-885481

Rec:\$19.00

\$19.00 Pgs=6

08/03/2016 03:14 PM

NEVADA POWER COMPANY DBA NV ENERGY

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

**NV Energy**

WHEN RECORDED RETURN TO:

**NV Energy**

**Land Resources (S4B20)**

**P.O. Box 10100**

**Reno, NV 89520**

C30- 25139  
APN 1319-34-001-001

WORK ORDER # 001000657

Grant of Easement for Electric

WILLIAM T. STURGIS, TRUSTEE OF WILLIAM T.  
STURGIS TRUST dated February 12, 1980 and any  
amendments thereto

Grantor :

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)

  
LAURA SHELINE  
Right of Way Agent

APN(s): 1319-34-001-001

WHEN RECORDED MAIL TO:

Property Services  
NV Energy  
P.O. Box 10100 MS S4B20  
Reno, NV 89520

### GRANT OF EASEMENT

**William T. Sturgis, Trustee of the WILLIAM T. STURGIS TRUST dated August 20, 1980, also known as WILLIAM T. STURGIS FAMILY TRUST dated February 12, 1980 and any amendments thereto, (“Grantor”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to SIERRA PACIFIC POWER COMPANY, a Nevada corporation, d/b/a NV Energy (“Grantee”) and 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 legally described and generally depicted in Exhibit A attached 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;
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area 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 Utility 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, 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.

RW# 1s6073  
Proj. # 001000657  
Project Name: 634 Line Rebuild-Foothill to 395  
Reference Document: 731928  
GOE

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.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

*[signature page follows]*

APN(s): 1319-34-001-001  
RW# 1s6073  
Proj. # 001000657  
Project Name: 634 Line Rebuild-Foothill to 395  
Reference Document: 731928  
GOE

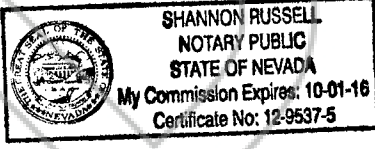
**GRANTOR:**

Judy P. Sturgis  
By: Judy P. Sturgis  
Title: Trustee

STATE OF Nevada )  
COUNTY OF Douglas ) ss.

This instrument was acknowledged before me on May 17, 2016 by Judy P. Sturgis as Trustee of the WILLIAM T. STURGIS FAMILY TRUST dated February 12, 1980.

Shannon Russell  
Signature of Notarial Officer



Notary Seal Area →

APN(s): 1319-34-001-001  
RW# 1s6073  
Proj. # 001000657  
Project Name: 634 Line Rebuild-Foothill to 395  
Reference Document: 731928  
GOE



**EXHIBIT A  
LEGAL DESCRIPTION  
EASEMENT**

STURGIS WILLIAM T. TRUSTEE  
APN: 1319-34-001-001

A portion of the land described in Document 0731928 as filed in the Official Records of Douglas County on October 24, 2008 lying within Section 27, Township 13 North, Range 19 East, M.D.M., County of Douglas, State of Nevada, more particularly described as follows:

A strip of land, 90.00 feet in width lying 45.00 feet on each side of the following described centerline:

COMMENCING at the west  $\frac{1}{4}$  corner of said Section 27;

THENCE South  $53^{\circ}18'09''$  East, 2976.63 feet to the POINT OF BEGINNING;

THENCE, South  $88^{\circ}51'06''$  East, 1101.35 feet to the POINT OF TERMINUS of this description.

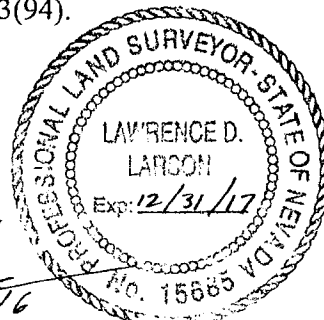
EXCEPTING THEREFROM that portion of the above described easement lying north of the property line as described in Document 731928 as recorded in the Official Records of Douglas County on October 24, 2008.

Easement Area is 44,347 square feet of land more or less.

Basis of Bearings: Nevada State Plane, West Zone, NAD 83(94).

All as shown on attached Exhibit A-1,  
and hereby made a part of this description.

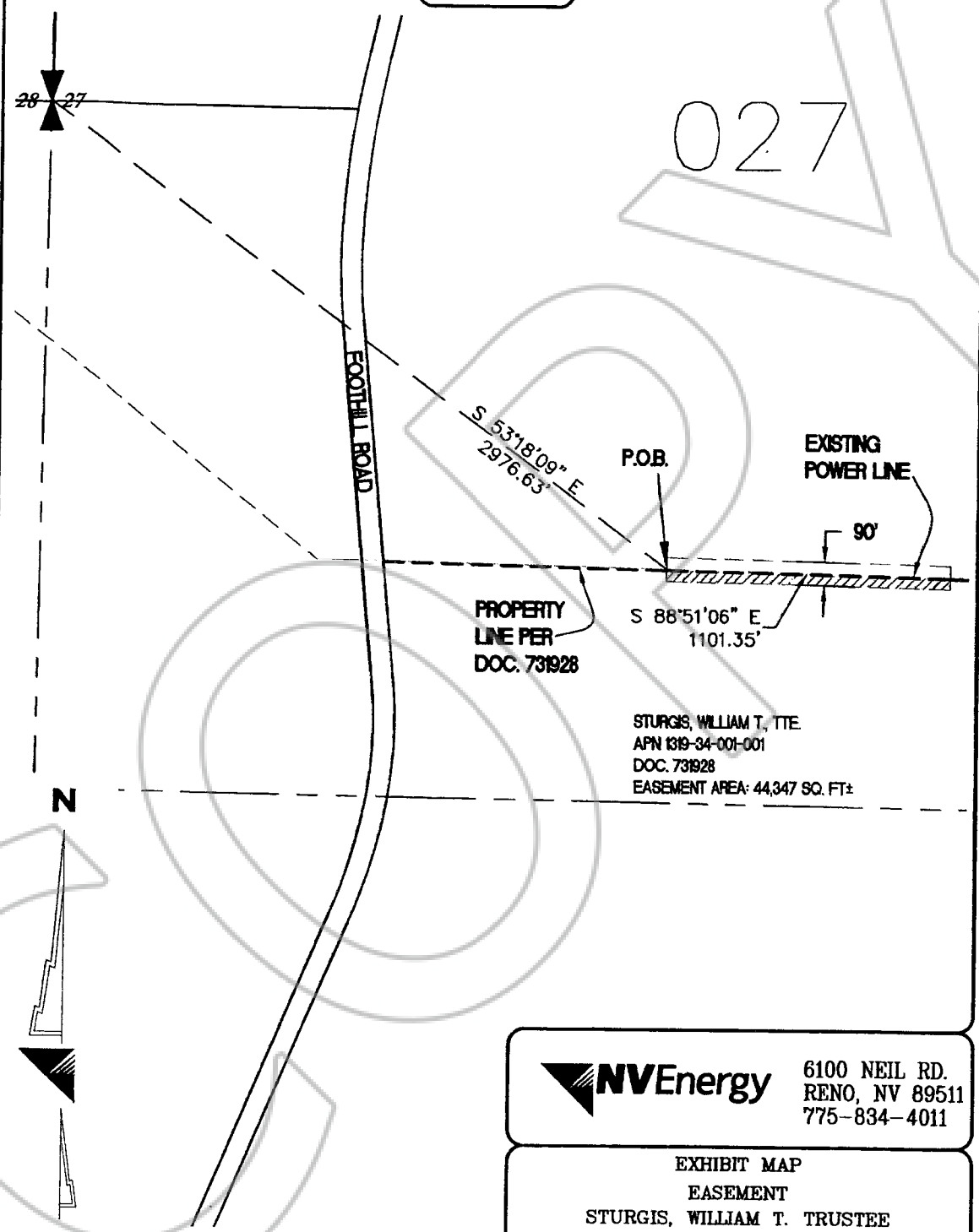
Prepared by Lawrence D. Larson P.L.S.



1 of 1

EXHIBIT A-1

027



PROPERTY LINE PER DOC. 731928

P.O.B.

EXISTING POWER LINE

90'

S 88°51'06" E  
1101.35'

S 53°18'09" E  
2976.63'

STURGIS, WILLIAM T., TTE  
APN 1319-34-001-001  
DOC. 731928  
EASEMENT AREA: 44,347 SQ. FT.±

N

SCALE: 1" = 600'



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

EXHIBIT MAP	
EASEMENT	
STURGIS, WILLIAM T. TRUSTEE	
A.P.N. 1319-34-001-001	
SEC. 27, T. 13 N., R. 19 E., M.D.M.	
DOUGLAS COUNTY NEVADA	
5/6/2016	PAGE 1 OF 1

K:\Survey\LAND PROJECTS\634-Foothill to 395\dwgs\  
634 Foothill to 395.dwg <d\20502> 06May16-12:43