

DOUGLAS COUNTY, NV

2016-886679

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08/26/2016 02:15 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- 25175  
APN 1418-34-310-013

WORK ORDER # 3001567869

Grant of Easement for Electric  
Grantor : Lakeside Cove Resort

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)



Nathan Hastings  
Senior Right of Way Agent

APN(s): 1418-34-310-013

WHEN RECORDED MAIL TO:

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

### GRANT OF EASEMENT

Lakeside Cove Resort, (“**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 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 legally described and generally depicted in Exhibit A attached 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 legally described and generally depicted in Exhibit B attached 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 legally described in Exhibit C attached 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

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Project Name: E-1150 HWY 50 A-SERV-E-HOGLUND  
Reference Document: 311003  
GOE\_DESIGN

the Underground Utility Facilities in Easement Area 1 or the Additional Utility Facilities in 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 5 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. Grantee may use this easement to provide service to any of its customers.

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]*

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GOE\_DESIGN

**GRANTOR:**

**Lakeside Cove Resort**

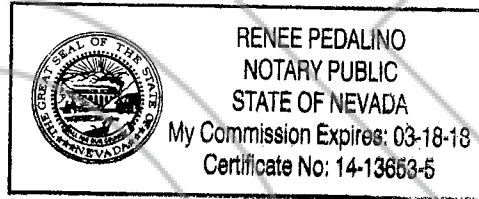
*Fredrick J. Weiner*  
By: **FREDRICK J. WEINER**  
Title: **PRESIDENT, LAKESIDE COVE RESORT  
HOMEOWNER'S ASSOC.**

STATE OF Nevada )  
COUNTY OF Douglas ) ss.

This instrument was acknowledged before me on Aug 19, 2016 by Fredrick Weiner as President of Lakeside Cove Resort.

*Renee Pedalino*  
Signature of Notarial Officer

Notary Seal Area →

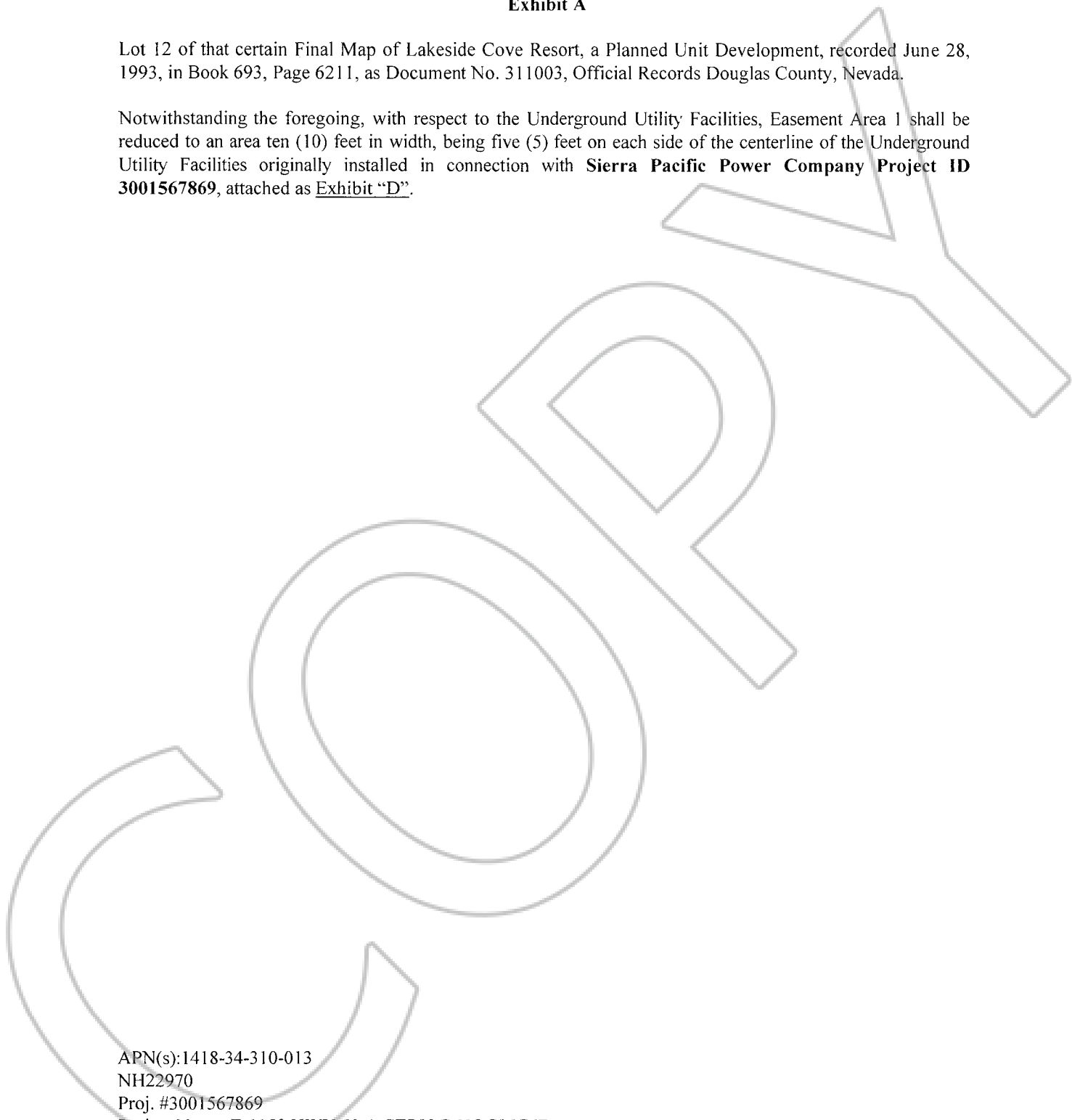


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Reference Document: 311003  
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**Exhibit A**

Lot 12 of that certain Final Map of Lakeside Cove Resort, a Planned Unit Development, recorded June 28, 1993, in Book 693, Page 6211, as Document No. 311003, Official Records Douglas County, Nevada.

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 Project ID 3001567869**, attached as Exhibit "D".

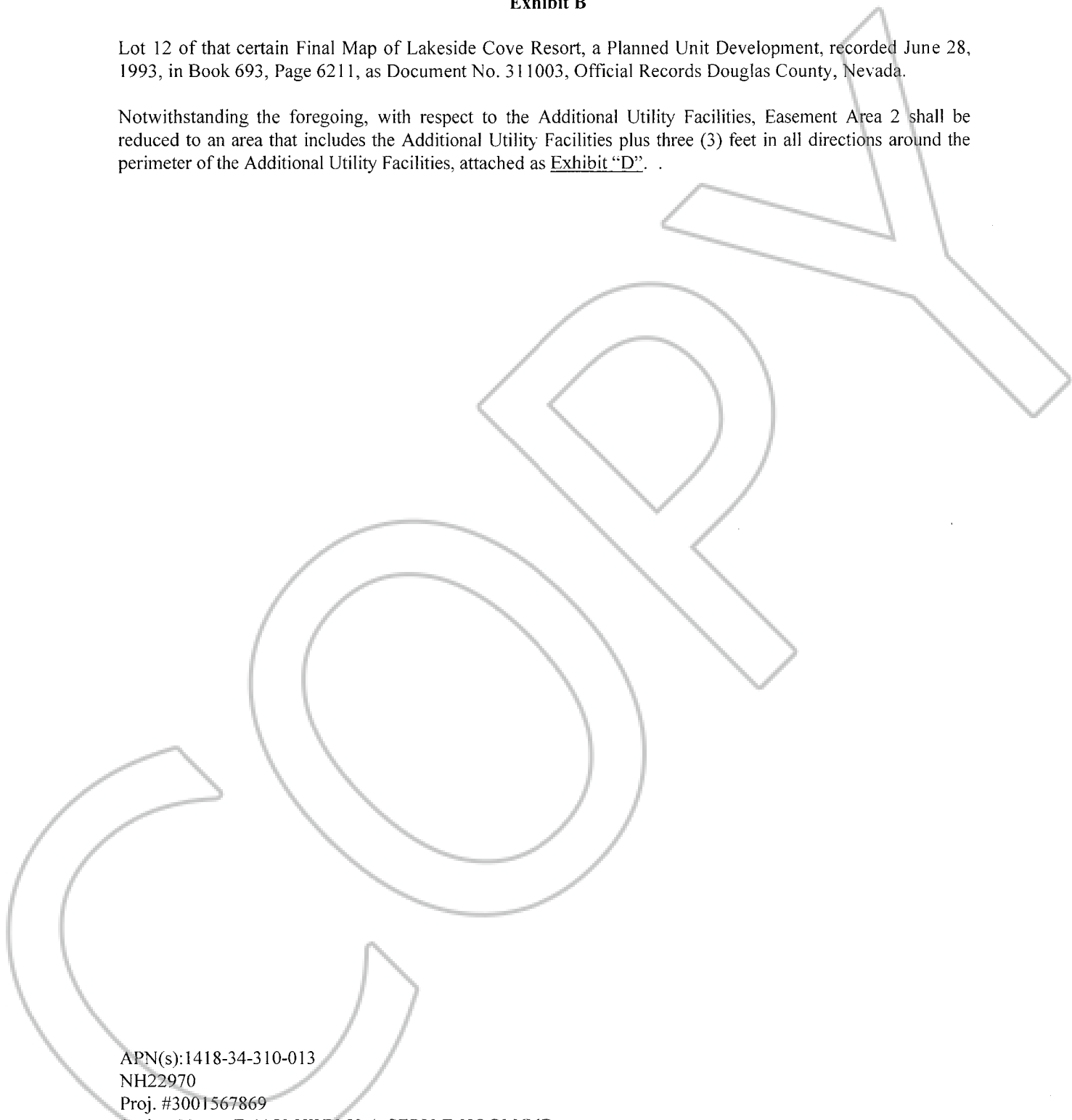


APN(s):1418-34-310-013  
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Project Name: E-1150 HWY 50 A-SERV-E-HOGLUND  
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**Exhibit B**

Lot 12 of that certain Final Map of Lakeside Cove Resort, a Planned Unit Development, recorded June 28, 1993, in Book 693, Page 6211, as Document No. 311003, Official Records Douglas County, Nevada.

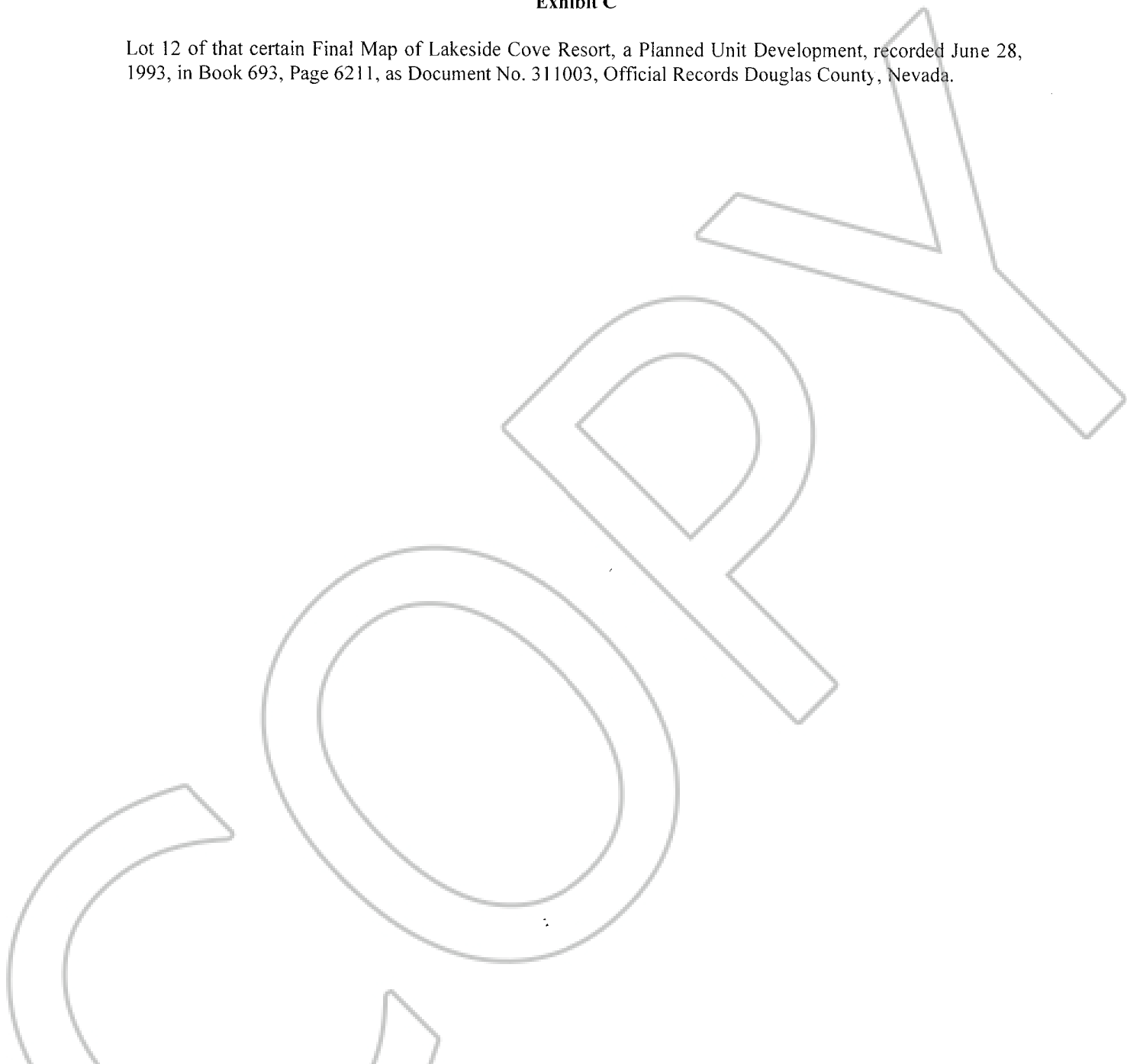
Notwithstanding the foregoing, with respect to the Additional Utility Facilities, Easement Area 2 shall be reduced to an area that includes the Additional Utility Facilities plus three (3) feet in all directions around the perimeter of the Additional Utility Facilities, attached as Exhibit "D".



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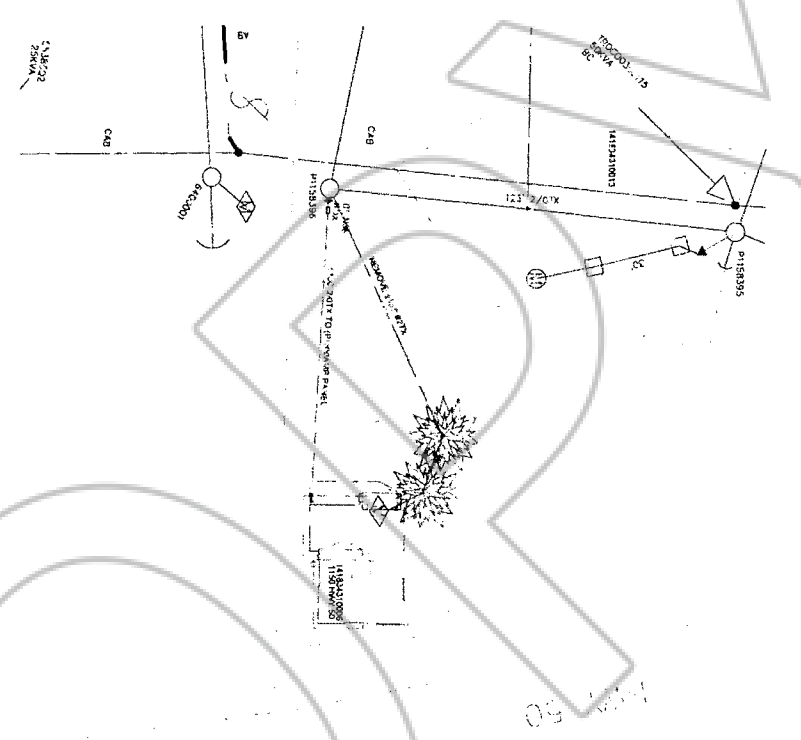
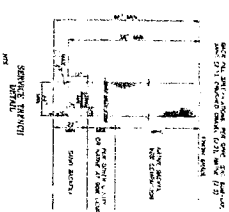
**Exhibit C**

Lot 12 of that certain Final Map of Lakeside Cove Resort, a Planned Unit Development, recorded June 28, 1993, in Book 693, Page 6211, as Document No. 311003, Official Records Douglas County, Nevada.



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GOE\_DESIGN

### EXHIBIT D



**NV ENERGY TO FINISH AND/OR INSTALL:**

- SERVICE CONNECTION, ADDRESS OR SERVICE QUALITY IMPROVEMENT CONSIDERATION AND/OR SERVICE QUALITY IMPROVEMENT.
- NV ENERGY TO REMOVE:
- ADDRESS TO SERVICE CONNECTION, ADDRESS OR SERVICE QUALITY IMPROVEMENT CONSIDERATION AND/OR SERVICE QUALITY IMPROVEMENT.

**APPLICANT TO FINISH AND/OR INSTALL:**

- REMOVE EXISTING SERVICE CONNECTION FROM SERVICE CONNECTION, ADDRESS OR SERVICE QUALITY IMPROVEMENT CONSIDERATION AND/OR SERVICE QUALITY IMPROVEMENT.
- REMOVE EXISTING SERVICE CONNECTION FROM SERVICE CONNECTION, ADDRESS OR SERVICE QUALITY IMPROVEMENT CONSIDERATION AND/OR SERVICE QUALITY IMPROVEMENT.
- REMOVE EXISTING SERVICE CONNECTION FROM SERVICE CONNECTION, ADDRESS OR SERVICE QUALITY IMPROVEMENT CONSIDERATION AND/OR SERVICE QUALITY IMPROVEMENT.
- REMOVE EXISTING SERVICE CONNECTION FROM SERVICE CONNECTION, ADDRESS OR SERVICE QUALITY IMPROVEMENT CONSIDERATION AND/OR SERVICE QUALITY IMPROVEMENT.
- REMOVE EXISTING SERVICE CONNECTION FROM SERVICE CONNECTION, ADDRESS OR SERVICE QUALITY IMPROVEMENT CONSIDERATION AND/OR SERVICE QUALITY IMPROVEMENT.
- REMOVE EXISTING SERVICE CONNECTION FROM SERVICE CONNECTION, ADDRESS OR SERVICE QUALITY IMPROVEMENT CONSIDERATION AND/OR SERVICE QUALITY IMPROVEMENT.
- REMOVE EXISTING SERVICE CONNECTION FROM SERVICE CONNECTION, ADDRESS OR SERVICE QUALITY IMPROVEMENT CONSIDERATION AND/OR SERVICE QUALITY IMPROVEMENT.

**GENERAL COMMENTS:**

1. ALL SERVICE CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).

2. ALL SERVICE CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).

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10. ALL SERVICE CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).

**SOURCE INFORMATION:**

DATE: 11/15/2011

BY: [Signature]

FOR: 1150 HWY 50 A - SRVC - HOGLUND

SCALE: 1"=20'

SHEET #: E 1

FILE#: 300156789

<p><b>NVEnergy</b> 4450 N. 11th Street Phoenix, AZ 85016 PH: 602.988.2222 WWW.NVEENERGY.COM</p>	<p>PROJECT: 1150 HWY 50 A</p> <p>DATE: 11/15/2011</p> <p>BY: [Signature]</p>												
	<p>PROJECT: 1150 HWY 50 A</p> <p>DATE: 11/15/2011</p> <p>BY: [Signature]</p>												
<p><b>CUSTOMER CONTACT INFORMATION:</b></p> <p>NAME: [Name]</p> <p>ADDRESS: [Address]</p> <p>CITY: [City]</p> <p>STATE: [State]</p> <p>ZIP: [Zip]</p> <p>PHONE: [Phone]</p> <p>EMAIL: [Email]</p>	<p><b>SOURCE INFORMATION:</b></p> <p>DATE: 11/15/2011</p> <p>BY: [Signature]</p> <p>FOR: 1150 HWY 50 A - SRVC - HOGLUND</p>												
<p><b>SCALE:</b> 1"=20'</p> <p><b>SHEET #:</b> E 1</p> <p><b>FILE #:</b> 300156789</p>	<p><b>REVISIONS:</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION											





**Douglas County Recorder's Office**

**Karen Ellison, Recorder**

<http://recorder.co.douglas.nv.us>

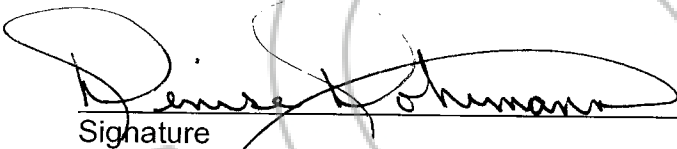
[kellison@co.douglas.nv.us](mailto:kellison@co.douglas.nv.us)

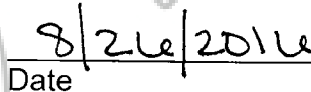
(775) 782-9027

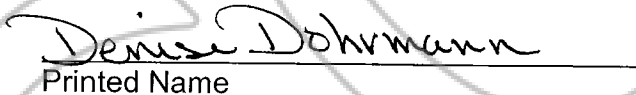
**LEGIBILITY NOTICE**

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

  
Signature

  
Date

  
Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413