

DOUGLAS COUNTY, NV

2017-898077

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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- *25435*
APN 1022-00-002-023
WORK ORDER # 3001720433

Grant of Easement for Electric

Grantor : Jeff L. Farnum and Tandra J. Farnum

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)

Brandi Quaglieri

Brandi Quaglieri
Right of Way Agent

APN(s): 1022-00-002-023

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

GRANT OF EASEMENT

Jeff L. Farnum and Tandra J. Farnum, (“**Grantor**”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of themselves and 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 in Exhibit A attached hereto and by this reference made a part of this Grant of Easement (“**Easement Area**”)
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. 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 Underground Utility Facilities or the Additional Utility Facilities within the Easement Area.

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 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 3 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. 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

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Project Name: E-1653 OAT MOUNTAIN DR-E-NEVADA JOHNSON, INC.

GOE_DESIGN (Rev. 8/2016)

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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GRANTORS:

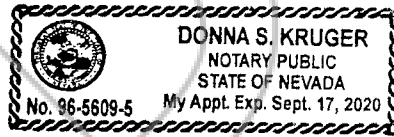
Jeff L. Farnum

Jeff L. Farnum
SIGNATURE

STATE OF Nevada)
COUNTY OF Douglas) ss.

This instrument was acknowledged before me on 4-20, 2017 by Jeff L. Farnum.

Donna S. Kruger
Signature of Notarial Officer



Notary Seal Area →

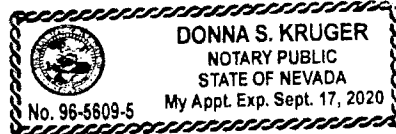
Tambra J. Farnum

Tambra J. Farnum
SIGNATURE

STATE OF Nevada)
COUNTY OF Douglas) ss.

This instrument was acknowledged before me on 4-20, 2017 by Tambra J. Farnum.

Donna S. Kruger
Signature of Notarial Officer



Notary Seal Area →

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Project Name: E-1653 OAT MOUNTAIN DR-E-NEVADA JOHNSON, INC.

GOE_DESIGN (Rev. 8/2016)



W.O. 3001720433

Jeff L. Farnum and Tandra J. Farnum

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EXHIBIT "A"
EASEMENT

A portion of the Northeast quarter of Section 21, Township 10 North, Range 22 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land shown as Parcel 8 on the Map of Division into Large Parcels LDA 04-040, recorded as File Number 627209 on October 20, 2004, 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 a 1.5" aluminum cap marked PLS 4957 marking the Northwest Corner of said Parcel;

THENCE along the north line of said Parcel, North 89°41'25" East, 45.67 feet to the **POINT OF BEGINNING**;

THENCE leaving said north line, South 25°41'11" East, 95.96 feet to the **TERMINUS OF THIS DESCRIPTION**.

The sidelines of said easement are to be extended or truncated as to terminate on the north boundary line of the Grantor.

Said Easement contains 960 square feet more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is said Map of Division into Large Parcels.

Prepared by Leland Johnson, L.S.I.

EXHIBIT A-1

APN: 1022-00-002-018
PARCEL 3
DOC: 627209

APN: 1022-00-002-019
PARCEL 4
DOC: 627209

P.O.C.
1.5 AL CAP
PLS 4957

N89°41'25"E
45.67'

P.O.B

S25°41'11"E
95.96'

10'

APN: 1022-00-002-022
PARCEL 7
DOC: 627209

JEFF L. AND TAMBRA J
FARNUM
APN: 1022-00-002-023
PARCEL 8
DOC: 627209
EASEMENT AREA: 960 SF±

N



SCALE: 1" = 100'

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NVEnergy

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

EXHIBIT MAP

EASEMENT

JEFF L. AND TAMBRA J. FARNUM
APN: 1022-00-002-023

T 10 N., R 22 E., SECT. 21 M.D.M.
DOUGLAS COUNTY NEVADA

4/17/2017

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