

APN(s): 1320-04-002-012

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

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

GRANT OF EASEMENT

Douglas County, a political subdivision of the State of Nevada, ("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, transformers (aboveground or underground), service boxes/meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground), 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 of this document 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 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 3 above.

APN(s): 1320-04-002-012
RW# 0515-2018
Proj. #3001897579
Project Name: E-AIRPORT RD-COML-E-MINDEN-TAHOE AIRPORT
GOE_DIST (Rev. 8/2017)

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, and signage. 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): 1320-04-002-012
RW# 0515-2018
Proj. #3001897579
Project Name: E-AIRPORT RD-COML-E-MINDEN-TAHOE AIRPORT
GOE_DIST (Rev. 8/2017)

GRANTOR:
DOUGLAS COUNTY



SIGNATURE

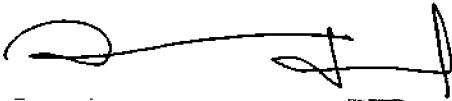
By: Steven Thaler

PRINT NAME

Title: Chairman

STATE OF Nevada)
COUNTY OF Carson City) ss.

This instrument was acknowledged before me on July 23, 2018 by Steven Thaler as Board of County Commissioners Chairman of Douglas County.



Signature of Notarial Officer

Notary Seal Area →



Natalie Wood
Notary Public
State of Nevada
Appt # 13-9686-3
Expires January 3, 2021

APN(s): 1320-04-002-012
RW# 0515-2018
Proj. #3001897579
Project Name: E-AIRPORT RD-COML-E-MINDEN-TAHOE AIRPORT
GOE_DIST (Rev. 8/2017)



W.O. 3001897579
DOUGLAS COUNTY
APN: 1320-04-002-012

EXHIBIT "A"
EASEMENT

A portion of the South half of Section 4, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as Lot 27 of Record of Survey #5 for Carson Valley Business Park Phase 2, recorded as Document Number 516867 on June 21, 2001, Official Records of Douglas County, Nevada.

An easement, 5 feet in width, lying 2.5 feet on each side of the following described centerline:

COMMENCING at the Northeast Corner of said Lot 27;

THENCE South 60°54'03" West, 428.34 feet to a point 2.5 feet southwesterly and westerly the southwesterly line of Bliss Road, formerly Eastside Road, per Record of Survey Reflecting Dedication of Eastside road for Douglas Co., recorded as Document Number 527095 on November 6, 2001, Official Records of Douglas County. Same being the beginning of a non-tangent curve to the right from which the radius point of said curve bears South 34°38'23" West and being the **POINT OF BEGINNING**;

THENCE along the arc of said curve a distance of 659.87 feet, said curve having a radius of 687.50 feet and a central angle of 54°59'34" to the **TERMINUS OF THIS DESCRIPTION** which bears South 5°45'22" East, 773.43 feet from the Point of Commencement.

Said Easement contains 3,300 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 record of survey for Eastside Road.

Prepared by Brett Clarke

EXHIBIT A-1

APN: 1320-04-002-011

P.O.C
NE COR LOT 27
PER R/S 516867

APN: 1320-04-002-013

BLISS RD

S60°54'03"W
428.34'

P.O.B

S34°38'23"W
687.50'

5.00'

L=659.87' R=687.50'
D=54°59'34"

S5°45'22"W
773.43'

APN: 1320-04-002-013

RADIUS POINT

DOUGLAS COUNTY
APN: 1320-04-002-012
A PORTION OF LOT 27 PER R/S: 516867
EASEMENT AREA: 3300 SF±

SEE DETAIL A

80.00'

N

DETAIL A

2.50'

2.50'

SCALE: 1" = 150'

K:\Survey\CSE\Case_Cor\3001897579 E. Airport Minden.dwg
3001897579 E.Airport. Minden.dwg <BC30885> 07May18-11:25



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

EXHIBIT MAP

EASEMENT

DOUGLAS COUNTY

APN: 1320-04-002-012

SECT. 4, T. 13 N., R. 20 E., M.D.M.
DOUGLAS COUNTY

NEVADA

5/2/18

1 OF 1



Douglas County Recorder's Office

Karen Ellison, Recorder

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

kellison@co.douglas.nv.us

(775) 782-9027

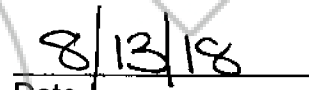
LEGIBILITY NOTICE

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

Denise Dohrmann
Printed Name

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

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