

APN(s): 1220-22-002-016

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

Jeffrey Horonzy and Amy Horonzy, (“**Grantors**”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of themselves and their 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 and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixtures, apparatus, and improvements (“**Utility Facilities**”), and service boxes/meter panels, cabinets, bollards, and other equipment, fixtures, apparatus, and improvements (“**Additional Utility Facilities**”) upon, over, under and through the property legally described in Exhibits A&B 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 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 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.

APN(s): 1220-22-002-016
RW# 0452-2019
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Project Name: E-110 FIVE CREEK RD-FP-RES-E-BDR CONSTRUCTION
GOE_DESIGN_OH_UG (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, 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 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.

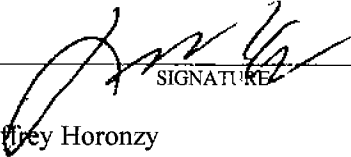
To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which 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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GRANTOR:

Jeffrey Horonzy

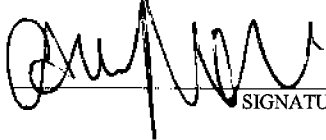


SIGNATURE

By: Jeffrey Horonzy

GRANTOR:

Amy Horonzy




SIGNATURE

By: Amy Horonzy

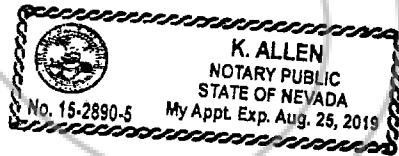
STATE OF Nevada)
COUNTY OF Douglas) ss.

This instrument was acknowledged before me on 9 MAY, 2019 by Jeffrey Horonzy and Amy Horonzy



Signature of Notarial Officer

Notary Seal Area →



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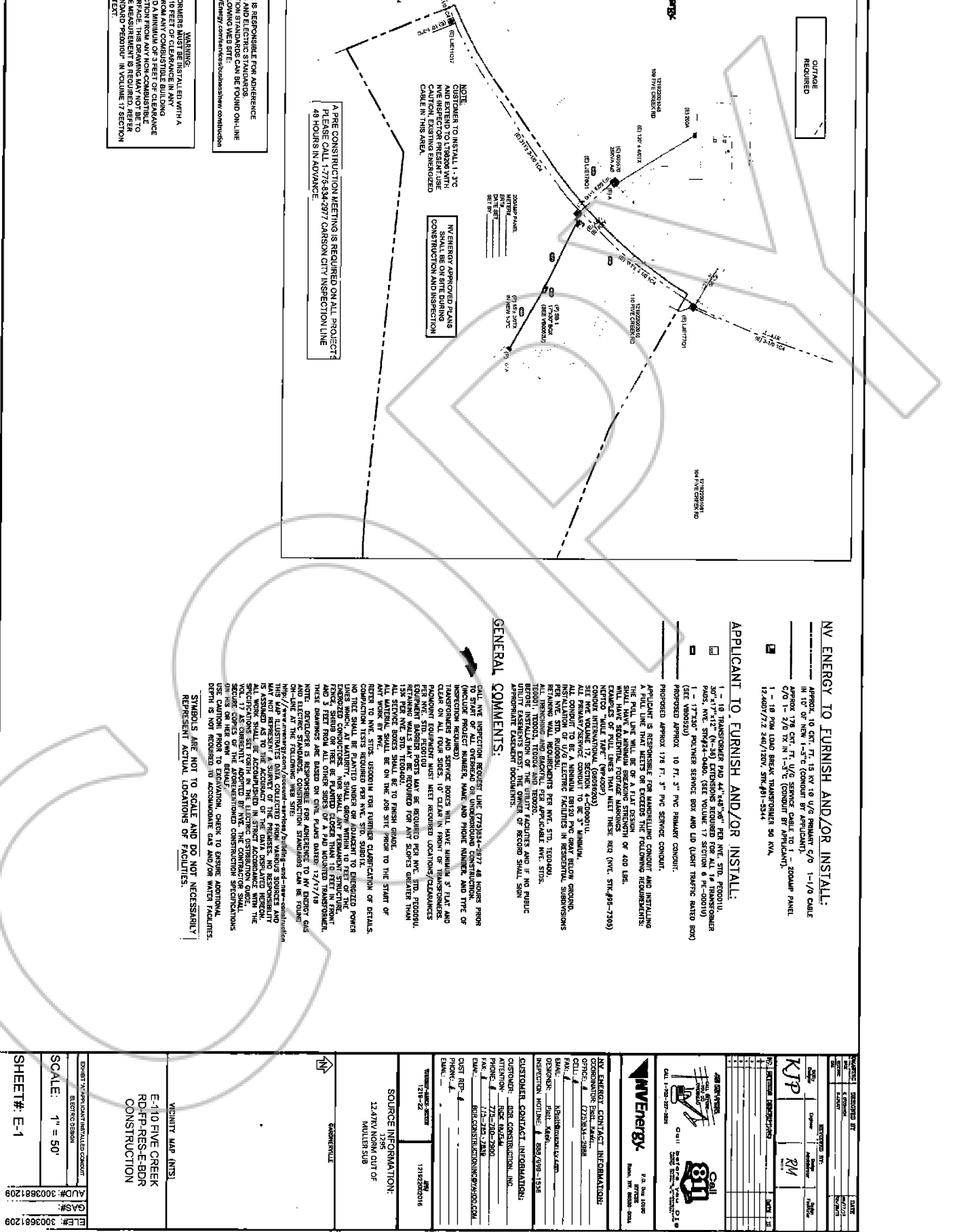
Exhibit A

Lot 512, in Block C, as set forth on that certain official plat of JOB'S PEAK RANCH UNIT 5, Final Subdivision Map Planned Unit Development 2014-5, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 6, 2006, in Book 0306 of Official Records, at Page 1612, as Document No. 669211.

Per NRS 111.312, the above legal description previously appeared in that certain document recorded on December 14, 2016 as Document No.2016-892081 in the Official Records of the County of Douglas, State of Nevada.

Notwithstanding the foregoing, with respect to the Utility Facilities, Easement Area shall be reduced to an area ten (10) feet in width, being five (5) feet on each side of the centerline of the Utility Facilities after same are installed in connection with **Sierra Pacific Power Company Project ID 3003681209**. The easement area around any Additional Utility Facilities shall be reduced to three (3) feet in all directions around the perimeter of the Additional Utility Facilities, as originally installed in connection with **Sierra Pacific Power Company Project ID. 3003681209**.

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NOTE: OWNER TO INSTALL 1.5\"/>

NOTE: NV ENERGY APPROVED PLANS SHALL BE ON SITE DURING CONSTRUCTION AND INSPECTION

A PRE CONSTRUCTION MEETING IS REQUIRED ON ALL PROJECTS 48 HOURS IN ADVANCE

WARNING: ALL TRANSFORMERS MUST BE INSTALLED WITH A MINIMUM OF 10 FEET CLEARANCE IN ANY DIRECTION FROM ANY CONDUIT, CABLE, OR SURFACE AND A MINIMUM OF 3 FEET OF CLEARANCE IN ANY DIRECTION FROM ANY NON-COMBUSTIBLE SURFACE. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS SPECIFIED OTHERWISE. REFER TO NV STANDARD PRACTICE IN VOLUME 17 SECTION 8 FOR FULL TEXT.

NOTE: DEVELOPER IS RESPONSIBLE FOR ADHERENCE TO NV CODES AND ELECTRIC STANDARDS. TO VIEW CODES AND STANDARDS, PLEASE VISIT: <http://www.nvenergy.com/enke/businessview/condition>

GENERAL COMMENTS:

CALL NV INSPECTION REQUEST LINE (775)834-8277 48 HOURS PRIOR TO START OF ALL OVERHEAD OR UNDERGROUND CONSTRUCTION TO START OF ALL OVERHEAD OR UNDERGROUND CONSTRUCTION. INSPECTION REQUIRED: CABLE, WIRE AND PHONE NUMBER, AND TYPE OF TRANFORMER AND SERVICE BOXES WILL HAVE MINIMUM 3' FLAT AND CLEAR ON ALL FOUR SIDES, 10' CLEAR IN FRONT OF TRANSFORMERS. EQUIPMENT STANDARDS MUST MEET REQUIRED LOCATIONS/CLEARANCES PER NV STANDARD PRACTICES. EQUIPMENT STANDARDS MUST BE RECORDED PER NV STD. PRACTICE. ALL SERVICE BOXES SHALL BE ON THE JOB SITE PRIOR TO THE START OF ALL WORK. ALL MATERIAL SHALL BE ON THE JOB SITE PRIOR TO THE START OF ALL WORK. REFER TO NV STD. USDOHM FOR FURTHER CLARIFICATION OF DETAILS. NO TREE SHALL BE PLANTED UNDER OR ADJACENT TO ENERGIZED POWER LINES. ALL TREE TRUNKS SHALL BE PROTECTED WITH TREE PROTECTORS. ENERGIZED CONDUCTORS, WIRE SHALL HAVE PERMANENT STRUCTURE. ALL WORK SHALL BE ACCOMPANIED IN STRICT ACCORDANCE WITH THE NV STANDARD PRACTICES. REFER TO NV STANDARD PRACTICES VOLUME 17 AS CURRENTLY ADOPTED BY NV. THE CONTRACTOR SHALL SECURE COPIES OF THE APPROPRIATE CONSTRUCTION SPECIFICATIONS AND STANDARDS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND USE CAUTION PRIOR TO EXCAVATION, CHECK TO ENSURE ADDITIONAL DEPTH IS NOT REQUIRED TO ACCOMMODATE GAS AND/OR WATER FACILITIES. SYMBOLS ARE NOT TO SCALE AND DO NOT NECESSARILY REPRESENT ACTUAL LOCATIONS OF FACILITIES.

APPLICANT TO FURNISH AND/OR INSTALL:

- 1 - 16 TRANSFORMER AND 44' x 48' x 60" PER NV STD. PRACTICE. 200 x 27 x 12 (4-2) CONDUITS REQUIRED FOR ALL 16 TRANSFORMERS. 1.5" PVC POLYMER SERVICE BOX AND LED (LIGHT THERAPEUTIC WARE BOX) (SEE VOLUME 17).
- PROPOSED APPROX 10 FT, 3" PVC PRIMARY CONDUIT.
- PROPOSED APPROX 178 FT, 3" PVC SERVICE CONDUIT.

NV ENERGY TO FURNISH AND/OR INSTALL:

- APPROX 178 FT, 3" PVC SERVICE CONDUIT TO 200AMP PANEL C/O 1 - 270 TX IN 1-3" G (CONDUIT BY APPLICANT)
- 1 - 16 PPM LOAD BREAK TRANSFORMER 50 MVA, 12.4KV/7.2 240/120V, STD.#81-5544

DATE	DESCRIPTION	BY
	REVISED BY	
	DATE	

811
 Call 1-800-252-2862
 NV ENERGY
 P.O. Box 1689
 Reno, NV 89505

NV ENERGY CONTACT INFORMATION:
 PROJECT MANAGER: [REDACTED]
 PROJECT ENGINEER: [REDACTED]
 PROJECT SUPERVISOR: [REDACTED]
 PROJECT DESIGNER: [REDACTED]
 PROJECT CHECKER: [REDACTED]
 PROJECT REVIEWER: [REDACTED]

CUSTOMER CONTACT INFORMATION:
 CUSTOMER: [REDACTED]
 ATTENTION: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 EMAIL: [REDACTED]
 INSPECTION HOTLINE: [REDACTED]

SOURCE INFORMATION:
 12.4KV NORM OUT OF
 MULLER SUB

NEIGHBORHOOD:
 VICINITY MAP (NTSI)
 E-110 FIVE CREEK
 RD-FP-RES-E-BDR
 CONSTRUCTION

SHEET#: E-1

GSA#: 3003681209
 ELEM: 3003681209

SCALE: 1" = 50'
 SHEET#: E-1

SHEET#: E-1

SHEET#: E-1

SHEET#: E-1

SHEET#: E-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