

Official Record

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Lincoln County - NV

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Fee: Page 1 of 4  
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513

UNASSESSED RAILROAD RIGHT-OF-WAY  
ADJACENT TO APN 13-140-15 and  
APN 13-140-24



AFTER RECORDING RETURN TO:  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
ATTN: STAFF SPECIALIST LEGAL  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:  
HALANA D. SALAZAR  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

Project: SPSR-0317(005)  
E.A.: 73328  
Parcel: S-317-LN-054.293PE

EASEMENT DEED

THIS DEED, made this 8<sup>th</sup> day of September, 2009, between RAINBOW LAND & CATTLE COMPANY, LLC, a Nevada limited liability company, hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its Department of Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant unto the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, a perpetual easement and right-of-way for the location, construction, reconstruction, inspection, maintenance, repair, use and operation of a highway and appurtenances upon, over and across certain real property of the undersigned, to wit:

PARCEL: S-317-LN-054.293PE

Situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described as being a portion of that Right-of-Way Grant, CC 00360, issued by the Department of the Interior, Bureau of Land Management on April 20, 1906, located in a portion of the SE 1/4 of



Parcel S-317-LN-054.293PE (continued)

Section 26 and the NE 1/4 of Section 35, all in T. 4 S., R. 66 E., M.D.M., and more fully described by metes and bounds as follows, to wit:

**BEGINNING** at an intersection of the east one-sixteenth section line of said Section 35 with the right or easterly right-of-way line of SR-317, 40.00 feet right of and measured radially from Highway Engineer's Station "X" 968+83.58 P.O.C.; said point of beginning further described as bearing S. 1°26'38" W. a distance of 829.46 feet from the east one-sixteenth corner common to said Section 35 and Section 26, T. 4 S., R. 66 E., M.D.M., said corner described as being a 3.25" BLM BRASS CAP ON A 3" PIPE IN A 3' MOUND OF STONES, STAMPED "E1/16 S26/S35 1997"; said point of beginning further described as being on the easterly right-of-way line of the Union Pacific Railroad at approximate Railroad Milepost 455.1; thence N. 1°26'25" E., along said east one-sixteenth section line and said easterly right-of-way line of the Union Pacific Railroad, a distance of 129.01 feet to the left or westerly right-of-way line of said SR-317; thence along said left or westerly right-of-way line of SR-317 the following fourteen (14) courses and distances:

- 1) from a tangent which bears N. 38°26'27" E., curving to the left with a radius of 2,160.00 feet, through an angle of 13°19'52", an arc distance of 502.57 feet;
- 2) N. 25°04'39" E. - 453.29 feet;
- 3) S. 64°55'21" E. - 5.00 feet;
- 4) N. 25°04'39" E. - 104.24 feet;
- 5) S. 64°55'21" E. - 5.00 feet;
- 6) from a tangent which bears N. 25°04'39" E., curving to the right with a radius of 4,552.00 feet, through an angle of 4°17'28", an arc distance of 340.92 feet;
- 7) S. 60°37'53" E. - 5.00 feet;
- 8) from a tangent which bears N. 29°22'07" E., curving to the right with a radius of 4,547.00 feet, through an angle of 2°08'44", an arc distance of 170.27 feet;
- 9) N. 31°30'51" E. - 287.89 feet;
- 10) from a tangent which bears the last described course, curving to the right with a radius of 907.34 feet, through an angle of 5°38'46", an arc distance of 89.41 feet;



**Parcel S-317-LN-054.293PE (continued)**

- 11) N. 52°50'23" W. - 5.00 feet;
- 12) from a tangent which bears N. 37°09'37" E., curving to the right with a radius of 912.34 feet, through an angle of 5°38'47", an arc distance of 89.91 feet;
- 13) N. 47°11'36" W. - 10.00 feet;
- 14) from a tangent which bears N. 42°48'24" E., curving to the right with a radius of 922.34 feet, through an angle of 14°18'00", an arc distance of 230.20 feet to the easterly right-of-way line of the Union Pacific Railroad;

thence S. 31°37'32" W., along said easterly railroad right-of-way line, a distance of 1,425.65 feet to the section line common to said Sections 26 and 35; thence N. 89°10'54" E., along said section line, a distance of 52.21 feet to the right or easterly right-of-way line of SR-317; thence S. 25°04'39" W., along said easterly right-of-way line, a distance of 347.29 feet; thence from a tangent which bears S. 25°06'35" W., curving to the right along said easterly right-of-way line, with a radius of 2,240.00 feet, through an angle of 15°58'03", an arc distance of 624.26 feet to the point of beginning; said parcel contains an area of 3.66 acres (159,488 square feet).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 27 DATUM, East Zone as determined by the State of Nevada, Department of Transportation.



