



0136319

When Recorded Return To:  
City Clerk  
City of Caliente  
P.O. Box 1006  
Caliente, NV 89008-1006

APN# 03-121-08

APN# 03-151-01

## LINEAR PARKWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to MADISON B. GRAVES II AND SUSAN M. GRAVES, trustees of the MADISON B. GRAVES II AND SUSAN M. GRAVES FAMILY TRUST; herein referred to as GRANTOR, by the CITY OF CALIENTE, a Nevada Municipal Corporation, herein referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell, transfer and convey unto GRANTEE, its successors and assigns, a perpetual easement to erect, construct, install, and thereafter use, operate, inspect, repair, maintain, replace and remove linear parkway improvements, facilities, public trails, and appurtenances, in, upon and along real property owned by GRANTOR, or in which GRANTOR claims any interest, situated in City of Caliente, County of Lincoln, State of Nevada, and the easement being more fully described as follows:

See Attached Exhibits.

In consideration of the grant of easement herein contained, the parties hereby agree to the following terms and conditions:

1. Such linear parkway improvements may include but is not limited to hardscape features such as asphalt pathways, access and services routes, sidewalk, and curb and gutter, landscape features such as sod, trees, shrubs, and irrigation systems, patron facilities such as benches, trash receptacles, and walkway lighting and other features such as earthwork, pedestrian bridges, abutments, and other improvements and amenities as deemed necessary by the GRANTEE for the purpose of constructing a linear parkway.
2. There is no representation on the part of GRANTEE that the linear parkway improvements constructed within the easement shall have capacity to accommodate any flood that may



arise and/or that the GRANTEE shall install or replace any, some, or all elements of the linear parkway improvements.

- 3. After five years from the date of execution of this easement, if the GRANTEE or its successors or assigns ceases to use the land for linear parkway improvements, the land shall revert back to the GRANTOR or its successors or assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 10<sup>th</sup> day of August, 2010.

GRANTOR:

Madison B. Graves II  
Madison B. Graves II, Trustee

Susan M. Graves  
Susan M. Graves, Trustee

STATE OF NEVADA        }  
  }ss.  
COUNTY OF LINCOLN    }

On this 10<sup>th</sup> day of August, 2010, personally appeared before me a Notary Public for the State of Nevada, Madison B. Graves II and Susan M. Graves, who are known by me to be the individuals who executed the foregoing Linear Parkway Easement, and acknowledged to me that they executed the same, with full authority to so act.

L. Foglia  
Notary Public

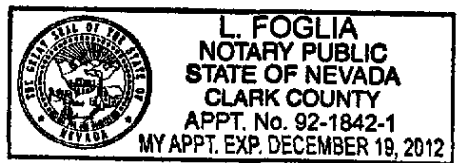




EXHIBIT 'A'  
 CITY OF CALIENTE  
 GRANT OF EASEMENT  
 01-GRAVES

APN # 03-121-003

That portion of Section 7, Township 4 South, Range 67 East, Mount Diablo Meridian, Lincoln County, Nevada, described as follows:

EASEMENT A

Commencing at the South quarter corner of said Section 7; thence North 00°34'47" East 1027.80 feet along quarter section line to the Northerly right of way line of US Highway 93; thence South 57°17'08" East 22.93 feet along said right of way line to the POINT OF BEGINNING; thence North 30°46'24" East 34.50 feet to a curve to the right having a radius of 300.06 feet, a central angle of 25°19'28" and a chord that bears North 43°26'08" East 131.55 feet; thence along said curve a distance of 132.63 feet to a reverse curve to the left having a radius of 300.06 feet, a central angle of 19°56'48" and a chord that bears North 46°07'28" East 103.93 feet; thence along said curve a distance of 104.46 feet to a reverse curve to the right having a radius of 200.04 feet, a central angle of 49°07'58" and a chord that bears North 60°43'03" East 166.33 feet; thence along said curve a distance of 171.54 feet to a reverse curve to the left having a radius of 150.03 feet, a central angle of 30°45'56" and a chord that bears North 69°54'04" East 79.60 feet; thence along said curve a distance of 80.56 feet to a reverse curve to the right having a radius of 350.07 feet, a central angle of 13°47'29" and a chord that bears North 61°24'51" East 84.06 feet; thence along said curve a distance of 84.26 feet to a reverse curve to the left having a radius of 150.03 feet, a central angle of 26°58'36" and a chord that bears North 54°49'17" East 69.99 feet; thence along said curve a distance of 70.64 feet to a reverse curve to the right having a radius of 250.05 feet, a central angle of 25°32'04" and a chord that bears North 54°06'01" East 110.52 feet; thence along said curve a distance of 111.44 feet to a reverse curve to the left having a radius of 150.03 feet, a central angle of 25°07'12" and a chord that bears North 54°18'27" East 65.25 feet; thence along said curve a distance of 65.78 feet to a reverse curve to the right having a radius of 200.04 feet, a central angle of 25°40'54" and a chord that bears North 54°35'18" East 88.92 feet; thence along said curve a distance of 89.66 feet to a reverse curve to the left having a radius of 300.06 feet, a central angle of 38°51'28" and a chord that bears North 48°00'01" East 199.62 feet; thence along said curve a distance of 203.50 feet; thence North 28°34'17" East 131.23 feet to a curve to the left having a radius of 500.10 feet, a central angle of 13°12'06" and a chord that bears North 21°58'14" East 114.97 feet; thence along said curve a distance of 115.23 feet to a reverse curve to the right having a radius of 150.03 feet, a central angle of 35°25'08" and a chord that bears North 33°04'45" East 91.28 feet; thence along said curve a distance of 92.74 feet to a reverse curve to the left having a radius of 150.03 feet, a central angle of 29°08'16" and a chord that bears North 36°13'11" East 75.48 feet; thence along said curve a distance of 76.30 feet to a reverse curve to the right having a radius of 200.04 feet, a central angle of 53°12'09" and a chord that bears North 48°15'08" East 179.15 feet; thence along said curve a distance of 185.75 feet to the POINT OF ENDING.

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SEI NO. 02390	SURVEYED CE	DRAWN DJR	CHECKED DJR	SHEET NO. 1 of 7
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12227 SOUTH BUSINESS PARK, SUITE 220  
 DRAPER, UTAH 84020  
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EXHIBIT 'A'  
 CITY OF CALIENTE  
 GRANT OF EASEMENT  
 01-GRAVES

EASEMENT B

Commencing at the South quarter corner of said Section 7; thence North 00°34'47" East 2364.76 feet along quarter section line; thence South 89°25'13" East 1238.83 feet to a point on the grantor Northwesterly boundary and the POINT OF BEGINNING; thence North 48°15'14" East 82.67 feet; thence South 00°29'03" West 242.37 feet; thence South 45°01'49" West 2.27 feet; thence North 89°23'19" West 60.04 feet; thence North 00°36'41" East 188.28 feet to the POINT OF BEGINNING. Contains 13269 square feet or 0.305 acres, more or less.

EASEMENT C

A strip of permanent easement being right of centerline EIGHTEEN (18) feet, more or less, to the US Highway 93 northerly right of way line and a strip of construction easement being left of centerline TEN (10) feet, said centerline described as follows:

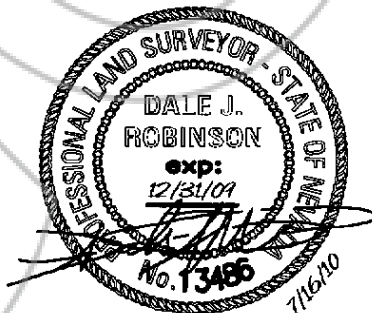
Commencing at the South quarter corner of said Section 7; thence North 00°34'47" East 969.11 feet along quarter section line; thence South 89°25'13" East 56.19 feet to a point on the northerly right of way line of US Highway 93 and the POINT OF BEGINNING; said point also being a point on a non-tangent curve to the left having a radius of 1015.86 feet and a chord that bears South 88°24'54" East 982.94 feet; thence along said curve, a distance of 1026.00 feet to the POINT OF ENDING.

The sideline boundaries are to be lengthened or shortened as to begin, intersect and end on the boundaries of said parcel.

Basis of Bearing is South 88°52'20" East; being the south line of the southeast quarter of said Section 7, as monumented per Record of Survey for MADISON B. GRAVES III & SUSAN M. GRAVES recorded in official records of Lincoln County, Nevada, in Book B, Page 44, of Surveys.

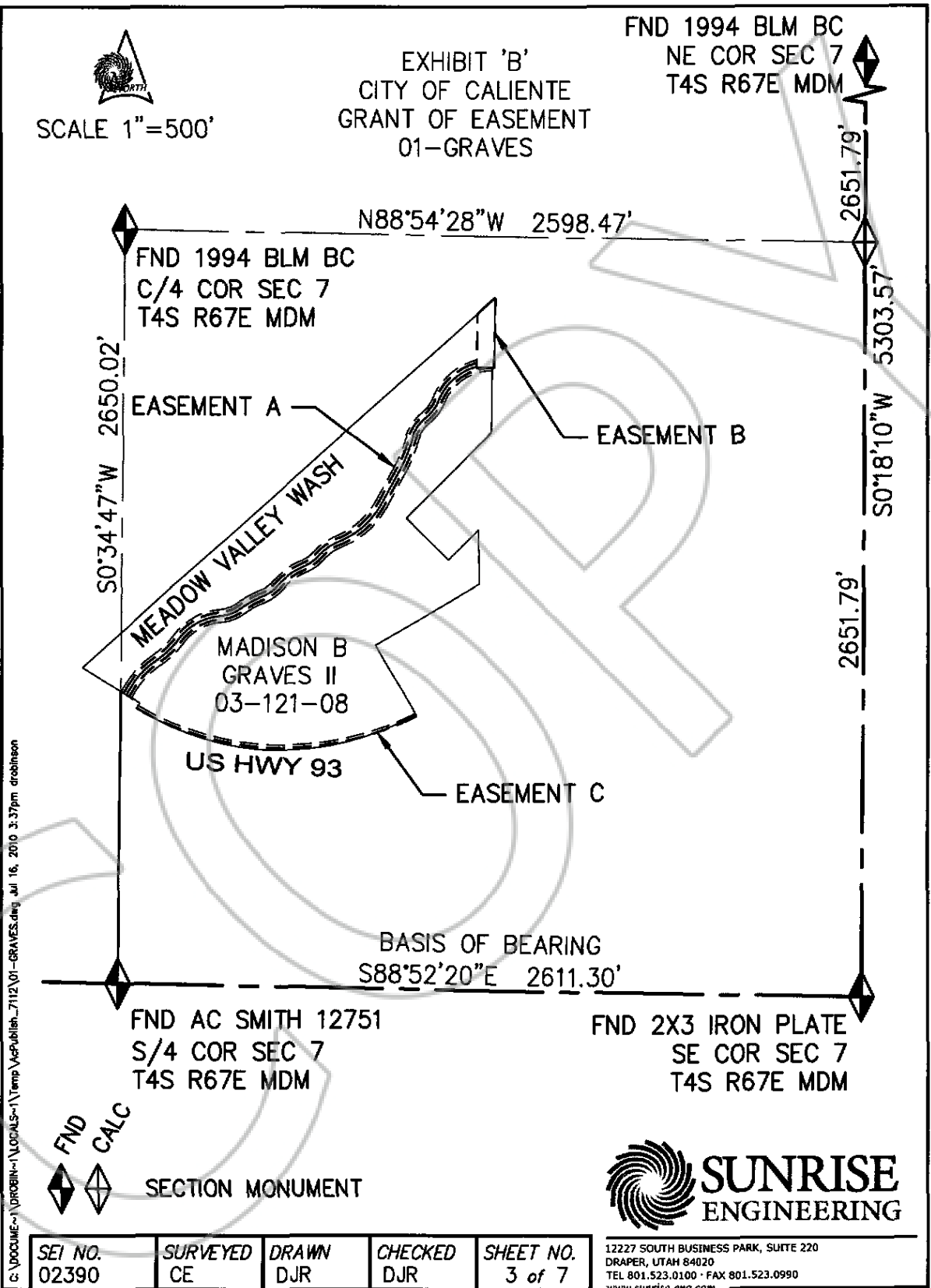
"The above described parcel of land is not intended for inclusion in a document conveying fee ownership. to do so is a violation of state law and/or local ordinance."

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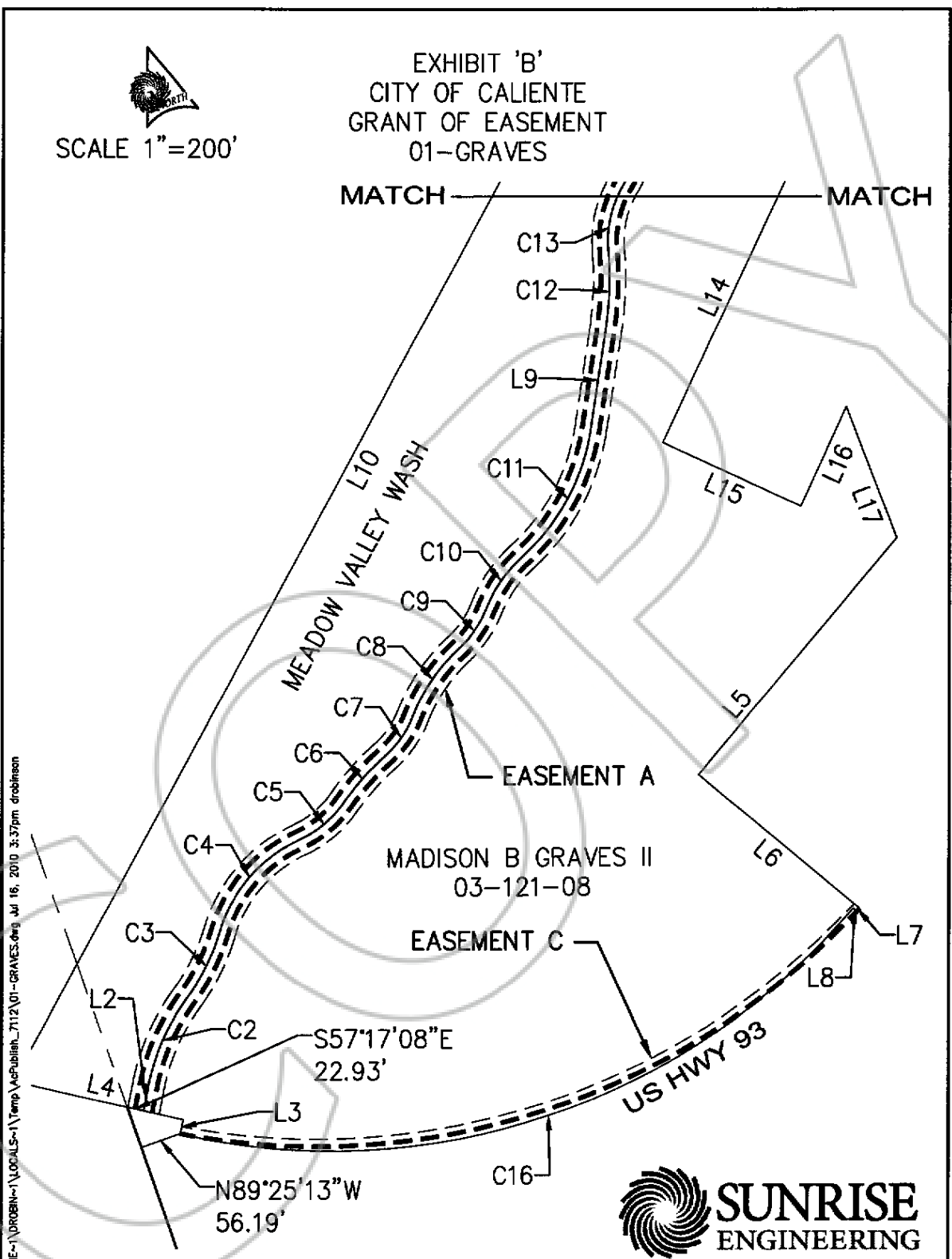


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SCALE 1"=200'

EXHIBIT 'B'  
 CITY OF CALIENTE  
 GRANT OF EASEMENT  
 01-GRAVES



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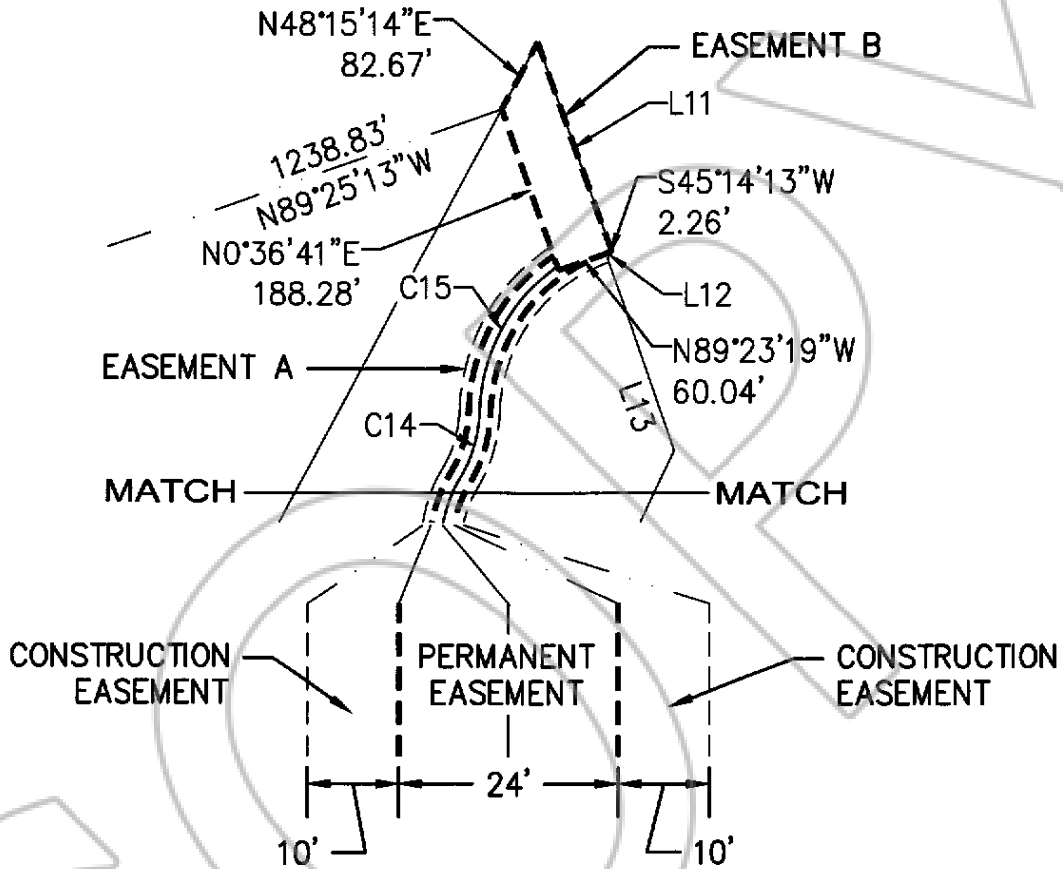
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SCALE 1"=200'

EXHIBIT 'B'  
CITY OF CALIENTE  
GRANT OF EASEMENT  
01-GRAVES



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EXHIBIT 'B'  
CITY OF CALIENTE  
GRANT OF EASEMENT  
01-GRAVES

Line Table		
Line #	Direction	Length
L2	N30°46'24"E	34.50'
L3	S32°43'55"W	20.00'
L4	S57°17'08"E	238.95'
L5	N59°44'40"E	424.43'
L6	N30°16'44"W	286.72'
L7	N60°06'05"E	5.58'
L8	S29°53'55"E	5.00'
L9	N28°34'17"E	131.23'
L10	S48°15'14"W	1941.71'
L11	N0°29'03"E	242.37'
L12	N44°59'08"E	10.45'
L13	N0°36'40"E	220.69'
L14	N45°03'23"E	422.73'
L15	N45°05'40"W	208.90'
L16	S44°40'00"W	149.94'
L17	N1°05'07"W	192.75'

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SEI NO. 02390	SURVEYED CE	DRAWN DJR	CHECKED DJR	SHEET NO. 6 of 7
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EXHIBIT 'B'  
CITY OF CALIENTE  
GRANT OF EASEMENT  
01-GRAVES

Curve Table

Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C2	25°19'28"	300.06	132.62'	N43°26'08"E	131.55'
C3	19°56'48"	300.06	104.46'	N46°07'28"E	103.94'
C4	49°07'58"	200.04	171.54'	N60°43'03"E	166.33'
C5	30°45'56"	150.03	80.56'	N69°54'04"E	79.60'
C6	13°47'29"	350.07	84.26'	N61°24'50"E	84.06'
C7	26°58'36"	150.03	70.64'	N54°49'17"E	69.99'
C8	25°32'04"	250.05	111.44'	N54°06'01"E	110.52'
C9	25°07'12"	150.03	65.78'	N54°18'27"E	65.25'
C10	25°40'54"	200.04	89.66'	N54°35'18"E	88.91'
C11	38°51'28"	300.06	203.50'	N48°00'01"E	199.62'
C12	13°12'06"	500.10	115.23'	N21°58'14"E	114.97'
C13	35°25'08"	150.03	92.74'	N33°04'45"E	91.27'
C14	29°08'16"	150.03	76.30'	N36°13'11"E	75.48'
C15	53°12'09"	200.04	185.75'	N48°15'07"E	179.14'
C16	62°38'00"	938.31	1025.72'	S88°36'32"E	975.41'

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