

Official RecordRecording requested By
SUNRISE ENGINEERING

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: LB

Book- 258 Page- 0264



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

APN# 09-011-79

LINEAR PARKWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to TAMMY MAXWELL; 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.
- 4. The intention of this easement, if necessary, is primarily for the construction of concrete bridge abutments for a pedestrian bridge and may include asphalt pathways, landscape features, and fencing.

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 10th day of Sept., 2010.

GRANTOR:

T. Maxwell
Tammy Maxwell

STATE OF NEVADA }
 }ss.
COUNTY OF LINCOLN }

On this 10th day of Sept., 2010, personally appeared before me a Notary Public for the State of Nevada, Tammy Maxwell, who is known by me to be the individual who executed the foregoing Linear Parkway Easement, and acknowledged to me that he executed the same, with full authority to so act.



Crystal Budreau
Notary Public

EXHIBIT 'A'
CITY OF CALIENTE
GRANT OF EASEMENT
05-MAXWELL

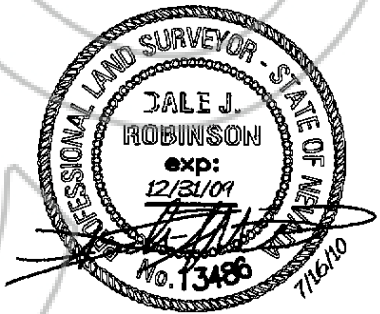
APN # 09-011-79

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

Commencing at the North East corner of said Section 7; thence South 00°14'39" East 1978.72 feet; thence South 89°45'21" West 439.68 feet to the POINT OF BEGINNING; thence South 55°33'20" West 124.00 feet to a point on a non-tangent curve to the left having a radius of 130.03 feet and a chord that bears North 05°40'21" East 8.85 feet; thence along said curve a distance of 8.86 feet; thence North 03°43'17" East 67.78 feet; thence South 86°16'43" East 97.19 feet to the POINT OF ENDING. Contains 3713 square feet or 0.085 acres, more or less

Basis of Bearing is South 44°29'00" West; as shown on plat Book C Page 82 Lincoln County, Nevada

"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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SEI NO. 02390	SURVEYED CE	DRAWN BLP	CHECKED DJR	SHEET NO. 1 of 2
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12227 SOUTH BUSINESS PARK, SUITE 220
DRAPER, UTAH 84020
TEL 801.523.0100 • FAX 801.523.0990
www.sunrise-eng.com



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SCALE 1"=100'

EXHIBIT 'B'
CITY OF CALIENTE
GRANT OF EASEMENT
05-MAXWELL

FND 1994 BLM BC
NE COR SEC 7
T4S R67E MDM

TAMMY MAXWELL
09-011-79

S89°45'21"W 439.68'

S86°16'43"E 97.19' POB

N3°43'17"E 67.78'

L=8.86' R=130.03'
Δ=3°54'08" T=4.43'
CB=N5°40'21"E LC=8.85'

S55°33'20"W
124.00'

MAEDER
03-101-07

N89°27'17"W 2598.47'

LINCOLN PARK
ADDITION

FND 1994 BLM BC
C/4 COR SEC 7
T4S R67E MDM

MEADOW VALLEY WASH

BASIS OF BEARING
S44°29'00"W

FIRST ST

HOLT AVE

FND 2X3 IRON
PLATE SE COR
SEC 7 T4S R67E MDM



SECTION MONUMENT



SEI NO. 02390	SURVEYED CE	DRAWN BLP	CHECKED DJR	SHEET NO. 2 of 2
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