

Official Record

Recording requested By  
LINCOLN COUNTY POWER DISTRICT NO. 1

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$44.00

Page 1 of 6

RPTT:

Recorded By: LB

Book- 278 Page-

0159



0143008

APN: 002-270-14

Requested by: Lincoln County Power District No. 1  
Return to: Lincoln County Power District No. 1  
HC 74, Box 101  
Pioche, Nevada 89043

Type of Document: Electric Power Easement

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that David A. & Sylvia Lucchesi (hereafter the Landowner), do hereby grant unto the **Lincoln County Power District No. 1** (hereafter the District), a general improvement district of the State of Nevada, whose offices are located in Caselton, Nevada, and to its successors or assigns, the right to enter upon the lands and premises of the Landowner, situated in the County of Lincoln, State of Nevada, and more particularly described in Exhibit A and Exhibit B, attached hereto and by reference made a part hereof (hereafter referred to as the Easement).

As a condition of this Easement, the District understands and agrees (1) that this easement is solely for the District's power distribution facilities and the District shall not authorize other parties to use the easement granted hereunder for any purpose without the written consent of the Landowner, and (2) to schedule in advance any operation on the property of the Landowner so as minimize interference and impact on daily activity of the Landowner to the extent practical, emergency situations exempted.

The Landowner agrees the Easement conveyed herein shall grant the District the right to enter the Landowner's lands and premises (1) to construct, reconstruct, replace, repair, modify, operate and maintain electric transmission lines, distribution lines (including above ground and below ground facilities), substations and/or related electric facilities on the above described lands and/or in or upon all streets, roads, or highways abutting said lands; and (2) to cut, trim, remove and control the growth of any and all trees and shrubbery (including those that are either intentionally or incidentally cut, trimmed, removed, or controlled) located within the boundaries of the Easement as described above, which at the sole determination of the District may interfere with or threaten to endanger the operation and maintenance of the District's transmission lines, distribution lines, substations or related electrical facilities.

If the Easement conveyed to the District is for transmission lines, distribution lines and related, un-fenced electrical facilities, the Landowner agrees (1) to not alter the property within the boundaries of the Easement in any manner that would impair the District's ability to construct, reconstruct, replace, repair, modify, operate and maintain its facilities on the Landowner's lands and premises; (2) to not alter the property within the boundaries of the Easement in any manner that would impair the ability of the District to transfer electric power to the Landowner or to others or that would promote or accelerate the deterioration of the District's facilities; and (3) to not alter the property within the boundaries of the Easement in any manner that would result in conditions (including but not limited to clearances between power lines and other objects) that do not conform with the latest



edition of the National Electric Safety Code.

If the Easement conveyed to the District is for substations and related electrical facilities within a fenced area, the Landowner agrees (1) to not to enter the fenced area without permission of the District; (2) to not alter lands within the fenced area; and (3) to not block the District's access to the fenced area.

The Landowner shall not grant additional easements to others that wholly or partially contain lands identified above as part of this Easement, unless approved in writing by the District.

The Landowner covenant that they are the owners of the property within the above described Easement subject to the pre-existing conditions and lien of MSA *[insert name of Lien Holder, or indicate "None" if there are no liens against said land]* on said lands (hereafter the Lien Holder). The Lien Holder is agreeable to the conditions established by this Grant of Easement and that the Lien Holder understands that such conditions shall be recorded as permanent conditions that shall run with the land as indicated by the attached written Letter of Agreement from the Lien Holder.

The District shall duly record this Easement with the Lincoln County Recorder. The rights granted unto the District under this Easement and heretofore recorded with the Lincoln County Recorder shall serve as permanent and binding obligations and covenants of the landowners, be they current or future, until such time as the electrical facilities of the District are removed by the District from the lands within the Easement.

IN WITNESS WHEREOF, the Landowner hereby grants this Easement to the District as of this day of 4/22, 2013.

Printed Name: David A. Lucchesi

Signature: David A. Lucchesi

Printed Name: Sylvia Lucchesi

Signature: Sylvia Lucchesi

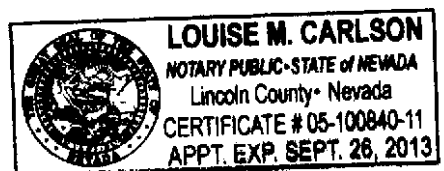
ACKNOWLEDGEMENT

State of Nevada )  
  ) SS  
County of Lincoln )

I, Louise M. Carlson, a Notary Public in and for the State and County, do hereby certify that David A & Sylvia Lucchesi, the same individuals who executed the above and foregoing instrument, appeared before me this day in person and acknowledged that they executed the above instrument as a free and voluntary act. Given under my hand and Notary Seal this 4/22 day of April, 2013.

My Commission expires on 9/26/2013

Louise M. Carlson





**ARTISAN LAND TRANSACTION ASSISTANTS, LLC**  
"Where Art & Measurement Science Assist"

**EXHIBIT A**

**LINCOLN COUNTY POWER DISTRICT NO.1  
10-FEET WIDE POWER EASEMENT ACQUISITION  
FROM DAVID A. & SYLVIA LUCCHESI  
PT. SECTION 9, T 2 S, R 68 E, M.D.M, PANACA, LINCOLN CO., NEVADA**

**Portion of APN: 002-270-14**

A land description as shown on the attached Exhibit B, included as an inseparable part hereof entitled "**LINCOLN COUNTY POWER DISTRICT NO. 1 POWER EASEMENT ACQUISITION**", consisting of two (2) pages hereinafter referred to as *Exhibit B*, herein established for the purpose of describing a Power Easement across, above and below a unique parcel of land that is generally bound to the north by the lot line between Parcel 2 A of the map entitled "**PARCEL MAP MERGER & RESUBDIVISION OF MAP RECORDED PLAT BOOK B, AT PAGE 97**", filed in Book C, Page 136 of Maps on September 20<sup>th</sup>, 2005, at the Request of Lenard Smith, PLS, hereinafter referred to as *Merger & Resubdivision Map*, and Parcel 2 of the map entitled "**PARCEL MAP FOR DENNIS R. & AMELIA W. SONNENBERG**" filed in Book B, Page 327 of Maps on August 9<sup>th</sup>, 2000, at the request of The Owens Surveying Outfit, hereinafter referred to as *Sonnenberg Parcel Map*; and bound to the west by the 40' Ingress & Egress & Utility Easement, hereinafter referred to as *Sonnenberg Utility Easement*, established upon the aforementioned Sonnenberg Parcel Map, said Power Easement being solely located within aforesaid PARCEL 2 of said Sonnenberg Parcel Map, more particularly described as follows:

Commencing at a found 3.25" diameter Bureau of Land Management brass Section Corner Monument stamped "S8 S9 S16 S17 T2S R68E 1995" 3-inches above ground in stone mound with t-post, said point rests South 45°08'16" West, a distance of 3,735.50 feet from another found 3.25" diameter Bureau of Land Management brass Center Section Corner Monument stamped "C1/4 S9 T2S R68E 1995" 2-inches above ground in stone mound near a power guy support; thence departing aforesaid commencement Section Corner Monument, North 39°22'33" East, a distance of 978.17 feet, to an established 1" diameter yellow plastic monument near fence post buried 0.6' below surface inscribed "PLS 6204" established by Carl D. Peterson, PLS, hereinafter referred to as *Peterson Plastic Monument*, as the southeast corner of Parcel 2 D of the aforementioned Merger & Resubdivision Map, said point resides South 89°11' 24" East from another Peterson Plastic Monument established as the northwest corner of the aforementioned Parcel 2 of the aforementioned Sonnenberg Map, which is the subject parcel grantor of the Power Easement herein; thence departing said Peterson Plastic Monument and corner, North 89°11'24" West, coincident with said Peterson Plastic

LINCOLN COUNTY POWER DISTRICT NO. 1  
P.O. Box 33434, Las Vegas, NV 89133-3434  
Office: (702) 233-3451

EASEMENT ACROSS APN: 002-270-14  
Email: TWolf@ArtisanGroupUSA.com  
www.ArtisanConstructionServices.com



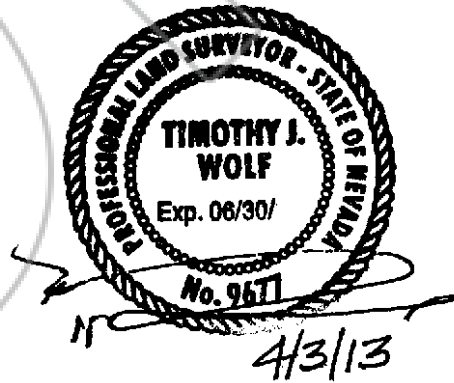
# ARTISAN LAND TRANSACTION ASSISTANTS, LLC

"Where Art & Measurement Science Assist"

Monument to Peterson Plastic Monument line also known as the south line of aforesaid Merger & Resubdivision Map and coincident north line of Parcel 2 of the aforesaid Sonnenberg Map, a distance of 495.00 feet to the Point of Beginning (labeled POB2 on Exhibit B) of the herein established 10-foot wide Power Easement for power above, across and beneath the aforementioned Parcel 2 of said Sonnenberg Map, said Power Easement is herein established as 5-feet on each side of the following described centerline; thence South 54°04'52" West, departing said coincident Sonnenberg and Merger & Resubdivision map lines, a distance of 10.06 feet to an angle point; thence South 71°56'40" West, coincident with said angular deflection, a distance of 36.44 feet to a point of curvature; thence coincident with said curve, which is concave northerly, containing a radius of 10.00 feet, a central angle of 39°38'34", an arc length of 6.92 feet, spanning a chord which bears North 88°14'03" West, a chord distance of 6.78 feet; thence North 68°24'46" West, a distance of 15.62 feet to easterly limits of the aforementioned Sonnenberg Utility Easement line.

Said sidelines of the aforementioned land description are to be lengthened or shortened to conform to the aforesaid bounds while maintaining the established 10-foot wide Power Easement width. The land described above for the purpose of establishing a Power Easement contains approximately 692.78 square feet as calculated by computer determination methods.

Timothy J. Wolf  
Agent, Artisan Land Transaction Assistants, LLC  
Professional Land Surveyor  
Nevada License Number 9677



LINCOLN COUNTY POWER DISTRICT NO. 1  
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www.ArtisanConstructionServices.com



**EXHIBIT B  
LINCOLN COUNTY POWER DISTRICT NO. 1  
10' WIDE POWER EASEMENT ACQUISITION  
PART SECTION 9, T 2 S, R 68 E, M.D.M.  
PAGE 2 OF 2**

EASEMENT CENTERLINE CURVE TABLE (U.S. SURVEY FEET)					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CRD DIST
C1	30.79	20.00	88°12'43"	S44°37'34"W	27.84
C2	12.10	20.00	34°39'04"	S71°24'24"W	11.91
C3	6.92	10.00	39°38'34"	N88°14'03"W	6.78

EASEMENT CENTERLINE TABLE (U.S. SURVEY FEET)		
LINE	LENGTH	BEARING
L1	70.85	N54°49'25"W
L2	5.09	N11°49'58"E
L3	18.30	S00°31'13"W
L4	43.15	S88°43'56"W
L5	1.82	S54°04'52"W
L6	10.06	S54°04'52"W
L7	36.44	S71°56'40"W
L8	15.62	N68°24'46"W



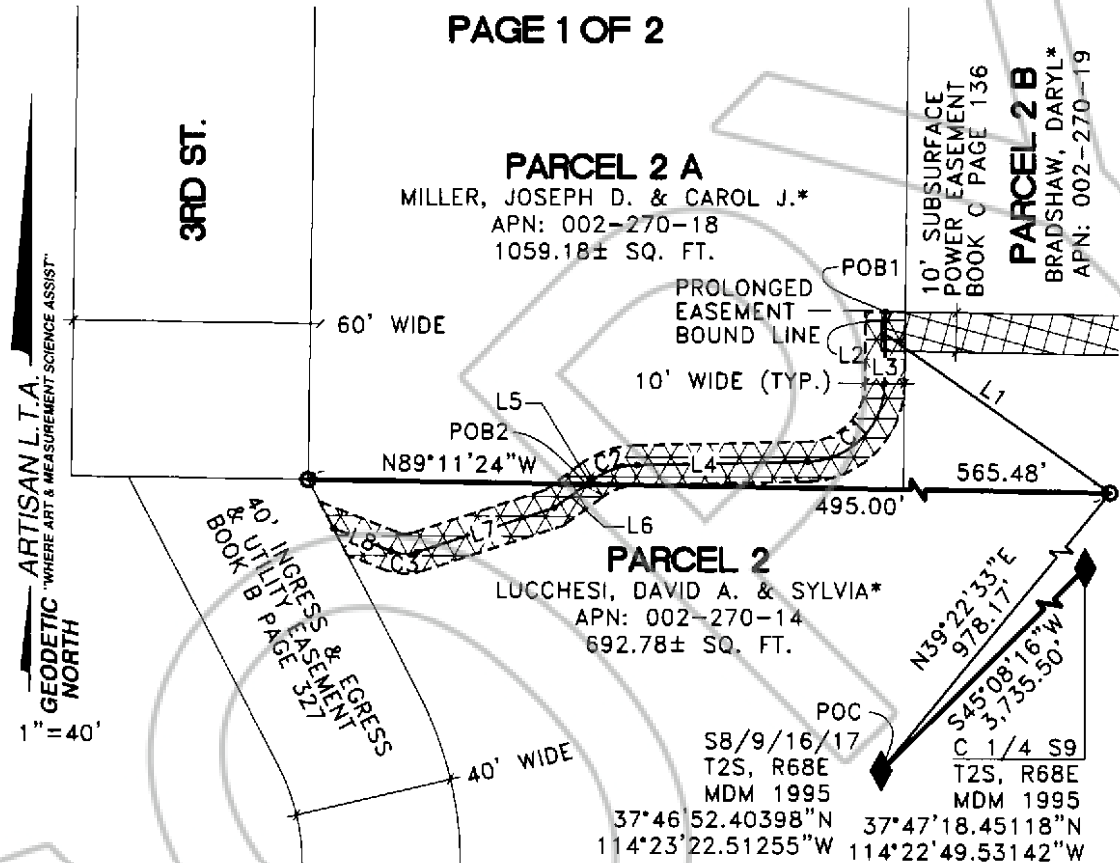
# EXHIBIT B

## LINCOLN COUNTY POWER DISTRICT NO. 1

### 10' WIDE POWER EASEMENT ACQUISITION

#### PART SECTION 9, T 2 S, R 68 E, M.D.M.

PAGE 1 OF 2



### MONUMENTATION AND RELATED EXHIBIT SYMBOLS

- FOUND 3.25" DIAMETER BLM BRASS MONUMENT AS NOTED.
- FOUND 1" DIAMETER PLASTIC MONUMENT INSCRIBED "PLS 6204" (CARL D. PETERSON).
- PARCEL MAP BOOK B, PAGE 327, OR BOOK C, PAGE 136, LINCOLN COUNTY RECORDS.
- FOUND MONUMENT SPATIAL RELATIONSHIP LINES.
- POWER UTILITY EASEMENT CENTERLINE PURSUANT TO THIS LAND DESCRIPTION.
- EXISTING 10' WIDE SUBSURFACE POWER EASEMENT PURSUANT TO BOOK C PAGE 136.
- 10' WIDE POWER EASEMENT ACQUIRED PURSUANT TO THIS LAND DESCRIPTION.

**Art** Artisan Land Transaction Assistants, LLC  
 P.O. Box 33434, Las Vegas, NV 89133  
 (702) 233-3451

### ADDITIONAL REFERENCES

7/21/2010 FEDERAL SURVEY APPROVED BY DAVID D. MORLAN, CHIEF CADASTRAL SURVEYOR, NV.  
 \*REPUTED OWNER PROVIDED BY LINCOLN COUNTY RECORDER DATABASE: <http://ibm1.lincolnnv.com:1401/cgi-bin/diw200>  
 GEOGRAPHIC DATUM: NAD83 NGS 2010 OBTAINED THROUGH DUAL FREQUENCY GPS USING OPUS: <http://www.ngs.noaa.gov>