

Official RecordRecording requested By
LINCOLN COUNTY POWER DISTRICT

Lincoln County - NV

Leslie Boucher - Recorder

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RPTT:

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APN: 012-220-02 and 012-220-11



0143822

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 Mr. Raymond Thompson (hereafter the Landowner), does hereby grant unto the **Lincoln County Power District No. 1** (hereafter the District), a general improvement district of the State of 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, attached hereto and by reference made a part hereof (hereafter referred to as the Easement).

The District agrees that (1) this Easement is solely for the District's electric power distribution facilities, and (2) that the District shall 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 this Easement grants the District the right to enter upon the Landowner's lands (1) to construct, repair, operate and maintain electric power distribution facilities within the Easement; and (2) to cut, trim, and control the growth of trees and shrubbery located within the boundaries of the Easement, which at the determination of the District may interfere with or threaten to endanger the operation and maintenance of the District's distribution facilities.

The Landowner agrees to not alter the property within the boundaries of the Easement in a manner that would (1) prevent the District's ability to access its facilities that are located on the Landowner's property; (2) 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.

The Landowner is the owner of the property within the above described Easement subject to the pre-existing conditions and lien of None [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.



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

EXHIBIT A

**LINCOLN COUNTY POWER DISTRICT NO.1
20-FEET WIDE & 35' DIAMETER POWER EASEMENT ACQUISITION
FROM RAYMOND THOMPSON, 1001 RANCH
PT. SECTION 26, T 2 S, R 67 E, M.D.M, LINCOLN CO., NEVADA**

Portion of APN: 012-220-02 AND 012-220-11

A land description as shown on the attached Exhibit B, included as an inseparable part hereof entitled "**EXHIBIT B LINCOLN COUNTY POWER DISTRICT NO. 1 20' WIDE & 35' DIAMETER POWER EASEMENT ACQUISITION**", consisting of one page 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 bound within specific portions of the Southeast Quarter of Section 26, Township 2 South, Range 67 East, Mount Diablo Meridian, as delineated within that certain Serial Patent No. 1234342, issued by the United States of America, Bureau of Land Management, Reno Nevada Land Office on December 6, 1963, more particularly described as follows:

Commencing at the Section Corner common to Sections 26, 25, 35, and, 36, of the aforesaid Township and Range represented as a found 1.5" diameter aluminum monument inscribed "Artisan", "PLS 9677", "2013", and Cadastral Section designations, flush with ground in stone mound with t-post, said point rests North 89°43'21" East, a distance of 2,642.27 feet from the Quarter Section Corner common to Sections 26 and 35 as a found 1.5" diameter aluminum monument inscribed "Artisan", "PLS 9677", "2013", and Cadastral Section designations, flush with ground in stone mound with t-post; thence North 34°06'08" West, departing said Section Corner monument, a distance of 1,548.42 feet to the **Point of Beginning** of the aforementioned Power Easement in what is hereinafter described as the centerline of a 20-foot wide easement wherein same extends 10 feet on each sideline of the following described centerline; North 89°52'31" West, a distance of 420.45 feet to the parcel division line between APN 012-220-02 and APN 012-220-11; thence continuing said course, departing said division line, a distance of 230.58 feet to an angle point; thence South 16°26'16" West, departing aforesaid angle point, a distance of 350.15 feet to an angle point; thence South 04°36'17" West, departing aforesaid angle point, a distance of 536.65 feet to the **Point of Terminus**, all of which is also shown on said Exhibit B, included as an inseparable part hereof.

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

EASEMENT ACROSS APN: 012-220-02&11
Email: TWolf@ArtisanGroupUSA.com
www.ArtisanGroupUSA.com

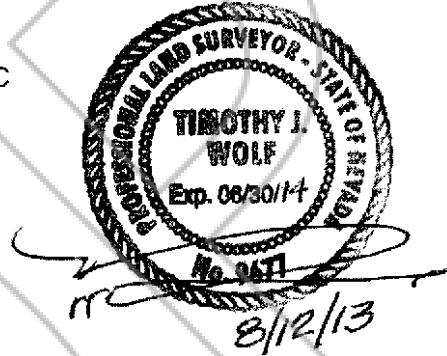


Art

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The Beginning, each Angle Point, and Terminus also include circular area of 17.50 feet radius (35.00 feet diameter) included within this easement for maintenance and erection of guy and other support infrastructure. Additionally, aforesaid sidelines of the aforementioned land description are to be lengthened or shortened to conform to the aforesaid angle points and radii while maintaining the established 20-foot wide Power Easement width. The land described above for the purpose of establishing a Power Easement contains approximately 9,241.21 square feet as impacts APN 012-220-11, and, 23,548.51 square feet as impacts APN 012-220-02, for a total of 32,825.72 square feet as calculated by computer determination methods.

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

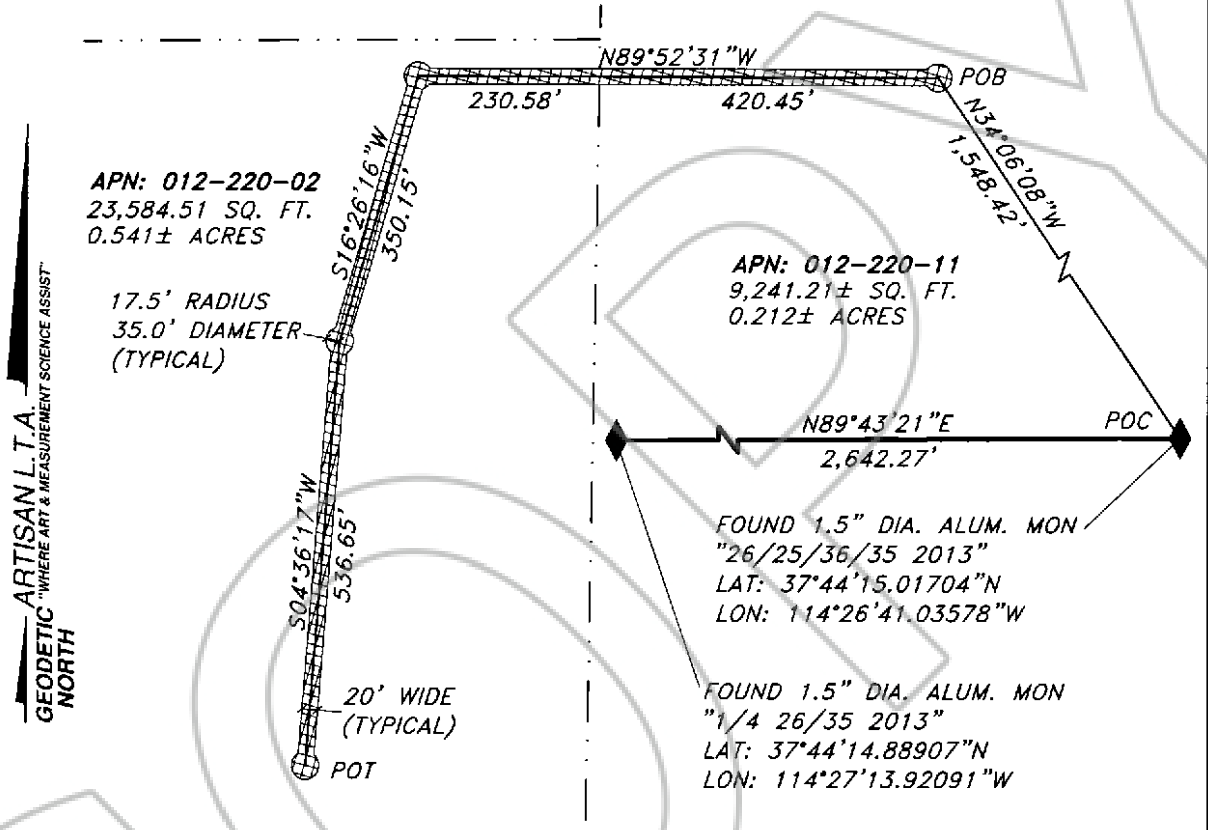


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EXHIBIT B
LINCOLN COUNTY POWER DISTRICT NO. 1
20' WIDE & 35' DIAMETER POWER EASEMENT ACQUISITION
PT. SOUTHEAST QUARTER, SECTION 26, T 2 S, R 67 E, M.D.M.
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MONUMENTATION AND RELATED EXHIBIT SYMBOLS

- 1.5" DIAMETER ALUMINUM MONUMENT "PLS 9677 ARTISAN".
- SURVEYED DIVISION LINES PER ASSESSORS PARCEL NUMBER
- CADASTRAL MONUMENT SPATIAL RELATIONSHIP LINES.
- POWER UTILITY EASEMENT CENTERLINE PER THIS LAND DESCRIPTION.
- POWER UTILITY EASEMENT SIDELINE PER THIS LAND DESCRIPTION.
- 20' WIDE & 35' DIA. POWER EASEMENT PER THIS LAND DESCRIPTION.

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

ADDITIONAL REFERENCES

1873 PLAT & FIELD NOTES BY GENERAL LAND OFFICE. SERIAL PATENT NO. 1234342 DEC. 6, 1963, BUREAU OF LAND MGMT.
 REPUTED OWNER INFORMATION LINCOLN COUNTY RECORDER DATABASE: <http://ibm1.lincolnnv.com:1401/cgi-bin/diw200>
 GEOGRAPHIC DATUM: NAD83 NGS 2002 OBTAINED THROUGH DUAL FREQUENCY GPS USING OPUS: <http://www.ngs.noaa.gov>