

APN: 012-220-11  
012-230-17



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 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





# ARTISAN LAND TRANSACTION ASSISTANTS, LLC

"Where Art & Measurement Science Assist"

## EXHIBIT A

### LINCOLN COUNTY POWER DISTRICT NO.1 20-FEET WIDE & 35-FEET DIAMETER POWER EASEMENT ACQUISITION FROM RAYMOND THOMPSON, 1001 RANCH PT. SECTION 25, 26, 35, 36, T 2 S, R 67 E, M.D.M, LINCOLN CO., NEVADA

#### Portion of APNs: 012-220-11 AND 012-230-17

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 three (3) pages hereinafter collectively referred to as *Exhibit B*, herein established for the purpose of describing a Power Easement across, above and below so long as it does not conflict with Nevada Department of Transportation Right of Way rules and entitlements as being a unique parcel of land that is bound within specific portions of Section 25, Section 26, Section 35 and Section 36, Township 2 South, Range 67 East, Mount Diablo Meridian, as being a part of that delineated within that certain vesting document conveyed to Raymond Thompson, known as Lincoln County Nevada Doc. 121477, 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 a portion 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, said **Point of Beginning** is also the same as that called out in Doc. 143822 and is intended to therein be contiguous; thence South 89°37'07" East, a distance of 871.58 feet to an angle point hereinafter referred to as Point A; thence South 80°03'15" East, a distance of 378.42 feet to an angle point; thence South 49°36'43" East, a distance of 267.99 feet to an angle point; thence South 22°02'23" West, a distance of 1537.83 feet to the line common to APNs 012-220-11 and 012-230-17; thence continuing said course, a distance of 1559.35 feet to an angle point; thence South 66°57'00" East, a distance of 266.47 feet to a **Point of Terminus**.



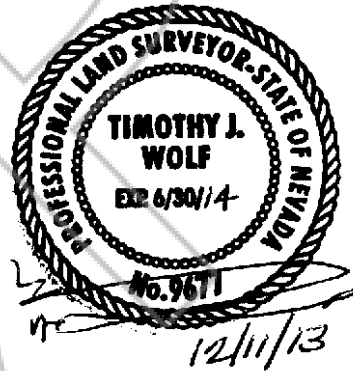
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Commencing at the aforementioned Point A, which is a **Point of Beginning** of a portion of the aforementioned Power Easement in what is hereinafter described as the centerline of a 20-foot wide easement wherein same extends 10 feet on each sideline of the following described centerline; thence North 05°27'06" East, a distance of 31.54 feet to a **Point of Terminus**.

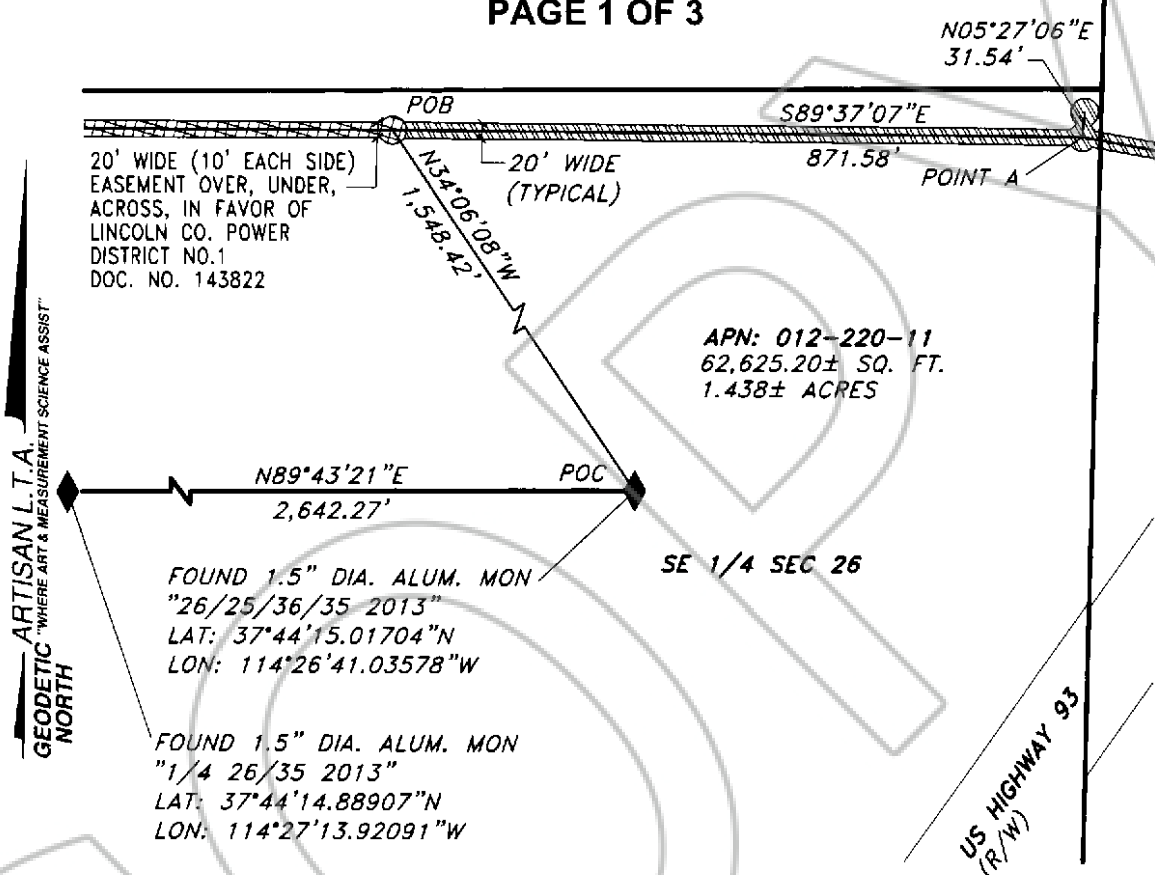
All Points of Beginning, Angle Point, and, Points of Terminus also include circular areas of 17.50 feet radius (35.00 feet diameter) as inclusive rights within stated easement for maintenance and erection of guy and other support infrastructure. Additionally, aforesaid sidelines of the aforementioned 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 62,625.20 square feet as impacts APN 012-220-11, and, 37,450.99 square feet as impacts APN 012-230-17, for a total of 100,076.19 square feet, collectively approximated at 2.297 acres, as calculated by computer determination methods.

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





**EXHIBIT B**  
**LINCOLN COUNTY POWER DISTRICT NO. 1**  
**20' WIDE & 35' DIAMETER POWER EASEMENT ACQUISITION**  
**PT. SECTION 25, 26, 35 & 36, T 2 S, R 67 E, M.D.M.**  
**PAGE 1 OF 3**



**ARTISAN L.T.A.**  
 GEODETIC "WHERE ART & MEASUREMENT SCIENCE ASSIST"

FOUND 1.5" DIA. ALUM. MON  
 "26/25/36/35 2013"  
 LAT: 37°44'15.01704"N  
 LON: 114°26'41.03578"W

FOUND 1.5" DIA. ALUM. MON  
 "1/4 26/35 2013"  
 LAT: 37°44'14.88907"N  
 LON: 114°27'13.92091"W

APN: 012-220-11  
 62,625.20± SQ. FT.  
 1.438± ACRES

**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.
- POWER UTILITY EASEMENT SIDELINE.
- 20' WIDE & 35' DIA. POWER EASEMENT PER THIS LAND DESCRIPTION.
- 20' WIDE & 35' DIA. POWER EASEMENT PER DOC. 143822.

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

**ADDITIONAL REFERENCES**

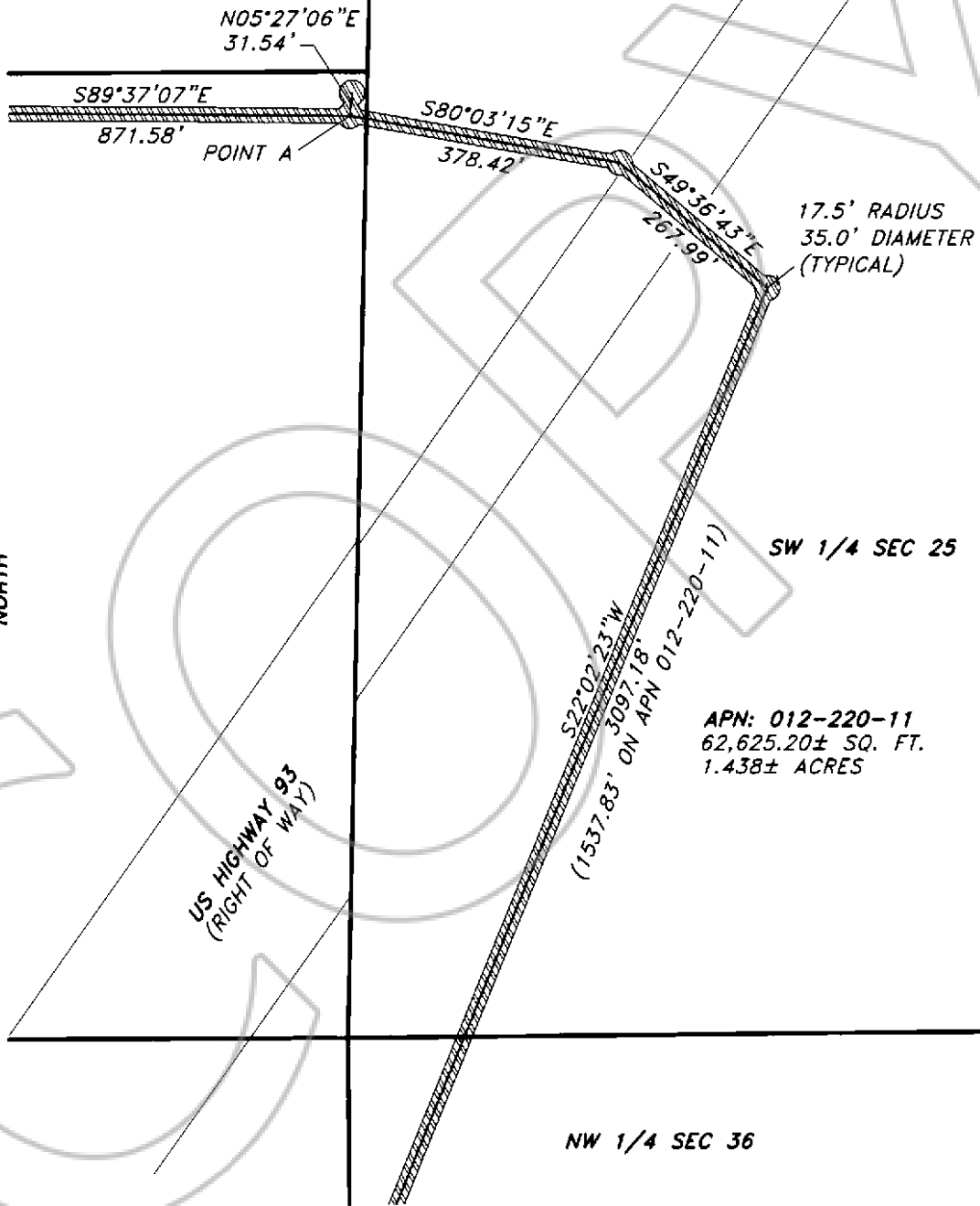
1873 PLAT & FIELD NOTES BY GENERAL LAND OFFICE. SERIAL PATENT NO. 1234342 DEC. 6, 1963, BUREAU OF LAND MGMT.  
 REPUTED OWNER INFORMATION LINCOLN COUNTY RECORDER DATABASE:<http://ibm1.lincolnnv.com:1401/cgi-bin/diw200>  
 GEOGRAPHIC DATUM: NAD83 NGS 2002 OBTAINED THROUGH DUAL FREQUENCY GPS USING OPUS: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



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**PT. SECTION 25, 26, 35 & 36, T 2 S, R 67 E, M.D.M.**

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ARTISAN L.T.A.  
GEODETIC "WHERE ART & MEASUREMENT SCIENCE ASSIST"  
NORTH





**EXHIBIT B**  
**LINCOLN COUNTY POWER DISTRICT NO. 1**  
**20' WIDE & 35' DIAMETER POWER EASEMENT ACQUISITION**  
**PT. SECTION 25, 26, 35 & 36, T 2 S, R 67 E, M.D.M.**

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**ARTISAN L.T.A.**  
 GEODETIC "WHERE ART & MEASUREMENT SCIENCE ASSIST"  
 NORTH

**US HIGHWAY 93**  
 (RIGHT OF WAY)

APN: 012-220-11  
 62,625.20± SQ. FT.  
 1.438± ACRES

20' WIDE  
 (TYPICAL)

NW 1/4 SEC 36

APN: 012-230-17  
 37,450.99± SQ. FT.  
 0.860± ACRES

S22°02'23"W  
 3097.18'  
 (1559.35' ON APN 012-230-17)

NE 1/4 SEC 35

17.5' RADIUS  
 35.0' DIAMETER  
 (TYPICAL)

S66°57'00"E  
 266.47'

