

Official Record

Recording requested By
DENISE L. DOHRMANN

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$24.00

Page 1 of 11

RPTT:

Recorded By: HB

Book- 303 Page- 0342



0149373

RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy

Land Resources (S4B20)

P.O. Box 10100

Reno, NV 89520

C30- 25031

APN 008-211-01: 008-211-02

WORK ORDER # LR380QPLR2

Grant of Easement for Electric

Grantor :

JUDY KUBAN BOWMAN TRUST

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

The undersigned hereby affirms that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

Matt Gingerich



APN(s): 08-211-01 & 08-211-02

WHEN RECORDED MAIL TO:
Property Services
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

Susan Zugar, as Trustee of the JUDY KUBAN BOWMAN TRUST, James Miltenburger as Trustee of the MILTENBURGER TRUST and C.S. INC., a Nevada Corporation, (“Grantor”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy (“Grantee”) and its successors and assigns a perpetual non-exclusive right and easement:

1. for the unrestricted passage of vehicles and pedestrians within, on, over, and across the property described in Exhibits “A” and “B-1” hereto and by this reference made a part of this Grant of Easement (“Easement Area”); and
2. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure, or any power poles or power lines, or other real property improvements will be constructed or placed on or within the Easement Area. Grantor retains, for its benefit, the right to maintain and otherwise use the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with and are in all respects consistent with Grantee’s rights herein.

If Grantor determines that it would like to modify the Easement Area, Grantor may do so provided that it first grants and conveys to Grantee recorded property rights that are comparable to those granted to Grantee in this Grant of Access Easement and Grantee approves the modified Easement Area in writing, which approval shall not be unreasonably withheld.

The parties agree that nothing in this grant of easement affects the water rights associated with the properties across which the easement area is situated.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

RW# MS21450
Proj. #LR380QPLR2
Project Name:ON Line
Reference Document:
GOE_ACCESS



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GRANTOR:

JUDY KUBAN BOWMAN TRUST

Susan Zugar
By: Susan Zugar
Title: Trustee

MILTEX BURGER TRUST

Sandra Zepeda
By: Sandra Zepeda
Title: Successor Trustee

C.S. INC

Starla Kuban
By: Starla Kuban
Title: President

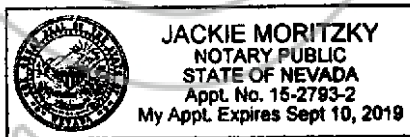
STATE OF Nevada)

COUNTY OF Washoe)

This instrument was acknowledged before me on May 10th, 2016 by Susan Zugar as Trustee of the Judy Kuban Bowman Trust.

Jackie Moritzky
Signature of Notarial Officer

Notary Seal Area →



RW=
Proj: LR380QPLR2
Project Name: ON Line
Reference Document:
GOE_ACCESS



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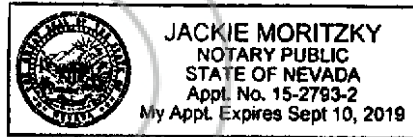
06/02/2016
Page: 4 of 11

STATE OF Nevada)
) ss.
COUNTY OF Washoe)

This instrument was acknowledged before me on May 10th, 2016, by Starla Kuban as President of CS, Inc.,

Jackie Moritzky
Signature of Notarial Officer

Notary Seal Area →

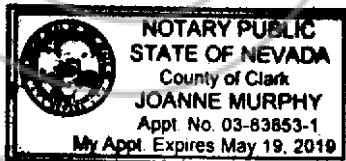


STATE OF Nevada)
) ss.
COUNTY OF Clark)

This instrument was acknowledged before me on May 11, 2016, by Sandra Zepeda as Successor Trustee of the Miltenburger Trust.

Joanne Murphy
Signature of Notarial Officer

Notary Seal Area →



RW:
Proj: LR380QPLR2
Project Name: ON Line
Reference Document:
GOF_ACCESS



**EXHIBIT A
LEGAL DESCRIPTION
EASEMENT**

BOWMAN TRUST, MILTENBURGER TRUST
C.S. INC.
APN: 008-21-02, 008-211-01

A portion of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 13, Township 11 South, Range 62 East, M.D.M., County of Lincoln, State of Nevada, more particularly described as follows:

EASEMENT 1

A strip of land, 25.00 feet in width lying 12.50 feet on each side of the following described centerline;

COMMENCING at the center $\frac{1}{4}$ corner of said Section 13, a found BLM brass cap;

THENCE along the south line of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 13, South $89^{\circ}19'29''$ West, 11.88 feet to the POINT OF BEGINNING;

THENCE North $11^{\circ}08'33''$ West, 44.58 feet;

THENCE North $19^{\circ}49'31''$ West, 158.81 feet to the beginning of a tangent curve to the left, having a radius of 110.03 and a central angle of $53^{\circ}34'25''$;

THENCE along said curve a distance of 102.88 feet;

THENCE North $73^{\circ}23'56''$ West, 93.43 feet;

THENCE North $75^{\circ}34'58''$ West, 202.13 feet;

THENCE South $83^{\circ}04'23''$ West, 50.01 feet to a point hereinafter referred to as Point "A";

THENCE North $10^{\circ}19'07''$ West, 50.15 feet;



THENCE North $02^{\circ}06'12''$ West, 152.28 feet;

THENCE North $04^{\circ}50'17''$ West, 70.41 feet to the beginning of a tangent curve to the left, having a radius of 79.57 feet and a central angle of $73^{\circ}43'20''$;

THENCE along said curve 102.38 feet;

THENCE North $78^{\circ}33'37''$ West, 78.97 feet;

THENCE North $61^{\circ}42'07''$ West, 50.43 feet;

THENCE North $55^{\circ}33'43''$ West, 49.97 feet to the beginning of a tangent curve to the left, having a radius of 120.89 feet and a central angle of $24^{\circ}31'41''$;

THENCE along said curve 51.75 feet;

THENCE North $80^{\circ}05'24''$ West, 53.60 feet;

THENCE North $75^{\circ}16'58''$ West, 23.80 feet to the beginning of a tangent curve to the right having a radius of 146.54 feet and a central angle of $39^{\circ}45'53''$;

THENCE along said curve 101.71 feet;

THENCE North $29^{\circ}19'57''$ West, 76.03 feet;

THENCE North $31^{\circ}02'45''$ West, 50.62 feet;

THENCE North $44^{\circ}40'04''$ West, 84.98 feet to the beginning of a tangent curve to the left having a radius of 104.52 and a central angle of $55^{\circ}13'56''$;

THENCE along said curve 100.76 feet;

THENCE South $80^{\circ}06'00''$ West, 64.54 feet to the beginning of a tangent curve to the right having a radius of 127.64 and a central angle of $32^{\circ}34'03''$;

THENCE along said curve 72.55 feet;



THENCE North $67^{\circ}19'57''$ West, 45.87 feet to the west line of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 13 and the end of the description for Easement 1.

EASEMENT 2

A strip of land, 25.00 feet in width lying 12.50 feet on each side of the following described centerline;

BEGINNING at aforesaid Point "A";

THENCE South $83^{\circ}11'00''$ West, 22.95 feet;

THENCE South $66^{\circ}24'44''$ West, 101.65 feet;

THENCE South $65^{\circ}35'20''$ West, 50.04 feet;

THENCE South $55^{\circ}44'40''$ West, 103.03 feet;

THENCE South $48^{\circ}29'55''$ West, 50.69 feet;

THENCE South $23^{\circ}17'55''$ West, 50.89 feet;

THENCE South $00^{\circ}49'15''$ East, 75.87 feet to the beginning of a tangent curve to the right having a radius of 126.65 feet and a central angle of $22^{\circ}36'29''$;

THENCE along said curve 49.97 feet;

THENCE South $21^{\circ}47'14''$ West, 13.11 feet to the beginning of a tangent curve to the right, having a radius of 27.63 feet and a central angle of $50^{\circ}23'53''$;

THENCE along said curve 24.30 feet;

THENCE South $72^{\circ}11'08''$ West, 12.99 feet to the beginning of a tangent curve to the right, having a radius of 91.87 feet and a central angle of $30^{\circ}27'05''$;

THENCE along said curve 48.83 feet;



THENCE North 77°21'47" West, 27.07 feet;

THENCE North 60°53'04" West, 78.58 feet to the beginning of a tangent curve to the left, having a radius of 714.61 feet and a central angle of 12°12'13";

THENCE along said curve 152.20 feet;

THENCE North 73°05'17" West, 217.13 feet to the west line of the southeast ¼ of the northwest ¼ of said Section 13 and the end of the description for Easement 2.

EXCEPTING THEREFROM: That portion of the above described easement that falls outside the southeast ¼ of the northwest ¼ of said Section 13.

These two easements contain an area of 71,582 square feet of land more or less.

Side lines of above easements to be shortened or extended to meet at angle points and to end in the lines of the Grantor to the south and the west.

Basis of Bearings: Nevada State Plane, East Zone, NAD83 (94).

All as shown on attached Exhibit B-1, and hereby made a part of this description.

Prepared by Lawrence D. Larson, P.L.S.

Lawrence D. Larson
5/20/16



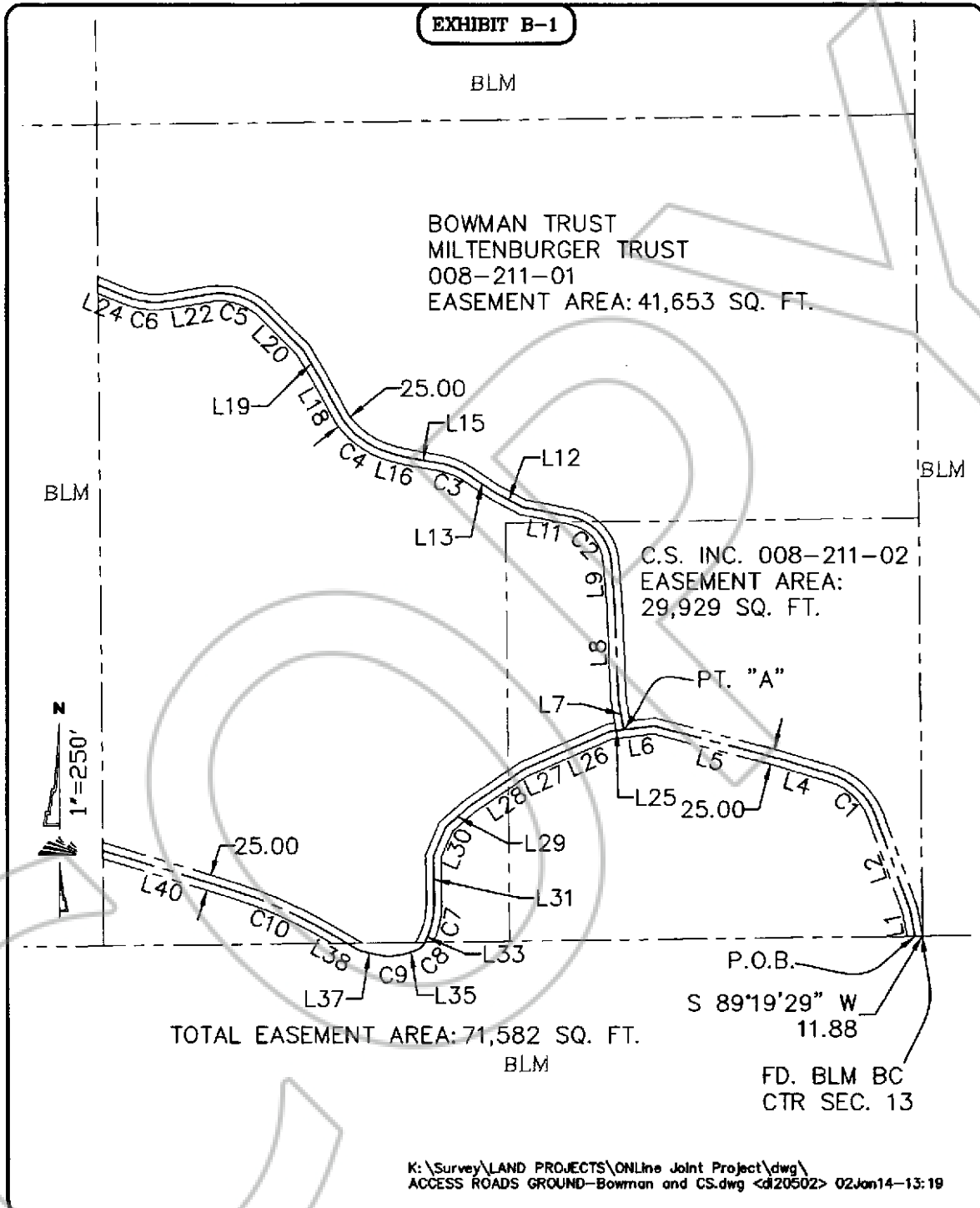


EXHIBIT MAP EASEMENT
 BOWMAN TRUST, MILTENBURGER TRUST,
 C.S. INC.
 A.P.N. 008-211-02 & 008-211-01
 SEC. 13, T. 11 S., R. 62 E., M.D.M.
 LINCOLN COUNTY NEVADA

NV Energy
 12-27-2013

6100 NEIL RD.
 RENO, NV 89511
 775-834-4011
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EXHIBIT B-1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N11°08'33"W	44.58'
L2	N19°49'31"W	158.81'
L4	N73°23'56"W	93.43'
L5	N75°34'58"W	202.13'
L6	S83°04'23"W	50.01'
L7	N10°19'07"W	50.15'
L8	N2°06'12"W	152.28'
L9	N4°50'17"W	70.41'
L11	N78°33'37"W	78.97'
L12	N61°42'07"W	50.43'
L13	N55°33'43"W	49.97'
L15	N80°05'24"W	53.60'
L16	N75°16'58"W	23.80'
L18	N29°19'57"W	76.03'
L19	N31°02'45"W	50.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N44°40'04"W	84.98'
L22	S80°06'00"W	64.54'
L24	N67°19'57"W	45.87'
L25	S83°11'00"W	22.95'
L26	S66°24'44"W	101.65'
L27	S65°35'20"W	50.04'
L28	S55°44'40"W	103.03'
L29	S48°29'55"W	50.69'
L30	S23°17'55"W	50.89'
L31	S0°49'15"E	75.87'
L33	S21°47'14"W	13.11'
L35	S72°11'08"W	12.99'
L37	N77°21'47"W	27.07'
L38	N60°53'04"W	78.58'
L40	N73°05'17"W	217.13'

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ACCESS ROADS GROUND-Bowman and CS.dwg <dl20502> 31Dec13-13:31

EXHIBIT MAP EASEMENT
BOWMAN TRUST, MILTENBURGER TRUST,
C.S. INC.
A.P.N. 008-211-02 & 008-211-01
SEC. 18, T. 11 S., R. 62 E., M.D.M.
LINCOLN COUNTY NEVADA



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EXHIBIT B-1

CURVE TABLE			
CURVE	RADIUS	Δ	LENGTH
C1	110.03'	53°34'25"	102.88'
C2	79.57'	73°43'20"	102.38'
C3	120.89'	24°31'41"	51.75'
C4	146.54'	39°45'53"	101.71'
C5	104.52'	55°13'56"	100.76'
C6	127.64'	32°34'03"	72.55'
C7	126.65'	22°36'29"	49.97'
C8	27.63'	50°23'53"	24.30'
C9	91.87'	30°27'05"	48.83'
C10	714.61'	12°12'13"	152.20'

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 ACCESS ROADS GROUND-Bowman and CS.dwg <dl20502> 31Dec13-13:31

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BOWMAN TRUST, MILTENBURGER TRUST,
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