

APN: 012-120-20



OFFICIAL RECORD  
AMY ELMER, RECORDER

Requested by: Lincoln County Power District No. 1

Return to: Lincoln County Power District No. 1  
P.O. Box 910  
Panaca, Nevada 89042

Type of Document: Electric Power Easement

**GRANT OF EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that Gale and Melanie McBride (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 and Exhibit B, 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 to include below ground power cables and above ground pad mounted equipment 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



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**EXHIBIT A**  
**TEN FEET WIDE EXCLUSIVE ELECTRIC EASEMENT**  
**UPON A PORTION OF MCBRIDE VESTING DEED DOC NO. 146483**  
**SITUATE WITHIN SECTION 4, T2S, R68E, M.D.M.**

A description of real property as also shown on the attached exhibit containing one page entitled "EXHIBIT B" and "LINCOLN COUNTY POWER DISTRICT NO.1 EXCLUSIVE ELECTRIC EASEMENT EXHIBIT", herein created as an inseparable part hereof, for the purpose of the creation of a 10-foot wide easement for the installation, operation and maintenance of electric facilities and related infrastructure above, across and below those certain lands vested in the name of *Gale McBride and Melanie McBride, Husband and Wife Joint Tenants with Right of Survivorship* as shown on that certain *Quit Claim Deed* recorded November 26, 2014, at 9:56 am, as Document No. 146483, Book 291, Page 552, of Real Estate, hereinafter referred to as *McBride Vesting Deed*, said lands also specifically known as a portion of that certain *Boundary Line Adjustment*, recorded March 13, 1991, at 11:30 am, as Document No. 95982, Book 94, Page 616 of Survey Maps, both documents of which are found in the Lincoln County Recorder's Office, said lands hereinafter uniquely described as also being situate within Section 4, Township 2 South, Range 68 East, Mount Diablo Meridian, Lincoln County, State of Nevada, USA, more particularly described as follows:

### **Ten Feet Wide Exclusive Electric Easement**

The following described geometry represents the center line of a ten (10.00) feet wide easement wherein said center line controls sidelines right and left each at five (5.00) feet width offset wherein the ends of said sidelines are to be extended or shortened to be bound by the north and south line of the aforesaid McBride Vesting Deed, more particularly described as follows:

Commencing at a found 3.25" diameter Bureau of Land Management brass monument, stamped according to cadastral rule including "1/4 S33 S4 1971" in a mound of stone; Thence departing said brass monument, South 00° 02' 12" West, coincident with the Center Section line of aforementioned Section 4, a distance of 2,085.57 feet to the northeast corner of the aforesaid McBride Vesting Deed; Thence departing said Center Section line and northeast corner, South 83° 37' 55" West, coincident with the north line of aforementioned McBride Vesting Deed a distance of 167.06 feet to the herein described **Point of Beginning**; Thence departing said Vesting Deed line; South 00° 34' 13" East, a distance of 203.71 feet to a point of tangent curvature; Thence coincident with said curve, which is concave westerly, having a radius of 1,150 feet, a central angle of 17° 50' 05", and an arc length of 357.97 feet; Thence departing said curve tangent therefrom, South 17° 15' 52" West, a distance of 249.61 feet to a point on the South line of aforementioned McBride Vesting Deed wherein said point is the **Point of**

### **Lincoln County Electric District No.1 Exclusive Electric Easement**

P.O. Box 396, Pioche, NV 89043-0396

(775) 962-LAND (5263)

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Email: [TWolf@ArtisanSurveying.com](mailto:TWolf@ArtisanSurveying.com)

[www.ArtisanSurveying.com](http://www.ArtisanSurveying.com)



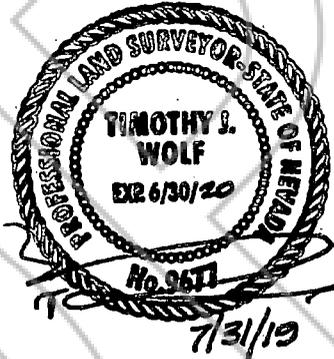
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**Terminus**, wherein said point is also collectively North 00° 02' 12" E, coincident with the Center Section line of aforementioned Section 4, a distance of 2,392.26 feet from a found 3.25" diameter Bureau of Land Management Brass monument stamped according to cadastral rule including "1/4 S4 S9 1995" constructed within asphaltic concrete; Thence therefrom departing from said Center Section line, South 88° 07' 33" West, coincident with aforesaid south line of McBride Vesting Deed, a distance of 890.94 feet.

Said Exclusive Electric Easement in favor of Lincoln County Power District No.1 contains approximately 8,112.80 square feet as calculated using computer determination methods.

Timothy J. Wolf  
Agent, Artisan Surveying Group  
Professional Land Surveyor  
Nevada License Number 9677



**Lincoln County Electric District No.1 Exclusive Electric Easement**

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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 record this Easement with the Lincoln County Recorder and this Easement shall serve as a permanent and binding obligation and covenant 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 9th day of August, 20 19.

Printed Name: Gale McBride

Signature: Gale McBride

Printed Name: Melanie McBride

Signature: Melanie McBride

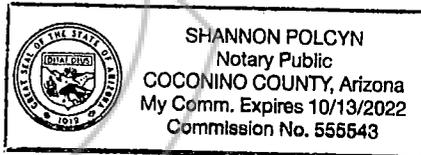
ACKNOWLEDGEMENT

State of Arizona )  
                                  ) SS  
County of COCONINO

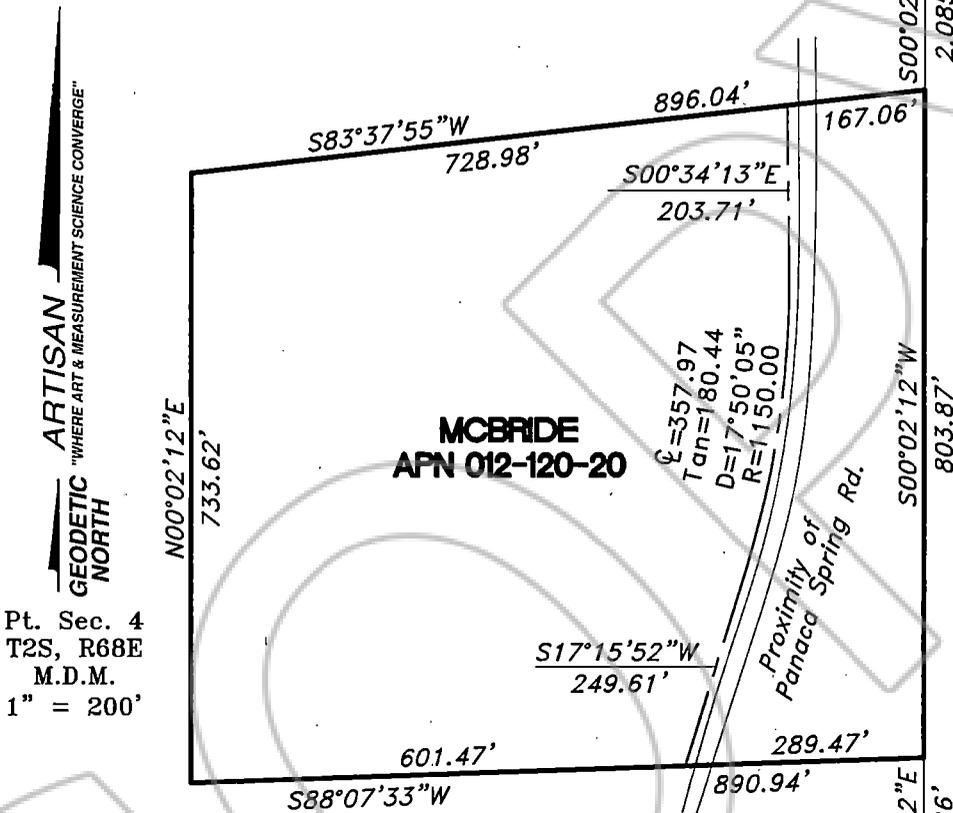
I, Shannon Polcyn, a Notary Public in and for the State and County, do hereby certify that Gale & Melanie McBride, the same individuals who executed the above and foregoing instrument, appeared before me this day in person and acknowledged that they executed the above instrument as a free and voluntary act. Given under my hand and Notary Seal this day of August 9, 2019.

My Commission expires on 10/13/2022.

Shannon Polcyn



**EXHIBIT B**  
**LINCOLN COUNTY POWER DISTRICT NO.1**  
**EXCLUSIVE ELECTRIC EASEMENT EXHIBIT**  
**PART, SECTION 4, T2S, R68E M.D.M.**  
**TOWN OF PANACA, NEVADA, USA**



Found 3.25" diameter  
 BLM brass monument  
 stamped  
 "1/4 S33 S4 1971"  
 Lat: 37°48'36.77634"N  
 Lon: 114°22'49.42180"W

**EASEMENT**  
 8,112.80 SQ. FT.±  
 0.186 ACRES±

Pt. Sec. 4  
 T2S, R68E  
 M.D.M.  
 1" = 200'

**LEGEND**

- McBride Vesting Deed Line, Doc No. 139938
- Exclusive Electric Easement Centerline
- Typical Easement Cross Section

**CAVEAT**

This diagram represents the results of a land survey made solely to determine the general location of the existing fences and road with respect to cadastral control — boundary survey not performed. The purpose is to provide an easement on the west side of existing fenceline.

**REFERENCES**

1. Recorded Map Document No.'s: 95982, 114549, 141052, 141053, 142858.
2. recorded Vesting Deed Document No.'s: 139938, 146483.

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Found 3.25" diameter  
 BLM brass monument  
 stamped  
 "1/4 S4 S9 1995"  
 Lat: 37°47'44.57324"N  
 Lon: 114°22'49.47064"W