

LINCOLN COUNTY, NV

2020-158229

\$37.00

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04/02/2020 10:58 AM

SOUTHWEST GAS CORPORATION

Pgs=14 AK

OFFICIAL RECORD


AMY ELMER, RECORDER

APN # 008-261-08

Recording Requested By/Return To:
Southwest Gas Corporation

P.O. Box 98512
Las Vegas, Nevada 89193-8512
ATTN: Susan Mulanax, 21A/580

LRS 11718: Mesquite Approach Pipeline

 SOUTHWEST GAS CORPORATION GRANT OF EASEMENT			
<i>This form is used to acquire land rights for installation of pipeline(s) and appurtenances.</i>			
Prepared By	RAC	Reviewed By	
Sec.	17, 20, 29, 32	T	12 S R 71 E
Meridian			Mount Diablo
County	Lincoln County	State	Nevada
WR No.	3867324	LRS No.	11718
I (We) <u>C & O Holdings, LLC, a Nevada limited liability company</u>			
<p>For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto SOUTHWEST GAS CORPORATION, a California Corporation, its successors, assigns, licensees, and invitees as reasonably necessary to effect the purpose of the easement, hereinafter referred to as Grantee, a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit: SEE ATTACHED EXHIBIT(s) "A1" "A2" "B1" and "B2" and Addendum</p> <p>together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.</p> <p>Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.</p> <p>Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.</p>			
Form 335.00 (08/2015) 581 - Microsoft Word		Link to Form Instructions	

W.R. No. 3867324

LRS No. 11718

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors, assigns, licensees, and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

16th day of March, 2020

C & O Holdings, LLC
By: Investment Manager, Inc.

Grantor *Lawrence D. Canarelli, President*
By: Lawrence D. Canarelli

Grantor _____

ACKNOWLEDGMENT

STATE OF Nevada)

COUNTY OF Clark)

On March 16, 2020, before me, Teresa Arredondo-O'Malley
(here insert name of the officer)

a notary public, personally appeared Lawrence D. Canarelli, President

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Teresa Arredondo-O'Malley* (Seal)

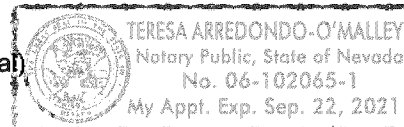


EXHIBIT "A1"

SOUTHWEST GAS CORPORATION
WR#3867324



APN: 008-261-08

A portion of the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4) of Section 32, Township 12 South, Range 71 East, Mount Diablo Meridian, Lincoln County, Nevada, more particularly described as follows:




A strip of land 60' wide, 30' on each side of a centerline described as follows:

COMMENCING at the Southwest corner of said Section 32; thence North 00°53'00" West 1526.73 feet along the West line of said Section 32 to a point on the West boundary of the grantors parcel, Engineers Station 682+96.90, and the POINT OF BEGINNING; thence departing said west line and west boundary, South 22°10'41" East 484.97 feet; thence South 22°02'36" East 1151.07 feet to a point on the South boundary of said grantors parcel, Engineers Station 699+32.94, and the POINT OF ENDING.

The sidelines of said strip shall be lengthened and shortened to meet at all angle points and terminate at the boundary of the grantors parcel

Contains 98,212 square feet or 2.255 acres, more or less.

Basis of Bearings: North 89°10'06" East being the bearing of the South line of the southeast quarter (SE1/4) of Section 31, Township 12 South, Range 71 East, Mount Diablo Meridian, as shown on Parcel Map No.: 3282, File: 110 Page: 82, Official Records of Clark County, Nevada.

 SOUTHWEST GAS CORPORATION		 ARCADIS		<small>Design & Consulting for natural and built assets</small>	
WR#3867324					
SEC 32, T12S, R71E, MDM					
LINCOLN COUNTY, NEVADA					
SET NO.:	SURVEYED:	DRAWN:	CHECKED:	DATE:	SHEET NO.:
06585	DF	TLT	DJR	1/9/20	1 of 10
 SUNRISE ENGINEERING			5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com		

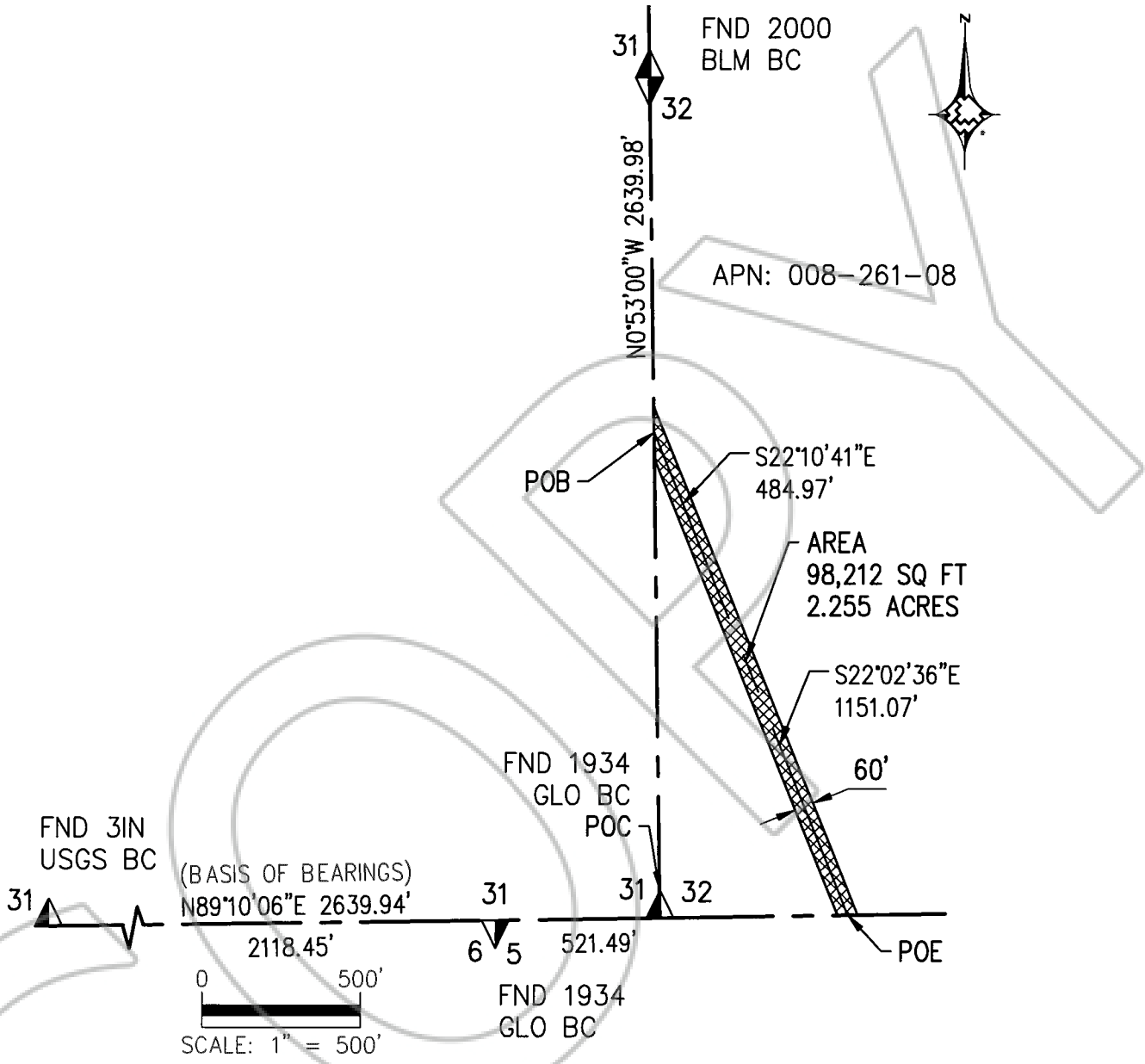


				EXHIBIT "A2"	
WR#3867324					
SEC 32, T12S, R71E, MDM				5135 CAMINO AL NORTE, SUITE 160	
LINCOLN COUNTY, NEVADA				NORTH LAS VEGAS, NEVADA 89031	
SET NO.: 06585	SURVEYED: DF	DRAWN: TLT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 2 of 10
				TEL 702.830.9175 www.sunrise-eng.com	

EXHIBIT "B1"

SOUTHWEST GAS CORPORATION
WR#3867324



APN: 008-261-08

Those portions of Sections 17, 20, & 29, Township 12 South, Range 71 East, Mount Diablo Meridian, Lincoln County, Nevada, more particularly described as follows:

A strip of land 60' wide, 30' on each side of the following described centerline:

COMMENCING at the Northwest corner of said Section 29; thence South 00°52'52" East 138.08 feet along the west line of said Section 29 to a point on the grantors West boundary, Engineers Station 587+02.38, and the POINT OF BEGINNING; thence departing said west line and west boundary, North 52°49'56" East 233.07 feet to Engineers Station 584+69.32, being a point on the south line of said Section 20; thence departing said south line continuing North 52°49'56" East 510.31 feet; thence North 53°07'55" East 1212.27 feet; thence North 12°54'44" West 122.42 feet; thence North 11°43'48" West 112.55 feet; thence North 10°38'51" West 389.22 feet; thence North 09°32'42" West 104.50 feet; thence North 10°26'42" West 544.43 feet; thence North 10°04'54" West 721.26 feet; thence North 10°23'27" West 400.73 feet to a curve to the left having a radius of 800.00 feet, a central angle of 16°44'31" and a chord that bears North 18°45'42" West 232.93 feet; thence along said curve northerly an arc distance of 233.76 feet; thence North 27°07'58" West 113.88 feet to a curve to the right having a radius of 570.00 feet, a central angle of 36°49'11" and a chord that bears North 08°43'22" West 360.03 feet; thence along said curve northerly an arc distance of 366.30 feet; thence North 09°41'13" East 173.78 feet to a curve to the left having a radius of 600.00 feet, a central angle of 10°44'23" and a chord that bears North 04°19'01" East 112.30 feet; thence along said curve northerly an arc distance of 112.47 feet; thence North 01°03'10" West 64.11 feet to a curve to the left having a radius of 500.00 feet, a central angle of 11°52'15" and a chord that bears North 06°59'18" West 103.41 feet; thence along said curve northerly an arc distance of 103.59 feet; thence North 12°55'25" West 8.81 feet to a curve to the left having a radius of 305.00 feet, a central angle of 27°37'39" and a chord that bears North 26°44'14" West 145.65 feet; thence along said curve northwesterly an arc distance of 147.07 feet; (continued...)




SOUTHWEST GAS CORPORATION		ARCADIS		<small>Division of Competency for natural and built assets</small>	
WR#3867324					
SEC 17, 20 & 29, T12S, R71E, MDM					
LINCOLN COUNTY, NEVADA					
SET NO.: 06585	SURVEYED: DF	DRAWN: TLT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 3 of 10
SUNRISE ENGINEERING			5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com		

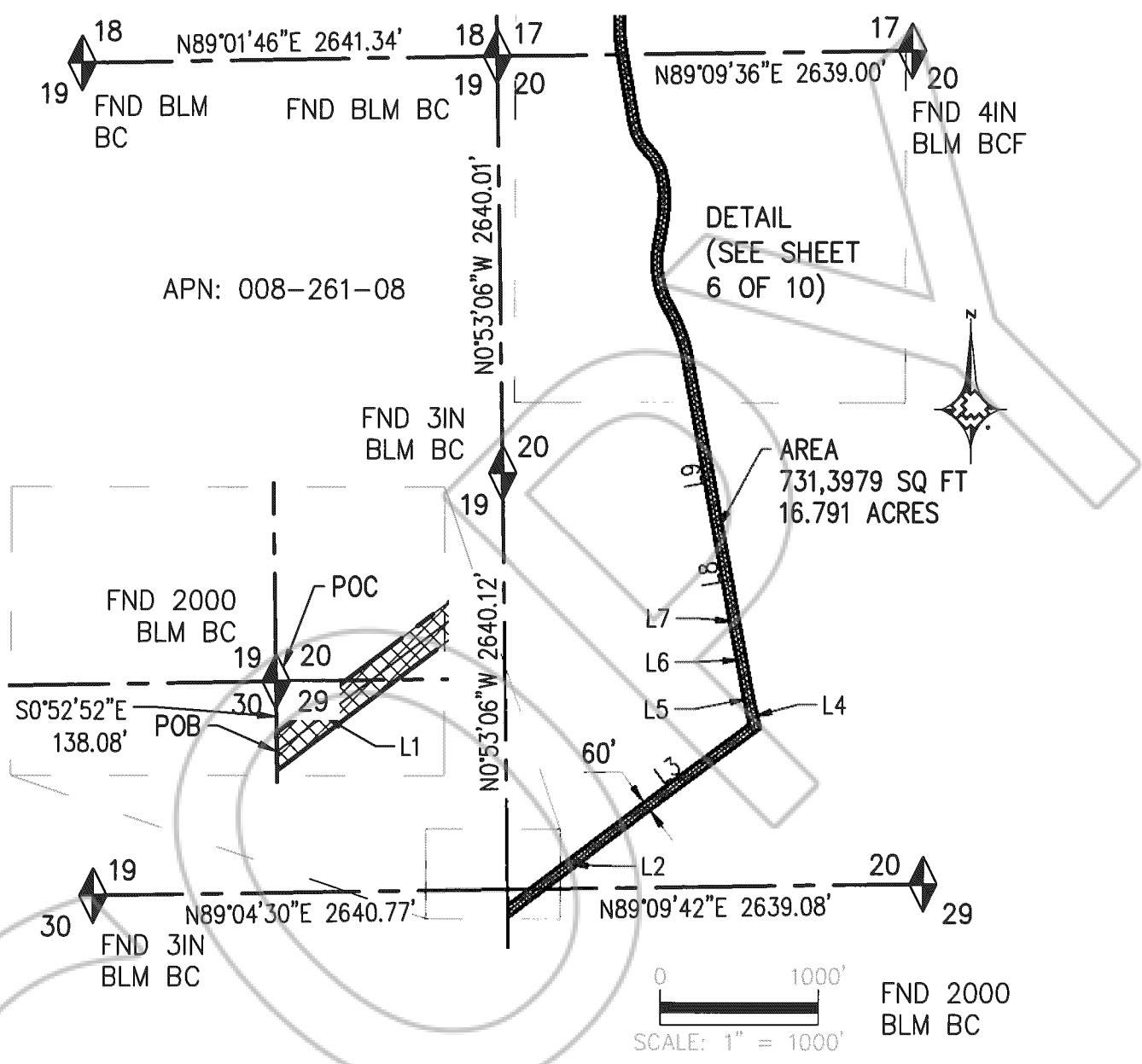
thence North 40°33'04" West 59.94 feet to a curve to the right having a radius of 335.00 feet, a central angle of 30°41'06" and a chord that bears North 25°12'31" West 177.27 feet; thence along said curve northwesterly an arc distance of 179.41 feet; thence North 09°51'58" West 432.02 feet to Engineers Station 523+56.50, being a point on the south line of said Section 17; thence departing said south line, continuing North 09°51'58" West 25.26 feet to a curve to the right having a radius of 1020.00 feet, a central angle of 13°30'02" and a chord that bears North 03°06'57" West 239.79 feet; thence along said curve northerly an arc distance of 240.34 feet; thence North 03°38'04" East 24.60 feet to a curve to the right having a radius of 1700.00 feet, a central angle of 06°05'16" and a chord that bears North 06°40'43" East 180.55 feet; thence along said curve northerly an arc distance of 180.63 feet; thence North 09°43'21" East 391.86 feet; thence North 45°49'34" West 518.53 feet; thence North 00°49'34" West 1482.26 feet; thence North 07°14'07" West 735.37 feet; thence North 66°47'47" East 585.96 feet; thence North 10°21'27" West 960.91 feet; thence North 15°08'19" West 607.86 feet; thence North 15°15'23" West 90.07 feet to a point on the North boundary of said grantors parcel, being the north line of said Section 17, and the POINT OF ENDING.

The sidelines of said strip shall be lengthened and shortened to meet at all angle points and terminate at the boundary of the grantors parcel

Contains 731,397 square feet or 16.791 acres, more or less.

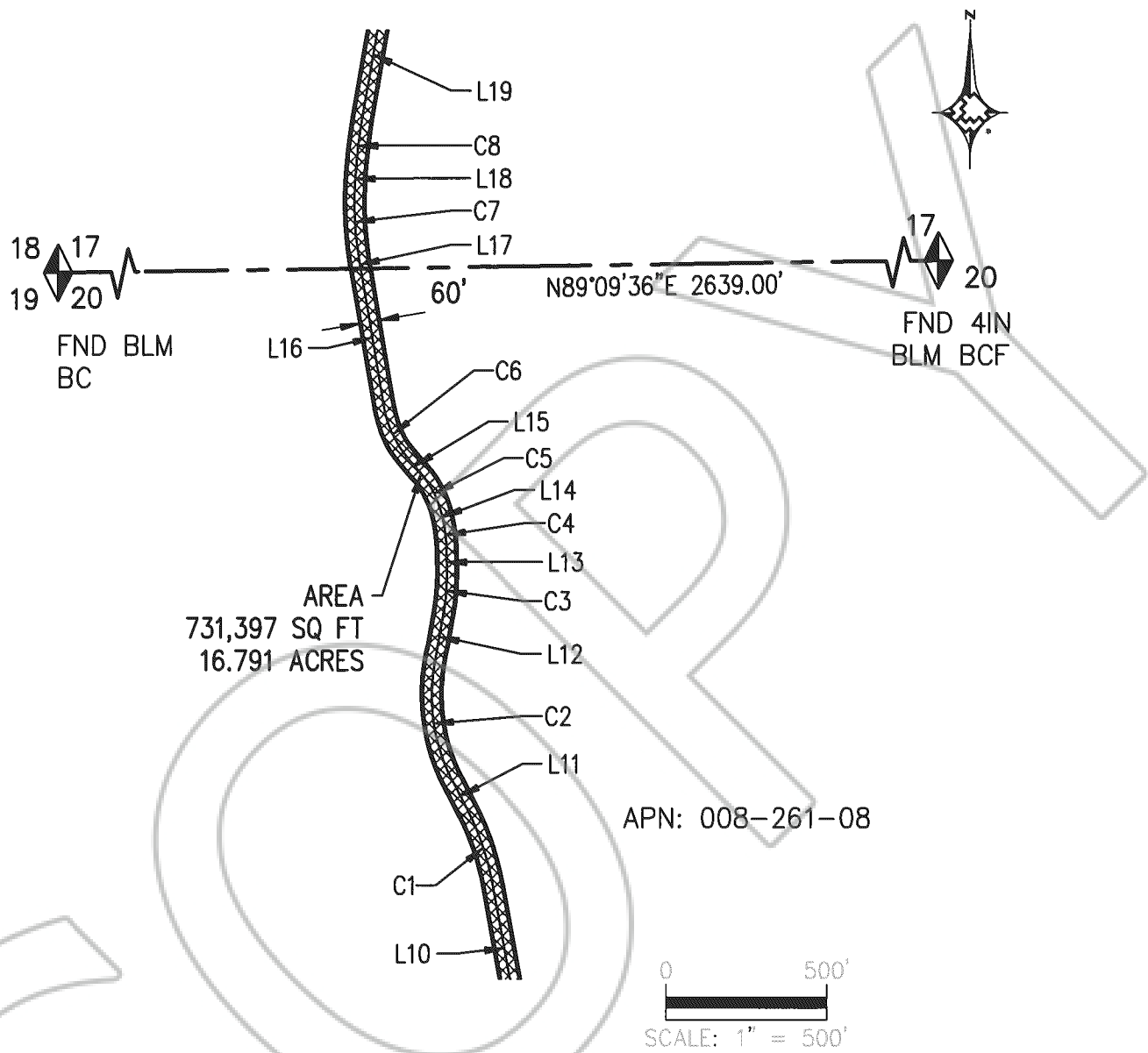
Basis of Bearings: North 89°10'06" East being the bearing of the South line of the southeast quarter (SE1/4) of Section 31, Township 12 South, Range 71 East, Mount Diablo Meridian, as shown on Parcel Map No.: 3282, File: 110 Page: 82, Official Records of Clark County, Nevada.

 SOUTHWEST GAS CORPORATION		 ARCADIS <small>Design & Consultancy for cultural and built assets</small>		EXHIBIT "B1"	
WR#3867324				 SUNRISE ENGINEERING	
SEC 17, 20 & 29, T12S, R71E, MDM					
LINCOLN COUNTY, NEVADA				5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com	
SET NO.: 06585	SURVEYED: DF	DRAWN: TLT	CHECKED: DJR		



SOUTHWEST GAS CORPORATION		ARCADIS		EXHIBIT "B2"	
WR#3867324					
SEC 20 & 29, T12S, R71E, MDM					
LINCOLN COUNTY, NEVADA					
SET NO.: 06585	SURVEYED: DF	DRAWN: TJT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 5 of 10
SUNRISE ENGINEERING			5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com		

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AREA
731,397 SQ FT
16.791 ACRES

APN: 008-261-08

				EXHIBIT "B2"	
WR#3867324				SUNRISE ENGINEERING	
SEC 20 & 29, T12S, R71E, MDM		LINCOLN COUNTY, NEVADA		5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com	
SET NO.: 06585	SURVEYED: DF	DRAWN: TLT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 6 of 10

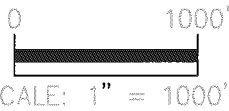
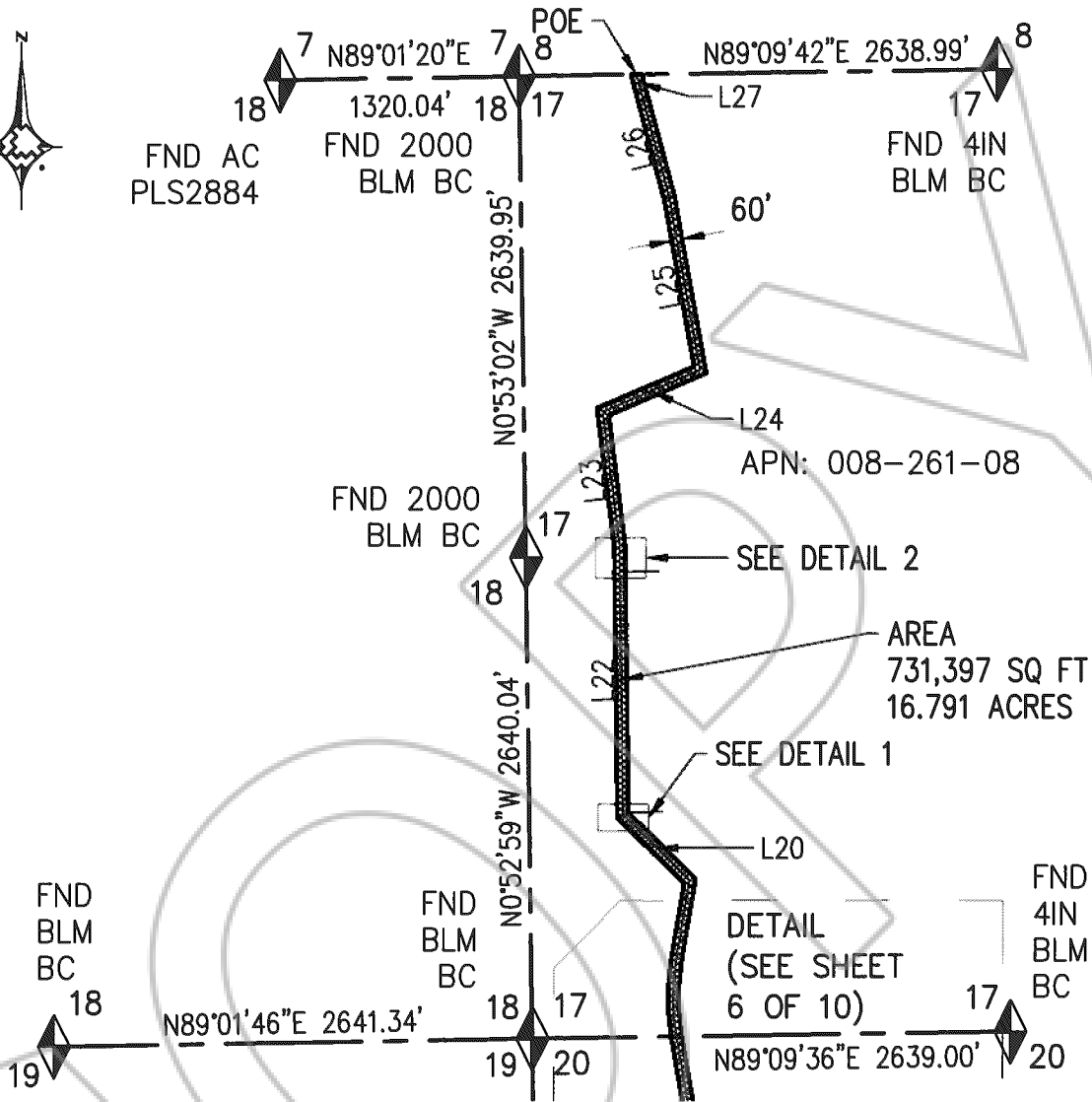
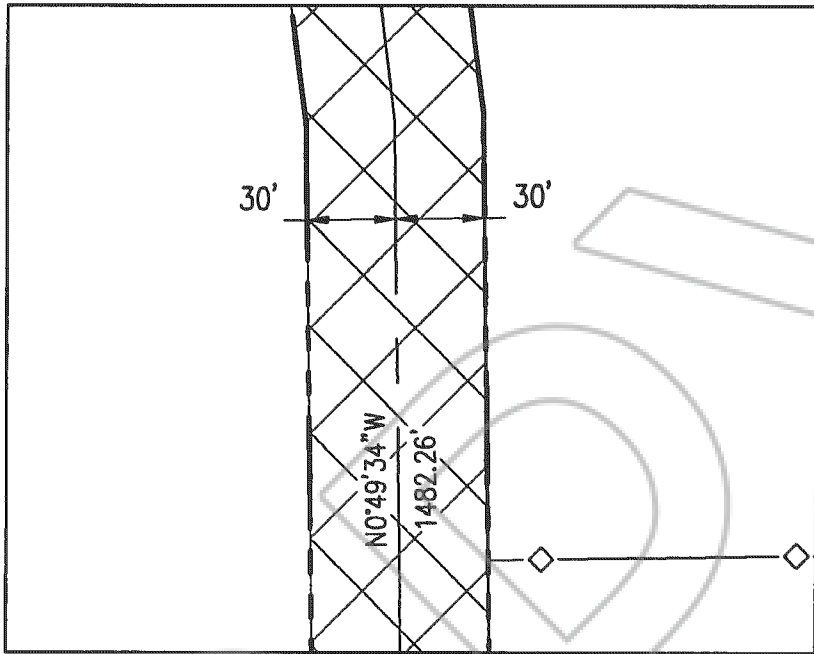
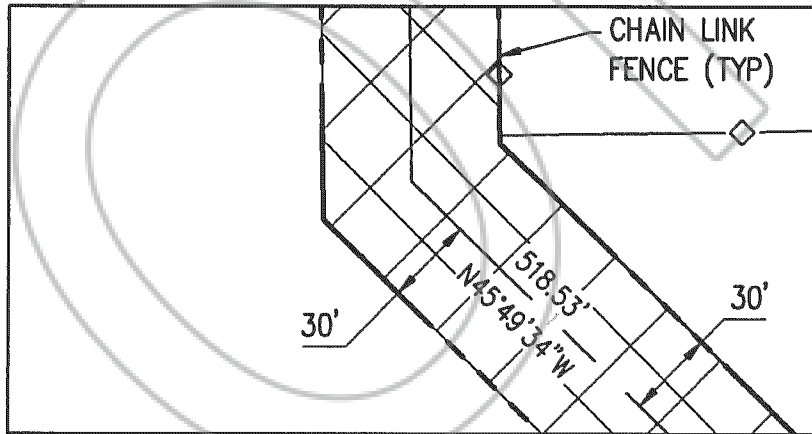





				EXHIBIT "B2"	
WR#3867324					
SEC 20 & 29, T12S, R71E, MDM					
LINCOLN COUNTY, NEVADA				5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 sunrise-eng.com	
SET NO.: 06585	SURVEYED: DF	DRAWN: TJT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 7 of 10



DETAIL 2






DETAIL 1




 SOUTHWEST GAS CORPORATION		 ARCADIS		<small>Design & Consultancy for natural and built assets</small>		EXHIBIT "B2"	
WR#3867324							
SEC 17, 20 & 29, T12S, R71E, MDM LINCOLN COUNTY, NEVADA							
SET NO.: 06585	SURVEYED: DF	DRAWN: TLT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 8 of 10	 SUNRISE ENGINEERING	
<small>C:\Users\DRobinson\Desktop\WSOTE-LDE\WSOTE-LDE-A1-REV3.dwg Jan 09, 2020 4:59pm drabinson</small>						5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com	

LINE TABLE		
NO.	BEARING	LENGTH
L1	N52°49'56"E	233.07
L2	N52°49'56"E	510.31
L3	N53°07'55"E	1212.27
L4	N12°54'44"W	122.42
L5	N11°43'48"W	112.55
L6	N10°38'51"W	389.22
L7	N9°32'42"W	104.50
L8	N10°26'42"W	544.43
L9	N10°04'54"W	721.26
L10	N10°23'27"W	400.73
L11	N27°07'58"W	113.88
L12	N9°41'13"E	173.78
L13	N1°03'10"W	64.11
L14	N12°55'25"W	8.81
L15	N40°33'04"W	59.94
L16	N9°51'58"W	432.02
L17	N9°51'58"W	25.26
L18	N3°38'04"E	24.60

LINE TABLE		
NO.	BEARING	LENGTH
L19	N9°43'21"E	391.86
L20	N45°49'34"W	518.53
L22	N0°49'34"W	1482.26
L23	N7°14'07"W	735.37
L24	N66°47'47"E	585.96
L25	N10°21'27"W	960.91
L26	N15°08'19"W	607.86
L27	N15°15'23"W	90.07

 SOUTHWEST GAS CORPORATION	 ARCADIS <small>Design & Construction for mineral and fuel assets</small>	EXHIBIT "B2"	
		 SUNRISE ENGINEERING	
WR#3867324			
LINE TABLE			
LINCOLN COUNTY, NEVADA			
SET NO.: 06585	SURVEYED: DF	DRAWN: TLT	CHECKED: DJR
		DATE: 1/9/20	SHEET NO.: 9 of 10
		5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com	

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CH BEARING	CH LENGTH
C1	800.00'	233.76'	16°44'31"	N18°45'42"W	232.93'
C2	570.00'	366.30'	36°49'11"	N8°43'22"W	360.03'
C3	600.00'	112.47'	10°44'23"	N4°19'01"E	112.30'
C4	500.00'	103.59'	11°52'15"	N6°59'18"W	103.41'
C5	305.00'	147.07'	27°37'39"	N26°44'14"W	145.65'
C6	335.00'	179.41'	30°41'06"	N25°12'31"W	177.27'
C7	1020.00'	240.34'	13°30'02"	N3°06'57"W	239.79'
C8	1700.00'	180.63'	6°05'16"	N6°40'43"E	180.55'

 SOUTHWEST GAS CORPORATION		 ARCADIS		<i>Design & Engineering for natural and built assets</i>		EXHIBIT "B2"	
WR#3867324						 SUNRISE ENGINEERING	
LINE TABLE							
LINCOLN COUNTY, NEVADA						5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com	
SET NO.: 06585	SURVEYED: DF	DRAWN: TLT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 10 of 10		

A.P.N. 008-261-08

ADDENDUM
SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT
W.R. 3867324
Mesquite Approach Pipeline

This Addendum is attached to and made a part of the Southwest Gas Corporation Grant of Easement ("GOE") between C & O HOLDINGS, LLC ("Grantor"), a Nevada limited liability company, and Southwest Gas Corporation ("Grantee"); and governs in the event of conflict.

1. If the natural gas pipeline or pipelines and related appurtenances contemplated by this GOE ("Pipeline Improvements") have not been constructed, installed and commenced operating on or before March 31, 2025, or if, following construction, installation and commencement of operation of the Pipeline Improvements prior to March 31, 2025, cease to be operated by Grantee and used for the transmission of natural gas for a continuous period of 2 years, then the easement granted hereunder shall be terminable by Grantor, or Grantor's successor-in-interest, upon written notice to Grantee, in which event this easement shall immediately terminate and be of no further force and effect and Grantee shall promptly remove all Pipeline Improvements and restore the property and repair any damage caused by such removal.
2. Grantor hereby grants to Grantee, its successors, assigns, licensees, and invitees as reasonably necessary to affect the purpose of this easement, a perpetual easement to be used solely for the Pipeline Improvements under and across the property described in attached Exhibits A1, A2, B1 and B2. The words, *over and through* shall be removed from and not a part of GOE, paragraph 1.
3. Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, curb, road, driveway, or shallow-rooted landscaping purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Shallow-rooted landscape shall not reach a depth of more than 3 feet below the ground surface.

All other provisions and conditions of the GOE remain as written.

The duly-authorized representatives of the Parties have executed this Addendum, to be effective as of the effective date of the GOE.

"GRANTEE"
Southwest Gas Corporation

By: 

Title: Vice President

"GRANTOR"
C&O Holdings, LLC

By: 

Title: President

Printed Name: Christopher W. Schus

Printed Name: Lawrence D. Canardelli

Date: March 20, 2020

Date: March 16, 2020

