

LINCOLN COUNTY, NV

2020-158232

\$37.00

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04/02/2020 04:25 PM

SOUTHWEST GAS CORPORATION

Pgs=10 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN # 008-261-15

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

This form is used to acquire land rights for installation of pipeline(s) and appurtenances.

Prepared By	<u>RAC</u>	Reviewed By	_____
Sec.	<u>30. 31</u>	T	<u>12 S</u>
		R	<u>71 E</u>
County	<u>Lincoln County</u>	Meridian	<u>Mount Diablo</u>
		State	<u>Nevada</u>
WR No.	<u>3867324</u>	LRS No.	<u>11718</u>

I (We) Lincoln County Investors, LLC

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" through "B5"

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.

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.

Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.

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

24 day of February, 2020

LINCOLN COUNTY INVESTORS, LLC
By: Riverwest Investments, Inc.

Grantor _____

By: _____

Brian Vail, Managing Member

Grantor _____

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____)

SEE
ATTACHED
ACKNOWLEDGMENT

On _____, before me,

(here insert name of the officer)

a notary public, personally appeared _____

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 _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

On February 24, 2020 before me, Vanessa J. Beard, Notary Public

Date

Here Insert Name and Title of the Officer

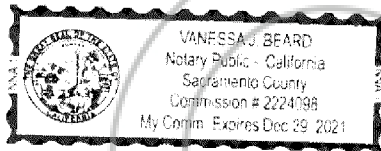
personally appeared Brian Vail

Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Vanessa J. Beard

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement Document Date: 2/24/2020

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Brian Vail

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: Lincoln County Investors, LLC

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

EXHIBIT "A1"

SOUTHWEST GAS CORPORATION
WR#3867324



APN: 008-261-15

Those portions of Section 30 & 31, 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 Southeast corner of said Section 31; thence North 00°53'00" West 1526.73 feet along the east line of said Section 31 to a point on the East boundary of the grantors parcel, Engineers Station 682+96.90, and the POINT OF BEGINNING; thence departing said east line and east boundary, North 22°10'41" West 523.33 feet; thence North 20°53'32" West 86.65 feet; thence North 18°46'06" West 103.54 feet to a curve to the right having a radius of 575.00 feet, a central angle of 17°56'33" and a chord that bears North 09°47'49" West 179.33 feet; thence along said curve northerly an arc distance of 180.07 feet; thence North 00°49'33" West 155.52 feet; thence North 01°15'49" East 698.98 feet; thence North 01°03'38" East 588.04 feet; thence North 02°46'39" East 201.88 feet; thence North 03°07'48" East 1268.44 feet to a point on the South line of said Section 30, Engineers Station 644+90.45; thence departing said south line continuing North 03°07'48" East 381.14 feet; thence North 02°28'49" East 357.48 feet to a curve to the left having a radius of 1300.00 feet, a central angle of 07°43'21" and a chord that bears North 01°22'52" West 175.08 feet; thence along said curve northerly an arc distance of 175.22 feet; thence North 05°14'32" West 103.37 feet to a curve to the left having a radius of 1150.00 feet, a central angle of 27°02'09" and a chord that bears North 18°45'37" West 537.62 feet; thence along said curve northerly an arc distance of 542.64 feet; thence North 32°16'41" West 417.13 feet; thence North 31°54'32" West 457.27 feet to a curve to the right having a radius of 950.00 feet, a central angle of 24°25'38" and a chord that bears North 19°41'43" West 401.96 feet; thence along said curve northerly an arc distance of 405.02 feet; thence North 07°28'54" West 411.97 feet; thence North 08°19'21" West 492.16 feet to a curve to the right having a radius of 2700.00 feet, a central angle of 08°51'00" and a chord that bears North 03°53'51" West 416.63 feet; thence along said curve northerly an arc distance of 417.04 feet; thence North 00°31'38" East 140.66 feet to a curve to the right having a radius of 700.00 feet, a central angle of 29°12'06" and a chord that bears North 15°07'41" East 352.92 feet; thence along said curve northerly an arc distance of 356.77 feet; (continued...)




				EXHIBIT "A1"	
WR#3867324		SEC 30 & 31, T2S, R71E, MDM			
LINCOLN COUNTY, NEVADA		5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com		1 of 7	
SET NO.: 06585	SURVEYED: DF	DRAWN: TJT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 1 of 7

thence North 29°43'44" East 60.08 feet to a curve to the right having a radius of 800.00 feet, a central angle of 16°41'48" and a chord that bears North 38°04'39" East 232.31 feet; thence along said curve northeasterly an arc distance of 233.13 feet; thence North 46°25'33" East 3.15 feet to a curve to the right having a radius of 1200.00 feet, a central angle of 13°56'40" and a chord that bears North 53°23'53" East 291.33 feet; thence along said curve northeasterly an arc distance of 292.05 feet; thence North 60°22'13" East 182.16 feet to a curve to the left having a radius of 1200.00 feet, a central angle of 05°25'27" and a chord that bears North 57°39'29" East 113.56 feet; thence along said curve northeasterly an arc distance of 113.60 feet; thence North 54°56'46" East 114.03 feet; thence North 52°49'56" East 132.00 feet to a point on the East line of said Section 30 and the East boundary of the grantors parcel, Engineers Station 587+02.38, being the POINT OF ENDING.

Contains 575,671 square feet or 13.216 acres, more or less.

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

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		EXHIBIT "A2"	
		<small>Design & Construction for natural and built assets</small>		 SUNRISE ENGINEERING	
WP #3867324					
SEC 30 & 31, T12S, R71E, MDM				5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com	
LINCOLN COUNTY, NEVADA					
SET NO.: 06585	SURVEYED: DF	DRAWN: TJT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 2 of 7

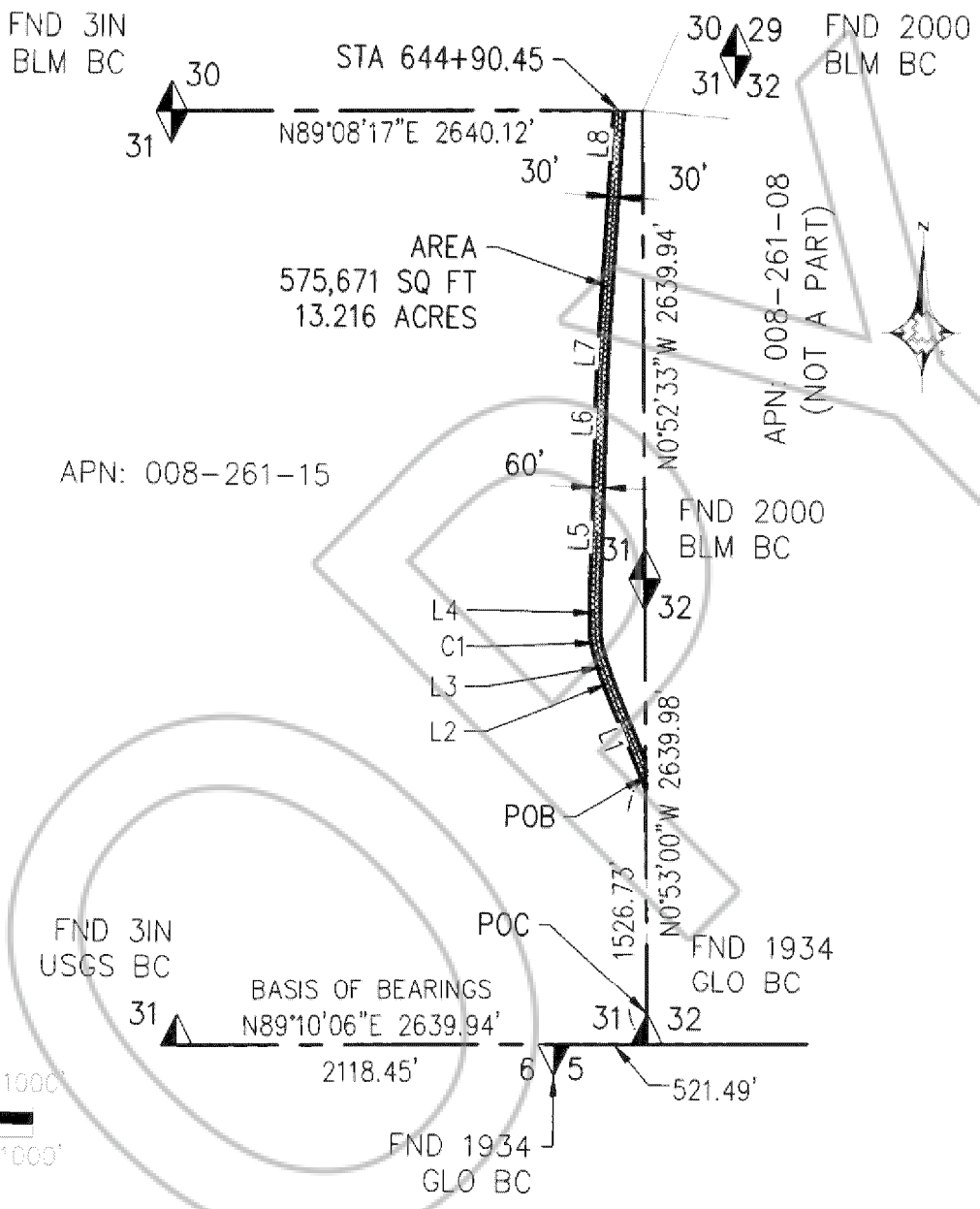


				EXHIBIT "B1"	
WF #3867324		SEC 31, T12S, R71E, MDM LINCOLN COUNTY, NEVADA			
SET NO.: 06585	SURVEYED: DF	DRAWN: TLT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 3 of 7
5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com					

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APN: 008-261-15

AREA
575,671 SQ FT
13.216 ACRES

APN: 008-261-08
(NOT A PART)

30
31
FND 3IN
BLM BC




N89°08'17"E 2640.12'

0 500'
SCALE: 1" = 500'

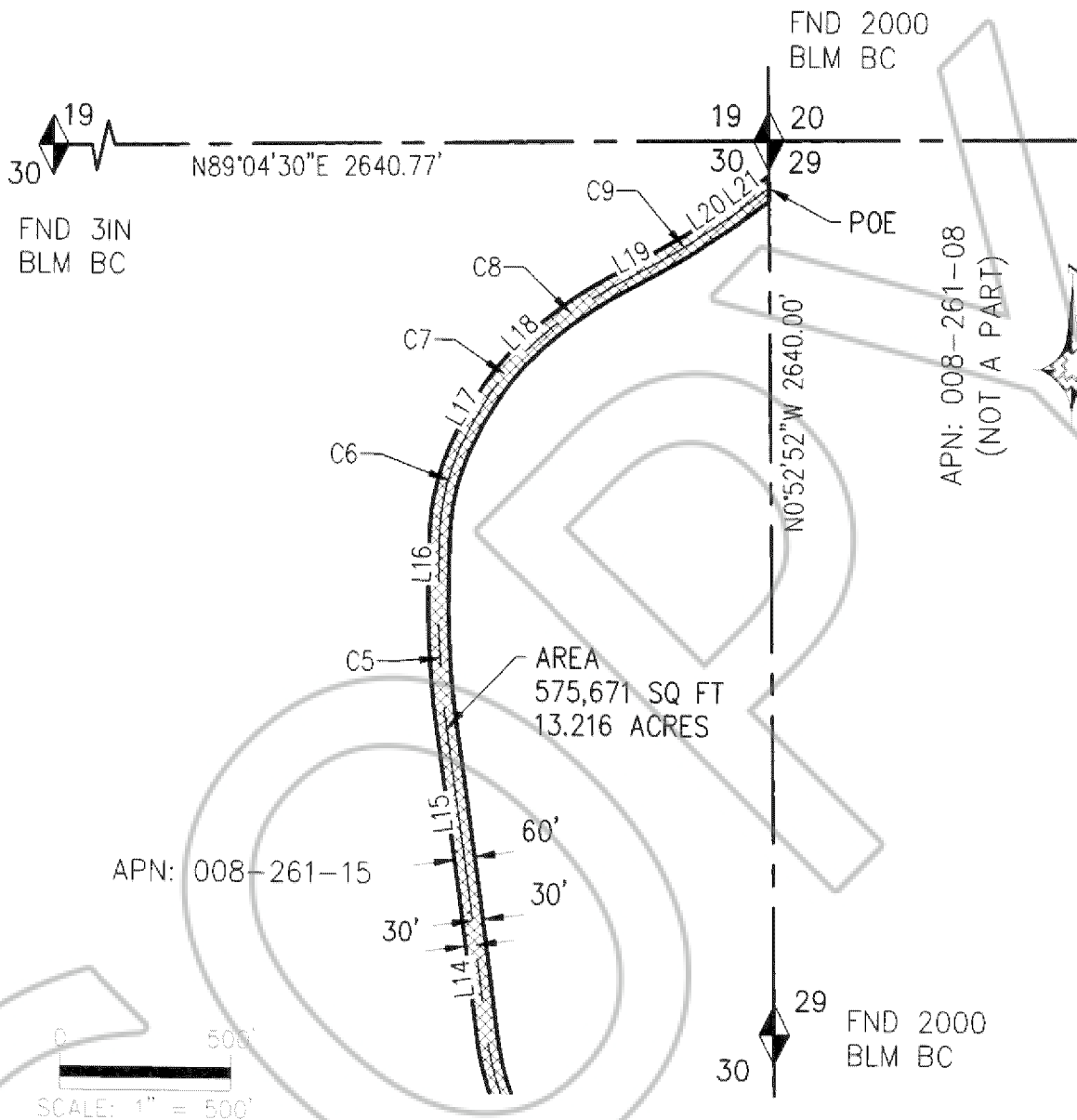
29
30
FND 2000
BLM BC

N0°53'35"W 2640.14'

30 29
31 32
FND 2000
BLM BC

 SOUTHWEST GAS CORPORATION		 ARCADIS		<i>Design & Engineering for natural and built assets</i>		EXHIBIT "B2"	
VP#3867324				 SUNRISE ENGINEERING			
SEC 30, 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: TJT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 4 of 7		

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APN: 008-261-15

APN: 008-261-08
(NOT A PART)






SOUTHWEST GAS CORPORATION		ARCADIS		EXHIBIT "B3"	
WR#3867324		SEC 30, T12S, R71E, WDM		SUNRISE ENGINEERING	
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: TJT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 5 of 7

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N22°10'41"W	523.33
L2	N20°53'32"W	86.65
L3	N18°46'06"W	103.54
L4	N0°49'33"W	155.52
L5	N1°15'49"E	698.98
L6	N1°03'38"E	588.04
L7	N2°46'39"E	201.88
L8	N3°07'48"E	1268.44
L9	N3°07'48"E	381.14
L10	N2°28'49"E	357.48
L11	N5°14'32"W	103.37
L12	N32°16'41"W	417.13
L13	N31°54'32"W	457.27
L14	N7°28'54"W	411.97
L15	N8°19'21"W	492.16
L16	N0°31'38"E	140.66
L17	N29°43'44"E	60.08
L18	N46°25'33"E	3.15
L19	N60°22'13"E	182.16

LINE TABLE		
NO.	BEARING	LENGTH
L20	N54°56'46"E	114.03
L21	N52°49'56"E	132.00

 SOUTHWEST GAS CORPORATION		 ARCADIS		<small>Design & Construction for natural and built assets</small>		EXHIBIT "B4"	
		WP # 386 / 324				 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: TJT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 6 of 7		

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	CH BEARING	CH LENGTH
C1	575.00'	180.07'	17°56'33"	N9°47'49"W	179.33'
C2	1300.00'	175.22'	7°43'21"	N1°22'52"W	175.08'
C3	1150.00'	542.64'	27°02'09"	N18°45'37"W	537.62'
C4	950.00'	405.02'	24°25'38"	N19°41'43"W	401.96'
C5	2700.00'	417.04'	8°51'00"	N3°53'51"W	416.63'
C6	700.00'	356.77'	29°12'06"	N15°07'41"E	352.92'
C7	800.00'	233.13'	16°41'48"	N38°04'39"E	232.31'
C8	1200.00'	292.05'	13°56'40"	N53°23'53"E	291.33'
C9	1200.00'	113.60'	5°25'27"	N57°39'29"E	113.56'

 SOUTHWEST GAS CORPORATION	 ARCADIS <small>Design & Construction for natural and built assets</small>	EXHIBIT "B5"			
		 SUNRISE ENGINEERING			
WP#3867324 CURVE TABLE LINCOLN COUNTY, NEVADA					
SET NO.: 06585	SURVEYED: DF	DRAWN: JLT	CHECKED: DJR	DATE: 1/9/20	SHEET NO.: 7 of 7
5135 CAMINO AL NORTE, SUITE 160 NORTH LAS VEGAS, NEVADA 89031 TEL 702.830.9175 www.sunrise-eng.com					