

Total: \$0.00

11/29/2022 09:47 AM

LINCOLN COUNTY POWER DISTRICT

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OFFICIAL RECORD
AMY ELMER, RECORDER

APN: 01390-12

Requested by: Lincoln County Power District No. 1

Return to: Lincoln County Power District No. 1
201 Bullionville Road
Panaca, Nevada 89042

Type of Document: Electric Power Easement

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that WALTER PINJUV # (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 (hereafter 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 16th day of NOVEMBER, 2022.

Printed Name: WALTER V. PINSOR

Signature: [Handwritten Signature]

Printed Name: _____

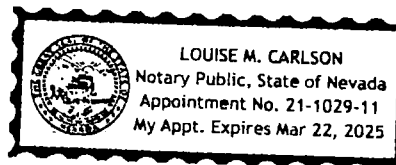
Signature: _____

ACKNOWLEDGEMENT

State of Nevada)
) SS
County of Lincoln)

I, LOUISE M. CARLSON, a Notary Public in and for the State and County, do hereby certify that WALTER V. PINSOR, 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 16th day of 11, 2022.

My Commission expires on 3/22/25.





ARTISAN SURVEYING GROUP

"Where Art & Measurement Science Converge"
A Veteran-Owned Survey-Engineering & Geospatial Company

APN: 013-190-12

EXHIBIT A LAND DESCRIPTION POWER UTILITY EASEMENT

A description of real property to accompany Exhibit B, entitled Power Easement Diagram (page 3 of 3) for the construction and maintenance of an exclusive use and perpetual easement for electrical infrastructure, above, below and across a portion of Tract 12 as shown upon that certain plat entitled *Division of Land into Large Parcels for Wayne Bradley & Ronald A. Bradley and Gordena S. Bradley Family Trust*, filed as Document No. 2011-116018, office of the Lincoln County, Nevada, Recorder, specifically a portion of said Tract 12, as conveyed to Walter V Pinjuv and Anna M Pinjuv, husband and wife and Nikki M Pinjuv, a single woman, all as joint tenants by *Grant, Bargain, and, Sale Deed* filed as Document 2022-161989, also in the office of aforesaid Lincoln County Recorder, wherein said real property is generally situate within the South Half of Section 3, Township 3 South, Range 67 East, Mount Diablo Meridian, Lincoln County, USA, more particularly described as follows:

Commencing at the Quarter Section Corner common to Sections 3, and, 4, of aforesaid Township, Range and Meridian, as represented by a found 3.25" diameter Bureau of Land Management Brass Monument, appropriately published and stamped including year of erection, wherein said Quarter Corner is situated N89°55'10"W, coincident with the aforesaid cadastral Center Section Line for said Section 3, a distance of 5,332.17 feet from the Quarter Section Corner common to Sections 3 and 2, appropriately published and stamped including year of erection; thence departing said found initial Quarter Section Corner and monument, S64°55'33"E, a distance of 524.81 feet to the *Point of Beginning*; thence N54°24'42"W, a distance of 20.00 feet; thence S35°35'18"E, a distance of 821.08 feet to a point on the North Line of a private ingress egress easement designated as Mabel Trail; thence N47°44'57"W, coincident with said North Line, a distance of 94.94 feet; thence departing said North Line, N35°35'18"W, a distance of 728.27 feet returning to the *Point of Beginning*.

Aforesaid real property described for the purpose of the erection and maintenance of Electrical Infrastructure contains approximately 15,493.52 square feet as determined by computer calculation methods.

Pinjuv Electric Easement Grant Land Description for APN 013190-12

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

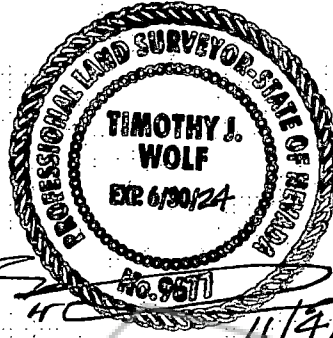
Email: TWolf@ArtisanSurveying.com

(775) 962-LAND (5263)

www.ArtisanSurveying.com

Page 1 of 3

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



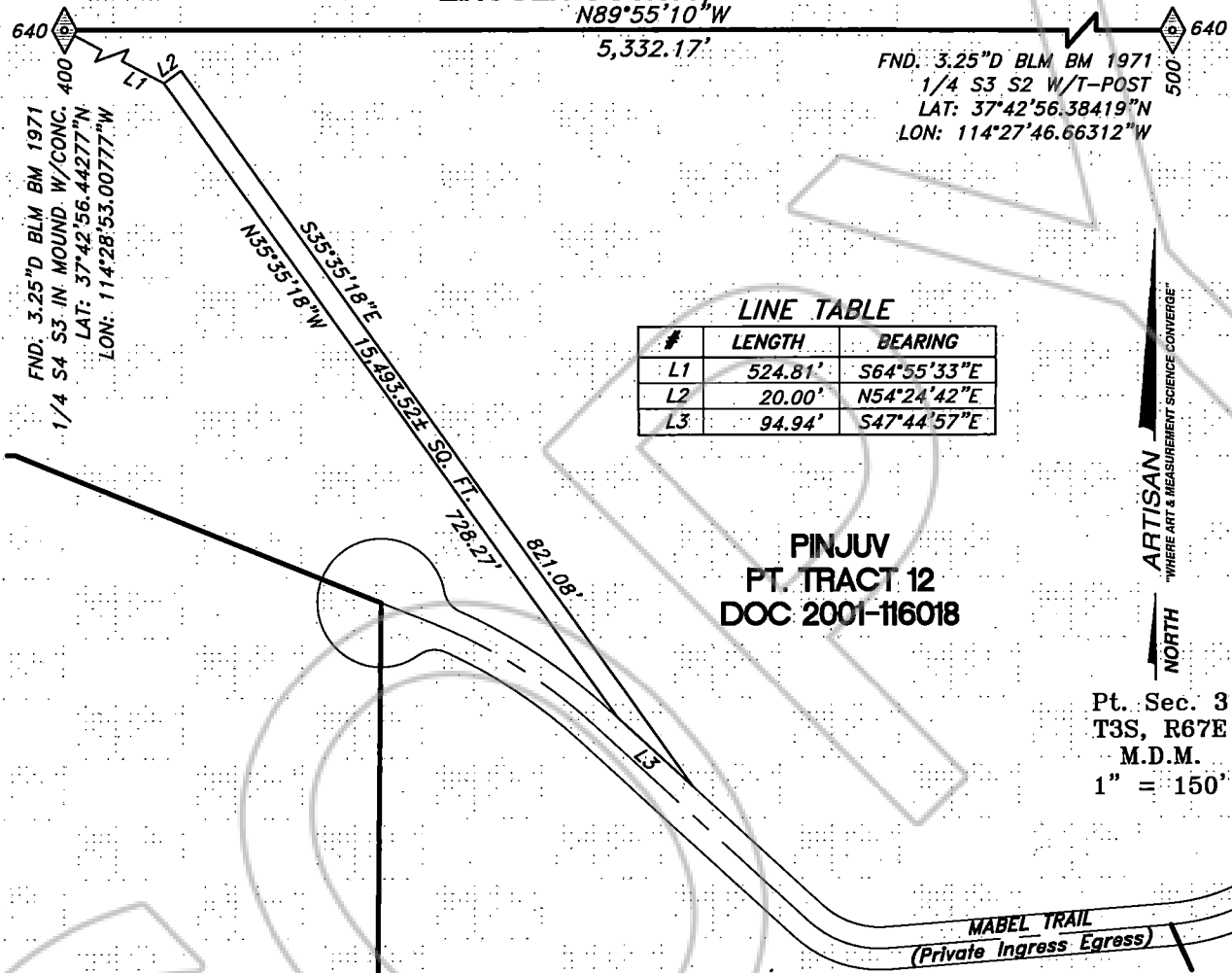
Nothing Follows

COOPER

Pinjув Electric Easement Grant Land Description for APN 013190-12
P.O. Box 396, Pioche, NV 89043-0396
(775) 962-LAND (5263)
www.ArtisanSurveying.com
Page 2 of 3

Email: TWolf@ArtisanSurveying.com

**EXHIBIT B
POWER EASEMENT DIAGRAM
PART, SECTION 3, T3S, R67E M.D.M.
LINCOLN COUNTY, NEVADA**



FND: 3.25"D BLM BM 1971
1/4 S3 S2 W/T-POST
LAT: 37°42'56.38419"N
LON: 114°27'46.66312"W

FND: 3.25"D BLM BM 1971
1/4 S4 S3 IN MOUND W/CONC. 400
LAT: 37°42'56.44277"N
LON: 114°28'53.00777"W

LINE TABLE		
#	LENGTH	BEARING
L1	524.81'	S64°55'33"E
L2	20.00'	N54°24'42"E
L3	94.94'	S47°44'57"E

**PINJUV
PT. TRACT 12
DOC 2001-116018**

Pt. Sec. 3
T3S, R67E
M.D.M.
1" = 150'

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NORTH

LEGEND

- Tract Line Boundary Line per Reference Documents
- LCPD#1 Perpetual and Exclusive Easement Extents
- Reference Document Centerline Private Access and Tract Boundary

AS-BUILT NOTICE

This exhibit and subsequent description represents the result of an As-Built survey of existing observable Lincoln County Power District #1 improvements and assets as of October 27, 2022.

REFERENCES

1. Document No. 2001-116018 Division of Land into Large Parcels, Lincoln County Recorder's Office, Lincoln County, 181 North Main St., Suite 202, Pioche, NV 89043.
2. Deed Document No. 2022-161986, also Filed in the Office of Lincoln County Recorder.

Artisan Surveying Group
"Where Art & Measurement Science Converge"
P.O. Box 396, Pioche, NV 89043-0396



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