

AUG 23 1985

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JOAN SHANGLE,  
CLERK

by *M. K. Elliott*  
*Deputy*

1 CASE NO. 3138

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6 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
7 IN AND FOR THE COUNTY OF EUREKA

8  
9 WELLS RURAL ELECTRIC COMPANY,  
10 a non-profit, cooperative  
Nevada Corporation,

11 Plaintiff,

12 vs.

NOTICE OF PENDENCY  
OF ACTION

13 SOUTHERN PACIFIC LAND COMPANY,  
14 a California Corporation; ZEDA  
CORPORATION, a Nevada Corpora-  
15 tion; NORTHERN CALIFORNIA  
FINANCIAL SERVICES CORPORATION,  
16 a California Corporation; CAROL  
KENTROTI; RALPH COCKING and  
17 FRANCIS COCKING; WARREN E.  
SNELL and BEVERLY J. SNELL,  
18 husband and wife; JOAN M.  
SHANGLE, the duly elected,  
19 qualified and acting County  
Treasurer and Ex Officio Tax  
20 Receiver of the County of  
Eureka, State of Nevada; ROGER  
THOMAS and CLARENCE C. WALTER;  
21 WESTERN PACIFIC RAILROAD  
COMPANY, a Delaware Corporation;  
22 COUNTY OF EUREKA, a political  
subdivision of the State of  
23 Nevada; and all other persons,  
unknown claiming any right,  
24 title, estate, lien or interest  
in the real property described  
25 in the Complaint,

26 Defendants.

27  
28 NOTICE IS HEREBY GIVEN that the Plaintiff has  
29 filed an action against the above named Defendants in the  
30 above entitled court affecting the title to, and right of  
31 possession of the real property hereinafter described, which  
32 said action is now pending.



1           The object of said action is for Plaintiff to  
2 obtain a judgment of condemnation of the hereinafter  
3 described property and property rights for public use, to  
4 wit, an electric power line right of way.

5           The real property and property interests affected  
6 by said action are situated in the County of Eureka, State  
7 of Nevada, and more particularly described as follows:

8  
9       LAST NAME:       SOUTHERN PACIFIC LAND COMPANY  
      PARCEL:       PV-7-A-1

10       A strip of land 30 feet in width lying 15  
11 feet easterly and 15 feet westerly and parallel  
12 with the following described centerline, lying in  
      Lots 6, 7, and 14, Section 31, T. 32 N., R. 52 E.,  
      M.D.M.;

13       Beginning in the West 1/4 corner of the said  
      Section 31;

14       thence S. 89°01'20" E. 1222.9 feet along the  
15 north boundary of Lot 6, Section 31 to a point,  
      said point being the REAL POINT OF BEGINNING;

16       thence S. 20°04'19" W. 1277.1 feet to a  
      point;

17       thence S. 00°03'01" E. 2680.3 feet to a point  
18 on the south boundary of the said Section 31  
19 marking the point of ending, containing 2.73  
      acres, more or less.

20  
21       LAST NAME:       SOUTHERN PACIFIC LAND COMPANY  
      PARCEL:       PV-22-A-1

22       A strip of land lying in the E1/4, Section 9,  
23 T. 29 N. R. 52 E., M.D.M.

24       Beginning at the North 1/4 corner of the said  
      Section 9;

25       thence S. 00°05'20" W. 1517.3 feet along the  
26 west boundary of the said E1/4, Section 9 to a point  
27 on the easterly right-of-way of the powerline,  
      said point being the REAL POINT OF BEGINNING;

28       thence S. 10°02'59" E. 319.1 feet along the  
29 easterly right-of-way of the powerline to a point;

30       thence S. 00°46'05" W. 3434.9 feet along the  
31 easterly right-of-way of the powerline to a point  
32 on the south boundary of the said Section 9;

      thence West 15.4 feet along the south boundary  
      of the said Section 9 to the southwest corner of  
      the said E1/4, Section 9;

      thence N. 00°05'20" E. 1230.6 feet along the  
      west boundary of the said E1/4, Section 9 to a  
      point;

      thence N. 00°46'05" E. 2201.8 feet along the  
      westerly right-of-way of the powerline to a point;

      thence N. 10°02'59" W. 148.4 feet along the  
      westerly right-of-way of the powerline to a point  
      on the west boundary of the said E1/4, Section 9;

      / / /



1       thence N. 00°05'18" E. 170.5 feet along the  
2       west boundary of the said E $\frac{1}{2}$ , Section 9, to the  
3       REAL POINT OF BEGINNING, containing 2.32 acres,  
4       more or less.

5       LAST NAME:       SOUTHERN PACIFIC LAND COMPANY  
6       PARCEL:       PV-24-A-1

7       A strip of land 30 feet in width lying 15  
8       feet easterly and 15 feet westerly and parallel  
9       with the following described centerline, lying in  
10       the E $\frac{1}{2}$ , Section 21, T. 29 N., R. 52 E., M.D.M.;

11       Beginning at the northeast corner of the said  
12       E $\frac{1}{2}$ , Section 21;  
13       thence West 2666.2 feet along the north  
14       boundary of the said E $\frac{1}{2}$ , Section 21 to a point on  
15       the westerly right-of-way of Nevada State Highway  
16       278;

17       thence S. 04°00'00" E. 1468.4 feet along the  
18       westerly right-of-way of Nevada State Highway 278  
19       to the REAL POINT OF BEGINNING;

20       thence S. 00°09'28" W. 1117.0 feet to a  
21       point;

22       thence S. 03°59'45" E. 2686.5 feet to a point  
23       on the south boundary of the said E $\frac{1}{2}$ , Section 21  
24       marking the point of ending, containing 2.62  
25       acres, more or less.

26       LAST NAME:       SOUTHERN PACIFIC LAND COMPANY  
27       PARCEL:       PV-26-A-1

28       A strip of land 30 feet in width lying 15  
29       feet easterly and 15 feet westerly and parallel  
30       with the following described centerline, lying in  
31       the E $\frac{1}{2}$ , Section 33, T. 29 N., R. 52 E., M.D.M.;

32       Beginning at the northeast corner of the said  
33       E $\frac{1}{2}$ , Section 33;

34       thence N. 88°50'50" W. 1927.2 feet along the  
35       north boundary of the said E $\frac{1}{2}$ , Section 33 to a  
36       point, said point being the REAL POINT OF BEGINNING;

37       thence S. 03°59'45" E. 5400.4 feet to a point  
38       on the south boundary of the said E $\frac{1}{2}$ , Section 33  
39       marking the point of ending, containing 3.72  
40       acres, more or less.

41       LAST NAME:       SOUTHERN PACIFIC LAND COMPANY  
42       PARCEL:       PV-28-A-1

43       A strip of land 30 feet in width lying 15  
44       feet easterly and 15 feet westerly and parallel  
45       with the following described centerline, lying in  
46       the N $\frac{1}{2}$ , Section 9, T. 28 N., R. 52 E., M.D.M.;

47       Beginning at the northeast corner of the said  
48       N $\frac{1}{2}$ , Section 9;

49       thence West 1293.1 feet along the north  
50       boundary of the said N $\frac{1}{2}$ , Section 9 to a point,  
51       said point being the REAL POINT OF BEGINNING;

52       thence S. 01°20'09" E. 2045.4 feet to a  
53       point;

54       thence S. 04°04'35" W. 572.3 feet to a point  
55       on the south boundary of the said N $\frac{1}{2}$ , Section 9  
56       marking the point of ending, containing 1.80  
57       acres, more or less.



1 LAST NAME: ZEDA CORPORATION  
2 PARCEL: PV-9-A-1

3 A strip of land 30 feet in width lying 15  
4 feet northeasterly and 15 feet southwesterly and  
5 parallel with the following described centerline,  
6 lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 6, T. 31 N., R. 52  
7 E., M.D.M.;

8 Beginning at the northwest corner of the said  
9 SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 6;

10 thence East 533.5 feet along the north  
11 boundary of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 6 to a point,  
12 said point being the REAL POINT OF BEGINNING;

13 thence S. 47°46'14" E. 1068.5 feet to a point  
14 on the east boundary of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 6  
15 marking the point of ending, containing 0.74  
16 acres, more or less.

17 LAST NAME: NORTHERN CALIFORNIA FINANCIAL  
18 SERVICES CORPORATION  
19 PARCEL: PV-52-A-1

20 A strip of land 30 feet in width lying 15  
21 feet easterly and 15 feet westerly and parallel  
22 with the following described centerline, lying in  
23 the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 35, T. 25 N., R. 51 E.,  
24 M.D.M.;

25 Beginning at the northwest corner of the said  
26 NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 35;

27 thence S. 89°55'00" E. 286.5 feet along the  
28 north boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 35 to a  
29 point, said point being the REAL POINT OF BEGINNING;

30 thence S. 24°33'07" W. 710.9 feet to a point  
31 on the west boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section  
32 35 marking the point of ending, containing 0.49  
acres, more or less.

33 LAST NAME: KENTROTI  
34 PARCEL: PV-36-A-1

35 A strip of land 16 feet in width lying 15  
36 feet northwesterly and 1 foot southeasterly to the  
37 northwesterly right-of-way of Nevada State Highway  
38 278 and parallel with the following described  
39 centerline, lying in the NE $\frac{1}{4}$ , Section 13, T. 27  
40 N., R. 51 E., M.D.M.;

41 Beginning at the northeast corner of the said  
42 NE $\frac{1}{4}$ , Section 13;

43 thence S. 89°47'00" W. 414.0 feet along the  
44 north boundary of the said NE $\frac{1}{4}$ , Section 13 to a  
45 point, said point being the REAL POINT OF BEGINNING;

46 thence S. 35°13'30" W. 1629.0 feet to a point  
47 on the south boundary of the described Kentrotti  
48 property, marking the point of ending, containing  
49 0.60 acres, more or less;

50 LAST NAME: KENTROTI  
51 PARCEL: PV-36-A-1-1

52 A strip of land 30 feet in width lying 15  
feet northerly and 15 feet southerly and parallel  
with the following described centerline, lying in  
the NE $\frac{1}{4}$ , Section 13, T. 27 N., R. 51 E., M.D.M.;



1 Beginning at the northeast corner of the said  
2 NE $\frac{1}{4}$ , Section 13;  
3 thence S. 89°47'00" W. 414.0 feet along the  
4 north boundary of the said NE $\frac{1}{4}$ , Section 13 to a  
5 point;  
6 thence S. 35°13'30" W. 399.0 feet to a point,  
7 said point being the REAL POINT OF BEGINNING;  
8 thence N. 72°34'43" W. 1073.0 feet to a point  
9 on the north boundary of the said NE $\frac{1}{4}$ , Section 13  
10 marking the point of ending, containing 0.74  
11 acres, more or less.

12 LAST NAME: COCKING  
13 PARCEL: PV-37-A-1

14 A strip of land 16 feet in width lying 15 feet  
15 northwesterly and 1 foot southeasterly to the  
16 northwesterly right-of-way of Nevada State Highway  
17 278 and parallel with the following described  
18 centerline, lying in the NE $\frac{1}{4}$ , Section 13, T. 27  
19 N., R. 51 E., M.D.M.;

20 Beginning at a point on the north boundary of  
21 the described Cocking property, said point being  
22 the REAL POINT OF BEGINNING, which bears S.  
23 45°27'40" W. 1899.5 feet from the northeast corner  
24 of Section 13;

25 thence S. 35°13'30" W. 424.8 feet to a point  
26 on the south boundary of the described Cocking  
27 property, marking the point of ending, containing  
28 0.16 acres, more or less.

29 LAST NAME: SNELL  
30 PARCEL: PV-37-A-2

31 A strip of land 16 feet in width lying 15  
32 feet northwesterly and 1 foot southeasterly to the  
33 northwesterly right-of-way of Nevada State Highway  
34 278 and parallel with the following described  
35 centerline, lying in the NE $\frac{1}{4}$ , Section 13, T. 27  
36 N., R. 51 E., M.D.M.;

37 Beginning at a point on the north boundary of  
38 the described Snell property, said point being the  
39 REAL POINT OF BEGINNING, which bears S. 43°35'40"  
40 W. 2318.7 feet from the northeast corner of  
41 Section 13;

42 thence S. 35°13'30" W. 543.9 feet to a point  
43 on the south boundary of the described Snell  
44 property, marking the point of ending, containing  
45 0.20 acres, more or less.

46 LAST NAME: EUREKA COUNTY  
47 PARCEL: PV-28-A-2

48 A strip of land 30 feet in width lying 15  
49 feet easterly and 15 feet westerly and parallel  
50 with the following described centerline, lying in  
51 the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 9, T. 28 N., R. 52 E., M.D.M.;

52 Beginning at the northeast corner of the said  
53 SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 9;

54 thence West 1303.5 feet along the north  
55 boundary of the said SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 9 to a point,  
56 said point being the REAL POINT OF BEGINNING;

57 / / /



1       thence S. 04°04'35" W. 1311.0 feet to a point  
2       on the south boundary of the said SW¼SE¼, Section  
3       9 marking the point of ending, containing 0.90  
4       acres, more or less.

5       LAST NAME:       EUREKA COUNTY  
6       PARCEL:       PV-37-A-3

7       A strip of land 16 feet in width lying 15  
8       feet northwesterly and 1 foot southwesterly to the  
9       northwesterly right-of-way of Nevada State Highway  
10      278 and parallel with the following described  
11      centerline, lying in the NE¼, Section 13, T. 27  
12      N., R. 51 E., M.D.M.;

13      Beginning at a point on the north boundary of  
14      the described property, said point being the REAL  
15      POINT OF BEGINNING, which bears S. 42°00'30" W.  
16      2858.0 feet from the northeast corner of Section  
17      13;

18      thence S. 35°13'30" W. 644.4 feet to a point  
19      on the south boundary of the said NE¼, Section 13  
20      marking the point of ending, containing 0.24  
21      acres, more or less.

22      LAST NAME:       WESTERN PACIFIC RAILROAD COMPANY  
23      PARCEL:       PV-5-A-2

24      A strip of land 30 feet in width lying 15  
25      feet easterly and 15 feet westerly and parallel  
26      with the following described centerline, lying in  
27      the SE¼SE¼, Section 19, T. 32 N., R. 52 E.,  
28      M.D.M.;

29      Beginning at the southeast corner of the said  
30      Section 19;

31      thence N. 00°29'40" E. 413.6 feet along the  
32      east boundary of the said Section 19 to a point,  
33      said point being the REAL POINT OF BEGINNING;

34      thence S. 33°28'42" W. 305.1 feet to a point;  
35      thence S. 06°35'12" E. 160.1 feet to a point  
36      on the south boundary of the said Section 19  
37      marking the point of ending, containing 0.32  
38      acres, more or less.

39               DATED this 22nd day of August, 1985.

40               VAUGHAN, HULL, COPENHAVER  
41               & HANSEN, LTD.  
42               530 Idaho Street  
43               Elko, Nevada 89801

44               By James M. Copenhaver  
45               JAMES M. COPENHAVER  
46               One of Plaintiff's Attorneys

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STATE OF NEVADA )  
COUNTY OF EUREKA ) SS.

I, JOAN M. SHANGLE, County Clerk and ex-officio Clerk of the District Court of the Seventh Judicial District of the State of Nevada, in and for the County of Eureka, do hereby certify that the annexed is a full, true and correct copy of Notice of Pendency of Action, Case No. 3138, Wells Rural Electric Co. vs Southern Pacific Land Co. et al as the same appears on file and of record in my office.

WITHNESS my hand and the seal of said court affixed the 23<sup>rd</sup> day of August, A.D., 19 85.  
Joan Shangle, Clerk.  
By Marcia Elliott Deputy Clerk.

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RECORDED AT REQUEST OF  
Vaughan, Hull, et al  
BOOK 138 PAGE 135

85 AUG 23 AM 11:09

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
M.H. REBALCATT, RECORDER  
FILE NO. 100120  
FEE \$ 11.00