

178978

After Recordation Return To:  
SIERRA PACIFIC POWER COMPANY  
Land Operations – S4B  
P.O. Box 10100  
Reno, NV 89520-0024

A.P.N.  
008-090-02  
Project Number:  
18212E

**TEMPORARY GRANT OF EASEMENT  
FOR  
ACCESS**

THIS INDENTRE, made and entered into this 21<sup>st</sup> day of August, 2002, by and between JAMES and VERA L. BAUMANN (hereinafter referred to as "Grantor"), and SIERRA PACIFIC POWER COMPANY, a Nevada corporation, (hereinafter referred to as "Grantee"),

**WITNESSETH:**

GRANTOR, find in consideration of Ten Dollars (\$10.00) in hand paid by Grantee and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors, assigns and agents, a temporary easement and right of way for access purposes together with the right to construct, alter, maintain, inspect, repair, reconstruct and operate said temporary access easement, along with the appropriate drainage facilities, fences, gates, locks, and other necessary or convenient appurtenances connected therewith, upon, across, over and through the following described property situate in the County of Eureka, State of NEVADA, to-wit:

See Attached Exhibit "A", "B" and "C"

**IT IS FURTHER AGED:**

1. Grantee shall have at all times ingress and egress to the above-described temporary access easement for the purpose of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said temporary access easement from April 1, 2003 through April 1, 2005.
2. Grantee shall be responsible for any damage to personal property or improvements, suffered by Grantor, reason of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said temporary access easement from April 1, 2003 through April 1, 2005.

3. Grantee will at all times save and hold harmless Grantor with respect to any and all loss, damage or liability suffered or sustained by reason of any injury or damage to any person or property, exclusive of negligent, malicious or deliberate destructive conduct of any party not a representative or agent of Grantee, caused by the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said temporary access easement from April 1, 2003 through April 1, 2005.

4. Grantor shall not erect or construct, nor permit to be erected or constructed any buildings, fences or structures, nor permit any activity which in the reasonable judgment of Grantee is inconsistent with Grantee's use of said temporary access easement from April 1, 2003 through April 1, 2005.

5. Grantee shall have the right to remove or clear any and all buildings, fences, structures, combustible materials, trees, brush, debris, or any other obstruction from said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said temporary access easement from April 1, 2003 through April 1, 2005.

This Temporary Grant of Easement is subject to the conditions as shown on Exhibit "C" hereto attached and by reference made a part thereof.

THIS TEMPORARY GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned from April 1, 2003 through April 1, 2005.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors, agents and assigns from April 1, 2003 through April 1, 2005.

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTORS

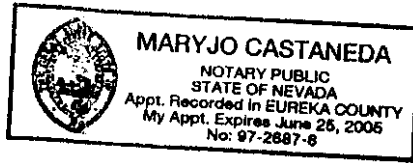
James E. Baumann  
James E. Baumann

Vera L. Baumann  
Vera L. Baumann

STATE OF NEVADA )  
COUNTY OF Eureka )

This instrument was acknowledged before me on August 21, 2002  
by James E. & R. D. Bauman.

Maryjo Castaneda  
Notary Public





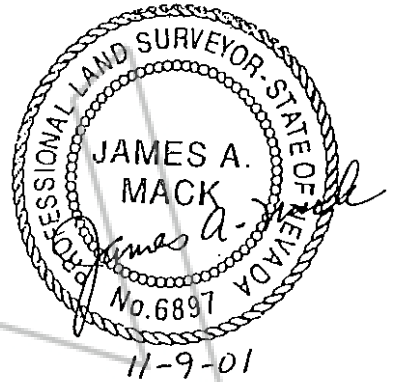
**Stantec**

**EXHIBIT "A"**

November 9, 01  
Project No. 400400

Legal Descripn  
SIERRA PACIFIC POWER COMPANY  
ACCESS EASEMENT

**OWNER: B/MANN, JAMES E. & VERA L.**  
**APN: 008-0912**



The following describes three (3) access easements, thirty (30) feet in width, located within a portion of Section 16, Township 19 North, Range 54 East, MDM, County of Eureka, State Nevada, lying fifteen (15) feet on each side of the following described centerlines:

**EASEMENT "A"**

**BEGINNING** the centerline of an existing dirt road, at the centerline intersection of a County Road (right-of-way width not determined) with a designation of M-102/WR-1010, from which the north one-quarter corner of said Section 16, marked by a dimly scribed stone in a mound of stone, bears N 22°33' E, 504 feet distant, more or less;

Buildings

Thence along the centerline of said dirt road, S 03°16' E, 118.3 feet;

Environment

Thence S 09°49', 54.9 feet;

Industrial

Thence S 20°36', 1.4 feet;

Transportation

Thence S 35°09', 59.6 feet;

Urban Land

Thence S 19°09', 164.3 feet;

Thence S 55°46' 72.9 feet;

Thence S 66°57' 6.9 feet;

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Thence S 45° W, 36.1 feet;

Thence S 15° W, 127.4 feet;

Thence S 18° W, 138.0 feet;

Thence S 24° W, 188.3 feet;

Thence S 14° W, 190.9 feet;

Thence S 09° W, 179.3 feet;

Thence S 37° W, 92.2 feet;

Thence S 62° W, 65.5 feet;

Thence S 35° W, 92.4 feet;

Thence S 21° W, 168.3 feet;

Thence S 01° W, 133.8 feet;

Thence S 10° W, 110.8 feet;

Thence S 30° W, 166.4 feet;

Thence S 33° W, 177.4 feet;

Thence S 34° W, 172.2 feet;

Thence S 21° 4' V, 175.1 feet;

Thence S 26° 2' W, 140.5 feet;

Thence S 14° 2' N, 29.9 feet to a point hereinafter referred to as Point "A", on the north-south centerline of the southwest one-quarter of said Section 16 and the Point of Terminus for this description.

The sidelines of the above-described easement shall be lengthened or shortened so as to terminate upon endlines.

Containing an a. of 1.97 acres of land, more or less.

**Stantec**

## EASEMENT "B"

**BEGINNING** at a point on the north-south centerline of the southwest one-quarter of said Section 6 at the centerline of an existing dirt road, from which aforementioned Point "A" bears N 01°09' W, 455 feet distant, more or less;

Thence along the centerline of said dirt road, S 52°49' E, 16.4 feet;

Thence S 59° E, 42.4 feet;

Thence S 61° E, 38.7 feet to a point hereinafter referred to as Point "B";

Thence S 12° W, 24.0 feet;

Thence S 36° E, 29.0 feet;

Thence S 45° E, 28.3 feet;

Thence S 53° E, 39.4 feet;

Thence S 66° E, 42.7 feet;

Thence S 42° E, 28.4 feet;

Thence S 29° E, 33.3 feet;

Thence S 24° E, 67.4 feet;

Thence S 23° E, 97.6 feet;

Thence S 24°23', 60.4 feet;

Thence S 32°01', 59.1 feet;

Thence S 40°03', 4.5 feet to a point on the east-west centerline of the southwest one-quarter of said Section 16 and the Point of Terminus for this description, from which the south one-quarter corner of said Section 16, marked by a scribed stone, bears S 37°23' E, 1,664 feet distant, more or less.

The sidelines of the above-described easement shall be lengthened or shortened so as to terminate upon endlines.

Containing an area of 0.42 acres of land, more or less.

Stantec

### EASEMENT "C"

**BEGINNIN** at a point on the north-south centerline of the southwest one-quarter of said Section 6 at the centerline of an existing dirt road, from which aforementioned Point "A" is N 01°09' W, 283 feet distant, more or less;

Thence along the centerline of said dirt road, S 30°39' E, 99.5 feet;

Thence S 111° E, 128.7 feet;

Thence S 43° E, 14.6 feet to aforementioned Point "B" and the Point of Terminus for this description.

The sidelines of the above-described easement shall be lengthened or shortened so as to terminate up the endlines.

Containing area of 0.17 acres of land, more or less.

The total of easements "A", "B" and "C" combined contains an area of 2.56 acres of land, more or less.

**BASIS OF SURVEYS:** NAD 1983 (94 Harn Adjustment), UTM Zone 11.

Stantec

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**Starbuck**  
 Starbuck Consulting Inc.  
 950 Industrial Way  
 Sparks, Nevada 89431 USA  
 Tel: (775) 358-4831  
 Fax: (775) 358-6954  
 www.starbuck.com

EUREKA COUNTY

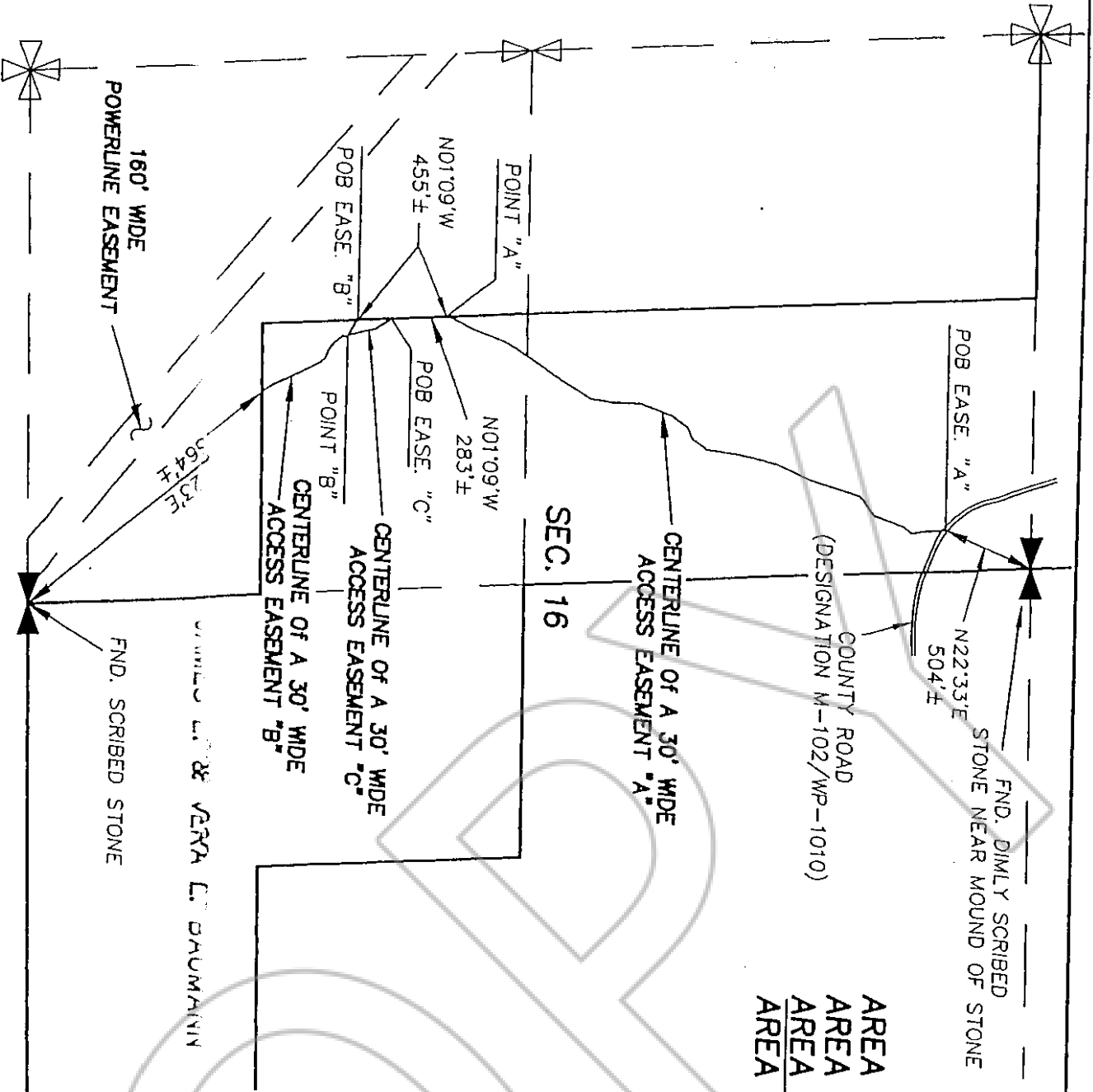
MAP TO SUPPORT LEGAL DESCRIPTION  
**SIERRA PACIFIC POWER COMPANY**

FOR SEC. 16, T19N, R54E, MDM

NEVADA

NOVEMBER 2001

**EXHIBIT "B"**



**BASIS OF BEARINGS**  
 NAD 1983 (94 HARN ADJUSTMENT)  
 UTM, ZONE 11

AREA EASEMENT "A" = 1.97 ACRES±  
 AREA EASEMENT "B" = 0.42 ACRES±  
 AREA EASEMENT "C" = 0.17 ACRES±  
**AREA TOTAL = 2.56 ACRES±**



## EXHIBIT "C"

### CONDITIONS

1. If temporary gate installed in existing fence lines, upon completion of reclamation, the fence(s) will be repaired to as good or better condition than first found.
2. All roads constructed will be reclaimed and reseeded with an approved seed mix.
3. All construction equipment and personnel will not work in and/or around existing springs.
4. Grantee will pay crop loss and/or damage due to construction traffic.

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Sierra Pacific Power Co.*  
02 OCT 28 PM 2:56

CLARK COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 22<sup>00</sup>

**178978**

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