

181738

After Recording Return:  
SIERRA PACIFIC POWER COMPANY  
Attn: Land Operations -4B20  
P.O. Box 10100  
Reno, Nevada 89520

A.P.N.  
004-300-05  
Work Order Number  
18212E

**GRANT OF EASEMENT  
FOR  
ACCESS**

THIS INDENTURE, me and entered into this 17<sup>th</sup> day of April, 2003, by and between NEVADA LAND AND RESOURCE COMPANY, Limited Liability Company, whose address is 3264 Goni Rd, Suite 153, Carson City, Nevada 89706, (hereinafter referred to as "Grantor"), and SIERRA PACIFIC POWER COMPANY, a Nevada corporation, (hereinafter referred to as "Grantee")

**WITNESSETH:**

GRANTOR, for and 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's successors, assigns and agents, a permanent easement and right of way for access purposes together with the right to construct, alter, maintain, inspect, repair, reconstruct and operate said 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:

SAID ACCESS EASEMENT DESCRIBED ON EXHIBIT "A" AND DEPICTED ON EXHIBIT "B", BOTH ATTACHED HERETO AND MADE A PART HEREOF

**IT IS FURTHER AGREED:**

1. Grantee shall have at all times ingress and egress to the above-described access easement for the purpose of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said access easement.

2. Grantee shall be responsible for any damage to personal property or improvements, suffered by Grantor because of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said access easement.

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 the 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 access easement.

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 access easement.

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 access easement.

THIS GRANT (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.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said grantee, its successors, agents and assigns forever.

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

GRANTOR:

NEVADA LAND AND RESOURCE  
COMPANY, Limited Liability Company

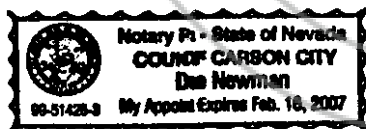
By: Dorothy A. Timian - Palmer

Print Name: Dorothy A. Timian - Palmer

Title: Chief operating officer  
4-17-03

STATE OF NEVADA )  
COUNTY OF CARSON CITY )

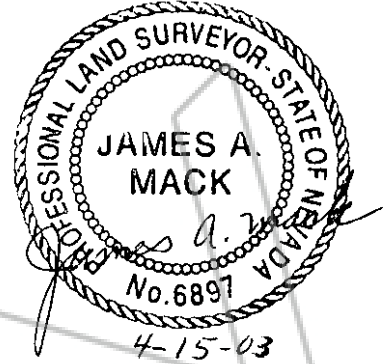
This instrument was acknowledged before me, a Notary Public, on the 17th day of April 2003, by DOROTHY A. TIMIAN - PALMER as CHIEF OPERATING OFFICER of the NEVADA LAND AND RESOURCE COMPANY, Limited Liability Company.



Dore Newman  
Notary Public



**Stantec**



**EXHIBIT "A"**

October 25, 2001  
**Project No. 804400**

Legal Description  
SIERRA PACIFIC POWER COMPANY  
ACCESS EASEMENT

**OWNER: NEVADA LAND & RESOURCE CO.**  
**APN: 04-300-05**

The following describes two (2) access easements, thirty (30) feet in width, located within a portion of the W2 of Section 1, T32N, R48E, MDM, County of Eureka, State of Nevada, lying fifteen (15) feet on each side of the following described centerlines:

**EASEMENT "A"**

**BEGINNING** a point on the northerly line of said Section 1, at the centerline of an existing dirt road which the northeast corner of said Section 1, marked by a GLO brass cap, bears N 89°E, 3781.9 feet distant;

Buildings

Thence along the centerline of said dirt road S 52°46' W, 304.7 feet;

Environment

Thence S 53°32' E, 175.7 feet;

Industrial

Thence S 46°58' E, 126.1 feet;

Transportation

Thence S 43°27' E, 160.8 feet;

Urban Land

Thence S 51°04' E, 205.3 feet;

Thence S 61°33' E, 167.7 feet;

Thence S 41°53' E, 120.9 feet to the easterly line of a 160 foot wide powerline easement and the Point of Terminus for this description, from which the northeast corner of said Section 1 bears N 0°31' E 4822.4 feet distant.

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

Containing an area of 0.87 acres of land, more or less.

#### **EASEMENT "B"**

**BEGINNING** at point on the northerly line of said Section 1, at the centerline of an existing dirt road from which the northwest corner of said Section 1, marked by a GLO brass cap, bears S<sup>95</sup>6'W, 242.5 feet distant;

Thence along the centerline of said dirt road, S 00°24' E, 634.4 feet;

Thence S 00°37' 833.1 feet;

Thence S 00°00' 652.8 feet;

Thence S 00°10' 1001.4 feet;

Thence S 00°50' 815.4 feet;

Thence S 00°11' 924.6 feet;

Thence S 00°25' , 650.7 feet to a point on the southerly line of said Section 1 and the Point of Termination for this description, from which the southwest corner of said Section 1, marked by a split stone bears S89°58'W, 524.6 feet distant.

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

Containing an area of 3.80 acres of land, more or less.

The total of Easements "A" and "B" combined contains an area of 4.67 acres of land, more or less.

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

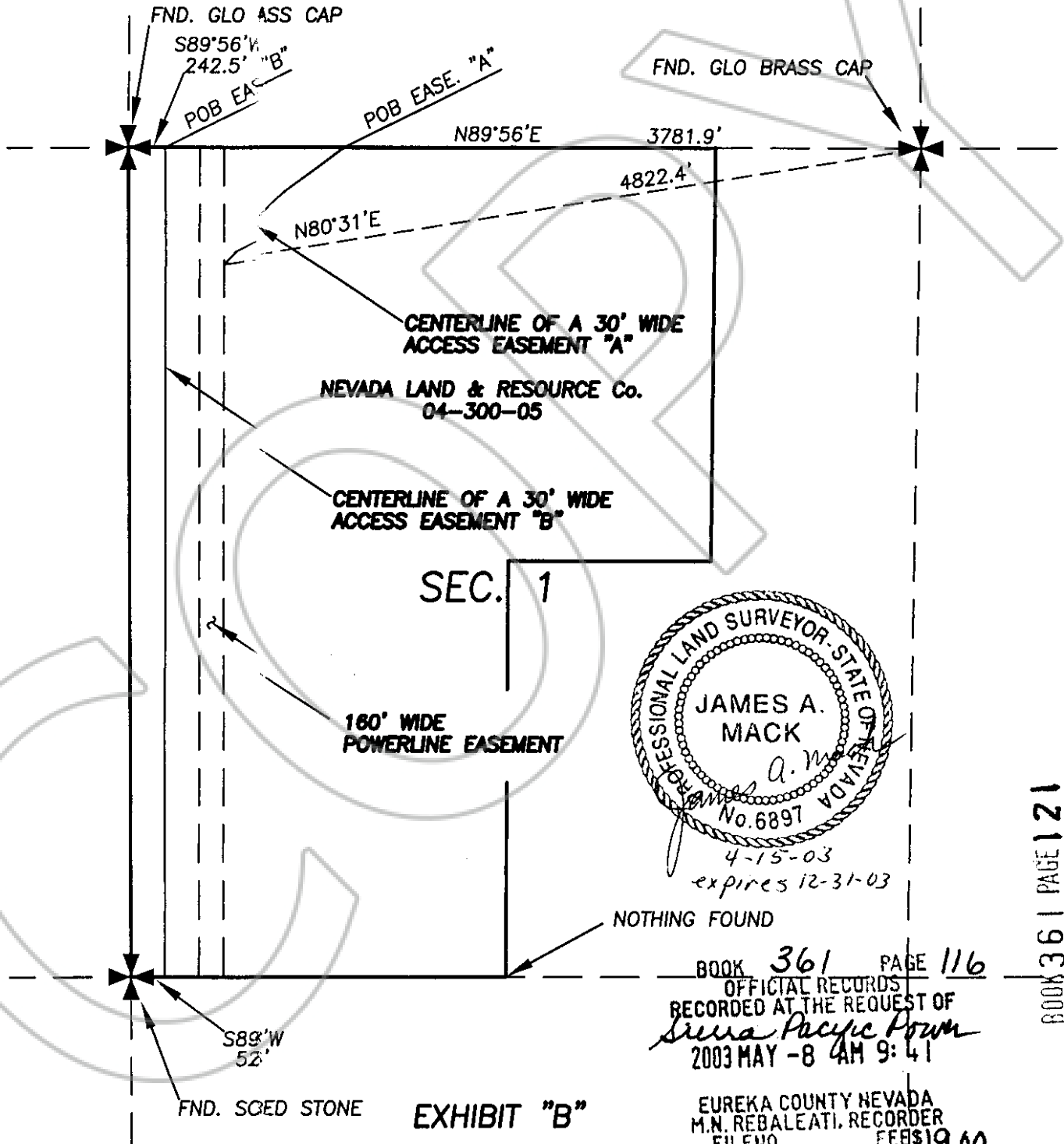
**Stantec**

# **BASIS OF BERINGS**

NAD 1983 (94 HAI ADJUSTMENT)  
UTM, ZONE 11

EASEMENT A = 0.87 ACRES±  
EASEMENT B = 3.80 ACRES±  
TOTAL = 4.67 ACRES±

SCALE: 1" = 1000



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MAP TO SUPPORT LEGAL DESCRIPTION  
**SIERRA PACIFIC POWER COMPANY**  
POR. SEC 1, T32N, R48E, MDM

EUREKA COUNTY

NEVADA

PROJECT NO.  
80400400

SEPTEMBER 2001