

181739

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

A.P.N. 004-310-10  
Work Order Number  
18212E

**GRANT OF EASEMENT  
FOR  
ACCESS**

THIS INDENTURE, made 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 opening 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 offered 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

Print Name: Dorothy A. Timian - Palmer

Title: Chief Operating Officer

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.



Deanne Newman  
Notary Public



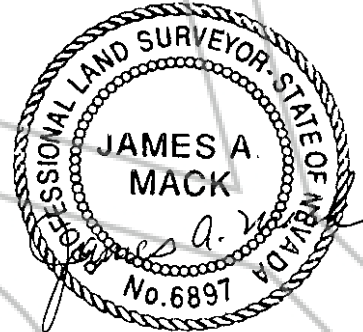
**Stantec**

**EXHIBIT "A"**

October 25, 200  
Project No. 804000

Legal Description  
SIERRA PACIFIC POWER COMPANY  
ACCESS EASEMENT

**OWNER: NEVA LAND & RESOURCE COMPANY**  
**APN: 004-310-1**



4-15-03  
expires 12-31-03

The following describes an access easement, thirty (30) feet in width, located within a portion of Section 33, Township 32 North, Range 48 East, MDM, County of Eureka, State of Nevada, lying fifteen (15) feet on each side of the following described centerline:

**BEGINNING** a point on the easterly line of said Section 33, at the centerline of an existing dirt road from which the east one-quarter corner of said Section 33, marked by a GLO brass cap, lies S 00°19' E, 667 feet distant, more or less;

Thence along the centerline of said dirt road, S 31°17' W, 6.6 feet;

Thence S 31°57' 65.4 feet;

Thence S 31°41' 82.8 feet;

Thence S 36°09' 130.3 feet;

Thence S 35°28' 143.8 feet;

Thence S 38°40' 132.3 feet;

Thence S 47°18' 42.8 feet;

Thence S 38°33' 70.9 feet;

Thence S 28°23' 64.0 feet;

Thence S 32°55' 53.8 feet;

Thence S 38°28' 74.8 feet;

Thence S 40°22' 130.5 feet;

Thence S 39°03' 107.4 feet;

Thence S 26°42' 42.8 feet;

Thence S 35°06' 57.5 feet;

Thence S 36°31' 450.4 feet;

Thence S 37°52' 638.2 feet;

Thence S 36°36' 551.9 feet;

Thence S 34°57' 107.4 feet;

Thence S 45°32' 38.8 feet;

Thence S 47°00' 66.2 feet;

Thence S 40°22' 65.3 feet;

Thence S 35°56' 101.6 feet;

Thence S 30°22' 83.0 feet;

Thence S 30°05' 63.7 feet;

Thence S 38°47' 184.1 feet;

Thence S 33°59' 145.8 feet;

Thence S 01°10' 42.5 feet;

Thence S 02°24' 67.5 feet;

Thence S 03°06' 47.6 feet;

Thence S 08°00' 40.6 feet;

**Stantec** Thence S 12°33' 23.2 feet;

Thence S 40°10' 34.6 feet;

Thence S 82°01' 24.4 feet;

Thence S 69°16', 43.1 feet;

Thence S 78°49', 48.9 feet;

Thence S 71°23', 44.1 feet;

Thence S 55°26', 54.5 feet;

Thence S 57°34', 49.1 feet;

Thence S 45°31', 38.8 feet;

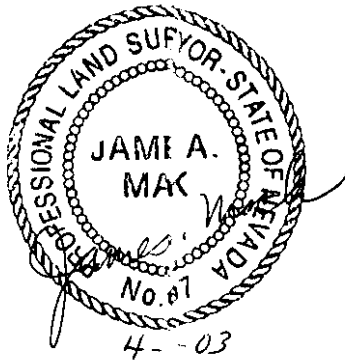
Thence S 36°27', 6.4 feet to a point on the southerly line of said Section 33 and the Point of Terminus for the description, from which the south one-quarter corner of said Section 33, marked by a GL brass cap, bears S 89°20' W, 120 feet distant, more or less.

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

Containing an area of 2.94 acres of land, more or less.

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

**Stantec**

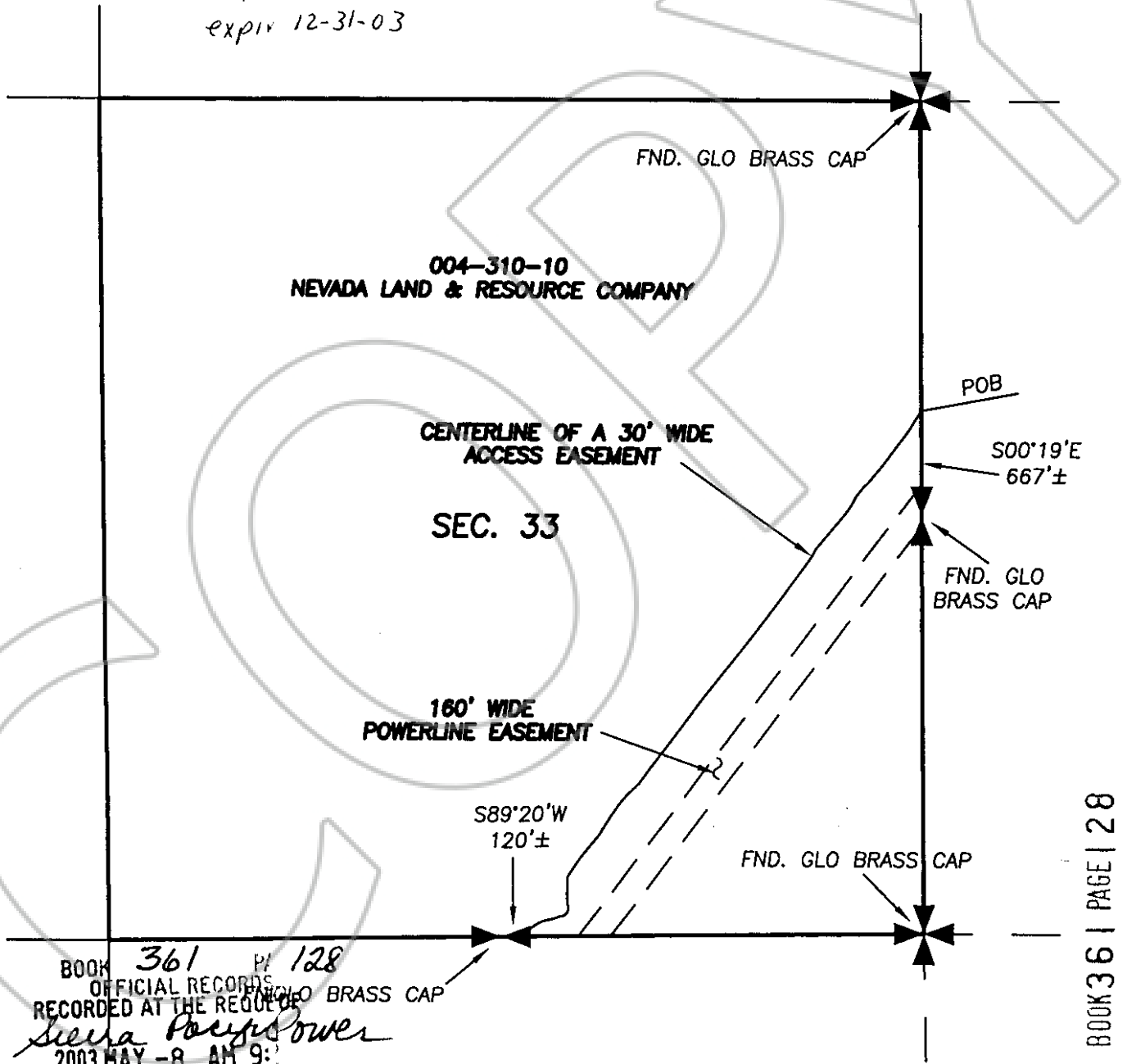


**BASIS OF BEARINGS**

NAD 1983 (94 HARN ADJUSTMENT)  
UTM, ZONE 11

**AREA = 2.94 ACRES±**

SCALE; 1" = 1000'



004-310-10  
NEVADA LAND & RESOURCE COMPANY

CENTERLINE OF A 30' WIDE  
ACCESS EASEMENT

SEC. 33

160' WIDE  
POWERLINE EASEMENT

S89°20'W  
120'±

POB

S00°19'E  
667'±

FND. GLO  
BRASS CAP

FND. GLO BRASS CAP

BOOK 361 P. 128  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Sierra Pacific Power*  
2003 MAY -8 AM 9:11  
FND. GLO BRASS CAP

EUREKA COUNTY NEVA  
M.N. REBALEATI, REC'D  
FILE NO. 2000

**EXHIBIT "B"**

MAP TO SUPPORT LEGAL DESCRIPTION  
**SIERRA PACIFIC POWER COMPANY**  
POR. SEC. 33, T32N, R48E, MDM

PROJECT NO.  
80400400

SEPTEMBER 2001



Stanlec

Stanlec Consulting Inc.  
950 Industrial Way  
Sparks, Nevada 89431 USA  
TEL: 775-333-9334  
FAX: 775-333-9335  
www.stanlec.com

EUREKA COUNTY

NEVADA

BOOK 361 PAGE 128

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