

**Official Record**Recording requested By  
EUREKA COUNTY, NEVADA

Eureka County - NV

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Fee:

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RPTT:

Recorded By: FS

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0211766

APN: 006-110-01

Eureka, Nevada

April 9, 2008**GRANT OF DEDICATED EASEMENT AND RIGHT-OF-WAY  
FOR PUBLIC ROAD**

THIS GRANT OF EASEMENT AND RIGHT-OF-WAY is made and entered into the date and year written above by and between KENNETH R. BUCKINGHAM, (hereinafter referred to as GRANTOR) and EUREKA COUNTY, a political subdivision of the State of Nevada (hereinafter referred to as GRANTEE).

GRANTOR, for good and valuable consideration, consisting of the GRANTEE'S promise to improve the section of public road described by this Grant, the receipt of which is hereby acknowledged, does hereby grant to GRANTEE, its successors and assigns, a permanent easement and right-of-way to construct, maintain, and repair a public road, known as J.D. Ranch Road (Eureka County Road M-111), in Eureka County, Nevada, for use by the public across, over, upon, under, and through the following described property situated in the County of Eureka, State of Nevada, *to-wit*:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO WITH A MAP  
ATTACHED AS EXHIBIT "B", MADE A PART OF THIS GRANT.

**IT IS FURTHER AGREED:**

1. GRANTEE, its successors and assigns, shall have at all time ingress and egress to the above-described lands for the purpose of constructing, maintaining, and repairing the public road improvements placed on the easement.
2. GRANTEE, its successors and assigns, shall be responsible for any damage

to personal property or improvements, suffered by GRANTOR, their successors or assigns, not by the use the public makes of the public road, but by reason of constructing, maintaining, and repairing the road.

3. GRANTOR, their successors and assigns, shall not erect or construct, nor permit to be erected or constructed, any building or obstruction on or near the easement in a manner to interfere or be inconsistent with GRANTEE's and the public's use of said easement.

THIS GRANT OF EASEMENT shall be binding upon the heirs, executors, administrators, successors in title, successors and assigns of GRANTOR and GRANTEE.

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

**LEGAL DESCRIPTION  
ROAD EASEMENT**

**EXHIBIT A**

All that certain real property located within a portion of Section 31, Township 26 North, Range 51 East, M.D.B. & M., being a portion of that Parcel of Land owned by Kenneth R. Buckingham, more particularly described as follows:

A strip of land 66 feet in width, lying 41.00 feet northerly and 25.00 feet southerly of the following described line.

**BRGINNING** at the intersection of the East Line of Lot 2 of said Section 31, also being the westerly line of said Parcel of Land and the centerline of J.D. Ranch Road (Eureka County Road M-111), as built;

**THENCE** along said centerline N.78°13'59"E., 280.91 feet to the beginning of a curve concave to the south, having a radius of 1000.00 feet;

**THENCE** along said curve 283.55 feet through a central angle of 16°14'47":

**THENCE** S.85°31'14"E., 462.69 feet to the beginning of a curve concave to the south, having a radius of 1500.00 feet;

**THENCE** along said curve 325.12 feet through a central angle of 12°25'07":

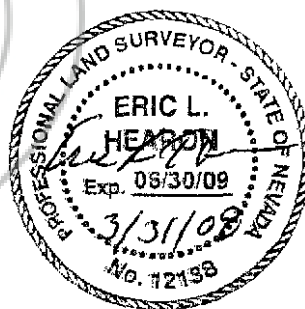
**THENCE** S.73°06'07"E., 305.50 feet to the easterly line of said Parcel of Land and the **POINT OF TERMINUS**.

Containing 109,404 square feet or 2.51 acres, more or less.

END OF DESCRIPTION

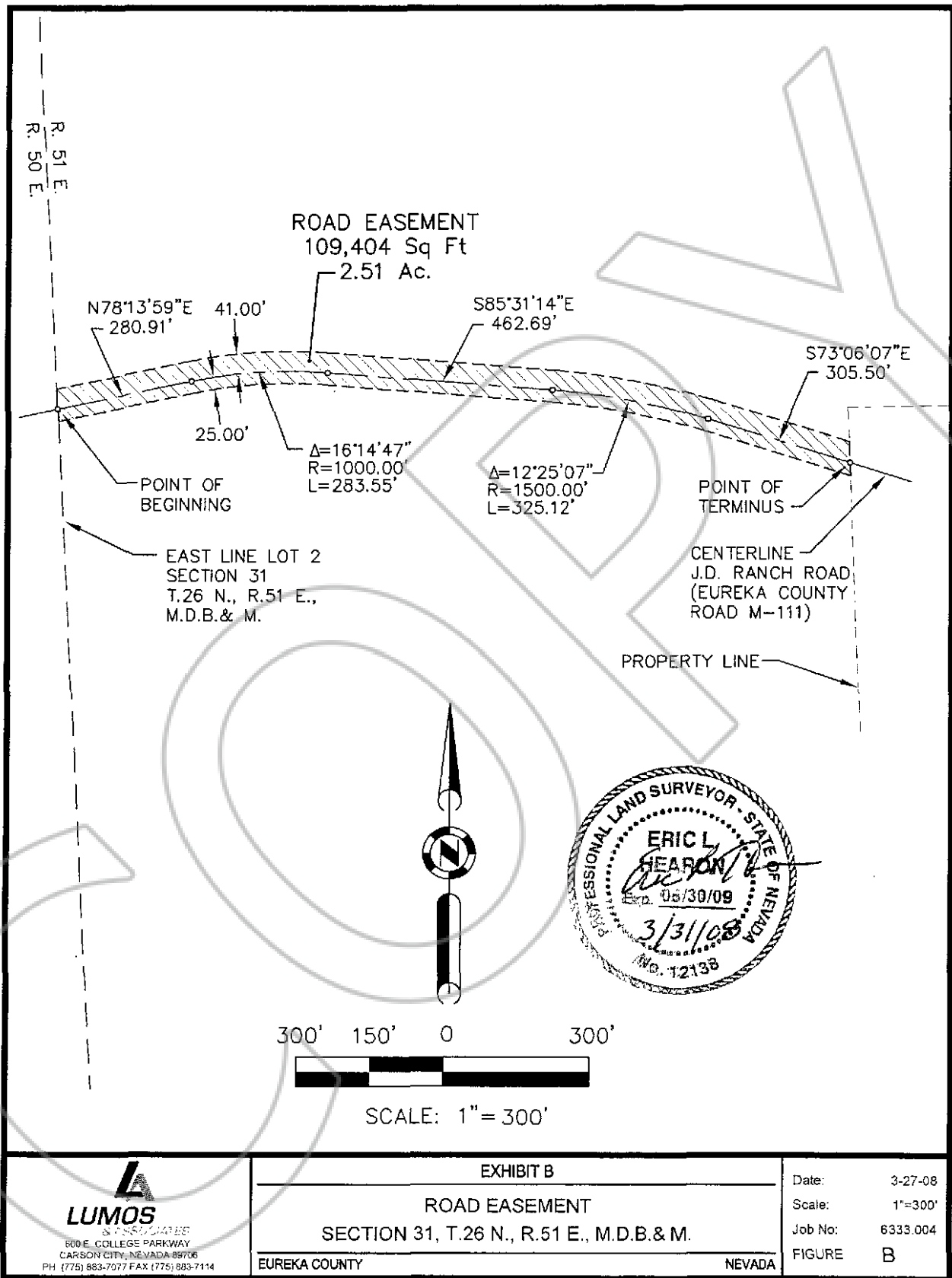
Prepared under the supervision of

800 E College Parkway  
Carson City, NV 89706



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

GRANTOR:

Kenneth R. Buckingham  
KENNETH R. BUCKINGHAM

State of Nevada     )  
                              : ss.  
County of Eureka    )

This instrument was acknowledged before me on this 9<sup>th</sup> day of April, 2008, by Kenneth R. Buckingham, Grantor.

Kimberly L. Todd  
Notary Public

