

APN# \_\_\_\_\_

DOC # 0213364

06/29/2009

02:12 PM

**Official Record**

Recording requested By  
SIERRA PACIFIC POWER

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$19.00

Page 1 of 6

RPTT:

Recorded By: FES

Book- 0487 Page- 0387



0213364

**Recording Requested by:**

Name: NV Energy

Address: PO Box 10100

City/State/Zip: Elko, NV 89501

**Mail Tax Statements to:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**Please complete Affirmation Statement below:**

☒ I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**-OR-**

☐ I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: \_\_\_\_\_

(State specific law)

Debra Cunningham Land Operations Clerk  
Signature (Print name under signature) Title

Debra Cunningham

Grant of Easement  
(Insert Title of Document Above)

\*\*\*\*\*

Only use the following section if one item applies to your document

This document is being re-recorded to \_\_\_\_\_

**-OR-**

This document is being recorded to correct document # \_\_\_\_\_, and is correcting

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This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(Additional recording fee applies)

Sections 32 & 33 Township 32 North Range 49 East

WHEN RECORDED MAIL TO:  
Land Operations Department  
NV Energy  
P.O. Box 10100 MS S4B20  
Reno, NV 89520

### GRANT OF EASEMENT

ELKO LAND AND LIVESTOCK COMPANY, a Nevada corporation, ("Grantor") for One Dollar (\$1.00) and other and good valuable consideration, receipt of which is hereby acknowledged, grants and conveys to SIERRA PACIFIC POWER COMPANY, a Nevada corporation, d/b/a NV Energy ("Grantee"), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements ("Utility Facilities") upon, over, under and through the property described in Exhibit "A" and "B" hereto and by this reference made a part of this Grant of Easement ("Easement Area");
2. for the unrestricted passage of vehicles and pedestrians within, on, over and across the Easement Area;
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area; and
4. for the removal, clearance, cutting and trimming of any obstructions and materials (including trees and other vegetation) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in the Easement Area.

Grantee will be responsible for any damages, caused by Grantee constructing, operating, adding to, maintaining, and removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee (which Grantee will not unreasonably withhold), such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however,

#08-39373

Horseshoe Ranch-Comm-Newmont

1



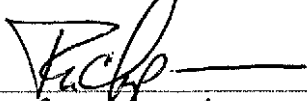
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that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

**GRANTOR:**

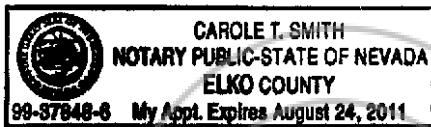
ELKO LAND AND LIVESTOCK COMPANY

  
By: Robert L. Chapman  
Title: VICE PRESIDENT

STATE OF Nevada )  
COUNTY OF ELKO )

This instrument was acknowledged before me on June 16, 2009 by Robert L. Chapman  
VICE President of ELCO

  
Signature of Notarial Officer



Notary Statement and/or Seal

#08-39373  
Horseshoe Ranch-Comm-Newmont

**EXHIBIT A**  
**EASEMENT PARCELS**

Elko Land and Livestock Company                      to                      Sierra Pacific Power Company

Easements for Power line installation and maintenance purposes located in Sections 32 & 33, Township 32 North, Range 49 East, M.D.B. & M., Eureka County, Nevada, being 15.00 feet in width, lying 7.50 feet on each side of the following described centerlines:

**PARCEL NO. 1**

Commencing at the Southeast Corner of said Section 33, a point from which the Southeast Corner of Section 34, Township 32 North, Range 49 East, M.D.B. & M., bears, N 89° 37' 47" E, 5182.98 feet, thence N 60° 39' 08" W, 5732.99 feet, to Corner No. 1, a point being in an existing Power Line, The True Point of Beginning;

Thence N 28° 26' 38" W, 199.41 feet, to Corner No. 2;

Thence N 29° 38' 09" W, 396.30 feet, to Corner No. 3, the Point of Ending.

**PARCEL NO. 2**

Commencing at the Southeast Corner of said Section 33, a point from which the Southeast Corner of Section 34, Township 32 North, Range 49 East, M.D.B. & M., bears, N 89° 37' 47" E, 5182.98 feet, thence N 60° 39' 08" W, 5732.99 feet, to a point being in an existing Power Line, thence N 28° 26' 38" W, 199.41 feet, to Corner No. 1, The True Point of Beginning;

Thence S 60° 19' 57" W, 297.06 feet, to Corner No. 2, the Point of Ending.

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Elko Land and Livestock Company

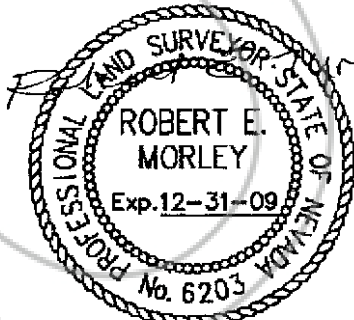
Easement Parcels

PARCEL NO. 3

Commencing at the Southeast Corner of said Section 33, a point from which the Southeast Corner of Section 34, Township 32 North, Range 49 East, M.D.B. & M., bears, N 89° 37' 47" E, 5182.98 feet, thence N 60° 39' 08" W, 5732.99 feet, to a point being in an existing Power Line, thence N 28° 26' 38" W, 199.41 feet, to Corner No. 1, The True Point of Beginning;

Thence N 65° 19' 40" E, 315.95 feet, to Corner No. 2, the Point of Ending.

Reference is hereby made to Exhibit B, Map of Proposed Power Line Easements for Elko Land and Livestock Company attached hereto and made a part hereof.



Prepared by Robert E. Morley  
High Desert Engineering

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640 Idaho Street  
Elko, Nevada 89801



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**EXHIBIT B**  
**MAP OF EASEMENT PARCELS**  
**FOR**  
**ELKO LAND AND LIVESTOCK COMPANY**  
**IN SECTIONS 32 & 33,**  
**T.32 N., R.49 E., M.D.B. & M.**  
**EUREKA COUNTY, NEVADA**

