

Official Record

Recording requested By
EUREKA COUNTYEureka County - NV
Mike Rebaleati - RecorderFee: Page 1 of 4
RPTT: Recorded By: FES
Book- 521 Page- 0010

APN: 001-195-03

Eureka, Nevada

**GRANT OF EASEMENT FOR
CHANNEL IMPROVEMENTS**

THIS GRANT OF EASEMENT made this 18th day of AUGUST, 2011 and by and between ANTHONY ROWLEY and CAROLYN RAE ROWLEY (hereinafter referred to as "Grantors") and Eureka County, a political subdivision of the State of Nevada (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, the Grantors are the owners of that certain parcel located in Eureka County, Nevada generally described as a Portion of Block 49 of the Plat of the Townsite of Eureka Nevada as approved by the United States Department of the Interior, General Land Office on November 19, 1937 and recorded as Document Number 127447 in the Official Records of the County of Eureka, State of Nevada, (hereinafter referred to as "Property").

NOW THEREFORE, the undersigned Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant to Grantee, its successors and assigns, a permanent easement for channel improvements across a portion of the Property more particularly described in Exhibits "A" and "B", which are incorporated by this reference as if fully set forth herein.

IT IS FURTHER AGREED:

1. Grantee, its successors and assigns, shall have at all times ingress and egress to the above described channel improvements for the purpose of constructing, maintaining and repairing them.
2. Grantee, its successors and assigns, shall indemnify and hold Grantors harmless of and from damages to persons, property, or improvements suffered by Grantors or third parties by reason of Grantee's maintenance and repair of the channel improvements, provided Grantee is apprised as soon as possible of any claim of damages.
3. Grantors, their successors and assigns, shall not erect or construct, nor permit to be erected or constructed, any building or obstruction on the easement in a manner to interfere or be inconsistent with Grantee's use of said easement unless otherwise specified herein.
4. Grantors, their successors and assigns, shall be allowed to park vehicles on one-half of the adjacent channel right-of-way immediately adjacent to the Grantor's Property. The parked vehicles shall be capable of being moved for scheduled maintenance within seven days notice.

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

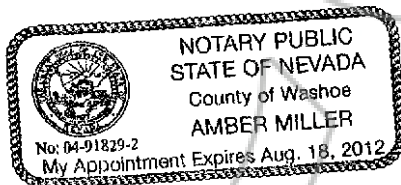
IN WITNESS WHEREOF Grantors have hereunto signed on the day and year first above written.

GRANTORS:

Anthony Rowley
ANTHONY ROWLEY
Carolyn RAE Rowley
CAROLYN RAE ROWLEY

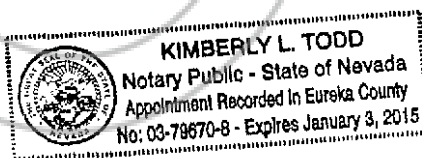
STATE OF Nevada)
Washoe) : SS.

On this 18 day of Aug, 2011, before me, the undersigned, a Notary Public in and for Washoe County and State of Nevada, appeared Anthony Rowley and CAROLYN RAE ROWLEY known to me to be the persons who executed the above and foregoing instrument, and who acknowledged to me that they did so freely and voluntarily and for the purposes therein mentioned.



Amber Miller
NOTARY PUBLIC

State of Nevada
County of Eureka



This instrument was acknowledged before me on
August 30, 2011 by Anthony Rowley
Kimberly Todd
Notary Public

EXHIBIT "A"

A PORTION OF BLOCK 49, EUREKA TOWNSITE

All that real property situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Twenty-Four (24), Township Nineteen (19) North, Range Fifty-Three (53) East, Mount Diablo Meridian (M.D.M.), County of Eureka, State of Nevada, being a portion of Block 49, lying easterly of the Eureka Canyon Channel, as shown on the Plat of the Townsite of Eureka Nevada as approved by the United States Department of the Interior, General Land Office on November 19, 1937 and recorded as Document Number 127447 in the Official Records of the County of Eureka, State of Nevada, being more particularly described as follows:

BEGINNING at the southerly intersection of the easterly line of said Eureka Canyon Channel and said Block 49, said point lying on the northerly line of Richmond Street as shown on said Plat of the Townsite of Eureka;

THENCE along the said easterly line of the Eureka Canyon Channel, North 03°50'00" East, 38.44 feet;

THENCE continuing northerly along the said easterly line of the Eureka Canyon Channel, North 26°31'00" East, 51.78 feet;

THENCE leaving said line, South 15°47'15" West, 72.41 feet;

THENCE South 09°14'17" West, 16.90 feet to the said northerly line of Richmond Street;

THENCE northwesterly along said northerly line of Richmond Street, North 63°00'00" West, 3.68 feet to the **POINT OF BEGINNING** and the end of this description.

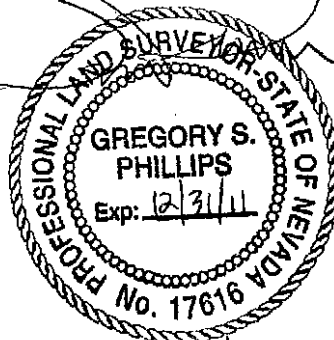
Containing 474 square feet, more or less.

The basis of bearing for this description is identical to that said Plat of the Townsite of Eureka Nevada, recorded as Document Number 127447, in the Official Records of the County of Eureka, State of Nevada.

Prepared by:

Lumos & Associates
800 East College Parkway
Carson City, NV 89706

Gregory S. Phillips, P.L.S.
Nevada Certificate No. 17616



07/22/11



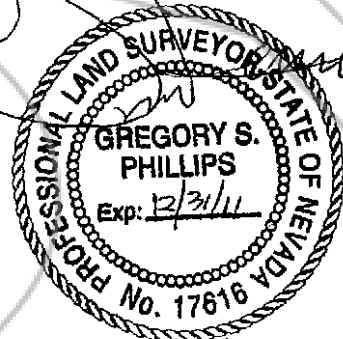
0218530

Book: 521 09/07/2011
Page: 12 Page: 3 of 4

ABANDONED ALLEY

BLOCK 49

EUREKA CANYON CHANNEL



07/02/11

BLOCK 49

EASEMENT AREA
474± SQ. FT.

POINT OF
BEGINNING

RICHMOND STREET

N 03°50'00" E
38.44'

N 63°00'00" W
3.68'

S 09°14'17" W
16.90'

N 26°31'00" E
51.78'

S 15°47'15" W
72.41'



0218530

Book: 521 09/07/2011
Page: 13 Page: 4 of 4

LUMOS
S. ASSOCIATES
800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH. (775) 883-7077 FAX (775) 883-7114

EUREKA COUNTY
EXHIBIT "B"
PORTION OF BLOCK 49, EUREKA TOWNSITE
EUREKA COUNTY NEVADA

Date: JULY 2011
Scale: 1" = 20'
Job No: 7790.001