

DOC # 0221525

09/24/2012

01:29 PM

Official Record
Recording requested By
AT&T NEVADA

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$21.00

Page 1 of 8

RPTT:

Recorded By: FES

Book- 538 Page- 0379



0221525

APN# 001-173-03

Recording requested by and mail to:

AT&T Nevada

745 W. Moana Ln., Rm. 220B

P.O. Box 11010

Reno, NV 89520

Mail tax statement to:

N/A

S24, T19N, R53E

Job# 8814514

GRANT OF EASEMENT

DIAMOND LUMBER COMPANY, hereinafter referred to as Grantor(s), for good and valuable consideration, which is hereby acknowledged, does hereby grant(s) to **NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA**, a Nevada corporation, Grantee, its successors and assigns, the right from time to time to construct, place, inspect, maintain, replace and remove communication facilities consisting of aerial and underground wires, cables and other electrical conductors with associated poles, crossarms, braces, anchors, guys, fixtures, conduits, pipes, manholes service boxes, markers, risers, pedestals, terminal equipment cabinets and necessary fixtures and appurtenances, together with an easement therefore and the right of ingress thereto and egress therefrom, across, upon, in and under the following described real property in the County of Eureka, State of Nevada:

See Exhibit "A" pages 1 through 2 and Exhibit "A-1" pages 1 through 4, attached here to and made a part hereof

Grantor(s) also grant(s) to Grantee the right to trim such tree foliage and to cut such limb roots on said property as may be necessary for the protection of said facilities.

Grantor(s) also grant(s) to Grantee the right to cut, fill or otherwise change the grade of said property and to place such drainage and retaining structures thereon, as Grantee may elect for the protection of such facilities.

Grantor(s) also grant(s) to the Grantee the right to receive commercial power service from the appropriate utility company serving the area, together with the right for such utility company to place its respective service facilities upon and within said easement.

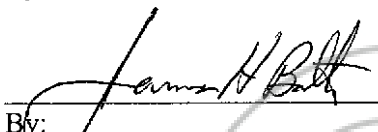
Grantee shall be responsible for damage caused intentionally or by any negligent act or omission of Grantee, its agents or employees while exercising the rights granted herein.

Grantee(s) shall indemnify and hold Grantor(s) harmless from and against damage to any property(ies) arising out of the installation, maintenance and repair of Grantee(s) facilities in said easement, except where such damage is caused by the active negligence or willful misconduct of Grantor(s), or Grantor's agents or employees.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Executed this 24 day of SEPTEMBER, 2012

By: DIAMOND LUMBER COMPANY

By: 

Owner
TITLE

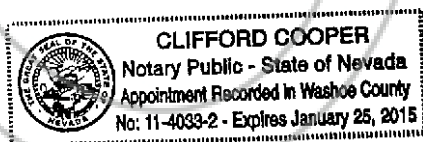
STATE OF NEVADA

: ss

COUNTY OF WHITE PINE

This instrument was acknowledged before me on this 24 day of SEPTEMBER,

2012 by Jim Bath.







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EXHIBIT "A"
LEGAL DESCRIPTION
EASEMENT AREA

All that certain real property located within a portion of the South One-Half (S 1/2) of the Northwest One-Quarter (NW 1/4) of Section 24, Township 19 North, Range 53 East, Mount Diablo Meridian, Eureka County, Nevada, more particularly described as follows:

COMMENCING at the southwest property corner for Assessor Parcel No. 001-173-03, vesting document No. 164856 Recorded September 26, 1996 in the Official Records of Eureka County, Nevada, being a 5/8" Rebar and Cap PLS 6304 as shown on Record of Survey Map File No. 164719 in the Official Records of Eureka County, Nevada, also being on the easterly right of way of US 50;

THENCE departing said southwest corner and along said easterly right of way, North 09°37'01" West a distance of 139.16 feet to **THE POINT OF BEGINNING**;

THENCE continuing along said right of way, North 09°37'01" West a distance of 10.00 feet;

THENCE departing said right of way, North 81°56'59" East a distance of 47.98 feet to the northwest property corner of Assessor Parcel No. 001-173-04, being a 5/8" Rebar and Cap PLS 6304 as shown on Record of Survey Map File No. 164719 in the Official Records of Eureka County;

THENCE along the west boundary of said Assessor Parcel No. 001-173-04, South 01°48'02" East a distance of 10.06 feet;

THENCE departing said west boundary line, South 81°56'59" West a distance of 46.61 feet to **THE POINT OF BEGINNING**.

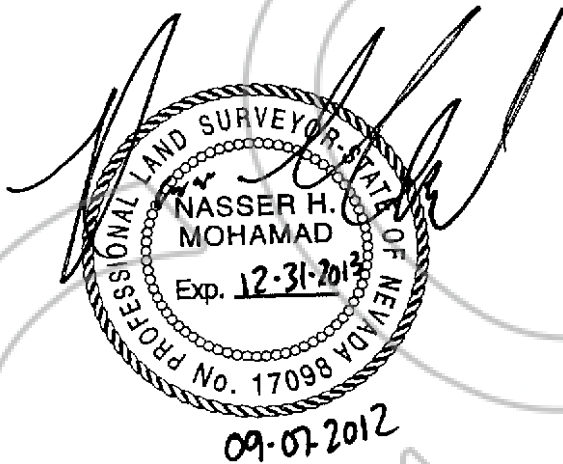
Containing 473 square feet of land, more or less.

EXHIBIT "A"
LEGAL DESCRIPTION
EASEMENT AREA
(continued)

See Exhibit "A-1", map to accompany description, attached hereto and made a part hereof.

Basis of Bearings is Nevada State Plane Coordinate System, East Zone 2701, North American Datum of 1983/1994, (NAD 83/94), as determined using Real Time Kinematic (RTK) GPS Observations. Dimensions shown are ground distances. Combined Grid-to-Ground Factor = 1.000396869

Prepared by:
Humboldt Land Surveying
(775) 750-4525
4630 Beatrice Ln,
Winnemucca, NV 89445

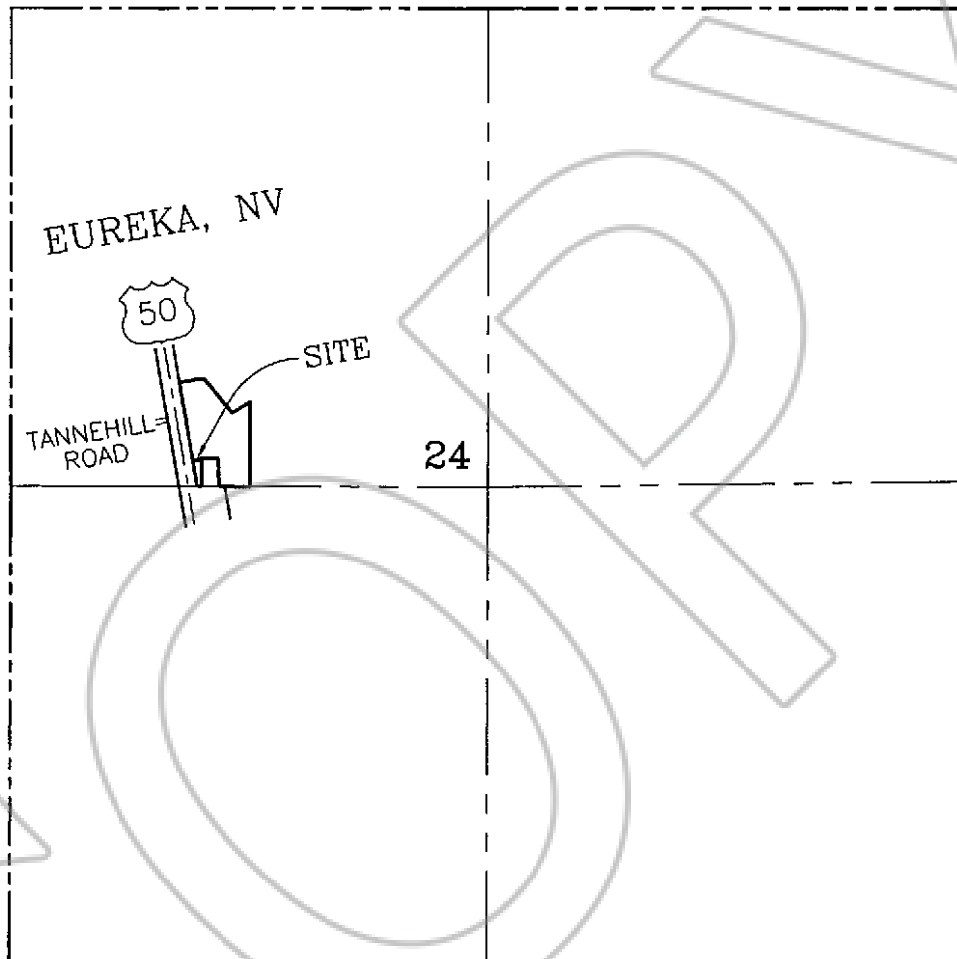


Nasser H. Mohamad
P.L.S. 17098

EXHIBIT "A-1" MAP TO ACCOMPANY DESCRIPTION

SITUATE WITHIN A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 24,
T.19N., R.53E., M.D.M.

EUREKA COUNTY, NEVADA



VICINITY MAP
N.T.S.

SHEET 1 OF 4

09-07-2012



HLS

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TEL: (775) 750-4525



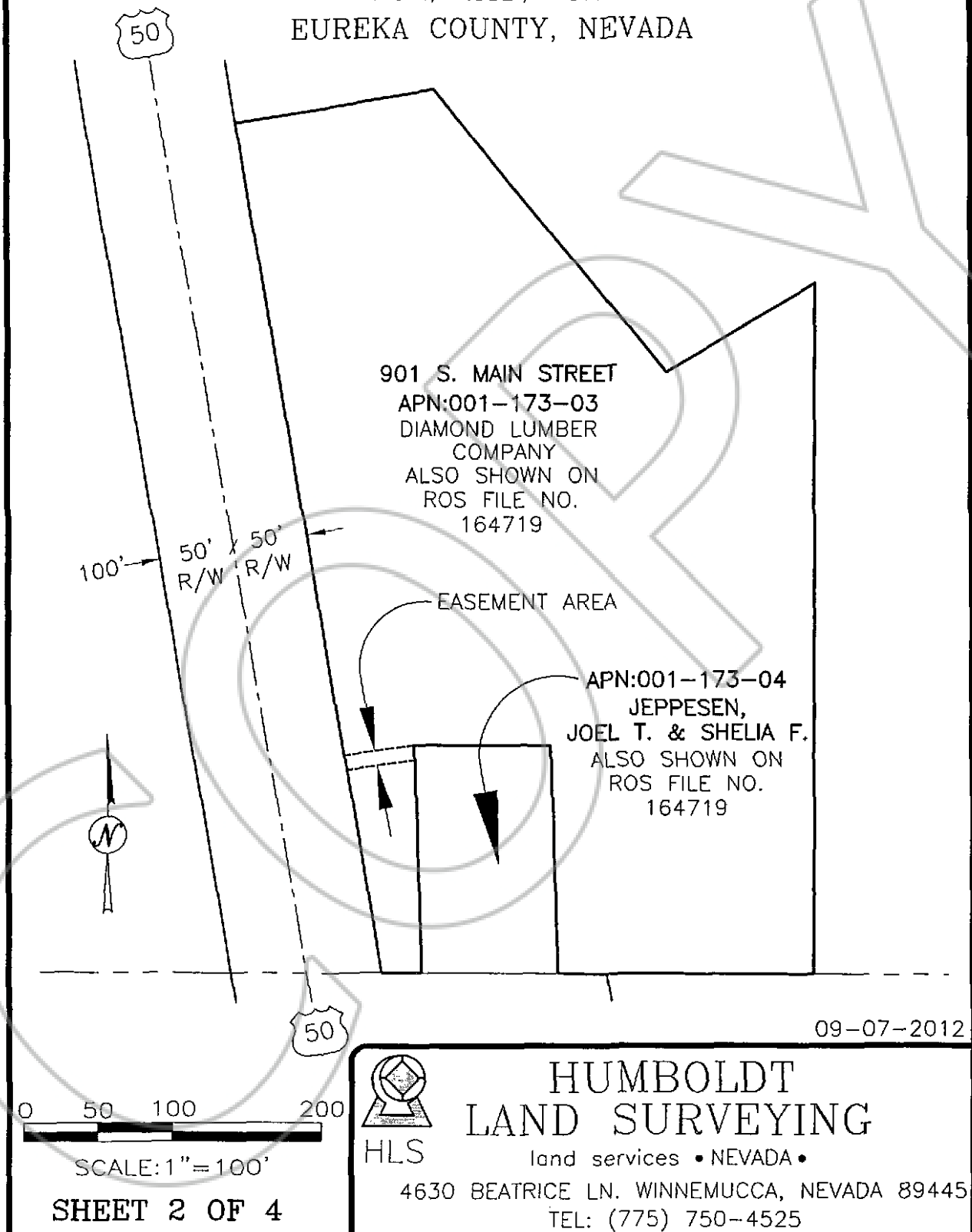
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SITUATE WITHIN A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 24,
T.19N., R.53E., M.D.M.

EUREKA COUNTY, NEVADA



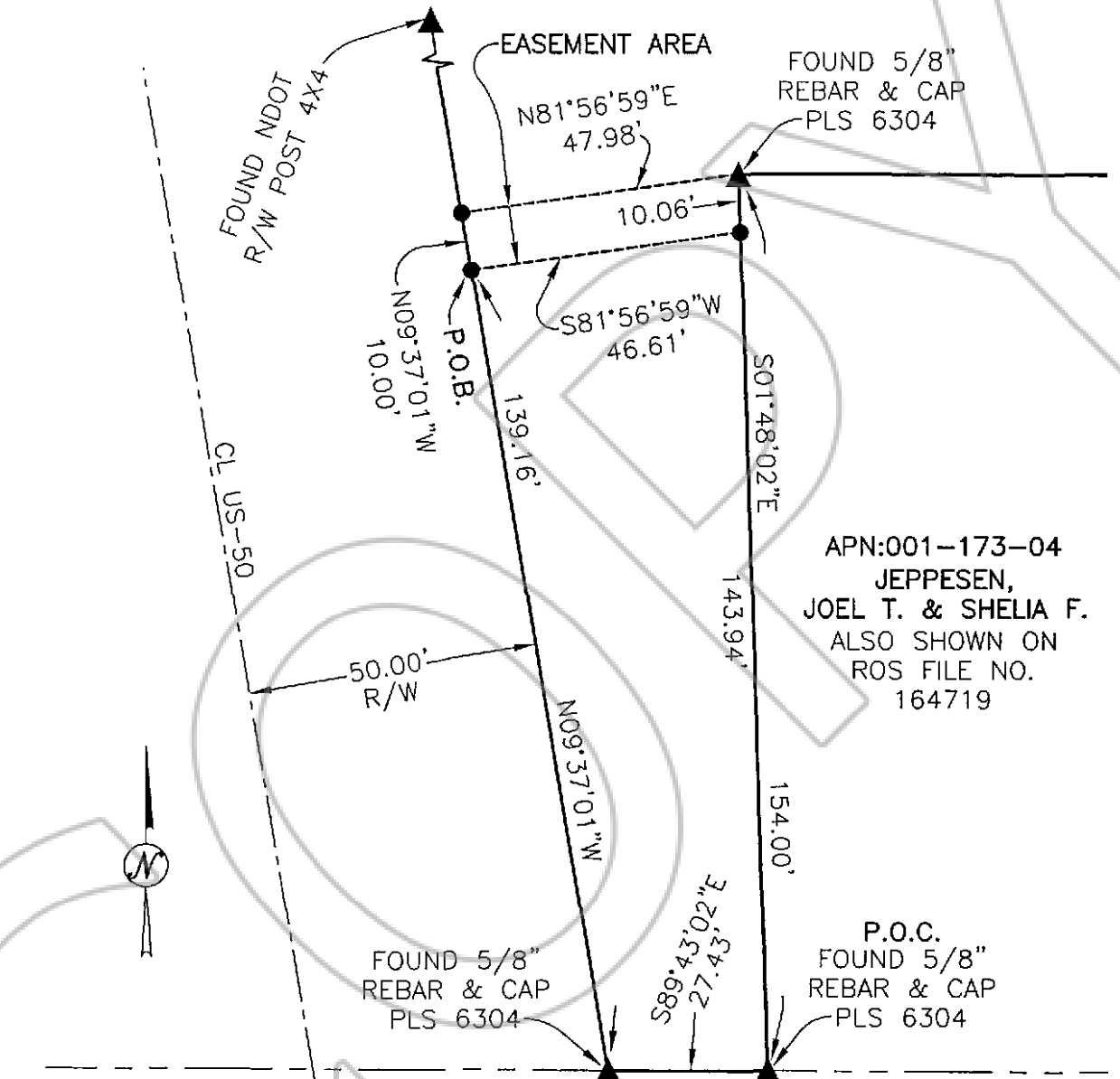
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EXHIBIT "A-1" MAP TO ACCOMPANY DESCRIPTION

SITUATE WITHIN A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 24,
T.19N., R.53E., M.D.M.

EUREKA COUNTY, NEVADA



APN:001-173-04
JEPPESEN,
JOEL T. & SHELIA F.
ALSO SHOWN ON
ROS FILE NO.
164719

P.O.C.
FOUND 5/8\"/>

09-07-2012

0 30 60
SCALE: 1"=30'

EASEMENT AREA
SHEET 3 OF 4



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EXHIBIT "A-1" MAP TO ACCOMPANY DESCRIPTION

SITUATE WITHIN A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 24,
T.19N., R.53E., M.D.M.

EUREKA COUNTY, NEVADA

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
●	DIMENSION POINT
▲	MONUMENT FOUND AS NOTED
—————	CENTERLINE
-----	PROPOSED NEW EASEMENT
-----	SECTION LINES
-----	QUARTER SECTION LINES
—————	RIGHT OF WAY
—————	BOUNDARY

BASIS OF BEARINGS IS NEVADA STATE PLANE NAD
83/94, EAST ZONE (2701). ALL DIMENSIONS SHOWN
HEREON ARE US SURVEY FEET GROUND. THE
PROJECT COMBINED FACTOR IS 1.000396869.

09-07-2012



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