

DOC # 0227909

10/09/2014 10:23 AM

Official Record

Recording requested By
NV ENERGY

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$22.00 Page 1 of 9
RPTT: Recorded By: LH
Book- 572 Page- 0038

RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy

Land Operations (S4B20)

P.O. Box 10100

Reno, NV 89520



0227909

C30- *24085*
APN 002-018-01

WORK ORDER # 3000411397

Grant of Easement for Electric
Grantor : The White Buffalo Nation

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

The undersigned hereby affirms that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

Nate Hastings
Right of Way Agent

APN: 002-018-01

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

GRANT OF EASEMENT

The White Buffalo Nation, ("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" 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 and the property described in Exhibit "C" hereto and by this reference made a part of this Grant of Easement (the "Property");
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area and the Property; and
4. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) 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, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or 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. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 4 above.

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

Proj. # 3000411397
Project Name: E-3039 CRESCENT AVE-RES-E-JAMES VAGARASOTO
Reference Document: 201519
GOE

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, 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:

THE WHITE BUFFALO NATION

Lisa G. Wolf

By:
Title:

Vice President / Secretary / Treasurer

STATE OF NEVADA)
COUNTY OF EUREKA)

This instrument was acknowledged before me on 30, 2013 by LISA S. WOLF as VP/Sec/Treas. of The White Buffalo Nation.

Vicki Drenon

Signature of Notarial Officer

Seal Area



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EXHIBIT "A"
LEGAL DESCRIPTION
EASEMENT AREA

All that certain real property located within a portion of the Southwest Quarter (SW 1/4) of Section 5, Township 29 North, Range 48 East, Mount Diablo Meridian, Eureka County, Nevada, further described as a portion of Lot 14 of Block 20 of the Crescent Valley Ranch and Farms Unit No. 1 Plat Map, File No. 34081, in the Official Records of Eureka County, Nevada, more particularly described as follows:

COMMENCING at the West Quarter Corner (W 1/4) of said Section 5, being a found 1978 BLM Brass Cap;

THENCE departing said West Quarter Corner South 50°30'36" East a distance of 1325.56 feet to the southeast property corner of said Lot 14, also being a point on the northerly right of way for 6th Street as shown on said Plat Map File No. 34081, also being **THE POINT OF BEGINNING**;

THENCE along said northerly right of way, North 65°03'00" West a distance of 52.41 feet;

THENCE departing said right of way North 54°12'44" West a distance of 22.54 feet;

THENCE North 35°47'16" East a distance of 15.00 feet;

THENCE South 54°12'44" East a distance of 73.03 feet, to the easterly property line of said Lot 14;

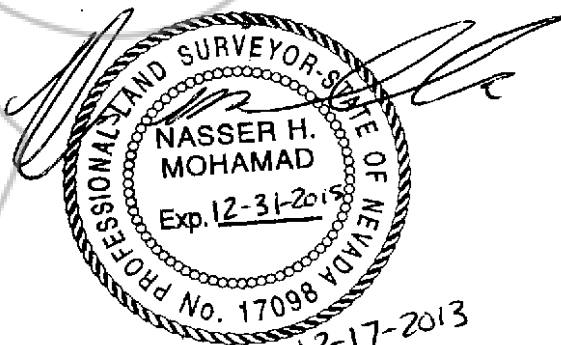
THENCE continuing along said easterly property line South 24°57'00" West a distance of 5.24 feet to **THE POINT OF BEGINNING**.

Containing an area of 854 square feet ±.

See Exhibit "B", plat to accompany description, attached hereto and made a part hereof.

The basis of bearings for this description is identical to that as shown The Crescent Valley Ranch and Farms Unit No. 1 Plat Map, File No. 34081, Official Records of Eureka County Nevada.

Prepared by:
Humboldt Land Surveying
4630 Beatrice Lane
Winnemucca, NV 89445



Nasser H. Mohamad, PLS
P.L.S. 17098

1 of 1



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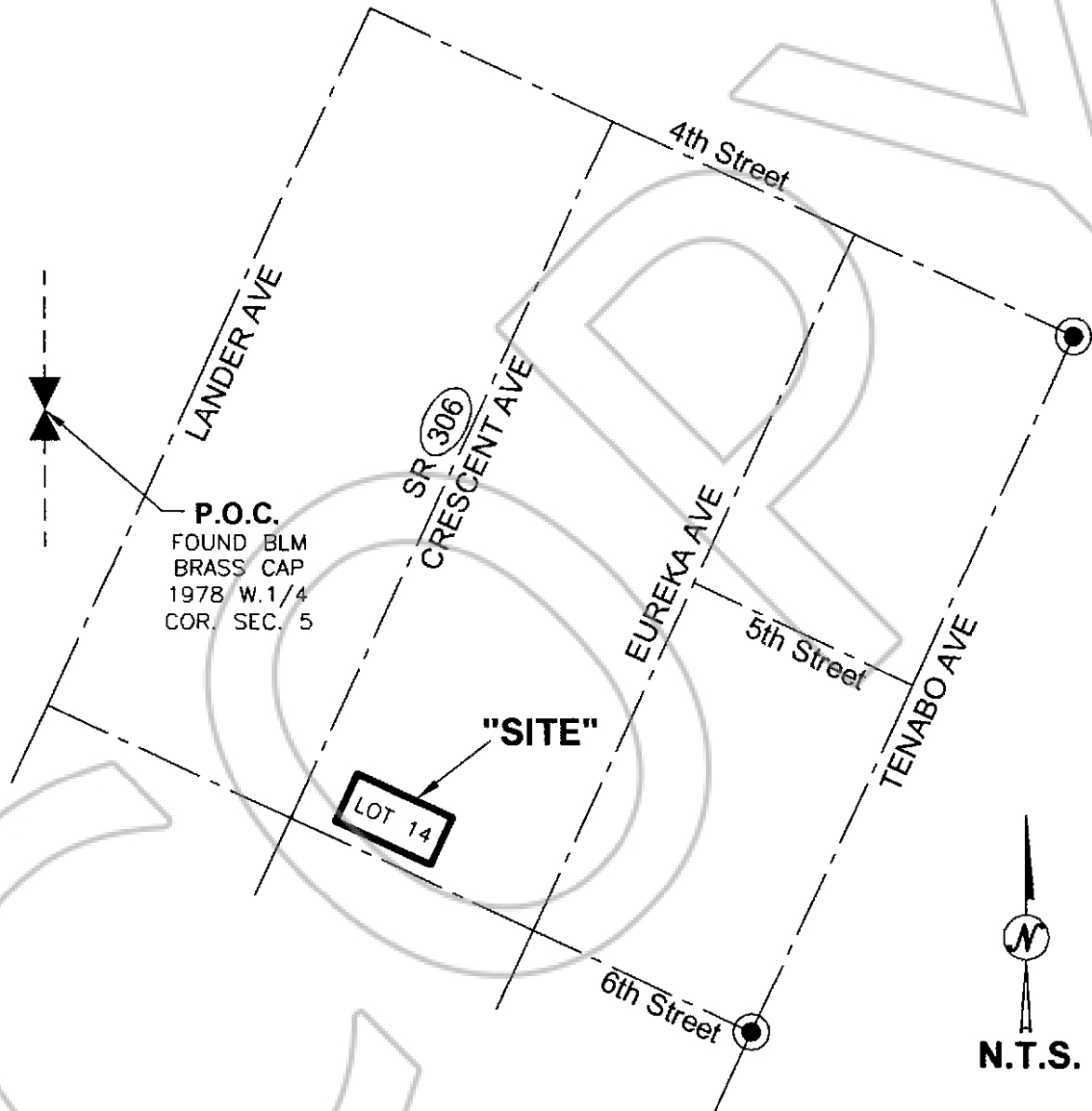
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Page 41

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EXHIBIT "B" MAP TO ACCOMPANY DESCRIPTION

SITUATE WITHIN A PORTION OF THE SW 1/4 OF SECTION 5,
T. 29 N., R 48 E., M.D.M. BEING A PORTION OF LOT 14 OF BLOCK 20 OF
THE CRESCENT VALLEY RANCH AND FARMS UNIT NO. 1, FILE NO. 34081.

EUREKA COUNTY, NEVADA "EASEMENT"



SHEET 1 OF 4
12-15-2013



**HUMBOLDT
LAND SURVEYING**

land services • NEVADA •

4630 BEATRICE LN. WINNEMUCCA, NEVADA 89445

TEL: (775) 750-4525



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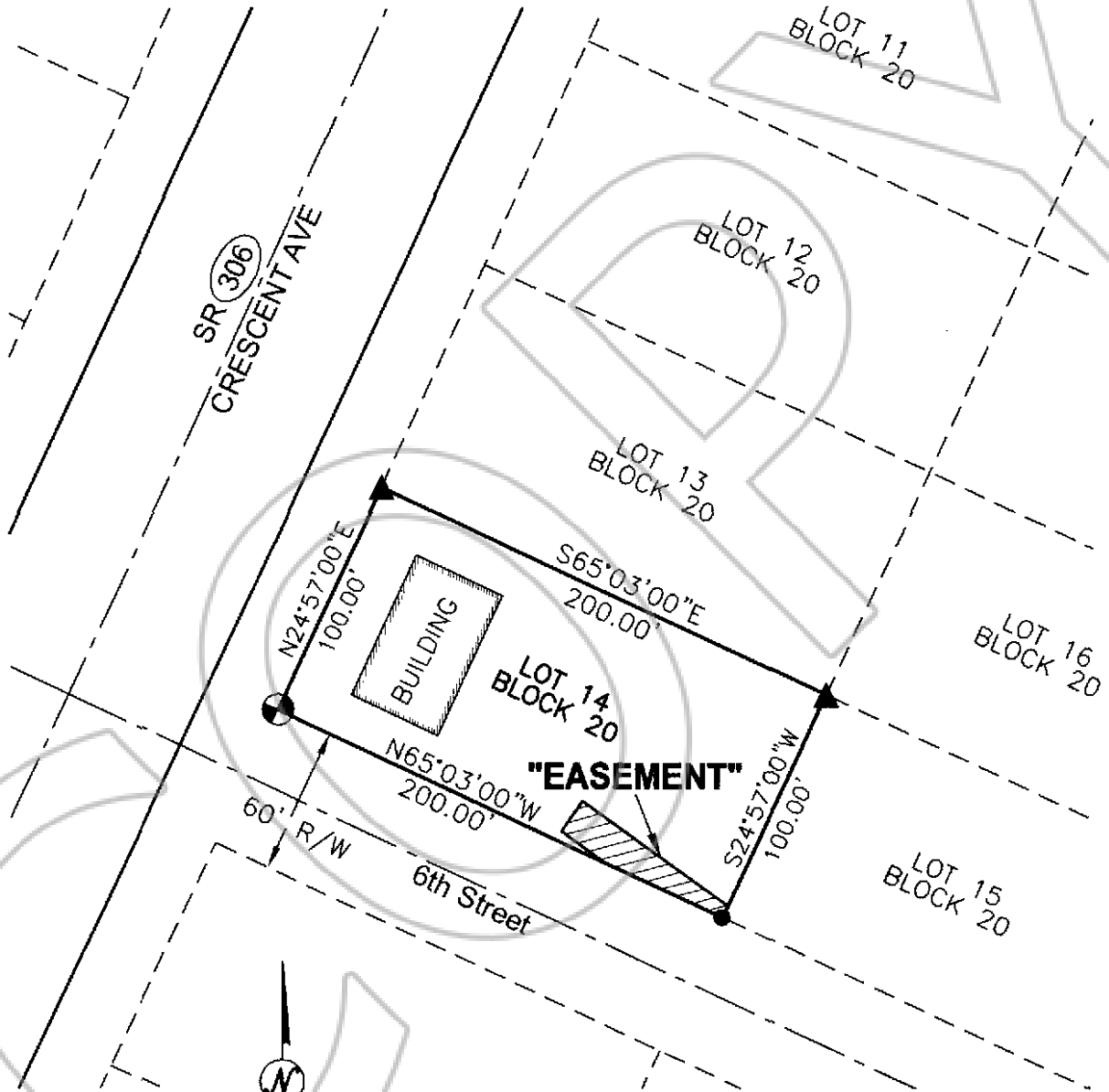
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EUREKA COUNTY, NEVADA

"EASEMENT"



N.T.S.



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12-15-2013

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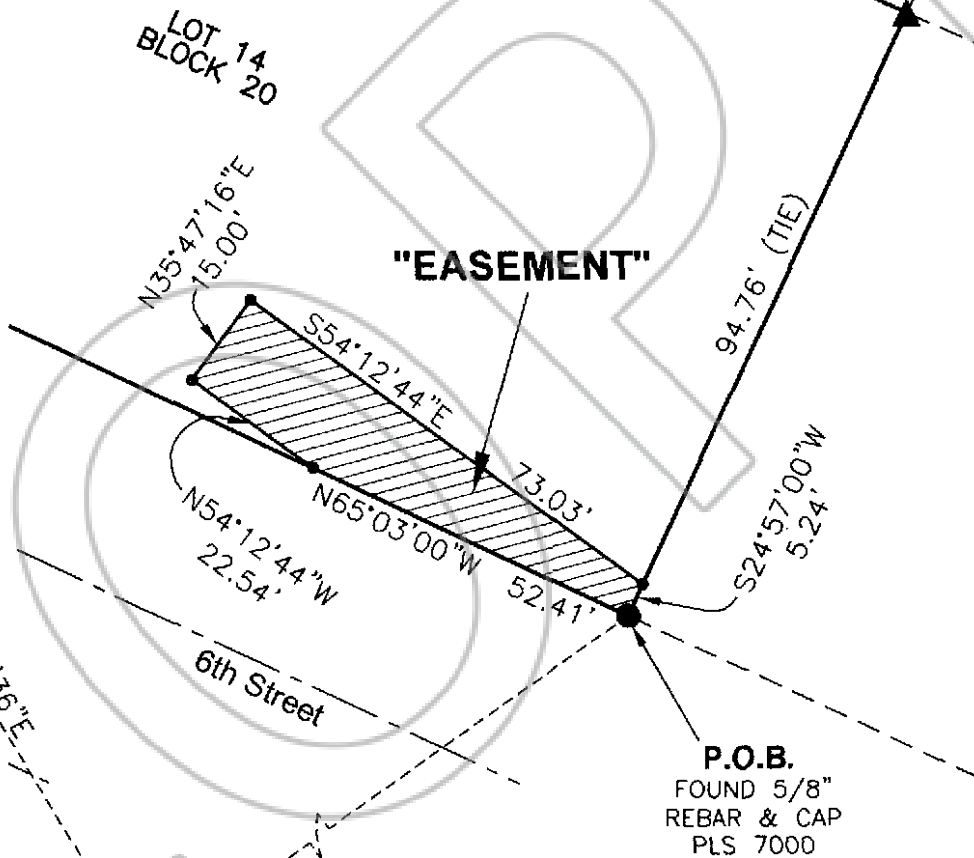
EUREKA COUNTY, NEVADA
"EASEMENT"



P.O.C.
FOUND BLM
BRASS CAP
1978 W.1/4
COR. SEC. 5



S50°30'36"E
1325.56'
(TIE)



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12-15-2013



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SITUATE WITHIN A PORTION OF THE SW 1/4 OF SECTION 5,
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THE CRESCENT VALLEY RANCH AND FARMS UNIT NO. 1, FILE NO. 34081.

EUREKA COUNTY, NEVADA "EASEMENT"

LEGEND:

●	FOUND PROPERTY CORNER 5/8" REBAR AND PLASTIC CAP PLS 7000
•	DIMENSION POINT NOTHING SET
▲	NOTHING FOUND OR SET
⊙	FOUND 1.5"X1.5" WOODEN PEG
⊙	FOUND STREET WELL MONUMENT
▼	FOUND BLM QUARTER CORNER AS NOTED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
N.T.S.	NOT TO SCALE
—————	SUBJECT PROPERTY BOUNDARY LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	TIE
- - - - -	CENTERLINE
▨▨▨▨▨	SUBJECT EASEMENT AREA

SHEET 4 OF 4
12-15-2013



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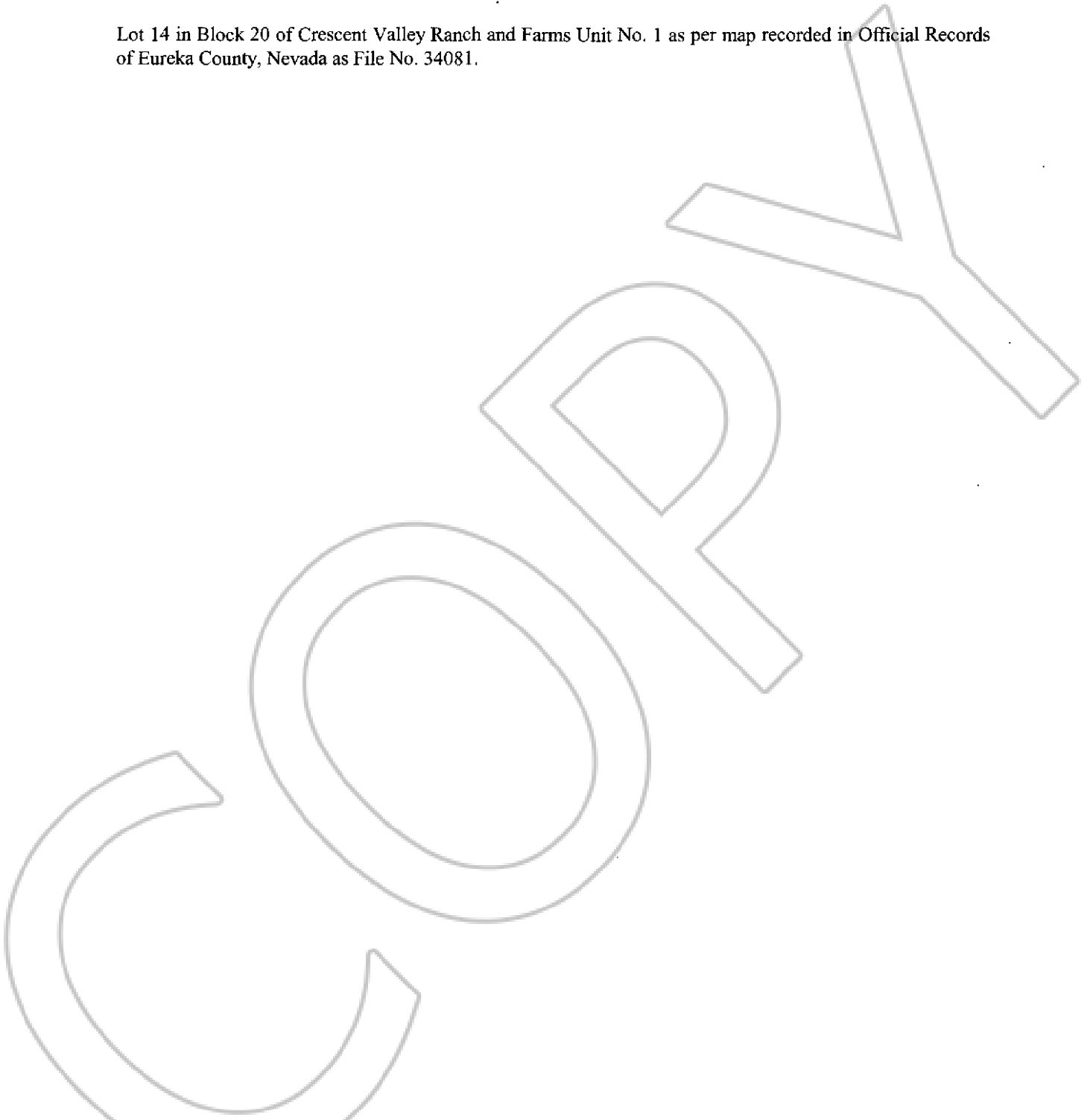
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Exhibit C

Lot 14 in Block 20 of Crescent Valley Ranch and Farms Unit No. 1 as per map recorded in Official Records of Eureka County, Nevada as File No. 34081.



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