

APN(s): 027-011-07 and 035-080-04

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

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

Washoe County, a political subdivision of the State of Nevada ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixtures, apparatus, and improvements ("**Utility Facilities**"), and service boxes/meter panels, cabinets, bollards, and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. 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 Utility Facilities or the Additional Utility Facilities within 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 and/or the Additional 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.

APN(s): 027-011-07 and 035-080-04
RW# 0812-2019
Proj. # LRC3EA85LR
Project Name: Wildcreek 104 Line Relocate
GOE_DESIGN_OH_UG (Rev. 8/2017)

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, 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, 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. Grantee may use this easement to provide service to any of its customers.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement, but not as to any consolidated cases.

[signature page follows]

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W.O. LRC3EA85LR
WASHOE COUNTY
APN: 027-011-07 and 035-080-04

EXHIBIT "A"
EASEMENTS

A portion of the southwest quarter of Section 29 and the southeast quarter of Section 30,
Township 20 North, Range 20 East, M.D.M., Washoe County, Nevada;

EASEMENT 1 (APN: 027-011-07)

BEGINNING at the southeast corner of Parcel 1 as shown on that certain Parcel Map entitled
Parcel Map for Washoe County, recorded as Parcel Map 5369 in the Official Records of Washoe
County on September 12, 2018.

THENCE along the south line of said Parcel 1, North 89°59'55" West, 113.42 feet;

THENCE North 1°51'40" East, a distance of 134.55 feet;

THENCE North 40°17'31" East, a distance of 168.63 feet to the east line of said Parcel 1;

THENCE along said east line of Parcel 1 South 00°00'05" West, a distance of 263.10 feet to the
POINT OF BEGINNING and the TERMINUS OF THIS DESCRIPTION.

EASEMENT 2 (APN: 027-011-07)

BEGINNING at the south 1/16th corner of sections 30 and 29 as shown on said Parcel Map 5369;

THENCE along the north line of said Parcel 1, South 88°23'20" East, a distance of 115.58 feet;

THENCE along the easterly line of said Parcel 1, South 65°58'49" West, a distance of 207.70
feet;



THENCE North 40°19'04" East, a distance of 115.45 feet to the POINT OF BEGINNING and the TERMINUS OF THIS DESCRIPTION

See Exhibit "A-1" attached hereto and made a part thereof.

EASEMENT 3 (APN: 035-080-04)

An easement 125' in width, lying 62.5 feet on each side of the following described center line:

COMMENCING at the southwest 1/16 corner of said Section 29 as shown on Parcel 2 of that certain map entitled Parcel Map for Washoe County, recorded as Parcel Map 5369 in the Official Records of Washoe County on September 12, 2018.

THENCE along the east line of said Parcel 2, South 0°21'19" West, a distance of 63.33 feet to the POINT OF BEGINNING;

THENCE, South 88°21'53" East, 195.43 feet;

THENCE South 49°28'45" East, a distance of 1360.25 feet to the north line of an existing easement as described in Document 177117 as recorded in the Official Records of Washoe County on September 15, 1949 and the TERMINUS OF THIS DESCRIPTION.

The sidelines of above easements are to be extended or truncated as meet at angle points and to terminate on the north line of said Document 177117 to the south and the east line of said Parcel 2 to the west.

See Exhibit "A-2" attached hereto and made a part thereof.

Above three easements contain 5.00 acres of land more or less.

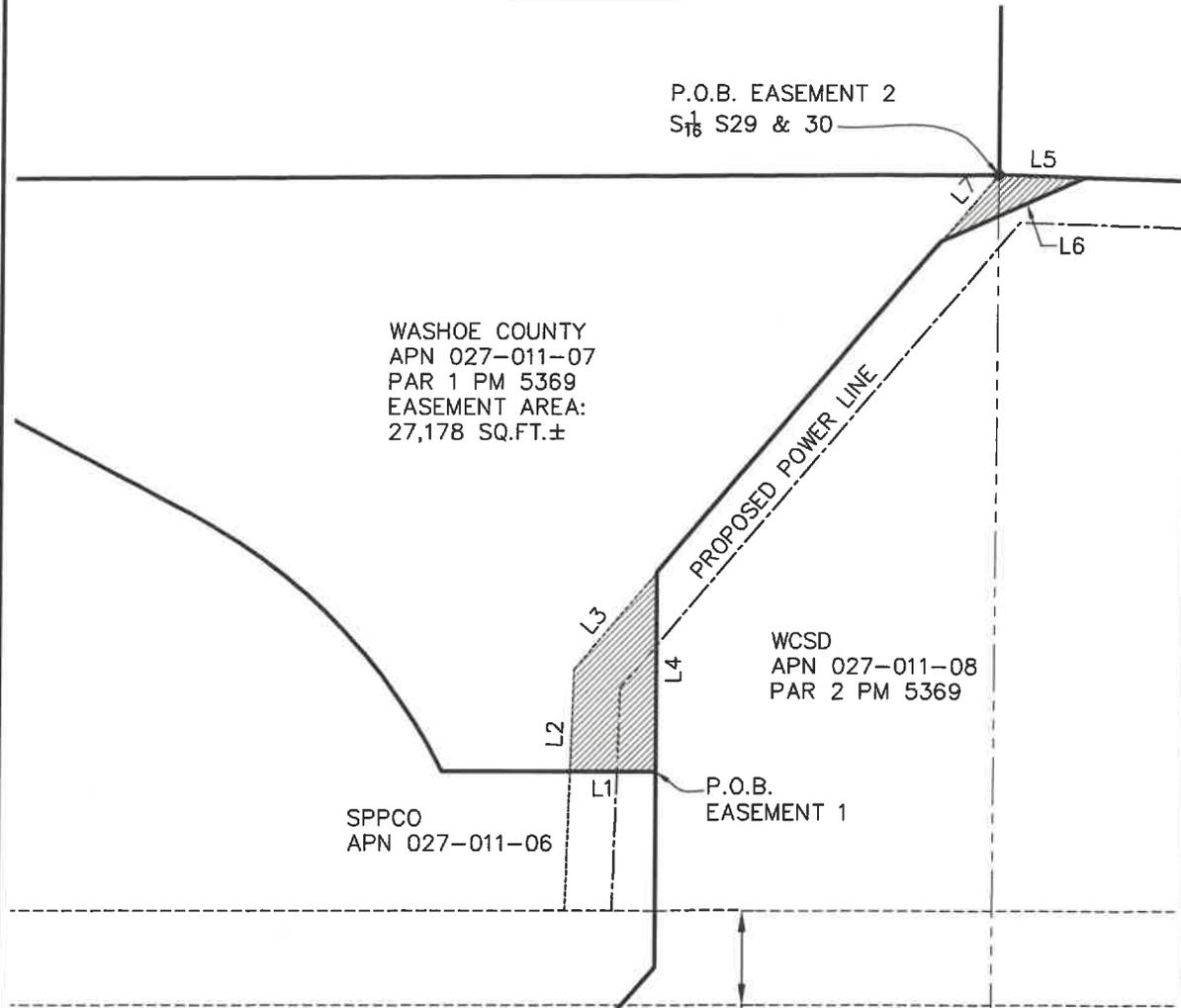
The Basis of Bearings for these Easements is said Parcel Map for Washoe County.

Prepared by Doug Larson, R.L.S.

[Handwritten signature]
9/15/19



EXHIBIT A-1



N



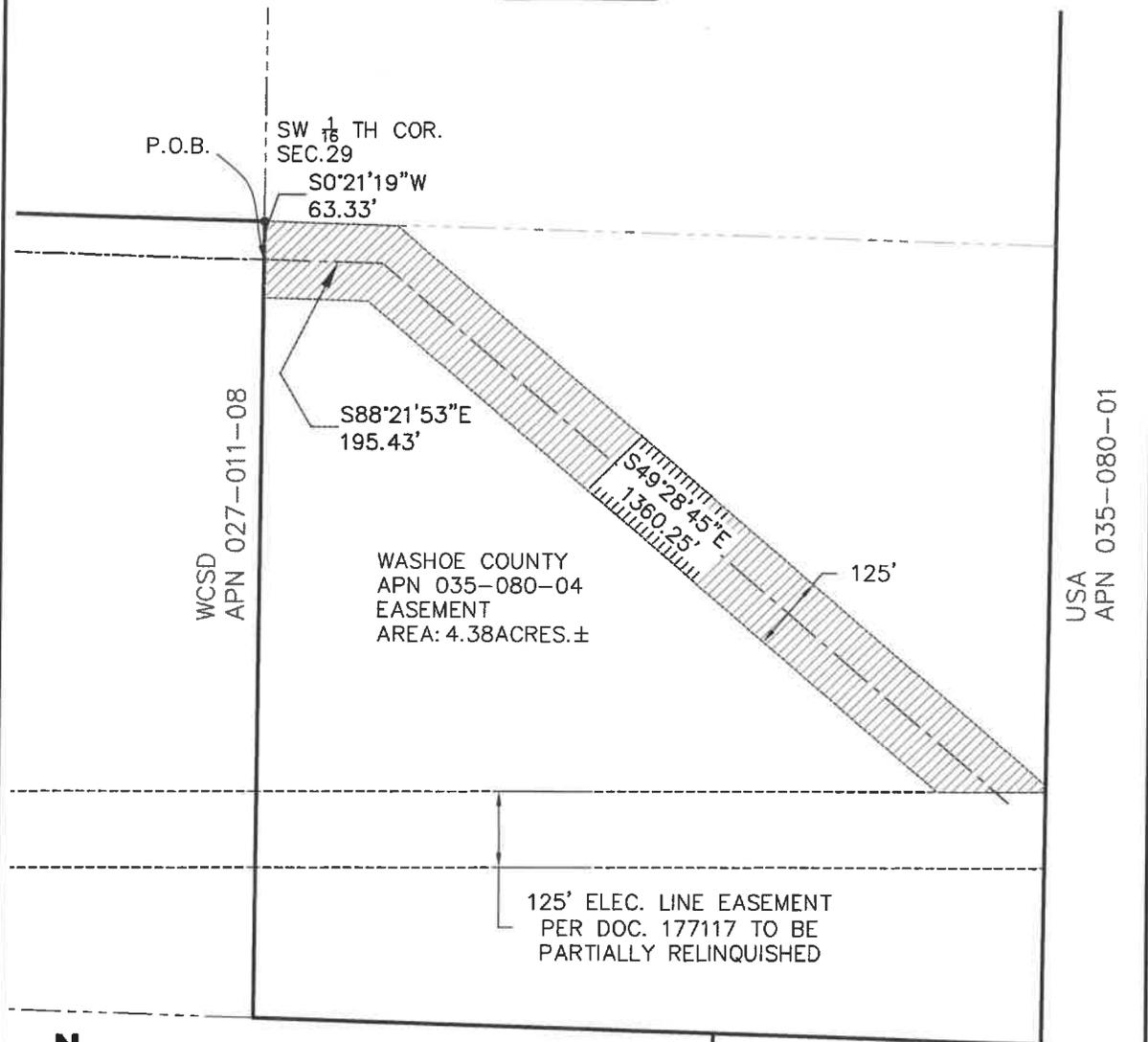
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°59'55"W	113.42'
L2	N1°51'40"E	134.55'
L3	N40°17'31"E	168.63'
L4	S0°00'05"W	263.10'
L5	S88°23'20"E	115.58'
L6	S65°58'49"W	207.70'
L7	N40°19'04"E	115.45'

SCALE: 1" = 250'
 K:\Survey\LAND PROJECTS\Wild Creek High School\dwg\
 wild_creek_easements_ground.dwg <dl20502>
 04Sep19-11:08

NVEnergy 6100 NEIL RD.
 RENO, NV 89511
 775-834-4011

EXHIBIT MAP
 EASEMENT
 WASHOE COUNTY
 APN# 027-011-07
 T.20 N. R.20 E. S. 29 & 30 M.D.M.
 SPARKS WASHOE COUNTY NEVADA
 8/30/2019 1 OF 1

EXHIBIT A-2



N



SCALE: 1" = 300'

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wild_creek_easements_ground.dwg <dl20502>
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6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP
EASEMENT

WASHOE COUNTY
APN# 035-080-04

T.20 N. R.20 E. S.29 M.D.M.

SPARKS WASHOE COUNTY NEVADA

8/30/2019

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