

APN(s): 010-480-02

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

CITY OF RENO, a municipal corporation, (“**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, 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 and slope 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 for all other activities permitted by this agreement, inclusive;
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

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GOE_DESIGN_OH_UG (Rev. 8/2017)

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 3 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, 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. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

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W.O. 3011069458

City of Reno

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EXHIBIT "A"

EASEMENT

A portion of the Southeast quarter of Section 10, Township 19 North, Range 19 East, M.D.M., Washoe County, Nevada; situated within that Parcel of land described in a Quitclaim Deed, recorded as File Number 469771 on June 13, 1977, Official Records of Washoe County, Nevada.

An easement, 15 feet in width, lying 7.50 feet on each side of the following described centerline:

Commencing at the Northeast corner of a Parcel of land described in a Special Warranty Deed, recorded as File Number 4642495 on October 13, 2016, Official Records of Washoe County, Nevada;

THENCE North 73°37'50" East, 110.92 feet to the North Line of Idlewild Drive and the **POINT OF BEGINNING** ;

THENCE North 00°41'21" East, 580.04 feet;

THENCE North 50°15'11" West, 199.82 feet;

THENCE North 86°15'25" West, 132.76 feet;

THENCE North 79°57'20" West, 62.56 feet;

THENCE North 22°17'04" East, 85.38 feet;

THENCE South 61°18'10" East 21.33 feet to the edge of an existing building and the **terminus of this description** .



The sidelines of said easement are to be extended or truncated as to meet at angle points and terminate on the existing building and the south line of the Grantor.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 25 feet from poles so supported.

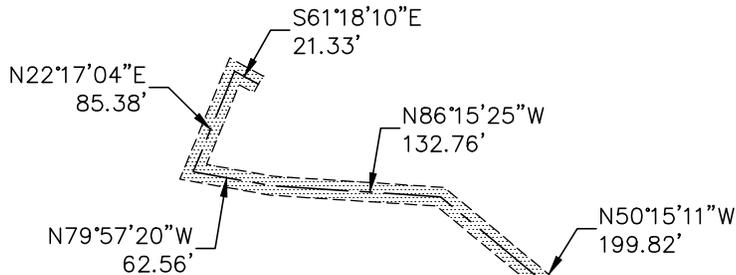
Said Easement contains 16,188 square feet of land more or less.

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

The Basis of Bearings is the Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994. Determined using Real Time Kinematic (RTK) GPS Observations.

Prepared by Seth Horm, L.S.I.

EXHIBIT A-1



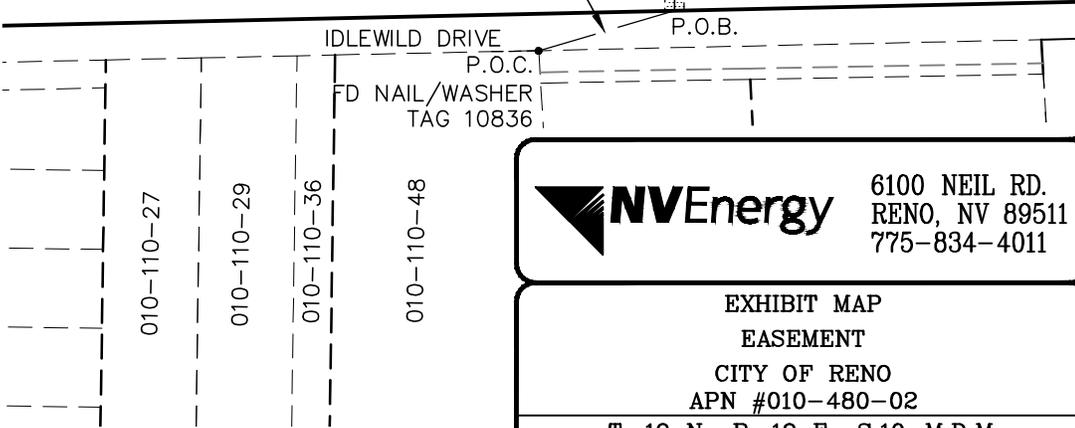
CITY OF RENO
 010-480-02
 DOC #469771
 ESMT AREA=16,188 SF±

15'

N0°41'21\"/>

N73°37'50\"/>

N



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

EXHIBIT MAP
 EASEMENT
 CITY OF RENO
 APN #010-480-02

T. 19 N., R. 19 E., S.10-M.D.M.
 RENO WASHOE COUNTY NEVADA

01/08/24 1 OF 1

SCALE: 1" = 150'

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