

PN: Street Right of Way  
Recorder, please return to: City of Reno  
Attn: Property Management  
P.O. Box 1900  
Reno, NV 89505

NON-EXCLUSIVE EASEMENT  
(University Way)

The CITY OF RENO, a municipal corporation, "Grantor", its successors and assigns for and in consideration of the sum of One Dollar (\$1.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants to the BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION on behalf of the University of Nevada, Reno "Grantee", a perpetual non-exclusive easement under and through a portion of Grantors' property for the construction, installation, maintenance, repair, replacement, reconstruction, alteration, inspection, operation and use of subsurface private utility lines on Grantors' property described in Exhibit A, attached hereto, depicted in Exhibit B (the "Easement"). Grantor reserves all rights to use the Easement as provided herein.

1. Grantee shall return the surface area of the Easement to the condition it was in immediately prior to Grantee's construction, installation, maintenance, repair, replacement reconstruction, alteration, inspection, operation and use of the subsurface private utility lines. To the extent limited in accordance with NRS 41.0305 to NRS 41.039, Grantee shall indemnify Grantor, its officers and employees for any and all damage, including but not limited to damages to the person or personal property of Grantor, its officers and employees, and third parties, arising from the construction, installation, maintenance, repair, replacement reconstruction, alteration, inspection, operation and use of the subsurface private utility lines. Any and all work within the Easement area must be properly permitted per Reno Municipal Code.
2. Grantee shall not install or place any improvements or obstruction on the surface area of the Easement not related to the subsurface private utility lines and associated appurtenances. Grantee shall not engage in or permit any activity to occur within the Easement area which in the reasonable judgment of the Grantor is inconsistent with the Grantor's use of the Easement area or any property deed restrictions.
3. Grantor's Use. Grantor shall use the Easement area without restriction or limitations on use, provided that such use does not unreasonably interfere with or damage the subsurface private utility lines constructed and installed within the Easement area.

This Grant of Easement and the terms contained herein shall be binding upon the successors, agents and assigns of the parties.

EXECUTED on this \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF RENO, a municipal corporation

By: \_\_\_\_\_  
Hillary L. Schieve, Mayor

Dated: this \_\_ day of \_\_\_\_\_, 2024.

ATTEST:

By: \_\_\_\_\_  
Mikki Huntsman, Reno City Clerk

#### ACKNOWLEDGEMENT

STATE OF NEVADA            )  
  )ss  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2024, by Hillary L. Schieve, Mayor of the City of Reno.

\_\_\_\_\_  
Notary Public

ACCEPTED BY:

BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION on behalf of the University of Nevada, Reno

By: \_\_\_\_\_  
Patricia Charlton  
Chancellor

\_\_\_\_\_  
Date

**Exhibit A**  
**Legal Description**

[Cover Page – See Attached]

**EXHIBIT "A"**  
**PRIVATE UTILITY EASEMENT**

A private utility easement within a portion of the Southeast one-quarter (SE1/4) of Section 2, Township 19 North, Range 19 East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, being a portion of University Way and more particularly described as follows:

**EASEMENT AREA NO. 1:**

**BEGINNING** at a point on the westerly right-of-way line of said University Way, which bears South 12°57'58" East, 28.40 feet from the southerly right-of-way line of West 9th Street;

**THENCE** departing said westerly right-of-way line, North 77°02'02" East, 80.00 feet to a point on the easterly right-of-way line of said University Way;

**THENCE** along said easterly right-of-way line, South 12°57'58" East, 20.00 feet;

**THENCE** departing said easterly right-of-way line, South 77°02'02" West, 80.00 feet to a point on said westerly right-of-way line, herein referred to as Point "A";

**THENCE** along said westerly right-of-way, North 12°57'58" West, 20.00 feet to the **POINT OF BEGINNING**.

Containing 1,600 square feet, more or less.

**EASEMENT AREA NO. 2:**

**BEGINNING** at a point on said westerly right-of-way line, which bears South 12°57'58" East, 165.53 feet from aforementioned Point "A";

**THENCE** departing said westerly right-of-way line, North 77°02'02" East, 80.00 feet to a point on the easterly right-of-way line of said University Way;

**THENCE** along said easterly right-of-way line, South 12°57'58" East, 25.00 feet;

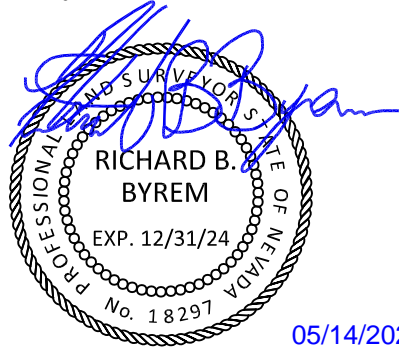
**THENCE** departing said easterly right-of-way line, South 77°02'02" West, 80.00 feet to a point on said westerly right-of-way line;

**THENCE** along said westerly right-of-way line, North 12°57'58" West, 25.00 feet to the **POINT OF BEGINNING**.

Containing 2,000 square feet, more or less.

The Basis of Bearings for the above description is the Nevada State Plane Coordinate System, West Zone, NAD83(94), modified to ground using the combined scale factor of 1.000197939.

Refer to Exhibit 'B' attached hereto and by this reference made a part hereof.



05/14/2024

Prepared by:  
Richard B. Byrem, Nevada PLS No. 18297  
Lumos & Associates, Inc.  
308 N. Curry Street, Suite 200  
Carson City, NV 89703  
(775) 883-7077  
JN: 10803.002

**Exhibit B**  
**Location of Private Utility Lines**

[Cover Page – See Attached]

