

**“EXHIBIT A TO BOULDER CITY AGREEMENT NO. 22-1999A”**

A.P.N.:

1. 207-00-002-054
2. 207-00-001-071
3. 207-00-001-073
4. 207-00-001-067
5. 207-00-001-068
6. 189-34-000-007
7. 189-27-000-002
8. 189-26-201-003

**PART 1**  
**CENTERLINE DESCRIPTION FOR**  
**PROPOSED 150' WIDE POWER LINE EASEMENT**  
**CRC**

**BEING A CENTERLINE DESCRIPTION FOR A PROPOSED 150' WIDE POWER LINE EASEMENT, BEING 75' ON EITHER SIDE OF THE CENTERLINE DESCRIBED HEREIN, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN THAT GRANT, BARGAIN, SALE DEED RECORDED IN BOOK 19950710, INSTRUMENT No. 00559 OF OFFICIAL RECORDS, AND LOCATED WITHIN SECTIONS 4, 5, 7, 8, AND 18 OF TOWNSHIP 24 SOUTH, RANGE 63 EAST AND SECTIONS 26, 27, 33, AND 34 OF TOWNSHIP 23 SOUTH, RANGE 63 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at the West Quarter Corner of said Section 18, Township 24 South, Range 63 East, from which the Northwest Corner of said Section 18 bears North 00°20'20" West, a distance of 2,640.40 feet; thence North 72°19'51" East, a distance of 2,761.74 feet to the **POINT OF BEGINNING**;

**THENCE** South 53°13'30" East, a distance of 276.42 feet;

**THENCE** South 70°53'40" East, a distance of 298.79 feet;

**THENCE** North 39°28'33" East, a distance of 28,868.24 feet to a point on the West margin of the old Highway 95 R.O.W., and the **POINT OF TERMINATION**, from which the Northwest corner of said Section 26, Township 23 South, Range 63 East, bears North 49°03'49" West, a distance of 2,156.60 feet.

The sidelines of said easement are to be prolonged or shortened to intersect the westerly Right-of-Way of Old US 95.

Described Power line easement being a total acreage of 101.40 acres (±4,417,162 sq. ft.).

**PART 2**  
**CENTERLINE DESCRIPTION FOR**  
**PROPOSED 150' WIDE POWER LINE EASEMENT**  
**CRC**

A.P.N.:

189-26-601-001

**BEING A CENTERLINE DESCRIPTION FOR A PROPOSED 150' WIDE POWER LINE EASEMENT, BEING 75' ON EITHER SIDE OF THE CENTERLINE DESCRIBED HEREIN, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN THAT GRANT, BARGAIN, SALE DEED RECORDED IN BOOK 19950710, INSTRUMENT No. 00559 OF OFFICIAL RECORDS, AND LOCATED WITHIN SECTION 26 OF TOWNSHIP 23 SOUTH, RANGE 63 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at the Northwest Corner of said Section 26, Township 23 South, Range 63 East; thence South 69°40'06" East, a distance of 2,282.12 feet to a point on the East margin of the new Highway 95 R.O.W., and the **POINT OF BEGINNING**;

**THENCE** North 39°28'35" East, a distance of 1,070.62 feet to a point on the North line of said Section 26, and the **POINT OF TERMINATION**, from which the North Quarter Corner of said Section 26, Township 23 South, Range 63 East, bears South 89°21'37" West, a distance of 177.90 feet.

The sidelines of said easement are to be prolonged or shortened to begin on the Easterly Right-of-Way of new Highway 95 and terminate at the North line of said Section 26.

Described Power line easement being a total acreage of 3.68 acres (±160,513 sq. ft.).

### **PART 3**

A.P.N.:  
189-23-501-004

**CENTERLINE DESCRIPTION FOR  
PROPOSED 150' WIDE POWER LINE EASEMENT  
CRC**

**BEING A CENTERLINE DESCRIPTION FOR A PROPOSED 150' WIDE POWER LINE EASEMENT, BEING 75' ON EITHER SIDE OF THE CENTERLINE DESCRIBED HEREIN, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN THAT GRANT, BARGAIN, SALE DEED RECORDED IN BOOK 19950710, INSTRUMENT No. 00559 OF OFFICIAL RECORDS, AND LOCATED WITHIN SECTION 23 OF TOWNSHIP 23 SOUTH, RANGE 63 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at the Southwest Corner of said Section 23, Township 23 South, Range 63 East; thence North 33°22'32" East, a distance of 4,823.40 feet to the South Line of the North half of the North half of said Section 23 and being the **POINT OF BEGINNING**;

**THENCE** North 09°38'24" East, a distance of 1,354.12 feet to a point on the North line of said Section 23, and the **POINT OF TERMINATION**, from which the West Quarter Corner of said Section 23 bears South 46°58'09" West, a distance of 3,958.59 feet.

The sidelines of said easement are to be prolonged or shortened to begin on the South line of the North half of the North half of said Section 23 and to terminate at the North line of said Section 23.

Described Power line easement being a total acreage of 4.66 acres (±203,149 sq. ft.).

### **PART 4**

A.P.N.:  
1. 189-14-000-002  
2. 189-13-000-001  
3. 189-13-000-003

**CENTERLINE DESCRIPTION FOR  
PROPOSED 150' WIDE POWER LINE EASEMENT  
CRC**

**BEING A CENTERLINE DESCRIPTION FOR A PROPOSED 150' WIDE POWER LINE EASEMENT, BEING 75' ON EITHER SIDE OF THE CENTERLINE DESCRIBED HEREIN, LOCATED WITHIN SECTIONS 13 & 14 OF TOWNSHIP 23 SOUTH, RANGE 63 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at the Northeast Corner of said Section 14, Township 23 South, Range 63 East; thence South 31°09'41" West, a distance of 3,055.91 feet, to a point on the East margin of the Old Highway 95 R.O.W., and the **POINT OF BEGINNING**;

**THENCE** North 89°10'08" East, a distance of 1,812.41 feet to a point on the West line of the New Highway 95 R.O.W., and the **POINT OF TERMINATION**, from which the Quarter Corner common to said Sections 13 & 14 bears South 71°08'19" West, a distance of 242.34 feet.

The sidelines of said easement are to be prolonged or shortened to begin on the Easterly line of said Old Highway 95 and terminate on the Westerly line of new Highway 95 Right-of-Way.

Described Power line easement being a total acreage of 6.24 acres (±271,929 sq. ft.).

#### **PART 5**

A.P.N.:

1. 189-13-000-010
2. 189-13-000-007

#### **CENTERLINE DESCRIPTION FOR PROPOSED 150' WIDE POWER LINE EASEMENT CRC**

**BEING A CENTERLINE DESCRIPTION FOR A PROPOSED 150' WIDE POWER LINE EASEMENT, BEING 75' ON EITHER SIDE OF THE CENTERLINE DESCRIBED HEREIN, LOCATED WITHIN SECTION 13 OF TOWNSHIP 23 SOUTH, RANGE 63 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at the West Quarter Corner of said Section 13, Township 23 South, Range 63 East; thence North 81°51'43" East, a distance of 589.75 feet, to a point on the East margin of the New Highway 95 R.O.W., and the **POINT OF BEGINNING**;

**THENCE** North 89°10'08" East, a distance of 194.00 feet;

**THENCE** South 81°20'16" East, a distance of 3,121.07 feet;

**THENCE** North 25°32'56" East, a distance of 277.68 feet to a point on the South margin of the Interstate 11 R.O.W., and the **POINT OF TERMINATION**, from which the North Quarter Corner of said Section 13 bears North 25°32'42" West, a distance of 3,119.08 feet.

The sidelines of said easement are to be prolonged or shortened to begin on the Easterly line of said new Highway 95 and terminate on the Southerly line of Interstate 11 Right-of-Way.

Described Power line easement being a total acreage of 12.34 acres (±537,450 sq. ft.).

#### **PART 6**

A.P.N.:

1. 189-13-000-010
2. 189-13-000-007

#### **CENTERLINE DESCRIPTION FOR PROPOSED 150' WIDE POWER LINE EASEMENT CRC**

**BEING A CENTERLINE DESCRIPTION FOR A PROPOSED 150' WIDE POWER LINE EASEMENT, BEING 75' ON EITHER SIDE OF THE CENTERLINE DESCRIBED HEREIN, LOCATED WITHIN SECTION 13 OF TOWNSHIP 23 SOUTH, RANGE 63 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING** at the North Quarter Corner of said Section 13, Township 23 South, Range 63 East; thence South 25°32'42" East, a distance of 3,119.08 feet, to a point on the South margin of the Interstate 11 R.O.W., and the **POINT OF BEGINNING**;

**THENCE** North 25°32'56" East, a distance of 1169.08 feet;

**THENCE** North 39°27'38" East, a distance of 114.01 feet to the **POINT OF TERMINATION**, from which the Northeast Corner of said Section 13 bears North 23°03'22" East, a distance of 1,830.93 feet.

The sidelines of said easement are to be prolonged or shortened to begin on the Southerly line of said Interstate 11 Right-of-Way.

Described Power line easement being a total acreage of 4.42 acres (±192,562 sq. ft.).

#### **PART 7**

A.P.N.:

189-13-000-010

#### **METES AND BOUNDS DESCRIPTION FOR PROPOSED SUBSTATION EASEMENT CRC**

**BEING A METES AND BOUNDS DESCRIPTION FOR A PROPOSED SUBSTATION EASEMENT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 63 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point, being the northwest corner of the parcel described herein and lying on the southerly line of that easement in favor of the Southern Nevada Water Authority recorded in Book 19991021, Instrument No. 00992 of Official Records on file in the Clark County Nevada Recorder's Office situate within said northeast quarter of Section 13, from which the northeast corner of said Section 13, bears North 23°21'18" East, a distance of 1,250.17 feet, for a **POINT OF REFERENCE**;

**THENCE**, over and across said Section 13 the following eight (8) courses and distances:

1. South 40°39'43" East, along said Southerly line of the SNWA existing easement, a distance of 341.85 feet,
2. South 39°34'49" West, departing said southerly line of the SNWA existing easement, a distance of 25.22 feet,
3. South 08°16'04" West, a distance of 79.98 feet,
4. South 42°02'05" West, a distance of 322.92 feet,
5. South 89°42'51" West, a distance of 124.31 feet,
6. North 51°05'27" West, a distance of 390.40 feet,
7. North 42°02'46" East, a distance of 440.38 feet,
8. North 80°22'52" East, a distance of 156.40 feet to the **POINT OF BEGINNING** on said southerly line of the SNWA existing easement.

Described substation easement being a total acreage of 5.59 acres (±243,347sq. ft.).

A.P.N.:  
189-13-000-010

**PART 8**  
**METES AND BOUNDS DESCRIPTION FOR**  
**PROPOSED SUBSTATION EASEMENT**  
**CRC**

**BEING A METES AND BOUNDS DESCRIPTION FOR A PROPOSED SUBSTATION EASEMENT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 63 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point, being the southwest corner of the parcel described herein and lying on the northerly line of that easement in favor of the Southern Nevada Water Authority recorded in Book 19991021, Instrument No. 00992 of Official Records on file in the Clark County Nevada Recorder's Office situate within said northeast quarter of Section 13, from which the northeast corner of said Section 13, bears North 15°07'48" East, a distance of 1,201.70 feet, for a **POINT OF REFERENCE**;

**THENCE**, over and across said Section 13 the following five (5) courses and distances:

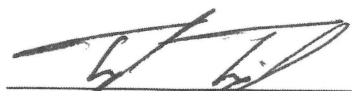
1. North 41°59'27" East, departing said northerly line of the SNWA existing easement, a distance of 136.78 feet,
2. South 49°24'40" East, a distance of 143.83 feet,
3. South 46°29'29" East, a distance of 51.77 feet,
4. South 41°58'27" West, to a calculated point on said northerly line of the SNWA existing easement, a distance of 164.15 feet,
5. North 40°39'43" West, along said northerly line of the SNWA existing easement, a distance of 197.20 feet to the **POINT OF BEGINNING**.

Described substation easement being a total acreage of 0.68 acres (±29,614 sq. ft.).

**Notes:**

1. Basis of Bearing for said easements is North 00°20'20" West - Measured (North 00°20'25" West – Record per Record of Survey filed on July 23, 2010, in Book 2010723, Instrument No. 1917 of Official Records) between the West Quarter Corner and the Northwest Corner of said Section 18, Township 24 South, Range 63 East. Distances shown hereon are ground distances.
2. Easements shall be shortened or prolonged to begin or terminate at boundary lines.
3. See "Exhibit B" attached hereto and made a part hereof.



  
Tyler G. Trujillo  
Professional Land Surveyor  
No. 028545 – State of Nevada

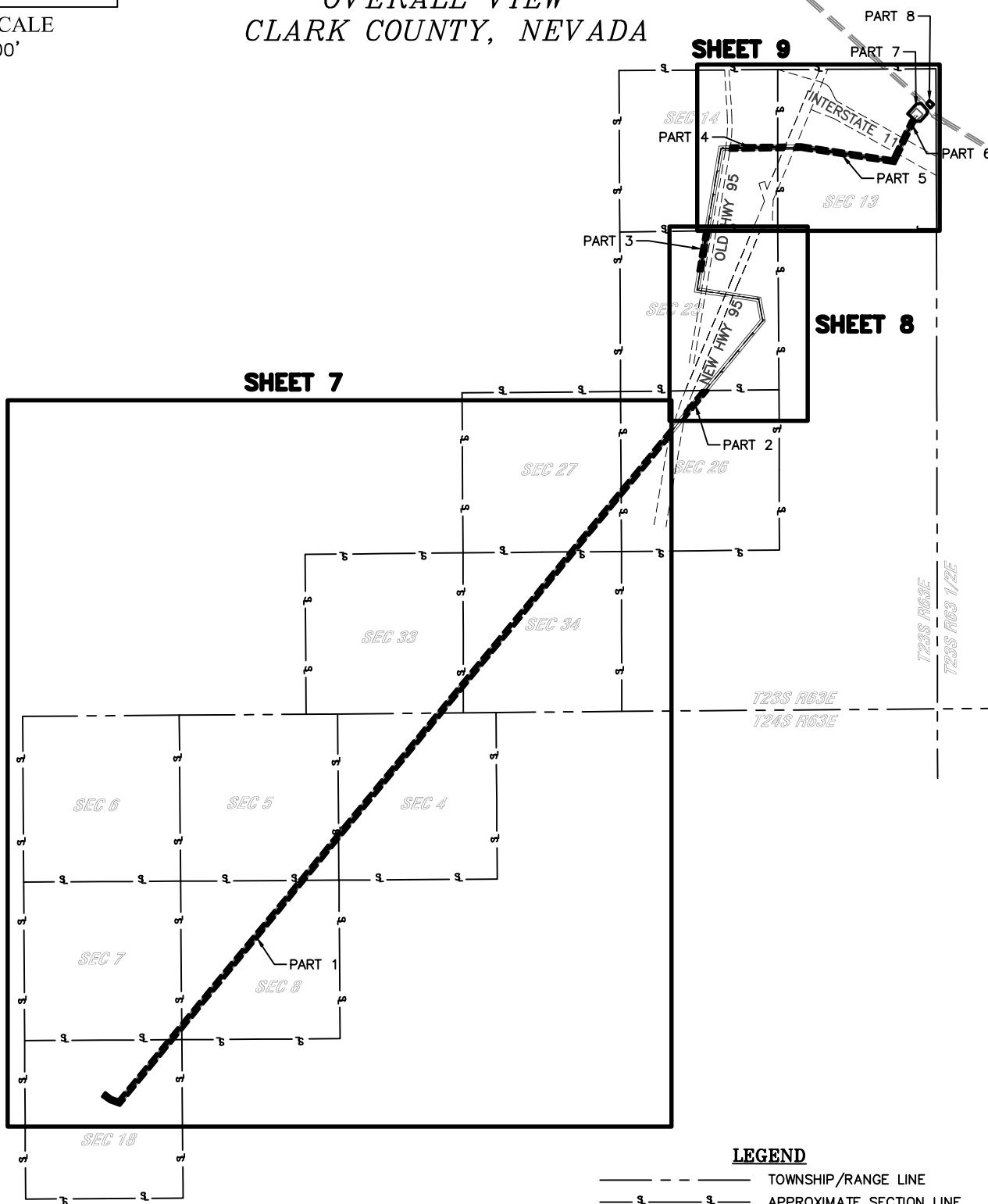
11/16/2022  
Date

0 5000' 10000'

GRAPHIC SCALE

1" = 5000'

# EXHIBIT "B" OVERALL VIEW CLARK COUNTY, NEVADA



## LEGEND

- TOWNSHIP/RANGE LINE
- - - APPROXIMATE SECTION LINE
- EDGE OF ROAD R.O.W.
- CL BOULDER CITY EASEMENT
- [ ] EASEMENT EXTENTS
- MONUMENT FOUND (AS NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION

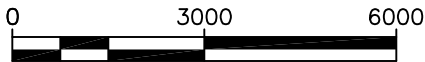
TYLER G. TRUJILLO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 028545 - STATE OF NEVADA

11-2-23  
DATE

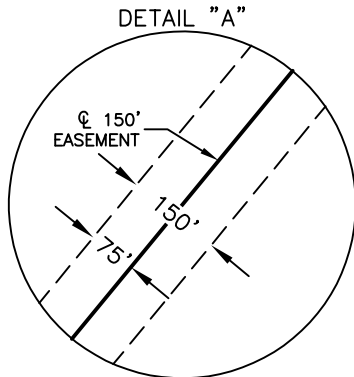
JOB NUMBER: 1021063047  
DATE: 08/22/2022  
SCALE: 1"=5000'  
SURVEYOR: T. TRUJILLO  
TECHNICIAN: T. KALE  
DRAWING: POWERLINE EASEMENT EXHIBIT B  
TRACT ID: BOULDER CITY PROPERTY  
PARTY CHIEF:  
FIELD BOOKS:



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz  
Texas Firm  
Registration No. 10064300

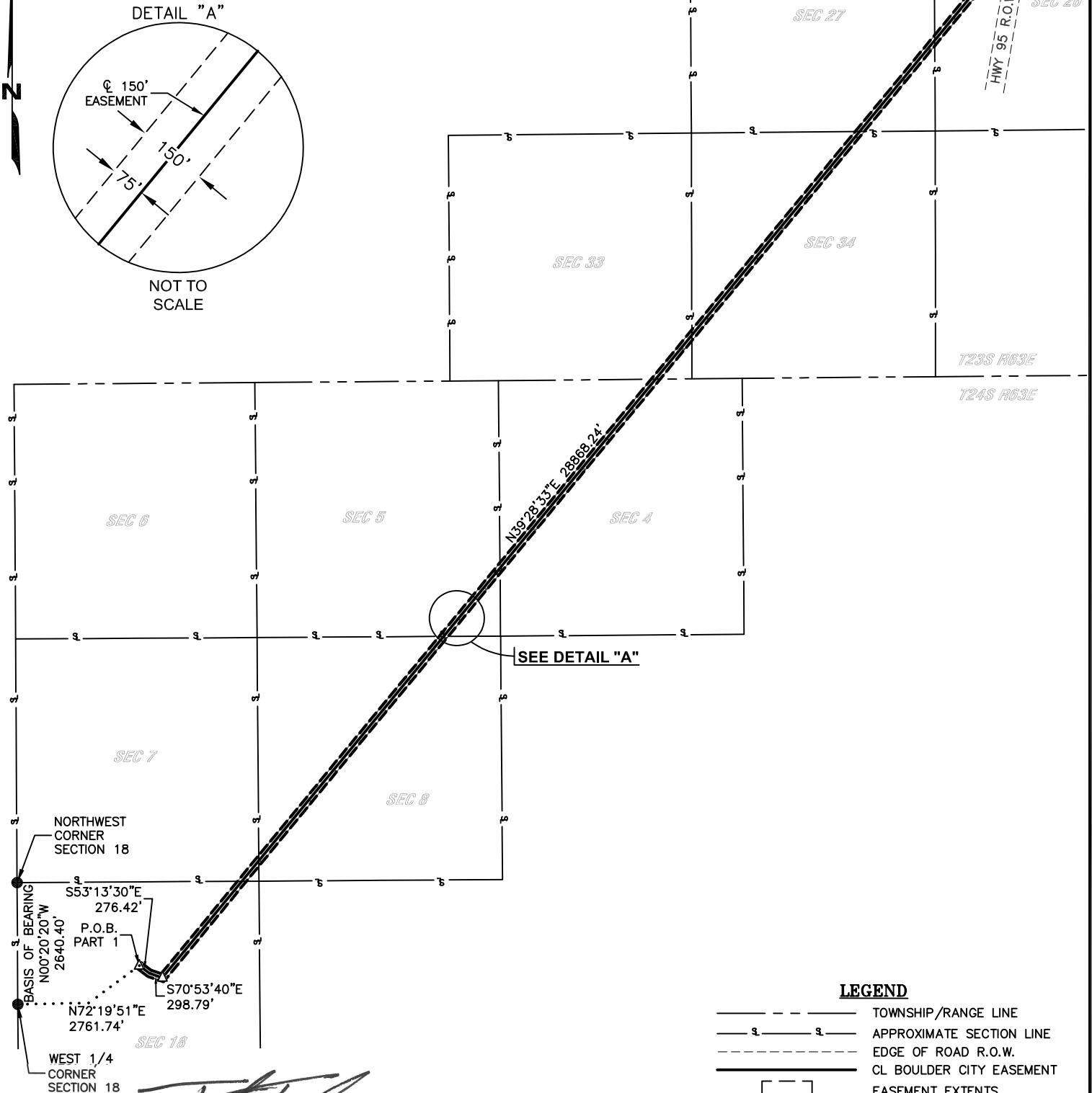
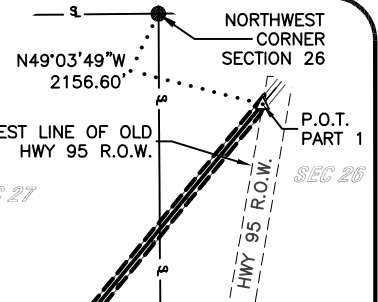


GRAPHIC SCALE  
1" = 3000'



NOT TO  
SCALE

**EXHIBIT "B"**  
**CLARK COUNTY, NEVADA**  
**PART 1 150' WIDE POWERLINE EASEMENT**  
**101.40 ACRES (4,417,162 SQ. FT.)**



**LEGEND**

- TOWNSHIP/RANGE LINE
- APPROXIMATE SECTION LINE
- EDGE OF ROAD R.O.W.
- CL BOULDER CITY EASEMENT
- EASEMENT EXTENTS
- MONUMENT FOUND (AS NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION

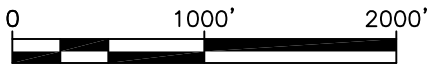
TYLER G. TRUJILLO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 028545 - STATE OF NEVADA

11-2-23  
DATE

JOB NUMBER: 1021063047  
DATE: 08/22/2022  
SCALE: 1" = 3000'  
SURVEYOR: T. TRUJILLO  
TECHNICIAN: T. KALE  
DRAWING: POWERLINE EASEMENT EXHIBIT B  
TRACT ID: BOULDER CITY PROPERTY  
PARTY CHIEF:  
FIELD BOOKS:



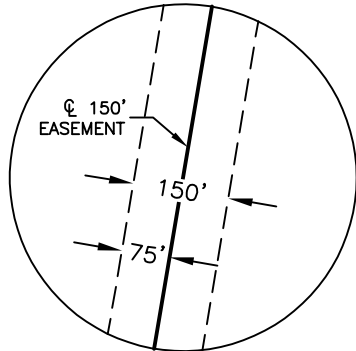
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz  
Texas Firm  
Registration No. 10064300



GRAPHIC SCALE

1" = 1000'

DETAIL "A"



NOT TO SCALE

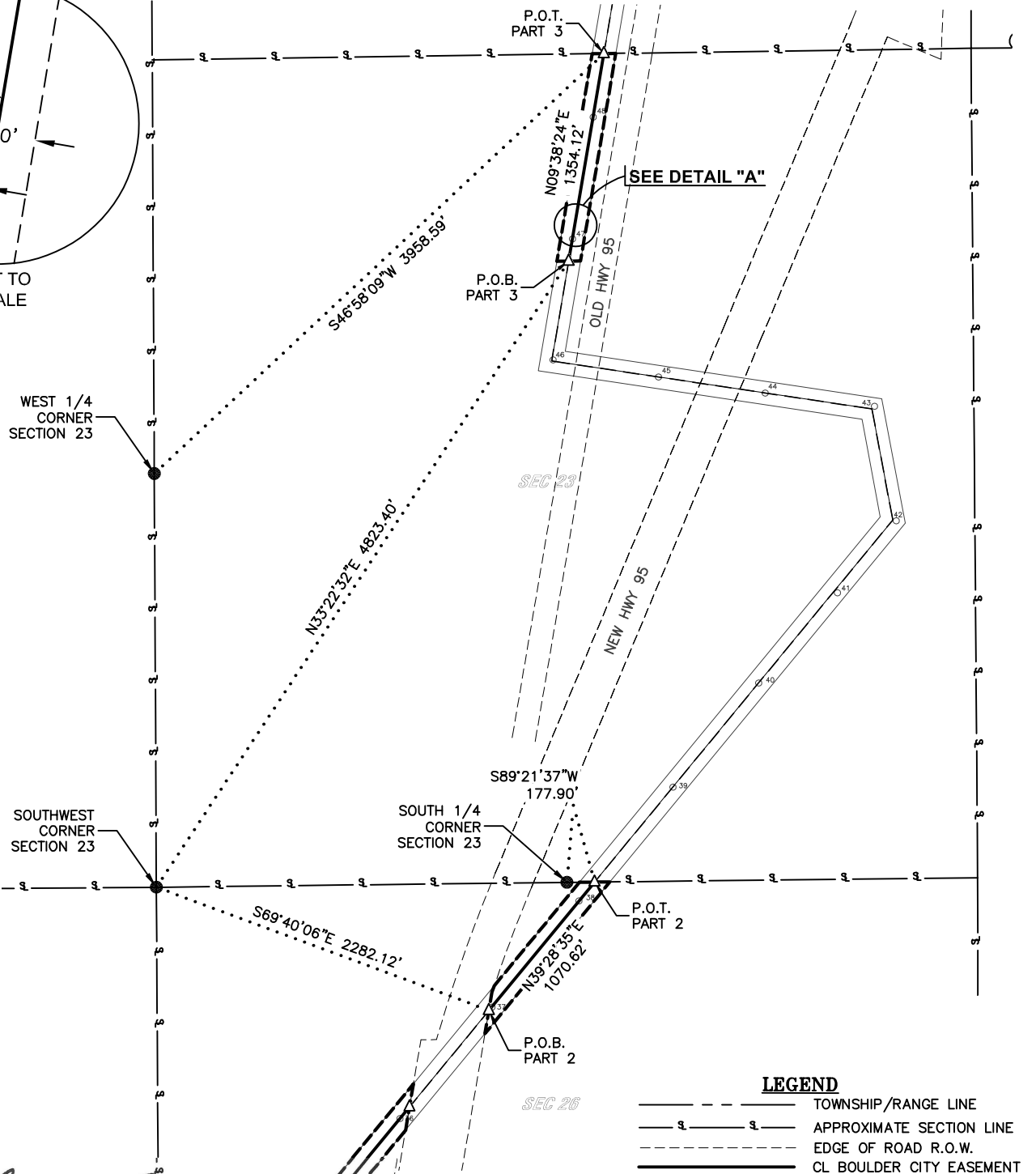
# EXHIBIT "B" CLARK COUNTY, NEVADA

PART 2 150' WIDE POWERLINE EASEMENT

3.68 ACRES (160,513 SQ. FT.)

PART 3 150' WIDE POWERLINE EASEMENT

4.66 ACRES (203,149 SQ. FT.)



## LEGEND

- TOWNSHIP/RANGE LINE
- APPROXIMATE SECTION LINE
- EDGE OF ROAD R.O.W.
- CL BOULDER CITY EASEMENT
- EASEMENT EXTENTS
- MONUMENT FOUND (AS NOTED)
- CALCULATED POINT
- POINT OF BEGINNING
- POINT OF TERMINATION

TYLER G. TRUJILLO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 028545 - STATE OF NEVADA

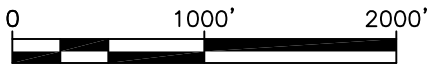
11-2-23  
DATE

JOB NUMBER: 1021063047  
DATE: 08/22/2022  
SCALE: 1" = 1000'  
SURVEYOR: T. TRUJILLO  
TECHNICIAN: T. KALE  
DRAWING: POWERLINE EASEMENT EXHIBIT B  
TRACT ID: BOULDER CITY PROPERTY  
PARTY CHIEF:  
FIELD BOOKS:



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz  
Texas Firm  
Registration No. 10064300





GRAPHIC SCALE

1" = 1000'

# EXHIBIT "B" CLARK COUNTY, NEVADA

PART 4 150' WIDE POWERLINE EASEMENT

6.24 ACRES (271,929 SQ. FT.)

PART 5 150' WIDE POWERLINE EASEMENT

12.34 ACRES (537,450 SQ. FT.)

PART 6 150' WIDE POWERLINE EASEMENT

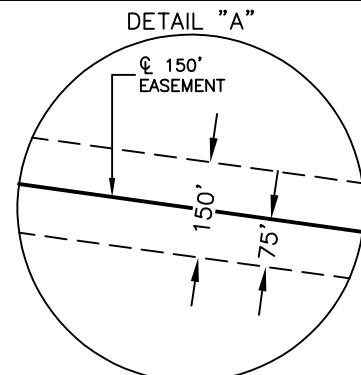
4.42 ACRES (192,562 SQ. FT.)

PART 7 SUBSTATION EASEMENT

5.59 ACRES (243,347 SQ. FT.)

PART 8 SUBSTATION EASEMENT

0.68 ACRES (29,614 SQ. FT.)



NOT TO SCALE

NORTHWEST CORNER SECTION 13

EXISTING EASEMENT IN FAVOR OF SNWA  
RECORDED IN BOOK 19991021  
INSTRUMENT NO. 00992 O.R.

NORTH 1/4 CORNER SECTION 13

SEE DETAIL "B"

P.O.B. PART 7

L10

L9

L8

P.O.T. PART 6

L7

L6

L5

L4

L3

L2

L1

P.O.B. PART 6

P.O.T. PART 5

SEE DETAIL "A"

S81°20'16"E

3121.07'

N25°32'56"E

277.68'

N81°51'43"E

589.75'

N89°10'08"E

194.00'

N89°10'08"E

1812.41'

S71°08'19"W

242.34'

S31°09'41"W

3055.91'

S23°21'18"W

1250.17'

N23°03'22"E

1830.93'

N15°07'48"E

1201.70'

N25°32'42"W

3119.08'

N25°32'56"E

277.68'

S81°20'16"E

3121.07'

N81°51'43"E

589.75'

N89°10'08"E

194.00'

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1812.41'

S71°08'19"W

242.34'

S31°09'41"W

3055.91'

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1250.17'

N23°03'22"E

1830.93'

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1201.70'

N25°32'42"W

3119.08'

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277.68'

S81°20'16"E

3121.07'

N81°51'43"E

589.75'

N89°10'08"E

194.00'

N89°10'08"E

1812.41'

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242.34'

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3055.91'

S23°21'18"W

1250.17'

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1830.93'

N15°07'48"E

1201.70'

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3119.08'

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277.68'

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3121.07'

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589.75'

N89°10'08"E

194.00'

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1812.41'

S71°08'19"W

242.34'

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3055.91'

S23°21'18"W

1250.17'

N23°03'22"E

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1201.70'

N25°32'42"W

3119.08'

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3121.07'

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194.00'

N89°10'08"E

1812.41'

S71°08'19"W

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1201.70'

N25°32'42"W

3119.08'

N25°32'56"E

277.68'

S81°20'16"E

3121.07'

N81°51'43"E

589.75'

N89°10'08"E

194.00'

N89°10'08"E

1812.41'

S71°08'19"W

242.34'

S31°09'41"W

3055.91'

S23°21'18"W

1250.17'

N23°03'22"E

1830.93'

N15°07'48"E

1201.70'

N25°32'42"W

3119.08'

N25°32'56"E

277.68'

S81°20'16"E

3121.07'

N81°51'43"E

589.75'

N89°10'08"E

194.00'

N89°10'08"E

1812.41'

S71°08'19"W

242.34'

S31°09'41"W

3055.91'

S23°21'18"W

1250.17'

N23°03'22"E

1830.93'

N15°07'48"E

1201.70'

N25°32'42"W

3119.08'

N25°32'56"E

277.68'

S81°20'16"E

3121.07'

N81°51'43"E

589.75'

N89°10'08"E

194.00'

N89°10'08"E

1812.41'

S71°08'19"W

242.34'

S31°09'41"W

3055.91'

S23°21'18"W

1250.17'

N23°03'22"E

1830.93'

N15°07'48"E

1201.70'

N25°32'42"W

3119.08'

N25°32'56"E

277.68'

S81°20'16"E

3121.07'

N81°51'43"E

589.75'

N89°10'08"E

194.00'

N89°10'08"E

1812.41'

S71°08'19"W

242.34'

S31°09'41"W

3055.91'

S23°21'18"W

1250.17'

N23°03'22"E

1830.93'

N15°07'48"E

1201.70'

N25°32'42"W

3119.08'

N25°32'56"E

277.68'

S81°20'16"E

3121.07'

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N89°10'08"E

194.00'

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1812.41'

S71°08'19"W

242.34'

S31°09'41"W

3055.91'

S23°21'18"W

1250.17'

N23°03'22"E

1830.93'

N15°07'48"E

1201.70'

N25°32'42"W

3119.08'

N25°32'56"E

277.68'

S81°20'16"E

3121.07'

N81°51'43"E

589.75'

N89°10'08"E

194.00'

N89°10'08"E

1812.41'

S71°08'19"W

242.3