

APN: {160-21-810-010, 160-21-810-009, 160-21-810-013, 160-21-810-014, 160-21-810-015, 160-21-810-017, 160-22-410-007, 160-21-810-024, 160-21-810-025, 160-21-810-026, 160-21-810-027, 160-21-810-028, 160-28-501-003, 160-28-601-001, 160-28-510-014}

WHEN RECORDED MAIL TO:
Clark County Real Property Management
Attn: Right of Way Agent
500 S Grand Central Pkwy, 4th Floor
Las Vegas, NV 89155-1825

GRANT OF NON-EXCLUSIVE EASEMENT

County of Clark, a political subdivision of the State of Nevada ("**Grantor**") for valuable consideration, receipt of which is hereby acknowledged, grants and conveys to TransWest Express LLC ("**Grantee**"), its successors and assigns, a perpetual right and non-exclusive easement (this "**Easement**");

- A. to construct, add to, modify, maintain, and remove access roadway improvements in, upon, over, under and through the property described by the legal surveys attached hereto in Exhibit A and by this reference made a part of this Easement ("**Access Roads**"); and
- B. to construct, add to, modify, maintain, and remove electric line systems for the transmission of electricity ("**Utility Facilities**") in, upon, over, under and through the property described by the legal surveys attached hereto in Exhibit B and by this reference made a part of this Easement ("**Line Easement Area**"); and
- C. Access Road and Utility Facilities shall collectively be referred to as Improvements ("**Improvements**"); the land described by the legal surveys provided in Exhibit A and Exhibit B collectively shall be known as the Easement Area ("**Easement Area**"); and
- D. for the passage of vehicles and pedestrians within, on, over and across the Easement Area and to construct, add to, modify, maintain, and remove access roadway improvements in, upon, over, under and through the land described by the legal surveys provided in Exhibit A; and
- E. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from the Easement Area.

This Easement is granted and shall be managed in accordance with the following terms and conditions:

GENERAL

1. Grantee, its affiliates, successors, and assigns will be responsible for any damages to any improvements and to any tangible, personal property owned by Grantor that is proximately caused by Grantee in constructing, operating, adding to, maintaining, or removing the Improvements. Grantee further agrees that, if Grantee performs work that damages the Easement Area, Grantee will restore and/or reclaim the Easement Area to the extent reasonably practicable. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused to obstructions or materials being removed, cleared, cut, or trimmed when Grantee exercises its rights hereunder. Nor does this paragraph apply to, and Grantee is not responsible for, any damages proximately caused by Grantor's negligent or intentional actions or omissions.

2. Grantor retains for its benefit the right to maintain and use the Easement Area for its own purposes provided that such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein. Except as otherwise expressly allowed by this Easement, the following activities are prohibited within, under, upon, or over the Line Easement Area without the prior written consent of Grantee, which consent shall not be unreasonably withheld: drilling wells or conducting mining operations; installing above-ground mechanical irrigation facilities; appreciably changing the character of existing topography; planting trees, shrubs, or bushes; constructing roads parallel to the transmission line; and installing any new utility line facility subject to any existing rights. Roads constructed across the Line Easement Area shall be in accordance with all applicable safety codes and shall be located a minimum of 20 feet from any Utility Facility. If any of the prohibited activities named above are conducted without Grantee's permission, Grantee may, upon discovery of such activity, take any action that it deems appropriate to prevent such activity, including removing personal property.
3. Grantee shall have the right to mortgage, collaterally assign, or otherwise encumber and grant security interests in all or any part of this Easement. Under no circumstances shall any mortgagee have any greater rights of ownership or use of this Easement than the rights granted to Grantee. Grantee shall also have the right to sell, assign, mortgage, convey, contribute, lease, or otherwise transfer all or any of its rights under this Easement at any time and from time to time. In the event of any such sale, assignment, conveyance, contribution, lease, or other transfer by Grantee, in whole or in part, Grantee shall be released from its obligations under this Easement to the extent of such sale, assignment, conveyance, contribution, lease, or other transfer, provided that the purchaser, successor, assignee, lessee, grantee, or transferee assumes the obligations of Grantee under this Easement.
4. After granting this Easement, any party other than Grantee that is granted any interest in the Easement Area shall coordinate with Grantee to ensure the compatibility of proposed uses with this Easement and the Improvements.
5. Grantor represents that it has the power to convey its ownership interests. This Easement is granted subject to any and all existing rights whether or not of record.
6. Grantor shall have no ownership or other interest in any Improvements installed by Grantee on the Easement Area.
7. If Grantee determines that the Easement Area is no longer needed for the Improvements, this easement shall terminate after Grantor requests and Grantee executes and records a written relinquishment of the Easement.
8. Grantee is not permitted to cut vegetation within the entire Easement Area. Vegetation will only be cleared to the minimum extent necessary for access roads and Utility Facility work areas pursuant to the Technical Memorandum prepared by SWCA Environmental Consultants to Grantee, dated April 12, 2021 ("**Technical Memo**"). Notwithstanding the foregoing, vegetation may otherwise be cut or cleared to address a specific safety issue that may arise. In the event vegetation is cut or cleared in a manner that does not address a specific safety issue or to the minimum extent necessary, Grantee shall replant or revegetate as necessary and at the discretion of the Grantor.
9. Grantee will obtain approval from the Southern Nevada Water Authority and Nevada Energy regarding any portions of the Easement Area that encumber, cross, or interfere with the rights granted by Grantor to Southern Nevada Water Authority or Nevada Energy by separate easements. Such approval may be in the form of a coordination agreement or other form as agreed upon between Grantee and each respective right holder.
10. To the extent practicable, Grantee shall use overland drive and crush techniques for new access roads or temporary work areas within the Easement Area. Grantee shall reclaim the Easement Area pursuant to the

requirements set forth in the Technical Memo unless Grantor and Grantee mutually agree otherwise in writing.

11. Reclamation efforts, weed management practices, desert tortoise and best management practices shall be followed by Grantee in accordance with the Technical Memo. In the case of a later edition of the Technical Memo, Grantee shall follow whichever edition is more restrictive, unless Grantor and Grantee mutually agree otherwise in writing.
12. Grantee shall provide a final Stormwater Pollution Prevention Plan to Grantor prior to commencing construction and coordinate with Grantor on any stormwater drainage mitigation measures that are necessary to protect Grantor property within or outside of the Easement Area.
13. To the extent practicable, Grantor shall notify Grantee of any upcoming events that would affect the Easement Area. Grantee agrees to coordinate with Grantor in good faith to ensure compatible uses in the Easement Area, but Grantee may make all determinations about safety in its sole discretion.
14. Grantee acknowledges that a portion of its facilities are located outside of the Easement Area but within an area leased to Grantor by the United States Bureau of Reclamation. Grantee understands that it must obtain approval directly from the Bureau of Reclamation for any property rights to the leased area. Grantor has considered such facilities in the leased area and does not object to them.
15. Grantee shall take all necessary safety precautions during construction, including but not limited to flaggers.
16. Any erosion and/or debris accumulation caused by Grantee's activities under this Easement or its Improvements shall be repaired at the sole cost and expense of Grantee, including repaving of the trails if necessary.
17. Grantee shall be responsible for the integrity of the Wetlands Park ("WP") Loop Trails impacted during construction, maintenance, or use. Grantee shall provide photos of the WP Loop Trails prior to and post construction. Grantee shall use reasonable efforts to protect the WP Loop Trails including but not limited to temporary protection measures for heavy equipment and machinery crossing.
18. Grantee shall exercise its rights under this Easement in a manner consistent with the requirements of the Programmatic Agreement Among The US Bureau of Reclamation, The US Army Corps of Engineers, The Advisory Council on Historic Preservation, The Nevada State Historic Preservation Office, Clark County, Nevada and The Southern Nevada Water Authority Regarding Implementation of The Clark County Wetlands Park ("PA"). Should any actual conflict between such requirements of the PA and the rights granted to Grantee in this Easement exist, Grantee will reasonably work in good faith to resolve any such conflict.
19. Grantee shall install temporary signage at trailheads nearest the Easement Area and on the Wetlands Park Loop Trail west and east of the Easement Area to adequately notify bicyclists using the trail of construction activities. Grantee shall provide a contact to the public throughout the duration of construction.
20. Grantee shall comply with all duly promulgated laws, ordinances, and regulations in its use of the Easement Area and in its enjoyment of the rights of this Easement.
21. Each party warrants to the other that they have the authority and capacity to perform the provisions of this Easement.
22. This Easement shall be enforced, governed by, and construed in accordance with the laws of the State of Nevada.
23. The parties to this Easement, and each of them, acknowledge that: a) this Easement and its reduction in

24. Grantee agrees to hold harmless and to indemnify Grantor, its agents, officers, and employees against any and all claims or liability of any kind, including liability for attorney's fees and other litigation costs and expenses, for any personal injury, wrongful death, or damage to the Easement Area or Improvements caused by Grantee, or Grantee's agents and representatives, in the exercise of Grantee's rights under this Easement, except to the extent resulting from Grantor's breach of the terms of this Easement or from Grantor's gross negligence or intentional misconduct.

25. Grantee shall install fencing and gates as identified in the map in Figure 1 below to deter illegal off-roading. Gates shall be double chained and locked to allow Grantor and Grantee to open them independently of one another. Such gates shall be adequate in quality and extent for such purpose. Grantee shall coordinate with Grantor to select a design that meets this standard.

Figure 1:



ELECTRIC LINE

27. Grantee shall only be permitted to install one (1) transmission line system within the two-hundred and fifty-foot width of the Line Easement Area.
28. Grantee shall only be permitted to install two (2) electrical transmission towers within the Line Easement Area, in the locations depicted on Figure 2 and Figure 3 below located on parcels APN 160-21-810-013 and APN 160-28-601-001 respectively.

Figure 2:



Figure 3:



[SIGNATURE PAGE TO FOLLOW]


GRANTOR:

COUNTY OF CLARK
a political Subdivision of the State of Nevada

Lisa Kremer
Director, Real Property Management

GRANTEE:

TRANSWEST EXPRESS LLC



Name: Lisa A. Christian
Title: Vice President

APPROVED AS TO FORM:



Mary-Anne Miller, County Counsel

[Notary page follows]

STATE OF NEVADA}
COUNTY OF CLARK}

This instrument was acknowledged before me on _____, 20____ by Lisa Kremer as

Director of Real Property Management Department of County of Clark, Nevada.

Signature of Notarial Officer

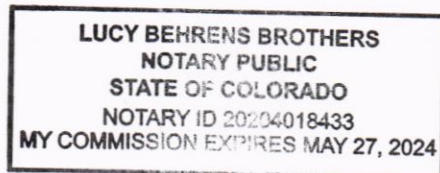
Notary Seal area →

STATE OF COLORADO)
) ss:
COUNTY OF DENVER)

This instrument was acknowledged before me on October 26th, 2021,
by Lisa Christian as Vice President
for TransWest Express LLC.

WITNESS my hand and official seal.

(Seal)



Lucy Brothers
Notary Public

My commission expires: May 27, 2024

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"

SURVEYOR'S CERTIFICATE

I, BRANDON BOWTHORPE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TRANSWEST EXPRESS, LLC.
2. THE LANDS SURVEYED LIE WITHIN SECTIONS 21, 22 & 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN AND THE SURVEY WAS COMPLETED ON JUNE 27TH, 2018.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



Surveyor's Name: BRANDON BOWTHORPE
Firm Name: UELS, LLC Phone: 435-789-1017
Firm Address: 85 S. 200 E. VERNAL, UTAH 84078
Nevada License Number: 24199 Expires: 12/31/22

REV.-08: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 1 OF 11

TRANSWEST EXPRESS LLC

ACCESS ROAD
EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA



UELS, LLC
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A1		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"

ACCESS ROAD EASEMENT "A" DESCRIPTION

A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, 20001102:00765 AND 931214:01581, OF SAID SECTION 22, IN DEED TO COUNTY OF CLARK, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 22 WHENCE THE SOUTHWEST CORNER OF SAID SECTION 22 BEARS S01°42'32"E 1332.51 FEET:

THENCE S23°53'05"E 619.93 FEET TO A POINT ALONG THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, OF SAID SECTION 22, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE MEASURED CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES:
S54°23'57"W 50.29 FEET;

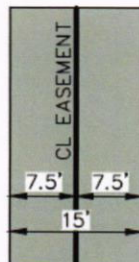
THENCE S78°58'46"W 86.89 FEET TO A POINT ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, OF SAID SECTION 22, WHICH BEARS S11°30'54"E 625.31 FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 22, SAID POINT BEING THE POINT OF TERMINATION.

THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE GRANTOR'S PROPERTY LINES.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 0.047 ACRES MORE OR LESS.

POINT OF BEGINNING "A"
BEARS S23°53'05"E 619.93
FROM THE SOUTH
SIXTEENTH CORNER OF
SECTION 22, T21S, R63E,
M.D.M.



POINT OF TERMINATION "A"
BEARS S11°30'54"E 625.31
FROM THE SOUTH
SIXTEENTH CORNER OF
SECTION 22, T21S, R63E,
M.D.M.

**TYPICAL
EASEMENT
DETAIL**
NO SCALE

REV.- 07: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 2 OF 11

TRANSWEST EXPRESS LLC

ACCESS ROAD EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA



UELS, LLC
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A2		
ACCESS ROAD EASEMENT			

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"

ACCESS ROAD EASEMENT "B" DESCRIPTION

A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, 20001102:00765 AND 931214:01581, OF SAID SECTION 21, IN DEED TO COUNTY OF CLARK, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 21 WHENCE THE SOUTHEAST CORNER OF SAID SECTION 21 BEARS S01°42'32"E 1332.51 FEET:

THENCE S38°49'59"W 260.27 FEET TO A POINT ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE MEASURED CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES:
N43°31'52"W 67.44 FEET;

THENCE N57°04'39"W 54.98 FEET;

THENCE N78°37'13"W 82.37 FEET;

THENCE N72°42'13"W 59.95 FEET;

THENCE N75°36'36"W 102.74 FEET;

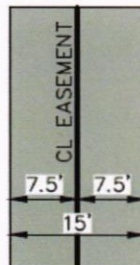
THENCE N67°32'51"W 74.30 FEET TO A POINT ALONG THE WEST LINE OF THE TRANSMISSION LINE EASEMENT IN THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, OF SAID SECTION 21, WHICH BEARS S86°20'11"W 563.14 FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 21, SAID POINT BEING THE POINT OF TERMINATION.

THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE GRANTOR'S PROPERTY LINES AND THE EDGE OF THE TRANSMISSION LINE EASEMENT.

LESS AND EXCEPT THAT PORTION LYING WITHIN THE TRANSMISSION LINE EASEMENT.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 0.151 ACRES MORE OR LESS.



**TYPICAL
EASEMENT
DETAIL**
NO SCALE

POINT OF BEGINNING "B"
BEARS S38°49'59"W 260.27
FEET FROM THE SOUTH
SIXTEENTH CORNER OF
SECTION 21, T21S, R63E,
M.D.M.

POINT OF TERMINATION "B"
BEARS S86°20'11"W 563.14
FROM THE SOUTH
SIXTEENTH CORNER OF
SECTION 21, T21S, R63E,
M.D.M.

REV.- 07: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 3 OF 11

TRANSWEST EXPRESS LLC

ACCESS ROAD EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA



UELS, LLC
Corporate Office • 85 South 200 East
Vernal, UT 84078 • (435) 789-1017

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A3		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"

ACCESS ROAD EASEMENT "F" DESCRIPTION

A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, 20001102:00765 AND 931214:01581, OF SAID SECTION 28, IN DEED TO COUNTY OF CLARK, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21 WHENCE THE SOUTH SIXTEENTH CORNER OF SAID SECTION 21 BEARS N01°42'32"W 1332.51 FEET:

THENCE S05°24'46"W 949.85 FEET TO A POINT ALONG THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, OF SAID SECTION 28, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE MEASURED CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES:
S29°13'59"W 242.91 FEET;

THENCE S22°44'18"W 82.72 FEET;

THENCE S41°12'37"W 155.13 FEET TO A POINT ALONG THE EASTERLY LINE OF THE TRANSMISSION LINE EASEMENT IN THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, OF SAID SECTION 28, WHICH BEARS S14°13'34"W 1393.31 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28, SAID POINT BEING THE POINT OF TERMINATION.

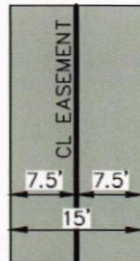
THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE GRANTOR'S PROPERTY LINES AND THE EDGE OF THE TRANSMISSION LINE EASEMENT.

LESS AND EXCEPTING THAT PORTION LYING WITHIN A TRACT OF LAND AS DESCRIBED AND RECORDED IN BOOK 900827, INSTRUMENT No. 00112.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 0.156 ACRES MORE OR LESS.

POINT OF BEGINNING "F"
BEARS S05°24'46"W 949.85
FEET FROM THE
SOUTHEAST CORNER OF
SECTION 21, T21S, R63E,
M.D.M.



POINT OF TERMINATION "F"
BEARS S14°13'34"W 1393.31
FEET FROM THE
SOUTHEAST CORNER OF
SECTION 21, T21S, R63E,
M.D.M.

**TYPICAL
EASEMENT
DETAIL**
NO SCALE

REV.- 08: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 4 OF 11

TRANSWEST EXPRESS LLC

ACCESS ROAD EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA

UINTAH
ENGINEERING & LAND SURVEYING
UELS, LLC
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A4		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"

ACCESS ROAD EASEMENT "G" DESCRIPTION

A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, 20001102:00765 AND 931214:01581, OF SAID SECTION 22, IN DEED TO COUNTY OF CLARK, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 22 WHENCE THE SOUTHWEST CORNER OF SAID SECTION 22 BEARS S01°42'32"E 1332.51 FEET:

THENCE S19°24'58"E 632.06 FEET TO A POINT ALONG THE CENTERLINE OF ACCESS ROAD EASEMENT "A" IN SAID SECTION 22, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S70°49'06"W 89.89 FEET TO A POINT ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, OF SAID SECTION 22, WHICH BEARS S11°19'02"E 638.06 FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 22, SAID POINT BEING THE **POINT OF TERMINATION**.

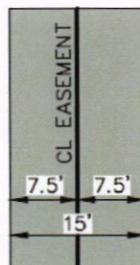
THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE GRANTOR'S PROPERTY LINES AND CENTERLINE OF ACCESS ROAD EASEMENT "A".

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 0.031 ACRES MORE OR LESS.

POINT OF BEGINNING "G"
BEARS S19°24'58"E 632.06
FEET FROM THE SOUTH
SIXTEENTH CORNER OF SECTION
22, T21S, R63E, M.D.M.

POINT OF TERMINATION "G"
BEARS S11°19'02"E 638.06
FEET FROM THE SOUTH
SIXTEENTH CORNER OF SECTION
22, T21S, R63E, M.D.M.



**TYPICAL
EASEMENT
DETAIL**
NO SCALE

REV.- 08: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 5 OF 11

TRANSWEST EXPRESS LLC

ACCESS ROAD EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA



UELS, LLC
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A5		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"

ACCESS ROAD EASEMENT "H" DESCRIPTION

A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, 20001102:00765 AND 931214:01581, OF SAID SECTION 22, IN DEED TO COUNTY OF CLARK, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 22 WHENCE THE SOUTHWEST CORNER OF SAID SECTION 22 BEARS S01°42'32"E 1332.51 FEET:

THENCE S05°14'45"E 643.74 FEET TO A POINT ALONG THE SOUTH LINE OF BLOCK 1, BOULDER DAM PARK TRACT NO. 1 IN SAID SECTION 22, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S79°03'40"W 40.24 FEET TO A POINT ALONG THE WEST LINE OF SAID SECTION 22, WHICH BEARS S01°42'32"E 648.97 FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 22;

THENCE S79°03'40"W 75.58 FEET;

THENCE N72°17'35"W 49.73 FEET;

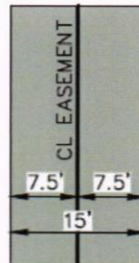
THENCE N34°24'16"W 5.21 FEET TO A POINT ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 19950310:00001053 IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, WHICH BEARS S09°16'54"W 652.13 FEET FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 21, SAID POINT BEING THE **POINT OF TERMINATION**.

THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE GRANTOR'S PROPERTY LINES.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 0.059 ACRES MORE OR LESS.

POINT OF BEGINNING "H"
BEARS S05°14'45"E 643.74
FEET FROM THE SOUTH
SIXTEENTH CORNER OF SECTION
22, T21S, R63E, M.D.M.



POINT OF TERMINATION "H"
BEARS S09°16'54"W 652.13
FEET FROM THE SOUTH
SIXTEENTH CORNER OF SECTION
21, T21S, R63E, M.D.M.

**TYPICAL
EASEMENT
DETAIL**
NO SCALE

REV.-08: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 6 OF 11



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TRANSWEST EXPRESS LLC

ACCESS ROAD EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A6		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"

ACCESS ROAD EASEMENT "I" DESCRIPTION

A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358: 317169, 20001102: 00765 AND 931214: 01581, OF SAID SECTION 21, IN DEED TO COUNTY OF CLARK, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 21 WHENCE THE SOUTHEAST CORNER OF SAID SECTION 21 BEARS S01°42'32"E 1332.51 FEET:

THENCE S09°47'19"W 646.17 FEET TO A POINT ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT NO. 19950310: 00001053 IN SAID SECTION 21, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N34°24'16"W 29.82 FEET;

THENCE N54°17'05"W 40.12 FEET;

THENCE N68°30'37"W 81.99 FEET;

THENCE N57°59'12"W 184.62 FEET;

THENCE N84°16'37"W 29.59 FEET;

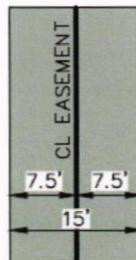
THENCE S50°25'38"W 34.34 FEET TO A POINT ALONG THE EASTERLY EDGE OF THE TRANSMISSION LINE EASEMENT IN SAID SECTION 21, WHICH BEARS S43°02'28"W 656.42 FEET FROM THE SOUTH SIXTEENTH CORNER OF SAID SECTION 21, SAID POINT BEING THE **POINT OF TERMINATION**.

THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE GRANTOR'S PROPERTY LINES AND THE TRANSMISSION LINE EASEMENT.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 0.138 ACRES MORE OR LESS.

POINT OF BEGINNING "I" BEARS
S09°47'19"W 646.17 FEET FROM
THE SOUTH SIXTEENTH CORNER OF
SECTION 21, T21S, R63E, M.D.M.



POINT OF TERMINATION "I"
BEARS S43°02'28"W 656.42
FEET FROM THE SOUTH
SIXTEENTH CORNER OF SECTION
21, T21S, R63E, M.D.M.

**TYPICAL
EASEMENT
DETAIL**
NO SCALE

REV.-08: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 7 OF 11

TRANSWEST EXPRESS LLC

ACCESS ROAD EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA



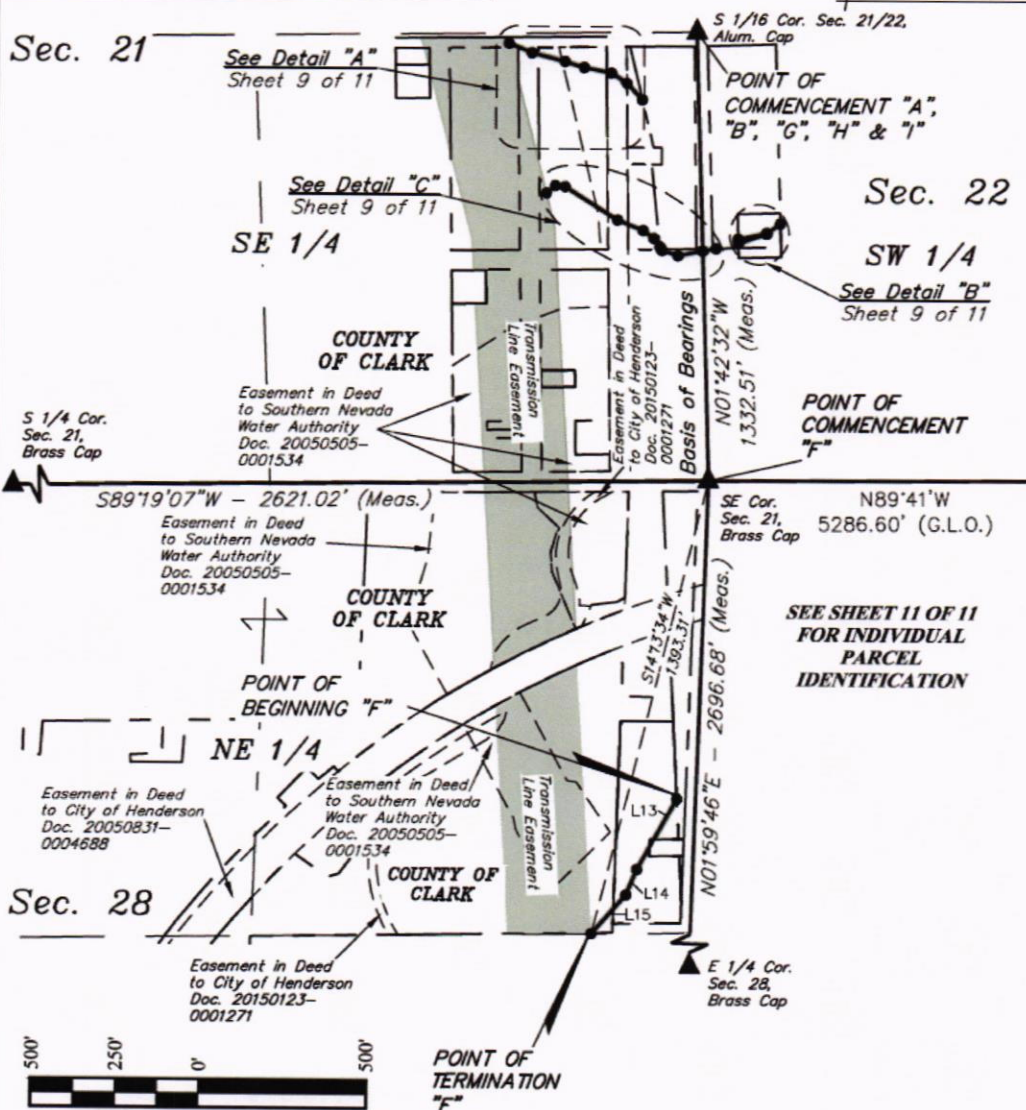
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Vernal, UT 84078 • (435) 789-1017

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A7		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"



△ = POSITION CALCULATED USING
B.L.M. STANDARDS (Not Set on Ground.)
▲ = SECTION CORNERS LOCATED.

REV.-08: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 8 OF 11

TRANSWEST EXPRESS LLC

ACCESS ROAD EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA



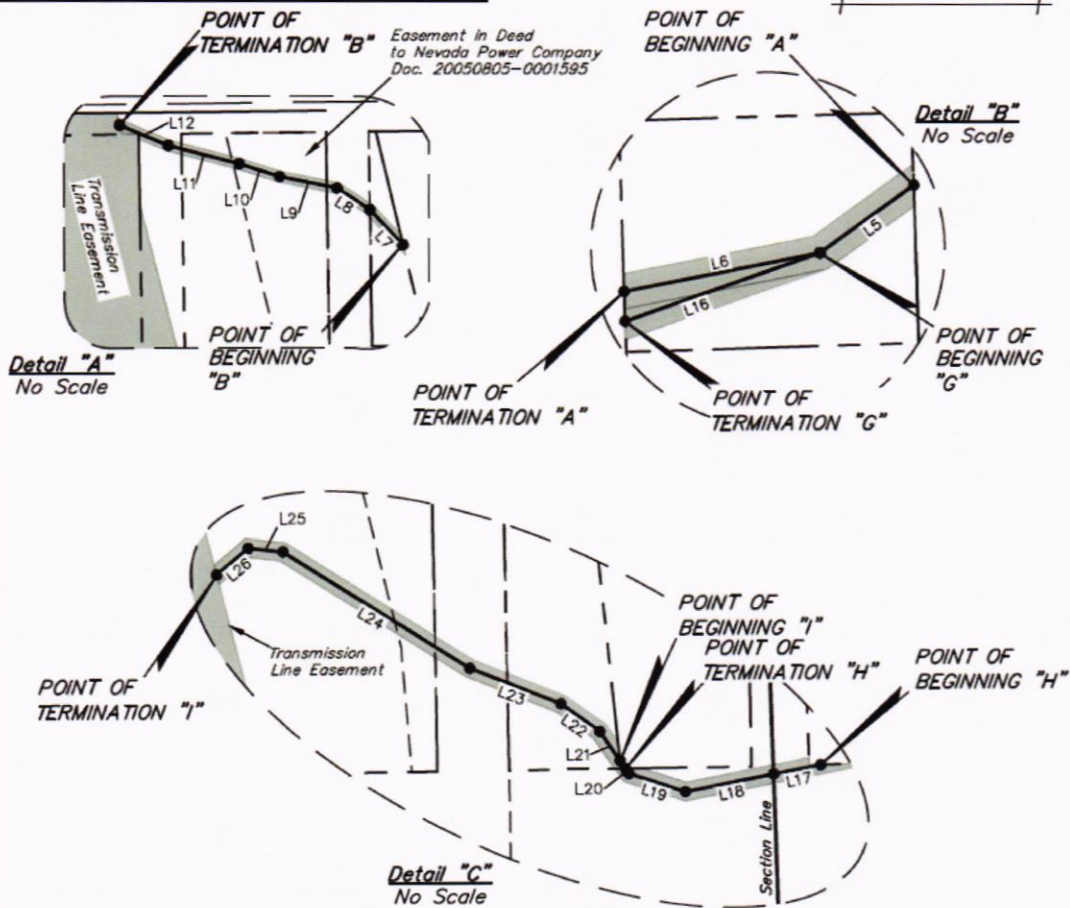
UELS, LLC
Corporate Office • 85 South 200 East
Vernal, UT 84078 • (435) 789-1017

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	1" = 500'
FILE:	64657-A8		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"



REV.-08: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 9 OF 11

TRANSWEST EXPRESS LLC

**ACCESS ROAD EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA**



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SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A9		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"

ACCESS ROAD "A"

LINE TABLE		
LINE	DIRECTION	LENGTH
L5	S54°23'57"W	50.29'
L6	S78°58'46"W	86.89'

ACCESS ROAD "B"

LINE TABLE		
LINE	DIRECTION	LENGTH
L7	N43°31'52"W	67.44'
L8	N57°04'39"W	54.98'
L9	N78°37'13"W	82.37'
L10	N72°42'13"W	59.95'
L11	N75°36'36"W	102.74'
L12	N67°32'51"W	74.30'

ACCESS ROAD "F"

LINE TABLE		
LINE	DIRECTION	LENGTH
L13	S29°13'59"W	242.91'
L14	S22°44'18"W	82.72'
L15	S41°12'37"W	155.13'

ACCESS ROAD "G"

LINE TABLE		
LINE	DIRECTION	LENGTH
L16	S70°49'06"W	89.89'

ACCESS ROAD "H"

LINE TABLE		
LINE	DIRECTION	LENGTH
L17	S79°03'40"W	40.24'
L18	S79°03'40"W	75.58'
L19	N72°17'35"W	49.73'
L20	N34°24'16"W	5.21'

ACCESS ROAD "I"

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N34°24'16"W	29.82'
L22	N54°17'05"W	40.12'
L23	N68°30'37"W	81.99'
L24	N57°59'12"W	184.62'
L25	N84°16'37"W	29.59'
L26	S50°25'38"W	34.34'

ACREAGE/LENGTH TABLE

	PROPERTY OWNER	FEET	ACRES	RODS
ACCESS ROAD "A"	COUNTY OF CLARK	137.18	0.047	8.31
ACCESS ROAD "B"	COUNTY OF CLARK	441.78	0.151	26.77
ACCESS ROAD "F"	COUNTY OF CLARK	480.76	0.156	29.14
ACCESS ROAD "G"	COUNTY OF CLARK	89.89	0.031	5.45
ACCESS ROAD "H"	COUNTY OF CLARK	170.76	0.059	10.35
ACCESS ROAD "I"	COUNTY OF CLARK	400.48	0.138	24.27
TOTAL		1720.85	0.582	104.29

REV. - 08: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 10 OF 11

TRANSWEST EXPRESS LLC

ACCESS ROAD EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA



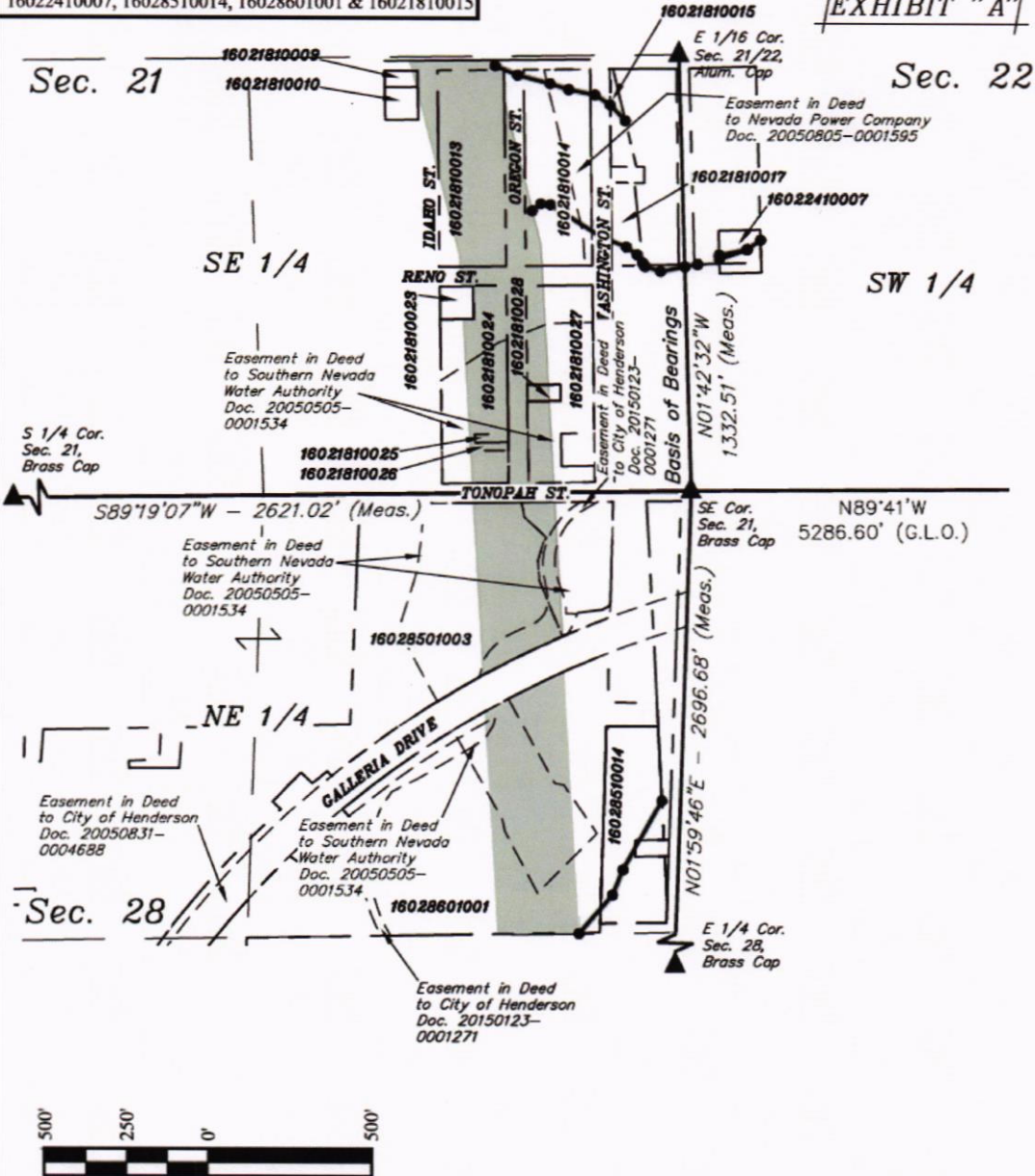
UELS, LLC
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A10		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810013, 16021810014, 16021810017,
16022410007, 16028510014, 16028601001 & 16021810015

EXHIBIT "A"



△ = POSITION CALCULATED USING
B.L.M. STANDARDS (Not Set on Ground.)
▲ = SECTION CORNERS LOCATED.

REV.-08: 07-14-21 C.H. (R-O-W
WIDTH CHANGE)

SHEET 11 OF 11

NOTES:
Basis of Bearings: All bearings are Grid Bearings of the Nevada
State Plane Coordinate System, East Zone, North American
Datum 1983 Based on GPS Observation of the Monuments Shown
Hereon. All Measured Distances Shown are Ground Distances
US Survey Feet.



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TRANSWEST EXPRESS LLC

**TRANSMISSION LINE
EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21, 22 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA**

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	1" = 500'
FILE:	64657-A11		

ACCESS ROAD EASEMENT

PARCEL I.D. : 16021810009, 16021810010, 16021810013, 16021810014, 16021810024,
16021810025, 16021810026, 16021810027, 16021810028, 16028501003 & 16028601001

EXHIBIT "B"

SURVEYOR'S CERTIFICATE

I, BRANDON BOWTHORPE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TRANSWEST EXPRESS, LLC.
2. THE LANDS SURVEYED LIE WITHIN SECTIONS 21 AND 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN AND THE SURVEY WAS COMPLETED ON JUNE 27TH, 2018.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



Surveyor's Name: BRANDON BOWTHORPE

Firm Name: UELS, LLC Phone: 435-789-1017

Firm Address: 85 S. 200 E. VERNAL, UTAH 84078

Nevada License Number: 24199 Expires: 12/31/18

REV.- 04: 10-03-18 M.H. (UPDATE LABEL)

SHEET 1 OF 5

TRANSWEST EXPRESS LLC

TRANSMISSION LINE
EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA



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SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64657-A1		

TRANSMISSION LINE EASEMENT

PARCEL I.D. : 16021810009, 16021810010, 16021810013, 16021810014, 16021810024,
16021810025, 16021810026, 16021810027, 16021810028, 16028501003 & 16028601001

EXHIBIT "B"

TRANSMISSION LINE EASEMENT "A" DESCRIPTION

A STRIP OF LAND 250 FEET WIDE LYING 125 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED REFERENCE LINE, LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, 20001102:00765 AND 931214:01581, OF SAID SECTION 21, IN DEED TO COUNTY OF CLARK, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 21 WHENCE THE SOUTHEAST CORNER OF SAID SECTION 21 BEARS S01°42'32"E 1332.51 FEET:

THENCE S88°18'18"W 695.30 FEET TO A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF VEGAS STREET IN SAID SECTION 21, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S14°24'09"E 597.35 FEET;

THENCE S03°15'24"E 740.45 FEET TO A POINT ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 WHICH BEARS S89°19'07"W 544.13 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21;

THENCE S03°15'24"E 493.23 FEET TO A POINT ALONG THE NORTH LINE NORTH RIGHT-OF-WAY LINE OF GALLERIA DRIVE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, WHICH BEARS S45°58'08"W 717.80 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21, SAID POINT BEING THE **POINT OF TERMINATION**.

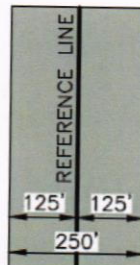
THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE GRANTOR'S PROPERTY LINES.

LESS AND EXCEPTING THAT PORTION LYING WITHIN A TRACT OF LAND AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 20170623-0001728.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 10.435 ACRES MORE OR LESS.

POINT OF TERMINATION "A"
BEARS S45°58'08"W 717.80
FEET FROM THE
SOUTHEAST CORNER OF
SECTION 21, T21S, R63E,
M.D.M.



**TYPICAL
EASEMENT
DETAIL**
NO SCALE

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S14°24'09"E	597.35'
L2	S03°15'24"E	740.45'
L3	S03°15'24"E	493.23'

REV.- 04: 10-03-18 M.H. (UPDATE LABEL)

SHEET 2 OF 5

UINTAH
ENGINEERING & LAND SURVEYING
UELS, LLC
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TRANSWEST EXPRESS LLC
TRANSMISSION LINE
EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64656-A2		

TRANSMISSION LINE EASEMENT

PARCEL I.D. : 16021810009, 16021810010, 16021810013, 16021810014, 16021810024,
16021810025, 16021810026, 16021810027, 16021810028, 16028501003 & 16028601001

EXHIBIT "B"

TRANSMISSION LINE EASEMENT "B" DESCRIPTION

A STRIP OF LAND 250 FEET WIDE LYING 125 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED REFERENCE LINE, LOCATED IN SECTIONS 21 AND 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN DOCUMENT No. 00000358:317169, 20001102:00765 AND 931214:01581, OF SAID SECTION 21, IN DEED TO COUNTY OF CLARK, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28 WHENCE THE SOUTH SIXTEENTH CORNER OF SAID SECTION 21 BEARS N01°42'32"W 1332.51 FEET:

THENCE S40°00'09"W 793.03 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF GALLERIA DRIVE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING THE **POINT OF BEGINNING**;

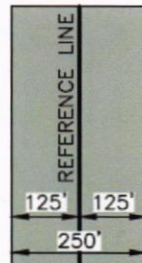
THENCE S03°15'24"E 747.16 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF TONOPAH STREET IN SAID SECTION 28, WHICH BEARS S19°03'19"W 1431.79 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28, SAID POINT BEING THE **POINT OF TERMINATION**.

THE SIDE LINES OF SAID DESCRIBED EASEMENT BEING SHORTENED OR ELONGATED TO MEET THE GRANTOR'S PROPERTY LINES.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION OF THE MONUMENTS SHOWN HEREON.

CONTAINS 4.282 ACRES MORE OR LESS.

POINT OF BEGINNING "B"
BEARS S40°00'09"W 793.03
FEET FROM THE
NORTHEAST CORNER OF
SECTION 28, T21S, R63E,
M.D.M.



LINE TABLE		
LINE	DIRECTION	LENGTH
L4	S03°15'24"E	747.16'

**TYPICAL
EASEMENT
DETAIL**
NO SCALE

REV.- 04: 10-03-18 M.H.(UPDATE LABEL)

SHEET 3 OF 5



UELS, LLC
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TRANSWEST EXPRESS LLC

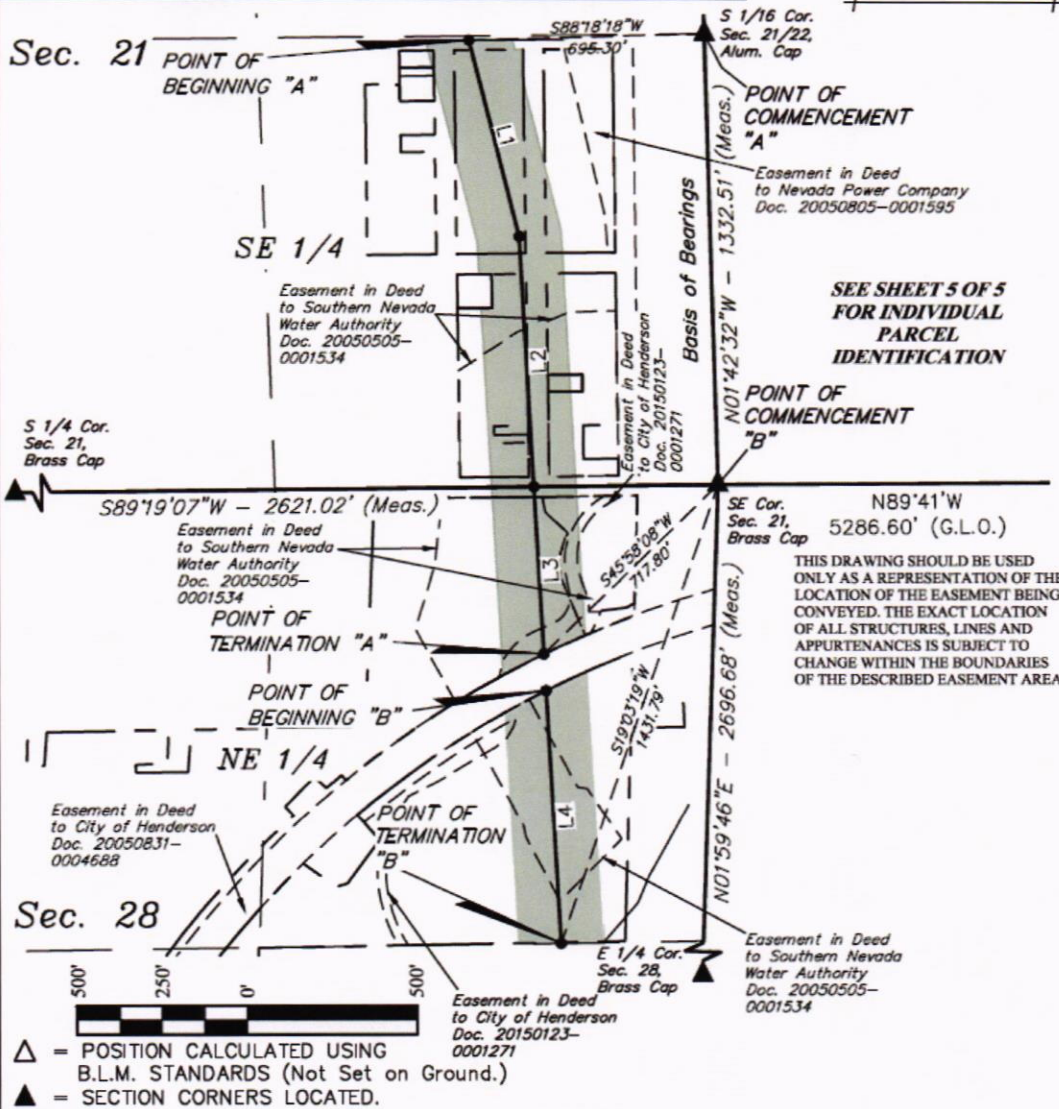
TRANSMISSION LINE
EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	N/A
FILE:	64656-A3		

TRANSMISSION LINE EASEMENT

PARCEL I.D. : 16021810009, 16021810010, 16021810013, 16021810014, 16021810024,
16021810025, 16021810026, 16021810027, 16021810028, 16028501003 & 16028601001

EXHIBIT "B"



ACREAGE/LENGTH TABLE

	PROPERTY OWNER	FEET	ACRES	RODS
T-LINE "A"	COUNTY OF CLARK	1831.03	10.435	110.97
T-LINE "B"	COUNTY OF CLARK	747.16	4.282	45.28
TOTAL		2578.19	14.717	156.25

REV.-04: 10-03-18 M.H. (UPDATE LABEL)

SHEET 4 OF 5

NOTES:

Basis of Bearings: All bearings are Grid Bearings of the Nevada State Plane Coordinate System, East Zone, North American Datum 1983 Based on GPS Observation of the Monuments Shown Hereon. All Measured Distances Shown are Ground Distances US Survey Feet.



UELS, LLC
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 Vernal, UT 84078 * (435) 789-1017

TRANSWEST EXPRESS LLC

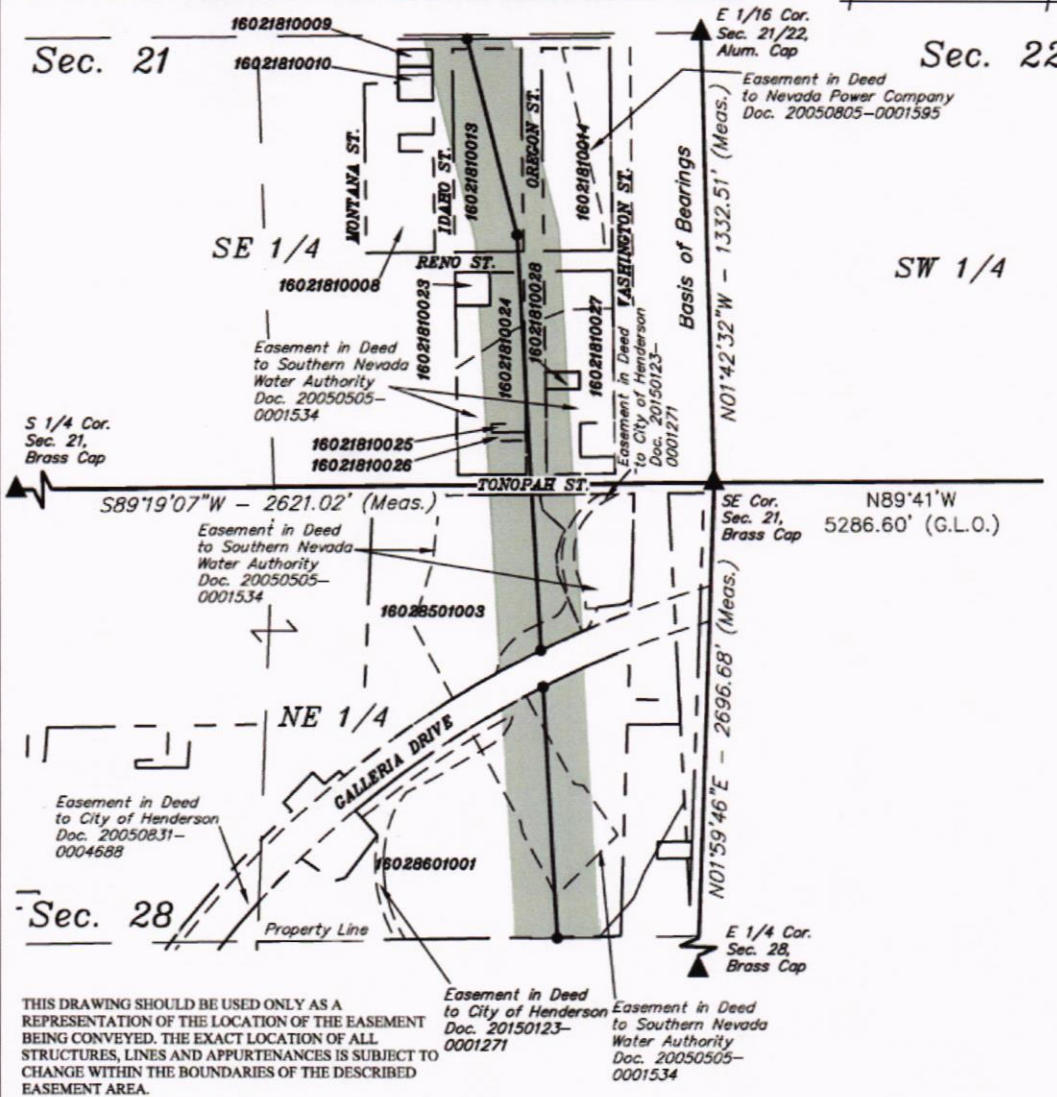
**TRANSMISSION LINE
 EASEMENT ON
 COUNTY OF CLARK LANDS
 SECTIONS 21 & 28, T21S, R63E, M.D.M.
 CLARK COUNTY, NEVADA**

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	1" = 500'
FILE:	64656-A4		

TRANSMISSION LINE EASEMENT

PARCEL I.D.: 16021810009, 16021810010, 16021810013, 16021810014, 16021810024, 16021810025, 16021810026, 16021810027, 16021810028, 16028501003 & 16028601001

EXHIBIT "B"



REV.-04: 10-03-18 M.H. (UPDATE LABEL)

SHEET 5 OF 5

NOTES:

Basis of Bearings: All bearings are Grid Bearings of the Nevada State Plane Coordinate System, East Zone, North American Datum 1983 Based on GPS Observation of the Monuments Shown Hereon. All Measured Distances Shown are Ground Distances US Survey Feet.



UELS, LLC
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Vernal, UT 84078 * (435) 789-1017



TRANSWEST EXPRESS LLC

TRANSMISSION LINE
EASEMENT ON
COUNTY OF CLARK LANDS
SECTIONS 21 & 28, T21S, R63E, M.D.M.
CLARK COUNTY, NEVADA

SURVEYED BY	J.L.	06-27-18	SCALE
DRAWN BY	M.H.	09-12-18	1" = 500'
FILE:	64656-A5		

TRANSMISSION LINE EASEMENT