MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Joseph J. Pomroy, P.E.
Director of Public Works

Michael Lefrancois, P.E.
Senior Engineer

SUBJECT: Grant of Easement to Southwest Gas District Property APN: 127-280-01 (Incline Beach) for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances.

DATE: February 27, 2019

I. RECOMMENDATION

Staff recommends that the Board of Trustees:

1. Approve a grant of Easement to Southwest Gas on District Property APN: 127-280-01 (Incline Beach) for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances.
2. Authorize Staff to execute the easement documents upon review by District Counsel.

II. DISTRICT STRATEGIC PLAN

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

III. BACKGROUND

Southwest Gas is requesting the District grant an easement at District Property APN: 127-280-01 (Incline Beach) for the installation and maintenance of electrical appurtenances servicing their pipeline anti-corrosion system. Southwest Gas maintains a pipeline nearby in Lakeshore Blvd. Power is on poles on the Incline

Beach property in a separate overhead-only easement granted to NV Energy. The proposed easement is approximately 50 square feet and is located near the fence and pedestrian path along Lakeshore Boulevard and has no impact to parking, operations or any District facilities.

The proposal before the Board of Trustees will allow for the construction of a power drop off an existing electrical pole to serve a galvanic protection system already installed in the right-of-way by Southwest Gas.

The District followed the notification requirements in Resolution 1475, A Resolution Establishing Policy for the Granting of Easements Across District Property, that requires written notice be given to owners of property within three hundred (300) feet of the District property at least 30 days prior to the date the request will be considered. The notice was mailed to 19 parcel owners. The notice and effected area is provided as attachments to this memo. The easement document with site map is also included as an attachment.

This item is placed on the Consent Calendar in accordance with Policy 3.1.0 (Consent Calendar) as it is a routine matter with no financial impact to the District.

IV. FINANCIAL IMPACT AND BUDGET

Southwest Gas will be required to prepare and record all easement documents and is responsible for construction of all improvements. There is no financial impact to the District.

V. ALTERNATIVES

No alternatives provided. The District works cooperatively with public agencies and utility companies to provide necessary easements and encroachments to facilitate providing public services to the community.

VI. COMMENTS

Providing Southwest Gas access to maintain this infrastructure is beneficial to the communities of Incline Village and Crystal Bay as well as the Incline Village General Improvement District as it helps ensure the reliable delivery of natural gas.

VII. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

APN # 127-280-01

Recording Requested By/Return To:
Southwest Gas Corporation
P.O. Box 1190
Carson City, Nevada 89702-1190
Attn: TME3 24A-580
DOCUMENTARY TRANSFER TAX $
( ) Computed on full value of property conveyed.
( ) Computed on full value less liens & encumbrances remaining thereon at time of sale.

Signature of individual determining tax

SOUTHWEST GAS CORPORATION

GRANT OF EASEMENT

This form is used to acquire land rights for installation of pipeline(s) and appurtenances.

Prepared By	TME3	Reviewed By	N/A
Sec. 22	T 16 N R 18 E	Meridian	Mount Diablo
County	Washoe	State	Nevada
WR No.	3232425	LRS No.	9372

I (We) INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, a quasi-municipal corporation

For and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto **SOUTHWEST GAS CORPORATION**, a California Corporation, its successors, assigns, licensees, and invitees as reasonably necessary to effect the purpose of the easement, hereinafter referred to as Grantee, a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit:

SEE ATTACHED EXHIBIT(s) "A" and "B"

together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.

Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.

Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.

W.R. No. **3232425** LRS No. **9372**

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors, assigns, licensees, and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

_____ day of _____ , _____ .

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Grantor _____

Signature and Title

Grantor _____

Print Name and Title

ACKNOWLEDGMENT

STATE OF _____)
)
COUNTY OF _____)

On _____ , before me, _____ ,
(here insert name of the officer)

a notary public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Form 335.00 (08/2015) 581 - Microsoft Word

EXHIBIT "A"
SOUTHWEST GAS CORPORATION
GRANT OF PERMANENT EASEMENT

PORTION OF APN 127-280-01

An easement, five (5.00) feet in width, within a portion of Parcel 1 as described in the Deed between Village Development Co. and Incline Village General Improvement District, Book 324, Page 192, File Number 116713, recorded June 4, 1968, Official Records of Washoe County, Nevada, located within Section 22, Township 16 North, Range 18 East, MDM, being two and one half (2.50) feet on each side of the following described centerline:

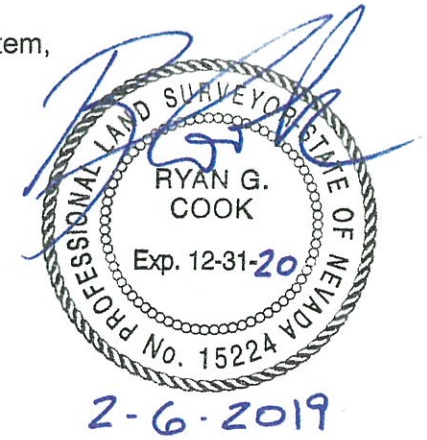
COMMENCING at the Southwesterly corner of Lot 12 in Block N as shown on the Official Plat of Lakeview Subdivision, File Number 333151, Subdivision Tract Map 689, recorded February 27, 1961, in said Official Records, also being a point on the Northerly right-of-way line of Lakeshore Boulevard (formerly Nevada State Highway No. 28);
thence departing said Southwesterly corner and Northerly right-of-way South 20°38'57" West a distance of 80.00 feet to a point on the Southerly right-of-way of Lakeshore Boulevard;
thence along said Southerly right-of-way South 69°21'03" East a distance of 174.28 feet to the Northwesterly corner of said Parcel 1;
thence continuing along said Southerly right-of-way and along the Northerly boundary of said Parcel 1 South 69°21'03" East a distance of 69.17 feet to the **POINT OF BEGINNING**;
thence departing said Southerly right-of-way and Northerly boundary South 24°21'03" East a distance of 10.00 feet to the **POINT OF TERMINUS**;

Sidelines are to be extended or shortened as to terminate on the Southerly right-of-way of Lakeshore Boulevard.

Said parcel contains an area of approximately 50 square feet.

BASIS OF BEARINGS: Nevada State Plane Coordinate System, West Zone (NAD 83/94).

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Avenue
Reno, NV 89523
775-747-8550



2-6-2019

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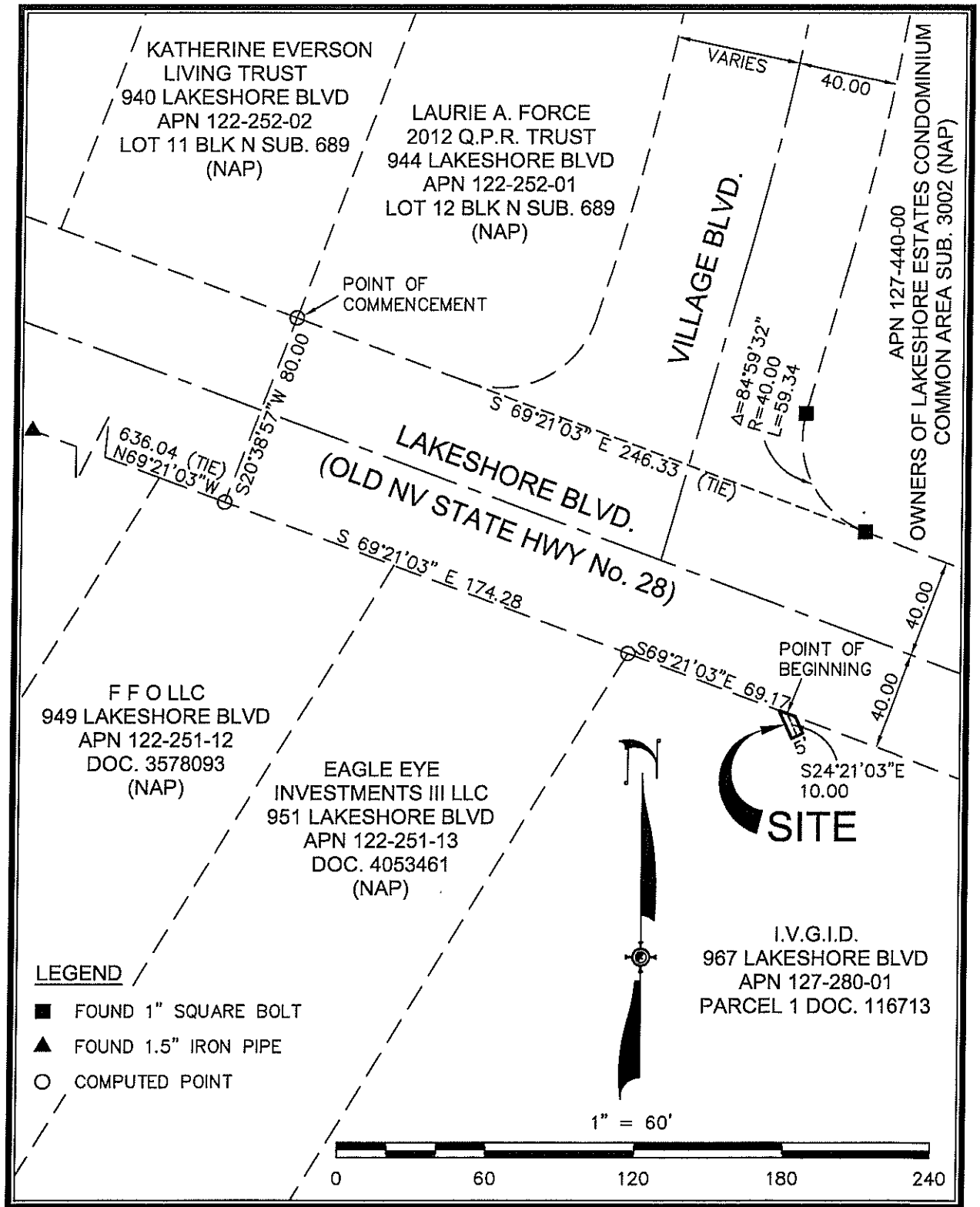
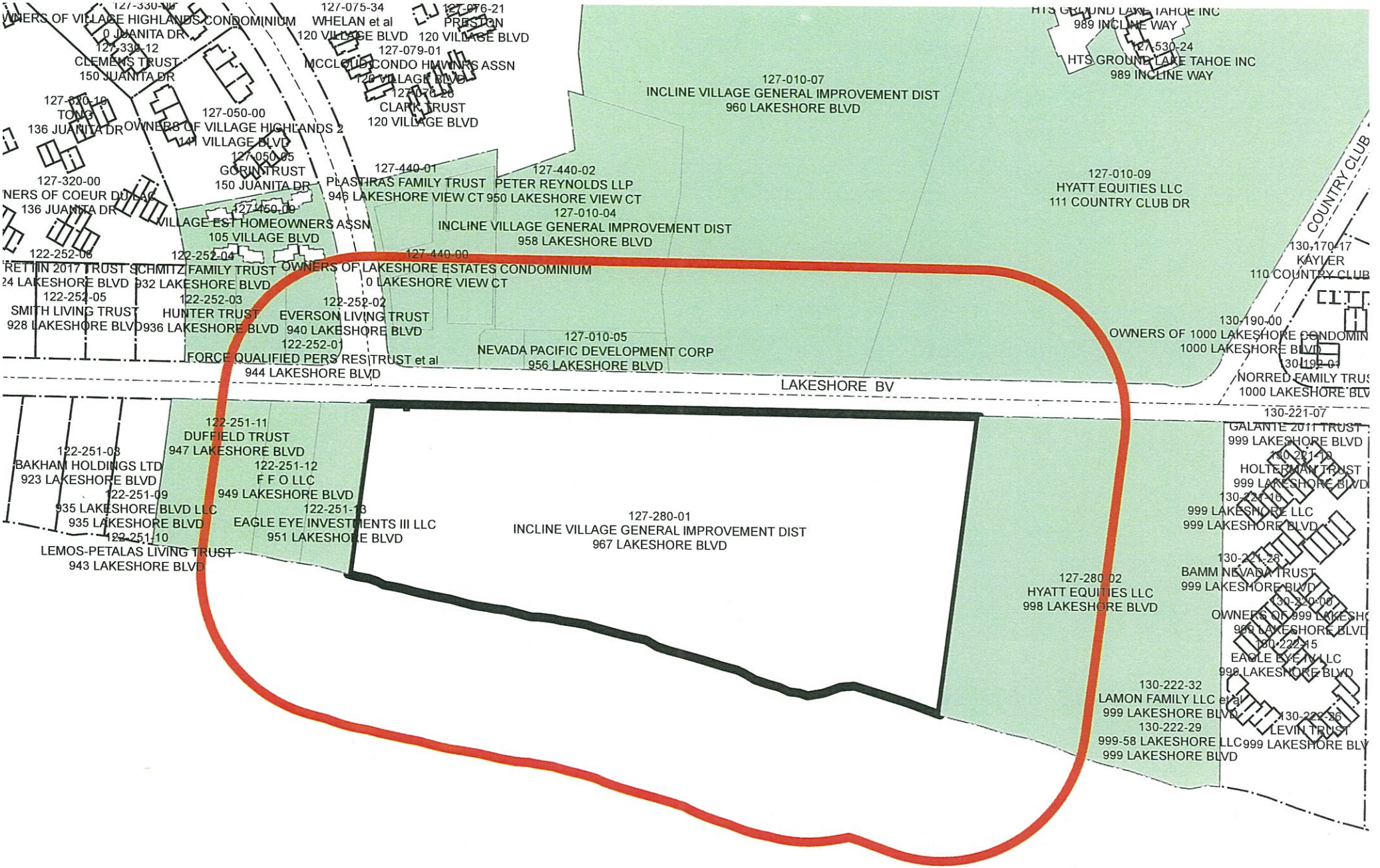


SOUTHWEST GAS CORP. NORTHERN NEVADA DIVISION SECTION 22, T16N, R18E, MDM WASHOE COUNTY, NV	PREPARED 10/15/2018 SCALE 1" = 60' 967 LAKESHORE BLVD INCLINE VILLAGE, NV	EXHIBIT "B" SI NTN LAKESHORE BLVD. ANODE DEEPWELL/RECTIFIER PERMANENT EASEMENT	SHEET 1 OF 1

N: \DWGS\J30499_SWGas\Ph124_LakeshoreBlvd\LakeshoreLegal.DWG ~ 8:07 AM • 06-FEB-2019


127-330-12
CLEMENS TRUST
150 JUANITA DR
127-330-10
TONG
136 JUANITA DR
127-050-00
OWNERS OF VILLAGE HIGHLANDS 2
141 VILLAGE BLVD
127-050-05
GORIN TRUST
150 JUANITA DR
127-320-00
136 JUANITA DR
127-450-09
VILLAGE EST HOMEOWNERS ASSN
105 VILLAGE BLVD
122-252-06
122-252-04
SCHMITZ FAMILY TRUST
932 LAKESHORE BLVD
122-252-05
SMITH LIVING TRUST
928 LAKESHORE BLVD
122-252-03
HUNTER TRUST
936 LAKESHORE BLVD
127-075-34
WHELAN et al
120 VILLAGE BLVD
127-076-21
PRESTON
120 VILLAGE BLVD
127-079-01
MCCLOUD CONDO HMWNRS ASSN
120 VILLAGE BLVD
127-076-20
CLARK TRUST
120 VILLAGE BLVD
127-440-01
PLASTIRAS FAMILY TRUST
946 LAKESHORE VIEW CT
127-440-02
PETER REYNOLDS LLP
950 LAKESHORE VIEW CT
127-440-00
OWNERS OF LAKESHORE ESTATES CONDOMINIUM
0 LAKESHORE VIEW CT
122-252-02
EVERSON LIVING TRUST
940 LAKESHORE BLVD
122-252-01
FORCE QUALIFIED PERS RES TRUST et al
944 LAKESHORE BLVD
127-010-07
INCLINE VILLAGE GENERAL IMPROVEMENT DIST
960 LAKESHORE BLVD
127-010-04
INCLINE VILLAGE GENERAL IMPROVEMENT DIST
958 LAKESHORE BLVD
127-010-05
NEVADA PACIFIC DEVELOPMENT CORP
956 LAKESHORE BLVD
127-530-24
HTS GROUND LAKE TAHOE INC
989 INCLINE WAY
127-010-09
HYATT EQUITIES LLC
111 COUNTRY CLUB DR
COUNTRY CLUB
130-170-17
KAYLER
110 COUNTRY CLUB
130-190-00
OWNERS OF 1000 LAKESHORE CONDOMIN
1000 LAKESHORE BLVD
130-192-01
1000 LAKESHORE BLV
LAKESHORE BV
122-251-11
DUFFIELD TRUST
947 LAKESHORE BLVD
122-251-08
BAKHAM HOLDINGS LTD
923 LAKESHORE BLVD
122-251-12
F F O LLC
949 LAKESHORE BLVD
122-251-09
935 LAKESHORE BLVD LLC
935 LAKESHORE BLVD
122-251-13
EAGLE EYE INVESTMENTS III LLC
951 LAKESHORE BLVD
122-251-10
LEMOS-PETALAS LIVING TRUST
943 LAKESHORE BLVD
127-280-01
INCLINE VILLAGE GENERAL IMPROVEMENT DIST
967 LAKESHORE BLVD
127-280-02
HYATT EQUITIES LLC
998 LAKESHORE BLVD
130-221-07
GALANTE 2011 TRUST
999 LAKESHORE BLVD
130-221-12
HOLTERMAN TRUST
999 LAKESHORE BLVD
130-221-16
999 LAKESHORE LLC
999 LAKESHORE BLVD
130-221-28
BAMM NEVADA TRUST
999 LAKESHORE BLVD
130-222-15
EAGLE EYE TY LLC
999 LAKESHORE BLVD
130-222-32
LAMON FAMILY LLC et al
999 LAKESHORE BLVD
130-222-29
999-58 LAKESHORE LLC
999 LAKESHORE BLVD
130-222-26
LEVIN TRUST
999 LAKESHORE BLV

SOUTHWEST GAS CORPORATION

January 11, 2019

Dear Property Owner,

This written notice has been sent to you from Southwest gas as a requirement of the Incline Village General Improvement District (IVGID) to notify you of our request for a utility easement across IVGID lands at 967 Lakeshore Blvd. The IVGID Board is expected to consider this easement modification no sooner than 30-days from the date of this notice at a regularly scheduled board meeting.

Granting of this easement will be considered by the IVGID Board of Trustees. District policy requires written notice to owners of property within three hundred feet of the affected District property. Meeting and agenda information can be found at:
www.yourtahoeplace.com/ivgid/board-of-trustees/meetings-andagendas

Should you have any questions regarding Southwest Gas's request affecting District property, please contact Southwest Gas at 775-887-2861 or IVGID Engineering Division at 775-832-1267.

Best Regards,

Clarence Ramsay,
Engineering Technician

400 Eagle Station Lane / Carson City, Nevada 89701-8401
P.O. Box 1190 / Carson City, Nevada 89702-1190 / (775) 887-2871
www.swgas.com