

#203786-C  
MINDEN, NV  
First Nevada Title  
PO Box 158  
Minden NV

FILED BY: DOUGLAS COUNTY  
P.O. BOX 218  
MINDEN, NV 89423

FILED  
AUG 16 1988

ORDER OF ANNEXATION

IN THE OFFICE OF THE  
SECRETARY OF STATE OF THE  
STATE OF NEVADA

FRANCIS SUE DEL PAPA  
SECRETARY OF STATE

FILED

AUG 19 1988

The Board of Trustees of the Gardnerville Ranchos General  
Improvement District, Douglas County, Nevada, ORDER as  
'88 AUG 12 P2:07

ANKIE SUE DEL PAPA SECRETAR  
732.5-65

Follows:

WHEREAS, a Petition for the inclusion in to the District  
of the real property described in Exhibit "BY and Exhibit 199",  
which are attached hereto and incorporated herein as if set  
forth in full, has been filed with the Board, signed by the  
fee owners of such property and assenting to the inclusion of  
such property within the District; and

WHEREAS, this Board has fixed the date and time of August  
3, 1988, at the hour of 8:00 o'clock, p.m. at the District  
Office located at 931 Mitch Drive, Gardnerville, Nevada, as  
the date, time and place, when and where the Board would hear  
said Petition for the inclusion of the property described  
herein; and

WHEREAS, the District secretary has caused notice of the  
time, place and date of such hearing and the names and  
addresses of the Petitioners with respect to the parcels to be  
annexed to be published according to law; and

WHEREAS, no persons listed in the Petition for annexation  
sought to have of said property withdrawn. Further, said  
parcel so included is capable of being served by the  
facilities of the District; and

WHEREAS, the parcel described hereinabove will be  
benefited by inclusion within the District and the District  
will be benefited by having said property included therein;

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(702) 782-8141

187498

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1 and

2 WHEREAS, a public hearing was had on the Petition for  
3 annexation on August 3, 1988 at the hour of 8:00 o'clock, p.m.  
4 at the District Office at 931 Mitch Street, Gardnerville,  
5 Nevada, at which time the public was invited to comment either  
6 in favor of or against the Petition for annexation. After  
7 hearing no public comment in opposition to the Petition, the  
8 public hearing was closed by the President of Board. There-  
9 after, the Board acted unanimously to include the property  
10 described in Exhibit "B" and Exhibit "C" hereto within the  
11 Gardnerville Ranchos General Improvement District; and

12 WHEREAS, all acts and conditions and requirements of the  
13 law have been complied with prior to the hearing on said  
14 Petition in regular and due form and in strict compliance with  
15 NRS 318.258 "Inclusion" with the exception of entering this  
16 Order as is required by the Nevada Revised Statutes. Upon  
17 execution of this Order by the President, the Order shall be  
18 filed as is required by law with the Clerk/Treasurer of  
19 Douglas County, Nevada, for her thereafter filing same with  
20 the Secretary of State of the State of Nevada; and

21 WHEREAS, the Board of Trustees of the Gardnerville  
22 Ranchos General Improvement District orders that this annexa-  
23 tion be granted upon the Petitioners agreeing to and perfor-  
24 ming all of the annexation conditions in effect at the time of  
25 the entry of this Order. A summary of the annexation condi-  
26 tions as is currently in effect is attached hereto as Exhibit  
27 "A" and incorporated herein as if set forth in full.

1 NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE GARDNERVILLE  
2 RANCHOS GENERAL IMPROVEMENT DISTRICT ORDERS AS FOLLOWS:

3 1. That the Petition for the inclusion of the parcels  
4 described in Exhibit "B" and Exhibit "C" be, and the same is  
5 hereby granted by the Board of Trustees, and is ordered to be  
6 included within the Gardnerville Ranchos General Improvement  
7 District, subject to the conditions of annexation as delinea-  
8 ted in Exhibit "A".

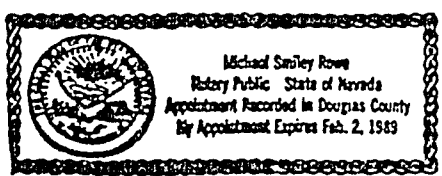
9 DATED: This 3rd day of August, 1988.

10  
11 Bruce Nystrom  
12 BRUCE NYSTROM, President  
13 Gardnerville Ranchos  
14 General Improvement District  
15 Board of Trustees

16 STATE OF NEVADA )  
17 : ss.  
18 COUNTY OF DOUGLAS )

19 On this 3rd day of August, 1988, personally  
20 appeared, before me, a Notary Public, in and for Douglas  
21 County, Bruce Nystrom, who satisfactorily proved to me to be  
22 the persons described and who executed the above document and  
23 who acknowledged to me that they executed the same for the  
24 purposes therein stated.

25 Michael Smiley Rowe  
26 NOTARY PUBLIC



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SUMMARY OF PROPOSED ANNEXATION CONDITIONS

1. Payment of District legal, engineering and publication fees.
2. Construction of all improvements as shown on the tentative map, to County Code.
3. Dedication of the right-of-way and all improvements, to the Gardnerville Ranchos General Improvement District.
4. Applicant shall cause to be drafted and recorded an amended District plat map.
5. Payment of the sum of Four Thousand Dollars per acre, or One Thousand Dollars Per Unit, whichever, is higher, as an annexation fee, for property zoned residential.
6. Payment of the sum of Sixty-five Hundred Dollars per acre, as an annexation fee, for property zoned commercial.
7. All annexation fees are payable upon recordation of final map.
8. Improvement plans must be reviewed by M.G.S.D..
9. Applicant must submit a map or plan showing the type of development and the planned density prior to Board approval.
10. Applicant must submit a map or plan showing the type of development and the planned density prior to Board approval.
11. The applicant must bear the total cost of the additional M.G.S.D. capacity required.
12. Where required by the Board, the applicant must hire an outside inspector who shall be responsible for the inspection of all District improvements.
13. The Gardnerville Ranchos General Improvement District must sign off and approve the tentative and final map.
14. All improvements must be installed as a condition of final approval.
15. Property will be annexed when all conditions are met.

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LEGAL DESCRIPTION

PARCEL 1

A portion of the South 1/2 of Section 10, Township 12 North, Range 20 East, M.D. 1911, also being a portion of Parcel 3 of a Parcel Map for Dr. Carl Schmidt, recorded in Book 277, Page 949 as Document No. 07057 and a portion of the land described in Deed recorded in Book 477, Page 453 as Document No. 08326, all Official Records of the County of Douglas, State of Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of said Parcel No. 3; thence Northerly along the Westerly line of said Parcel, N. 12°53'26" E., 166.18 feet; thence N. 58°33'51" E., 6.49 feet; thence N. 68°37'44" E., 44.63 feet to the Southwest corner of Lot 18, Country Club Estates, as said subdivision is recorded in Book 51, Page 377, Records of Douglas County; thence Northerly along the Westerly line of said Lot 18, N. 8°50'51" E., 100.00 feet; thence S. 0°52'00" W., 93.35 feet to a point on the Southerly line of said Lot 18; thence Easterly and Northerly along said Southerly line, N., 68°37'44" E., 20.29 feet; thence N. 39°58'01" E., 199.60 feet; thence S. 12°09'57" E., 306.91 feet to a point on the Southerly line of said Parcel No. 3; thence Westerly along said Southerly line, S. 79°16'00" W., 309.04 feet to the POINT OF BEGINNING.

Said Parcel Contains 1.340 Acres, Gross, more or less.

Said Parcel is further shown and delineated on Exhibit "C", attached hereto and hereby made a part hereof.

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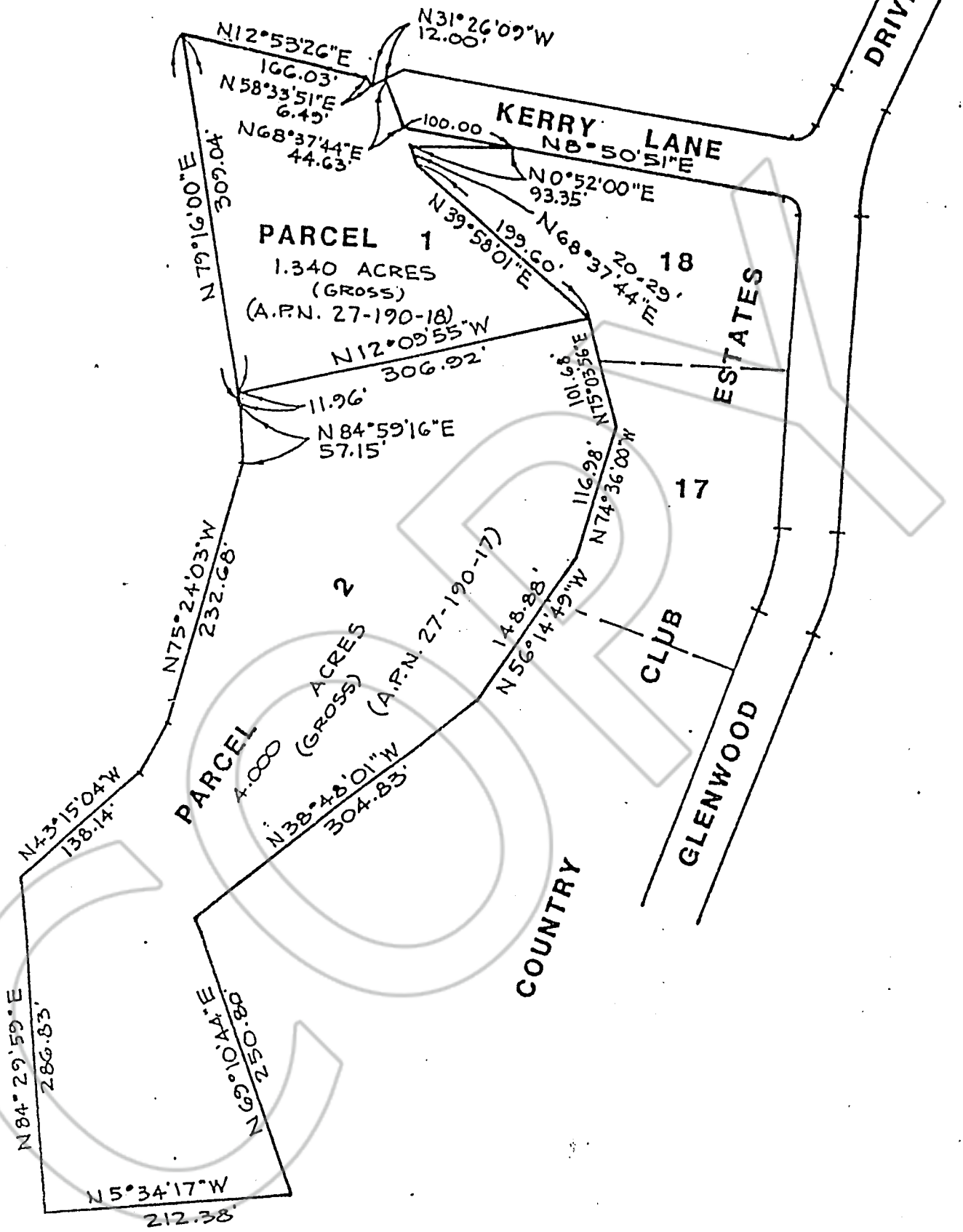
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EXHIBIT "B"

NO SCALE

DRIVE



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STATE OF NEVADA  
DEPARTMENT OF  
STATE

I hereby certify that this is a true  
and complete copy of the document  
as filed in this office.

SEA

DATED: Sept 28, 1988

*Frankie Sue Del Papa*

FRANKIE SUE DEL PAPA  
Secretary of State

BY *Cynthia Hodgett*

REQUEST BY  
FIRST NEVADA TITLE COMPANY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'88 SEP 29 P3:26

SUZANNE BEAUDREAU  
RECORDER

11.00 PAID *Sp* DEPUTY

BOOK

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