

GRGID
931 mitch
Gville
89410

NOTICE AND ORDER OF ABANDONMENT OF EASEMENT ON PROPERTY

1
2 NOTICE IS HEREBY GIVEN that the GARDNERVILLE RANCHOS GENERAL
3 IMPROVEMENT DISTRICT (hereinafter "GRGID") is hereby abandoning
4 any and all interests, easement rights, prescriptive or otherwise,
5 open space rights, drainage rights, or any other right which may
6 vest, or be vested, in the GRGID in and to that property
7 specifically described in Exhibit "A" attached hereto, and
8 incorporated herein as if set forth in full.

9 Generally, the property being abandoned by this Notice and
10 Order is a portion of that property, as identified in Exhibit "A",
11 which was dedicated to GRGID by that Final Map for GARDNERVILLE
12 RANCHOS UNIT NO. 7 and recorded March 27, 1974, in Douglas County,
13 Nevada, as Document No. 72456.

14 NOTICE IS FURTHER GIVEN that GRGID does not abandon any other
15 portion of the property set aside to GRGID by the final map for
16 GARDNERVILLE RANCHOS UNIT NO. 7, a further portion of which
17 property may be commonly identified as that area between Lots 396
18 and 397 on Patricia Drive. All other property set aside to GRGID
19 by the Final Map for GARDNERVILLE RANCHOS UNIT NO. 7 is reserved
20 to the District for further use by GRGID.

21 Only the property specifically described in Exhibit "A"
22 hereto is the subject of this Notice and Order of Abandonment.

23 The property which is the subject of this Notice and Order of
24 Abandonment shall revert to the abutting property owners who own
25 Lots 404 and 405 as depicted on the final map for GARDNERVILLE
26 RANCHOS UNIT NO. 7 as recorded March 27, 1974 in Douglas County,
27 Nevada, Document No. 72456. Said abutting property owners are
28 GENE F. and WILETTA OSBORNE, who own that property commonly

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1 identified as Lot 404, Assessor's Parcel No. 29-361-03, and JOHN
2 A. and KERRY L. MUNK, who own Lot 405, Assessor's Parcel No. 29-
3 361-02. The property which is the subject of this Notice and
4 Order of Abandonment shall revert to the abutting property owners
5 in equal shares and in such proportion as the abutting property
6 owners shall define in a subsequent Lot Line adjustment to be
7 filed by the abutting property owners. Said Lot Line adjustment
8 of Lots 405 and 404 shall be of no concern to the District, and
9 shall not be the subject of any further GRGID Board action.

10 GRGID finds that the public will not be materially injured by
11 the proposed abandonment. Further, GRGID finds that there are no
12 utility easements over, under or across the property being
13 abandoned benefiting any utility.

14 GRGID does not, and will not, maintain any of the property
15 described in Exhibit "A", and as abandoned, for any purpose
16 whatsoever, including without limitation, maintenance, weed
17 control, or open space uses.


18 GRGID finds that due and proper notice of the proposed
19 abandonment has been given, in person, to each owner of the
20 property abutting the proposed abandonment.

21 GRGID finds that due and proper notice has been published at
22 least once in a newspaper of general circulation in Douglas County
23 setting forth the extent of the proposed abandonment and notifying
24 of the date for public hearing, which hearing was held not less
25 than ten days nor more than forty days after the date that the
26 Notice was first published. GRGID further finds that notice of

27 / / /
28 / / /

1 the proposed abandonment has been sent by certified mail to each
2 owner of property abutting the proposed abandonment.

3 DATED this 8th day of November, 1995.

4
5 
6 VIC HYDEN, CHAIRMAN
7 GARDNERVILLE RANCHOS GENERAL
8 IMPROVEMENT DISTRICT

9 ATTESTED BY:

10 
11 ROBERT SPELLBERG
12 DISTRICT MANAGER

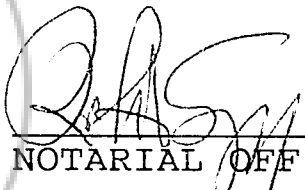
13 SEAL

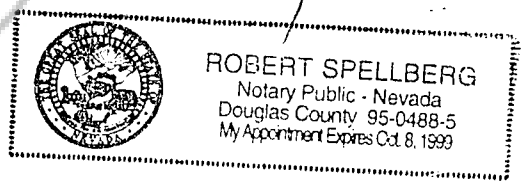
14 A C K N O W L E D G E M E N T

15 STATE OF NEVADA)
16) ss.
17 COUNTY OF DOUGLAS)

18 On November 8th, 1995, before me, the undersigned, a
19 Notarial Officer in and for said County and State, personally
20 appeared VIC HYDEN known to me to be the person whose name is
21 subscribed to the within instrument and acknowledged that he
22 executed the same.

23 WITNESS my hand and official seal.

24 
25 NOTARIAL OFFICER



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DESCRIPTION
EXISTING OPEN AREA TO BE ABANDONED

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land located in the Southwest one-quarter of the Southwest one-quarter (SW,SW) of Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the northeast corner of Lot 404 as shown on the Final Map for Gardnerville Ranchos Unit No. 7 as recorded March 27, 1974, in Douglas County, Nevada as Document No. 72456;

thence South 82°24'00" West, 125.00 feet to the northwest corner of said Lot 404;

thence North 07°03'01" West, 22.36 feet to the southwest corner of Lot 405 per said Final Map;

thence North 83°30'00" East, 125.00 feet to the southeast corner of said Lot 405;

thence non-tangent to the preceding course along the arc of curve to the left having a radius of 1040.00 feet, a central angle of 01°06'00" and arc length of 19.97 feet, and a chord bearing of South 07°03'01" East, 19.96 feet to the POINT OF BEGINNING, containing 2,644 square feet, more or less.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2294
Minden, Nevada 89423

BK 1295 PG 1868

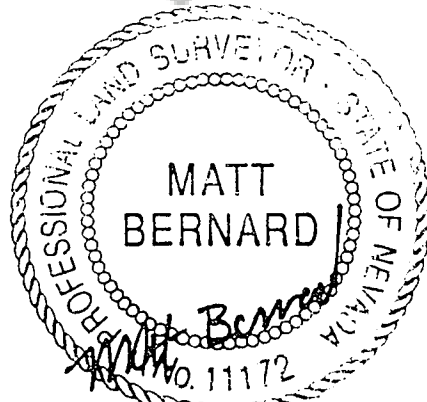
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REQUESTED BY GRID
by Robert Spellberg
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'95 DEC 13 P1:30

LINDA LATER
RECORDED

\$10.00 PAID AS FEE



9-1-95

EXHIBIT "A"