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ORDER OF ANNEXATION

The BOARD of Trustees of the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, Douglas County, State of Nevada, (hereinafter "DISTRICT") hereby orders as follows:

RECITALS

WHEREAS, a Petition for the Inclusion of Real Property into the DISTRICT dated February 19, 1998, has been filed with the DISTRICT requesting the inclusion into the DISTRICT of the Real Property described in Exhibit "A" to this Order. The Petition was determined to be in proper form, and was signed by the an authorized representative of the fee owner of the property sought to be included. At the General Business Meeting of the DISTRICT's BOARD OF TRUSTEES (hereinafter "BOARD") held on March 4, 1998, the Petition for Inclusion of Real Property into the DISTRICT was approved subject to the conditions of approval. One of the conditions of approval was the preparation and execution of a recordable instrument indicating that the Petitioner/fee owner would consent to the payment of additional annexation fees should the property ever be the subject of an application to Douglas County for a rezoning or reclassification from agricultural, or for any permit allowing a higher than agricultural density use; and

WHEREAS, the BOARD fixed the date and time of Wednesday, March 4, 1998, at the hour of 7:00 o'clock p.m., at the DISTRICT's Office located at 931 Mitch Drive, Gardnerville, Nevada, as the

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1 date, time and place when the BOARD would consider the Petition
2 for Inclusion (Annexation) of the Real Property; and

3 WHEREAS, the BOARD on March 4, 1998, acted to approve the
4 Inclusion of the Property into the DISTRICT subject to the
5 applicant/fee owner complying with all conditions of annexation,
6 including the specific conditions of annexation and the general
7 conditions of annexation found in the DISTRICT's Policies and
8 Procedures Manual; and

9 WHEREAS, prior to the Petition for Inclusion being heard by
10 the BOARD, the District Manager caused notice of the time,
11 place and date of the meeting at which the Petition would be
12 considered, all according to law. No person listed in the
13 Petition for Annexation sought to have any portion of the property
14 withdrawn. Further, the parcel so included is capable of being
15 served by the facilities of the DISTRICT, and the parcel described
16 in Exhibit "A" hereto would be benefitted by inclusion with the
17 DISTRICT. Similarly, the DISTRICT would be benefitted by the
18 property being included therein; and

19 WHEREAS, at the public hearing conducted on the Petition for
20 Inclusion of the Real Property into the DISTRICT, the BOARD
21 advised the Petitioner that the property had been the subject of
22 a previous Petition for Inclusion. The applicant was further
23 advised that the previous applicant for annexation had failed to
24 meet the conditions of approval of the earlier Annexation
25 Petition; accordingly, the previous Petition for Annexation was
26 deemed denied by the BOARD. The Petitioner agreed that the
27 previous Petition had expired, and was proceeding to include or

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1 annex the property into the DISTRICT in accordance with that
2 Petition filed on February 19, 1998; and

3 WHEREAS, at the public hearing conducted on the Petition for
4 Inclusion of the Real Property, the public was invited to comment
5 either in favor of or against the Petition for Inclusion. After
6 hearing no public comment in opposition to the Petition, the
7 public hearing was closed by the Chairman of the BOARD.
8 Thereafter, the BOARD acted to include the property described in
9 the Petition for Inclusion of Real Property within the DISTRICT,
10 subject to compliance with the conditions of approval (including
11 submission of an instrument acknowledging the obligation of the
12 fee owner of the property to pay additional annexation fees should
13 the property be the subject of an application for any zoning
14 designation or permit allowing a higher density than its current
15 use as agricultural), and compliance with the requirements of the
16 Policies and Procedures Manual of the DISTRICT; and

17 WHEREAS, by action of the BOARD, when all acts and conditions
18 and requirements of the law and of the approval of the Petition
19 for Inclusion of Real Property within the DISTRICT have been
20 complied with in regular and due form and in strict compliance
21 with NRS 318.258 "Inclusion", and the certification to that effect
22 by the DISTRICT Manager and the DISTRICT Engineer is received, the
23 DISTRICT will enter this Order as is required by the Nevada
24 Revised Statutes.

25 Upon execution of this Order by the Chairman, after
26 compliance with all conditions of approval, the Order shall be
27 filed as is required with the Clerk of Douglas County, Nevada for
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1 her thereafter filing the same with the Secretary of the State of
2 Nevada; and

3 WHEREAS, the BOARD of the DISTRICT orders that annexation be
4 granted, and this Order recorded, only upon the Petitioner's
5 compliance with the conditions of annexation, and compliance with
6 all applicable ordinances and resolutions of Douglas County and
7 the Policies and Procedure Manual of the DISTRICT. Thereafter,
8 this Order shall be recorded with the Office of the Recorder of
9 Douglas County, Nevada.

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

12 1. The property ordered to be included, described in
13 Exhibit "A" hereto, is included within the DISTRICT upon the
14 Petitioner's compliance with the following conditions:

15 A. Douglas County Assessor's Parcel Number 27-160-35,
16 described in Exhibit "A" hereto, shall be annexed, in its entirety,
17 into the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT.

18 B. The Petitioner shall pay to the GARDNERVILLE
19 RANCHOS GENERAL IMPROVEMENT DISTRICT the sum of \$3,370.00 per acre
20 for the property to be annexed as agricultural property prior to
21 the recordation of this Order, and/or the Annexation Map. Payment
22 shall be based upon the requirements of the DISTRICT's Policies
23 and Procedures Manual which contains the calculation of, and the
24 required payment of, the Annexation fees based upon the applicable
25 formula set forth therein.

26 C. Pursuant to the provisions of the DISTRICT's
27 Policies and Procedures Manual, and the condition of annexation,
28 the Petitioner shall be required to remit to the DISTRICT any

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1 deferred portion of the Annexation fees should any portion of
2 Douglas County Assessor's Parcel No. 27-160-35 be rezoned from
3 agricultural to a higher land use or a higher density, or should
4 the fee owner of the property submit an application to Douglas
5 County for any permit which, if approved, would allow the property
6 to be used in any commercial or residential use as said terms are
7 defined by the DISTRICT's Policies and Procedures Manual, or
8 should APN 27-160-35 require additional sewer and/or water service
9 from the DISTRICT.

10 D. Petitioner shall meet and comply with all other
11 applicable conditions of annexation set forth in the DISTRICT's
12 Policies and Procedures Manual which have not already been
13 complied with by the Petitioner; all conditions of the Policies
14 and Procedures Manual shall be complied with by the Petitioners
15 prior to the recordation of this Order.

16 E. Upon compliance with the requirements of the
17 Policies and Procedures Manual and this Order, this Order shall
18 be recorded, and the property of the Petitioner annexed into the
19 GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT.

20 DATED: this 24th day of Sept, 1998.

21 Bruce Nyström
22 BRUCE NYSTROM, CHAIRMAN
23 GARDNERVILLE RANCHOS
24 GENERAL IMPROVEMENT DISTRICT

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

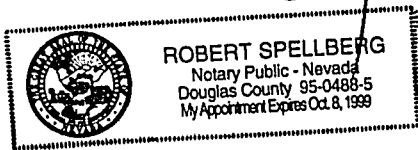
26 STATE OF NEVADA)
27) ss.
28 COUNTY OF DOUGLAS)

On the 27th day of September, 1998, personally
appeared before me a Notarial Officer in and for Douglas County,

1 BRUCE NYSTROM, Chairman of the GARDNERVILLE RANCHOS GENERAL
2 IMPROVEMENT DISTRICT BOARD of Trustees, who satisfactorily proved
3 to me to be the person described and who executed the above
4 document and who acknowledged to me that he executed the same for
5 the purposes therein stated.

6 Signed and sworn to before me on
7 this 24th day of Sept., 1998,
8 by BRUCE NYSTROM

9 _____
NOTARIAL OFFICER



MICHAEL SMILEY ROWE
Attorney at Law
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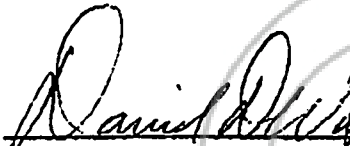
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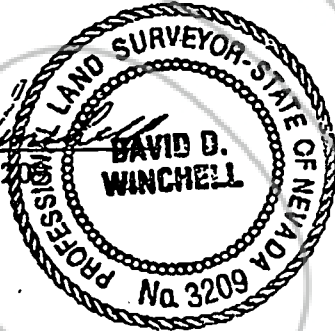
That portion of the Southwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Parcel 1 of that certain RECORD OF SURVEY for A. Shawn Estes and Bing Construction of Nevada, as said Record of Survey was ordered by the Ninth Judicial District Court in and for the State of Nevada, recorded December 31, 1997, in Book 1297 at Page 6026 as Document No. 429582, in the Official Records of said Douglas County.

Said Parcel Contains 3.000 Acres, more or less.

Prepared By:


David D. Winchell, PLS 3209



8/3/98
Date

REQUESTED BY
GRGID
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

EXHIBIT "A"

'98 SEP 25 11:48

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LINDA SLATER
RECORDER
\$13.00 PAID ka DEPUTY