

Assessor's Parcel Number: 1220-21-610-174

Recording Requested By:

Name: Gardnerville Ranchos GID

Address: 931 Mitch Drive

City/State/Zip Gardnerville, NV 89460

Real Property Transfer Tax: \_\_\_\_\_

REQUESTED BY  
**GRGID**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA  
2003 SEP 18 PM 2:57  
WERNER CHRISTEN  
RECORDER  
\$ 18.00 PAID KJ DEPUTY

Order Of Abandonment  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

C:\bc docs\Cover page for recording

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## ORDER OF ABANDONMENT

**COMES NOW**, the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT ("District"), by and through the Chairman of the Board of Trustees of the District, and hereby enters the District's Order of Abandonment of District owned open space pursuant to the following stated recitals, terms and conditions.

### WITNESSETH

**WHEREAS**, the District has adopted a Policy and Procedures Manual ("Manual") wherein the District's policy regarding the abandonment or sale of District owned open space is set forth. The District, after compliance with provisions of its policy, has determined that it is in the best interests of the District that the property described below be abandoned; and

**WHEREAS**, prior to this Order, the Board of Trustees ("Board") has conducted several public hearings and one workshop relating to the abandonment of portions of District owned open space bordering nine residences on Cardinal Court and Hornet Drive. On December 4, 2002, March 13, 2003, and on June 11, 2003, after proper notice was posted, published and mailed to all those requesting such notice, the Board conducted public hearings or a workshop on abandonment of District owned open space. At none of the three public hearings/workshop did a member of the public appear and protest the proposed abandonments; and

**WHEREAS**, at the conclusion of the public hearing conducted on September 3, 2003, the Board, upon motion made, duly seconded and unanimously passed, voted in favor of abandoning open space bordering residential lots on Cardinal Court and Hornet Drive and authorizing the Chairman to sign this Order; and

**WHEREAS**, on June 11, 2003, and September 3, 2003, the Board found that the proposed abandonment will not materially injure the public; and

**WHEREAS**, the Board has been satisfied of the non-existence of any public utility easement over the open space which is abandoned. Further, the Board is satisfied that the area to be abandoned is small in size and irregularly shaped; accordingly, the areas abandoned would not be the subject of potential development and have value only to the adjoining property owners. The Board has waived compensation to the District for the value of the District's interests in the abandoned property; and

**WHEREAS**, the Board has determined that there shall be no conditions to this Order of Abandonment, and that such Order shall be recorded. However, should a map or maps be later required to carry into force and effect this Order of Abandonment issued by the Board, the receiving property owner to whom the District's interest is abandoned shall be responsible for the preparation and filing of any such map or maps.

**NOW, THEREFORE**, the Board of Trustees of the Gardnerville Ranchos General Improvement District, through its Chairman, enters this Order of Abandonment of District owned

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ABANDONMENT EASEMENT**

All that certain real property situate in the NE1/4 of Section 21, Township 12 North, Range 20 East, M.D.M., and having an Assessed Parcel Number of 1220-21-610-174 and being a portion of the PUBLIC PARK, as shown on that certain Subdivision Map for Gardnerville Ranchos Unit No. 6, recorded on May 29, 1973 in Book 573 at Page 1026 as Instrument No. 66512, Douglas County, Nevada, and being more particularly described as follows:

**Commencing** at the Northwest corner of Lot 538 as shown on said Subdivision Map;

**THENCE** S.07°06'00"E., along the West line of said Lot 538 a distance of 70.00' to the Southwest corner of said Lot 538;

**THENCE** S.82°54'00"W., a distance of 7.50' to a point;

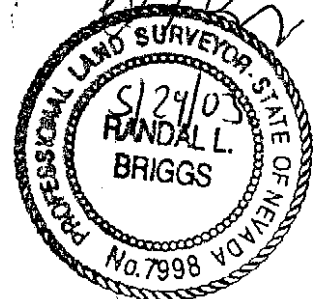
**THENCE** N.07°06'00"W., a distance of 69.60' to a point;

**THENCE** N.79°49'30"E., a distance of 7.51' to the **TRUE POINT OF BEGINNING**.

Containing 523 sq. ft. more or less.

**BASIS OF BEARINGS** for this description is Book 573, Page 1026, Instrument No. 66512, official records of Douglas County, Nevada.

*Prepared by*  
**RANDAL L. BRIGGS**  
**LUMOS & ASSOC.**  
800 E. College Pkwy.  
Carson City, NV 89706

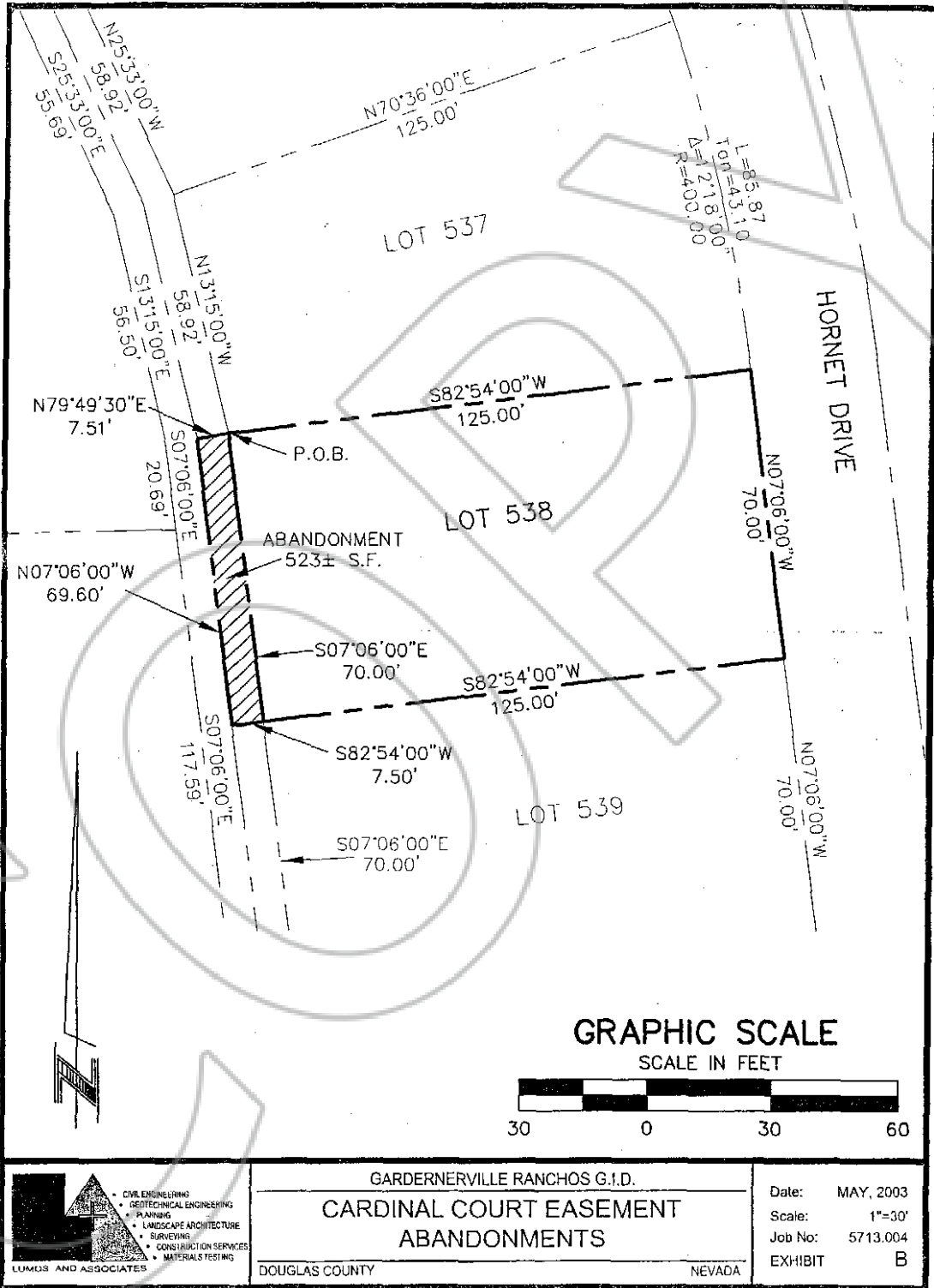


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