

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 3:02  
WERNER CHRISTEN  
RECORDER  
\$ 18<sup>00</sup> 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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open space based upon the above-stated recitals, each, every and all of which are incorporated into this Order of Abandonment as if set forth in full. The Board orders as follows:


1. The Gardnerville Ranchos General Improvement District abandons all of its rights, title and interests in the following described property based upon the above stated recitals, and for no other consideration:

**SEE EXHIBIT "A" LEGAL DESCRIPTION AND MAP;  
CONSISTING OF TWO PAGES**

2. The District owned open space is abandoned to David and Sherry Partelow of 749 Hornet Drive, Gardnerville, Nevada, 89460; also known as Lot 540, Gardnerville Ranchos Unit No. 6 ("receiving property").

3. The receiving property owner accepts the property abandoned by this Order "as is-where is" with no guaranties or warranties of title whatsoever implied or expressed by the Gardnerville Ranchos General Improvement District.

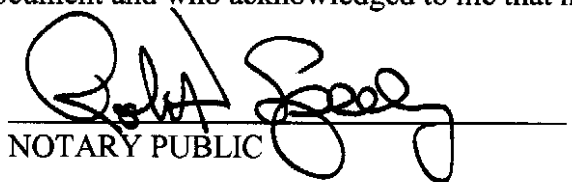
Dated this 3rd day of September, 2003.

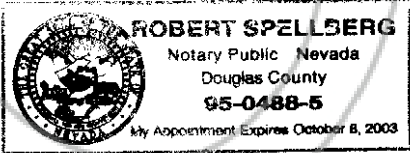
  
\_\_\_\_\_  
ROGER PAUL, Chairman  
Gardnerville Ranchos General  
Improvement District

**ACKNOWLEDGMENT**

STATE OF NEVADA )  
) ss.  
COUNTY OF DOUGLAS )

On the 3rd day of September, 2003, personally appeared before me a Notarial Officer in and for Douglas County, ROGER PAUL, Chairman of the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT Board of Trustees, who satisfactorily proved to me to be the person described and who executed the above document and who acknowledged to me that he executed the same for the purposes therein stated.

  
\_\_\_\_\_  
NOTARY PUBLIC



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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 540 as shown on said Subdivision Map;

**THENCE** S.00°04'04"E., along the West line of said Lot 540 a distance of 66.88' to the Southwest corner of said Lot 540;

**THENCE** S.89°55'56"W., a distance of 15.00' to a point;

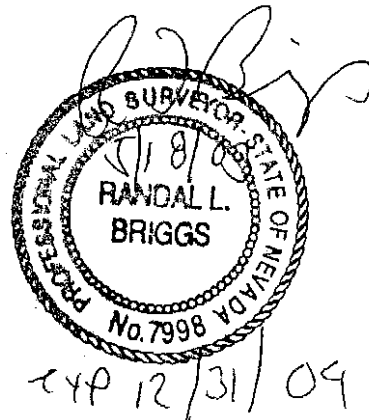
**THENCE** N.00°04'04"W., a distance of 65.96' to a point;

**THENCE** N.86°26'24"E., a distance of 15.03' to the **TRUE POINT OF BEGINNING**.

Containing 996 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.

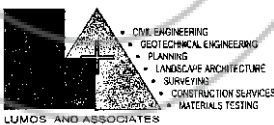
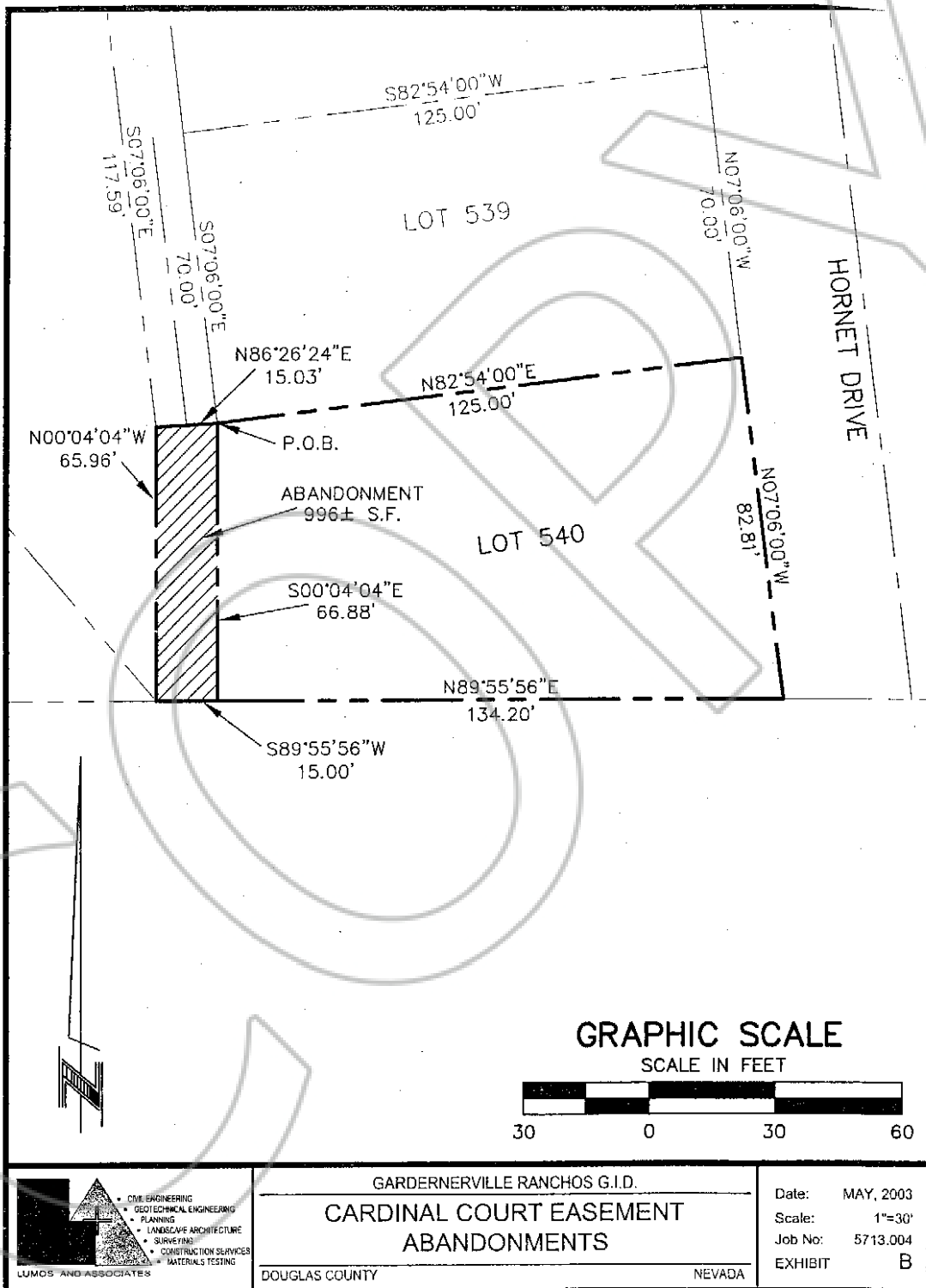
*Prepared by*  
RANDAL L. BRIGGS  
LUMOS & ASSOC.  
800 E. College Pkwy.  
Carson City, NV 89706



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GARDNERVILLE RANCHOS G.I.D.

**CARDINAL COURT EASEMENT  
ABANDONMENTS**

DOUGLAS COUNTY NEVADA

Date: MAY, 2003  
 Scale: 1"=30'  
 Job No: 5713.004  
 EXHIBIT B

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