

OFFICIAL RECORD

Requested By:

GARDNERVILLE RANCHOS GENERAL  
IMP DIST

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 6 Fee: 19.00  
BK-0808 PG-4204 RPTT: 0.00



Assessor's Parcel Number: \_\_\_\_\_

Recording Requested By:

Name: Gardneville Ranchos GEO

Address: 931 Mich Dr

City/State/Zip Gardneville, NV 89460

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

Order of Assesation  
(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.*

## ORDER OF ANNEXATION

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

### WITNESSETH

**WHEREAS**, a Petition for the Inclusion of Real Property into the "DISTRICT" dated April 6, 2005, has been filed with the "DISTRICT" requesting the inclusion into the "DISTRICT" of the real property described in Exhibit "A" to the Petition. Generally, the property requested to be included within the "DISTRICT" includes approximately 2.89 acres, more or less. The property sought to be annexed is further identified as Douglas County, Nevada Assessors Parcel No. 1220-16-101-004; and

**WHEREAS**, the annexation agreement was determined to be in proper form, and was signed by the fee owner of the property who seeks the "DISTRICT'S" approval and at the monthly meeting of the Board of Trustees, ("The Board") held on May 7, 2008, the annexation agreement was approved subject to the conditions of approval; and

**WHEREAS**, the Board had previously fixed the date and time of Wednesday, May 7, 2008, at the hour of 6:00 o'clock p.m. at the "DISTRICT'S" office located at 931 Mitch Drive, Gardnerville, Nevada as the date, time and place when the Board would conduct a public hearing, and thereafter take action, on the annexation agreement; and

**WHEREAS**, the Board on May 7, 2008, acted to approve the annexation agreement submitted by the fee owner of the property, to wit: VINCENT AND JOAN SHEEHAN; and

**WHEREAS**, prior to the annexation agreement item being heard by the Board, the "DISTRICT" Manager caused notice to be given of the time, place and date of the meeting at which the Petition would be considered. No person listed in the annexation agreement as a fee owner



sought to have any portion of the property withdrawn. Further, the parcel so included is capable of being served by the facilities of the "DISTRICT", and the parcel described would be benefited by inclusion within the "DISTRICT". Similarly, the "DISTRICT" would be benefited by the property being included herein; and

**WHEREAS**, at the public hearing conducted on the annexation agreement, the public was invited to comment either in favor of or against the annexation agreement. After hearing no public comment in opposition to the annexation agreement, the public hearing was closed by the Chairman of the Board. Thereafter, the Board acted to include the property described in the annexation agreement, subject to compliance with the requirements of the "DISTRICT'S" Policies and Procedures Manual.

Based upon the parcel's intended use the Board agreed to an annexation fee which is required for the property to be developed by the Petitioner as a development of single family residences. Petitioner agreed to pay, or bind its successors in interest to pay, annexation fees for the parcel included into the "DISTRICT" in the event that the future use of the Petitioner's property changed to a different use than that which was proposed by the Petitioners as a development of single family residences.

Petitioner shall consent to the assessment by the "DISTRICT" of annexation fees calculated as the difference between the annexation fee required by the Board at the time of the annexation and those fees which would be assessed if the property is later changed from its use as proposed by Petitioner.

Petitioner has been provided with, and shall duly execute, the "DISTRICT'S" standard form "Consent to Payment of Annexation Fees" prior to the recordation of this Order; and

**WHEREAS**, at the Monthly meeting of the Board of Trustees of the Board conducted on May 7, 2008, the Board approved the Annexation Agreement to be executed by the Petitioner and the "DISTRICT", by and through its Chairman; and

**WHEREAS**, by action of the Board, when all acts, conditions and requirements of the law and of the approval of the annexation agreement within the "DISTRICT" have been complied with in regular and due form, and in strict compliance with NRS 318.258 "Inclusion", and the certification to that effect by the District Manager and the District Engineer is received by the Board, the Board will enter this order as is required by the NRS.

Upon execution of this Order by the Chairman, and upon compliance with all conditions of approval, the Order shall be filed as is required with the Recorder of Douglas County, Nevada for his thereafter filing the same with the Secretary of the State of Nevada; and

**WHEREAS**, the Board orders that the annexation be granted, and this Order recorded, only upon the Petitioners' compliance with the conditions of annexation approval, and compliance with all applicable ordinances and resolutions of Douglas County and the Policies and Procedures Manual of the "DISTRICT". Thereafter, this Order shall be recorded with the Office of the Recorder of Douglas County, Nevada.

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

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

A. Douglas County, Nevada Assessor's Parcel No. 1220-16-101-004, specifically identified in Exhibit A to this Order, and shall be annexed in its entirety into the "DISTRICT".

B. The Owner shall pay annexation fees to the "DISTRICT" pursuant to the requirements of the "DISTRICT'S Policies and Procedures Manual and the Annexation Agreement; subject, however, to any change in use of the property included within the "DISTRICT" from that residential use which was proposed by the Petitioners.

C. Pursuant to the provisions of the "DISTRICT'S Policies and Procedures Manual, the Petitioners shall be required to remit to the "DISTRICT" any additional annexation fees should any portion of the property annexed be changed from the proposed residential development described in the Annexation Agreement, or should the parcel be rezoned to a higher land use or a higher density.

D. Prior to recordation of this Order the Petitioner shall be required to execute an Annexation Agreement in the form approved by the Board on May 7, 2008, binding the property.

E. Upon compliance with the requirements of the District's Policies and Procedures Manual, and this Order, this Order shall be recorded, and the property of the Petitioner annexed into the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT "DISTRICT" subject to each, every, and all conditions of the Annexation Agreement to be fully executed by the Petitioners and the "DISTRICT". The Annexation Agreement and all of its provisions are incorporated into this Order by this reference as if set forth in full herein.

DATED: this 13<sup>th</sup> day of ~~June~~ August, 2008.

Al Wagner  
AL WAGNER, CHAIRPERSON  
GARDNERVILLE RANCHOS  
GENERAL IMPROVEMENT "DISTRICT"

**ACKNOWLEDGEMENT**

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On the 13<sup>th</sup> day of ~~June~~ August, 2008, personally appeared before me a Notarial Officer in and for Douglas County, AL WAGNER, Chairperson 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.

Al Wagner  
AL WAGNER, Chairperson  
Gardnerville Ranchos General  
Improvement "DISTRICT"

Signed and sworn to before me on  
this 13<sup>th</sup> day of ~~June~~ August, 2008.

[Signature]  
NOTARIAL OFFICER