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Doc Number: **0841058**

04/17/2014 10:40 AM

OFFICIAL RECORDS

Requested By:  
RO ANDERSON

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 5      Fee: \$ 18.00  
BK: 0414 Pg: 2880 RPTT \$ 39.00



Deputy. sg

When recorded, mail to:  
DOUGLAS COUNTY SEWER  
IMPROVEMENT DISTRICT NO. 1  
P.O. Box 578  
Zephyr Cove, Nevada 89448

✓

A portion of APN: 1318-22-001-006

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

BOUNDARY LINE ADJUSTMENT DEED

THIS INDENTURE, made this 12 day of Nov., 2013, by and between, DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT NO. 1, a local improvement district under the laws of the state of Nevada, GRANTOR, and, ELK POINT PLAZA, LLC, a Nevada limited liability company, GRANTEE.

WITNESSETH:

The undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto GRANTEE, and to its successors and assigns forever, all of their right, title, and interest across, upon, in and under that certain real property located in Douglas County, Nevada, more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, including but not limited to, any and all buildings, improvements, structures and

fixtures located thereon, unto the GRANTEE and to its heirs, successors and assigns forever.

This deed is being recorded in order to memorialize the legal descriptions for the adjusted parcels of real property as described in Exhibit "B" pursuant to a Record of Survey Map to Support Boundary Line Adjustment pursuant to Nevada Revised Statutes Section 278.5693, recorded concurrently herewith.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

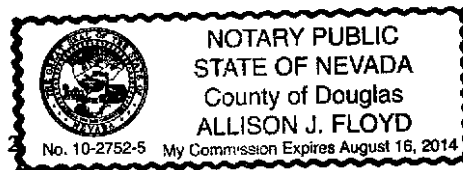
DOUGLAS COUNTY SEWER  
IMPROVEMENT DISTRICT NO. 1,  
a local improvement district  
under the laws of the state of Nevada

By: Jim Padilla  
Jim Padilla, General Manager

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF DOUGLAS    )

On 12<sup>th</sup> Nov, 2013, personally appeared before me, a notary public, Jim Padilla, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the District Manager of DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT NO. 1, a local improvement district under the laws of the state of Nevada and who further acknowledged to me that she executed the foregoing Deed on behalf of said entity.

Allison J. Floyd  
NOTARY PUBLIC



**EXHIBIT 'A'**

0643-017  
10/26/12

**DESCRIPTION  
ADJUSTED FROM DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT NO. 1  
TO  
ELK POINT PLAZA, LLC**

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

A parcel of land located within a portion of Section 22, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of said Section 22, a found USGLO Brass Cap;

thence along the north line of said Section 22, North 89°59'08" West, 1647.49 feet to the northeast corner of Parcel 2 as shown on the Parcel Map for Dr. C.O. Thompson filed for record May 7, 1975 in the office of Recorder, Douglas County, Nevada as Document No. 80018, the POINT OF BEGINNING;

thence South 35°56'44" West, 32.11 feet to a point on the boundary of the Final Order of Condemnation filed for record November 12, 1969 in said office of Recorder in Book 71, Page 355;

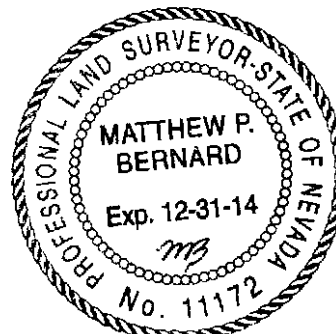
thence along said boundary of the Final Order of Condemnation, North 89°59'08" West, 235.55 feet to a point on the westerly boundary of said Parcel 2;

thence along said westerly boundary of Parcel 2, North 35°56'44" East, 32.11 feet to the northwesterly corner of said Parcel 2, said point also falling on said north line of Section 22;

thence along said north line of Section 22, South 89°59'08" East, 235.55 feet to the POINT OF BEGINNING, containing 6,124 square feet or 0.14 acres, more or less.

The Basis of Bearing of this description is South 89°52'15" West, the South Line of Parcel C as shown on the Parcel Map for Round Hill, Ltd. filed for record in said office of Recorder as Document No. 36918.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



11-8-13

**EXHIBIT 'B'**

0643-017  
10/26/12

**DESCRIPTION  
ADJUSTED PARCEL 2  
ELK POINT PLAZA, LLC**

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

A parcel of land located within a portion of Section 22, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Parcel 2 as shown on the Parcel Map for Dr. C.O. Thompson filed for record May 7, 1975 in the office of Recorder, Douglas County, Nevada as Document No. 80018, together with any portion of land described in the Final Order of Condemnation filed for record November 12, 1969 in said office of Recorder in Book 71, Page 355 falling within the boundaries of said Parcel 2, all further described as follows:

Commencing at the northeast corner of said Section 22, a found USGLO Brass Cap;

thence along the north line of said Section 22, North 89°59'08" West, 1647.49 feet to the northeast corner of said Parcel 2, the POINT OF BEGINNING;

thence South 35°56'44" West, 400.00 feet;

thence South 89°56'44" West, 121.06 feet;

thence North 00°03'16" West, 112.88 feet to a point on the right-of-way line of Dorla Court;

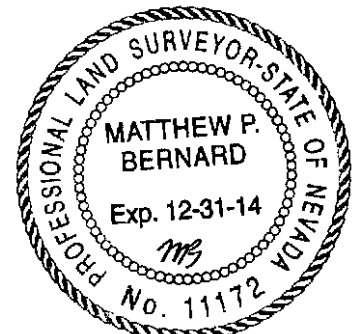
thence along said right-of-way line of Dorla Court, along the arc of a curve to the left, non-tangent to the preceding course having a radius of 45.00 feet, central angle of 144°00'00", arc length of 113.10 feet and chord bearing and distance of North 17°56'44" East, 85.60 feet;

thence North 35°56'44" East, 160.22 feet to the northwest corner of said Parcel 2, said point also falling on said north line of Section 22;

thence along said north line of Section 22, South 89°59'08" East, 235.55 feet to the POINT OF BEGINNING, containing 64,728 square feet or 1.49 acres, more or less.

The Basis of Bearing of this description is South 89°52'15" West, the South Line of Parcel C as shown on the Parcel Map for Round Hill, Ltd. filed for record in said office of Recorder as Document No. 36918.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



11-8-13

**EXHIBIT 'B'**

0643-017  
10/26/12

**DESCRIPTION  
ADJUSTED PARCEL 3  
(FROM ORDER OF CONDEMNATION)  
DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT NO. 1**

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

A parcel of land located within a portion of Section 22, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

A portion of Parcel 3 per the Final Order of Condemnation filed for record November 12, 1969 in the office of Recorder, Douglas County, Nevada in Book 71, Page 355, further described as follows:

Commencing at the northeast corner of said Section 22, a found USGLO Brass Cap;

thence along the north line of said Section 22, North 89°59'08" West, 1629.59 feet to the northeast corner of said Parcel 3, said point falling on the westerly right-of-way line of U.S. Highway 50, the POINT OF BEGINNING;

thence along said westerly right-of-way line of U.S. Highway 50, South 47°39'57" East, 38.62 feet;

thence North 89°59'08" West, 65.30 feet to a point on the easterly boundary of Parcel 2 as shown on the Parcel Map for Dr. C.O. Thompson filed for record May 7, 1975 in said office of Recorder as Document No. 80018;

thence along said easterly boundary of Parcel 2, North 35°56'44" East, 32.11 feet to a point on said north line of Section 22;

thence along said north line of Section 22, South 89°59'08" East, 17.90 feet to the POINT OF BEGINNING, containing 1,082 square feet or 0.02 acres, more or less.

The Basis of Bearing of this description is South 89°52'15" West, the South Line of Parcel C as shown on the Parcel Map for Round Hill, Ltd. filed for record in said office of Recorder as Document No. 36918.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423

