

35

APN# 1318-10-415-062



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Gerrard Cox & Larsen

Address: 2450 St. Rose Pkwy. Ste. 200

City/State/Zip: Henderson, NV 89074

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

Order Quieting Title and Adjusting Property Boundaries

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

John Langeveld
Signature

John M. Langeveld, Esq.
Printed Name

This document is being (re-)recorded to correct document # 6530 & 10441, and is correcting the previously recorded property lines to amend each parcels' property lines and parcel boundaries on public record.

RECEIVED

NOV 17 2017

FILED

1 CASE NO.: 15-CV-0132

2 DEPT NO.: II

Douglas County
District Court Clerk

2017 NOV 17 PM 3:06

BOBBIE R. WILLIAMS
CLERK

D. GOELZ DEPUTY

3 The undersigned affirms that this document does not
4 contain any person(s)' personal information

5
6
7
8 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
9 **IN AND FOR THE COUNTY OF DOUGLAS**

10 GERALD L. WALLACE JR., and ELIZABETH O.
11 WALLACE, individually, and as Husband and Wife,

12 Plaintiff,

v.

**ORDER QUIETING TITLE AND
ADJUSTING PROPERTY
BOUNDARIES**

13 GREGORY J. PISANI and GENNEL A. PISANI,
14 individually and as Trustees of the PISANI FAMILY
15 TRUST; ALL OTHER PERSONS UNKNOWN
16 CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN
17 OR INTEREST IN THE REAL PROPERTY
DESCRIBED IN THIS COMPLAINT ADVERSE
TO PLAINTIFFS' OWNERSHIP, OR ANY CLOUD
UPON PLAINTIFFS' TITLE THERETO, and DOES
1 THROUGH 10, inclusive,

18 Defendants.

19
20 _____
21 ALL RELATED ACTIONS
22 _____

23 **ORDER QUIETING TITLE AND ADJUSTING PROPERTY BOUNDARIES**

24 The Court being fully advised in the premises, and good cause appearing, NOW
25 THEREFORE;

26 IT IS HEREBY ORDERED ADJUDGED AND DECREED, that the legal description of the
27 Revised Wallace Property shall be as follows:
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Lot 1
APN: 1318-10-416-039

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

All that portion of the Southwest ¼ of Section 10, Township 13 North, Range 18 East, M.D.M., being a portion of Lot 5, Block D, Zephyr Heights No. 4, filed for record on June 7, 1955 as Document Number 10441, and a portion of Lot 1, Block 6, Second Addition to Zephyr Heights Subdivision, filed for record on July 6, 1948 as Document Number 6530, being more particularly described as follows:

Beginning at the Southerly most corner of said Lot 5, said point also being the Northeast corner of said Lot 1,

thence South 00°05'51" West 39.15 feet;

thence North 89°54'09" West 127.45 feet;

thence North 22°21'51" East 113.13 feet (cited North 22°30'00" East 117.00 feet);

thence South 52°07'57" West (cited South 52°16'40" East) 26.97 feet;

thence along a non-tangent curve concave to the Northwest, having a radius of 40.00 feet, a central angle of 12°38'19" and an arc length of 8.82 feet, the chord of said curve bears North 45°35'20" East 8.81 feet; thence South 41°49'14" East 14.24 feet;

thence along a non-tangent curve concave to the Northeast, having a radius of 44.89 feet, a central angle of 38°16'42" and an arc length of 29.99 feet, the chord of said curve bears South 59°42'11" East 29.43 feet;

thence South 12°04'01" West 11.46 feet;

thence South 52°37'44" East 30.68 feet to the Point of Beginning.

Containing 8,643 square feet, more or less.

The Basis of Bearing for this description is the above referenced Second Addition to Zephyr Heights Subdivision, Document No. 6530.(the "Revised Wallace Property").

(the "Revised Wallace Property").

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1 IT IS FURTHER ORDERED ADJUDGED AND DECREED that the legal description of
2 the Revised Pisani Property shall be as follows:

3 **Lot 5**
4 **APN: 1318-10-415-062**

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

6 All that portion of the Southwest $\frac{1}{4}$ of Section 10, Township 13 North, Range 18 East,
7 M.D.M., being a portion of Lot 5, Block D, Zephyr Heights No. 4, filed for record on June
8 7, 1955 as Document Number 10441, and a portion of Lot 1, Block 6, Second Addition to
9 Zephyr Heights Subdivision, filed for record on July 6, 1948 as Document Number 6530,
10 being more particularly described as follows:

11 Beginning at the southerly most corner of said Lot 5, said point also being the Northeast
12 corner of said Lot 1,

13 thence North $52^{\circ}37'44''$ West (cited North $52^{\circ}16'40''$ West) 30.68 feet;

14 thence North $12^{\circ}04'01''$ East 11.46 feet;

15 thence along a non-tangent curve concave to the Northeast, having a radius of 44.89
16 feet, a central angle of $38^{\circ}16'42''$, and an arc length of 29.99 feet, the chord of said
17 curve bears North $59^{\circ}42'11''$ West 29.43 feet;

18 thence North $41^{\circ}49'14''$ West 14.24 feet;

19 thence along a non-tangent curve concave to the West having a radius of 40.00 feet,
20 a central angle of $90^{\circ}07'31''$, and an arc length of 62.92 feet, the chord of said curve
21 bears North $05^{\circ}47'35''$ West 56.63 feet;

22 thence East 51.28 feet;

23 thence South $10^{\circ}36'02''$ East 8.32 feet;

24 thence North $79^{\circ}23'58''$ East 14.80 feet;

25 thence South $10^{\circ}36'02''$ East 1.57 feet;

26 thence North $79^{\circ}23'58''$ East 20.55 feet;

27 thence North $10^{\circ}36'02''$ West 3.27 feet;

28 thence East 7.13 feet;

thence South 5.00 feet;

thence East 41.05 feet;

thence North 5.00 feet;

thence East 29.09 feet;

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thence South 25.00 feet;

thence South 49°37'50" West 133.75 feet to the Point of Beginning

Containing 11,059 square feet, more or less.

The Basis of Bearing for this description is the above referenced Zephyr Heights No. 4, Document No. 10441.

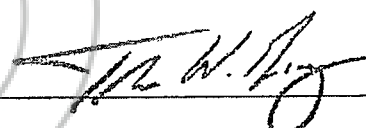
(the "Revised Pisani Property").

IT IS FURTHER ORDERED ADJUDGED AND DECREED that title to the Revised Wallace Property, as described above and in Exhibit "A" hereto, is hereby quieted in Gerald L. Wallace Jr. and Elizabeth O. Wallace, husband and wife as joint tenants with right of survivorship, and that any revision of property boundaries implemented by this Order shall be recognized by the County of Douglas, State of Nevada and by the Tahoe Regional Planning Agency.

IT IS FURTHER ORDERED ADJUDGED AND DECREED that title to the Revised Pisani Property, as described above and in Exhibit "B" hereto, is hereby quieted in Gregory Jon Pisani and Gennel Atwood Pisani, Co-Trustees of The Pisani Family Trust, u/d/t August 19, 1997, and that any revision of property boundaries implemented by this Order shall be recognized by the County of Douglas, State of Nevada and by the Tahoe Regional Planning Agency.

IT IS SO ORDERED.

Dated this 17 day of November, 2017.



THOMAS W. GREGORY
DISTRICT JUDGE

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE: December 4, 2017

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy

EXHIBIT A

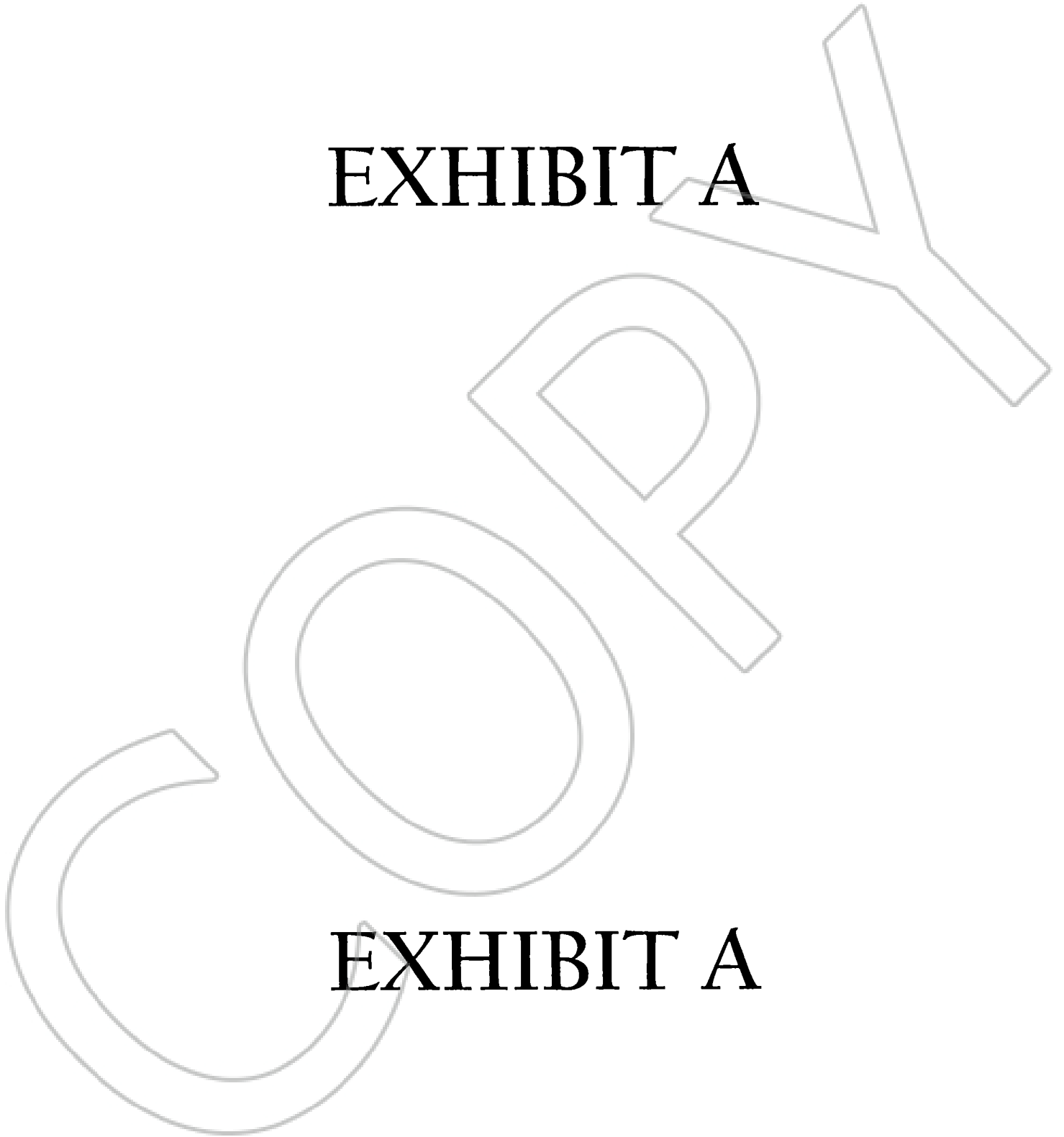


EXHIBIT A

July 5, 2017
17088

DESCRIPTION
Resultant – Adjusted Lot 1

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

All that portion of the Southwest $\frac{1}{4}$ of Section 10, Township 13 North, Range 18 East, M.D.M., being a portion of Lot 5, Block D, Zephyr Heights No. 4, filed for record on June 7, 1955 as Document Number 10441, and a portion of Lot 1, Block 6, Second Addition to Zephyr Heights Subdivision, filed for record on July 6, 1948 as Document Number 6530, being more particularly described as follows:

Beginning at the Southerly most corner of said Lot 5, said point also being the Northeast corner of said Lot 1,
thence South $00^{\circ}05'51''$ West 39.15 feet;
thence North $89^{\circ}54'09''$ West 127.45 feet;
thence North $22^{\circ}21'51''$ East 113.13 feet (cited North $22^{\circ}30'00''$ East 117.00 feet);
thence South $52^{\circ}07'57''$ West (cited South $52^{\circ}16'40''$ East) 26.97 feet;
thence along a non-tangent curve concave to the Northwest, having a radius of 40.00 feet, a central angle of $12^{\circ}38'19''$ and an arc length of 8.82 feet, the chord of said curve bears North $45^{\circ}35'20''$ East 8.81 feet;
thence South $41^{\circ}49'14''$ East 14.24 feet;
thence along a non-tangent curve concave to the Northeast, having a radius of 44.89 feet, a central angle of $38^{\circ}16'42''$ and an arc length of 29.99 feet, the chord of said curve bears South $59^{\circ}42'11''$ East 29.43 feet;
thence South $12^{\circ}04'01''$ West 11.46 feet;
thence South $52^{\circ}37'44''$ East 30.68 feet to the Point of Beginning.

Containing 8,643 square feet, more or less.

The Basis of Bearing for this description is the above referenced Second Addition to Zephyr Heights Subdivision, Document No. 6530.

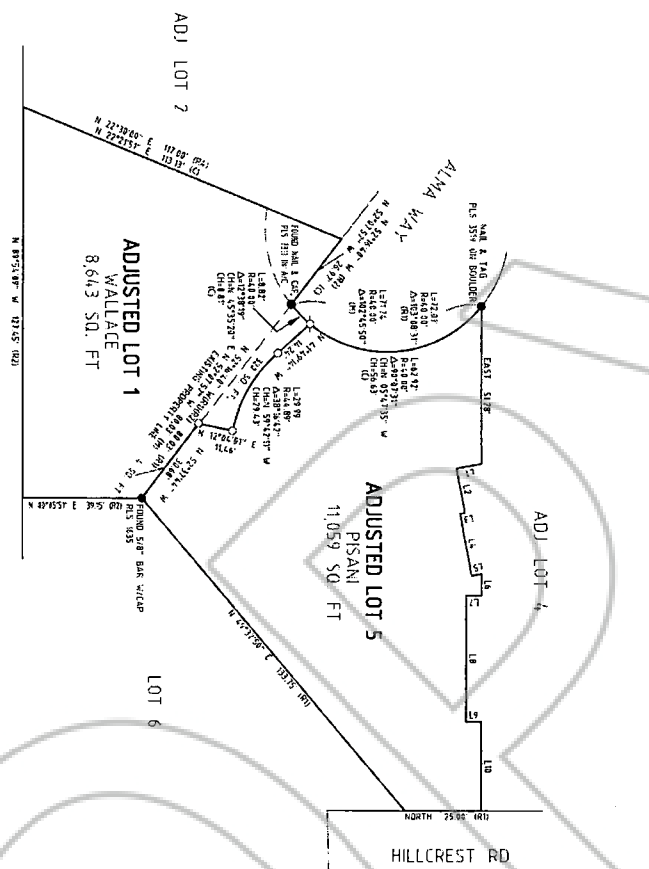
Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

SURVEYOR'S CERTIFICATE

I, ZEPHYR W. TURNER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCES OF GERALD L. WALLACE JR. THE SAID SURVEY WAS COMPLETED ON 08/27/2019. THE SAID SURVEY WAS COMPLETED UNDER THE SUPERVISION OF GERALD L. WALLACE JR. AND THE SURVEY WAS COMPLETED UNDER THE SUPERVISION OF GERALD L. WALLACE JR. THE MEASUREMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

AFFIRM W. TURNER
P.L.S. 2019



TRANQUIL INVESTMENTS LLC
DOC NO 830209

LEGEND

- FOUND MONUMENT AS NOTED
- ◁ SET 5/8" IRON W/CHP. P.S. 3/4" DIA
- SET 1/4" & 1/4" IN CONCRETE VENE
- FOUNDING P.L.S. 7/28/18
- └─ MARKING FOUND OR SET
- (C) CALCULATED
- (M) MEASURED

REFERENCES

- (M) ZEPHYR HEIGHTS NO. 4, SUBDIVISION, RECORD NO. 7755 AS DOCUMENT NUMBER 7031
- (M) SECOND ADDITION TO ZEPHYR HEIGHTS, SUBDIVISION, RECORD NO. 1748 AS DOCUMENT NUMBER 6531
- (M) GRANT, BARRICADE AND LAKE BESS, RECORD NO. 2072 AS DOCUMENT NUMBER 95581
- (M) GRANT, BARRICADE SHALE BESS, RECORD NO. 2072 AS DOCUMENT NUMBER 95581
- (M) 2015, DOCUMENT NUMBER 82515

OWNERS' CERTIFICATE

THE UNDERSIGNED OWNER OF THE AFFIXED PARCEL, AS SHOWN ON THE MAP HEREIN, STATE AND APPROVE AND AUTHORIZE ITS EXECUTION.
 1. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING THE REQUIRED EASEMENT.
 2. I AGREE TO EXECUTE THE REQUIRED ADDENDUM ANY FUTURE EASEMENT PURSUANT TO THE PROVISIONS OF 2003 NRS 116.030.
 3. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND BEING PAID FOR THE PAYMENT OF TAXES HAS BEEN ADVISED OF THE ADJUSTMENT OF THE BOUNDARY LINE ON THE TRANSFER OF LAND.

GERALD L. WALLACE JR.
 ELIZABETH N. WALLACE
 GREGORY AND FRANK TRONTE
 GERALD AND FRANK TRONTE

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | N 89°51'48" W | 8.31 |
| 2 | N 89°51'48" W | 14.32 |
| 3 | N 89°51'48" W | 20.55 |
| 4 | N 89°51'48" W | 31.77 |
| 5 | N 89°51'48" W | 51.62 |
| 6 | N 89°51'48" W | 51.62 |
| 7 | N 89°51'48" W | 51.62 |
| 8 | N 89°51'48" W | 51.62 |
| 9 | N 89°51'48" W | 51.62 |
| 10 | N 89°51'48" W | 51.62 |

TURNER & ASSOCIATES, INC.
LAND SURVEYING

4755 SHERIDAN
 128 DORCA COURT, SUITE 209 - RENO, NEVADA 89504
 P.O. BOX 5100 - 24-1028

NOTARY CERTIFICATE

STATE OF _____)
 COUNTY OF _____)
 I, _____, Notary Public,
 do hereby certify that _____,
 personally appeared _____,
 known to me and known to be the person whose name is
 subscribed to the instrument and acknowledged to me that
 they executed it
 at _____, Nevada, on this _____ day of _____, 2019.

NOTARY CERTIFICATE

STATE OF _____)
 COUNTY OF _____)
 I, _____, Notary Public,
 do hereby certify that _____,
 personally appeared _____,
 known to me and known to be the person whose name is
 subscribed to the instrument and acknowledged to me that
 they executed it
 at _____, Nevada, on this _____ day of _____, 2019.

COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2019,
 AT _____, NEVADA, IN AS
 DOCUMENT NUMBER _____
 RECORDED AT THE REQUEST OF GERALD L. WALLACE JR.
 DORCAS COUNTY RECORDER

RECORD OF SURVEY
 SUPPORTING A BOUNDARY LINE ADJUSTMENT BY
 #####COURT ORDER#####

FOR
WALLACE & PISANI
 PORTION OF THE SW 1/4 OF SECTION 04, T8N, R10E, NDM, BEING LOT 5, BLK. D, ZEPHYR HEIGHTS NO. 4, SUBDIVISION & ADJUSTED LOT 1, BLK. 6, SECOND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION
 DORCAS COUNTY, NEVADA

EXHIBIT B

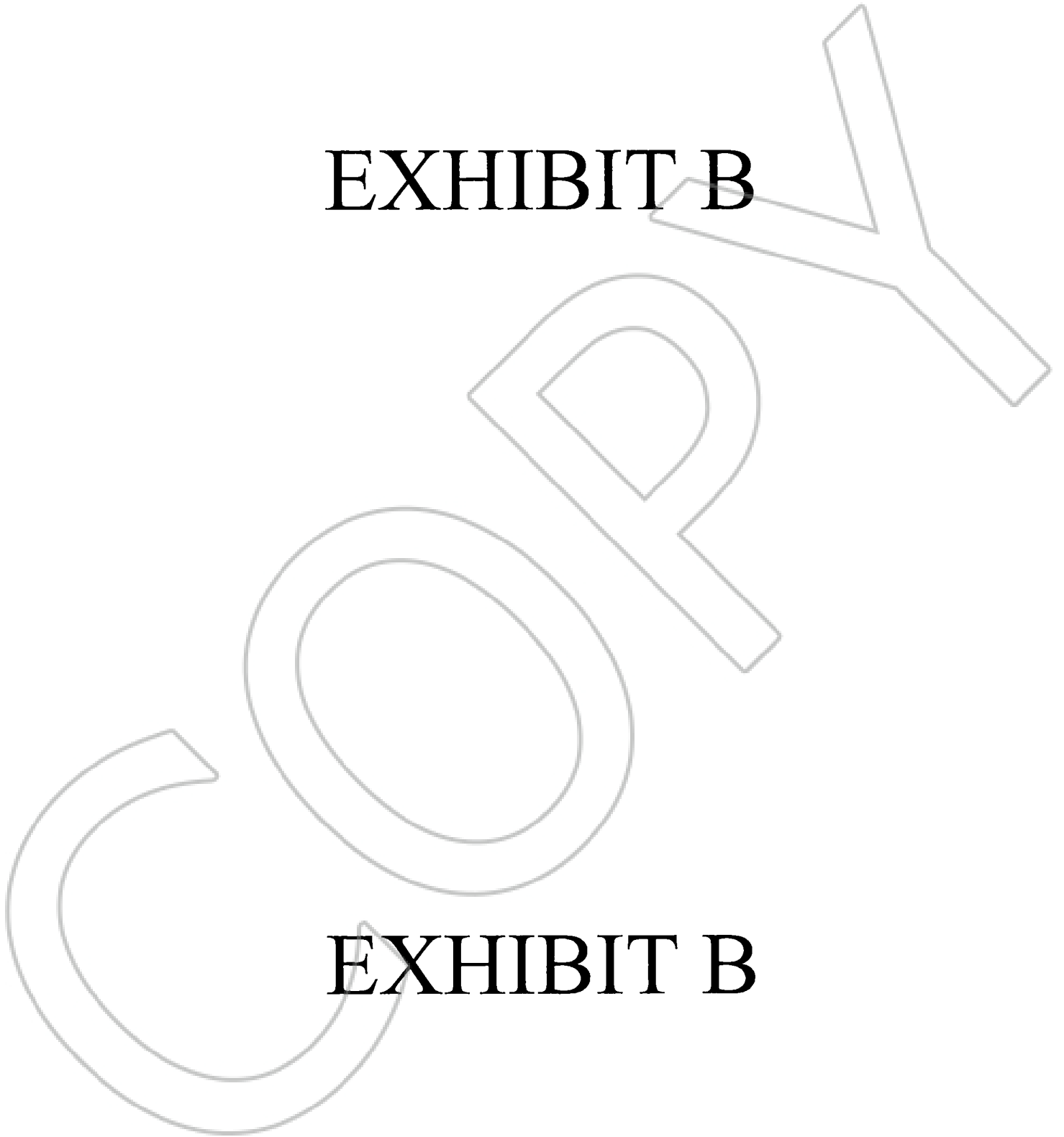


EXHIBIT B

July 5, 2017
17088

DESCRIPTION
Resultant – Adjusted Lot 5

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

All that portion of the Southwest $\frac{1}{4}$ of Section 10, Township 13 North, Range 18 East, M.D.M., being a portion of Lot 5, Block D, Zephyr Heights No. 4, filed for record on June 7, 1955 as Document Number 10441, and a portion of Lot 1, Block 6, Second Addition to Zephyr Heights Subdivision, filed for record on July 6, 1948 as Document Number 6530, being more particularly described as follows:

Beginning at the southerly most corner of said Lot 5, said point also being the Northeast corner of said Lot 1,

thence North $52^{\circ}37'44''$ West (cited North $52^{\circ}16'40''$ West) 30.68 feet;
thence North $12^{\circ}04'01''$ East 11.46 feet'
thence along a non-tangent curve concave to the Northeast, having a radius of 44.89 feet, a central angle of $38^{\circ}16'42''$, and an arc length of 29.99 feet, the chord of said curve bears North $59^{\circ}42'11''$ West 29.43 feet;
thence North $41^{\circ}49'14''$ West 14.24 feet;
thence along a non-tangent curve concave to the West having a radius of 40.00 feet, a central angle of $90^{\circ}07'31''$, and an arc length of 62.92 feet, the chord of said curve bears North $05^{\circ}47'35''$ West 56.63 feet;
thence East 51.28 feet;
thence South $10^{\circ}36'02''$ East 8.32 feet;
thence North $79^{\circ}23'58''$ East 14.80 feet;
thence South $10^{\circ}36'02''$ East 1.57 feet;
thence North $79^{\circ}23'58'$ East 20.55 feet;
thence North $10^{\circ}36'02''$ West 3.27 feet;
thence East 7.13 feet;
thence South 5.00 feet;
thence East 41.05 feet;
thence North 5.00 feet;
thence East 29.09 feet;
thence South 25.00 feet;

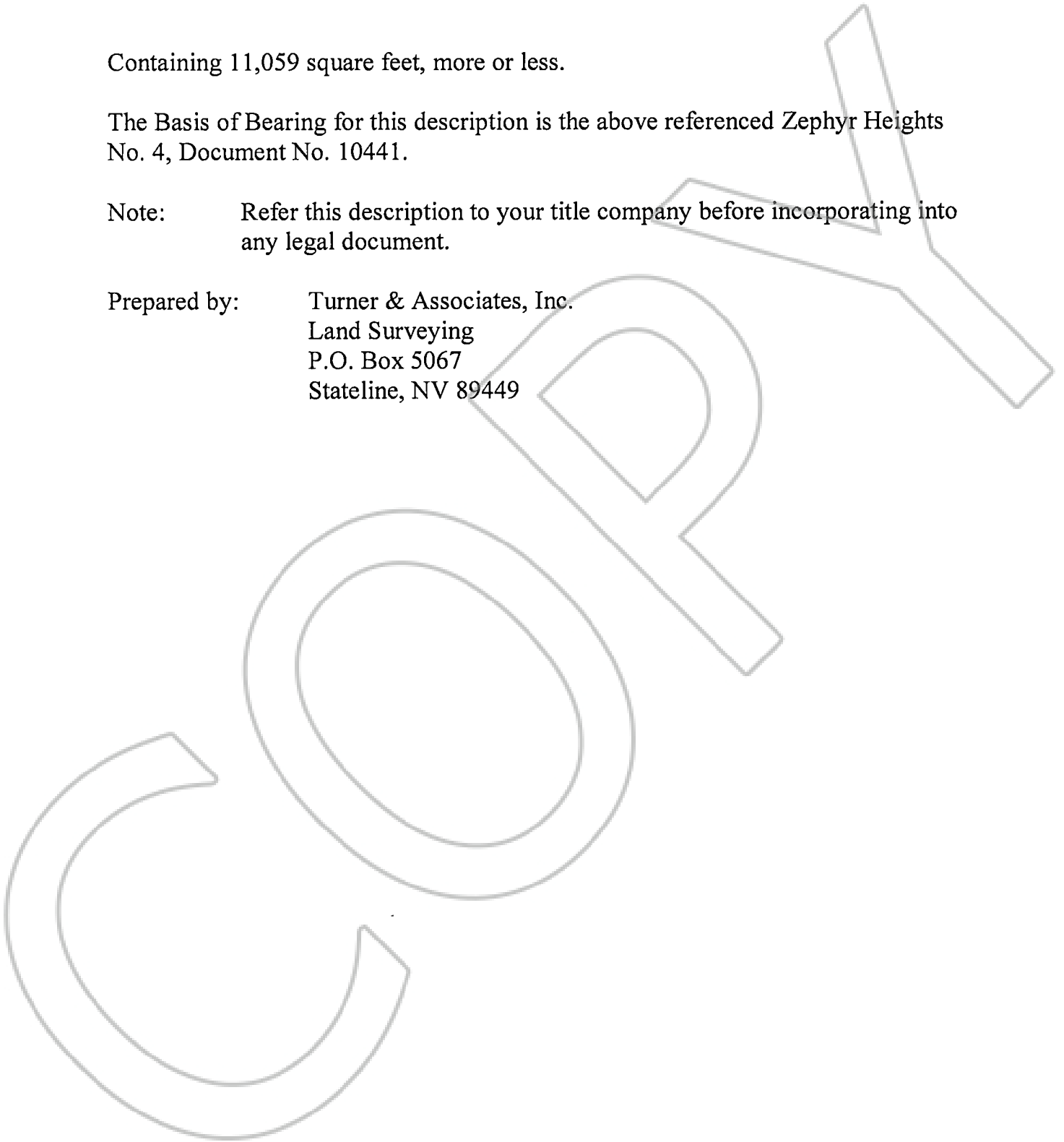
thence South 49°37'50" West 133.75 feet to the Point of Beginning.

Containing 11,059 square feet, more or less.

The Basis of Bearing for this description is the above referenced Zephyr Heights No. 4, Document No. 10441.

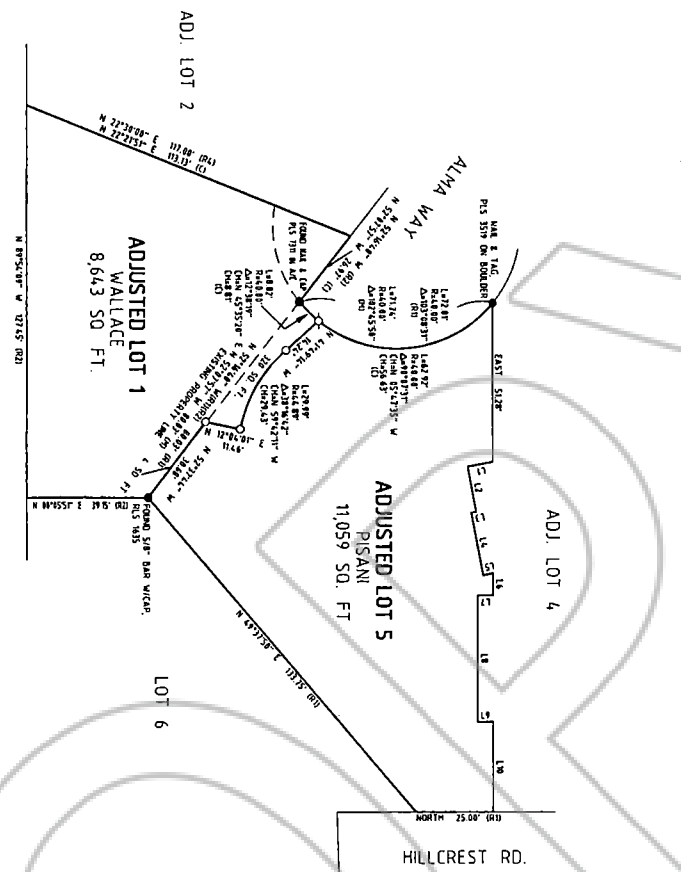
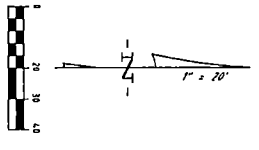
Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



SURVEYOR'S CERTIFICATE
 I, the undersigned, a professional and certified surveyor licensed in the State of Nevada, certify that I have surveyed and adjusted the lands shown on the attached plat and that the same are in accordance with the laws of the State of Nevada and the rules and regulations of the Board of Surveyors of the State of Nevada. I have also certified to the correctness of the measurements and the positions indicated on the plat.

Reference to the date of the survey is made on the plat.
 DATE _____
 PLS 2000



TRANQUIL INVESTMENTS LLC
 DOC. NO. 830209

BASIS OF BEARINGS
 The bearings of this survey are based upon that of Zepher Heights No. 4 Subdivision, as measured between found monuments.

NOTE
 This map is being filed to delineate adjusted property lines as shown in the official records of Douglas County, Nevada.

LEGEND

- FOUND MONUMENT AS NOTED
- SET SPK. REBAR W/IDE PLS 2000
- SET WALK & TAG IN CONCRETE FENCE FOOTING, PLS 2000
- WORKING FOUND OR SET
- CALCULATED
- MEASURED

REFERENCES

- R19 ZEPHER HEIGHTS NO. 4 SUBDIVISION, RECORDED AND RECORDED MAY 4, 1955 AS DOCUMENT NUMBER 8451
- R20 SECOND ADDITION TO ZEPHER HEIGHTS SUBDIVISION, RECORDED MAY 4, 1955 AS DOCUMENT NUMBER 8511
- R21 GRANT, DANCOCK AND DALE DEED RECORDED JANUARY 10, 1912 AS DOCUMENT NUMBER 79333
- R22 GRANT, DANCOCK, SAUER DEED, RECORDED JUNE 20, 1913, DOCUMENT NUMBER 85115

OWNERS' CERTIFICATE
 THE UNDERSIGNED OWNERS OF THE AFFECTED PARCEL AS SHOWN ON THE ATTACHED PLAT HAVE READ AND APPROVE AND AUTHORIZE THE SURVEYOR TO RECORD THE REQUIRED DOCUMENT CREATING AN EASEMENT UPON THE ADJACENT PARCELS AND TO SIGN THE REQUIRED DOCUMENT IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREBY SET THEIR HANDS AND AFFIXED THEIR SIGNS TO THIS INSTRUMENT AND ACKNOWLEDGED TO BE THAT THEY HAVE BEEN ADVISED OF THE ADJUSTMENT OF THE LANDS BY THE SURVEYOR AND THE ADJUSTMENT OF THE BOUNDARY LINE ON THE TRANSFER OF LAND.

GERALD L. WALLACE JR.
 ELIZABETH D. WALLACE
 GREGORY ANN PISANI TRUSTEE
 GERALD ALWOOD PISANI TRUSTEE

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | N 75° 15' 00" W | 8.87 |
| 2 | N 75° 15' 00" W | 15.77 |
| 3 | N 75° 15' 00" W | 28.55 |
| 4 | N 75° 15' 00" W | 31.71 |
| 5 | N 75° 15' 00" W | 5.00 |
| 6 | N 75° 15' 00" W | 5.00 |
| 7 | N 75° 15' 00" W | 5.00 |
| 8 | N 75° 15' 00" W | 5.00 |
| 9 | N 75° 15' 00" W | 5.00 |
| 10 | N 75° 15' 00" W | 5.00 |

TURNER & ASSOCIATES, INC.
 LAND SURVEYING
 6755 SHERMAN AVE.
 SUITE 200
 LAS VEGAS, NEVADA 89118
 P.O. BOX 3147 - STATION
 LAS VEGAS, NEVADA

NOTARY CERTIFICATE

STATE OF _____)
 COUNTY OF _____)
 THIS _____ DAY OF _____, 20____,
 BEFORE ME, _____, A NOTARY PUBLIC,
 PERSONALLY APPEARED _____,
 PERSONALLY KNOWN BY ME OR BOUND TO ME ON THE BASIS OF
 SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE
 SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO BE THAT
 THEY EXECUTED IT.
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY CERTIFICATE

STATE OF _____)
 COUNTY OF _____)
 THIS _____ DAY OF _____, 20____,
 BEFORE ME, _____, A NOTARY PUBLIC,
 PERSONALLY APPEARED _____,
 PERSONALLY KNOWN BY ME OR BOUND TO ME ON THE BASIS OF
 SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE
 SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO BE THAT
 THEY EXECUTED IT.
 WITNESS MY HAND AND OFFICIAL SEAL

COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____,
 AT _____ HOURS PAST _____ O'CLOCK, _____, 19____,
 DOCUMENT NUMBER _____,
 RECORDED AT THE REQUEST OF GERALD L. WALLACE JR.
 DOUGLAS COUNTY RECORDER

RECORD OF SURVEY
 SUPPORTING A BOUNDARY LINE ADJUSTMENT BY
 WALLACE & PISANI
 FROM
 PORTION OF THE SW 1/4 OF SECTION 30, T38N, R30E, NDM,
 BEING LOT 5, BLK. 10, ZEPHER HEIGHTS NO. 4 SUBDIVISION &
 ADJUSTED LOT 1, BLK. 10, SECOND ADDITION TO ZEPHER
 HEIGHTS SUBDIVISION
 DOUGLAS COUNTY, NEVADA