

35

APN# 1318-10-416-039



00066411201709082460120121

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

FILED

1 CASE NO.: 15-CV-0132

NOV 17 2017

2 DEPT NO.: II

Douglas County
District Court Clerk

2017 NOV 17 PM 3:06

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

BOBBIE R. WILLIAMS
CLERK

D. GOELZ DEPUTY

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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,

Plaintiff,

12 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.

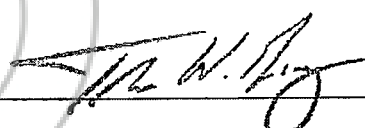
(the "Revised Pisani Property").

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  Deputy

EXHIBIT A

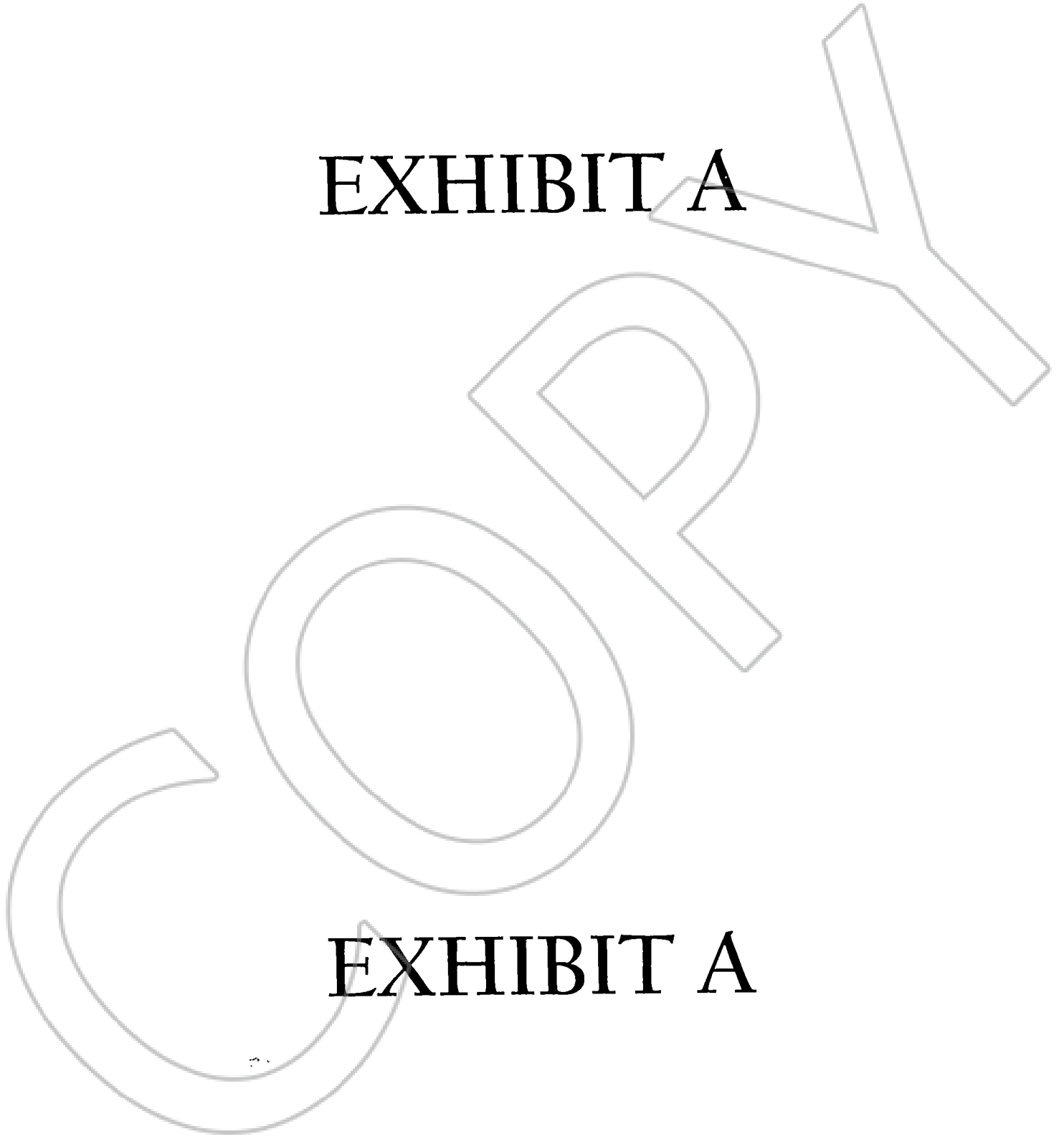


EXHIBIT A

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

EXHIBIT B

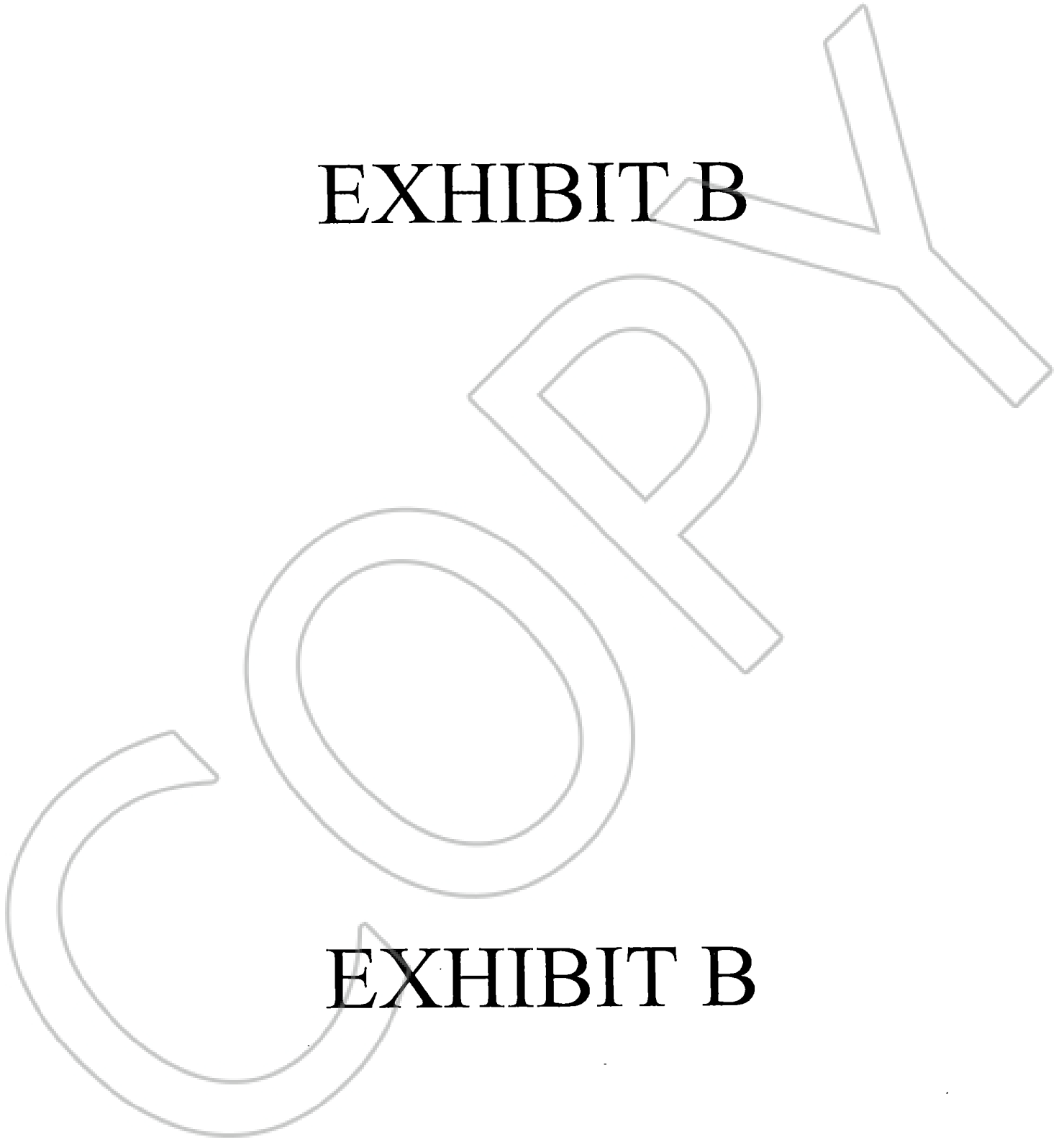


EXHIBIT B

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;

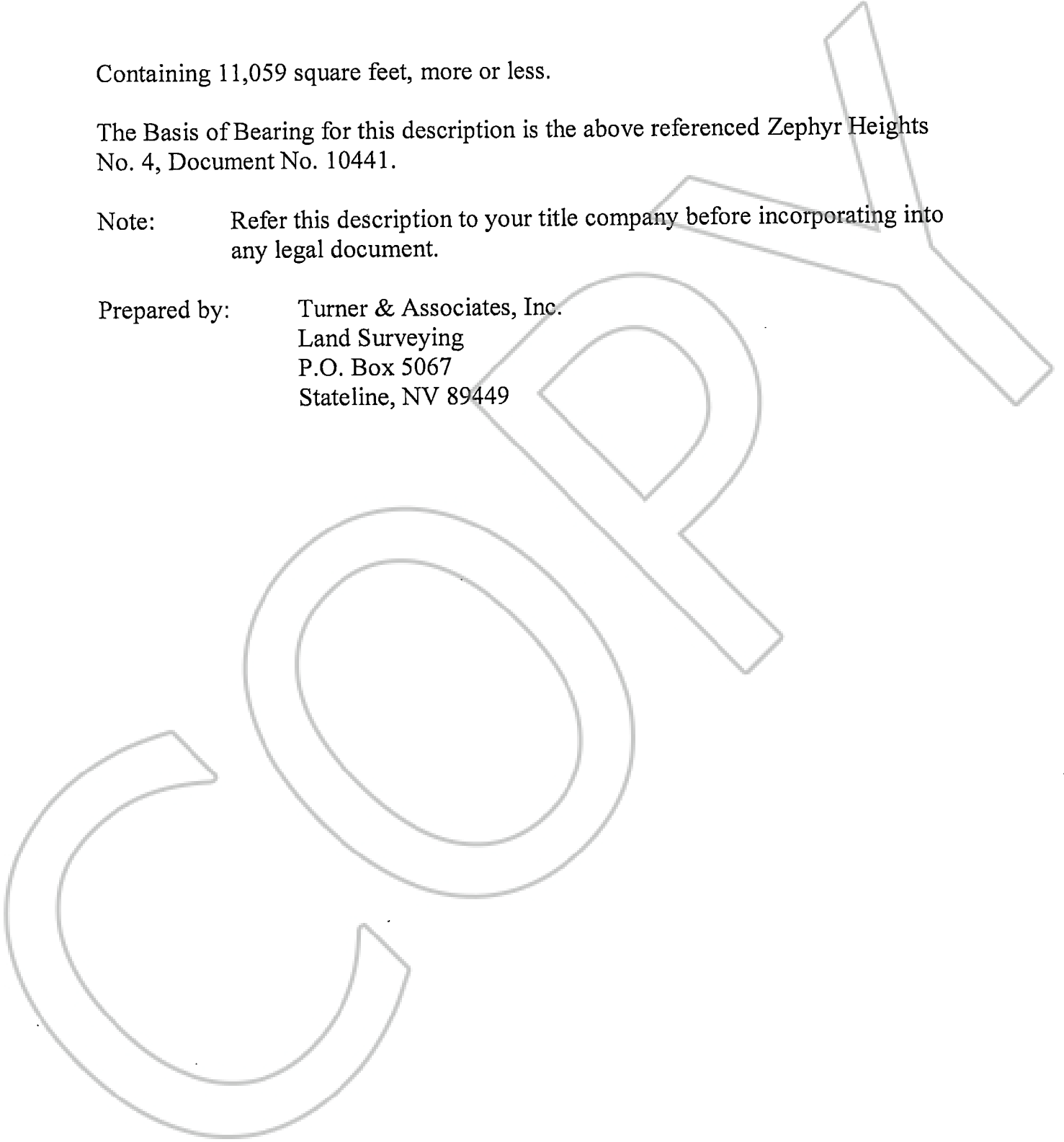
thence South 49°37'50" West 133.75 feet to the Point of Beginning.

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.

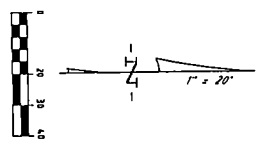
Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



SURVEYOR'S CERTIFICATE

I, GERRARD L. TURNER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT I HAS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCES OF GERRARD L. WALLACE, REGISTERED AS A NOTARY PUBLIC, THROUGHOUT THE ENTIRE SURVEY. THE SURVEY WAS COMPLETED ON JUNE 27, 2017. THE INSTRUMENTS ARE OF THE CHARACTER STIPULATED AND OCCUPY THE PORTIONS INDICATED.

_____ GERRARD L. TURNER
DATE: _____



OWNERS' CERTIFICATE

THE UNDERSIGNED OWNERS OF THE AFFETTED PARCELS AS SHOWN ON THE ATTACHED MAP HAVE READ AND APPROVE AND AUTHORIZED THIS RECORDING. WE AGREE TO EXCEPT THE RECORDING AND/OR ANY INTEREST THEREIN TO THE PERSONS OF THIS MAP TO 21:00 HOURS.

ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR 2017 HAVE BEEN PAID TO THE COUNTY OF CLATSOP.

ANY OTHER WITH AN OPENING ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE ON THE TRANSMISSION OF LAND.

_____ GERRARD L. WALLACE JR.
_____ ELIZABETH O. WALLACE
_____ GREGORY DON PISANI THOSTLE
_____ GERRARD L. WALLACE THOSTLE

NOTARY CERTIFICATE

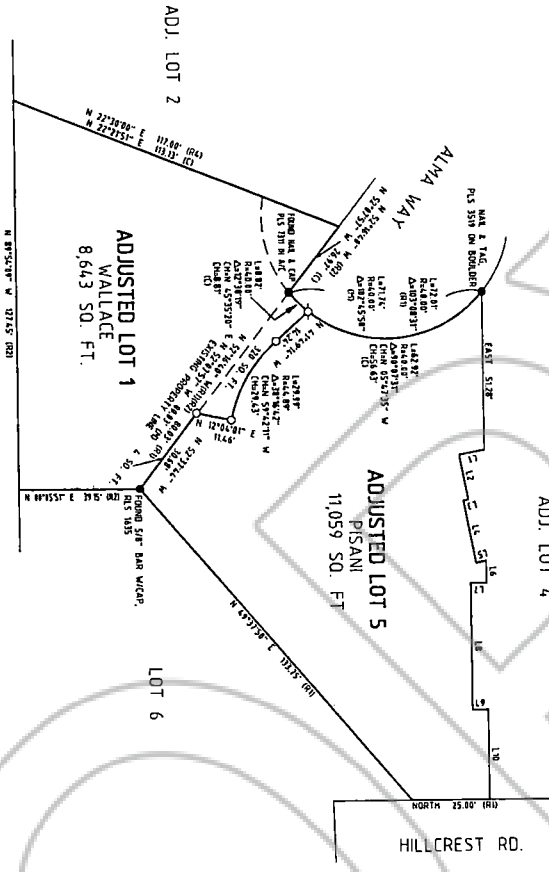
STATE OF _____)
COUNTY OF _____)
THIS _____ DAY OF _____, 20____,)
BEFORE ME, _____, A NOTARY PUBLIC,)
PERSONALLY APPEARED _____,)
PERSONALLY KNOWN BY ME OR PROVED TO ME ON THE BASIS OF)
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE)
THEY RECITED IN _____, AND ACKNOWLEDGED TO ME THAT)
THEY HAD READ AND APPROVED THE INSTRUMENT AND WITNESSED BY ME AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____)
THIS _____ DAY OF _____, 20____,)
BEFORE ME, _____, A NOTARY PUBLIC,)
PERSONALLY APPEARED _____,)
PERSONALLY KNOWN BY ME OR PROVED TO ME ON THE BASIS OF)
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE)
THEY RECITED IN _____, AND ACKNOWLEDGED TO ME THAT)
THEY HAD READ AND APPROVED THE INSTRUMENT AND WITNESSED BY ME AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES _____



LINE TABLE

LINE	BEARING	DISTANCE
1	N 89°54'30" W	14.81
2	N 89°54'30" W	14.81
3	N 89°54'30" W	15.7
4	N 89°54'30" W	28.55
5	N 89°54'30" W	7.10
6	N 89°54'30" W	5.07
7	N 89°54'30" W	4.95
8	N 89°54'30" W	2.80
9	N 89°54'30" W	2.80
10	N 89°54'30" W	2.80

LEGEND

- FOUND MONUMENT AS NOTED
- SET SET - IRON W/CL, PLS 2040
- SET WALL & TIE IN CONCRETE FENCE
- FOUND PLS 2040
- NORTHING FOUND ON SET
- CALCULATED
- REASURED

REFERENCES

- RP0 ZEPHYR HEIGHTS NO. 4 SUBDIVISION, RECORDED JUNE 7, 1955 AS DOCUMENT NUMBER 1141
- RP1 SECOND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION, RECORDED JAN. 2, 1944 AS DOCUMENT NUMBER 6514
- RP2 GRANT, PANGLOSS AND MALE DEED, RECORDED JANUARY 30, 1912 AS DOCUMENT NUMBER 76383
- RP3 GRANT, PANGLOSS AND MALE DEED, RECORDED JUNE 9, 1913, DOCUMENT NUMBER 83315.

RECORD OF SURVEY

SUPPORTING A BOUNDARY LINE ADJUSTMENT BY
#####COURT ORDER#####
FOR
WALLACE & PISANI
PORTION OF THE SW 1/4 OF SECTION 10, T18N, R18E, NDM, BEING LOT 5, BLK. 10, ZEPHYR HEIGHTS NO. 4 SUBDIVISION & ADJUSTED LOT 1, BLK. 6, SECOND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION
HIGHLAND COUNTY, NEVADA

JULY 2017

LAND SURVEYING

0751 58-4548
384 DORLA COURT, SUITE 203 - TOROHO HILL, NEVADA 89444
PO BOX 5491 - STARKEVILLE, NEVADA 89424

TRANQUIL INVESTMENTS LLC
DOC. NO. 830209

BASIS OF BEARINGS

THE BEARING OF THIS SURVEY IS BASED UPON THAT OF ZEPHYR HEIGHTS NO. 4 SUBDIVISION, AS REASURED BETWEEN FOUND MONUMENTS.

NOTE

THIS MAP IS BEING MADE TO DELINEATE ADJUSTED PROPERTY LINES AS DESCRIBED IN THE OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA.