

1 of 6  
DRAWING NUMBER  
Chichester Estates  
Phase I  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDER NUMBER 0204

DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDER NUMBER 0204

DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDER NUMBER 0204

DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDER NUMBER 0204

# FINAL SUBDIVISION MAP FSM-1006

# CHICHESTER ESTATES PHASE 1

## LOCATED WITHIN PORTIONS OF THE SW1/4 AND SE1/4 OF SECTION 33 TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN DOUGLAS COUNTY, NEVADA

### OWNER'S CERTIFICATE

Know all men by these presents, that the undersigned Chichester Estates Joint Venture consisting of Charles L. Coker, Manager, c.s.o. Nevada Limited Liability, Lewis Pierce, President Nevada Pacific Land Company, a Nevada Corporation, and Lewis Pierce, Authorized Signature, Trinity Alps Water Company, a Nevada Corporation, and the undersigned Rhoda J. Chichester,

TRUSTEE OF THE RHODA CHICHESTER REVOCABLE TRUST, ROBERT L. CHICHESTER, JR. AND ROSS JEFFREY CHICHESTER, TRUSTEE OF THE ROSS JEFFREY CHICHESTER TRUST AGREEMENT DATED JANUARY 21, 1993, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 16, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR LANDSCAPING, BICYCLE, PEDESTRIAN, NATURAL GAS, WATER, SEWER, IRRIGATION, DRAINAGE FACILITIES, AND DRAINAGE PIPES, FOR POLES, ANCHORS, AND GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V., AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THEREON, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

*Rhoda J. Chichester* Rhoda J. Chichester, Trustee  
*Robert L. Chichester, Jr.* Robert L. Chichester, Jr., Trustee  
*Ross Jeffrey Chichester* Ross Jeffrey Chichester, Trustee  
*Lewis Pierce* Lewis Pierce, President Nevada Pacific Land Company  
*Charles L. Coker* Charles L. Coker, Manager c.s.o. Nevada Limited Liability  
*Trinity Alps Water Company* Authorized Signature

COUNTY OF DOUGLAS ss  
STATE OF NEVADA )  
ON THIS 20th DAY OF April 1995, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, RHODA J. CHICHESTER, ROBERT L. CHICHESTER, JR. AND ROSS JEFFREY CHICHESTER, KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

*Linda M. Biaggi*  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I, THOMAS I. McMANUS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA CERTIFY THAT:  
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RHODA J. CHICHESTER.  
2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE SW1/4 AND SE1/4 OF SECTION 33, T. 13N., R. 20E., M.D.M. AND THE SURVEY WAS COMPLETED ON FEBRUARY 3, 1994.  
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.  
4. THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND WILL BE OF SUFFICIENT NUMBER AND DURABILITY TO PERMANENTLY IDENTIFY THE PLAT AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.  
THOMAS I. McMANUS, P.L.S.  
6-12-95

### HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

*David W. Ran* 5-4-95  
DIVISION OF HEALTH

### DIVISION WATER RESOURCES CERTIFICATE

THE FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

*Janice K. Condon* 4-25-95  
DIVISION OF WATER RESOURCES DATE

### COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.  
APN'S 26-070-03 & 25-080-09

*Barbara J. Reed* 9/12/95  
BARBARA J. REED DATE  
DOUGLAS COUNTY CLERK-TREASURER  
By: *J. Wheat*, Sr. Deputy

### COUNTY ENGINEER'S CERTIFICATE

I, CHRIS M. TSCHIRHART, ACTING DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF SIX (6) SHEETS, ENTITLED "CHICHESTER ESTATES PHASE 1", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

*Chris M. Tschirhart* 9-11-95  
CHRIS M. TSCHIRHART, P.E.  
ACTING DOUGLAS COUNTY ENGINEER

### UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

*Sierra Pacific Power* 4-24-85  
SIERRA PACIFIC POWER COMPANY  
*Continental Telephone* 4-18-95  
CONTINENTAL TELEPHONE COMPANY  
*Southwest Gas* 4/24/95  
SOUTHWEST GAS COMPANY

### FIRE DEPARTMENT'S CERTIFICATE

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

*Warren Gay* 9-21-95  
WARREN GAY  
EAST FORK FIRE PROTECTION DISTRICT

CERTIFICATE OF AMENDMENT  
DOC #957881

### TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNER'S CERTIFICATE IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD: NONE

*Janice K. Condon* 3-16-95  
JANICE K. CONDON, CHIEF TITLE OFFICER  
WESTERN TITLE COMPANY

### PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 31st DAY OF AUGUST, 1995 AND WAS DULY APPROVED. IN ADDITION, THE OFFER OF DEDICATION FOR ALL PUBLIC WAYS WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.

*Nathan A. Leising* August 31, 1995  
NATHAN A. LEISING, CHAIRMAN  
DOUGLAS COUNTY PLANNING COMMISSION

### COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

I, JOHN DOUGHTY, PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR, DO HEREBY CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP OF THIS SUBDIVISION, AS APPROVED ON THE 26th DAY OF FEBRUARY, 1992, BY THE DOUGLAS COUNTY PLANNING COMMISSION AND THAT ALL CONDITIONS OF SAID APPROVAL HAVE BEEN MET.

*John Doughty* 9/11/95  
JOHN DOUGHTY  
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR

### RECORDER'S CERTIFICATE

FILED THIS 12th DAY OF September 1995 AT 24 MINUTES PAST 3 O'CLOCK P.M. IN BOOK 996 OF OFFICIAL RECORDS, AT PAGE 1407, DOCUMENT NO. 370215.  
RECORDED AT THE REQUEST OF RHODA J. CHICHESTER.

*Larry James* Deputy  
DOUGLAS COUNTY RECORDER

CERTIFICATE OF AMENDMENT  
DOC# 407852 BK 0397 PG 0654  
DOC# 370215 BK 0701 PG 3931

SHEET 1 OF 6

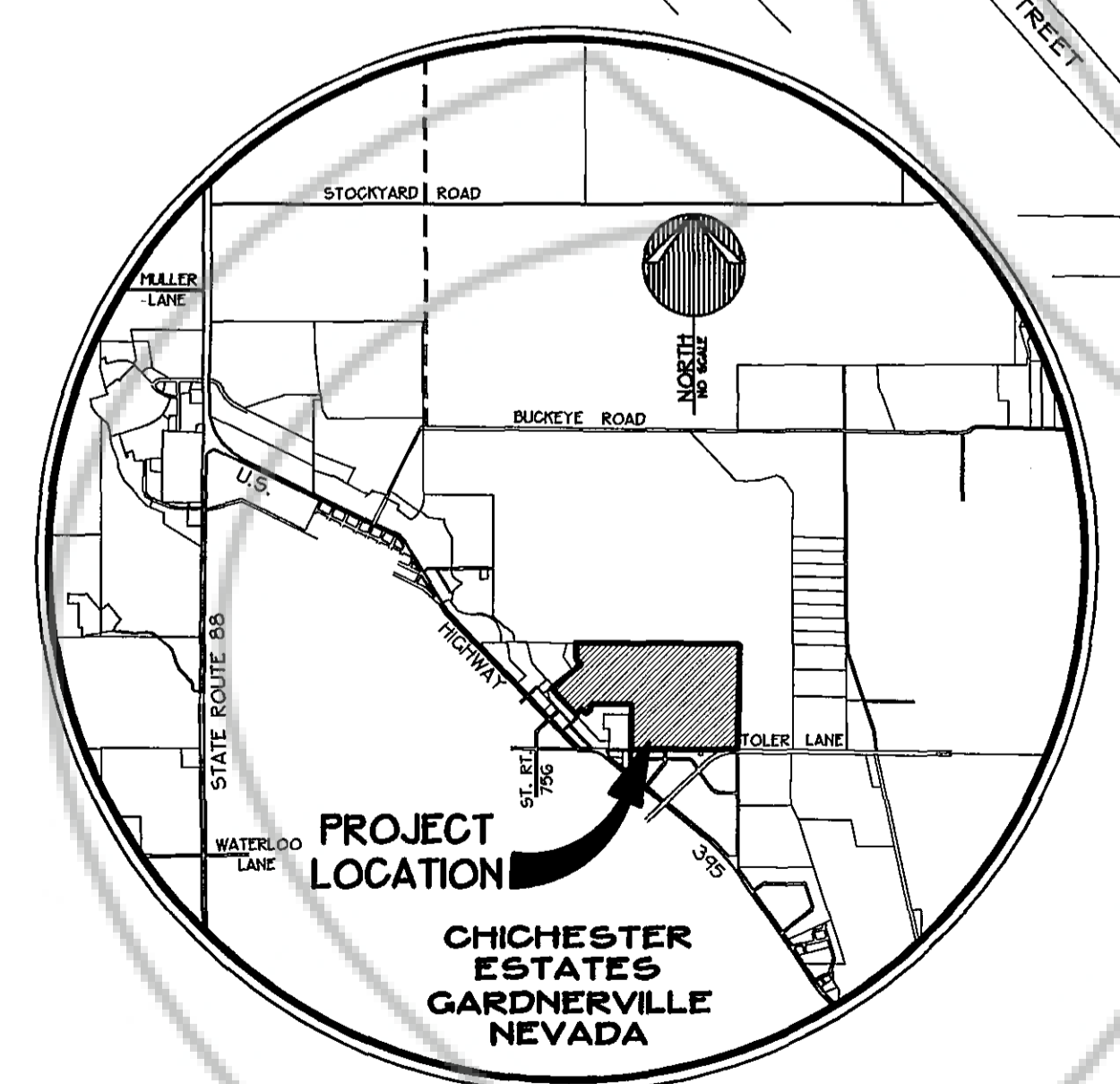
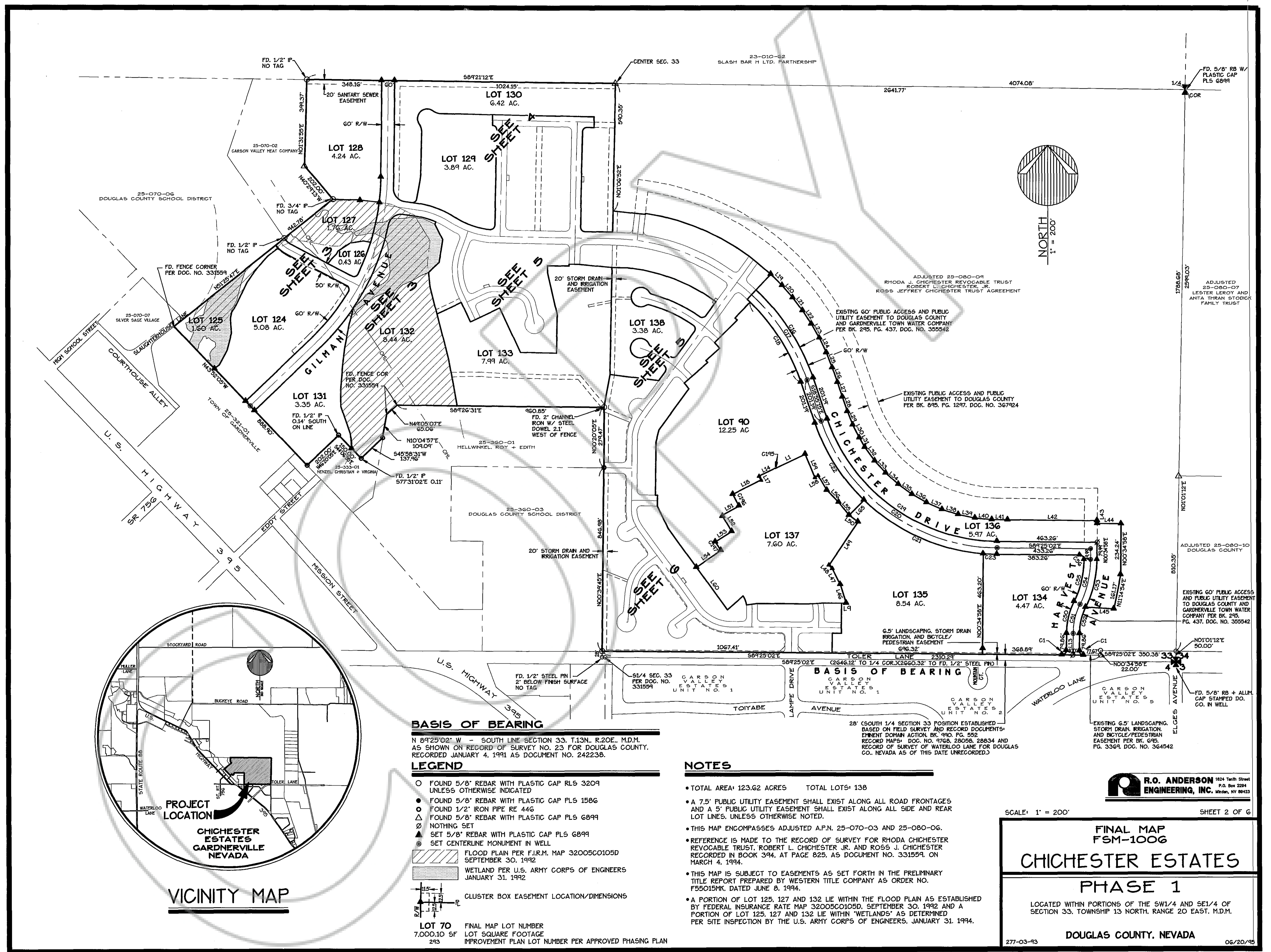
R.O. ANDERSON  
ENGINEERING, INC.  
1024 Tenth Street  
P.O. Box 2294  
Winden, NV 89423  
277-03-93 FSM-1006

2 of 6  
 DRAWING NUMBER  
**Chichester Estates**  
 Phase 1  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 RECORDED BY NUMBER 02049

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



**BASIS OF BEARING**

N 89°25'02" W - SOUTH LINE SECTION 33, T.13N., R.20E., M.D.M.  
 AS SHOWN ON RECORD OF SURVEY NO. 23 FOR DOUGLAS COUNTY,  
 RECORDED JANUARY 4, 1991 AS DOCUMENT NO. 242238.

**LEGEND**

- FOUND 5/8" REBAR WITH PLASTIC CAP RL5 3209 UNLESS OTHERWISE INDICATED
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 1586
- FOUND 1/2" IRON PIPE RE 446
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
- ∅ NOTHING SET
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 6899
- SET CENTERLINE MONUMENT IN WELL
- FLOOD PLAIN PER F.I.R.M. MAP 32005C0105D SEPTEMBER 30, 1992
- WETLAND PER U.S. ARMY CORPS OF ENGINEERS JANUARY 31, 1992
- CLUSTER BOX EASEMENT LOCATION/DIMENSIONS
- LOT 70 7,000.10 SF 293  
 FINAL MAP LOT NUMBER  
 LOT SQUARE FOOTAGE  
 IMPROVEMENT PLAN LOT NUMBER PER APPROVED PHASING PLAN

**NOTES**

- TOTAL AREA: 123.62 ACRES TOTAL LOTS: 138
- A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES AND A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
- THIS MAP ENCOMPASSES ADJUSTED A.P.N. 25-070-03 AND 25-080-06.
- REFERENCE IS MADE TO THE RECORD OF SURVEY FOR RHODA CHICHESTER REVOCABLE TRUST, ROBERT L. CHICHESTER JR. AND ROSS J. CHICHESTER RECORDED IN BOOK 394, AT PAGE 825, AS DOCUMENT NO. 331559, ON MARCH 4, 1994.
- THIS MAP IS SUBJECT TO EASEMENTS AS SET FORTH IN THE PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY AS ORDER NO. F550158K, DATED JUNE 8, 1994.
- A PORTION OF LOT 125, 127 AND 132 LIE WITHIN THE FLOOD PLAIN AS ESTABLISHED BY FEDERAL INSURANCE RATE MAP 32005C0105D, SEPTEMBER 30, 1992 AND A PORTION OF LOT 125, 127 AND 132 LIE WITHIN 'WETLANDS' AS DETERMINED PER SITE INSPECTION BY THE U.S. ARMY CORPS OF ENGINEERS, JANUARY 31, 1994.

SCALE: 1" = 200' SHEET 2 OF 6

**FINAL MAP**  
**FSM-1006**  
**CHICHESTER ESTATES**  
**PHASE 1**  
 LOCATED WITHIN PORTIONS OF THE SW1/4 AND SE1/4 OF  
 SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.  
 DOUGLAS COUNTY, NEVADA

**R.O. ANDERSON ENGINEERING, INC.** 1824 North 29th P.O. Box 2294 Las Vegas, NV 89123

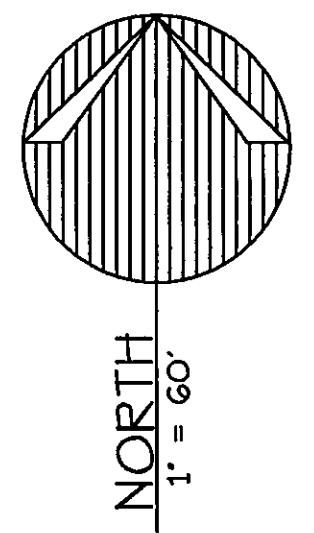
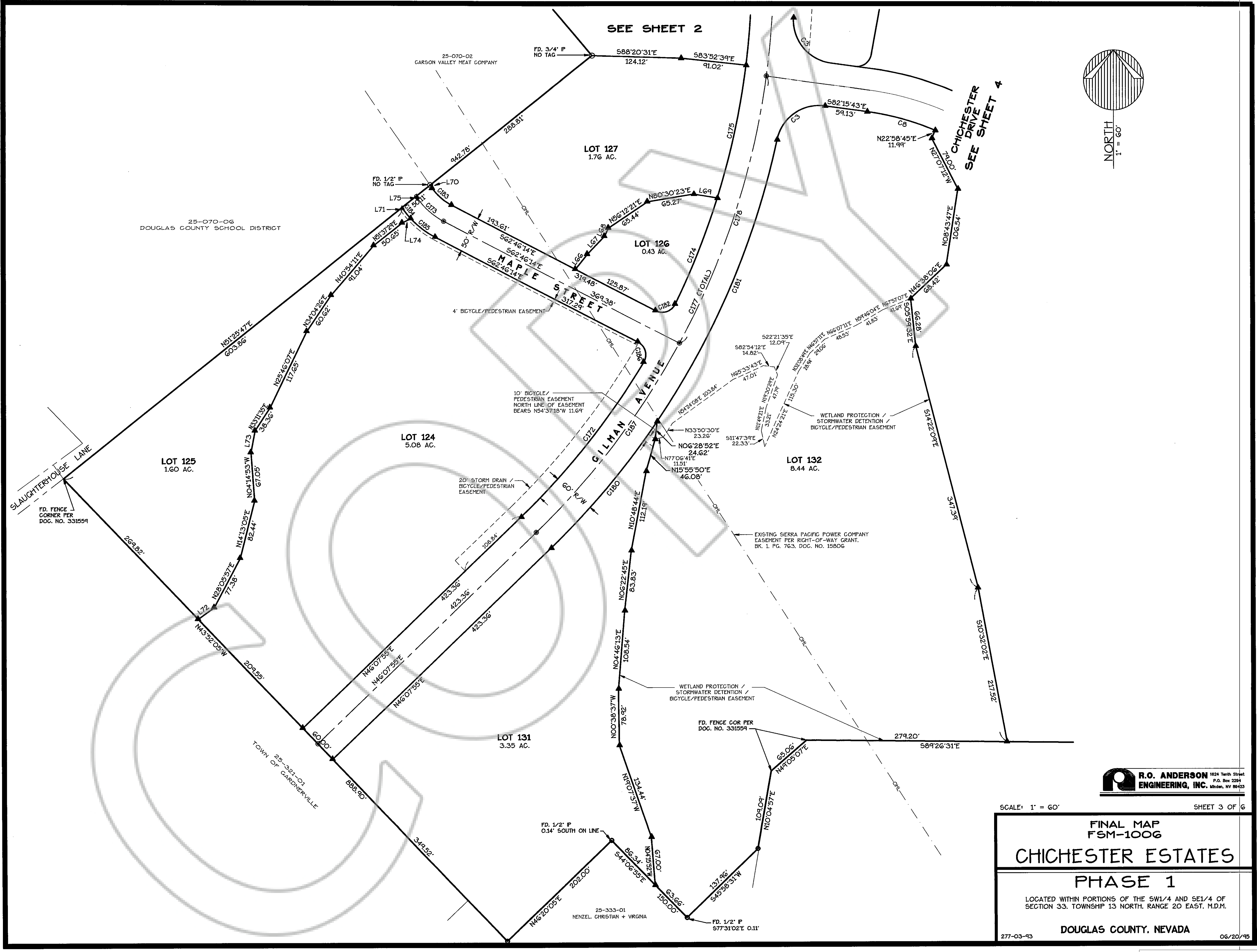
3 of 6

DRAWING NUMBER  
**Chichester Estates**  
Phase 1  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL ARCHITECT

DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL ARCHITECT

DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL ARCHITECT

DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL ARCHITECT



**R.O. ANDERSON ENGINEERING, INC.**  
1624 Tenth Street  
P.O. Box 2294  
Minden, NV 89423

SCALE: 1" = 60' SHEET 3 OF 6

**FINAL MAP  
FSM-100G  
CHICHESTER ESTATES**

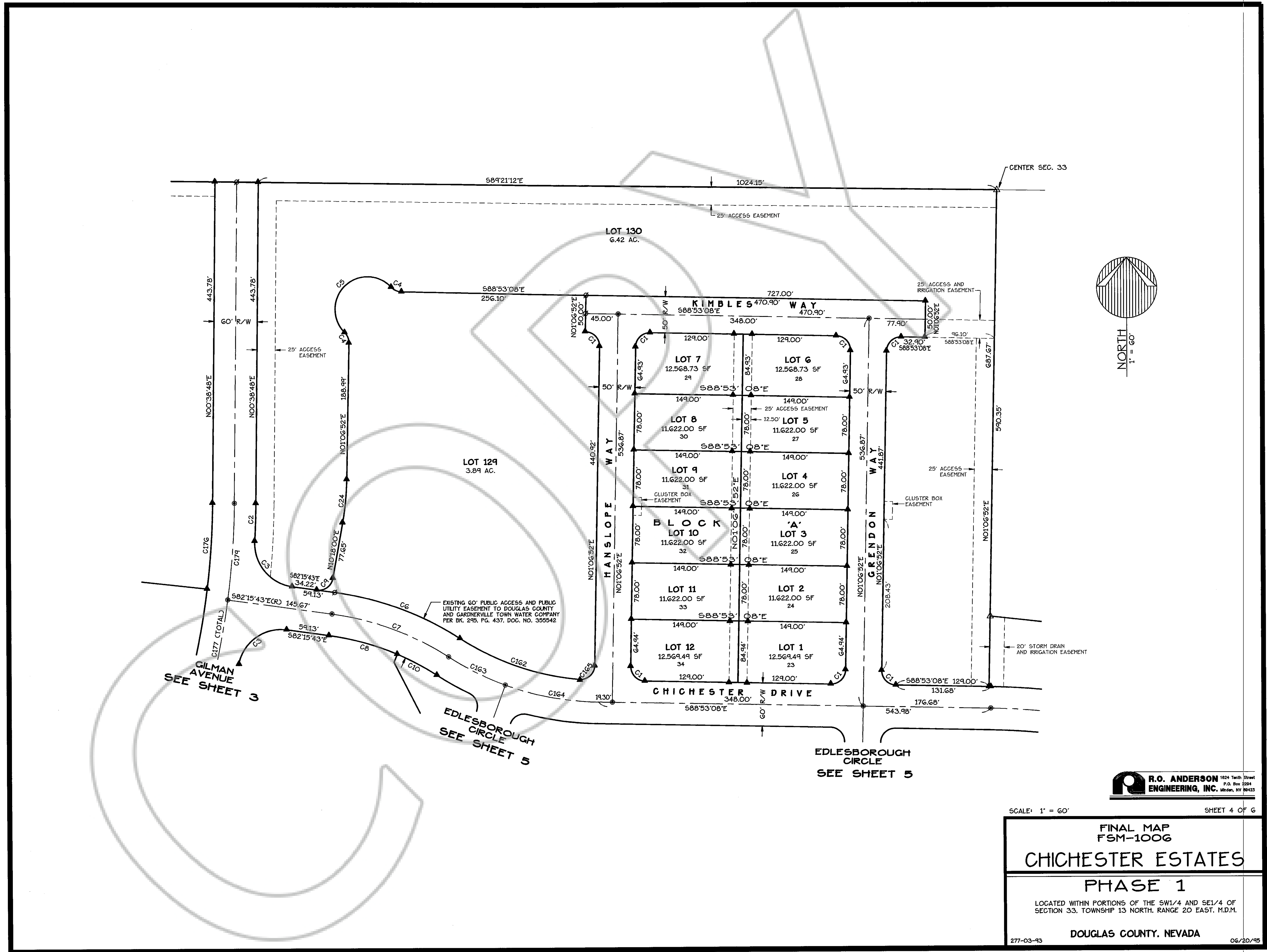
**PHASE 1**

LOCATED WITHIN PORTIONS OF THE SW1/4 AND SE1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.

DOUGLAS COUNTY, NEVADA

277-03-93 06/20/93

Document #370215



**R.O. ANDERSON** ENGINEERING, INC.  
1624 Tenth Street  
P.O. Box 2294  
Minden, NV 89423

SCALE: 1" = 60'

SHEET 4 OF 6

FINAL MAP  
FSM-1006  
**CHICHESTER ESTATES**  
**PHASE 1**

LOCATED WITHIN PORTIONS OF THE SW1/4 AND SE1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.

DOUGLAS COUNTY, NEVADA

277-03-93

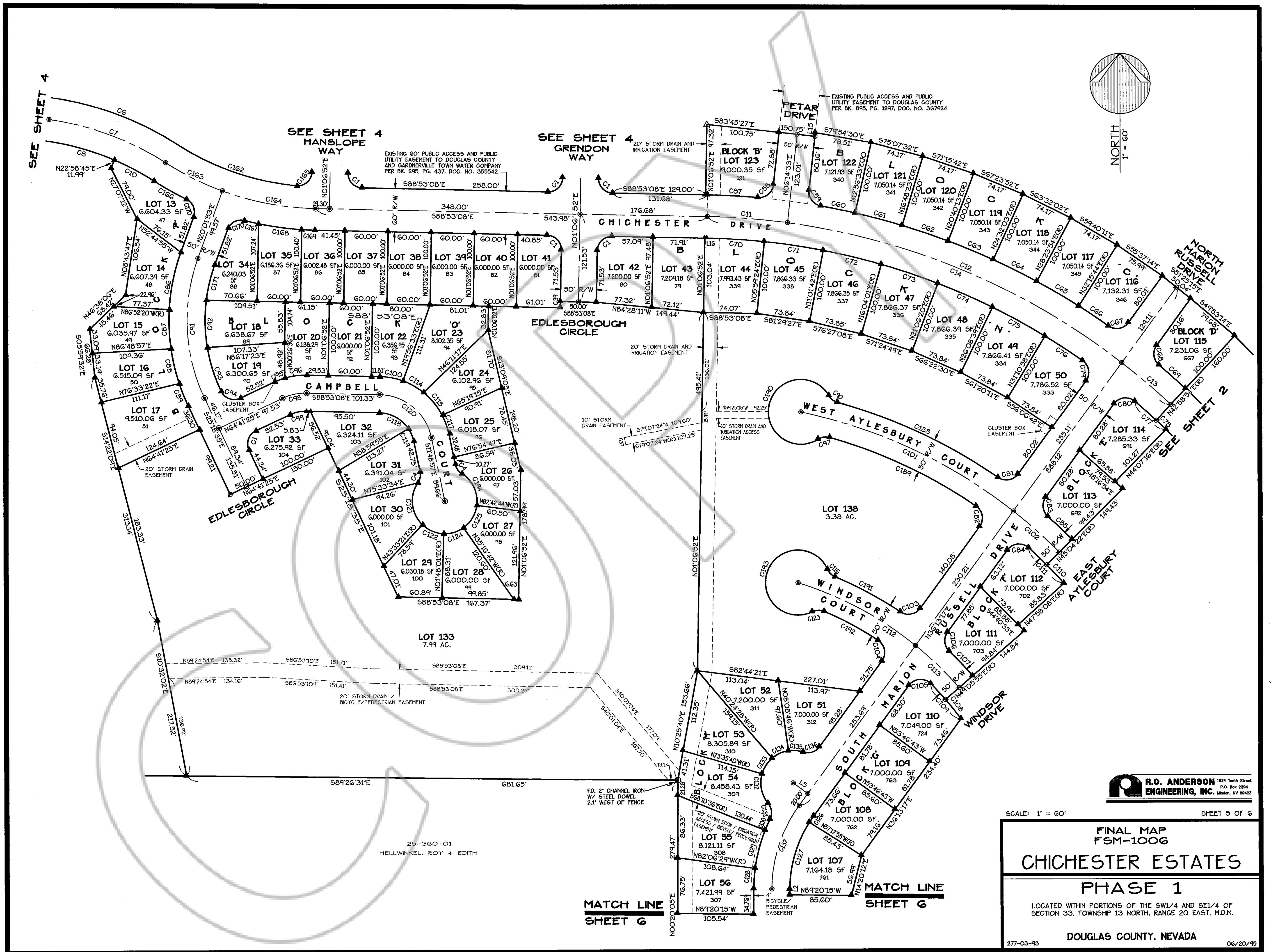
06/20/95

5 of 6  
 DRAWING NUMBER  
**Chichester Estates Phase 1**  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 RECORDED BY NUMBER 07049

DRAWING NUMBER  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 RECORDED BY NUMBER 07049

DRAWING NUMBER  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 RECORDED BY NUMBER 07049

DRAWING NUMBER  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 RECORDED BY NUMBER 07049



SCALE: 1" = 60'  
 SHEET 5 OF 6

**R.O. ANDERSON ENGINEERING, INC.**  
 1824 Tenth Street  
 P.O. Box 2284  
 Minden, NV 89413

**FINAL MAP  
 FSM-100G  
 CHICHESTER ESTATES  
 PHASE 1**

LOCATED WITHIN PORTIONS OF THE SW1/4 AND SE1/4 OF  
 SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.

**DOUGLAS COUNTY, NEVADA**  
 277-03-93  
 06/20/95

