

FINAL SUBDIVISION MAP FSM # 1006-2

CHICHESTER ESTATES PHASE 2

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.C. 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, 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 NATURAL GAS, WATER, SEWER, DRAINAGE FACILITIES, AND DRAINAGE PIPES, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

Charles L. Coker
CHARLES L. COKER, MANAGER
C.S.C. NEVADA LIMITED LIABILITY
CHICHESTER ESTATES JOINT VENTURE

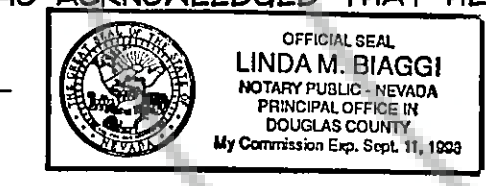
Lewis Pierce
LEWIS PIERCE, PRESIDENT
NEVADA PACIFIC LAND COMPANY
CHICHESTER ESTATES JOINT VENTURE

Lewis Pierce
LEWIS PIERCE, AUTHORIZED SIGNATURE
TRINITY ALPS WATER COMPANY
CHICHESTER ESTATES JOINT VENTURE

COUNTY OF DOUGLAS SS
STATE OF NEVADA

ON THIS 12th DAY OF June, 1996, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, CHARLES L. COKER, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE INSTRUMENT.

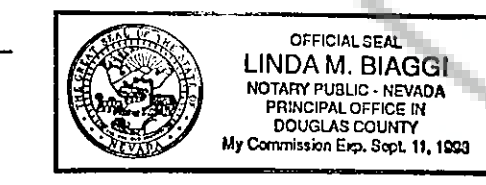
Linda M. Biaggi
NOTARY PUBLIC



COUNTY OF DOUGLAS SS
STATE OF NEVADA

ON THIS 12th DAY OF June, 1996, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, LEWIS PIERCE, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE 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:

- THIS PLAT REPRESENTS RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHARLES L. COKER.
- 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 12-21-96.
- 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.
- THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND WILL BE OF SUFFICIENT NUMBER AND DURABILITY BY 12-25, 1996, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Thomas I. McManus
THOMAS I. McMANUS, P.L.S. 6899



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.

Daphne
DIVISION OF HEALTH
DATE June 17, 1996

DIVISION OF 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.

David Ricci
DIVISION OF WATER RESOURCES
DATE 17 Jun 96

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. (A.P.N. 25-070-14, 25-070-15, 17 AND 25-760-39)

Barbara J. Reed
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER
DATE 12-6-96

COUNTY ENGINEER'S CERTIFICATE

I, CHRIS M. TSCHIRHART, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF THREE (3) SHEETS, ENTITLED "CHICHESTER ESTATES, PHASE 2", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. Furthermore, appropriate financial security for the placement of survey monuments and completion of the required work has been posted with Douglas County, Nevada.

Chris M. Tschirhart
CHRIS M. TSCHIRHART, P.E.
DOUGLAS COUNTY ENGINEER
DATE 10/20/96

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.

David Murphy
SIERRA PACIFIC POWER COMPANY
DATE 6-14-96

J. Morrison
CONTINENTAL TELEPHONE COMPANY
DATE 6-17-96

David R. H. H. H.
SOUTHWEST GAS COMPANY
DATE 6/14/96

David R. H. H. H.
MINDEN - BARKERVILLE SANITARIUM DISTRICT
DATE 10/8/96

FIRE DEPARTMENT'S CERTIFICATE

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

Steve Eisele
ACTING FIRE MARSHAL
DATE 6/17/96
EAST FORK FIRE PROTECTION SERVICE

PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 21st DAY OF October, 1996, 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.

Michael E. Jarrett
MICHAEL E. JARRETT, CHAIRMAN
DOUGLAS COUNTY PLANNING COMMISSION
DATE 10-24-96

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 23rd DAY OF February, 1996, BY THE DOUGLAS COUNTY PLANNING COMMISSION AND THAT ALL CONDITIONS OF SAID APPROVAL HAVE BEEN MET.

John Doughty
JOHN DOUGHTY
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR
DATE 10/25/96

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:

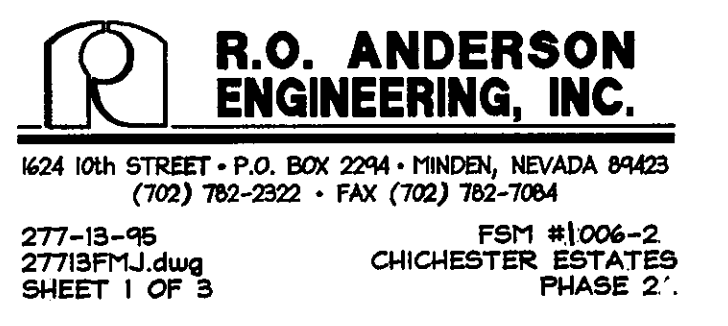
BT 196/5194 BK #380078
Karen L. Ellison Jr.
KAREN L. ELLISON
Western Title Company
DATE 5/20/96

RECORDER'S CERTIFICATE

FILED THIS 9th DAY OF December, 1996, AT 32 MINUTES PAST 2 O'CLOCK P.M., IN BOOK 1296 OF OFFICIAL RECORDS, AT PAGE 1386; DOCUMENT NO. 402570. RECORDED AT THE REQUEST OF CHARLES L. COKER.

James James - Deputy
DOUGLAS COUNTY RECORDER

CERTIFICATE OF AMENDMENT
DOC# 503768 BK 1100 PG 4362
DOC# 518479 BK 0701 P 3929



DRAWING NUMBER
CHECHESTER ESTATES
 Phase 2
 PLAN NO. 277131

DRAWING NUMBER
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 949.441.1111

DRAWING NUMBER
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 949.441.1111

DRAWING NUMBER
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 949.441.1111

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NOTES

- TOTAL AREA: 13.69 ACRES TOTAL LOTS: 53
- 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 A.P.N. 25-070-14, 25-070-15, AND 25-760-39.
- REFERENCE IS MADE TO THE RECORD OF SURVEY FOR RHODA CHICHESTER REVOCABLE TRUST, ROBERT L. CHICHESTER JR. AND ROSS J. CHICHESTER RECORDED MARCH 4, 1994 IN BOOK 394, AT PAGE 825, AS DOCUMENT NO. 331559.
- THIS MAP IS SUBJECT TO EASEMENTS AS SET FORTH IN THE PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY AS ORDER NO. P72950JC DATED MAY 24, 1996.
- THIS MAP IS A DIVISION OF LOT 129, 130, AND 138 OF FINAL MAP #1006 FOR CHICHESTER ESTATES, PHASE I RECORDED SEPTEMBER 12, 1995 IN BOOK 995, AT PAGE 1407, AS DOCUMENT NO. 370215.
- IMPROVEMENTS ARE RESTRICTED WITHIN THE STORM DRAIN EASEMENT ACROSS LOTS 40 AND 41 WHICH RAISES THE FINISHED GRADE OR PREVENTS STORM WATER FROM FLOWING THROUGH THE EASEMENT.

TOWN OF GARDNERVILLE

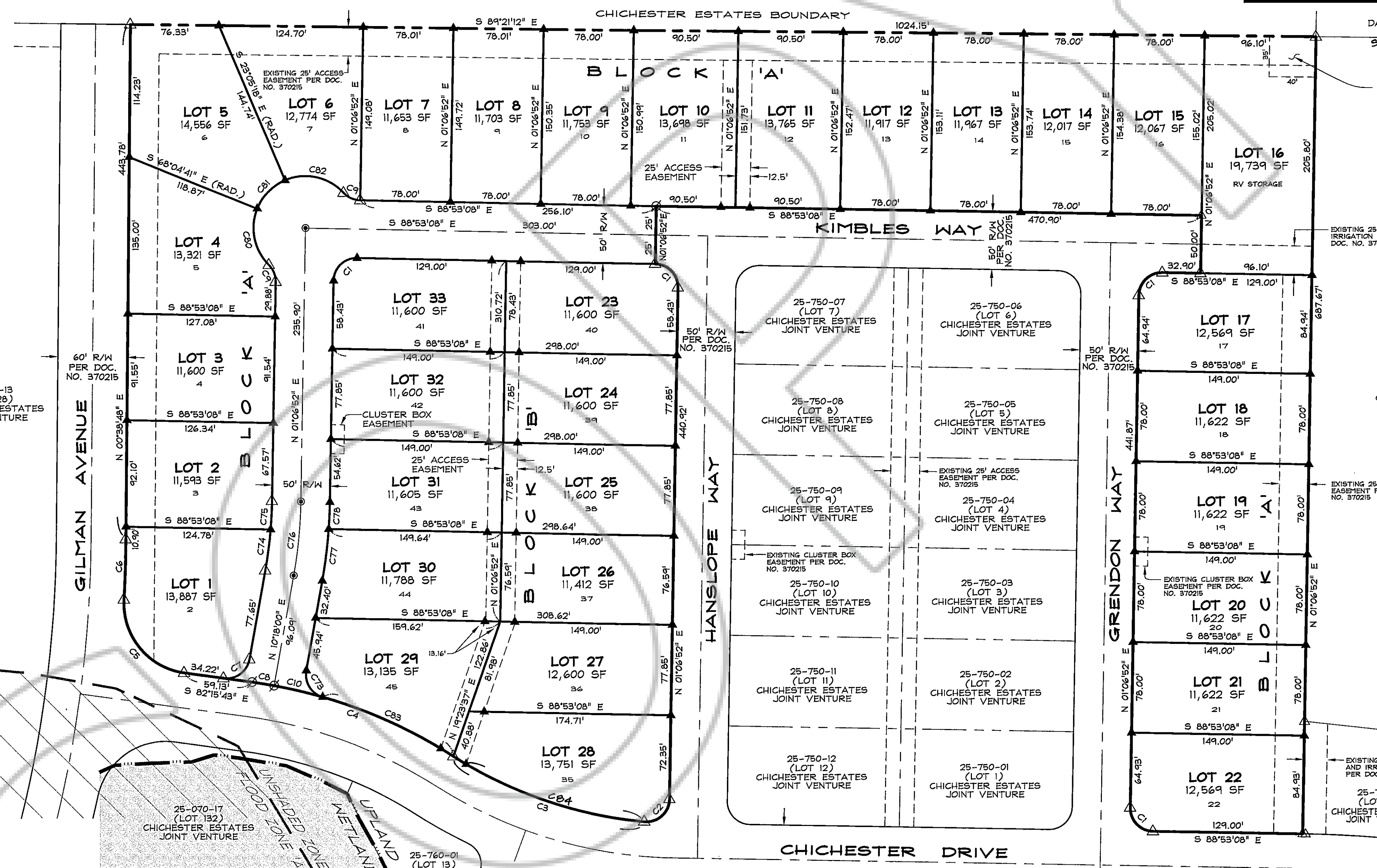
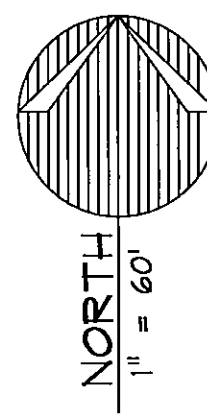
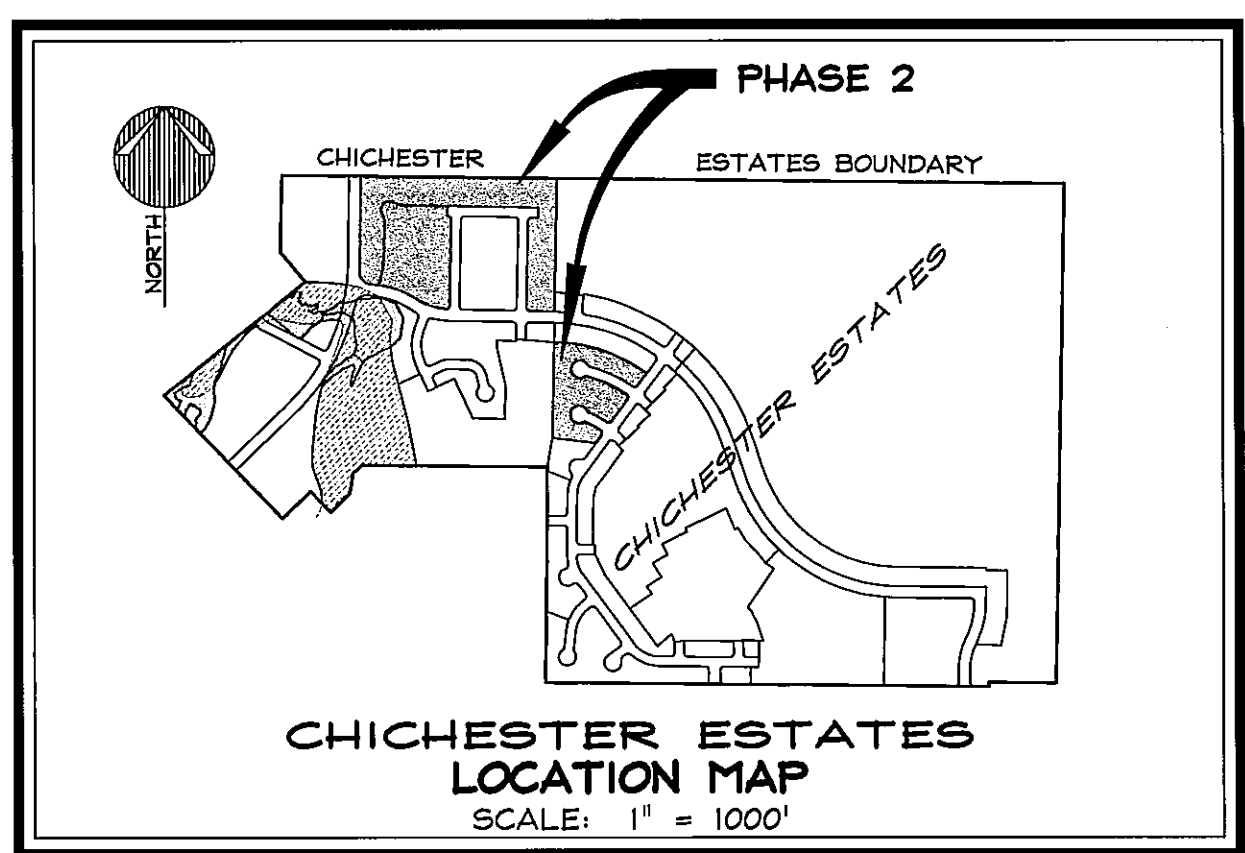
THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR ROADS, DRAINAGE FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES HAVE BEEN APPROVED AND ACCEPTED FOR MAINTENANCE BY THE TOWN OF GARDNERVILLE, SUBJECT TO FINAL INSPECTION PROCESS AND TOWN BOARD APPROVAL OF RECORD DOCUMENTS.

David C. Trueblood 10/1/96
 DAVID C. TRUEBLOOD, CHAIRMAN DATE
 TOWN OF GARDNERVILLE

- THE LOWEST FLOOR ELEVATION OF FUTURE BUILDINGS SHALL BE AS SHOWN ON THE FOLLOWING TABLE. DATUM IS AS ESTABLISHED BY U.S. COAST AND GEODETIC SURVEY, SPECIFICALLY A 1924 BRASS CAP 13-1191, ELEVATION 4745.65, FOUND IN THE FACE OF THE STEPS OF THE OLD MIDDLE SCHOOL (CURRENT MUSEUM) ON U.S. HIGHWAY 395.

LOT	MINIMUM ELEVATION
1, 2, 3, 29, 30	4747.80
9, 10, 11, 12, 23, 24	4748.60
34 THROUGH 45	4756.00

23-590-18
 DANGBERG HOLDINGS NEVADA LLC



23-590-19
 DANGBERG HOLDINGS NEVADA LLC
 33 14
 589°21'12"E 264.77'
 5/8" HB PLASTIC CAP PLS 6899

35'x40' STORM DRAIN AND IRRIGATION EASEMENT TO BE ABANDONED UPON COMPLETION OF PIPELINE

EXISTING 25' ACCESS AND IRRIGATION EASEMENT PER DOC. NO. 370215

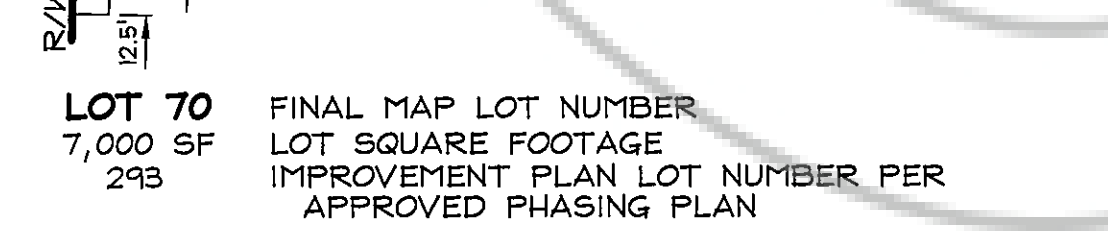
25-080-12 CHICHESTER TRUST

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	94°12'40"	20.00'	32.84'	21.53'
C3	27°16'24"	370.00'	176.12'	89.76'
C4	24°51'39"	430.00'	186.58'	94.78'
C5	85°35'18"	60.00'	89.63'	55.55'
C6	02°30'47"	1110.00'	51.91'	25.96'
C7	87°26'16"	20.00'	30.52'	19.13'
C8	02°33'44"	430.00'	19.23'	9.62'
C9	46°11'13"	20.00'	16.12'	8.53'
C10	05°44'21"	430.00'	43.07'	21.55'
C7A	84°15'39"	20.00'	29.41'	18.09'
C7A	05°26'04"	375.00'	35.55'	17.80'
C7B	03°44'59"	375.00'	24.54'	12.28'
C7C	09°11'08"	400.00'	64.13'	32.13'
C7D	06°03'06"	425.00'	44.89'	22.47'
C7E	03°08'02"	425.00'	23.25'	11.63'
C80	66°59'40"	45.00'	52.62'	29.78'
C81	44°59'23"	45.00'	35.33'	18.34'
C82	70°23'23"	45.00'	55.25'	31.74'
C83	16°33'34"	430.00'	124.28'	62.57'
C204	22°17'33"	376.00'	163.33'	83.02'

LEGEND

- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
- ∅ NOTHING SET
- FOUND CENTERLINE MONUMENT IN WELL
- ▲ 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



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.

25-760-22 (LOT 34) WESTRIDGE HOMES, INC.
 25-760-23 (LOT 35) WESTRIDGE HOMES, INC.
 25-760-24 (LOT 36) WESTRIDGE HOMES, INC.
 25-760-25 (LOT 37) CHICHESTER TRUST
 25-760-26 (LOT 38) CHICHESTER, RHODA J.
 25-760-27 (LOT 39) CHICHESTER, ROBERT L. JR.
 25-760-28 (LOT 40) CHICHESTER, RHODA J.
 25-760-29 (LOT 41) WESTRIDGE HOMES, INC.
 25-760-30 (LOT 42) WESTRIDGE HOMES, INC.
 25-760-31 (LOT 43) WESTRIDGE HOMES, INC.
 25-760-32 (LOT 44) CHICHESTER ESTATES JOINT VENTURE

R.O. ANDERSON ENGINEERING, INC.
 1624 10th STREET • P.O. BOX 2294 • HINDEN, NEVADA 89423
 (702) 782-2322 • FAX (702) 782-7084

SCALE: 1" = 60' SHEET 2 OF 3

FINAL MAP
FSM #1006-2
 FOR
CHICHESTER ESTATES
PHASE 2

LOCATED WITHIN PORTIONS OF THE SW1/4 AND SE1/4 OF SECTION 33, T.13N., R.20E., M.D.M.
 DOUGLAS COUNTY, NEVADA

277-13-15
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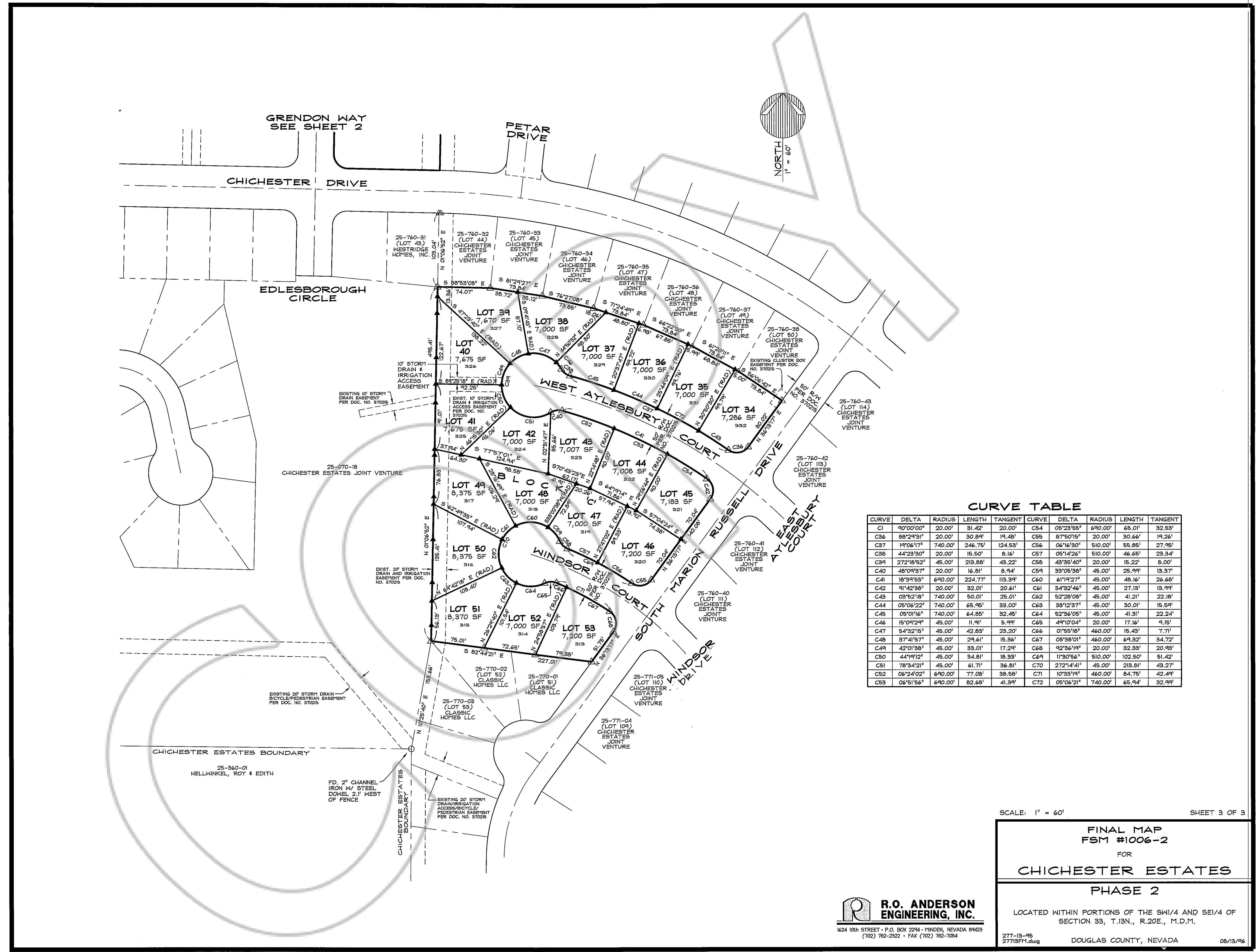
DRAWING NUMBER
CHICHESTER ESTATES
 P 3 of 3 Phase 2
 PLAN HOLD CORPORATION • IRVINE, CALIF. RINA
 RECORDED BY NUMBER 0204

DRAWING NUMBER
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 0204

DRAWING NUMBER
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 0204

DRAWING NUMBER
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 0204

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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'	C54	05°23'55"	690.00'	65.01'	32.53'
C36	88°24'51"	20.00'	30.84'	19.48'	C55	87°50'15"	20.00'	30.66'	19.26'
C37	19°06'17"	740.00'	246.75'	124.53'	C56	06°16'30"	510.00'	55.85'	27.95'
C38	44°23'30"	20.00'	15.50'	8.16'	C57	05°14'26"	510.00'	46.65'	23.34'
C39	27°18'52"	45.00'	213.88'	43.22'	C58	43°35'40"	20.00'	15.22'	8.00'
C40	48°09'37"	20.00'	16.81'	8.94'	C59	33°05'38"	45.00'	25.99'	13.37'
C41	18°39'53"	690.00'	224.77'	113.39'	C60	61°19'27"	45.00'	48.16'	26.68'
C42	91°42'38"	20.00'	32.01'	20.61'	C61	34°32'46"	45.00'	27.13'	13.99'
C43	03°52'18"	740.00'	50.01'	25.01'	C62	52°28'08"	45.00'	41.21'	22.18'
C44	05°06'22"	740.00'	65.95'	33.00'	C63	38°12'37"	45.00'	30.01'	15.59'
C45	05°01'16"	740.00'	64.85'	32.45'	C64	52°36'05"	45.00'	41.31'	22.24'
C46	15°09'29"	45.00'	11.91'	5.99'	C65	49°10'04"	20.00'	17.16'	9.15'
C47	54°32'15"	45.00'	42.83'	23.20'	C66	01°55'18"	460.00'	15.43'	7.71'
C48	37°41'57"	45.00'	29.61'	15.36'	C67	08°38'16"	460.00'	69.32'	34.72'
C49	42°01'38"	45.00'	33.01'	17.29'	C68	92°36'19"	20.00'	32.33'	20.93'
C50	44°19'12"	45.00'	34.81'	18.33'	C69	11°30'56"	510.00'	102.50'	51.42'
C51	78°34'21"	45.00'	61.71'	36.81'	C70	272°14'41"	45.00'	213.91'	43.27'
C52	06°24'02"	690.00'	77.08'	38.58'	C71	10°33'19"	460.00'	84.75'	42.49'
C53	06°31'56"	690.00'	82.68'	41.39'	C72	05°06'21"	740.00'	65.94'	32.99'

SCALE: 1" = 60' SHEET 3 OF 3

FINAL MAP
FSM #1006-2
 FOR
CHICHESTER ESTATES
 PHASE 2

LOCATED WITHIN PORTIONS OF THE SW1/4 AND SE1/4 OF SECTION 33, T.13N., R.20E., M.D.11.

277-13-95
 27713P1.dwg DOUGLAS COUNTY, NEVADA 08/13/96

R.O. ANDERSON
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