

DRAWING NUMBER
Final Map
CAHI #6
PD-98-06
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER OTHER

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FINAL MAP
CAHI#6
PLANNED UNIT DEVELOPMENT
FSM PD 98-06

A PORTION OF SECTION 21, T.12 N., R.20 E. MOUNT DIABLO BASELINE AND MERIDIAN
DOUGLAS COUNTY, NEVADA

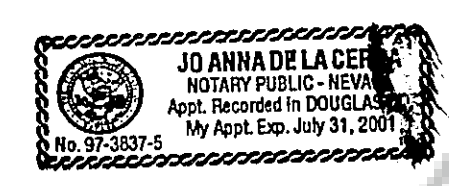
OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, ART SEAVEY AS EXECUTIVE DIRECTOR OF CITIZENS FOR AFFORDABLE HOMES, INC., A NEVADA NON-PROFIT PUBLIC BENEFIT CORPORATION, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS 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 THERE-TO, AND DOUGLAS COUNTY DEVELOPMENT CODE TITLE 20, 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 AS SHOWN FOR NATURAL GAS, WATER, SEWER, AND DRAINAGE, MAIL BOXES, FOR POLES, ANCHORS AND 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 HEREON.

Art Seavey
ART SEAVEY
EXECUTIVE DIRECTOR
CITIZENS FOR AFFORDABLE HOMES, INC.

STATE OF NEVADA SS
COUNTY OF DOUGLAS

ON THE 28th DAY OF September 1999, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, ART SEAVEY, EXECUTIVE DIRECTOR, CITIZENS FOR AFFORDABLE HOMES, INC., WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.



Jo Anna De La Cerda
NOTARY PUBLIC - JO ANNA DE LA CERDA

DIVISION OF WATER RESOURCES APPROVAL

THIS 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.

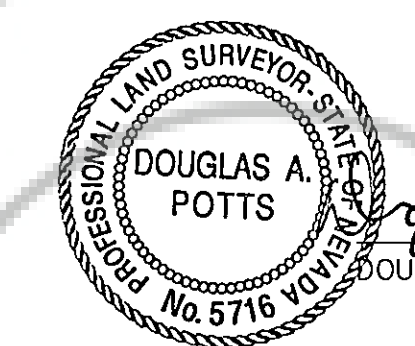
Jason King
DIVISION OF WATER RESOURCES
JASON KING
DATE 10-27-99

LUMOS AND ASSOCIATES
Civil Engineers • Surveyors • Material Testing • Planning
1478b 4th Street, Minden, NV 89423 (775) 782-6017

SURVEYOR'S CERTIFICATE

I, DOUGLAS A. POTTS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF CITIZENS FOR AFFORDABLE HOMES, INC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 21, OF TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON 10-14, 1999.
- 3) THIS MAP COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.



Douglas A. Potts
DOUGLAS A. POTTS, PLS 5716
DATE 10-21-99

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT

THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR ROADS, WATER, SEWER AND PUBLIC DRAINAGE FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES HAVE BEEN APPROVED AND ACCEPTED FOR MAINTENANCE BY THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, SUBJECT TO FINAL INSPECTION.

Robert Spellberg
ROBERT SPELLBERG, DISTRICT MANAGER
GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT
DATE 10/5/99

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 29-174-010 AND APN 29-174-140 No Ab Taxes as of 11/23/99
1220-21-510-255 1220-21-510-245

Barbara J. Reed
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER
By: *Jerry Henderson*
Chief Deputy Treasurer

COMMUNITY DEVELOPMENT DEPARTMENT

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON THE 22nd DAY OF NOVEMBER, 1999 THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. FURTHERMORE, THE OFFER OF DEDICATION FOR ALL PUBLIC ROADS AND WAYS WAS REJECTED AT THIS TIME WITH THE RIGHT TO ACCEPT SAID OFFER AT A LATER DATE.

Mimi Moss
MIMI MOSS
PLANNING, ECONOMIC DEVELOPMENT MANAGER
DATE 11/22/99

COUNTY ENGINEER'S CERTIFICATE

I, ERIC M. TEITELMAN, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED CAHI#6 PUD, AND THAT ALL WORK HAS BEEN SATISFACTORY COMPLETED; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Eric M. Teitelman
ERIC M. TEITELMAN, PE
DOUGLAS COUNTY ENGINEER
DATE 11/19/99

FIRE DEPARTMENT APPROVAL

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

Steve Eisele
STEVE EISELE
DEPUTY CHIEF FIRE MARSHALL
EAST FORK FIRE PROTECTION DISTRICT
DATE 9/29/99

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS AS SHOWN ON THIS MAP, UNLESS OTHERWISE INDICATED, ARE UTILITY EASEMENTS TO BE USED FOR THE SPECIFIC PURPOSE OF ELECTRICAL, TELEPHONE AND GAS SERVICE AND ARE HEREBY CHECKED AND APPROVED. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

Richard A. Carlson
RICHARD A. CARLSON - S.P.R.C.
DATE 9-28-99
Ladonna Fesler
LADONNA FESLER
DATE 10-1-99
Kimberly Johnson
SOUTHWEST GAS CORPORATION
KIMBERLY JOHNSON
DATE 9-28-99

HEALTH DEPARTMENT APPROVAL

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Jonathan C. Palm
JONATHAN C. PALM
DIVISION OF HEALTH
DATE 9-28-99

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON November 22, 1999, AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.

Barbara Reed
BARBARA REED
COUNTY CLERK
Donna Condino
Chief Deputy Clerk
DATE 11/22/99

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT ART SEAVEY, EXECUTIVE DIRECTOR, OF CITIZENS FOR AFFORDABLE HOMES, INC., A NEVADA NON-PROFIT PUBLIC BENEFIT CORPORATION IS THE ONLY PARTY HAVING RECORD INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A LIST OF LIENS AND/OR MORTGAGE HOLDERS OF RECORD:
BOOK 1298, PAGE 1436, DOCUMENT #455795

James P. Kiernan
JAMES P. KIERNAN
PRESIDENT
NORTHERN NEVADA TITLE COMPANY
DATE FEB. 24, 1999

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF November 1999, AT 54 MINUTES PAST 12 O'CLOCK P.M. IN BOOK 1199, OF OFFICIAL RECORDS, PAGE 4453, DOCUMENT NO. 481452. RECORDED AT THE REQUEST OF CITIZENS FOR AFFORDABLE HOMES, INC.

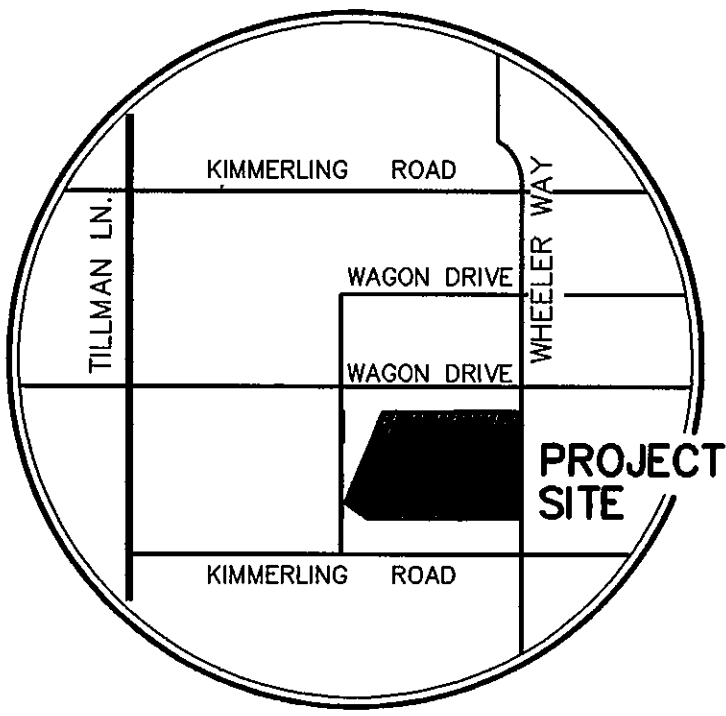
Pamela Krenenberg
PAMELA KRENBENBERG
DOUGLAS COUNTY RECORDER
Deputy

DRAWING NUMBER
CAHI #6
PD-98-06 page 2 of 2
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07384

DRAWING NUMBER
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VICINITY MAP
NOT TO SCALE



BASIS OF BEARING

THE CENTERLINE BEARING OF WHEELER WAY AS PER GARDNERVILLE RANCHOS UNIT #6, BK. 573, PG. 1026, DOC. #66512 DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE. N00°00'34"E

NOTES

- 7.5' PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ALONG ALL ROAD FRONTAGES AND 5' PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED ALONG ALL SIDE AND REAR LOT LINES. SAID EASEMENTS SHALL ALSO EXIST AS SURFACE DRAINAGE EASEMENTS.
- ALL ROAD RIGHT-OF-WAYS SHALL INCLUDE EASEMENTS FOR WATER AND SEWER UTILITIES.
- LOTS 25 AND 26 SHALL EXIST AS OPEN SPACE CONSERVATION & PUBLIC UTILITY EASEMENTS.
- ACCESS TO LOTS 1, 2, 3, 23 AND 24 IS RESTRICTED TO WHEELER WAY.
- STREET-SIDE BUILDING SETBACK FROM CAHI CIRCLE FOR LOTS 3 AND 24 SHALL BE A MINIMUM OF 10 FEET.
- ALL FENCES SHALL BE CONSTRUCTED TO STANDARDS SET FORTH IN TITLE 20 OF DOUGLAS COUNTY CODE.
- NO FURTHER DIVISION OF THIS PUD IS PERMITTED.

ACREAGE

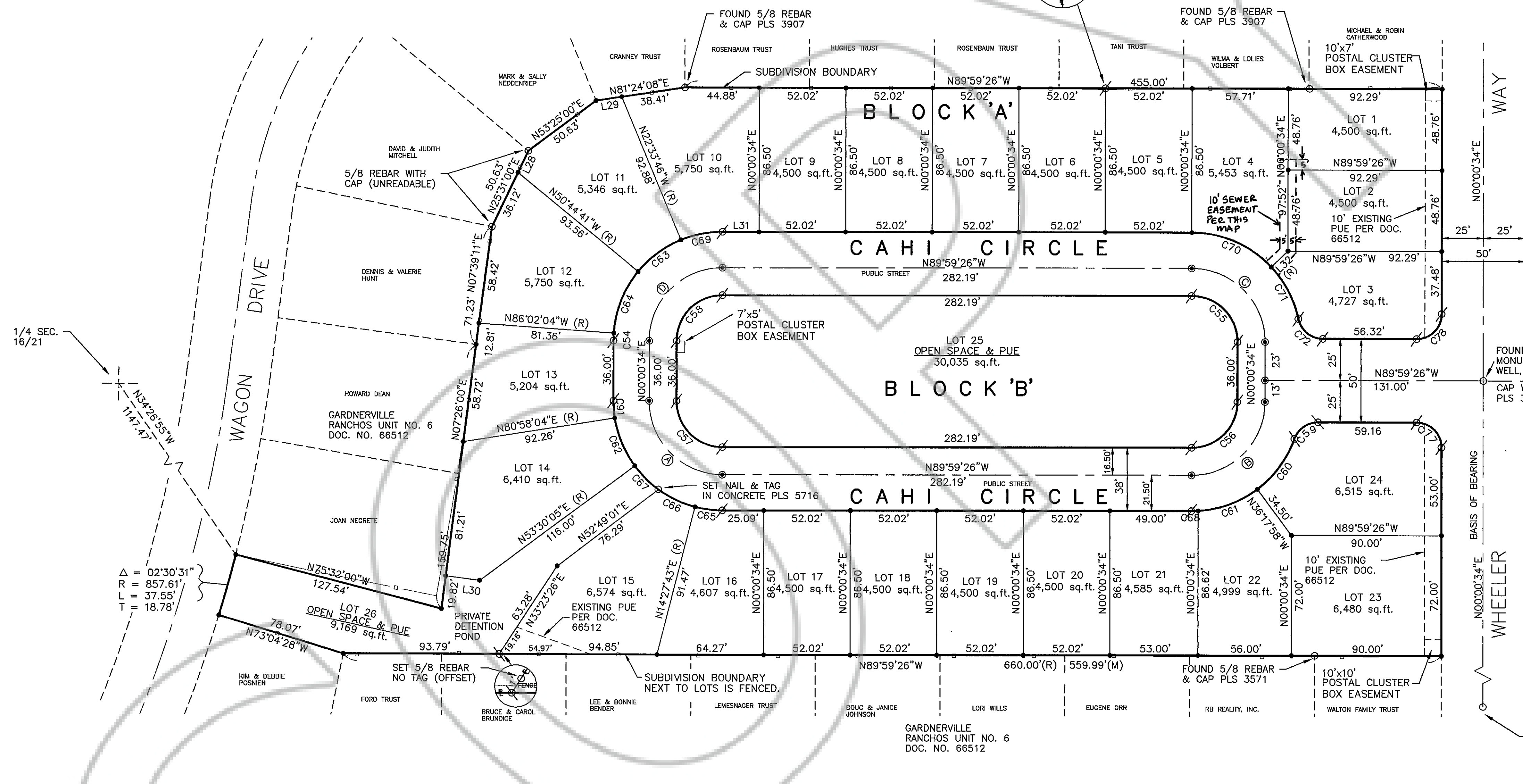
LOTS (24)	2.81 ACRES
STREET AREA	0.89 ACRES
COMMON AREA (LOTS 25 & 26)	0.90 ACRES
TOTAL	4.60 ACRES

LINE TABLE

LINE	LENGTH	BEARING
L28	14.51	N25°31'00"E
L29	15.67	N81°24'08"E
L30	20.57	N82°34'18"W
L31	22.07	N89°59'26"W
L32	13.86	N46°39'23"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C54	4.52	65.50	2.26	03°57'22"
C55	43.20	27.50	27.50	90°00'00"
C56	43.20	27.50	27.50	90°00'00"
C57	43.20	27.50	27.50	90°00'00"
C58	43.20	27.50	27.50	90°00'00"
C59	18.43	15.00	10.58	70°24'10"
C60	38.00	65.50	19.55	33°14'15"
C61	38.48	65.50	19.82	33°39'51"
C62	31.40	65.50	16.01	27°27'59"
C63	32.22	65.50	16.44	28°10'56"
C64	40.34	65.50	20.83	35°17'23"
C65	16.52	65.50	8.31	14°27'09"
C66	24.55	65.50	12.42	21°28'33"
C67	20.08	65.50	10.12	17°33'49"
C68	4.00	65.50	2.00	03°30'04"
C69	25.80	65.50	13.07	22°34'20"
C70	53.33	65.50	28.24	46°38'49"
C71	35.62	65.50	18.26	31°09'41"
C72	20.37	15.00	12.11	77°48'31"
C77	23.56	15.00	15.00	90°00'00"
C78	23.56	15.00	15.00	90°00'00"
C91	10.34	65.50	5.18	09°02'30"
A	69.12	44.00	44.00	90°00'00"
B	69.12	44.00	44.00	90°00'00"
C	69.12	44.00	44.00	90°00'00"
D	69.12	44.00	44.00	90°00'00"



LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP PLS 5716
- ⊙ CENTERLINE MONUMENT IN WELL W/ PLS 5716
- FOUND OR SET POINT AS NOTED
- ∅ CALCULATED POINT NOTHING SET
- M MEASURED DISTANCE
- R RECORD DISTANCE PER DOC. 66512
- EXISTING BOUNDARY FENCING
- (R) RADIAL

LUMOS AND ASSOCIATES
Civil Engineers • Surveyors • Material Testing • Planning
LUMOS AND ASSOCIATES 14709 4th Street, Madras, NY 69403 (773) 792-5077

CAHI PUD #6
FSM# PD98-06

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