

FINAL SUBDIVISION MAP #1006-7

# CHICHESTER ESTATES PHASE 7

LOCATED WITHIN A PORTION OF THE 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, A NEVADA JOINT VENTURE, SAMMY F. CEMO AUTHORIZED SIGNATURE, 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 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 RIGHTS-OF-WAY 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.

*[Signature]*  
 SAMMY F. CEMO AUTHORIZED SIGNATURE  
 CHICHESTER ESTATES JOINT VENTURE

COUNTY OF El Dorado  
 STATE OF California SS:

ON THIS 1<sup>st</sup> DAY OF August, IN THE YEAR 2000, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED SAMMY F. CEMO, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

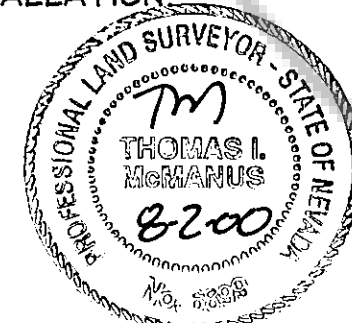
WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY'S SIGNATURE Marcia Paris Daly  
 MY COMMISSION EXPIRES: May 29, 2002



**SURVEYOR'S CERTIFICATE**

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

- THIS PLAT REPRESENTS RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF C.S.S., LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE1/4 OF SECTION 33, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON Aug 2, 2000.
- 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 THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY Oct 15, 2000 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.



*[Signature]*  
 THOMAS I. McMANUS, P.L.S. 6899

**BUREAU OF HEALTH PROTECTION SERVICES**

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.

*[Signature]* 8/3/00  
 JONATHAN C. PALEY RICHARD P. DREW / DATE  
 HEALTH DIVISION

**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.

*[Signature]* 7-25-00  
 JASON KING / DATE  
 DIVISION OF WATER RESOURCES

**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. 1320-33-714-066) *Ag taxes paid as of 10/13/00*  
*[Signature]* 10/13/00  
 BARBARA J. REED / DATE  
 DOUGLAS COUNTY CLERK-TREASURER  
 By: *[Signature]* Chief Deputy Treasurer

**COUNTY ENGINEER'S CERTIFICATE**

I, ERIC M. TEITELMAN, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "CHICHESTER ESTATES, PHASE 7", 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.

*[Signature]* 10/6/00  
 ERIC M. TEITELMAN, P.E. / DATE  
 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.

*[Signature]* Michael Rice 7-28-00  
 SIERRA PACIFIC POWER COMPANY / DATE  
*[Signature]* 7/25/00  
 GENERAL TELEPHONE AND ELECTRONICS Southwest Gas Company  
*[Signature]* 7-27-00  
 DANIEL R. HELLWINKEL / DATE  
 HINDEN-GARDNERVILLE SANITATION DISTRICT

**FIRE DEPARTMENT'S CERTIFICATE**

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

*[Signature]* 8/1/00  
 STEVE EISELE / DATE  
 EAST FORK FIRE PROTECTION SERVICE

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 28<sup>th</sup> DAY OF October, 2000, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*[Signature]*  
 BARBARA J. REED / DATE  
 COUNTY CLERK

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 2<sup>nd</sup> DAY OF October, 2000. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*[Signature]* 10-9-00  
 MIMI B. MOSS / DATE  
 PLANNING/ECONOMIC DEVELOPMENT MANAGER

**TITLE CERTIFICATE**

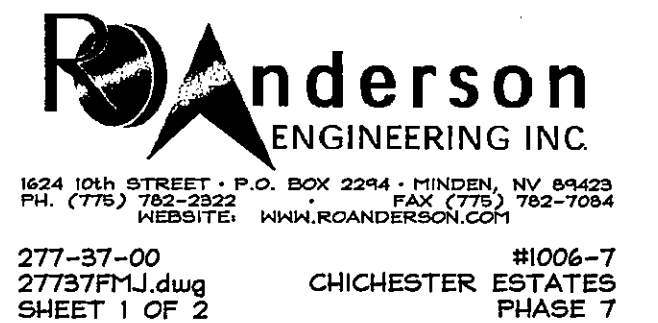
THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNER'S CERTIFICATE IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND ENRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD:

*[Signature]* 7-13-00  
 JANICE K. CONDON, TITLE OFFICER / DATE  
 WESTERN TITLE COMPANY

**RECORDER'S CERTIFICATE**

FILED THIS 13<sup>th</sup> DAY OF October, 2000, AT 12 MINUTES PAST 1 O'CLOCK P.M., IN BOOK 1000 OF OFFICIAL RECORDS, AT PAGE 2398; DOCUMENT NO. 501336. RECORDED AT THE REQUEST OF C.S.S., LLC.

*[Signature]*  
 DOUGLAS COUNTY RECORDER





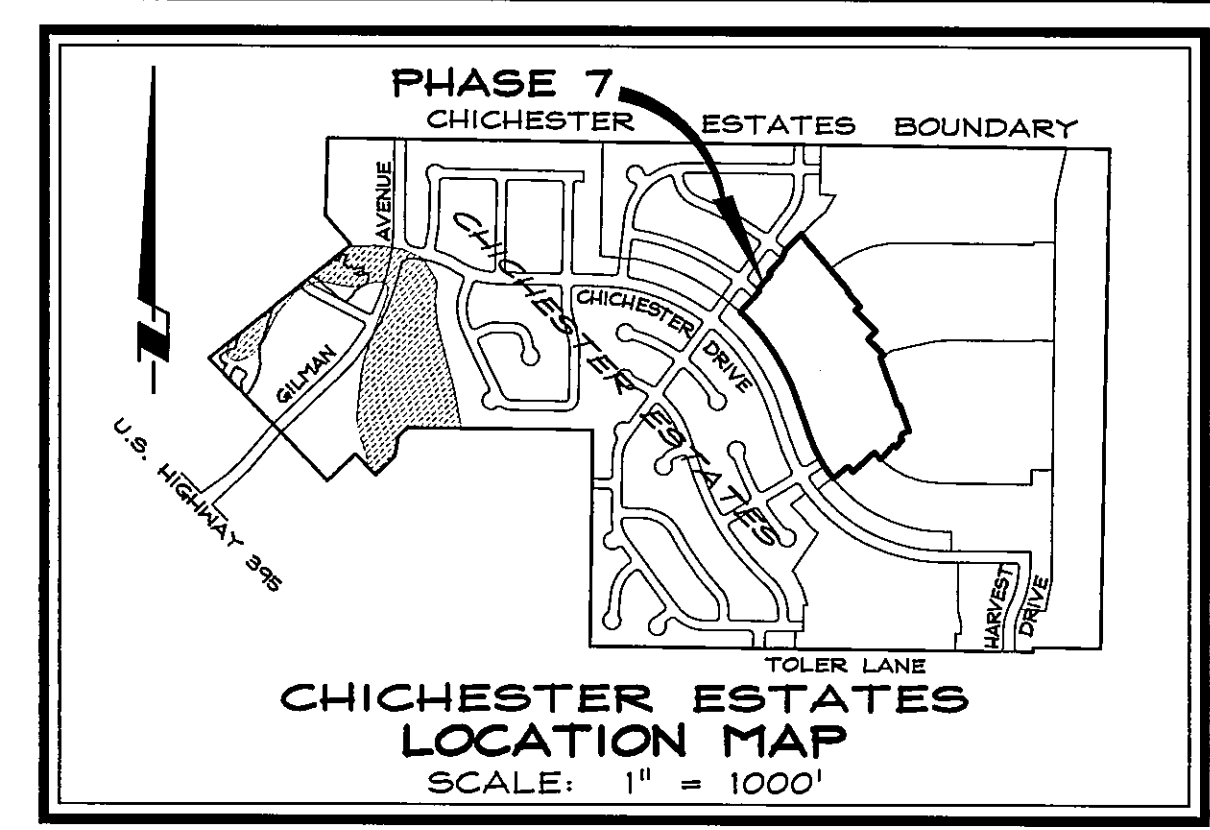
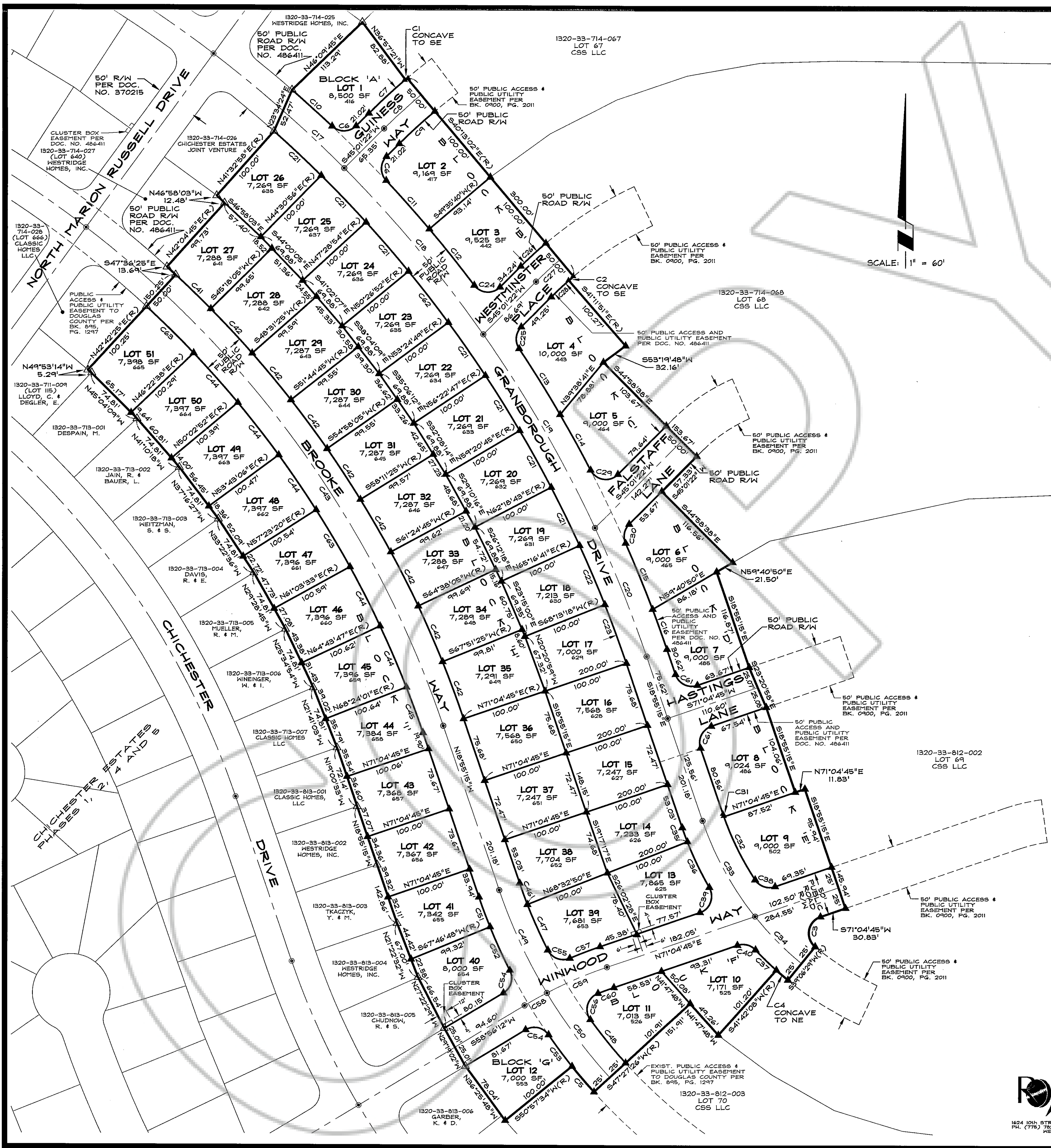
DRAWING NUMBER  
**CHICHESTER ESTATES**  
 PHASE 7  
 #1006-7  
 Page 2 of 4  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REFERENCED BY NUMBER OTHER  
 EXISTING RECORD OF PHASE 6, THIS DATE

DRAWING NUMBER  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REFERENCED BY NUMBER OTHER  
 EXISTING RECORD OF PHASE 6, THIS DATE

DRAWING NUMBER  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REFERENCED BY NUMBER OTHER  
 EXISTING RECORD OF PHASE 6, THIS DATE

DRAWING NUMBER  
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REFERENCED BY NUMBER OTHER  
 EXISTING RECORD OF PHASE 6, THIS DATE

Z:\PROJECTS\27737\dwg\27737FN7.dwg Mon Oct 02 11:34:28 2000



**BASIS OF BEARING**

S 89°25'02" E - SOUTH LINE OF 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.

**NOTES**

- TOTAL AREA: 12.47 ACRES ROADWAY: 3.50 ACRES LOTS: 51 8.97 ACRES
- A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTS AND A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES.
- 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 A DIVISION OF LOT 66 OF FINAL MAP #1006-6 FOR CHICHESTER ESTATES, PHASE 6, RECORDED FEBRUARY 16, 2000 IN BOOK 0200, AT PAGE 2552, AS DOCUMENT NO. 486411.

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	00°12'32"	725.00'	2.64'	1.32'	C32	13°47'01"	340.00'	81.79'	41.10'
C2	00°58'49"	425.00'	7.27'	3.64'	C33	19°56'00"	365.00'	126.98'	64.14'
C3	12°58'16"	20.00'	42.58'	36.06'	C34	12°02'16"	365.00'	76.69'	38.49'
C4	02°35'39"	390.00'	17.66'	8.83'	C35	02°31'55"	390.00'	17.23'	8.62'
C5	03°30'08"	640.00'	39.12'	19.57'	C36	08°38'23"	390.00'	58.81'	29.46'
C6	88°18'13"	20.00'	30.82'	19.42'	C37	04°58'01"	390.00'	33.81'	16.92'
C7	04°33'04"	725.00'	57.59'	28.81'	C38	75°37'36"	20.00'	26.40'	15.52'
C8	04°45'36"	700.00'	58.16'	29.10'	C39	10°10'18"	20.00'	35.32'	24.34'
C9	04°45'36"	675.00'	56.08'	28.06'	C40	65°35'25"	20.00'	22.90'	12.89'
C10	02°23'43"	1500.00'	62.71'	31.36'	C41	02°35'40"	1250.00'	56.60'	28.31'
C11	02°52'31"	1500.00'	75.27'	37.64'	C42	03°13'20"	1250.00'	70.30'	35.16'
C12	03°10'46"	1500.00'	83.23'	41.63'	C43	28°22'20"	1225.00'	606.61'	309.66'
C13	03°26'00"	1500.00'	89.88'	44.96'	C44	03°40'14"	1200.00'	76.87'	38.45'
C14	02°47'38"	1500.00'	73.14'	36.58'	C45	02°40'44"	1200.00'	55.11'	28.06'
C15	03°09'53"	1500.00'	82.86'	41.44'	C46	02°31'55"	590.00'	26.07'	13.04'
C16	01°52'49"	1500.00'	49.22'	24.61'	C47	05°37'17"	590.00'	57.89'	28.97'
C17	03°47'17"	1475.00'	97.52'	48.78'	C48	06°17'15"	590.00'	64.74'	32.40'
C18	09°45'29"	1475.00'	251.21'	125.91'	C49	12°13'30"	615.00'	131.22'	65.86'
C19	10°03'24"	1475.00'	258.89'	129.78'	C50	11°23'49"	615.00'	122.33'	61.37'
C20	06°14'39"	1475.00'	160.68'	80.42'	C51	03°17'57"	640.00'	36.85'	18.43'
C21	02°57'58"	1450.00'	75.06'	37.54'	C52	04°56'01"	640.00'	55.11'	27.57'
C22	02°56'37"	1450.00'	74.50'	37.26'	C53	04°04'04"	640.00'	45.44'	22.73'
C23	02°51'26"	1450.00'	72.31'	36.16'	C54	86°05'26"	20.00'	30.05'	18.68'
C24	97°45'04"	20.00'	34.12'	22.91'	C55	85°57'21"	20.00'	30.00'	18.64'
C25	78°48'33"	20.00'	27.51'	16.43'	C56	104°57'02"	20.00'	36.63'	26.04'
C26	04°45'36"	475.00'	39.46'	19.74'	C57	04°06'33"	525.00'	37.65'	18.83'
C27	04°45'36"	450.00'	37.39'	18.70'	C58	03°24'53"	500.00'	29.80'	14.90'
C28	03°46'47"	425.00'	28.04'	14.02'	C59	08°43'40"	500.00'	76.16'	38.15'
C29	107°25'05"	20.00'	37.50'	27.24'	C60	02°23'02"	475.00'	19.76'	9.88'
C30	68°59'19"	20.00'	24.08'	13.74'	C61	90°00'00"	20.00'	31.42'	20.00'
C31	00°35'23"	340.00'	3.50'	1.75'	C62	02°57'57"	1450.00'	75.06'	37.54'
					C63	03°40'13"	1200.00'	76.87'	38.45'

**LEGEND**

- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
  - ⊙ FOUND CENTERLINE MONUMENT IN WELL
  - ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 6899
  - ⊥ SET CENTERLINE MONUMENT IN WELL
  - ⊥ NOTHING FOUND OR SET
  - (R) RADIAL BEARING
- LOT 32 FINAL MAP LOT NUMBER  
 7,025 SF LOT SQUARE FOOTAGE  
 715 IMPROVEMENT PLAN LOT NUMBER PER APPROVED PHASING PLAN

SCALE: 1" = 60' SHEET 2 OF 2

**Anderson**  
 ENGINEERING INC.  
 1624 10th STREET • P.O. BOX 2244 • MINDEN, NV 89423  
 PH. (775) 782-2322 FAX (775) 782-7034  
 WEBSITE: WWW.ANDERSONENR.COM

**FINAL MAP**  
 #1006-7  
 FOR  
**CHICHESTER ESTATES**  
 PHASE 7  
 LOCATED WITHIN A PORTION OF THE SE1/4 OF  
 SECTION 33, T.13N., R.20E., M.D.M.  
 DOUGLAS COUNTY, NEVADA  
 277-37-00  
 27737FN7.dwg 03/08/00