

# FINAL SUBDIVISION MAP #1006-10

# CHICHESTER ESTATES

# PHASE 10

**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**

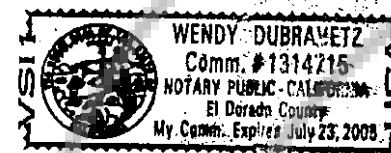
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED CHICHESTER ESTATES JOINT VENTURE, A NEVADA JOINT VENTURE, SAMMY F. CEMO, AUTHORIZED SIGNATURE, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN 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 \_\_\_\_\_  
 STATE OF \_\_\_\_\_ SS:

ON THIS 5<sup>th</sup> DAY OF April, IN THE YEAR 2002, 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.

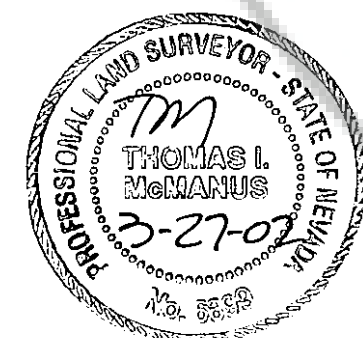
WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY'S SIGNATURE *[Signature]*  
 MY COMMISSION EXPIRES: 7-23-05



**SURVEYOR'S CERTIFICATE**

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

- 1) THIS PLAT REPRESENTS RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHICHESTER ESTATES JOINT VENTURE.
- 2) 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 March 26, 2002.
- 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 THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



*[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]* 12/10/01  
 RICHARD P. DREW  
 HEALTH DIVISION DATE

**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]* 12-7-01  
 JASON KING  
 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. No ad taxes as of 4/10/02  
 (A.P.N. 1320-33-812-002)

*[Signature]* 4-24-02  
 BARBARA J. REED  
 DOUGLAS COUNTY CLERK-TREASURER DATE  
 By: *[Signature]*  
 Chief Deputy Treasurer

**COUNTY ENGINEER'S CERTIFICATE**

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "CHICHESTER ESTATES, PHASE 10" 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 COMPLETION OF THE REQUIRED WORK HAS BEEN POSTED WITH DOUGLAS COUNTY.

*[Signature]* 4/23/02  
 CARL RUSCHMEYER, P.E.  
 DOUGLAS COUNTY ENGINEER DATE

**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 COMPANY  
 SIGNATURE: *[Signature]* DATE: 11-1-01  
 PRINTED NAME: MICHAEL PRICE

GENERAL TELEPHONE AND ELECTRONICS VERIZON  
 SIGNATURE: *[Signature]* DATE: 11-1-01  
 PRINTED NAME: DEBBIE PAYNE

SOUTHWEST GAS COMPANY  
 SIGNATURE: *[Signature]* DATE: 11-1-01  
 PRINTED NAME: MARTIN STRENG

MINDEN-GARDNERVILLE SANITATION DISTRICT  
 SIGNATURE: *[Signature]* DATE: 4-2-2002  
 PRINTED NAME: Jerome Etchegeyhen

**FIRE DEPARTMENT'S CERTIFICATE**

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

*[Signature]* 11/8/01  
 STEVE EISELE  
 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 23<sup>rd</sup> DAY OF April, 2002, 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 REED  
 COUNTY CLERK  
 By: *[Signature]*  
 DEPUTY

**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 23<sup>rd</sup> DAY OF April, 2002. 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]* 4-23-02  
 MIMI B. MOSS  
 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 EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD: None

*[Signature]*  
 ELLYN JOHNSON, TITLE OFFICER  
 WESTERN TITLE COMPANY

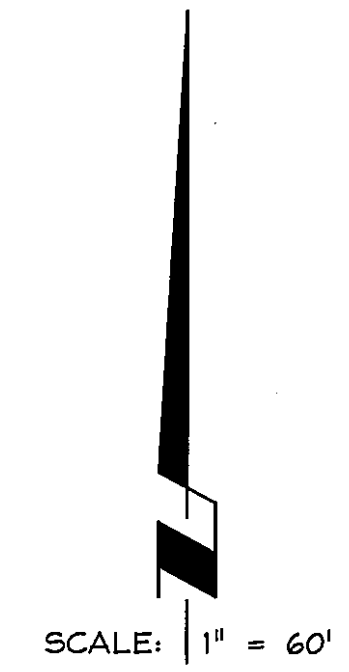
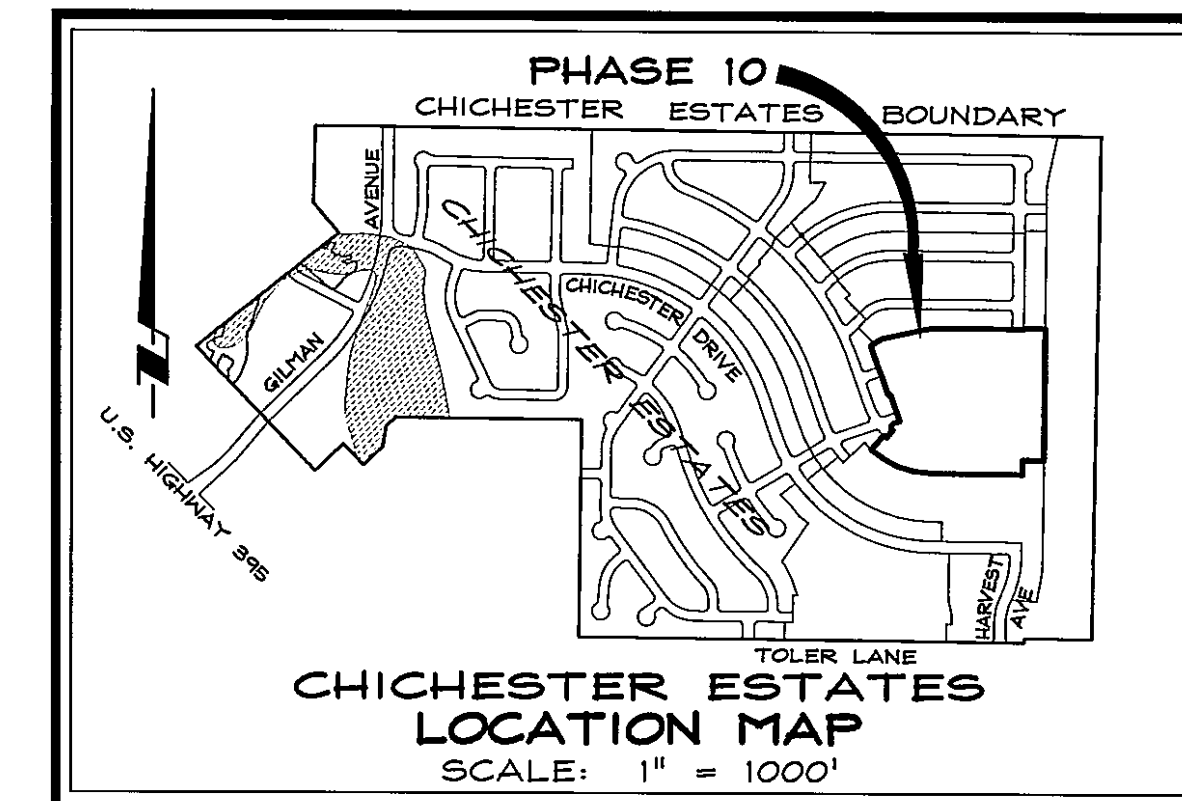
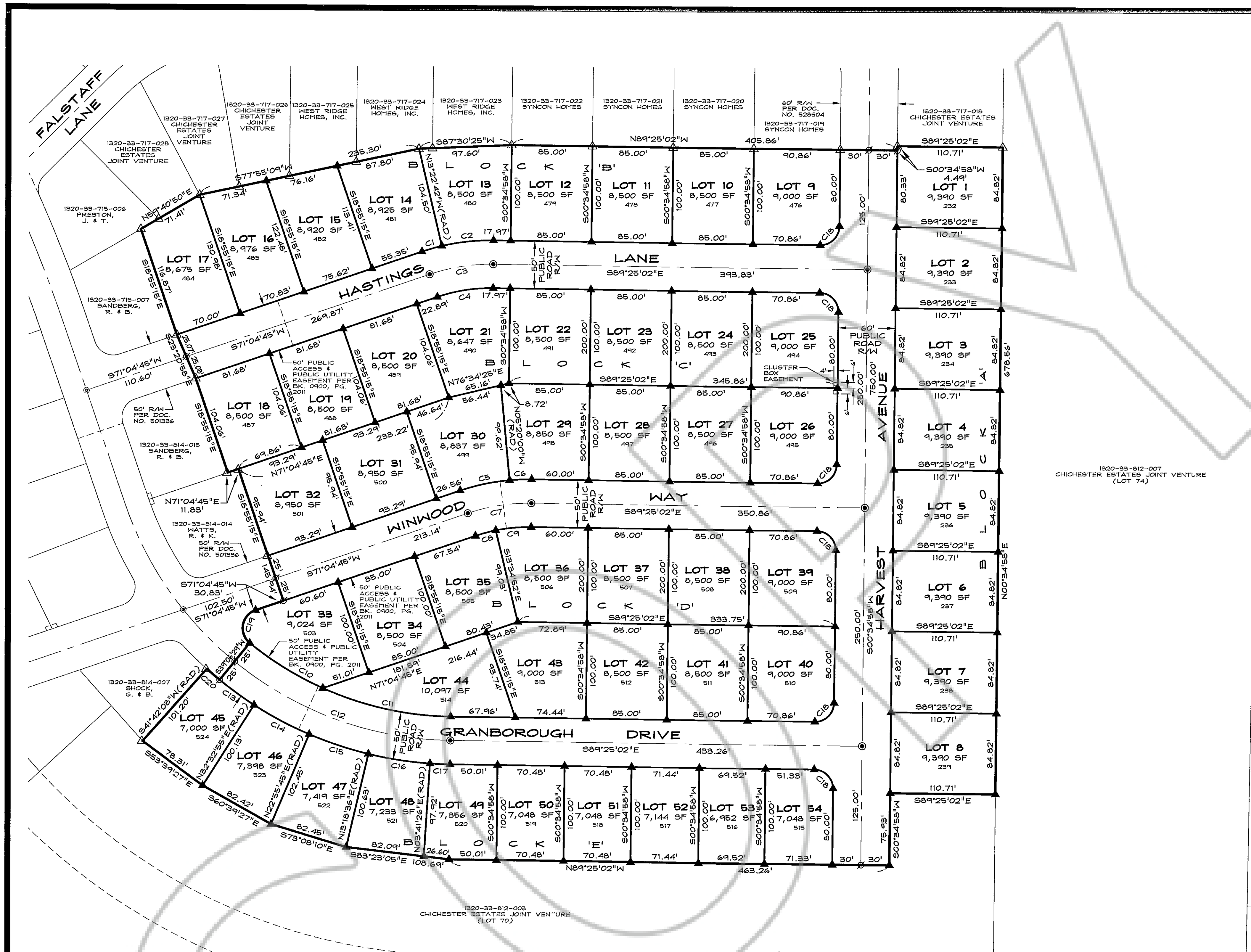
**RECORDER'S CERTIFICATE**

FILED THIS 25<sup>th</sup> DAY OF APRIL, 2002, AT 30 MINUTES PAST 9 O'CLOCK A. M., IN BOOK 0802 OF OFFICIAL RECORDS, AT PAGE 7423; DOCUMENT NO. 540511

RECORDED AT THE REQUEST OF CHICHESTER ESTATES JOINT VENTURE.  
*[Signature]*  
 DOUGLAS COUNTY RECORDER







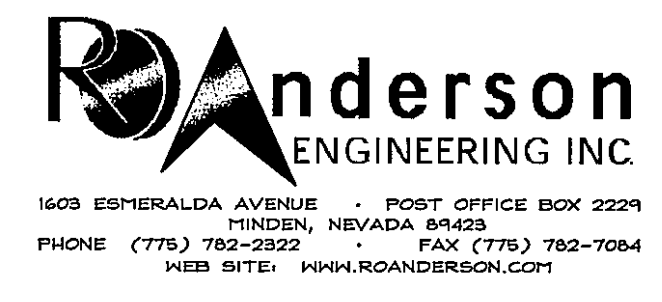
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	05°32'35"	225.00'	21.77'	10.89'
C2	13°57'40"	225.00'	24.83'	27.85'
C3	19°30'13"	200.00'	65.08'	34.37'
C4	19°30'13"	175.00'	59.57'	30.08'
C5	13°35'15"	225.00'	53.36'	26.81'
C6	05°54'58"	225.00'	23.23'	11.63'
C7	19°30'13"	200.00'	65.08'	34.37'
C8	07°15'25"	175.00'	22.17'	11.10'
C9	12°14'48"	175.00'	37.41'	18.77'
C10	15°13'17"	340.00'	90.33'	45.43'
C11	23°18'14"	340.00'	138.29'	70.11'
C12	38°31'31"	365.00'	245.42'	127.55'
C13	06°33'34"	390.00'	44.65'	22.35'
C14	09°37'10"	390.00'	65.48'	32.82'
C15	09°37'10"	390.00'	65.48'	32.82'
C16	01°37'10"	390.00'	65.48'	32.82'
C17	03°06'28"	390.00'	21.15'	10.58'
C18	90°00'00"	20.00'	31.42'	20.00'
C19	12°15'16"	20.00'	42.58'	36.06'
C20	02°35'39"	390.00'	17.66'	8.83'

**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.

- LEGEND**
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
  - ∅ NOTHING SET, FUTURE PHASE CORNER
  - ⊙ FOUND CENTERLINE MONUMENT IN WELL
  - ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 6899
  - ⊙ SET CENTERLINE MONUMENT IN WELL
  - (RAD) RADIAL BEARING
- LOT 32 FINAL MAP LOT NUMBER  
 7,025 SF LOT SQUARE FOOTAGE  
 713 IMPROVEMENT PLAN LOT NUMBER PER APPROVED PHASING PLAN

- NOTES**
- TOTAL AREA: 13.87 ACRES ROADWAY: 3.29 ACRES LOTS: 54 10.58 ACRES
  - 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.
  - 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 69 OF FINAL MAP #1006-6 FOR CHICHESTER ESTATES, PHASE 6, RECORDED FEBRUARY 16, 2000 IN BOOK 0200, AT PAGE 2552, AS DOCUMENT NO. 486411.



SCALE: 1" = 60' SHEET 2 OF 2

**FINAL MAP  
 #1006-10**

FOR  
**CHICHESTER ESTATES**

**PHASE 10**

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

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