

FINAL SUBDIVISION MAP #1006-12

CHICHESTER ESTATES PHASE 12

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

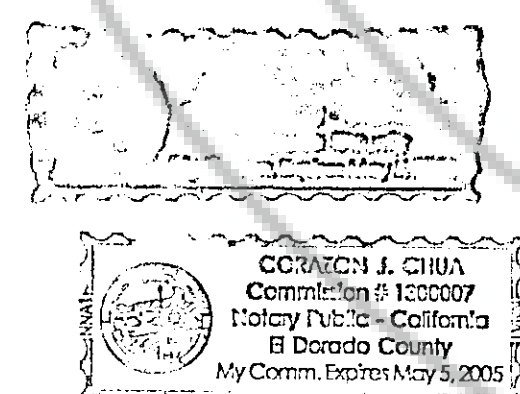
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED CHICHESTER ESTATES JOINT VENTURE, A NEVADA JOINT VENTURE, SAMMY F. CEMO, AUTHORIZED SIGNATURE, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN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


SAMMY F. CEMO, AUTHORIZED SIGNATURE
CHICHESTER ESTATES JOINT VENTURE

COUNTY OF EL DORADO
STATE OF CALIFORNIA SS:

ON THIS 1ST DAY OF DECEMBER, IN THE YEAR 2003, 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.

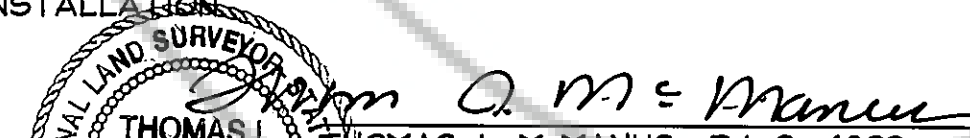
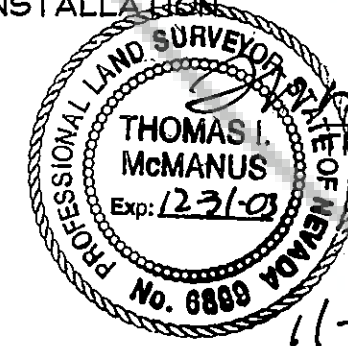
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY'S SIGNATURE 
MY COMMISSION EXPIRES: May 5, 2005 #1300007



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 Nov 24, 2003.
- 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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY July 30, 2004 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.


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

11-24-03

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.


RICHARD P. DREN
HEALTH DIVISION
12/16/03
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.


JASON KING, P.E.
DIVISION OF WATER RESOURCES
11-21-03
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.
(A.P.N. 1320-33-816-011, 1320-33-812-003)


BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER
By: 
Amy Jundt
Chief Deputy Treasurer
11/8/04
DATE


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 12', 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.



CARL RUSCHMEYER, P.E.
DOUGLAS COUNTY ENGINEER
1/2/04
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: 
PRINTED NAME: MICHAEL PACE
DATE: 11-24-03

VERIZON NEVADA
SIGNATURE: 
PRINTED NAME: LYNDEN CLAUSSMAN
DATE: 11-25-03

SOUTHWEST GAS COMPANY
SIGNATURE: 
PRINTED NAME: MATTHEW A. HELMERS
DATE: 11/24/03

MINDEN-GARDNERVILLE SANITATION DISTRICT
SIGNATURE: 
PRINTED NAME: JEROME ERCHAGOYAN
DATE: 12-02-03



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
EAST FORK FIRE PROTECTION SERVICE
11/25/03

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 2nd DAY OF January, 2004, 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.


BARBARA REED
COUNTY CLERK
By: 
Candy Soffel
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 2nd DAY OF JANUARY, 2004. 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.


MIMI B. MOSS
PLANNING/ECONOMIC DEVELOPMENT MANAGER
1-2-04

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:

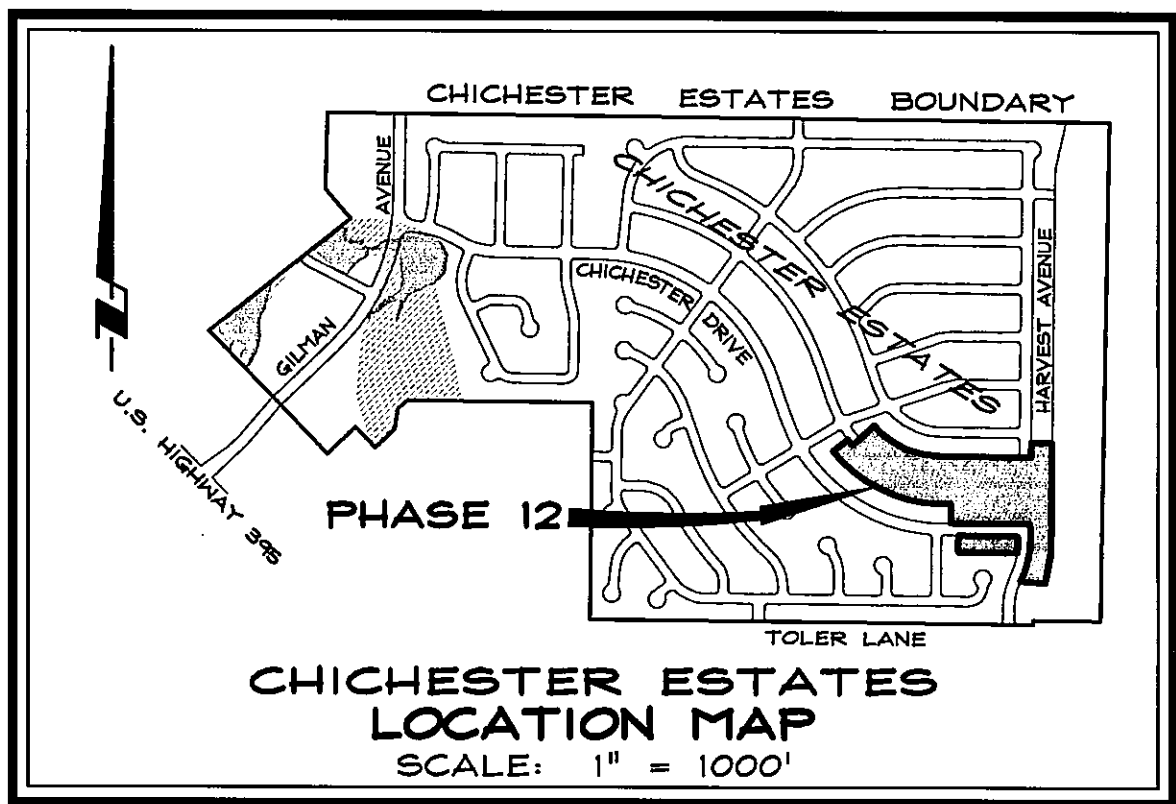
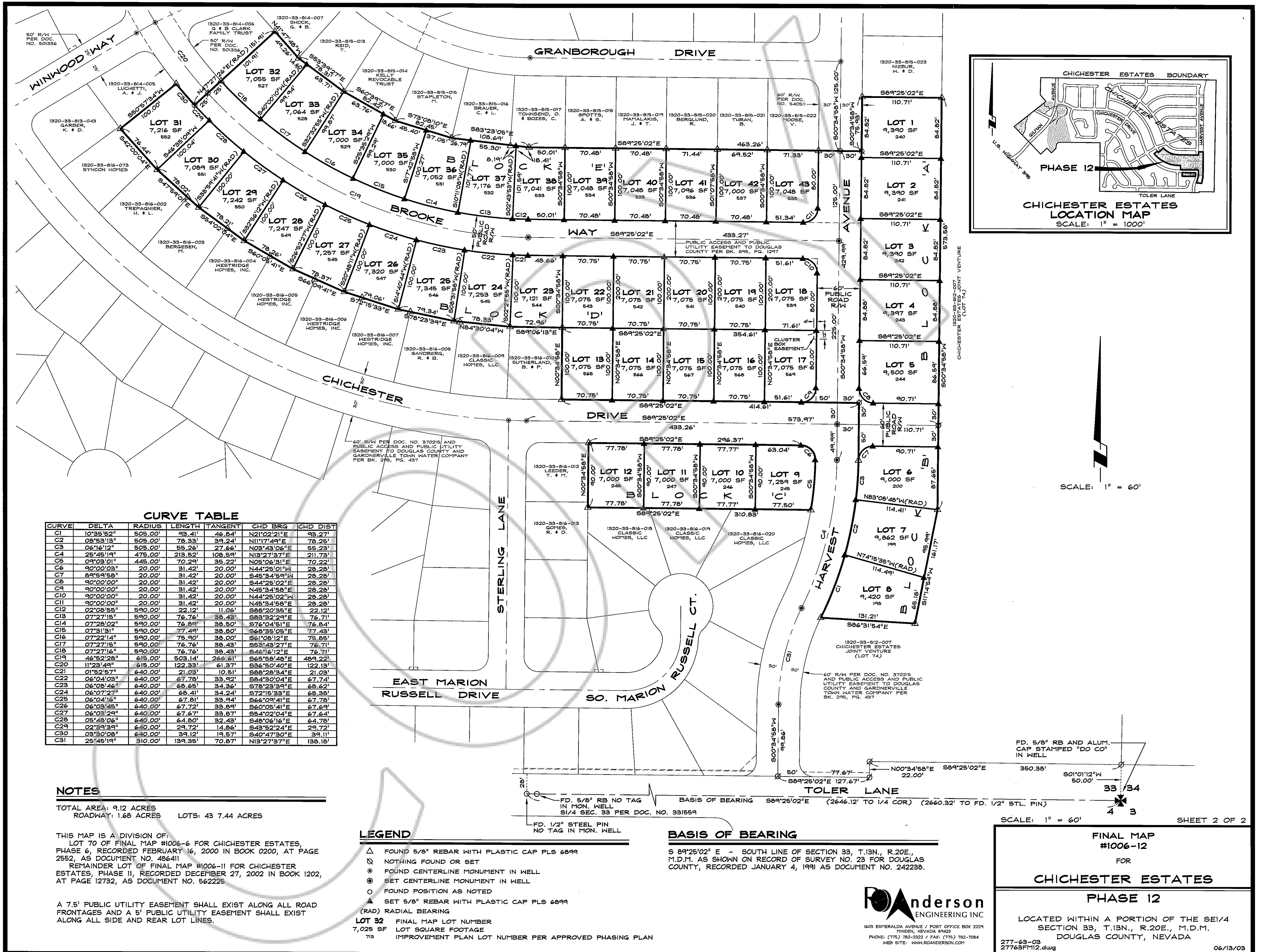

WESTERN TITLE COMPANY by A.W. Feiskay Title Mgr.
THERE ARE NO LIENS OR MORTGAGES OF RECORD
As per NRS 278.460.12 & DCC 20.708.060.D.3

RECORDER'S CERTIFICATE

FILED THIS 8th DAY OF January, 2004, AT 57 MINUTES PAST 11 O'CLOCK A.M., IN BOOK 0104 OF OFFICIAL RECORDS, AT PAGE 2012; DOCUMENT NO. 601490.
RECORDED AT THE REQUEST OF CHICHESTER ESTATES JOINT VENTURE.


Kathy Le Jordan - Deputy
DOUGLAS COUNTY RECORDER


ANDERSON
ENGINEERING INC
1609 ESHERALDA AVENUE / POST OFFICE BOX 2224
MINDEN, NEVADA 89423
PHONE: (775) 792-2322 / FAX: (775) 792-7084
WEB SITE: WWW.ANDERSON.COM
277-63-02 #1006-12
27763FM12J.dwg CHICHESTER ESTATES
SHEET 1 OF 2 PHASE 12



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST
C1	10°35'52"	505.00'	93.41'	46.84'	N21°02'21"E	93.27'
C2	08°53'13"	505.00'	78.33'	39.24'	N11°17'44"E	78.25'
C3	06°16'12"	505.00'	55.26'	27.66'	N03°43'06"E	55.23'
C4	25°45'19"	475.00'	213.52'	108.59'	N13°27'37"E	211.73'
C5	09°03'01"	445.00'	70.29'	35.22'	N05°06'31"E	70.22'
C6	90°00'00"	20.00'	31.42'	20.00'	N44°29'01"W	28.28'
C7	83°59'58"	20.00'	31.42'	20.00'	S45°34'59"W	28.28'
C8	90°00'00"	20.00'	31.42'	20.00'	S44°25'02"E	28.28'
C9	90°00'00"	20.00'	31.42'	20.00'	N45°34'58"E	28.28'
C10	90°00'00"	20.00'	31.42'	20.00'	N44°25'02"W	28.28'
C11	90°00'00"	20.00'	31.42'	20.00'	N45°34'58"E	28.28'
C12	02°08'55"	590.00'	22.12'	11.06'	S88°20'35"E	22.12'
C13	07°27'18"	590.00'	76.76'	38.43'	S83°32'24"E	76.71'
C14	07°28'02"	590.00'	76.89'	38.50'	S76°04'15"E	76.84'
C15	07°31'31"	590.00'	77.49'	38.80'	S68°35'05"E	77.43'
C16	07°22'14"	590.00'	75.90'	38.00'	S61°08'12"E	75.85'
C17	07°27'15"	590.00'	76.76'	38.43'	S53°43'27"E	76.71'
C18	07°27'16"	590.00'	76.76'	38.43'	S46°16'12"E	76.71'
C19	46°52'28"	615.00'	503.14'	266.81'	S65°58'48"E	489.22'
C20	11°23'44"	615.00'	122.33'	61.37'	S56°50'40"E	122.13'
C21	01°52'47"	640.00'	21.69'	10.51'	S88°28'34"E	21.09'
C22	06°04'03"	640.00'	67.78'	33.92'	S84°30'04"E	67.74'
C23	06°08'46"	640.00'	68.65'	34.36'	S78°23'39"E	68.62'
C24	06°07'27"	640.00'	68.41'	34.24'	S72°15'33"E	68.38'
C25	06°04'16"	640.00'	67.81'	33.94'	S66°09'41"E	67.78'
C26	06°03'45"	640.00'	67.72'	33.89'	S60°05'41"E	67.69'
C27	06°03'24"	640.00'	67.67'	33.87'	S54°02'04"E	67.64'
C28	05°48'06"	640.00'	64.80'	32.43'	S48°06'16"E	64.78'
C29	02°39'35"	640.00'	29.72'	14.86'	S43°52'24"E	29.72'
C30	03°30'08"	640.00'	39.12'	19.57'	S40°47'30"E	39.11'
C31	25°45'19"	310.00'	139.35'	70.87'	N13°27'37"E	138.18'

NOTES

TOTAL AREA: 9.12 ACRES
ROADWAY: 1.68 ACRES LOTS: 43 7.44 ACRES

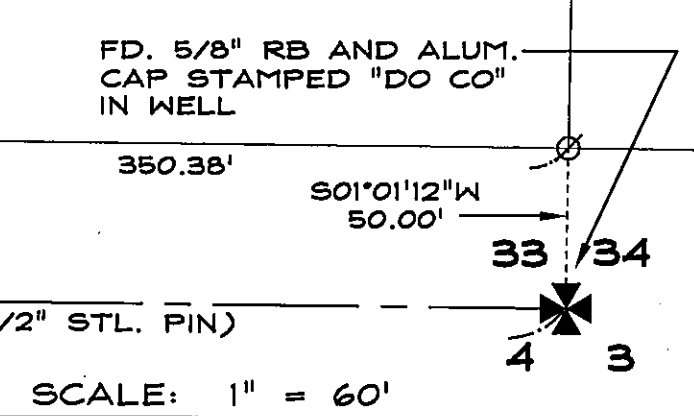
THIS MAP IS A DIVISION OF:
LOT 70 OF FINAL MAP #1006-6 FOR CHICHESTER ESTATES, PHASE 6, RECORDED FEBRUARY 16, 2000 IN BOOK 0200, AT PAGE 2552, AS DOCUMENT NO. 486411
REMAINDER LOT OF FINAL MAP #1006-11 FOR CHICHESTER ESTATES, PHASE II, RECORDED DECEMBER 27, 2002 IN BOOK 1202, AT PAGE 12732, AS DOCUMENT NO. 562225

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.

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

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.



SCALE: 1" = 60' SHEET 2 OF 2

FINAL MAP #1006-12 FOR CHICHESTER ESTATES PHASE 12

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

277-63-03 27763PM12.dwg 06/13/03

Anderson ENGINEERING INC

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WEB SITE: WWW.ANDERSONENGINEERING.COM

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