

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT DAMASCUS ROAD CHRISTIAN ASSEMBLY OF GOD, BEING THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS FINAL MAP, AND HEREBY OFFERS FOR DEDICATION THOSE PORTIONS INDICATED AS PUBLIC RIGHTS-OF-WAYS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON. "LOT A" SHOWN HEREON IS HEREBY DEDICATED TO THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

A.P.N. 1220-16-101-008

DAMASCUS ROAD CHRISTIAN ASSEMBLY OF GOD

BY: Shane Miller 9-16-2021  
SHANE MILLER, PASTOR DATE

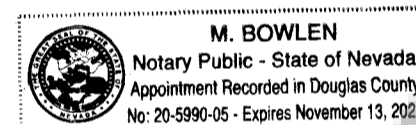
NOTARY CERTIFICATE:

STATE OF NEVADA }  
COUNTY OF DOUGLAS } S.S.

ON THIS 16th DAY OF September, 2021, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED SHANE MILLER, PASTOR OF DAMASCUS ROAD CHRISTIAN ASSEMBLY OF GOD, PERSONALLY KNOWN TO ME, OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

M. Bowlen  
NOTARY PUBLIC



MY COMMISSION EXPIRES ON November 13, 2024

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDPE):

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL 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 SEWAGE DISPOSAL SYSTEM.

April Holt, P.E. 9/30/2021  
BY: APRIL HOLT, BWPC DATE

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Malcolm J. Wilson, P.E. 9/30/21  
BY: Malcolm J. Wilson, P.E., Chief Water Rights DATE

DIVISION OF WATER RESOURCES

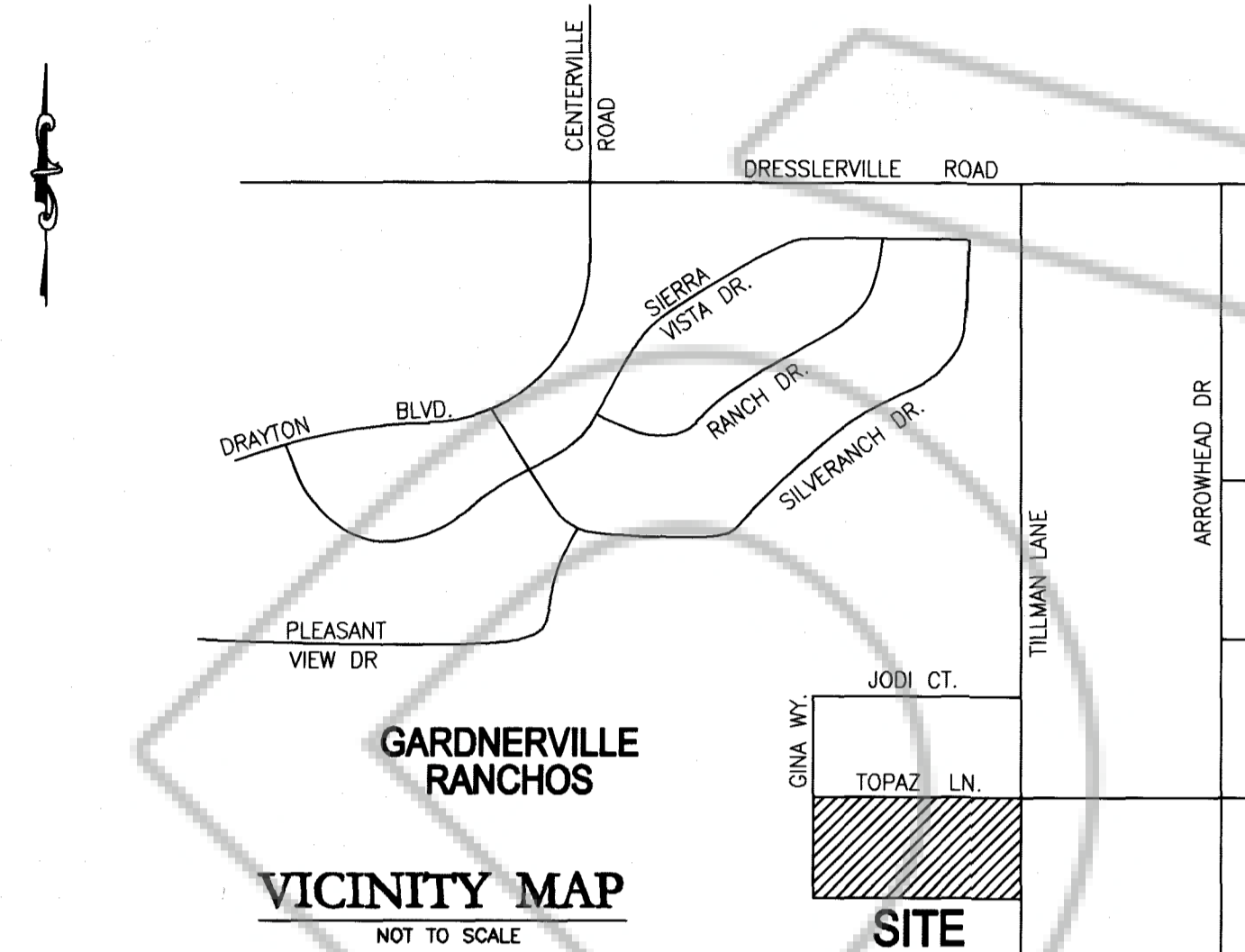
FIRE DEPARTMENT CERTIFICATE:

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

Ed F. Carlini, Dist. Chief 9/29/21  
BY: Ed F. Carlini, Dist. Chief DATE  
EAST FORK FIRE PROTECTION DISTRICT



# FINAL SUBDIVISION MAP DP 19-0518 CHAPEL CREST



TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARTIES LISTED WITHIN THE OWNER'S CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING AN INTEREST IN THE TRACTS OF LAND DEPICTED ON THIS MAP; THAT ALL OWNERS HAVE SIGNED THE OWNER'S CERTIFICATE; THAT THIS LAND IS FREE AND CLEAR OF ANY LIENS OR MORTGAGE HOLDERS. as of September 15, 2021

Mary Dinsmore, Vice President 9/15/2021  
BY: MARY DINSMORE DATE  
STEWART TITLE COMPANY

UTILITY COMPANY APPROVALS:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED AND ACCEPTED. ACCEPTANCE DOES NOT GUARANTEE ACCESSIBILITY.

FRONTIER COMMUNICATIONS CORPORATION

Chris Willing 9/21/21  
BY: Chris Willing DATE  
FRONTIER COMMUNICATIONS CORPORATION

CHARTER COMMUNICATIONS

Baer Givens 9/22/21  
BY: Baer Givens DATE  
CHARTER COMMUNICATIONS

NV ENERGY

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

Ray Perkins, Assoc. Raw Agent 9/22/2021  
BY: RAY PERKINS, ASSOC. RAW AGENT DATE

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

SOUTHWEST GAS

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Paul Brown 9/22/2021  
BY: PAUL BROWN DATE

SOUTHWEST GAS CORPORATION

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT

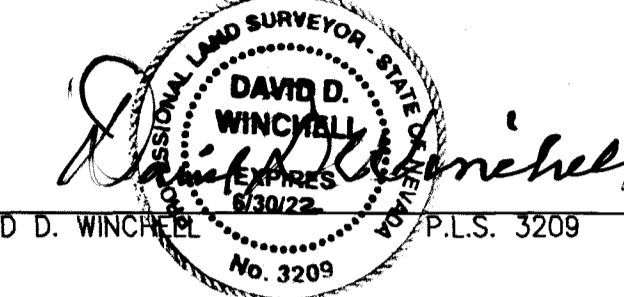
THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT BY SIGNING THIS FINAL MAP, HEREBY ACCEPTS DEDICATION OF "LOT A" FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ACKNOWLEDGES IT WILL SERVICE WATER AND SEWER SERVICE TO THIS SUBDIVISION UPON ACCEPTANCE OF WATER AND SEWER IMPROVEMENTS BY THE DISTRICT'S BOARD OF TRUSTEES.

Arthur Gregory Reed 9-28-2021  
BY: ARTHUR GREGORY REED DATE

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT

SURVEYOR'S CERTIFICATE:

- 1. DAVID D. WINCHELL, 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 CHAPEL CREST, L.L.C.
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., AND THE SURVEY WAS COMPLETED ON AUGUST 26, 2021.
- 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE 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 DURABILITY.



David D. Winchell 9/11/21  
DAVID D. WINCHELL, P.L.S. 3209 DATE

COMMUNITY DEVELOPMENT 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 November, 2021 THAT 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 PUBLIC RIGHTS-OF-WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT AN OFFER AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Thomas A. Dallaire, PE 11.2.2021  
THOMAS A. DALLAIRE, P.E. DATE  
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 2nd DAY OF November, 2021, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR PUBLIC RIGHTS-OF-WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Emmy Lombrowski, Deputy Co. Clerk 11.4.2021  
BY: AMY BURGANS DATE  
COUNTY CLERK

COUNTY TAX COLLECTOR'S CERTIFICATE:

I, AMY BURGANS 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. (1220-16-101-008)

Amy Burgans 11-4-2021  
BY: AMY BURGANS DATE  
COUNTY TREASURER

COUNTY ENGINEER'S CERTIFICATE:

I, JEREMY HUTCHINGS, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Jeremy Hutchings, P.E. 11.01.2021  
BY: JEREMY HUTCHINGS, P.E. DATE  
DOUGLAS COUNTY ENGINEER

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 4th DAY OF NOVEMBER, 2021, AT 15 MINUTES PAST 4 O'CLOCK P.M.,

AS DOCUMENT NUMBER 2021-976574

RECORDED AT THE REQUEST OF David Winchell

RECORDING FEE: 75.00

Karby Ellison Deputy  
BY: KARBY ELLISON DATE  
DOUGLAS COUNTY RECORDER

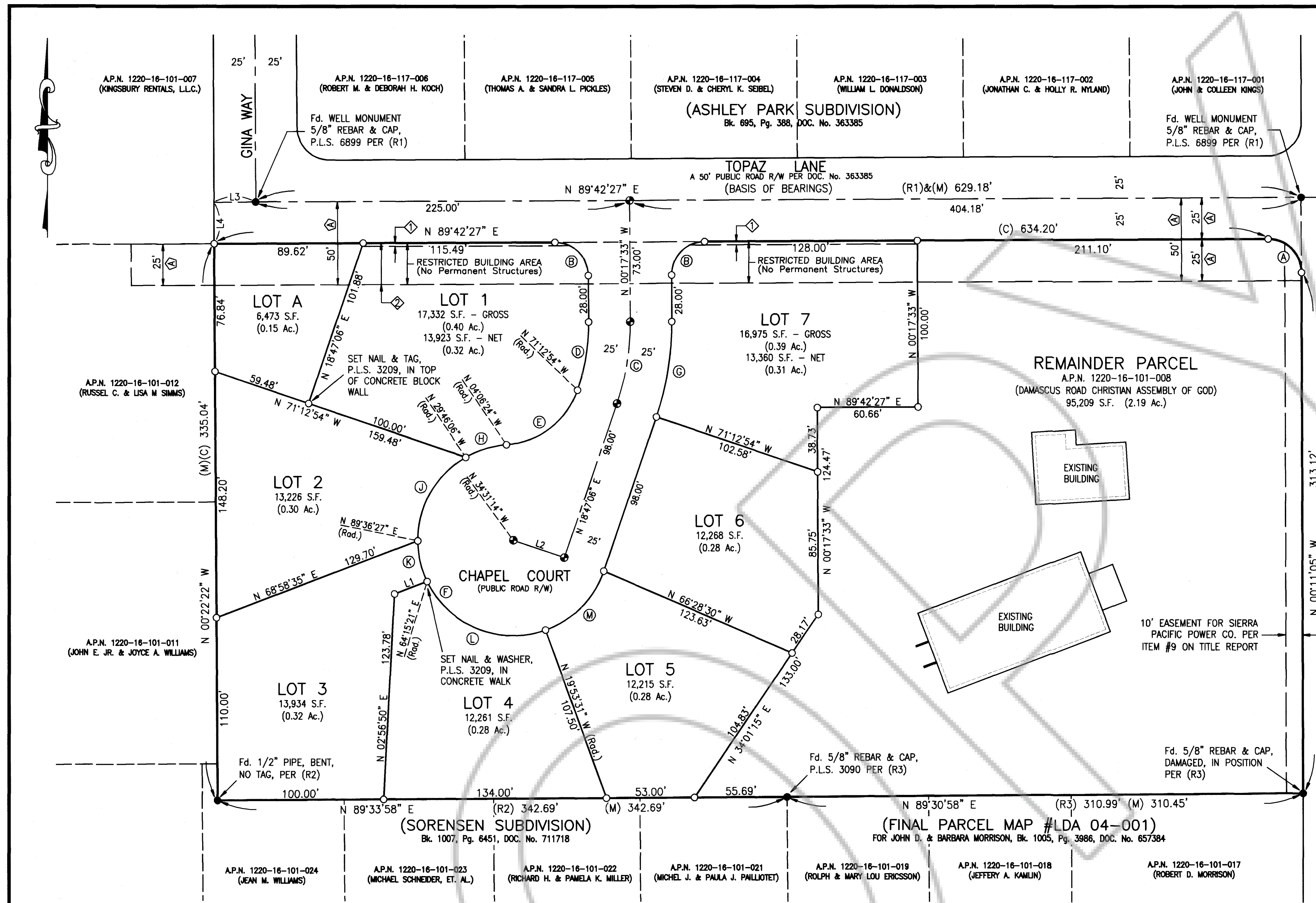
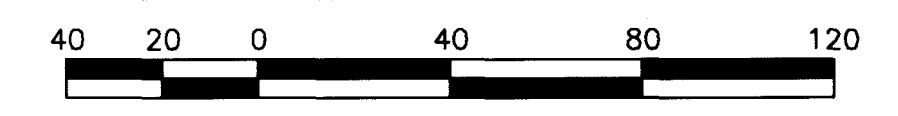
## FINAL SUBDIVISION MAP DP 19-0260 AS MODIFIED UNDER DP 19-0518 FOR CHAPEL CREST

LOCATED IN THE NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 16  
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.

DOUGLAS COUNTY

NEVADA

SHEET 1 OF 2 SHEETS



**CURVE DATA**

DELTA	RADIUS	LENGTH	TANGENT	CHORD	
A	90°06'28"	20.00'	31.45'	20.04'	28.31'
B	90°00'00"	20.00'	31.42'	20.00'	28.28'
C	19°04'39"	150.00'	49.94'	25.20'	49.71'
D	19°04'39"	125.00'	41.62'	21.00'	41.43'
E	67°06'30"	48.88'	57.25'	32.42'	54.03'
F	247°06'31"	57.50'	247.99'	---	---
G	19°04'39"	175.00'	58.27'	29.41'	58.00'
H	25°39'42"	57.50'	25.75'	13.10'	25.54'
J	60°37'27"	57.50'	60.84'	33.62'	58.04'
K	25°21'06"	57.50'	25.44'	12.93'	25.24'
L	84°08'53"	57.50'	84.45'	51.91'	77.06'
M	51°19'23"	57.50'	51.50'	27.62'	49.80'

**LINE DATA**

BEARING	LENGTH
L1	N 68°58'35" E 21.10'
L2	N 71°12'54" W 32.50'
L3	N 89°42'27" E 25.00'
L4	N 00°02'33" W 25.00'

**BUILDING SETBACK REQUIREMENTS**

FRONT YARD - 20'  
 SIDE YARD - 10'  
 REAR YARD - 20'

**LEGEND/ABBREVIATIONS**

- - INDICATES SET 5/8" REBAR AND CAP, P.L.S. 3209 OR AS NOTED
- ⊙ - INDICATES SET WELL MON. WITH REBAR AND ALUMINUM CAP, P.L.S. 3209
- - INDICATES FOUND AS NOTED
- (RAD) - INDICATES A RADIAL BEARING
- (R1) - INDICATES RECORD REFERENCE DOCUMENTS

**EASEMENT LEGEND**

- ◇ AFFECTING LOT 1 AND LOT 7, A 1.00' VEHICULAR NON-ACCESS EASEMENT, ADJACENT TO THE SOUTH RIGHT-OF-WAY LINE OF TOPAZ LANE.
- ⊠ AFFECTING LOT 1, A 25' DRAINAGE EASEMENT, ADJACENT TO THE SOUTH RIGHT-OF-WAY LINE OF TOPAZ LANE.

**REFERENCE DOCUMENTS**

ALL DOCUMENTS LISTED ARE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA:

- (R1) FINAL SUBDIVISION MAP #1003 FOR ASHLEY PARK RECORDED IN BOOK 695, PAGE 388 AS DOCUMENT No. 363385
- (R2) FINAL MAP LDA 05-075 FOR SORENSEN SUBDIVISION, RECORDED IN BOOK 1007, PAGE 6451 AS DOCUMENT No. 711718
- (R3) FINAL PARCEL MAP #LDA 04-004 FOR JOHN D. & BARBARA MORRISON, RECORDED IN BOOK 1005, PAGE 3986 AS DOCUMENT No. 657384

**EXISTING EASEMENT NOTE**

THE DOCUMENT LISTED IS RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA:

- ⊠ EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES GRANTED TO RAYMOND W. CHESTER, ELAINE L. CHESTER, HOWARD E. INGERSOLL AND CLEO F. INGERSOLL, PER DOC. No. 27498 PER ITEM 7 SHOWN ON TITLE REPORT DATED 3/27/2019.

**BASIS OF BEARINGS**

THE BEARING N. 89°42'27" E. FOR THE CENTERLINE OF TOPAZ LANE AS SHOWN ON THE FINAL SUBDIVISION MAP #1003 FOR ASHLEY PARK WHICH WAS RECORDED IN BOOK 695, PAGE 388 AS DOCUMENT No. 363385 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, WAS USED AS THE BASIS OF BEARINGS ON THIS MAP.

- NOTES:**
- TOTAL AREA BEING SUBDIVIDED BY THIS MAP IS 5.01 ACRES.
    - A. TOTAL AREA OF RESIDENTIAL LOTS = 98,211 s.f. (2.25 ACRES)
    - B. TOTAL ROAD AREA BEING OFFERED FOR DEDICATION = 18,462 s.f. (0.42 ACRES)
    - C. TOTAL AREA OF REMAINDER PARCEL = 95,209 s.f. (2.19 ACRES)
    - D. TOTAL AREA OF DRAINAGE BASIN, "LOT A" = 6,473 s.f. (0.15 ACRES)
  - TOTAL NUMBER OF RESIDENTIAL LOTS IN THIS SUBDIVISION IS 7. THERE IS ALSO "LOT A" (WHICH IS RESERVED FOR DRAINAGE FACILITIES), AND A "REMAINDER PARCEL".
  - EACH LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE AREA BETWEEN THE SIDEWALK AND THE EDGE OF CURB. IF THE OWNER FAILS OR REFUSES TO MAINTAIN THE AREA, THEN, UPON REASONABLE NOTICE, THE COUNTY, OR OTHER GOVERNMENTAL ENTITY IN WHOSE JURISDICTION THE PROPERTY LIES, HAS THE AUTHORITY TO ENTER UPON THE PROPERTY AND CONDUCT THE REQUIRED MAINTENANCE, IN WHICH CASE THE COSTS OF MAINTENANCE WILL BE A LIEN ON THE PROPERTY, WHICH MAY BE PERFECTED AND EXECUTED IN THE MANNER PROVIDED BY LAW.
  - THE FOLLOWING NOTES ARE ADDED AT THE REQUEST OF DOUGLAS COUNTY.
    - A. A TEN (10.0) FOOT WIDE, FOR RESIDENTIAL, PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTS.
    - B. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
    - C. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
    - D. ALL RUNOFF FROM A PUBLIC RIGHT-OF-WAY (LOT A) SHALL BE CONVEYED TO A FACILITY PROPOSED TO BE MAINTAINED BY THE GARDNERVILLE RANCHOS IMPROVEMENT DISTRICT. ACCESS SHALL BE PROVIDED TO THE DRAINAGE FACILITY IN ACCORDANCE WITH THE DOUGLAS COUNTY DESIGN CRITERIA AND IMPROVEMENT STANDARDS DIVISION 2.12.15. THE DRAINAGE FACILITY AND ACCESS SHALL BE LOCATED WITHIN A PARCEL TO BE DEDICATED TO GARDNERVILLE RANCHOS IMPROVEMENT DISTRICT WHICH THE DISTRICT MAY ACCEPT FOR MAINTENANCE IN CONJUNCTION WITH ACCEPTANCE OF THE RIGHT-OF-WAY.
    - E. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
    - F. A ONE-FOOT VEHICULAR NON-ACCESS EASEMENT SHALL BE PROVIDED FOR ALL PARCELS THAT HAVE TOPAZ LANE ON SIDE LOT LINE.
    - G. NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.

**FINAL SUBDIVISION MAP DP 19-0260  
 AS MODIFIED UNDER DP 19-0518  
 FOR  
 CHAPEL CREST**

LOCATED IN THE NORTHEAST 1/4 OF THE  
 NORTHWEST 1/4 OF SECTION 16  
 TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.

DOUGLAS COUNTY NEVADA  
 SHEET 2 OF 2 SHEETS