



**OWNERS CERTIFICATE:**

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:

- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
- 2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
- 3) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- 4) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF THE LAND.

THE DIAMOND/SAVITT 2017 TRUST DATED FEBRUARY 6, 2017

ADAM S. DIAMOND, TRUSTEE  
 DATE 8/20/18

KATHERINE J. SAVITT, TRUSTEE  
 DATE 8/24/18

STATE OF WASHINGTON )  
 ) S.S.  
 COUNTY OF KING )

ON THIS 24<sup>TH</sup> DAY OF August, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ADAM S. DIAMOND AND KATHERINE J. SAVITT, AS TRUSTEES OF THE DIAMOND/SAVITT 2017 TRUST DATED FEBRUARY 6, 2017, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

**SECURITY INTEREST HOLDER'S CERTIFICATE**

THE UNDERSIGNED HEREBY AGREES TO PREPARATION AND RECORDATION OF THIS PLAT.

CLEAR CREEK RESIDENTIAL, LLC

BY: [Signature]  
 DATE 8/29/18

ITS: Authorized Representative

STATE OF TEXAS )  
 ) S.S.  
 COUNTY OF TRAVIS )

ON THIS 19<sup>TH</sup> DAY OF August, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LEISHA ELLERD, AS AUTHORIZED REPRESENTATIVE OF CLEAR CREEK RESIDENTIAL, LLC, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

**COUNTY ENGINEER'S CERTIFICATE**

I, ERIK NILSSEN, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT.

Erik Nilssen  
 ERIK NILSSEN, P.E., COUNTY ENGINEER  
 DATE 11-29-18

**CLERK TREASURERS CERTIFICATE:**

ALL THE PROPERTY TAXES FOR THE PARCELS SHOWN ON THIS MAP HAVE BEEN PAID IN FULL FOR THE FISCAL TAX YEAR.

APN 1419-03-002-044, 1419-03-002-009

Kathy Bradshaw, Assistant Treasurer  
 KATHY LEWIS, TREASURER  
 DATE 12-4-18

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 7<sup>TH</sup> DAY OF December, 2018 AT 2:01 PM.

AS DOCUMENT NO. 2018-923342 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF MANHARD CONSULTING LTD.

RECORDING FEE: \$ 27.<sup>00</sup>

Jodi O. Small Deputy  
 KAREN JELISON, DOUGLAS COUNTY RECORDER  
 DATE 12-7-18

**COMMUNITY DEVELOPMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS LOT CONSOLIDATION WAS PRESENTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND WAS DULY APPROVED.

Lucille Rao  
 BY: Lucille Rao  
 DATE 11-29-18  
 COMMUNITY DEVELOPMENT DEPARTMENT

**SURVEYORS CERTIFICATE:**

I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN ON THE FINAL MAP OF CLEAR CREEK TAHOE - PHASE 1A & 1B, RECORDED NOVEMBER 18, 2016 AS FILE NO. 2016-890939, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AT THE INSTANCE OF ADAM DIAMOND.
- 2) THIS PLAT IS A REVERSION OF LOT 203 AND LOT 204 SHOWN ON THE FINAL MAP OF CLEAR CREEK TAHOE - PHASE 1A & 1B. THE RESULTANT PARCEL IS LOT 203-A, SHOWN HEREON.
- 2) THE LANDS LIE WITHIN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA.

JAMES R. BEDARD, P.L.S. 17044  
 DATE 8/15/18

**REFERENCES:**

- (R1) RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RANCH, LLC, DOCUMENT NO. 725936, JUNE 27, 2008, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R2) FINAL SUBDIVISION MAP OF CLEAR CREEK TAHOE - PHASE 1A & 1B, DOCUMENT NO. 2016-890939, NOVEMBER 18, 2016, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R3) RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RESIDENTIAL, LLC, DOCUMENT NO. 2017-904050, SEPTEMBER 15, 2017, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R4) FINAL SUBDIVISION MAP OF CLEAR CREEK TAHOE - UNIT 2, DOCUMENT NO. 2017-904826, SEPTEMBER 26, 2017, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

**NOTES:**

1. MAINTENANCE OF ALL DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
2. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS IDENTIFIED HEREIN SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE.
3. MAINTENANCE OF ALL ROADS SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION.
4. THE OWNER OF LOT 203-A SHALL BE RESPONSIBLE FOR THE INDIVIDUAL LPS SYSTEM ON HIS/HER LOT AND THE LATERAL LINE SERVICING THE LOT, INCLUDING THE CONNECTION TO THE SEWER MAIN OR FORCE MAIN.
5. POSTAL SERVICE SHALL BE PROVIDED AT MAILBOXES LOCATED AT THE ENTRANCE GATEHOUSE.
6. OWNER(S) ACKNOWLEDGES AND EXPRESSLY AGREES DOUGLAS COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR, REMEDIATION, DAMAGES, EXPENSES, COSTS, INTERFERENCE WITH OR DISTURBANCE TO, ACCESS ROADS, GROUND SURFACE, LANDSCAPING, OR ABOVE-GROUND IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO ANY PUBLIC UTILITY, PUBLIC SEWER, PUBLIC WATER, AND EFFLUENT WATER EASEMENTS, WHICH IS CAUSED DIRECTLY OR INDIRECTLY BY THE USE OF THE EASEMENTS, WHICH INCLUDES BUT IS NOT LIMITED TO ACCESS, INGRESS, EGRESS, CONSTRUCTION, MAINTENANCE, INSTALLATION, OR REPAIR OF ANY IMPROVEMENTS.
7. THE APPLICANT OR ENGINEER SHALL PROVIDE DOCUMENTATION THAT ONE SET OF THE UTILITY SERVICES STUBBED TO THE ORIGINAL LOTS IS ABANDONED PRIOR TO ANY BUILDING PERMIT SUBMITTAL.

LOT CONSOLIDATION DP 18-0106 FOR

**THE DIAMOND/SAVITT 2017 TRUST**

COMBINING LOTS 203 AND 204 OF FINAL MAP FILE NO. 2016-890939  
 SITUATE WITHIN THE NW 1/4 OF THE SW 1/4 OF SECTION 3,  
 TOWNSHIP 14 N., RANGE 19 E., M.D.B.&M.  
 NEVADA

DOUGLAS COUNTY

**Manhard CONSULTING LTD**

DRAWN BY: JRB  
 DATE: MAY 2018  
 PROJ. CODE: MTC.DCNV.01  
 SHEET 1 OF 1