

**BOUNDARY LINE ADJUSTMENT
FOR
FAIRWAY ONE, LLC.**

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 CREATING ANY EASEMENT SHOWN HEREON.
- 3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
- 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

FAIRWAY ONE, LLC., A NEVADA LIMITED LIABILITY COMPANY

By: James S. Taylor, MGR
NAME, TITLE

5/31/2019
DATE

NOTARY CERTIFICATE:

CALIFORNIA
STATE OF NEVADA }
COUNTY OF SANTA BARBARA

ON THIS 31 DAY OF May, 2019, PERSONALLY APPEARED BEFORE ME, Brooke Shields AS Notary Public OF FAIRWAY ONE LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

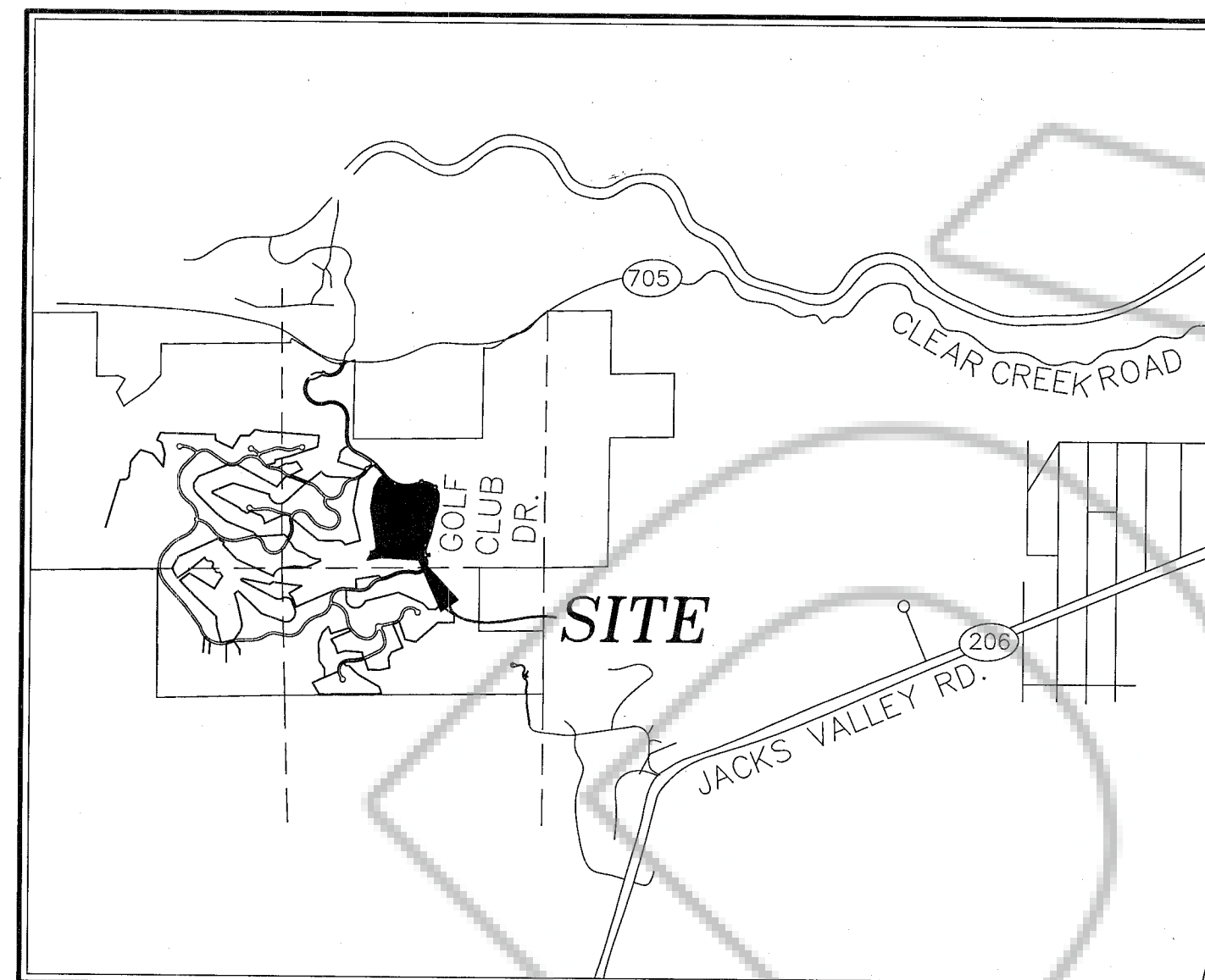
Brooke Elaine Shields
NOTARY PUBLIC

Brooke Elaine Shields
PRINT NAME

COMMISSION NO. 2268956 EXPIRES ON Dec 21, 2022

REFERENCES:

1. RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RANCH, LLC, DOCUMENT NO. 725936, JUNE 27, 2008, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
2. FINAL SUBDIVISION MAP OF CLEAR CREEK TAHOE - PHASE 1A & 1B, DOCUMENT NO. 2016-890939, NOVEMBER 18, 2016, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
3. RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RESIDENTIAL, LLC, DOCUMENT NO. 2017-904050, SEPTEMBER 15, 2017, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
4. FINAL SUBDIVISION MAP OF CLEAR CREEK TAHOE - UNIT 2, DOCUMENT NO. 2017-904626, SEPTEMBER 26, 2017, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.



VICINITY MAP
N.T.S.

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY LINE ADJUSTMENT WAS PRESENTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND WAS DULY APPROVED.

By: Lucille Rao
COMMUNITY DEVELOPMENT DEPARTMENT

7/11/19
DATE

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 1419-03-002-069, 1419-03-002-068

By: Kathy Lewis, Deputy Clerk/Treasurer
KATHY LEWIS
TREASURER

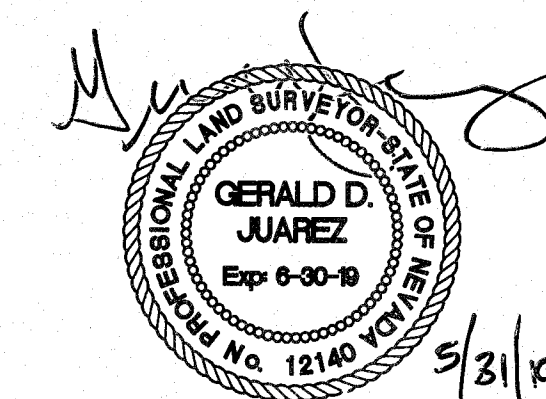
7/15/19
DATE

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) A FIELD SURVEY OF THE BOUNDARIES OF THE AFFECTED PARCELS HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION AT THE INSTANCE OF FAIRWAY ONE, LLC.
- 2) THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED.
- 3) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED PARCELS HAVE BEEN SET AND THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY TO ENABLE THIS SURVEY TO BE RETRACED.
- 4) THE LANDS SURVEYED LIE WITHIN THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON JULY 31, 2017.
- 5) THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH NRS 278.630, INCLUSIVE, AND COMPLIES WITH ALL APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

GERALD D. JUAREZ, P.L.S. 12140



RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 16 DAY OF July, 2019 AT 3:00 P.M.

AS DOCUMENT NO. 2019-932144 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF CLEAR CREEK RESIDENTIAL, LLC. AND FAIRWAY ONE LLC.

RECORDING FEE: \$ 142.00

By: Karen Ellison - Deputy
KAREN ELLISON, DOUGLAS COUNTY RECORDER

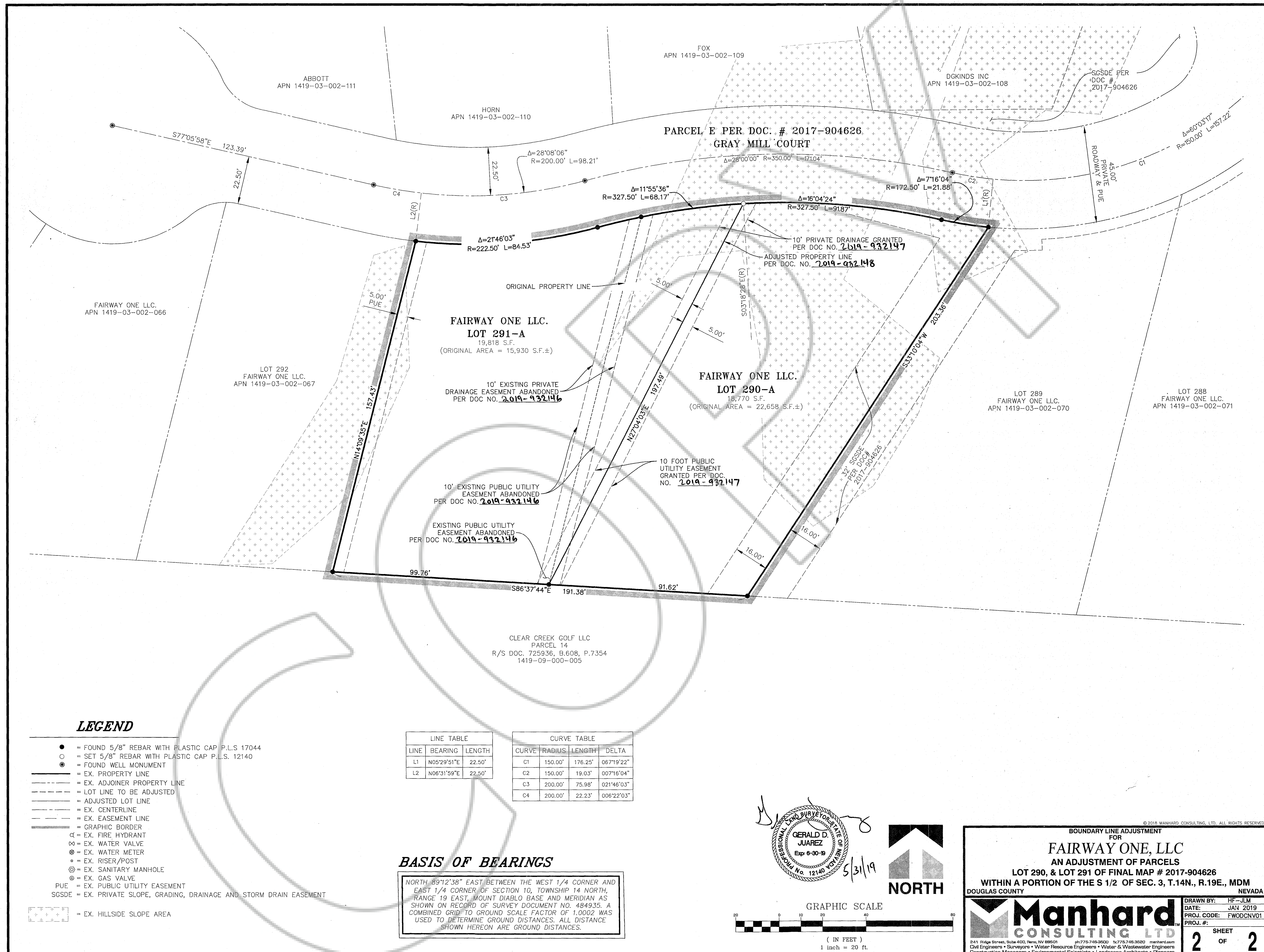
7-16-19
DATE

BOUNDARY LINE ADJUSTMENT
FOR
FAIRWAY ONE, LLC
AN ADJUSTMENT OF
LOT 290, & LOT 291 OF FINAL MAP # 2017-904626
WITHIN A PORTION OF THE S 1/2 OF SEC. 3, T.14N., R.19E., MDM
DOUGLAS COUNTY NEVADA

Manhard CONSULTING LTD.

241 Ridge Street, Suite 400, Reno, NV 89501
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: HF-JLM
DATE: JAN 2019
PROJ. CODE: FWDCNV01
PROJ. #:
SHEET
1 OF **2**



LEGEND

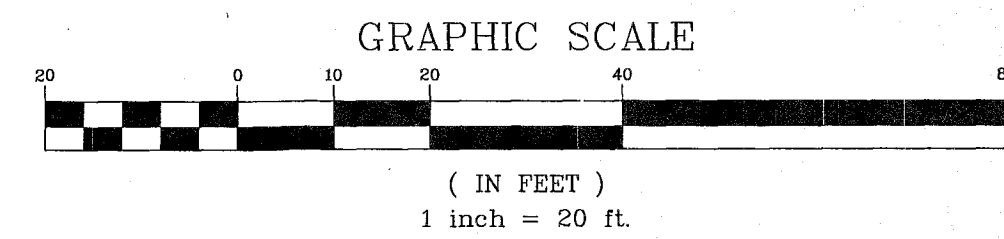
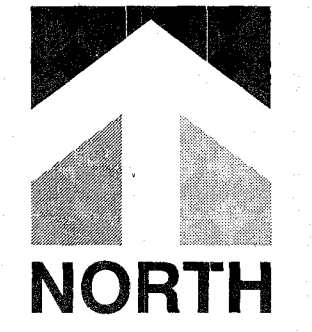
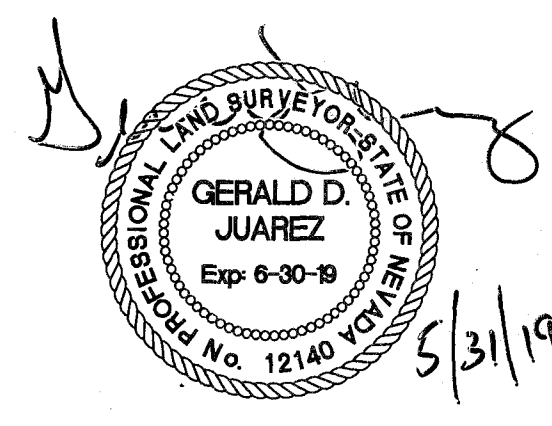
- = FOUND 5/8" REBAR WITH PLASTIC CAP P.L.S. 17044
- = SET 5/8" REBAR WITH PLASTIC CAP P.L.S. 12140
- = FOUND WELL MONUMENT
- = EX. PROPERTY LINE
- - - = EX. ADJOINER PROPERTY LINE
- - - = LOT LINE TO BE ADJUSTED
- - - = ADJUSTED LOT LINE
- = EX. CENTERLINE
- - - = EX. EASEMENT LINE
- = GRAPHIC BORDER
- ⊕ = EX. FIRE HYDRANT
- ∞ = EX. WATER VALVE
- ⊗ = EX. WATER METER
- ⊙ = EX. RISER/POST
- ⊕ = EX. SANITARY MANHOLE
- ⊙ = EX. GAS VALVE
- PUE = EX. PUBLIC UTILITY EASEMENT
- SGSDE = EX. PRIVATE SLOPE, GRADING, DRAINAGE AND STORM DRAIN EASEMENT
- ⊕ = EX. HILLSIDE SLOPE AREA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°29'51"E	22.50'
L2	N06°31'59"E	22.50'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	150.00'	176.25'	067°19'22"
C2	150.00'	19.03'	007°16'04"
C3	200.00'	75.98'	021°46'03"
C4	200.00'	22.23'	006°22'03"

BASIS OF BEARINGS

NORTH 89°12'38" EAST BETWEEN THE WEST 1/4 CORNER AND EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON RECORD OF SURVEY DOCUMENT NO. 484935. A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002 WAS USED TO DETERMINE GROUND DISTANCES. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES.



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AN ADJUSTMENT OF PARCELS
LOT 290, & LOT 291 OF FINAL MAP # 2017-904626
WITHIN A PORTION OF THE S 1/2 OF SEC. 3, T.14N., R.19E., MDM
DOUGLAS COUNTY NEVADA

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341 Ridge Street, Suite 400, Reno, NV 89501 ph:775-749-3500 fx:775-749-3500 manhard.com
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DRAWN BY: HF-JLM
DATE: JAN 2019
PROJ. CODE: FWDCNV01
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2 SHEET **2**