

**FINAL MAP DP 19-0479 FOR
CLEAR CREEK TAHOE UNIT 3A
A PLANNED UNIT DEVELOPMENT**
BEING A SUBDIVISION OF PARCEL B OF CLEAR CREEK
TAHOE - PHASE 1A & 1B, FILE NO. 2016-890939, SITUATE
IN THE SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF
SECTION 9, & THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS
COUNTY, NEVADA

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CLEAR CREEK RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY AUTHORIZED REPRESENTATIVE, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278 AND 278A, AND THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. THE UNDERSIGNED DECLARES THAT SHE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HER NAME.

I CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

CLEAR CREEK RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

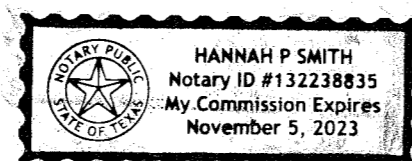
[Signature] 2/25/20
LEISHA EHLERT DATE
AUTHORIZED REPRESENTATIVE

NOTARY CERTIFICATE

STATE OF Texas }
COUNTY OF Travis }

ON THIS 25th DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LEISHA EHLERT, 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 STATED HEREIN.

[Signature]
Hannah P. Smith
NOTARY PUBLIC



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, EXCEPT AS LISTED IN THE FOLLOWING DOCUMENTS:

NONE.

[Signature] 3-19-2020
SIGNATURE TITLE DATE
STEVEN C. COOK
NAME
SENIOR TITLE OFFICER
ITS

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP)

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.

[Signature] 3/17/2020
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION DATE
Ryan Faney, NDEP-8W9C

DIVISION OF WATER RESOURCES

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.

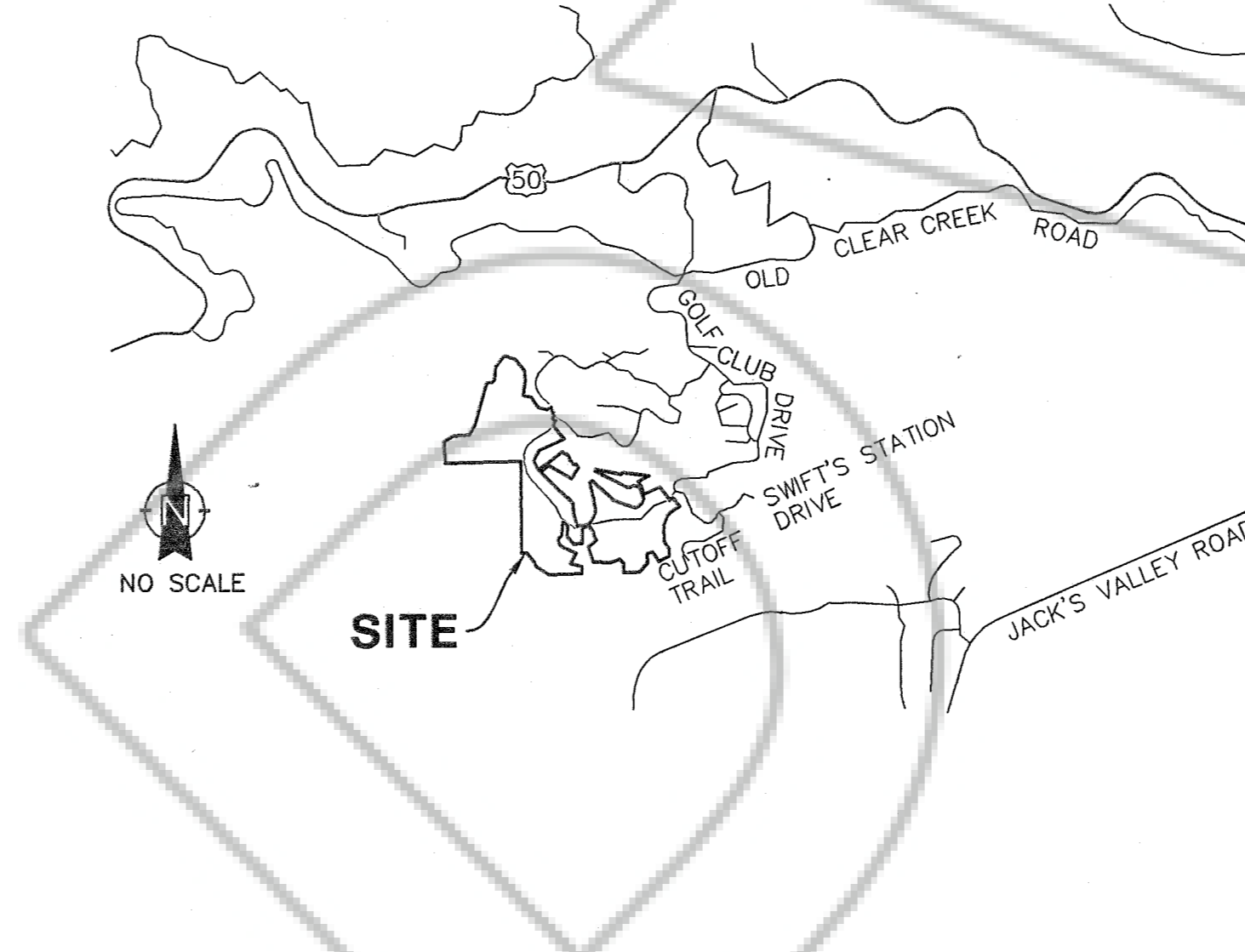
[Signature] 3/18/2020
NEVADA DIVISION OF WATER RESOURCES DATE
Malcolm J. Wilson, P.E., Water Rights Section Chief

FIRE DEPARTMENT CERTIFICATE

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

[Signature] 03-16-2020
EAST FORK FIRE PROTECTION DISTRICT DATE
Amy Ray DEPUTY CHIEF/FIRE MARSHAL
NAME/TITLE

VICINITY



SOUTHWEST GAS CERTIFICATE

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

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.

[Signature] 3/13/20
BY: [Signature] DATE
SOUTHWEST GAS CORPORATION

UTILITY COMPANIES' CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED AND ACCEPTED.

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.

[Signature] 3-5-2020
BY: [Signature] DATE
EART-GIVENS CHARTER COMMUNICATIONS

[Signature] 3/9/2020
BY: [Signature] DATE
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 20 DAY OF March, 2020. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

[Signature]
THOMAS A. DALLAIRE, PE, COMMUNITY DEVELOPMENT DIRECTOR

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 20 DAY OF March, 2020 AND WAS DULY APPROVED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

[Signature] 3-20-20
KATHY LEWIS, COUNTY CLERK

COUNTY TAX COLLECTOR'S CERTIFICATE

I, KATHY LEWIS, 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.

APN: 1419-04-002-001

[Signature] 3/20/20
KATHY LEWIS, COUNTY TREASURER

COUNTY ENGINEER'S CERTIFICATE

I, JEREMY J. HUTCHINGS, PE, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE, APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS.

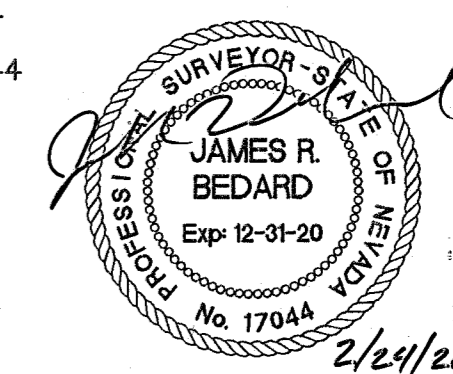
[Signature] 03-20-2020
JEREMY J. HUTCHINGS, PE DATE
DOUGLAS COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CLEAR CREEK RESIDENTIAL, LLC.
- THE LAND SURVEYED LIE WITHIN THE SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF SECTION 9, & THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 27, 2019.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JANUARY 1, 2021, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO INSURE THE INSTALLATION OF THE MONUMENTS.

JAMES R. BEDARD
NEVADA LICENSED LAND SURVEYOR NO. 17044
ON BEHALF OF MAPCA SURVEYS, INC.



COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 23 DAY OF MARCH, 2020 AT 11:16 AM AS FILE NO. 2020-943845, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF MAPCA SURVEYS, INC.

RECORDING FEE: 145.00

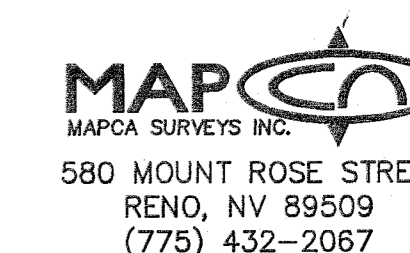
KAREN ELLISON
DOUGLAS COUNTY RECORDER

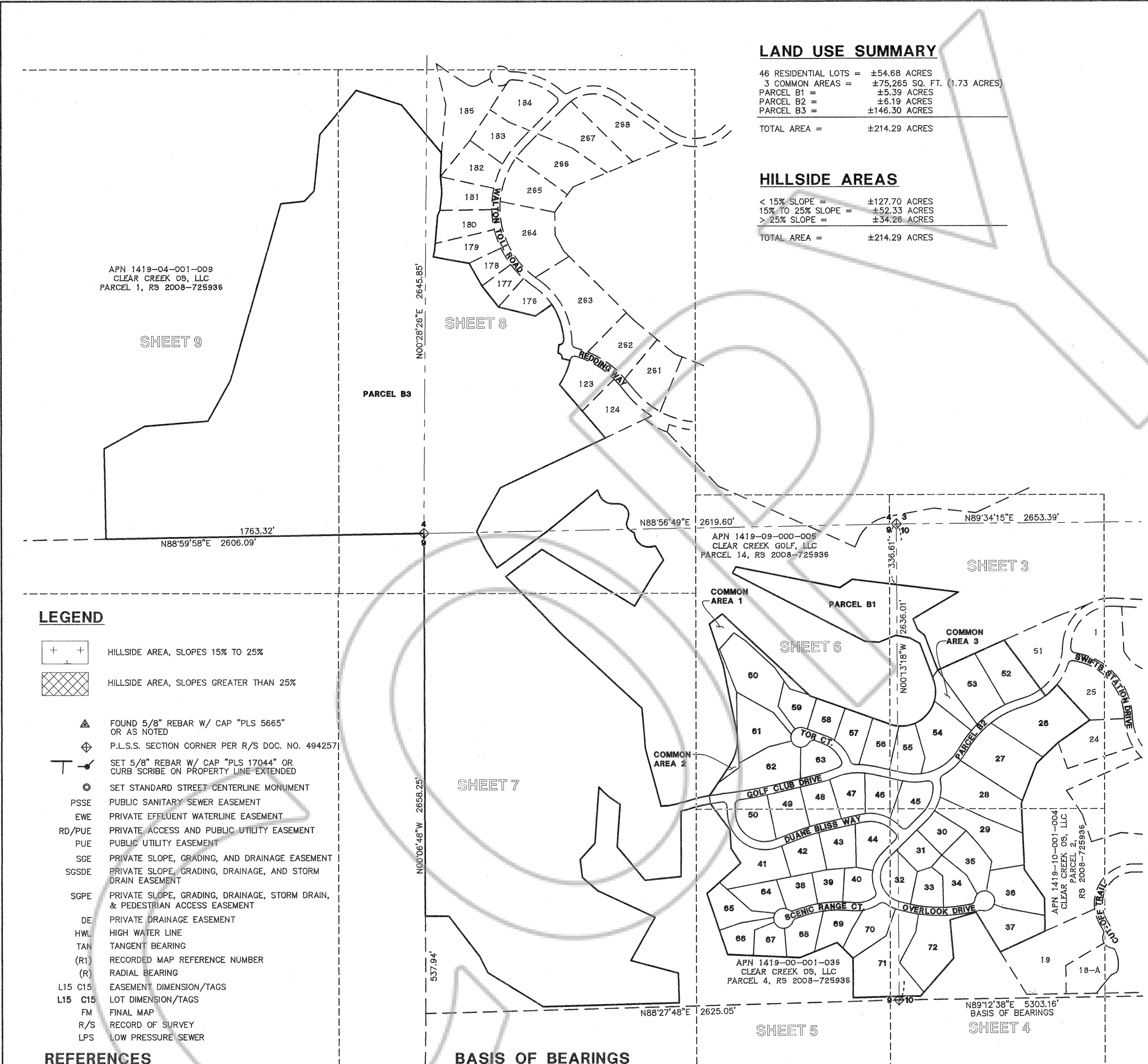
[Signature]
DEPUTY

REVERSIONARY MAP
DOC#2021-96267

[Signature]
DEPUTY RECORDER

REVERSIONARY MAP
DOC#2022-984816





LAND USE SUMMARY

46 RESIDENTIAL LOTS =	±54.68 ACRES
3 COMMON AREAS =	±75,265 SQ. FT. (1.73 ACRES)
PARCEL B1 =	±5.39 ACRES
PARCEL B2 =	±6.19 ACRES
PARCEL B3 =	±146.30 ACRES
TOTAL AREA =	±214.29 ACRES

HILLSIDE AREAS

< 15% SLOPE =	±127.70 ACRES
15% TO 25% SLOPE =	±52.33 ACRES
> 25% SLOPE =	±34.26 ACRES
TOTAL AREA =	±214.29 ACRES

NOTES

1. THE SUBJECT PROPERTY IS ENTIRELY WITHIN FEMA FLOOD HAZARD AREA ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 32005C00556, EFFECTIVE JANUARY 20, 2010.
2. A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR AND SIDE LOT LINES AND 7.5 FEET IN WIDTH COINCIDENT WITH ALL PRIVATE ACCESS EASEMENTS SHOWN HEREON. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. A PRIVATE SNOW STORAGE EASEMENT IS HEREBY GRANTED, 20 FEET IN WIDTH COINCIDENT WITH ALL PRIVATE ACCESS EASEMENTS AND COMMON AREAS SHOWN HEREON.
4. EACH OWNER OF LOTS 26 THROUGH 50, INCLUSIVE, AND LOTS 52 THROUGH 72, INCLUSIVE, 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. SETBACK LINES FROM HIGH WATER LINE OF BLUE LINE STREAMS SHOWN ON US GEOLOGICAL SURVEY 7.5 MINUTE MAPS ARE APPROXIMATE. NO FIELD VERIFICATION WAS PERFORMED IN SUPPORT OF THE LINES SHOWN.
6. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
7. MAINTENANCE OF ALL DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER FOR DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
8. OBSTRUCTING FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY THE DOUGLAS COUNTY, THE U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE, AND NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, WHERE REQUIRED.
9. ALL DEVELOPMENT, EXCEPT AS APPROVED IN THE SPECIFIC PLAN (I.E. BRIDGES, TRAILS, ETC.), SHALL BE PROHIBITED WITHIN "RESTRICTED USE AREAS" IDENTIFIED HEREIN.
10. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS IDENTIFIED HEREIN SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE.
11. MAINTENANCE OF ALL ROADS SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION.
12. POSTAL SERVICE SHALL BE PROVIDED AT MAILBOXES LOCATED AT THE ENTRANCE GATEHOUSE.
13. 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.
14. ADJACENT GOLF COURSE PARCELS ARE SUBJECT TO A 100' SETBACK FOR USE OF CLASS C EFFLUENT WATER FOR IRRIGATION. USE OF CLASS B OR BETTER EFFLUENT WATER IS NOT RESTRICTED WITHIN THE SETBACK PER NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) REGULATIONS.
15. COMMON AREAS 1, 2, AND 3 SHOWN HEREIN ARE COMMON AREAS AS DEFINED IN THAT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CLEAR CREEK TAHOE, RECORDED JULY 28, 2008 AS DOCUMENT NO. 727575, AND SUBSEQUENT MODIFICATIONS AND AMENDMENTS.
16. DOUGLAS COUNTY HAS DECLARED IT A POLICY TO PROTECT AND ENCOURAGE AGRICULTURAL OPERATIONS. IF YOUR PROPERTY IS LOCATED NEAR AN AGRICULTURAL OPERATION, YOU MAY AT SOME TIME BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM AGRICULTURAL OPERATIONS. IF CONDUCTED IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED STANDARDS, THESE INCONVENIENCES AND DISCOMFORTS DO NOT CONSTITUTE A NUISANCE FOR PURPOSES OF THE DOUGLAS COUNTY CODE.

LEGEND

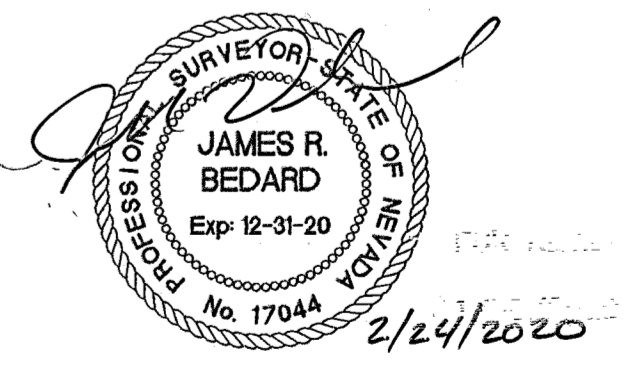
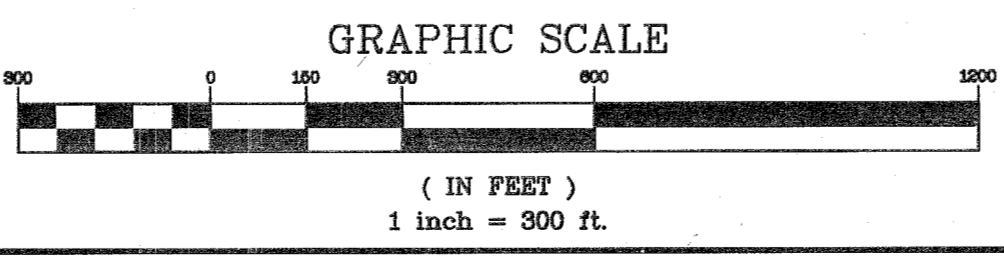
- HILLSIDE AREA, SLOPES 15% TO 25%
- HILLSIDE AREA, SLOPES GREATER THAN 25%
- FOUND 5/8" REBAR W/ CAP "PLS 5665" OR AS NOTED
- P.L.S.S. SECTION CORNER PER R/S DOC. NO. 494257
- SET 5/8" REBAR W/ CAP "PLS 17044" OR CURB SCRIBE ON PROPERTY LINE-EXTENDED
- SET STANDARD STREET CENTERLINE MONUMENT
- PSSE PUBLIC SANITARY SEWER EASEMENT
- EW E PRIVATE EFFLUENT WATERLINE EASEMENT
- RD/PUE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SGE PRIVATE SLOPE, GRADING, AND DRAINAGE EASEMENT
- SGSDE PRIVATE SLOPE, GRADING, DRAINAGE, AND STORM DRAIN EASEMENT
- SGPE PRIVATE SLOPE, GRADING, DRAINAGE, STORM DRAIN, & PEDESTRIAN ACCESS EASEMENT
- DE PRIVATE DRAINAGE EASEMENT
- HWL HIGH WATER LINE
- TAN TANGENT BEARING
- (R1) RECORDED MAP REFERENCE NUMBER
- (R) RADIAL BEARING
- L15 C15 EASEMENT DIMENSION/TAGS
- L15 C15 LOT DIMENSION/TAGS
- FM FINAL MAP
- R/S RECORD OF SURVEY
- LPS LOW PRESSURE SEWER

REFERENCES

- (R1) FINAL MAP PD 03-004-7 FOR CLEAR CREEK TAHOE - PHASE 1A & 1B, RECORDED NOVEMBER 18, 2016 AS FILE NO. 2016-890939, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R2) BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RESIDENTIAL, LLC, RECORDED SEPTEMBER 15, 2017 AS FILE NO. 2017-904050, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R3) 2nd BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RESIDENTIAL, LLC, RECORDED DECEMBER 14, 2018 AS FILE NO. 2018-923626, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

BASIS OF BEARINGS

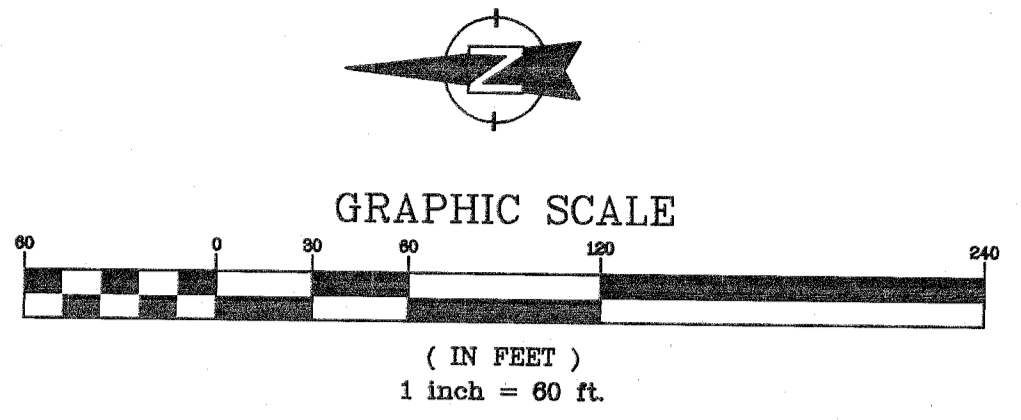
NORTH 89°12'36" EAST BETWEEN THE WEST 1/4 CORNER AND EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON RECORD OF SURVEY DOCUMENT NO. 484935 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.



FINAL MAP DP 19-0479 FOR CLEAR CREEK TAHOE UNIT 3A A PLANNED UNIT DEVELOPMENT
 BEING A SUBDIVISION OF PARCEL B OF CLEAR CREEK TAHOE - PHASE 1A & 1B, FILE NO. 2016-890939, SITUATE IN THE S1/2 OF SEC. 4, THE NE1/4 OF SEC. 9, & THE NW1/4 OF SEC. 10, T. 14 N., R. 19 E., M.D.B.&M., DOUGLAS COUNTY, NEVADA

MAP
 MAPCA SURVEYS INC.
 580 MOUNT ROSE STREET
 RENO, NV 89509
 (775) 432-2067

SHEET 2 OF 9



APN 1419-10-001-006
CLEAR CREEK EQUITY PARTNERS LLC
LOT 1, FM 2016-890939

APN 1419-10-001-030
HAEN FAMILY TRUST
LOT 25, FM 2016-890939

APN 1419-10-001-029
CH CLEAR CREEK
RESIDENCE II, LP
LOT 24, FM 2016-890939

APN 1419-10-001-031
ABBOTT 1991 REVOCABLE TRUST, ET AL
LOT 51, FM 2016-890939

APN 1419-10-001-004
CLEAR CREEK OS, LLC
PARCEL 2,
RS 2008-725936

APN 1419-09-000-005
CLEAR CREEK GOLF, LLC
PARCEL 14, RS 2008-725936

TEMPORARY GOLF CART
CROSSING EASEMENT
PER DOC. 807937

COMMON AREA 3
28510 SQ. FT.

PARCEL B1
5.39 ACRES

APN 1419-09-000-005
CLEAR CREEK GOLF, LLC
PARCEL 14, RS 2008-725936

LOT 55
39589 SQ. FT.

EASEMENT LINE DATA

L144	N52°14'53"W(R)	47.45'
L145	N27°11'56"E	50.68'
L146	N70°50'13"E	42.45'
L147	N22°48'39"E	18.61'
L148	N54°54'55"W(R)	28.79'
L149	N16°04'57"W(R)	35.34'
L150	N71°35'55"E	59.60'
L151	N25°47'37"W(R)	34.02'

EASEMENT CURVE DATA

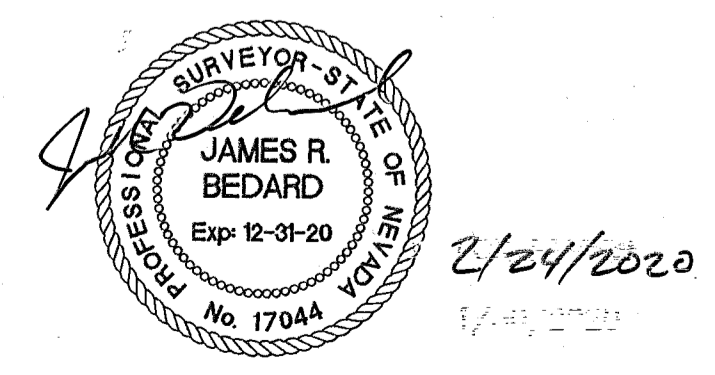
C35	R=277.50' L=43.06' Δ=8°53'27"
C36	R=572.50' L=62.17' Δ=6°13'20"
C37	R=572.50' L=9.33' Δ=0°56'00"

EASEMENT CURVE DATA

C38	R=302.50' L=56.68' Δ=10°43'57"
C39	R=347.50' L=34.17' Δ=5°38'05"
C40	R=527.50' L=4.22' Δ=0°27'30"

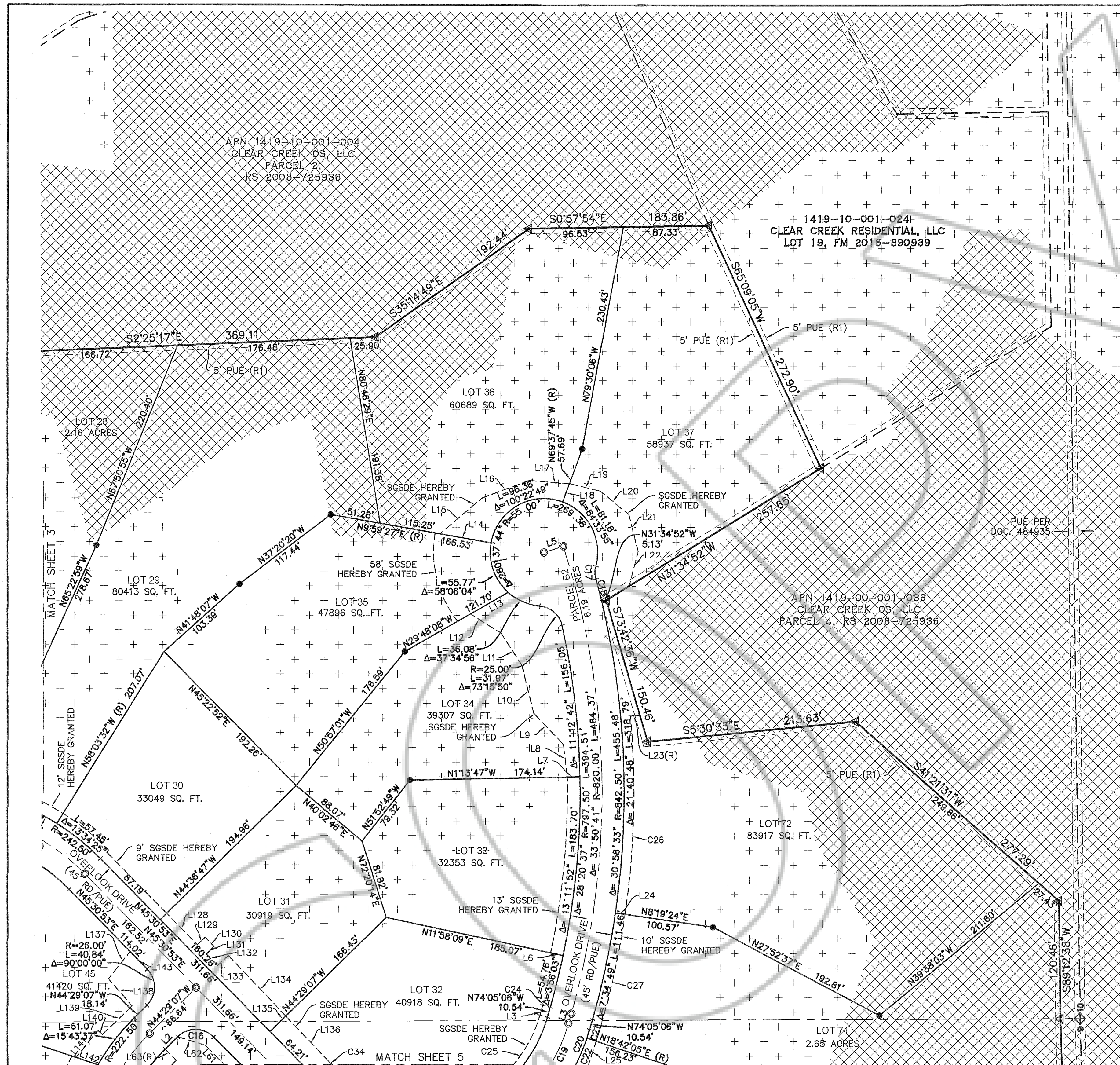
EASEMENT CURVE DATA

C41	R=514.50' L=18.32' Δ=2°02'25"
C42	R=330.50' L=57.07' Δ=9°53'40"



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SITUATE IN THE S1/2 OF SEC. 4, THE NE1/4 OF SEC. 9,
& THE NW1/4 OF SEC. 10, T. 14 N., R. 19 E.,
M.D.B.&M., DOUGLAS COUNTY, NEVADA

MAP
MAPCA SURVEYS INC.
580 MOUNT ROSE STREET
RENO, NV 89509
(775) 432-2067
SHEET 3 OF 9



EASEMENT LINE DATA

L3	N74°05'06"W	10.54'
L6	N11°58'09"E	13.00'
L7	N1°13'01"W	13.00'
L8	N83°14'19"E	33.14'
L9	N46°27'58"E	44.41'
L10	N76°06'01"E	50.37'
L11	N57°02'40"E	39.29'
L12	N31°46'55"E	36.77'
L13	N29°48'08"W	44.46'
L14	N9°59'27"E	53.00'
L15	N40°25'16"W	56.89'
L16	N20°17'32"W	50.96'
L17	N4°08'21"E	41.46'
L18	N69°37'45"W	20.00'
L19	N13°55'22"E	32.45'
L20	N39°13'05"E	37.62'
L21	N75°50'25"E	39.30'
L22	N75°16'21"W	36.30'
L23	N5°18'17"W(R)	9.63'
L24	N8°19'24"E	10.00'
L25	N71°17'55"W	60.50'
L61	N45°30'53"E	100.64'
L62	N17°12'50"E	29.53'
L63	N45°30'53"E(R)	16.00'
L128	N45°30'53"E	45.01'
L129	N44°29'07"W	11.00'
L130	N45°30'53"E	13.21'
L131	N44°29'07"W	11.00'
L132	N45°30'53"E	16.68'
L133	N44°29'07"W	15.00'
L134	N46°28'20"E	85.39'
L135	N44°29'07"W	22.57'
L136	N46°28'20"E	64.22'
L137	N51°43'01"W	35.59'
L138	N48°55'59"E	36.68'
L139	N43°56'55"W	41.59'
L140	N36°59'04"E	6.23'
L141	N51°02'15"W	35.37'
L142	N18°25'13"E	23.48'
L143	N45°30'53"E	25.16'

EASEMENT CURVE DATA

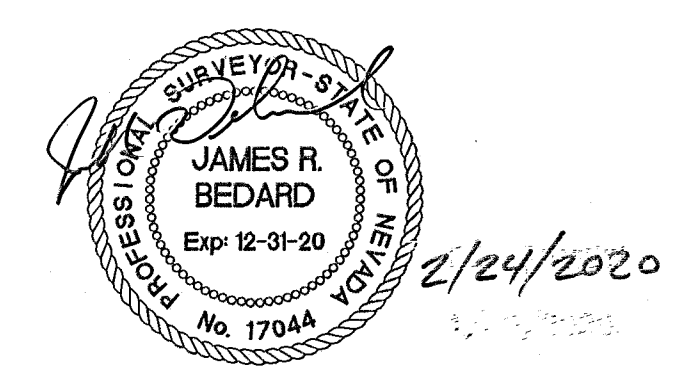
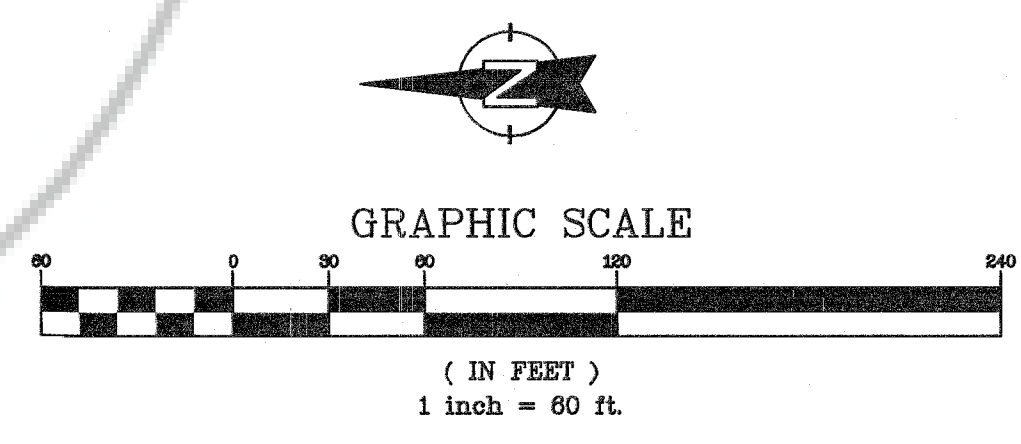
C24	R=789.50' L=54.21' Δ=3°56'03"
C25	R=134.50' L=114.35' Δ=48°42'50"
C26	R=852.50' L=202.94' Δ=13°38'22"
C27	R=852.50' L=112.79' Δ=7°34'49"
C34	R=121.00' L=89.69' Δ=42°28'10"

LOT/ROAD CURVE DATA

C16	R=26.00' L=40.84' Δ=90°00'00"
C17	R=25.00' L=13.09' Δ=29°59'50"
C18	R=842.50' L=25.23' Δ=1°42'56"
C19	R=165.00' L=101.85' Δ=35°22'07"
C20	R=187.50' L=72.09' Δ=22°01'50"

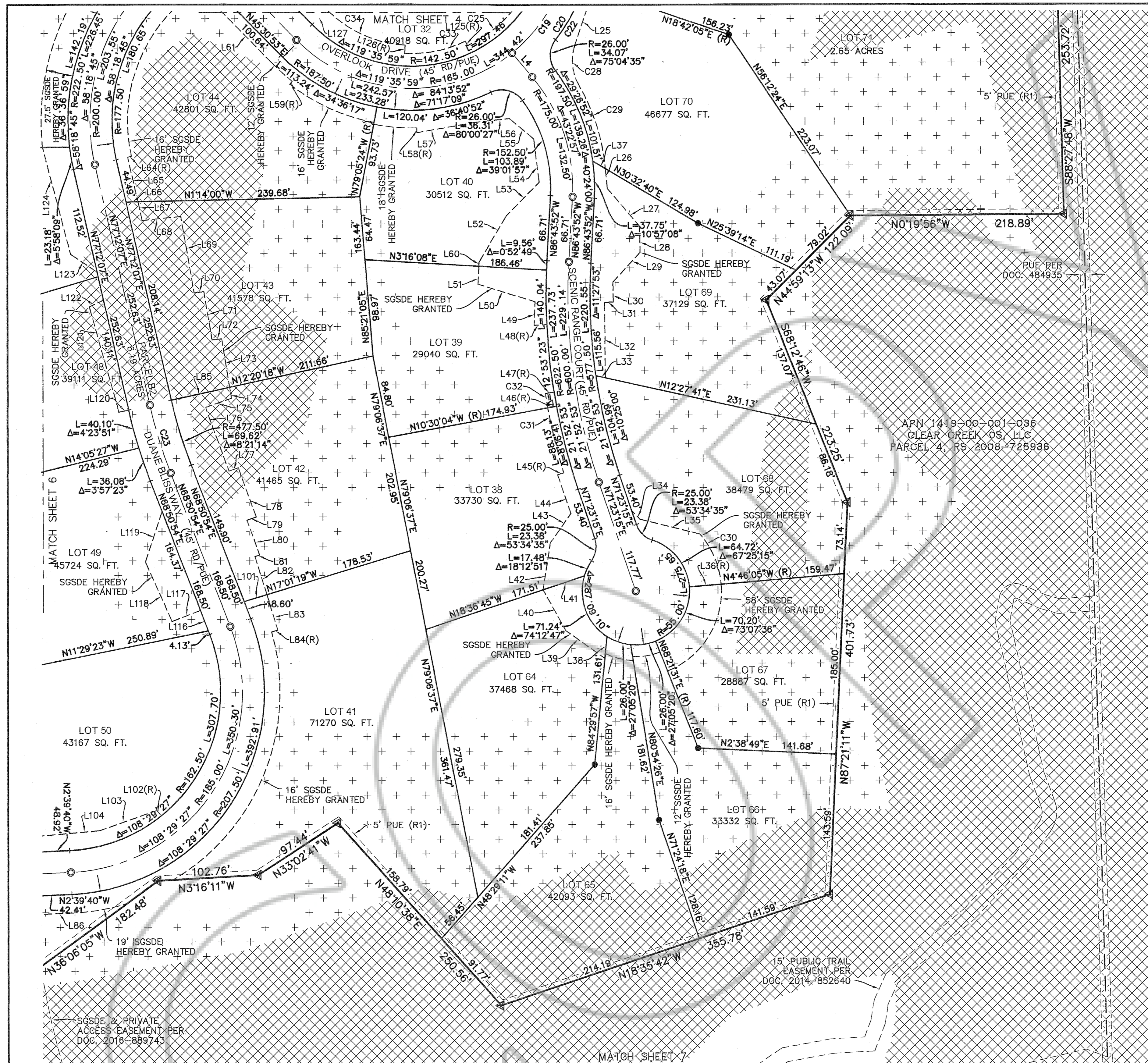
LOT/ROAD LINE DATA

C21	R=187.50' L=9.12' Δ=2°47'11"
C22	R=187.50' L=62.96' Δ=19°14'39"
L2	N44°29'07"W 18.14'
L3	N74°05'06"W 10.54'
L5	N17°55'47"W 20.78'



FINAL MAP DP 19-0479 FOR CLEAR CREEK TAHOE UNIT 3A A PLANNED UNIT DEVELOPMENT
 BEING A SUBDIVISION OF PARCEL B OF CLEAR CREEK TAHOE - PHASE 1A & 1B, FILE NO. 2016-890939, SITUATE IN THE S1/2 OF SEC. 4, THE NE1/4 OF SEC. 9, & THE NW1/4 OF SEC. 10, T. 14 N., R. 19 E., M.D.B.&M., DOUGLAS COUNTY, NEVADA

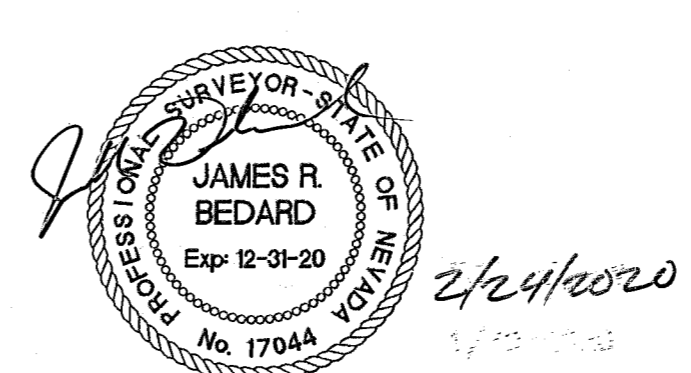
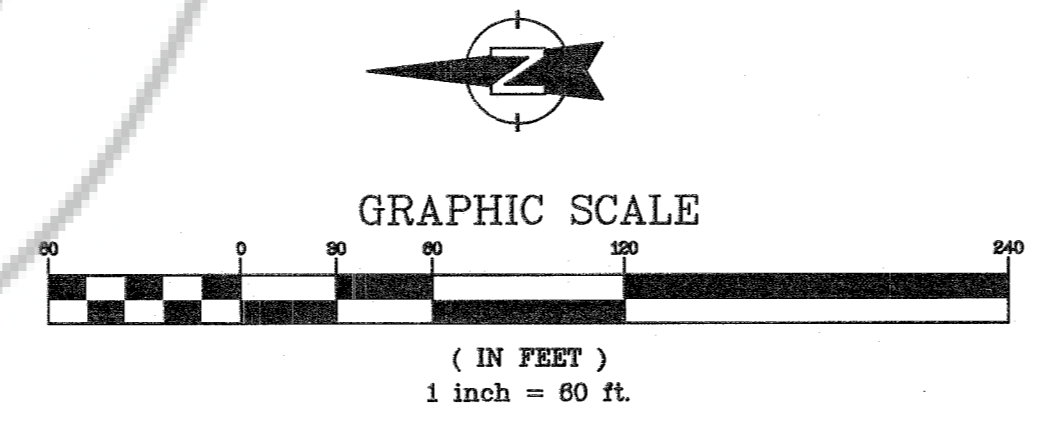
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SHEET 4 OF 9



EASEMENT LINE DATA		EASEMENT CURVE DATA			
L25	N71°17'55"W 60.50'	L116	N68°50'54"E 22.28'	C25	R=134.50' L=114.35' Δ=48°42'50"
L26	N84°51'30"E 20.45'	L117	N21°09'06"W 31.07'	C28	R=50.00' L=42.45' Δ=48°38'49"
L27	N49°18'49"E 50.46'	L118	N65°48'31"E 66.55'	C29	R=209.50' L=90.69' Δ=24°48'14"
L28	N89°07'58"E 27.13'	L119	N71°53'51"W 54.67'	C30	R=88.00' L=56.62' Δ=36°51'44"
L29	N47°31'08"W 41.05'	L120	N12°54'56"W 10.09'	C31	R=631.50' L=90.69' Δ=61°3'46"
L30	N89°08'22"E 20.43'	L121	N74°22'49"E 112.04'	C32	R=631.50' L=14.81' Δ=1°20'39"
L31	N0°42'47"W 8.97'	L122	N25°23'24"W 15.82'	C33	R=129.50' L=64.23' Δ=28°24'59"
L32	N89°26'04"E 77.50'	L123	N33°46'27"E 32.37'	C34	R=121.00' L=89.69' Δ=42°28'10"
L33	N12°27'41"E 10.08'	L124	N75°23'49"E 113.03'		
L34	N46°32'00"E 12.50'	L125	N64°37'43"E(R) 5.00'		
L35	N13°54'56"E 63.15'	L126	N86°57'17"W(R) 8.50'		
L36	N4°46'05"W(R) 33.00'	L127	N44°29'07"W 21.50'		
L37	N30°32'40"E 15.01'				
L38	N84°29'57"W 22.38'				
L39	N60°50'41"E 47.92'				
L40	N35°26'35"E 48.97'				
L41	N18°36'45"W 44.64'				
L42	N80°57'05"W 48.63'				
L43	N55°02'10"W 38.55'				
L44	N71°23'15"E 42.11'				
L45	N16°43'50"W(R) 6.34'				
L46	N10°30'04"W(R) 9.00'				
L47	N9°09'25"W(R) 9.00'				
L48	N2°46'03"W(R) 12.97'				
L49	N87°46'18"W 24.32'				
L50	N16°59'17"E 61.15'				
L51	N87°36'59"W 18.45'				
L52	N59°22'46"W 55.77'				
L53	N45°18'16"W 47.86'				
L54	N82°54'42"E 44.80'				
L55	N40°07'24"E 32.59'				
L56	N6°23'21"W 34.98'				
L57	N10°04'49"W 61.11'				
L58	N88°30'45"E(R) 5.00'				
L59	N52°14'37"W(R) 4.00'				
L60	N87°36'59"W 3.76'				
L61	N45°30'53"E 100.64'				
L62	N12°47'53"W 4.00'				
L63	N77°12'07"E 46.95'				
L64	N11°40'00"W 12.25'				
L65	N77°12'07"E 19.55'				
L66	N5°42'57"W 39.81'				
L67	N80°12'53"E 79.47'				
L68	N7°49'19"W 10.00'				
L69	N80°21'52"E 50.00'				
L70	N5°27'44"W 9.84'				
L71	N80°44'20"E 50.40'				
L72	N80°44'20"E 11.30'				
L73	N19°15'13"W 28.05'				
L74	N69°54'52"E 69.45'				
L75	N19°15'13"W 10.10'				
L76	N69°54'52"E 53.60'				
L77	N19°15'13"W 10.10'				
L78	N69°54'52"E 37.88'				
L79	N19°15'13"W 5.05'				
L80	N72°45'43"E 40.90'				
L81	N72°45'43"E 37.88'				
L82	N15°55'54"W 6.70'				
L83	N12°20'18"W 61.19'				
L84	N2°39'40"W 50.21'				
L85	N17°01'19"W 24.40'				
L86	N51°19'48"E(R) 7.15'				
L87	N19°23'57"W 61.98'				
L88	N5°20'38"W 66.19'				

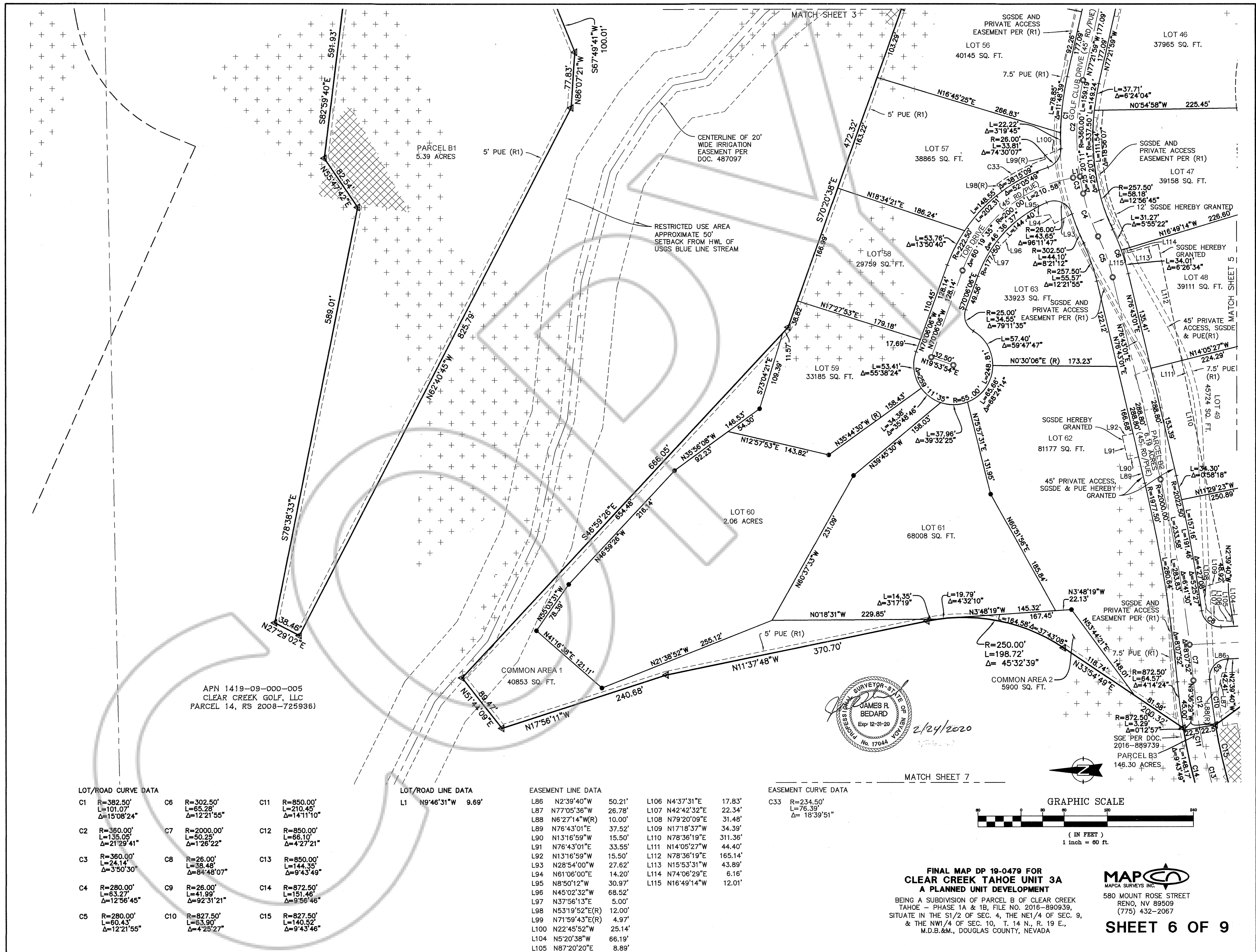
LOT/ROAD CURVE DATA
 C23 R=500.00'
 L=72.90'
 Δ=8°21'14"

LOT/ROAD LINE DATA
 L4 N49°53'11"E 32.30'

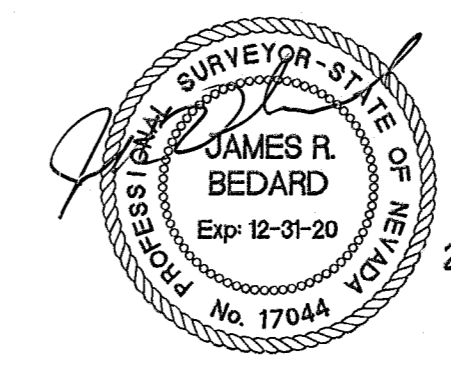


FINAL MAP DP 19-0479 FOR
CLEAR CREEK TAHOE UNIT 3A
 A PLANNED UNIT DEVELOPMENT
 BEING A SUBDIVISION OF PARCEL B OF CLEAR CREEK
 TAHOE - PHASE 1A & 1B, FILE NO. 2016-890939,
 SITUATE IN THE S1/2 OF SEC. 4, THE NE1/4 OF SEC. 9,
 & THE NW1/4 OF SEC. 10, T. 14 N., R. 19 E.,
 M.D.B.&M., DOUGLAS COUNTY, NEVADA

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APN 1419-09-000-005
 CLEAR CREEK GOLF, LLC
 PARCEL 14, RS 2008-725936)



LOT/ROAD CURVE DATA

C1 R=382.50' L=101.07' Δ=15°08'24"	C6 R=302.50' L=65.28' Δ=12°21'55"
C2 R=360.00' L=135.05' Δ=21°29'41"	C7 R=2000.00' L=50.25' Δ=1°26'22"
C3 R=360.00' L=24.14' Δ=3°50'30"	C8 R=26.00' L=38.48' Δ=84°48'07"
C4 R=280.00' L=63.27' Δ=12°56'45"	C9 R=26.00' L=41.99' Δ=92°31'21"
C5 R=280.00' L=60.43' Δ=12°21'55"	C10 R=827.50' L=63.90' Δ=4°25'27"

LOT/ROAD LINE DATA

L1 N9°46'31"W 9.69'

EASEMENT LINE DATA

C11 R=850.00' L=210.45' Δ=14°11'10"	C12 R=850.00' L=66.10' Δ=4°27'21"	C13 R=850.00' L=144.35' Δ=9°43'49"	C14 R=872.50' L=151.46' Δ=9°56'46"	C15 R=827.50' L=140.52' Δ=9°43'46"
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EASEMENT CURVE DATA

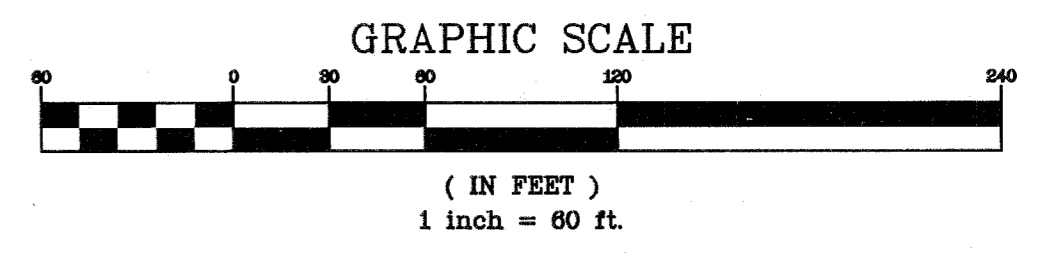
L86 N2°39'40"W 50.21'	L87 N77°05'36"W 26.78'	L88 N6°27'14"W(R) 10.00'	L89 N76°43'01"E 37.52'	L90 N13°16'59"W 15.50'	L91 N76°43'01"E 33.55'	L92 N13°16'59"W 15.50'	L93 N28°54'00"W 27.62'	L94 N61°06'00"E 14.20'	L95 N8°50'12"W 30.97'	L96 N45°02'32"W 68.52'	L97 N37°56'13"E 5.00'	L98 N53°19'52"E(R) 12.00'	L99 N71°59'43"E(R) 4.97'	L100 N22°45'52"W 25.14'	L104 N5°20'38"W 66.19'	L105 N87°20'20"E 8.89'
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EASEMENT CURVE DATA

L106 N4°37'31"E 17.83'	L107 N42°42'32"E 22.34'	L108 N79°20'09"E 31.48'	L109 N17°18'37"W 34.39'	L110 N78°36'19"E 311.36'	L111 N14°05'27"W 44.40'	L112 N78°36'19"E 165.14'	L113 N15°53'31"W 43.89'	L114 N74°06'29"E 6.16'	L115 N16°49'14"W 12.01'
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EASEMENT CURVE DATA

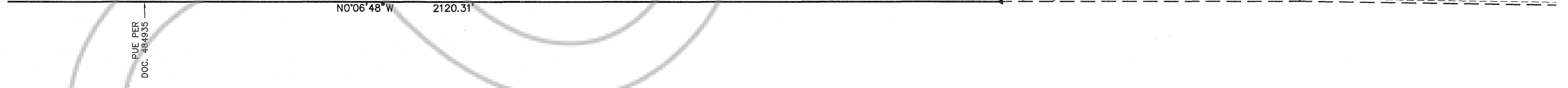
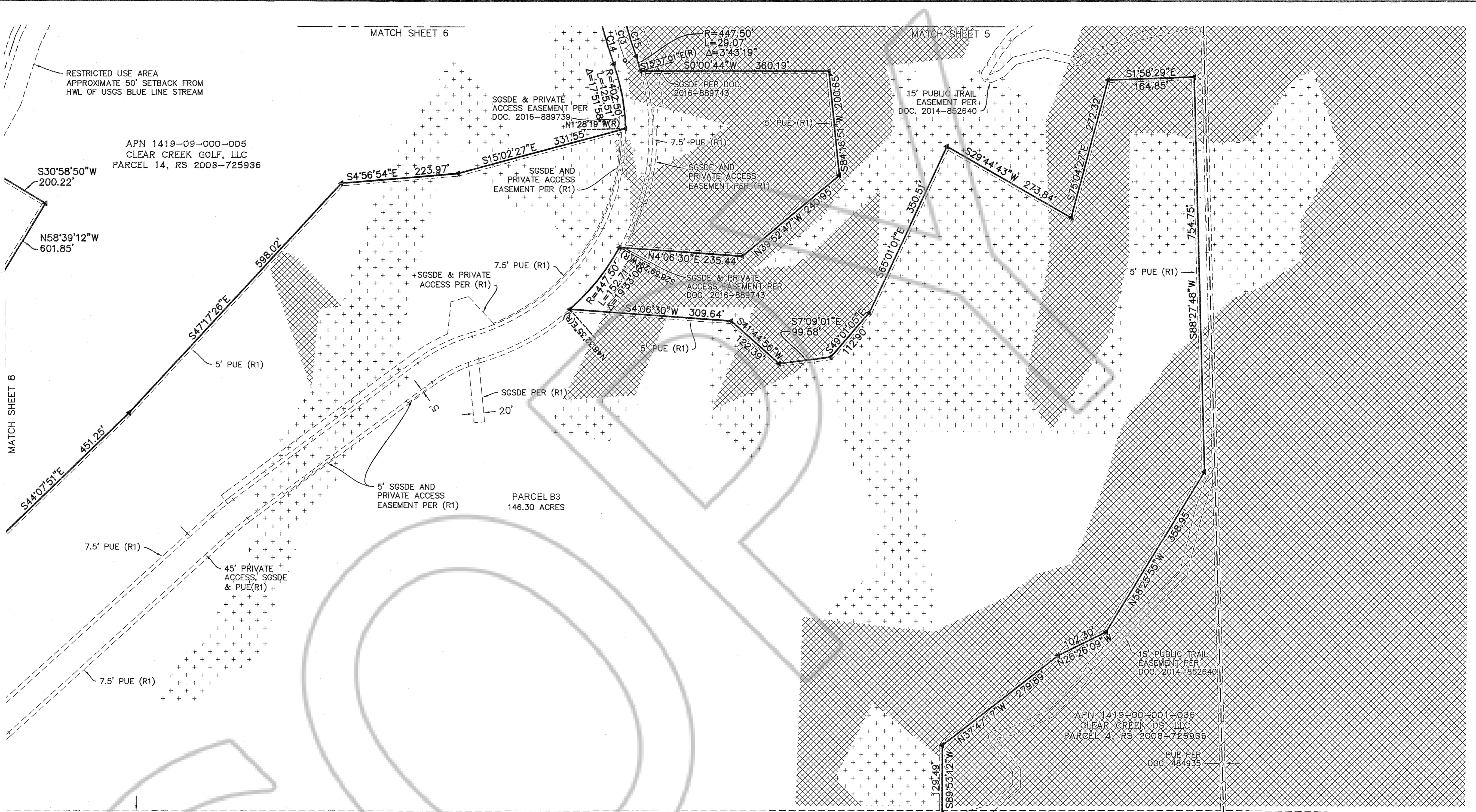
C33 R=234.50' L=76.39' Δ=18°39'51"



FINAL MAP DP 19-0479 FOR CLEAR CREEK TAHOE UNIT 3A A PLANNED UNIT DEVELOPMENT
 BEING A SUBDIVISION OF PARCEL B OF CLEAR CREEK TAHOE - PHASE 1A & 1B, FILE NO. 2016-890939, SITUATE IN THE S1/2 OF SEC. 4, THE NE1/4 OF SEC. 9, & THE NW1/4 OF SEC. 10, T. 14 N., R. 19 E., M.D.B.&M., DOUGLAS COUNTY, NEVADA

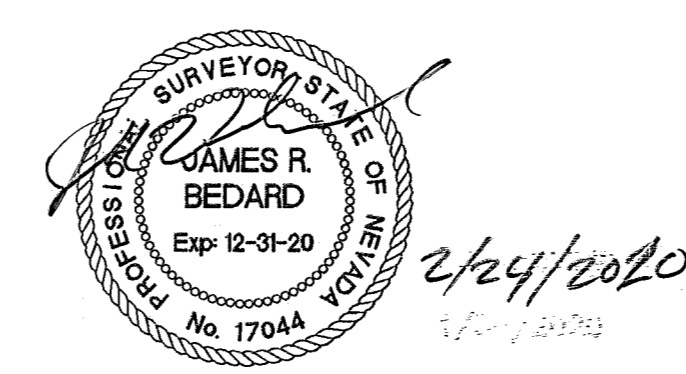
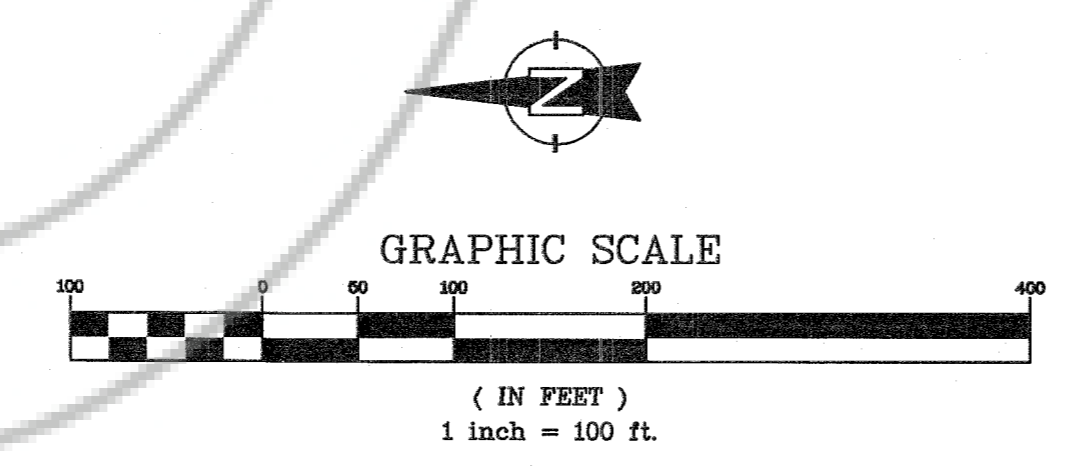
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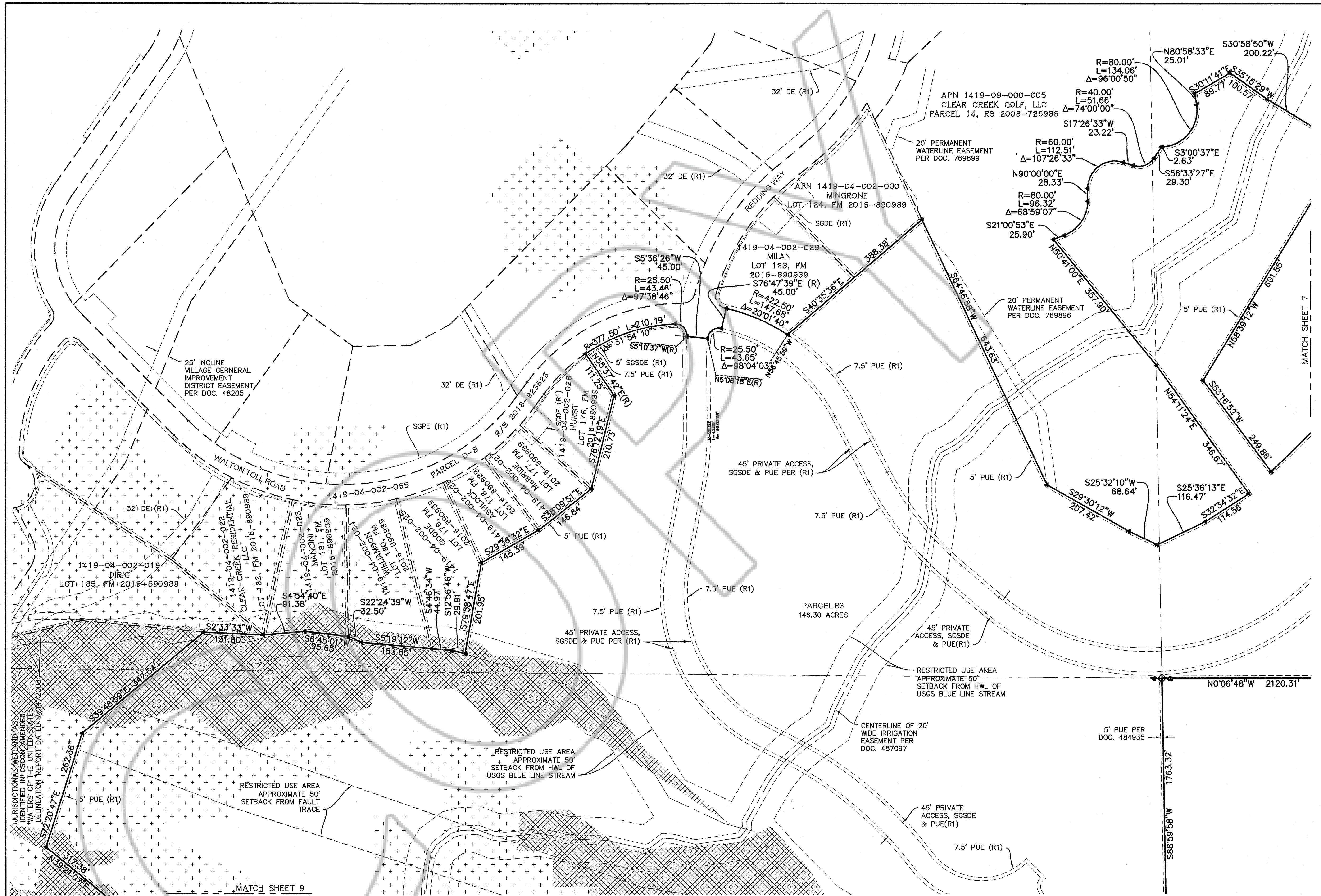
LOT/ROAD CURVE DATA

C13	R=650.00'
	L=144.35'
	$\Delta=9^{\circ}43'49''$
C14	R=872.50'
	L=151.46'
	$\Delta=9^{\circ}56'46''$
C15	R=827.50'
	L=140.52'
	$\Delta=9^{\circ}43'46''$

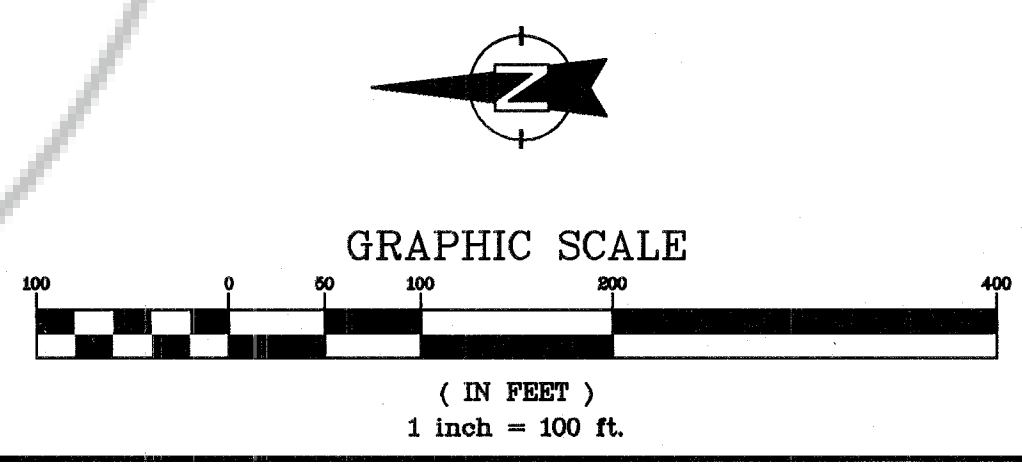


**FINAL MAP DP 19-0479 FOR
CLEAR CREEK TAHOE UNIT 3A
A PLANNED UNIT DEVELOPMENT**
BEING A SUBDIVISION OF PARCEL B OF CLEAR CREEK
TAHOE - PHASE 1A & 1B, FILE NO. 2016-890939,
SITUATE IN THE S1/2 OF SEC. 4, THE NE1/4 OF SEC. 9,
& THE NW1/4 OF SEC. 10, T. 14 N., R. 19 E.,
M.D.B.&M., DOUGLAS COUNTY, NEVADA

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JURISDICTIONAL WETLANDS AS IDENTIFIED IN CSOON AMENDED WATERS OF THE UNITED STATES DELINEATION REPORT DATED 7/14/2008

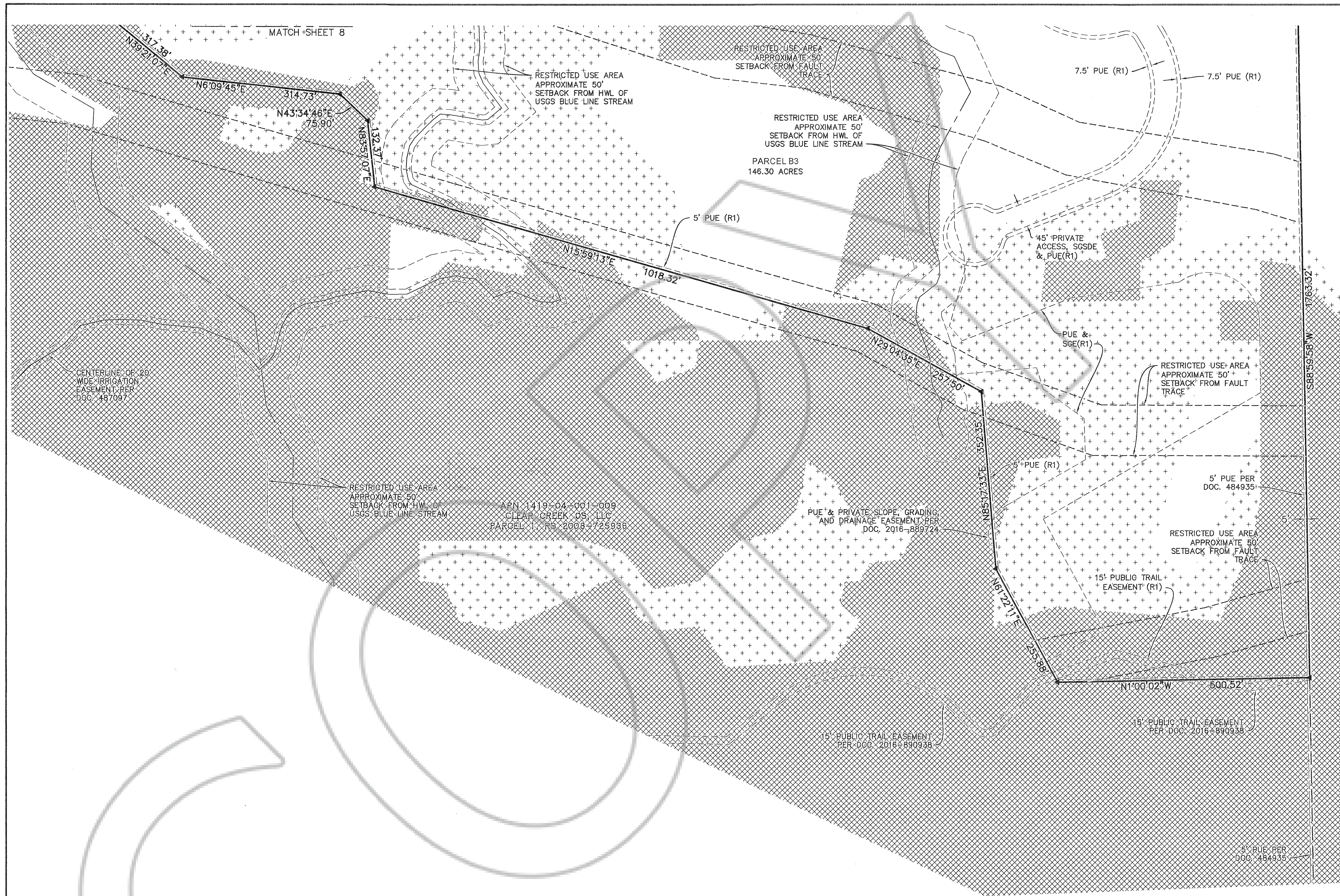


PROFESSIONAL SURVEYOR
 JAMES R. BEDARD
 Exp. 12-31-20
 No. 17044
 2/24/2020

FINAL MAP DP 19-0479 FOR CLEAR CREEK TAHOE UNIT 3A A PLANNED UNIT DEVELOPMENT
 BEING A SUBDIVISION OF PARCEL B OF CLEAR CREEK TAHOE - PHASE 1A & 1B, FILE NO. 2016-890939, SITUATE IN THE S1/2 OF SEC. 4, THE NE1/4 OF SEC. 9, & THE NW1/4 OF SEC. 10, T. 14 N., R. 19 E., M.D.B.&M., DOUGLAS COUNTY, NEVADA

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SHEET 8 OF 9



CENTERLINE OF 20' WIDE IRRIGATION EASEMENT PER DOC. 487097

RESTRICTED USE AREA APPROXIMATE 50' SETBACK FROM HWL OF USGS BLUE LINE STREAM

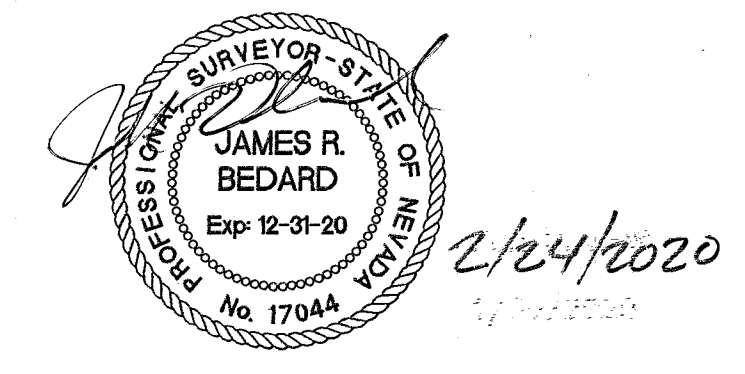
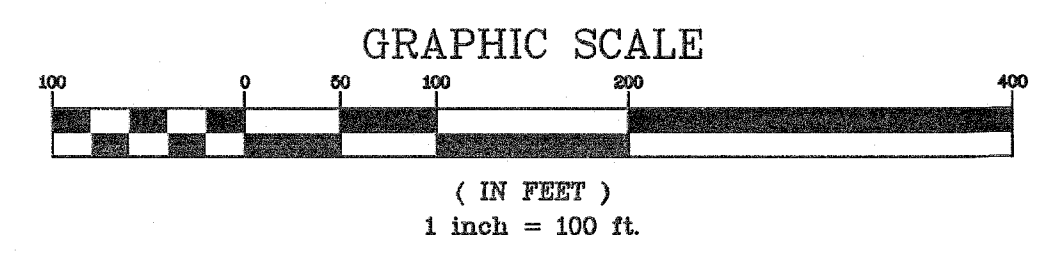
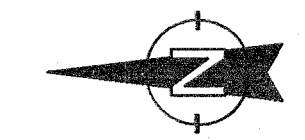
APN 1419-04-001-009
CLEAR CREEK DS, LLC
PARCEL 1, RS 2008-725938

PUE & PRIVATE SLOPE GRADING AND DRAINAGE EASEMENT PER DOC. 2016-889724

15' PUBLIC TRAIL EASEMENT PER DOC. 2016-890938

15' PUBLIC TRAIL EASEMENT PER DOC. 2016-890938

5' PUE PER DOC. 484935



FINAL MAP DP 19-0479 FOR CLEAR CREEK TAHOE UNIT 3A A PLANNED UNIT DEVELOPMENT
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