

**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

James S. Taylor 12/11/2019
 JAMES S. TAYLOR, MANAGING MEMBER DATE

NOTARY CERTIFICATE:

STATE OF CALIFORNIA }
 COUNTY OF SANTA BARBARA } ss
 ON THIS 11th DAY OF December, 2019, PERSONALLY APPEARED BEFORE ME, JAMES S. TAYLOR, MANAGING MEMBER OF FAIRWAY ONE LLC, A NEVADA LIMITED LIABILITY COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

Janice Bowie
 NOTARY PUBLIC
 PRINT NAME
 COMMISSION NO. 2189491 EXPIRES ON 4/21/2021

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- 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.

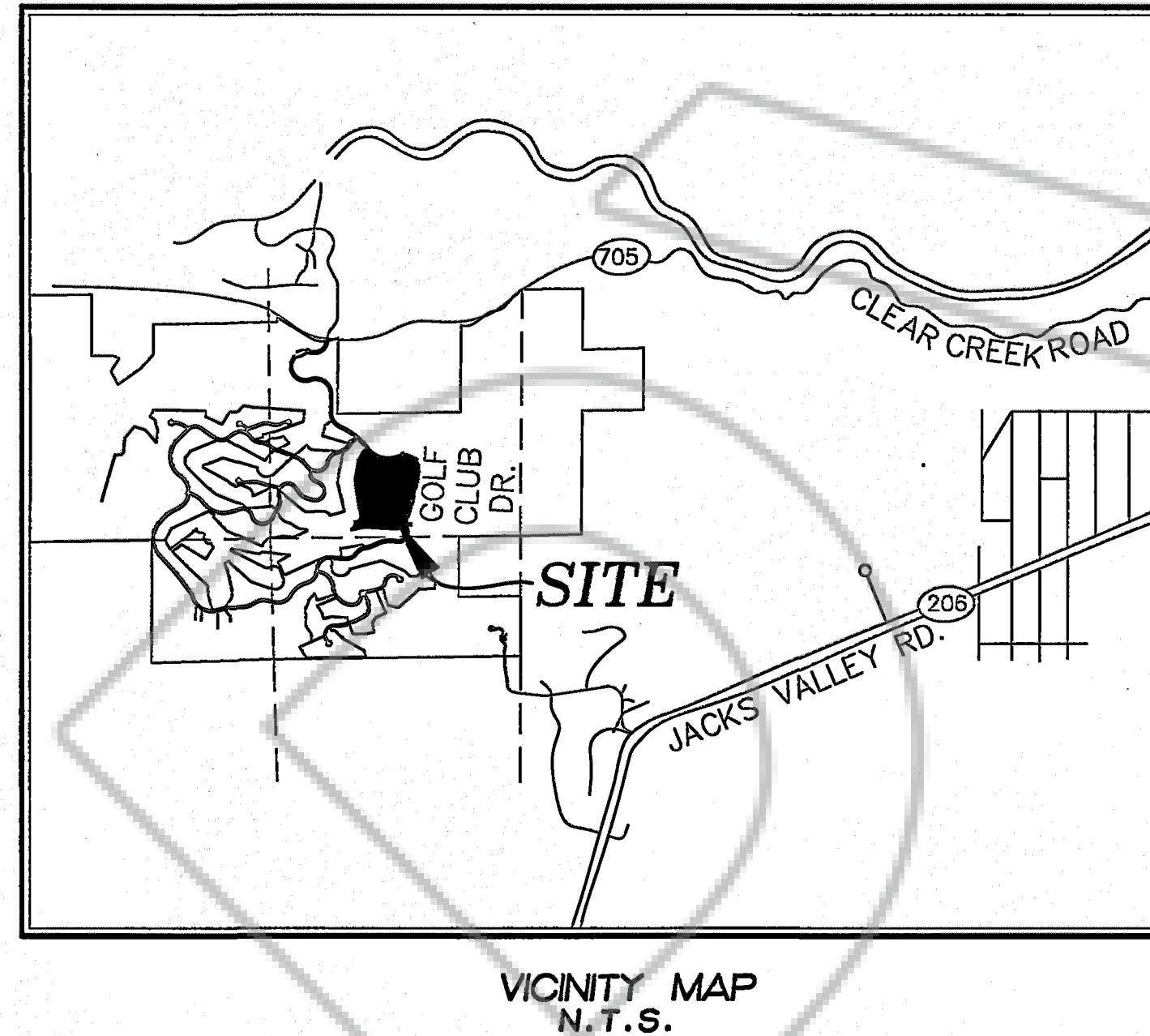
CLEAR CREEK TAHOE COMMUNITY ASSOCIATION

Leisha Ehlerl 12/18/19
 LEISHA EHLERT, DIRECTOR DATE

NOTARY CERTIFICATE:

STATE OF Nevada }
 COUNTY OF Douglas } ss
 ON THIS 18th DAY OF December, 2019, PERSONALLY APPEARED BEFORE ME, LEISHA EHLERT AS DIRECTOR OF CLEAR CREEK TAHOE COMMUNITY ASSOCIATION.
 WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

Georgia R. Chase
 NOTARY PUBLIC
 PRINT NAME
 COMMISSION NO. 13-10678-5 EXPIRES ON May 04, 2021



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.

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.

Lucille Rao 7/13/20
 BY: Lucille Rao Planner DATE
 PRINT NAME AND TITLE:

CLERK TREASURERS CERTIFICATE:

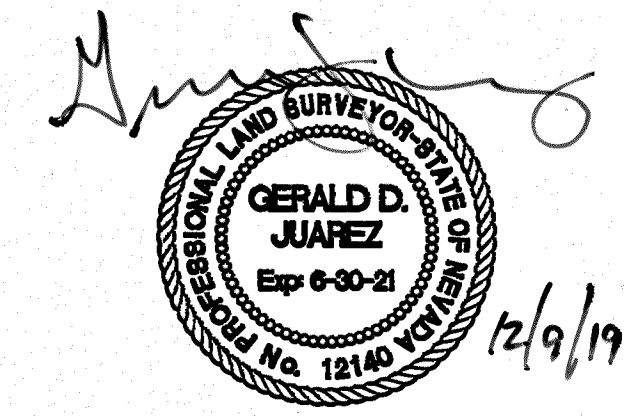
ALL THE PROPERTY TAXES FOR THE PARCELS SHOWN ON THIS MAP HAVE BEEN PAID IN FULL FOR THE FISCAL TAX YEAR.

APN 1419-03-002-072, 1419-03-002-073
Kathy Lewis 8/4/2020
 KATHY LEWIS, Deputy Clerk-Treasurer DATE
 TREASURER

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, & CLEAR CREEK RESIDENTIAL 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 NOVEMBER 23, 2019.
 - 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:

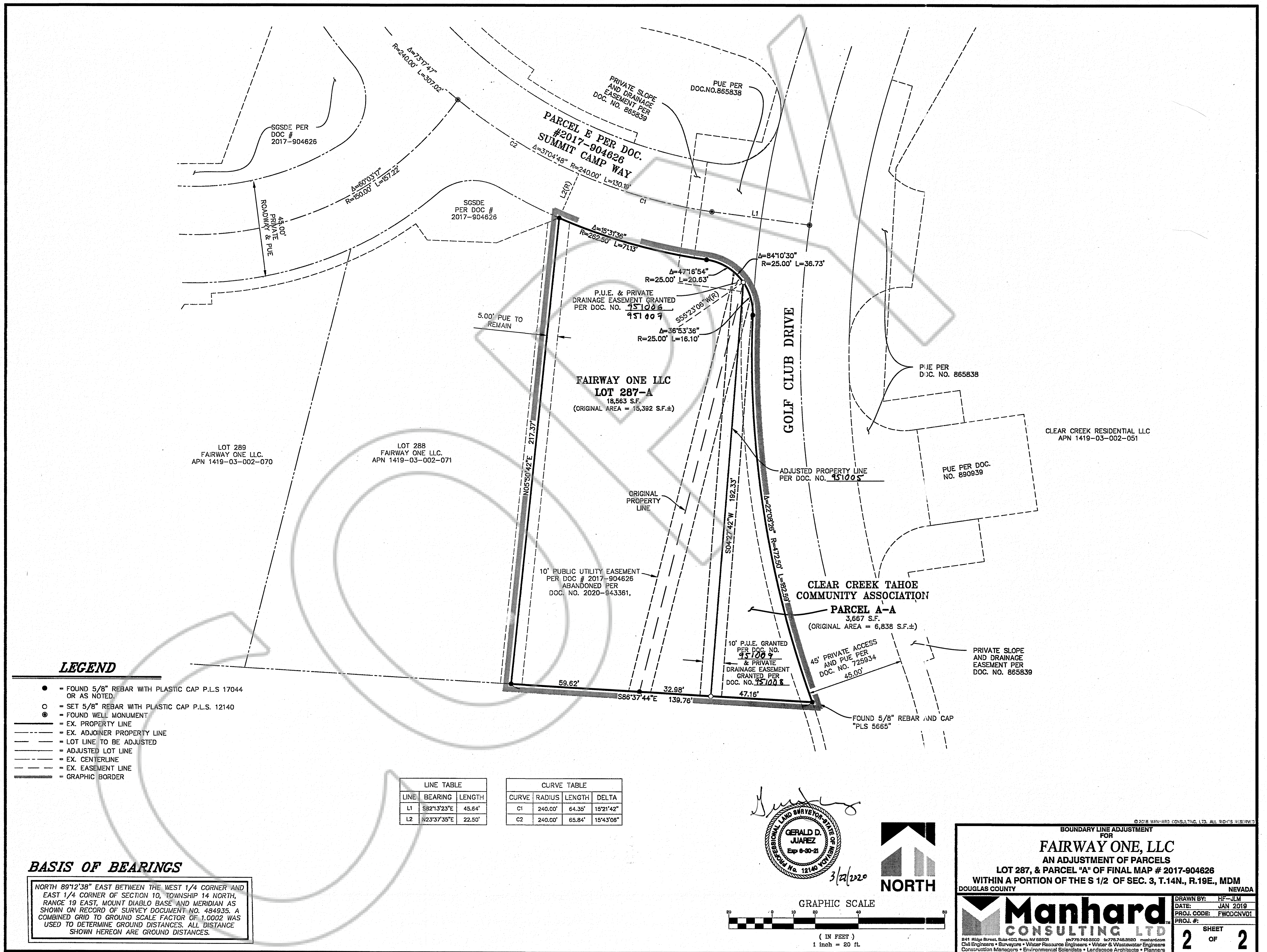
FILED FOR RECORD THIS 18th DAY OF August, 2019 AT 3:28 PM
 AS DOCUMENT NO. 2020-951011 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF FAIRWAY ONE LLC.
 RECORDING FEE: \$42.00
Karen Ellison 8/18/20
 KAREN ELLISON, DOUGLAS COUNTY RECORDER Deputy DATE

BOUNDARY LINE ADJUSTMENT
FOR
FAIRWAY ONE LLC
AN ADJUSTMENT OF
LOT 287, & PARCEL A 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 ph:775-748-5500 fx:775-748-2820 manhard.com
 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: FW00CNV01
 PROJ. #:
 SHEET **1** OF **2**



LEGEND

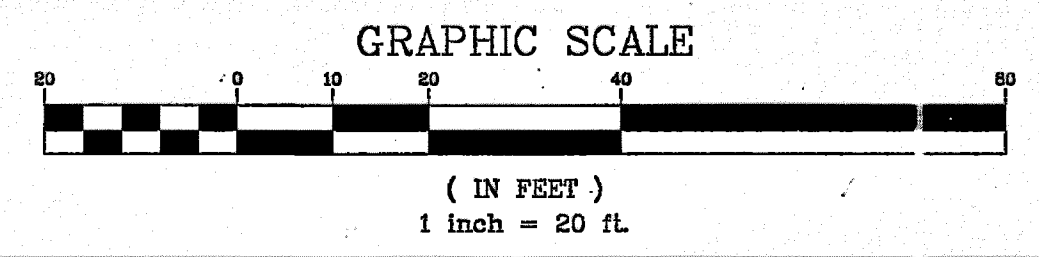
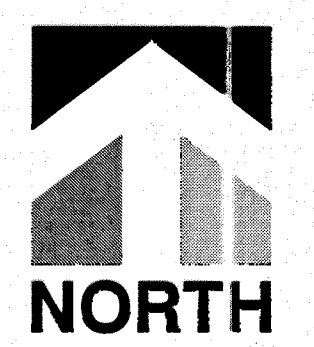
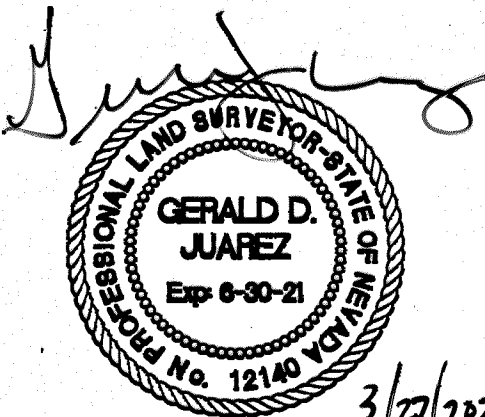
- - FOUND 5/8" REBAR WITH PLASTIC CAP P.L.S 17044 OR AS NOTED.
- - SET 5/8" REBAR WITH PLASTIC CAP P.L.S. 12140
- ⊙ - FOUND WELL MONUMENT
- - EX. PROPERTY LINE
- - - - EX. ADJOINER PROPERTY LINE
- - - - LOT LINE TO BE ADJUSTED
- - - - ADJUSTED LOT LINE
- - - - EX. CENTERLINE
- - - - EX. EASEMENT LINE
- - - - GRAPHIC BORDER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°13'23"E	45.64'
L2	N23°37'35"E	22.50'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	240.00'	64.35'	15°21'42"
C2	240.00'	65.84'	15°43'08"

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.



BOUNDARY LINE ADJUSTMENT
FOR
FAIRWAY ONE, LLC
AN ADJUSTMENT OF PARCELS
LOT 287, & PARCEL "A" 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.

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DATE: JAN 2019
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SHEET 2 OF 2