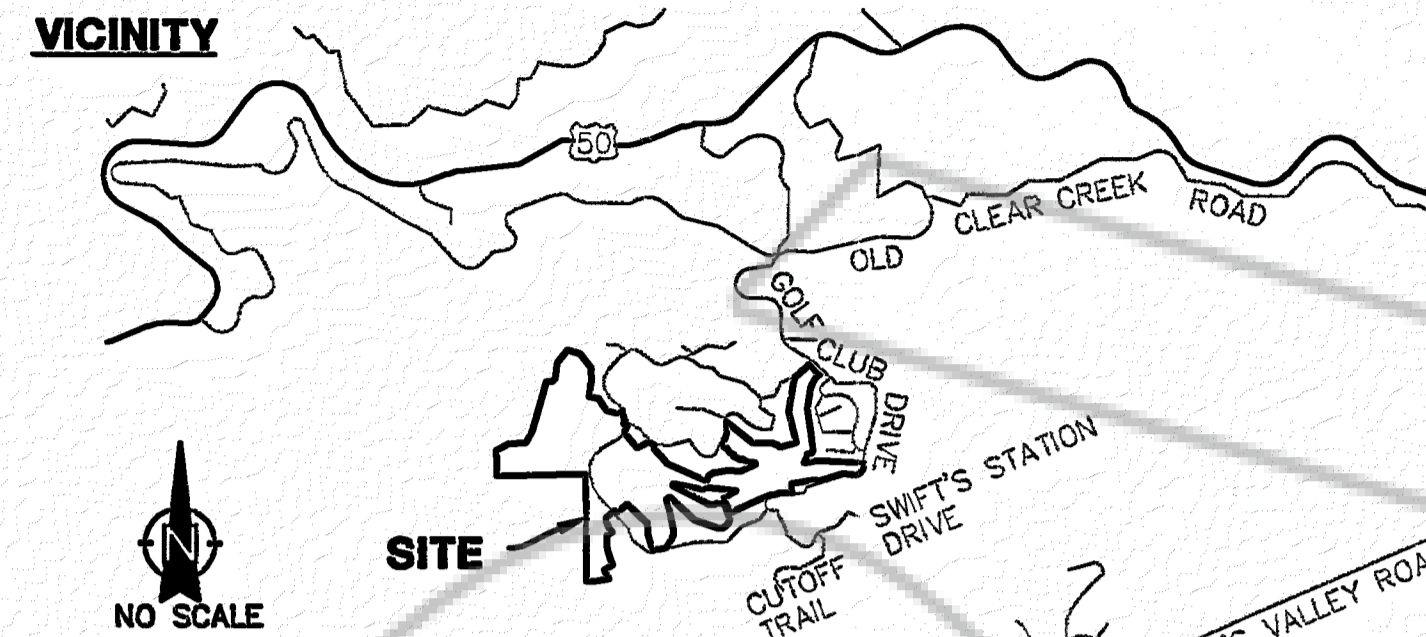


**FINAL MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 FOR  
CLEAR CREEK TAHOE UNIT 6  
A PLANNED UNIT DEVELOPMENT  
BEING A MERGER AND RE-SUBDIVISION OF PARCEL 14 OF RECORD OF SURVEY  
IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT, FILE NO. 2008-725936 AND  
PARCEL B4 OF AMENDED PLAT OF CLEAR CREEK TAHOE UNIT 3C, FILE NO.  
2021-971782, SITUATE IN THE SOUTH 1/2 OF SECTION 3, THE SOUTH 1/2 OF  
SECTION 4, THE NORTHEAST 1/4 OF SECTION 9, & THE NORTH 1/2 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, AND CLEAR CREEK CLUB FACILITIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARE THE OWNER OF THE TRACTS 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.

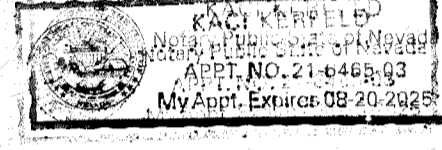
CLEAR CREEK RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
(OWNER OF PARCEL B4, DOC. 2021-971782)

Leisha Ehlert 10/21/21  
DATE  
LEISHA EHLERT  
AUTHORIZED REPRESENTATIVE

CLEAR CREEK CLUB FACILITIES LLC, A DELAWARE LIMITED LIABILITY COMPANY  
(OWNER OF PARCEL B4, DOC. 2008-725936)

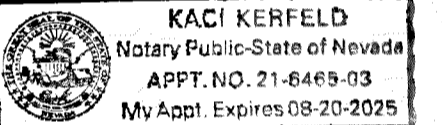
Leisha Ehlert 10/21/21  
DATE  
LEISHA EHLERT  
AUTHORIZED REPRESENTATIVE  
STATE OF Nevada }  
COUNTY OF Douglas }

ON THIS 27 DAY OF October, 2021, 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.

Kaci Kerfeld  
NOTARY PUBLIC  
NAME Kaci Kerfeld 

STATE OF Nevada }  
COUNTY OF Douglas }

ON THIS 27 DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LEISHA EHLERT, AS AUTHORIZED REPRESENTATIVE OF CLEAR CREEK CLUB FACILITIES 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.

Kaci Kerfeld  
NOTARY PUBLIC  
NAME Kaci Kerfeld 

**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.

Steven Cook 10-2-2021  
SIGNATURE TITLE INSURANCE COMPANY DATE  
STEVEN COOK SENIOR TITLE OFFICER  
NAME, TITLE

**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.

April Hobbs, P.E. 10/25/21  
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION DATE  
April Hobbs, P.E.  
NAME, TITLE

**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.

Malcolm J. Wilson, P.E. 10/25/21  
NEVADA DIVISION OF WATER RESOURCES DATE  
Malcolm J. Wilson, P.E., Chief Water Rights  
NAME, TITLE

**FIRE DEPARTMENT CERTIFICATE**

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

Amy Ray 11/12/2021  
EAST FORK FIRE PROTECTION DISTRICT DATE  
AMY RAY, DEPUTY FIRE CHIEF/FIRE MARSHAL  
NAME, TITLE

**COUNTY ENGINEER'S CERTIFICATE**

I, JEREMY J. HUTCHINGS, 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 AND THE SETTING OF SURVEY MONUMENTS PRIOR TO JUNE 30, 2022.

Jeremy J. Hutchings, PE 11.22.2021  
DOUGLAS COUNTY ENGINEER DATE

**UTILITY COMPANIES' CERTIFICATES**

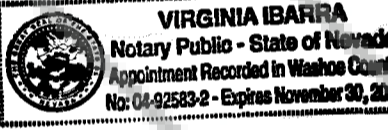
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED AND ACCEPTED; WE HEREBY REMISE, RELEASE, AND FOREVER RELINQUISH ANY INTEREST IN ALL EXISTING PUBLIC UTILITY EASEMENTS NOTED AS "HEREBY RELINQUISHED" HEREIN.

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.

Armando Espino 11/3/2021  
CHARTER COMMUNICATIONS DATE  
Armando Espino  
NAME, TITLE

STATE OF NEVADA }  
COUNTY OF WASHOE }

ON THIS 5th DAY OF NOVEMBER, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Armando Espino, AS AUTHORIZED REPRESENTATIVE OF CHARTER COMMUNICATIONS, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

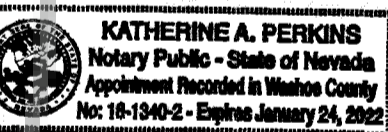
Virginia Ibarra  
NOTARY PUBLIC  
NAME VIRGINIA IBARRA 

Matt Gilman 11-4-21  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE

MATT GILMAN  
NAME, TITLE MANAGEMENT LAND RESOURCES

STATE OF NEVADA }  
COUNTY OF WASHOE }

ON THIS 4th DAY OF NOVEMBER, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Matt Gilman, AS AUTHORIZED REPRESENTATIVE OF SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

Katherine Perkins  
NOTARY PUBLIC  
NAME KATHERINE PERKINS 

Phil Ritger 11-17-21  
DOUGLAS COUNTY PUBLIC WORKS DATE  
PHILIP RITGER, DIRECTOR  
NAME, TITLE

STATE OF NEVADA }  
COUNTY OF DOUGLAS }

ON THIS 17th DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Philip Ritger, AS AUTHORIZED REPRESENTATIVE OF DOUGLAS COUNTY ENGINEERING, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

Heather MacDonnell  
NOTARY PUBLIC  
NAME Heather MacDonnell 

Chris Willing 11-10-2021  
FRONTIER COMMUNICATIONS DATE  
Chris Willing, Engineer  
NAME, TITLE

STATE OF NEVADA }  
COUNTY OF WASHOE }

ON THIS 10th DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Chris Willing, AS AUTHORIZED REPRESENTATIVE OF FRONTIER COMMUNICATIONS, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

Erika A. Lopez  
NOTARY PUBLIC  
NAME ERIKA A. LOPEZ 

**SOUTHWEST GAS CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED AND ACCEPTED; WE HEREBY REMISE, RELEASE, AND FOREVER RELINQUISH ANY INTEREST IN ALL EXISTING PUBLIC UTILITY EASEMENTS NOTED AS "HEREBY RELINQUISHED" HEREIN.

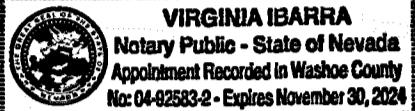
A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

R. O. B. 10/23/2021  
SOUTHWEST GAS CORPORATION DATE

Paul Brown  
NAME, TITLE

STATE OF NEVADA }  
COUNTY OF WASHOE }

ON THIS 25th DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Paul Brown, AS AUTHORIZED REPRESENTATIVE OF SOUTHWEST GAS CORPORATION, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

Virginia Ibarra  
NOTARY PUBLIC  
NAME VIRGINIA IBARRA 

**COMMUNITY DEVELOPMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 22 DAY OF November, 2021. 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.

Thomas A. Dallaire, PE  
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 22 DAY OF November, 2021 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.

Nicki Leeper  
AMY BURGANS DOUGLAS COUNTY CLERK BY Nicki Leeper  
Nicki Leeper, Assistant Clerk  
NAME, TITLE

**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.

APN: 1419-09-000-005, 1419-04-002-087

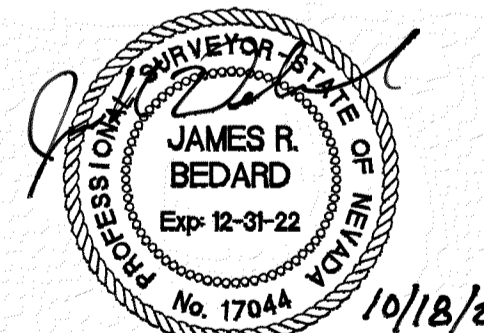
Leann M. Telle  
AMY BURGANS DOUGLAS COUNTY TREASURER BY Leann M. Telle  
Leann M. Telle, Senior Deputy Clerk-Treasurer  
NAME, TITLE 11-23-21

**SURVEYOR'S CERTIFICATE**

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CLEAR CREEK RESIDENTIAL, LLC.
2. THE LAND SURVEYED LIE WITHIN THE SOUTH 1/2 OF SECTION 3, THE SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF SECTION 9, & THE NORTH 1/2 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 12, 2021.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JUNE 30, 2022, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO INSURE THE INSTALLATION OF THE MONUMENTS.

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



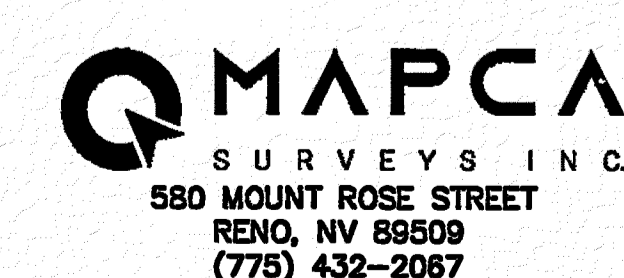
**COUNTY RECORDER'S CERTIFICATE**

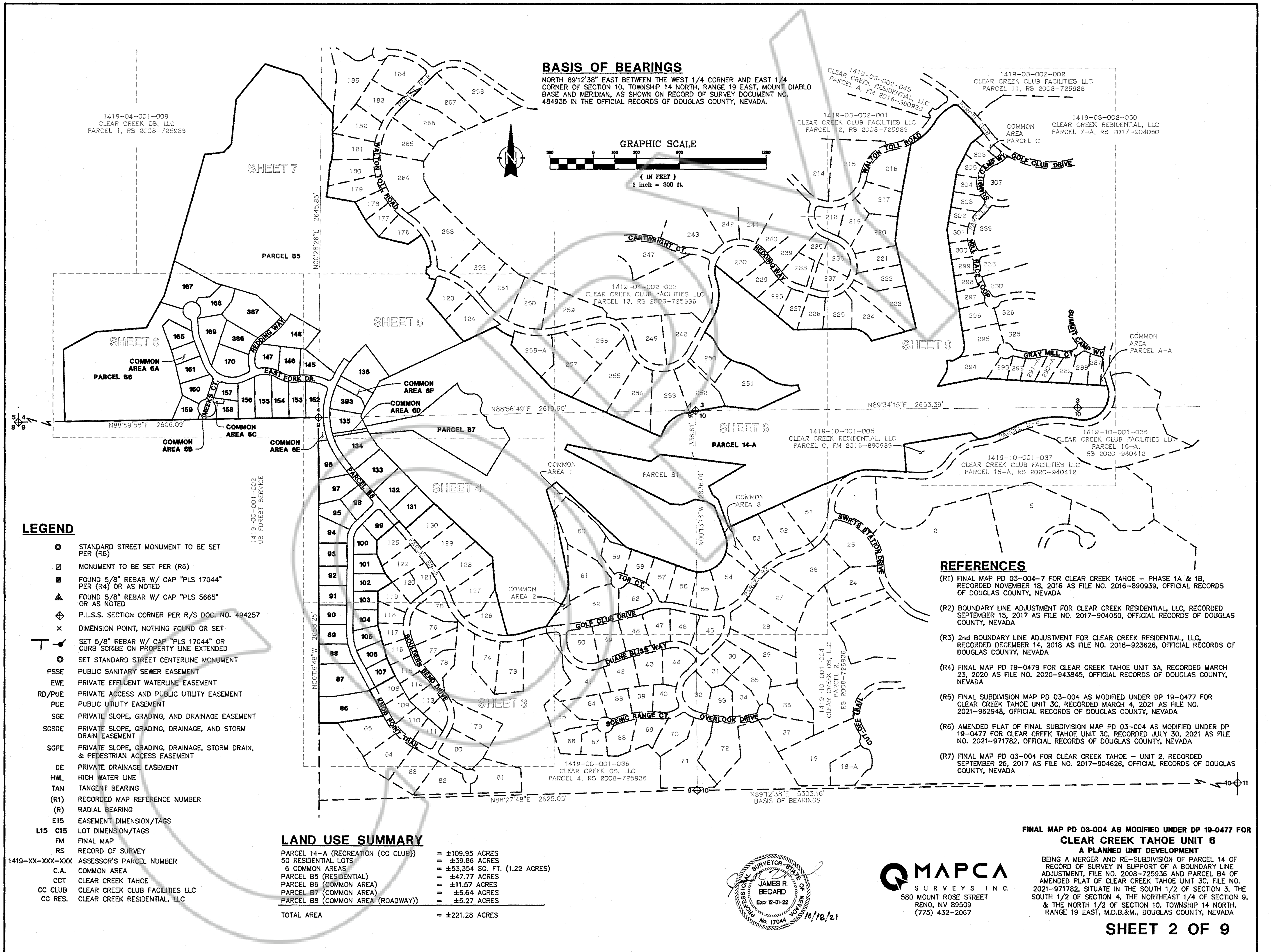
FILED FOR RECORD THIS 24th DAY OF November, 2021, AT 2:45 PM FILE NO. 2021-977643, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF MAPCA SURVEYS, INC.

RECORDING FEE: 145.00

Karen Ellison  
KAREN ELLISON DOUGLAS COUNTY RECORDER BY Karen Ellison

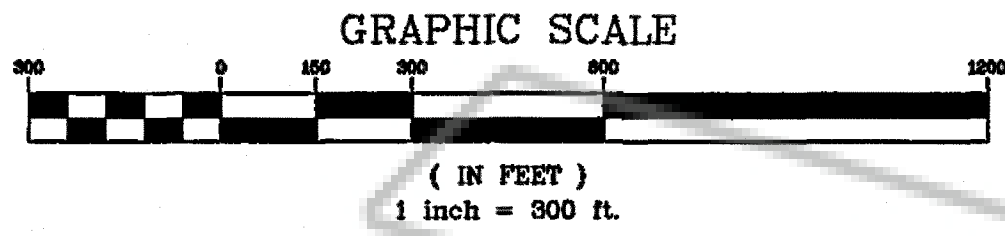
Amy Brantmeier  
Reversionary Map Doc# 2023-997238 NAME Amy Brantmeier  
DEPUTY RECORDER





**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 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.



**LEGEND**

- ⊙ STANDARD STREET MONUMENT TO BE SET PER (R6)
- ⊠ MONUMENT TO BE SET PER (R6)
- ⊞ FOUND 5/8" REBAR W/ CAP "PLS 17044" PER (R4) OR AS NOTED
- ⊡ FOUND 5/8" REBAR W/ CAP "PLS 5665" OR AS NOTED
- ⊕ P.L.S.S. SECTION CORNER PER R/S DOC. NO. 494257
- × DIMENSION POINT, NOTHING FOUND OR SET
- T 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
- EWE 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
- SOPE 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
- E15 EASEMENT DIMENSION/TAGS
- L15 C15 LOT DIMENSION/TAGS
- FM FINAL MAP
- RS RECORD OF SURVEY
- 1419-XX-XXX-XXX ASSESSOR'S PARCEL NUMBER
- C.A. COMMON AREA
- CCT CLEAR CREEK TAHOE
- CC CLUB CLEAR CREEK CLUB FACILITIES LLC
- CC RES. CLEAR CREEK RESIDENTIAL, LLC

**LAND USE SUMMARY**

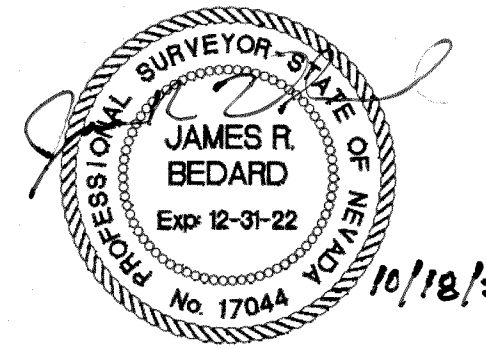
PARCEL 14-A (RECREATION (CC CLUB))	= ±109.95 ACRES
50 RESIDENTIAL LOTS	= ±39.86 ACRES
6 COMMON AREAS	= ±53,354 SQ. FT. (1.22 ACRES)
PARCEL B5 (RESIDENTIAL)	= ±47.77 ACRES
PARCEL B6 (COMMON AREA)	= ±11.57 ACRES
PARCEL B7 (COMMON AREA)	= ±5.64 ACRES
PARCEL B8 (COMMON AREA (ROADWAY))	= ±5.27 ACRES
<b>TOTAL AREA</b>	<b>= ±221.28 ACRES</b>

**REFERENCES**

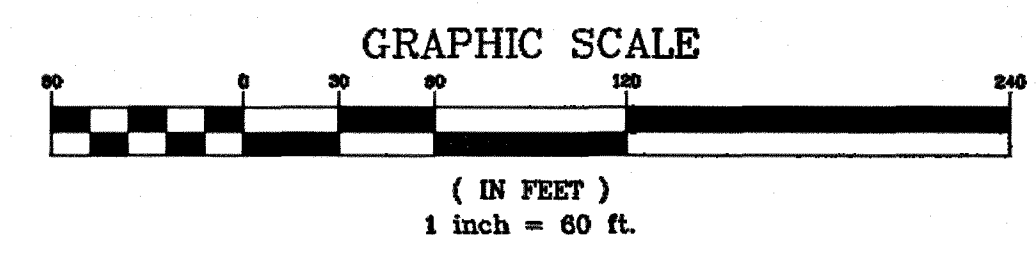
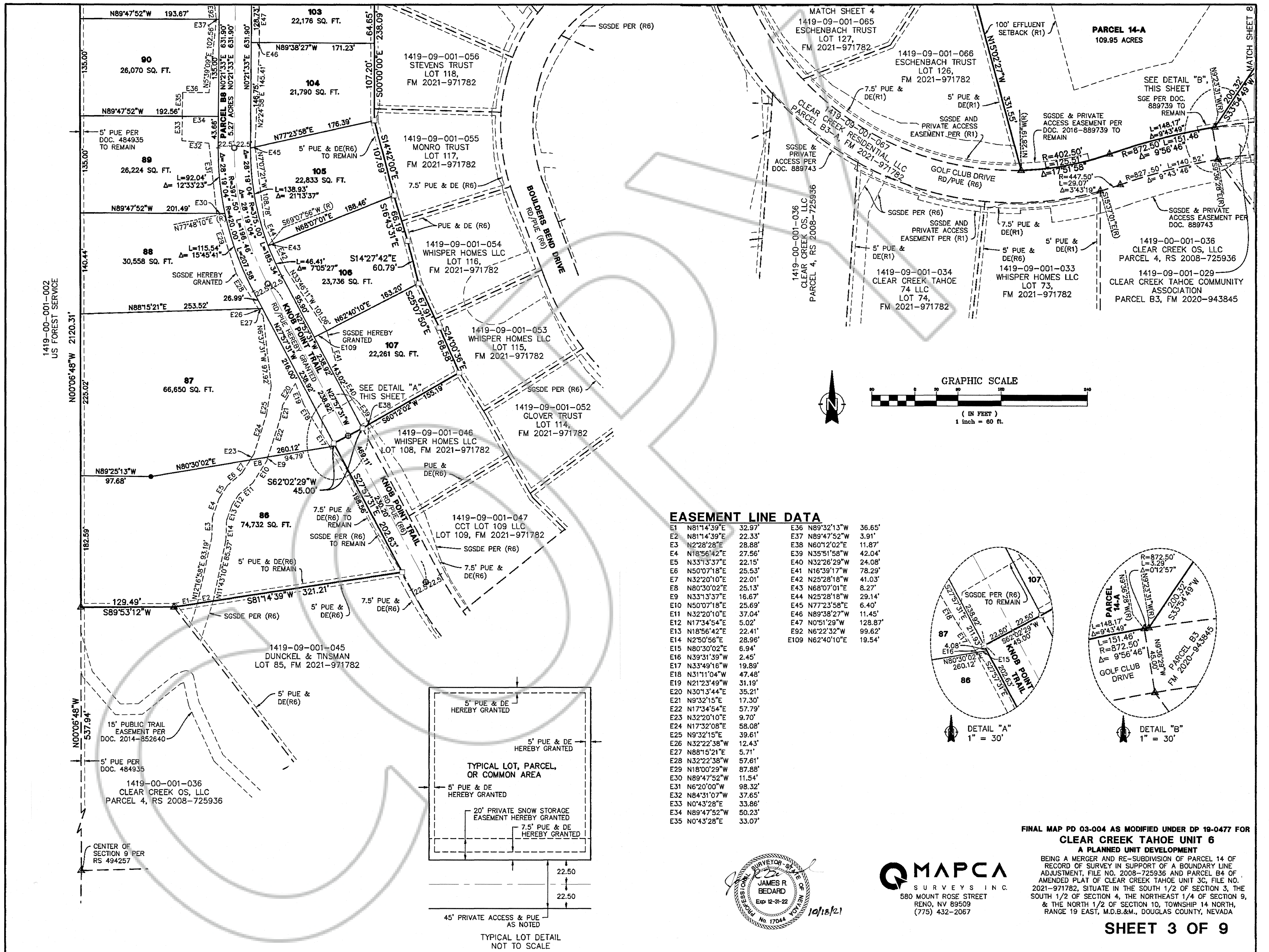
- (R1) FINAL MAP PD 03-004-7 FOR CLEAR CREEK TAHOE - PHASE 1A & 1B, RECORDED NOVEMBER 18, 2016 AS FILE NO. 2016-890939, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- (R2) BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RESIDENTIAL, LLC, RECORDED SEPTEMBER 15, 2017 AS FILE NO. 2017-904050, OFFICIAL RECORDS OF 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
- (R4) FINAL MAP PD 19-0479 FOR CLEAR CREEK TAHOE UNIT 3A, RECORDED MARCH 23, 2020 AS FILE NO. 2020-943845, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- (R5) FINAL SUBDIVISION MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 FOR CLEAR CREEK TAHOE UNIT 3C, RECORDED MARCH 4, 2021 AS FILE NO. 2021-962948, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- (R6) AMENDED PLAT OF FINAL SUBDIVISION MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 FOR CLEAR CREEK TAHOE UNIT 3C, RECORDED JULY 30, 2021 AS FILE NO. 2021-971782, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- (R7) FINAL MAP PD 03-004 FOR CLEAR CREEK TAHOE - UNIT 2, RECORDED SEPTEMBER 26, 2017 AS FILE NO. 2017-904626, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

**FINAL MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 FOR CLEAR CREEK TAHOE UNIT 6 A PLANNED UNIT DEVELOPMENT**

BEING A MERGER AND RE-SUBDIVISION OF PARCEL 14 OF RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT, FILE NO. 2008-725936 AND PARCEL B4 OF AMENDED PLAT OF CLEAR CREEK TAHOE UNIT 3C, FILE NO. 2021-971782, SITUATE IN THE SOUTH 1/2 OF SECTION 3, THE SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF SECTION 9, & THE NORTH 1/2 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA

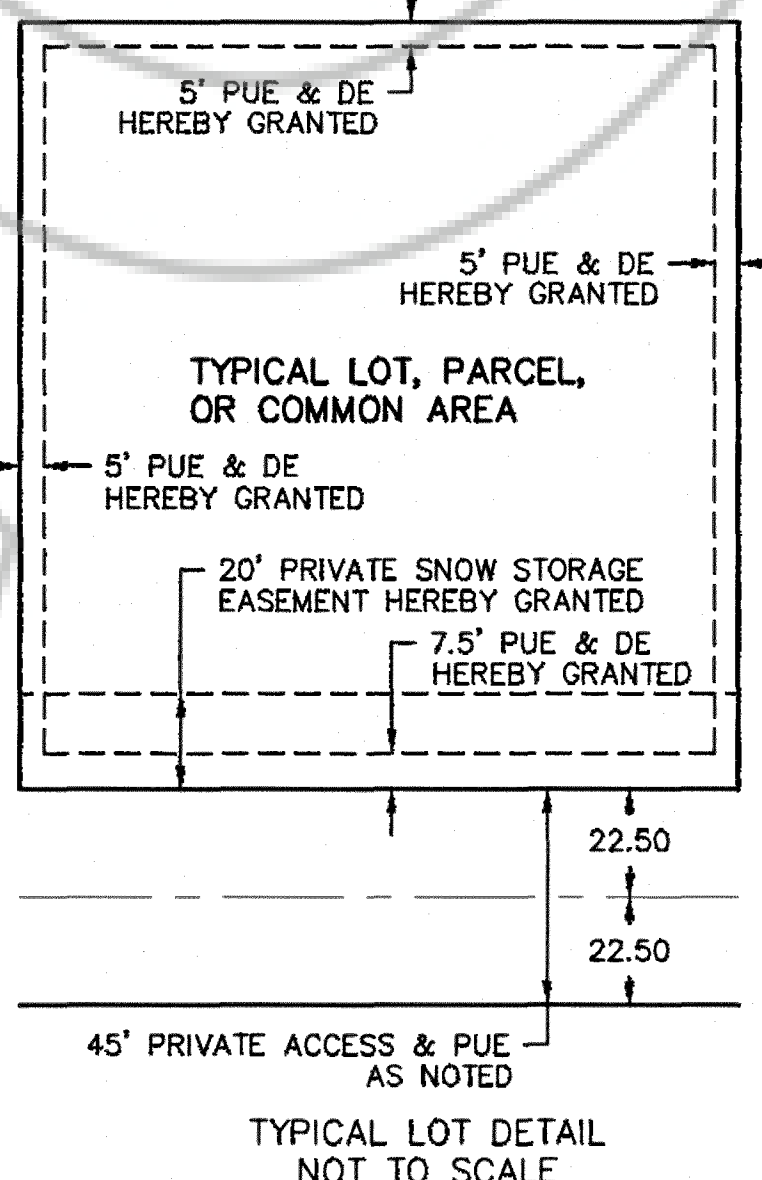
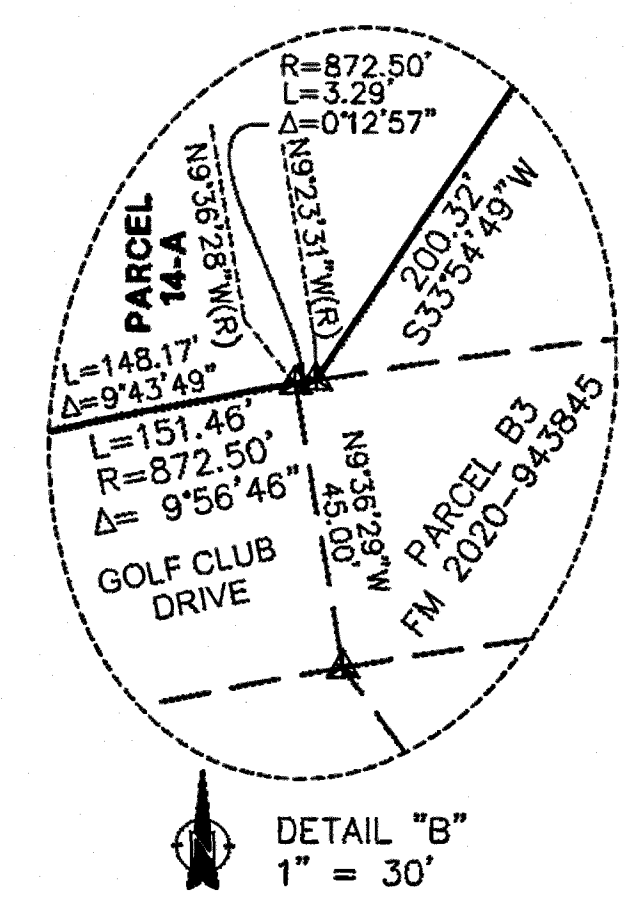
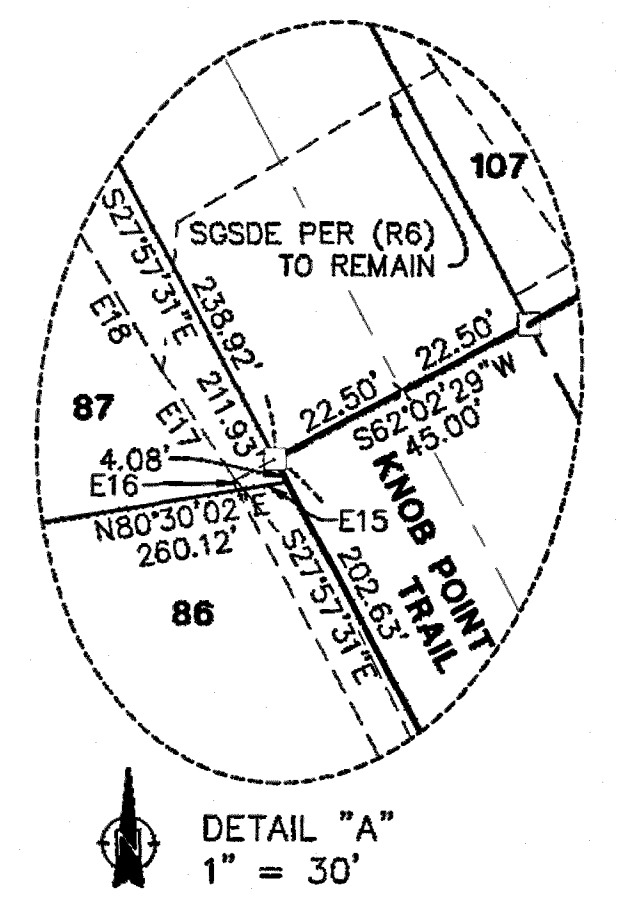


**MAPCA**  
SURVEYS INC.  
580 MOUNT ROSE STREET  
RENO, NV 89509  
(775) 432-2067

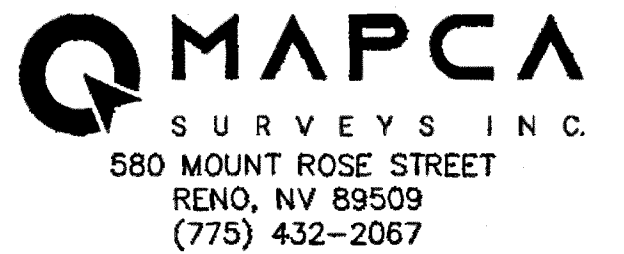
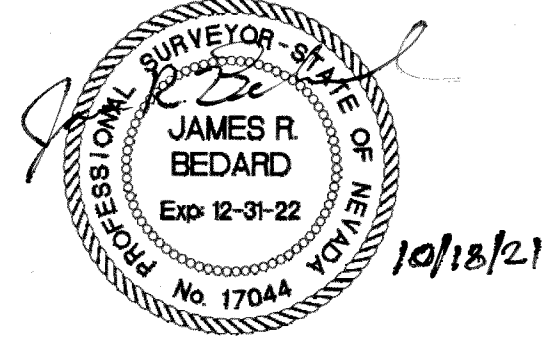


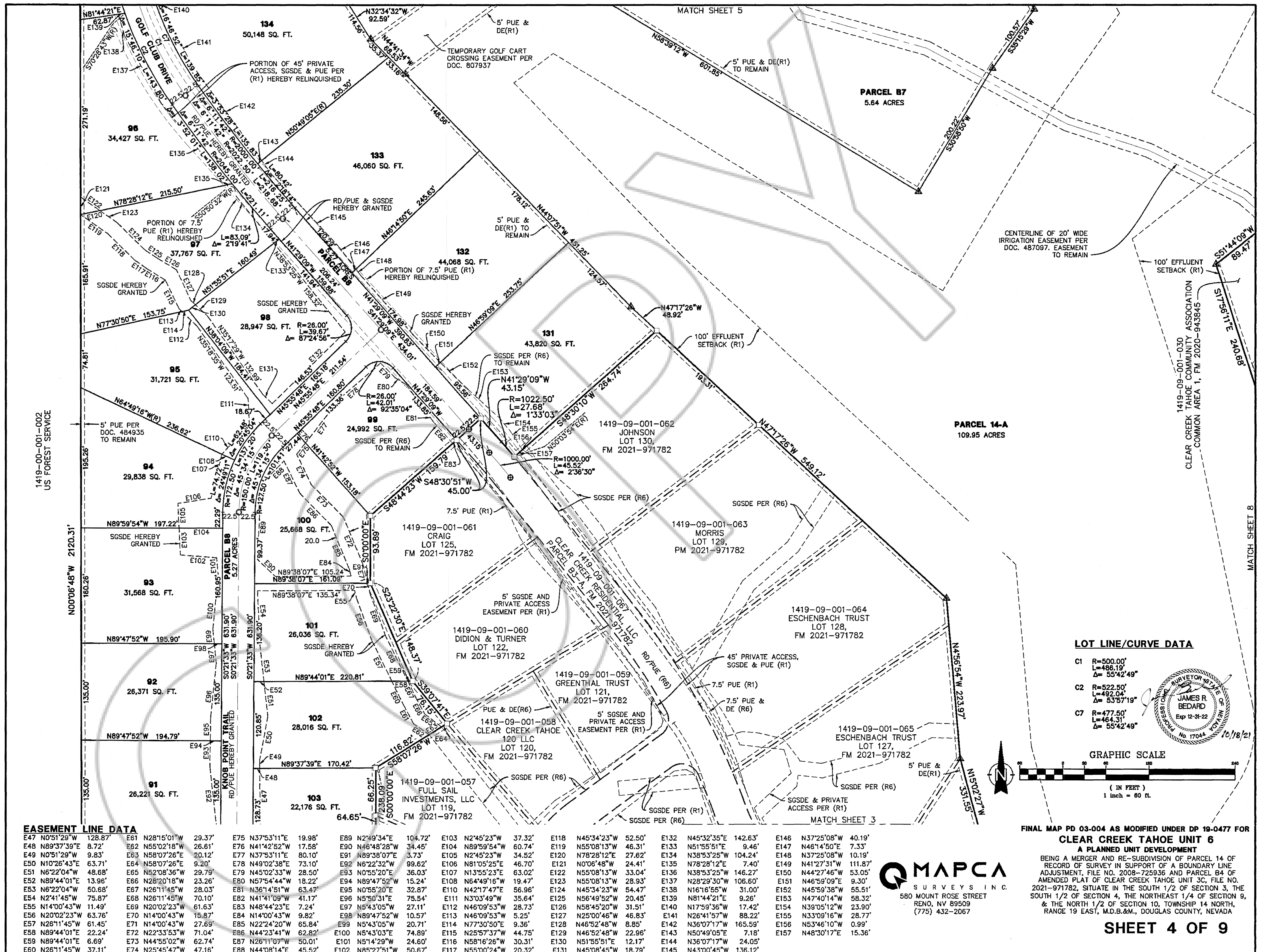
**EASEMENT LINE DATA**

E1	N81°14'39"E	32.97'	E36	N89°32'13"W	36.65'
E2	N81°14'39"E	22.33'	E37	N89°47'52"W	3.91'
E3	N2°28'28"E	28.88'	E38	N60°12'02"E	11.87'
E4	N18°56'42"E	27.56'	E39	N35°51'58"W	42.04'
E5	N33°13'37"E	22.15'	E40	N32°26'29"W	24.08'
E6	N50°07'18"E	25.53'	E41	N16°39'17"W	78.29'
E7	N32°20'10"E	22.01'	E42	N25°28'18"W	41.03'
E8	N80°30'02"E	25.13'	E43	N68°07'01"E	8.27'
E9	N33°13'37"E	16.67'	E44	N25°28'18"W	29.14'
E10	N50°07'18"E	25.69'	E45	N77°23'58"E	6.40'
E11	N32°20'10"E	37.04'	E46	N89°38'27"W	11.45'
E12	N17°34'54"E	5.02'	E47	N0°51'29"W	128.87'
E13	N18°56'42"E	22.41'	E48	N6°22'32"W	99.62'
E14	N2°50'56"E	28.96'	E49	N62°40'10"E	19.54'
E15	N80°30'02"E	6.94'			
E16	N39°31'39"W	2.45'			
E17	N33°49'16"W	19.89'			
E18	N31°11'04"W	47.48'			
E19	N21°23'49"W	31.19'			
E20	N30°13'44"E	35.21'			
E21	N9°32'15"E	17.30'			
E22	N17°34'54"E	57.79'			
E23	N32°20'10"E	9.70'			
E24	N17°32'08"E	58.08'			
E25	N9°32'15"E	39.61'			
E26	N32°22'38"W	12.43'			
E27	N88°15'21"E	5.71'			
E28	N32°22'38"W	57.61'			
E29	N18°00'29"W	87.88'			
E30	N89°47'52"W	11.54'			
E31	N6°20'00"W	98.32'			
E32	N84°31'07"W	37.65'			
E33	N0°43'28"E	33.86'			
E34	N89°47'52"W	50.23'			
E35	N0°43'28"E	33.07'			



**FINAL MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 FOR CLEAR CREEK TAHOE UNIT 6 A PLANNED UNIT DEVELOPMENT**  
 BEING A MERGER AND RE-SUBDIVISION OF PARCEL 14 OF RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT, FILE NO. 2008-725936 AND PARCEL B4 OF AMENDED PLAT OF CLEAR CREEK TAHOE UNIT 3C, FILE NO. 2021-971782, SITUATE IN THE SOUTH 1/2 OF SECTION 3, THE SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF SECTION 9, & THE NORTH 1/2 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA



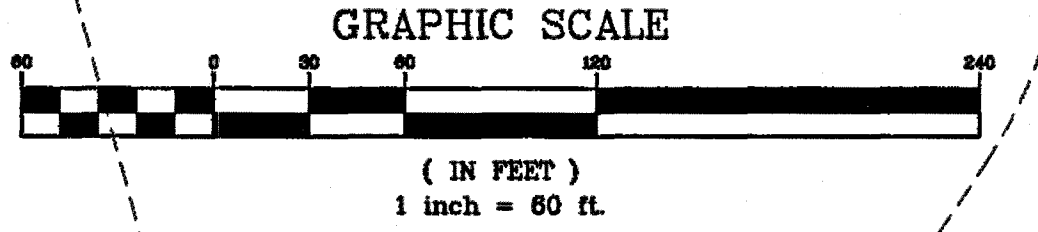
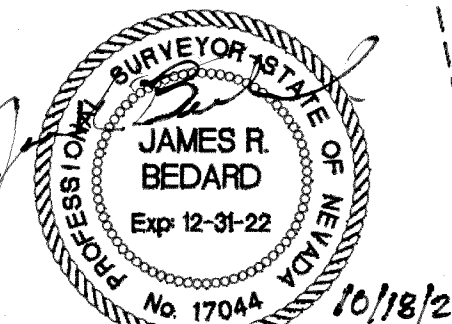


**EASEMENT LINE DATA**

E47 N0°51'29"W 128.87'	E61 N28°15'01"W 29.37'	E75 N37°53'11"E 19.98'	E89 N2°49'34"E 104.72'	E103 N2°45'23"W 37.32'	E117 N45°34'23"W 52.50'	E131 N45°32'35"E 142.63'	E146 N37°25'08"W 40.19'
E48 N89°37'39"E 8.72'	E62 N55°02'18"W 26.61'	E76 N41°42'52"W 17.58'	E90 N46°48'28"W 34.45'	E104 N89°59'54"W 60.74'	E119 N55°08'13"W 46.31'	E133 N51°55'51"E 9.46'	E147 N46°14'50"E 7.33'
E49 N0°51'29"W 9.83'	E63 N58°07'26"E 20.12'	E77 N37°53'11"E 80.10'	E91 N89°38'07"E 9.20'	E105 N2°45'23"W 34.52'	E120 N78°28'12"E 27.62'	E134 N38°53'25"W 104.24'	E148 N37°25'08"W 10.19'
E50 N10°26'43"E 63.71'	E64 N58°07'26"E 9.20'	E78 N49°02'38"E 73.10'	E92 N62°22'32"W 99.82'	E106 N81°05'25"E 46.70'	E121 N0°06'48"W 24.41'	E135 N78°28'12"E 7.40'	E149 N41°27'31"W 111.87'
E51 N6°22'04"W 48.68'	E65 N52°08'36"W 29.79'	E79 N45°02'33"W 28.50'	E93 N0°55'20"E 36.03'	E107 N13°55'23"E 63.02'	E122 N55°08'13"W 33.04'	E136 N38°53'25"W 146.27'	E150 N44°27'46"W 53.05'
E52 N89°44'01"E 13.96'	E66 N28°20'18"W 23.26'	E80 N57°54'44"W 18.22'	E94 N89°47'52"W 15.24'	E108 N64°49'16"W 19.47'	E123 N55°08'13"W 28.93'	E137 N28°29'30"W 106.60'	E151 N46°59'09"E 9.30'
E53 N6°22'04"W 50.68'	E67 N26°11'45"W 28.03'	E81 N36°14'51"W 63.47'	E95 N0°55'20"E 32.87'	E110 N42°17'47"E 56.96'	E124 N45°34'23"W 54.47'	E138 N16°16'55"W 31.00'	E152 N45°59'38"W 55.51'
E54 N2°41'45"W 75.87'	E68 N26°11'45"W 70.10'	E82 N41°41'09"W 41.17'	E96 N5°50'31"E 75.54'	E111 N3°03'49"W 35.64'	E125 N56°49'52"W 20.45'	E139 N81°44'21"E 9.26'	E153 N47°40'14"W 58.32'
E55 N14°00'43"W 11.49'	E69 N20°02'23"W 61.63'	E83 N48°44'23"E 7.24'	E97 N5°43'05"W 27.11'	E112 N46°09'53"W 28.73'	E126 N58°45'20"W 31.51'	E140 N17°59'36"W 17.42'	E154 N39°05'12"W 23.90'
E56 N20°02'23"W 63.76'	E70 N14°00'43"W 15.87'	E84 N14°00'43"W 9.82'	E98 N89°47'52"W 10.57'	E113 N46°09'53"W 5.25'	E127 N25°00'46"W 46.83'	E141 N26°41'57"W 88.22'	E155 N33°09'16"W 28.77'
E57 N26°11'45"W 61.45'	E71 N14°00'43"W 27.69'	E85 N22°24'20"W 65.84'	E99 N5°43'05"W 20.71'	E114 N77°30'50"E 9.36'	E128 N46°52'48"W 8.85'	E142 N36°07'17"W 165.59'	E156 N53°46'10"W 0.99'
E58 N89°44'01"E 22.24'	E72 N22°33'53"W 71.04'	E86 N44°23'41"W 62.82'	E100 N5°43'03"E 74.89'	E115 N25°57'37"W 44.75'	E129 N46°52'48"W 22.96'	E143 N50°49'05"E 7.18'	E157 N48°30'17"E 15.36'
E59 N89°44'01"E 6.69'	E73 N44°55'02"W 62.74'	E87 N26°11'07"W 50.01'	E101 N51°42'29"W 24.60'	E116 N58°16'26"W 30.31'	E130 N51°55'51"E 12.17'	E144 N36°07'17"W 24.05'	
E60 N26°11'45"W 37.11'	E74 N25°45'47"W 47.16'	E88 N44°08'14"E 45.52'	E102 N85°27'51"W 50.67'	E117 N55°00'24"W 20.32'	E131 N45°08'45"W 18.79'	E145 N43°00'45"W 136.12'	

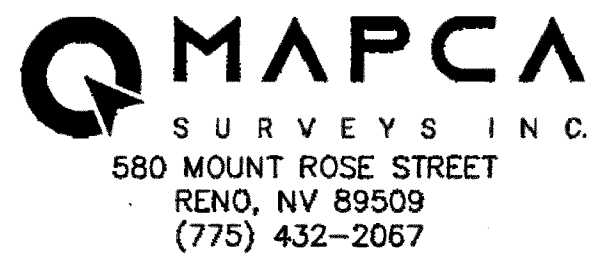
**LOT LINE/CURVE DATA**

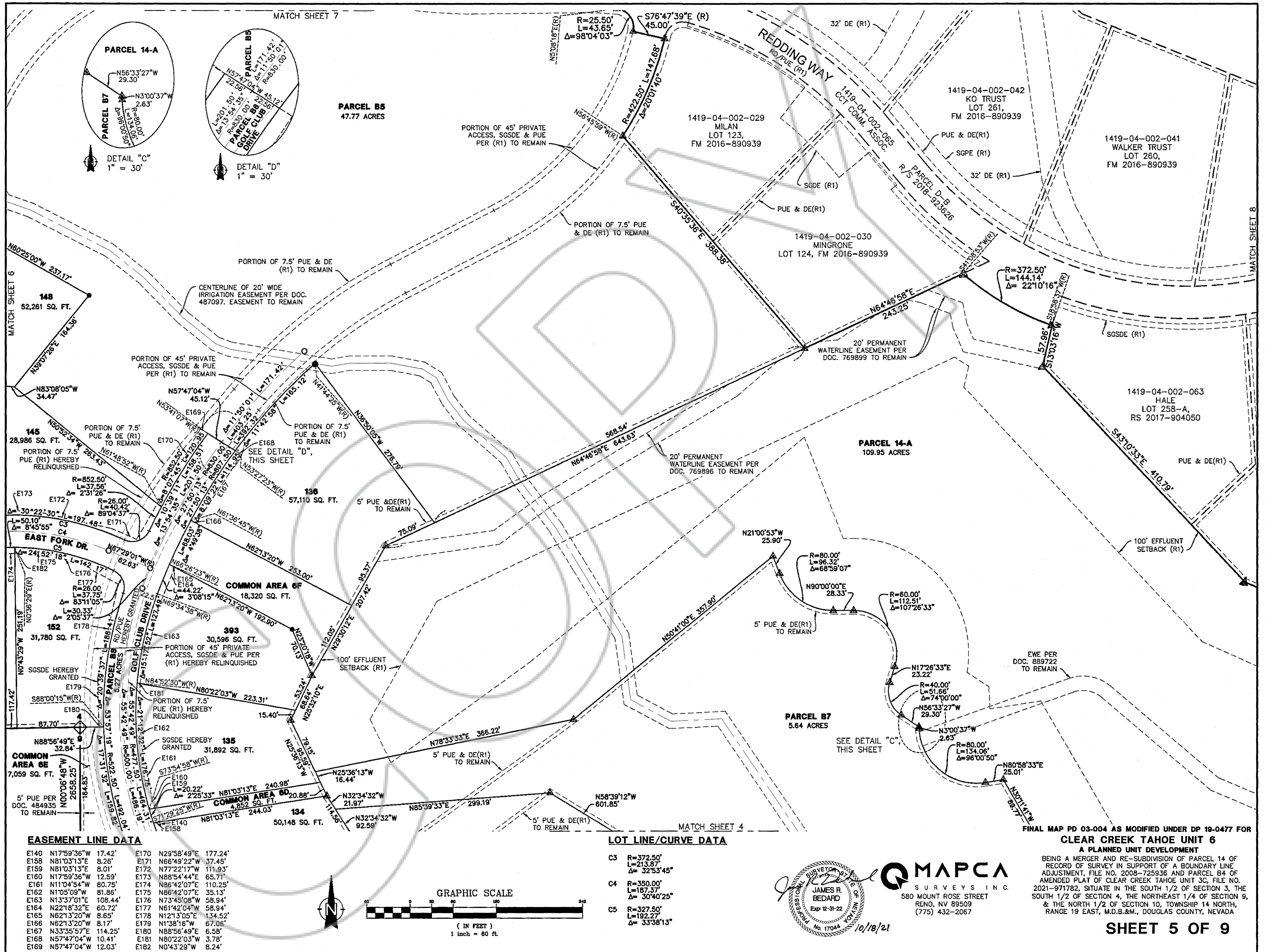
- C1 R=500.00'  
L=486.19'  
Δ= 55°42'49"
- C2 R=522.50'  
L=492.04'  
Δ= 53°57'19"
- C7 R=477.50'  
L=464.31'  
Δ= 55°42'49"



FINAL MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 FOR CLEAR CREEK TAHOE UNIT 6

**A PLANNED UNIT DEVELOPMENT**  
 BEING A MERGER AND RE-SUBDIVISION OF PARCEL 14 OF RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT, FILE NO. 2008-725936 AND PARCEL B4 OF AMENDED PLAT OF CLEAR CREEK TAHOE UNIT 3C, FILE NO. 2021-971782, SITUATE IN THE SOUTH 1/2 OF SECTION 3, THE SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF SECTION 9, & THE NORTH 1/2 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA



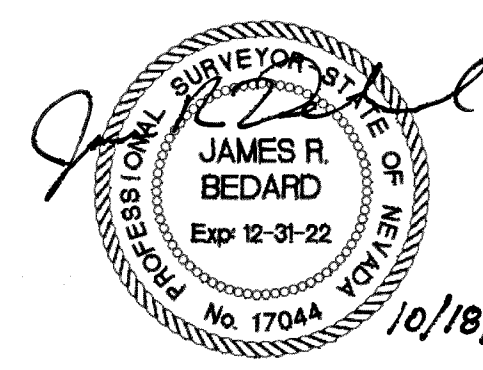
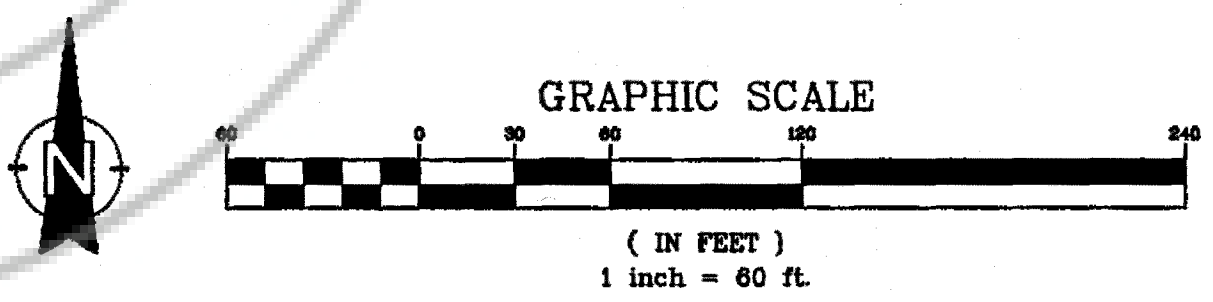


**EASEMENT LINE DATA**

E140	N17°59'36"W	17.42'	E170	N29°58'49"E	177.24'
E158	N81°03'13"E	8.26'	E171	N66°49'22"W	37.45'
E159	N81°03'13"E	8.01'	E172	N77°22'17"W	111.93'
E160	N17°59'36"W	12.59'	E173	N88°54'44"E	65.71'
E161	N11°04'54"W	80.75'	E174	N86°42'07"E	110.25'
E162	N1°05'09"W	81.86'	E175	N86°42'07"E	35.13'
E163	N13°37'01"E	108.44'	E176	N73°45'08"W	58.94'
E164	N22°18'32"E	60.72'	E177	N61°42'04"W	58.94'
E165	N62°13'20"W	8.65'	E178	N12°13'05"E	134.52'
E166	N62°13'20"W	8.17'	E179	N1°38'16"W	67.06'
E167	N33°35'57"E	114.25'	E180	N88°56'49"E	6.58'
E168	N57°47'04"W	10.41'	E181	N80°22'03"W	3.78'
E169	N57°47'04"W	12.03'	E182	N0°43'29"W	8.24'

**LOT LINE/CURVE DATA**

C3	R=372.50'
	L=213.87'
	Δ=32°53'45"
C4	R=350.00'
	L=187.37'
	Δ=30°40'25"
C5	R=327.50'
	L=192.27'
	Δ=33°38'13"



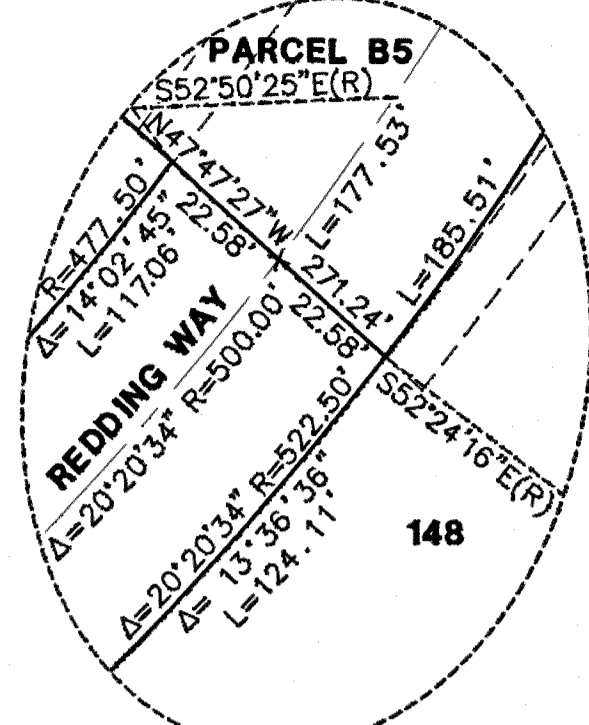
**MAPCA**  
SURVEYS INC.  
580 MOUNT ROSE STREET  
RENO, NV 89509  
(775) 432-2067

FINAL MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 FOR  
**CLEAR CREEK TAHOE UNIT 6**

**A PLANNED UNIT DEVELOPMENT**  
BEING A MERGER AND RE-SUBDIVISION OF PARCEL 14 OF  
RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE  
ADJUSTMENT, FILE NO. 2008-725936 AND PARCEL B4 OF  
AMENDED PLAT OF CLEAR CREEK TAHOE UNIT 3C, FILE NO.  
2021-971782, SITUATE IN THE SOUTH 1/2 OF SECTION 3, THE  
SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF SECTION 9,  
& THE NORTH 1/2 OF SECTION 10, TOWNSHIP 14 NORTH,  
RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA

**LOT LINE/CURVE DATA**

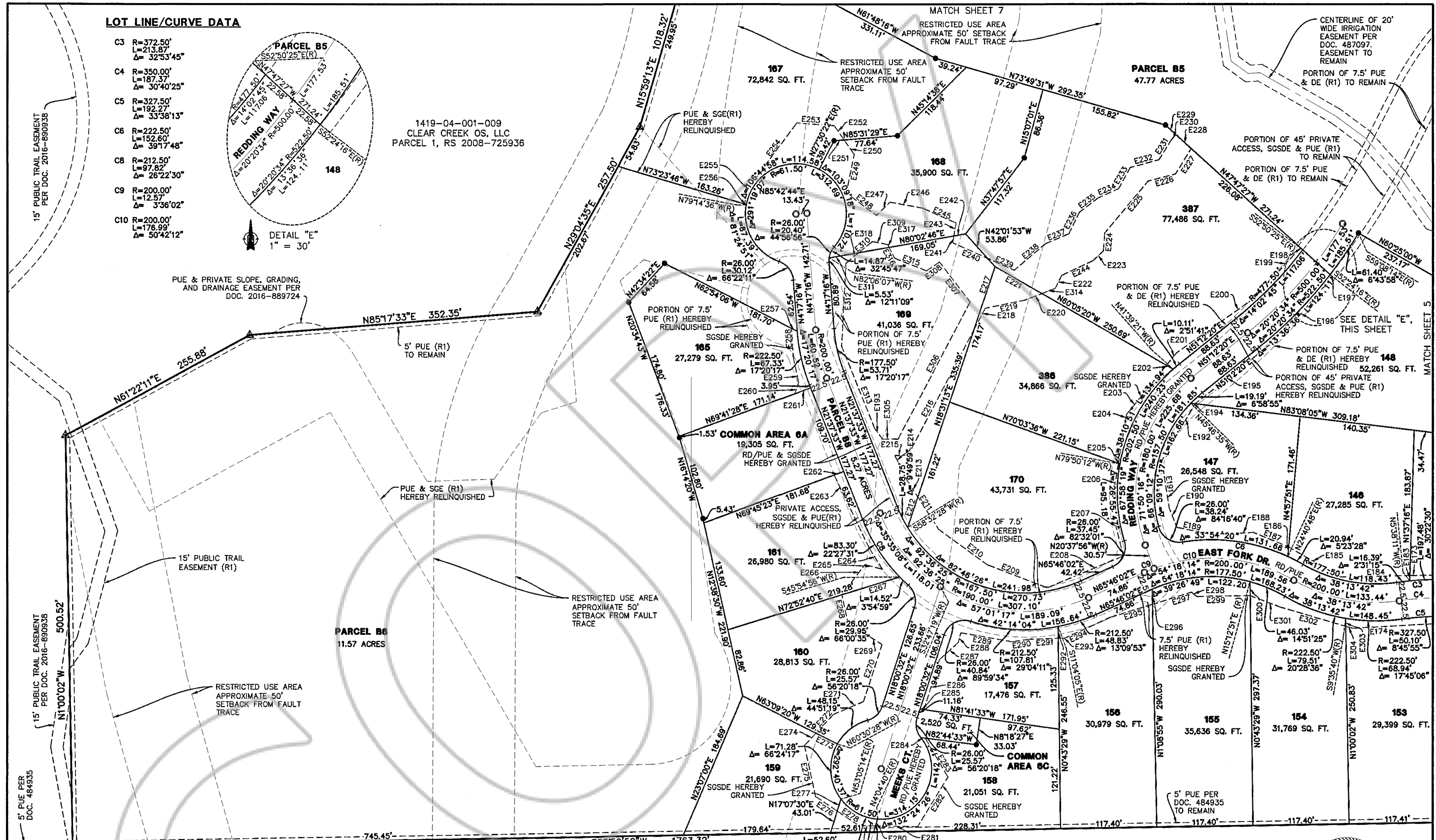
- C3 R=372.50'  
L=213.87'  
Δ= 32°53'45"
- C4 R=350.00'  
L=187.37'  
Δ= 30°40'25"
- C5 R=327.50'  
L=192.27'  
Δ= 33°38'13"
- C6 R=222.50'  
L=152.60'  
Δ= 39°17'48"
- C8 R=212.50'  
L=97.82'  
Δ= 26°22'30"
- C9 R=200.00'  
L=12.57'  
Δ= 3°36'02"
- C10 R=200.00'  
L=176.99'  
Δ= 50°42'12"



DETAIL "E"  
1" = 30'

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

1419-04-001-009  
CLEAR CREEK OS, LLC  
PARCEL 1, RS 2008-725936

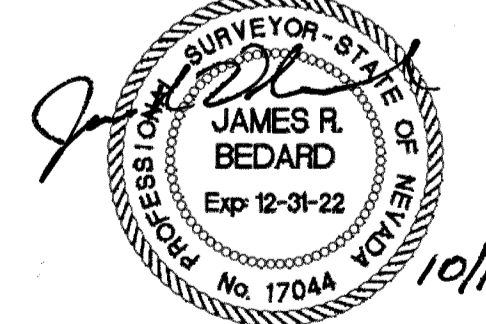
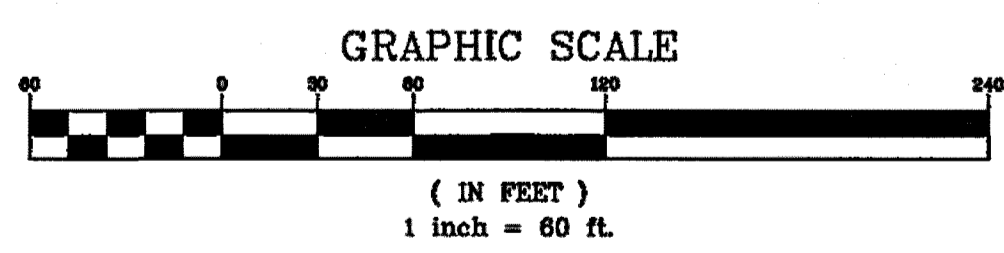


**EASEMENT LINE DATA**

E173 N88°54'44"E 65.71'	E200 N54°52'20"E 113.70'	E219 S78°29'09"W 48.21'	E238 N49°33'36"E 49.04'	E257 N62°54'06"W 7.86'	E276 N56°06'10"W 31.86'	E295 N72°41'26"E 54.44'	E314 N69°16'50"E 17.53'
E174 N86°42'07"E 110.25'	E201 N38°50'52"E 19.28'	E220 S69°16'50"W 23.39'	E239 N65°54'21"W 35.80'	E258 N3°30'07"W 34.29'	E277 N17°07'30"E 15.29'	E296 N108°55'50"W 18.31'	E315 N26°49'54"W 14.74'
E183 N1°37'16"E 6.51'	E202 N60°05'20"W 9.52'	E221 N60°05'20"W 65.92'	E240 N66°03'36"W 46.46'	E259 N11°45'34"W 32.41'	E278 N56°06'10"W 31.82'	E297 N72°41'26"E 49.96'	E316 N68°25'10"W 41.96'
E184 N88°54'44"E 84.96'	E203 N38°50'52"E 77.26'	E222 N26°05'40"E 17.63'	E241 N9°59'42"E 8.42'	E260 N18°03'13"E 14.53'	E279 N89°01'14"W 20.34'	E298 N50°00'50"W 8.10'	E317 N26°49'54"W 3.87'
E185 N59°57'57"W 73.01'	E204 N9°28'09"E 60.27'	E223 N46°36'55"E 17.16'	E242 N80°02'46"E 14.50'	E261 N69°41'28"E 20.58'	E280 N17°07'30"E 8.68'	E299 N89°04'37"E 65.39'	E318 N50°34'27"E 20.01'
E186 N4°57'51"E 11.73'	E205 N70°03'36"W 2.02'	E224 S4°20'14"W 21.76'	E243 N9°59'42"E 15.86'	E262 N69°45'23"E 12.47'	E281 N89°01'14"W 51.43'	E300 N0°43'29"W 17.02'	
E187 N67°42'21"W 46.37'	E206 N9°28'09"E 53.38'	E225 S39°47'12"W 82.68'	E244 N6°40'22"E 42.52'	E263 N25°40'53"W 99.16'	E282 N31°28'23"E 70.87'	E301 N69°25'22"W 39.26'	
E188 N87°20'09"E 50.94'	E207 N13°49'18"W 62.26'	E226 S75°14'36"W 34.49'	E245 S66°00'04"E 44.94'	E264 N32°26'21"W 30.42'	E283 N30°17'58"W 55.04'	E302 N73°42'41"W 83.31'	
E189 N78°53'03"W 43.57'	E208 N67°15'05"E 100.49'	E227 S32°02'29"W 36.52'	E246 S79°36'00"E 40.50'	E265 N75°16'43"W 22.46'	E284 N82°44'33"W 5.52'	E303 N10°00'02"W 9.87'	
E190 N21°32'27"W 25.69'	E209 N68°54'42"W 78.53'	E228 N47°47'27"W 25.47'	E247 N48°27'51"E 23.08'	E266 N37°28'05"E 46.36'	E285 N81°41'33"W 4.73'	E304 N73°42'41"W 8.82'	
E191 N85°44'40"W 58.40'	E210 N5°40'03"W 73.39'	E229 N47°47'27"W 17.02'	E248 N53°18'40"W 46.00'	E267 N72°52'40"W 73.96'	E286 N17°22'12"E 63.74'	E305 N69°19'36"E 18.98'	
E192 N30°26'40"W 80.43'	E211 N32°54'32"W 47.05'	E230 N40°27'20"E 8.50'	E249 N1°50'38"E 48.10'	E268 N12°16'42"W 34.44'	E287 N47°51'15"E 31.08'	E306 N27°42'53"E 188.91'	
E193 N35°18'00"W 16.93'	E212 N18°31'13"E 39.06'	E231 N91°43'55"E 28.75'	E250 N34°42'12"W 21.44'	E269 N55°32'48"W 49.78'	E288 N14°47'48"E 12.21'	E307 N37°42'00"W 61.35'	
E194 N83°08'05"W 5.35'	E213 N32°54'32"W 24.55'	E232 N74°43'30"E 36.35'	E251 N85°31'29"E 12.47'	E270 N17°57'55"E 73.00'	E289 N80°02'40"W 63.78'	E308 N69°19'47"E 19.20'	
E195 N51°33'03"E 139.48'	E214 N26°02'19"W 33.38'	E233 N29°07'47"E 29.42'	E252 N34°42'12"W 21.09'	E271 N66°56'54"E 39.99'	E290 N81°45'06"E 22.41'	E309 N78°51'55"W 19.20'	
E196 N40°26'16"E 89.66'	E215 N88°27'59"E 15.98'	E234 N65°19'34"E 27.66'	E253 N85°39'35"W 46.00'	E272 N42°57'01"E 31.20'	E291 N88°30'15"E 34.02'	E310 N50°34'27"E 21.56'	
E197 N47°47'27"W 3.80'	E216 N27°43'22"E 172.58'	E235 N52°44'42"E 28.38'	E254 N36°28'27"E 101.03'	E273 N63°09'20"W 29.37'	E292 N0°43'29"W 14.46'	E311 N72°35'09"W 21.41'	
E198 N48°03'46"W 3.73'	E217 N18°31'13"E 81.39'	E236 N26°03'38"E 29.27'	E255 N11°18'54"E 18.32'	E274 N42°57'01"E 20.58'	E293 N88°30'15"E 7.98'	E312 S2°55'55"W 101.74'	
E199 N42°51'47"E 86.09'	E218 S27°43'27"W 29.83'	E237 N66°58'41"E 31.87'	E256 N73°23'46"W 2.16'	E275 N12°21'30"W 63.74'	E294 N65°19'03"E 60.44'	E313 N22°01'53"W 107.26'	

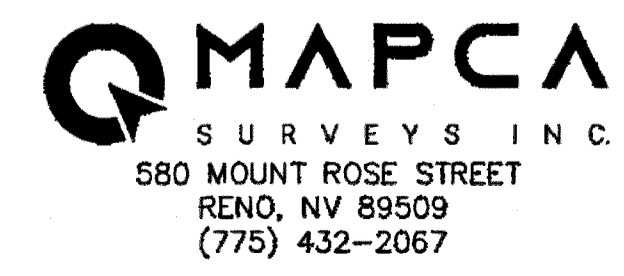
1419-00-001-002  
US FOREST SERVICE

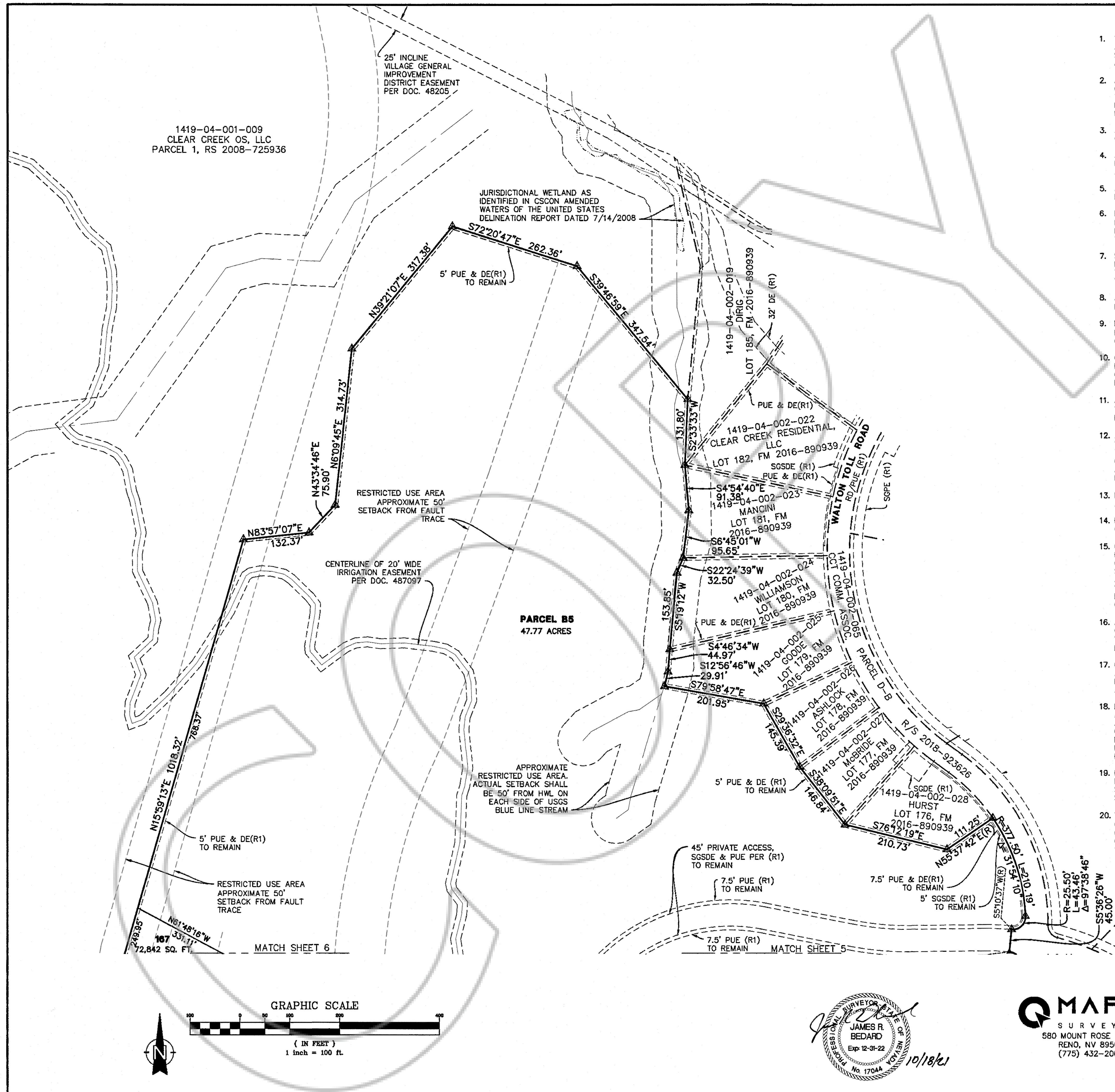
COMMON AREA 6B  
1,298 SQ. FT.



**FINAL MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 FOR CLEAR CREEK TAHOE UNIT 6**

**A PLANNED UNIT DEVELOPMENT**  
BEING A MERGER AND RE-SUBDIVISION OF PARCEL 14 OF RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT, FILE NO. 2008-725936 AND PARCEL B4 OF AMENDED PLAT OF CLEAR CREEK TAHOE UNIT 3C, FILE NO. 2021-971782, SITUATE IN THE SOUTH 1/2 OF SECTION 3, THE SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF SECTION 9, & THE NORTH 1/2 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA





- 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 320050055G, 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 PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED OVER COMMON AREAS 6A, 6B, 6C, 6D, 6E, AND 6F.
  4. A PRIVATE SNOW STORAGE EASEMENT IS HEREBY GRANTED OVER EACH LOT, 20 FEET IN WIDTH, COINCIDENT WITH ALL PRIVATE ACCESS EASEMENTS AND COMMON AREAS SHOWN HEREON.
  5. A BLANKET PUBLIC UTILITY EASEMENT AND PRIVATE SLOPE GRADING & DRAINAGE EASEMENT IS HEREBY GRANTED OVER PARCEL B6.
  6. EACH OWNER OF LOTS B6 THROUGH 107, 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.
  7. SETBACK LINES FROM BLUE LINE STREAMS SHOWN ON US GEOLOGICAL SURVEY 7.5 MINUTE MAPS SHALL BE 50 FEET FROM THE HIGH WATER LINE ON EACH SIDE OF THE STREAM. SETBACK LINES SHOWN HEREIN ARE APPROXIMATE. NO FIELD VERIFICATION WAS PERFORMED IN SUPPORT OF THE LINES SHOWN.
  8. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
  9. 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.
  10. 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.
  11. ALL DEVELOPMENT, EXCEPT AS APPROVED IN THE SPECIFIC PLAN (I.E. BRIDGES, TRAILS, ETC.), SHALL BE PROHIBITED WITHIN "RESTRICTED USE AREAS" IDENTIFIED HEREIN.
  12. ALL CONSTRUCTION AND DEVELOPMENT WITHIN "HILLSIDE" AREAS SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE. A TOPOGRAPHIC SURVEY WHICH INCLUDES A SLOPE ANALYSIS SHALL BE CONDUCTED ON EACH LOT AS PART OF THE DESIGN REVIEW REQUIRED BY THE HOMEOWNER'S ASSOCIATION DESIGN REVIEW COMMITTEE AND DOUGLAS COUNTY PRIOR TO BEING ISSUED A BUILDING PERMIT.
  13. MAINTENANCE OF ALL ROADS SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION.
  14. POSTAL SERVICE SHALL BE PROVIDED AT MAILBOXES LOCATED AT THE ENTRANCE GATEHOUSE.
  15. 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.
  16. 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.
  17. COMMON AREAS 6A, 6B, 6C, 6D, 6E, AND 6F 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.
  18. 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.
  19. PARCEL 14-A SHALL BE OWNED AND MAINTAINED BY CLEAR CREEK CLUB FACILITIES LLC, ITS SUCCESSORS, AND ASSIGNS. ALL OTHER LOTS AND PARCELS WITHIN UNIT 6 SHALL BE OWNED AND MAINTAINED BY CLEAR CREEK RESIDENTIAL, LLC, ITS SUCCESSORS, AND ASSIGNS.
  20. THOSE PORTIONS OF THE 45' WIDE PRIVATE ACCESS, SGSDE AND PUE AND COINCIDENT 7.5' WIDE PUE GRANTED WITHIN PARCEL B OF THE FINAL MAP FOR CLEAR CREEK TAHOE - PHASE 1A & 1B THAT ARE WITHIN THE BOUNDS OF CLEAR CREEK TAHOE UNIT 6, EXCEPTING THOSE PORTIONS WITHIN PARCEL B5 AND PARCEL 14-A, ARE HEREBY RELINQUISHED.

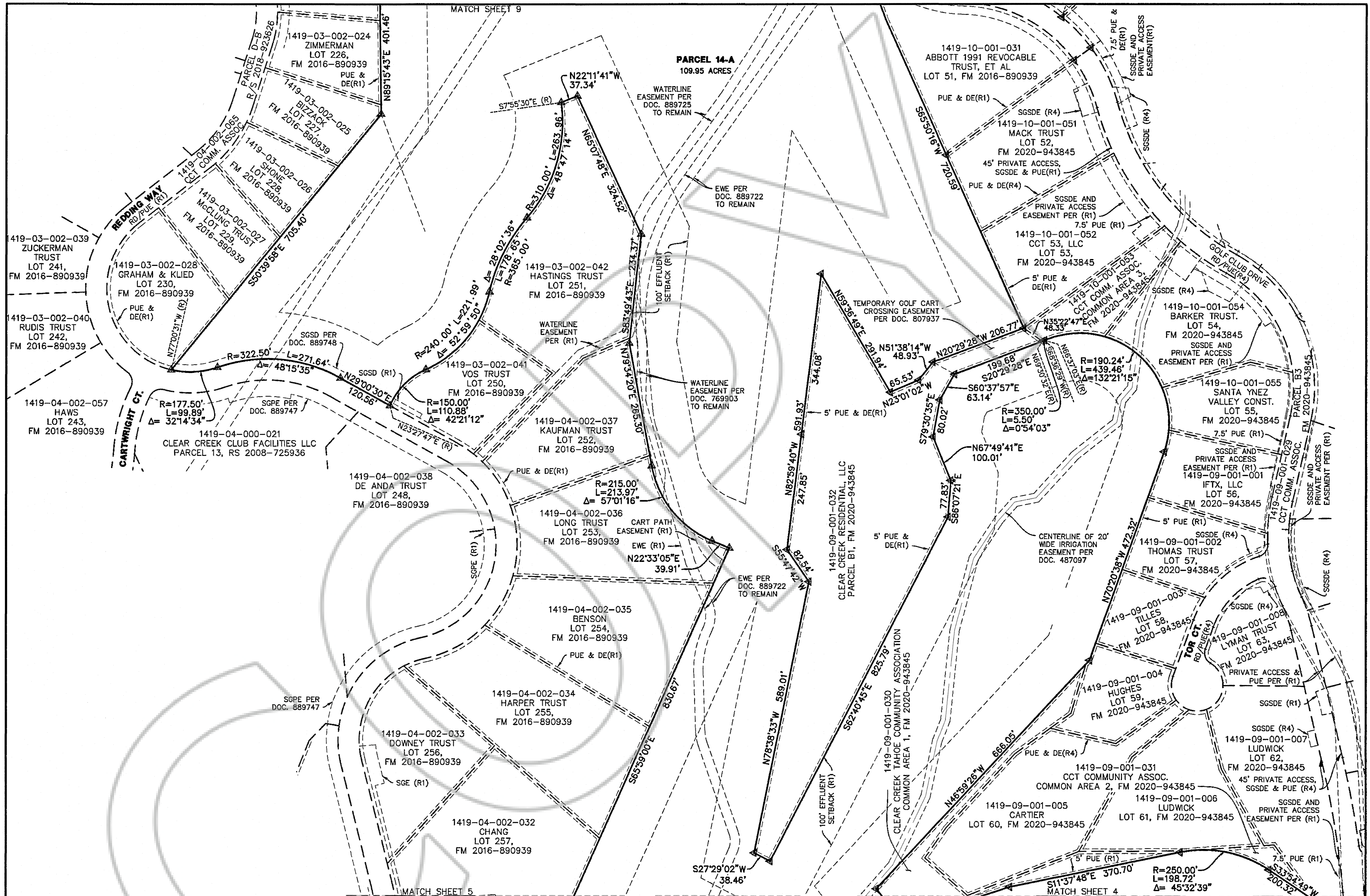
**FINAL MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 FOR  
CLEAR CREEK TAHOE UNIT 6  
A PLANNED UNIT DEVELOPMENT**

BEING A MERGER AND RE-SUBDIVISION OF PARCEL 14 OF RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT, FILE NO. 2008-725936 AND PARCEL B4 OF AMENDED PLAT OF CLEAR CREEK TAHOE UNIT 3C, FILE NO. 2021-971782, SITUATE IN THE SOUTH 1/2 OF SECTION 3, THE SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF SECTION 9, & THE NORTH 1/2 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA

**SHEET 7 OF 9**

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

*James R. Bedard*  
JAMES R. BEDARD  
Exp 12-31-22  
No 17044  
10/18/21



MATCH SHEET 9

MATCH SHEET 5

**PARCEL 14-A**  
109.95 ACRES

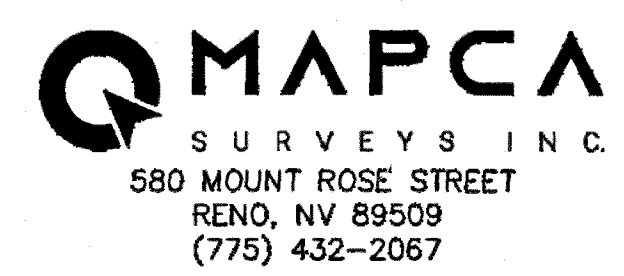
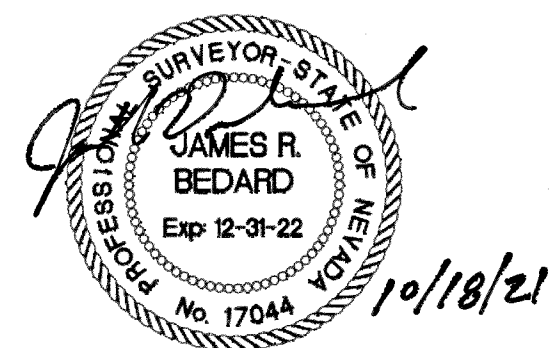
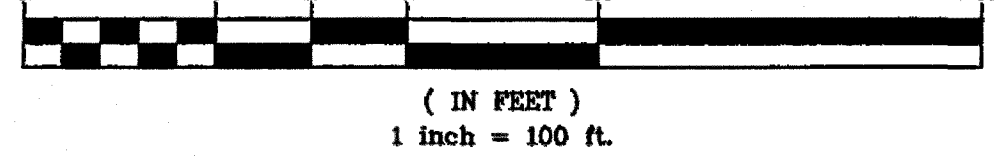
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**CLEAR CREEK TAHOE UNIT 6**  
A PLANNED UNIT DEVELOPMENT

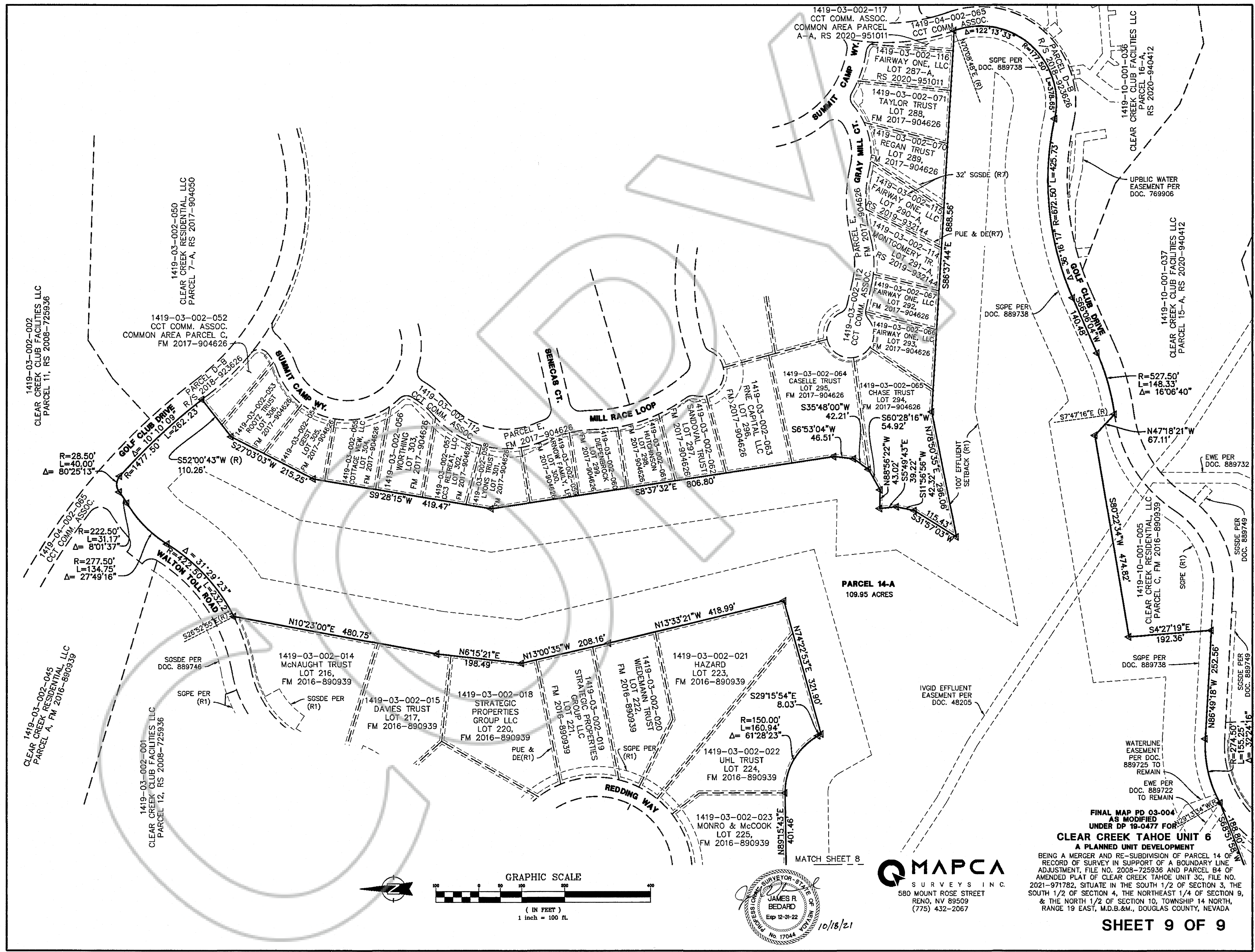
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GRAPHIC SCALE







1419-03-002-002  
CLEAR CREEK CLUB FACILITIES LLC  
PARCEL T1, RS 2008-725936

1419-03-002-050  
CLEAR CREEK RESIDENTIAL LLC  
PARCEL 7-A, RS 2017-904050

1419-03-002-052  
CCT COMM. ASSOC.  
COMMON AREA PARCEL C,  
FM 2017-904626

1419-03-002-045  
CLEAR CREEK RESIDENTIAL LLC  
PARCEL A, FM 2016-890939

1419-03-002-001  
CLEAR CREEK CLUB FACILITIES LLC  
PARCEL T2, RS 2008-725936

1419-03-002-014  
McNAUGHT TRUST  
LOT 216,  
FM 2016-890939

1419-03-002-015  
DAVIES TRUST  
LOT 217,  
FM 2016-890939

1419-03-002-018  
STRATEGIC  
PROPERTIES  
GROUP LLC  
LOT 220,  
FM 2016-890939

1419-03-002-019  
STRATEGIC PROPERTIES  
GROUP LLC  
LOT 221,  
FM 2016-890939

1419-03-002-020  
WIEDMANN TRUST  
LOT 222,  
FM 2016-890939

1419-03-002-021  
HAZARD  
LOT 223,  
FM 2016-890939

1419-03-002-022  
UHL TRUST  
LOT 224,  
FM 2016-890939

1419-03-002-023  
MONRO & MCCOOK  
LOT 225,  
FM 2016-890939

1419-03-002-117  
CCT COMM. ASSOC.  
COMMON AREA PARCEL  
A-A, RS 2020-951011

1419-04-002-065  
CCT COMM. ASSOC.

1419-03-002-116  
FAIRWAY ONE, LLC  
LOT 287-A,  
RS 2020-951011

1419-03-002-071  
TAYLOR TRUST  
LOT 288,  
FM 2017-904626

1419-03-002-070  
REGAN TRUST  
LOT 289,  
FM 2017-904626

1419-03-002-115  
FAIRWAY ONE, LLC  
LOT 290-A,  
RS 2019-932144

1419-03-002-114  
MONTGOMERY TR.  
LOT 291-A,  
RS 2019-932144

1419-03-002-067  
FAIRWAY ONE, LLC  
LOT 292,  
FM 2017-904626

1419-03-002-066  
FAIRWAY ONE, LLC  
LOT 293,  
FM 2017-904626

1419-03-002-064  
CASELLE TRUST  
LOT 295,  
FM 2017-904626

1419-03-002-065  
CHASE TRUST  
LOT 294,  
FM 2017-904626

1419-03-002-063  
RNE CAPITAL LLC  
LOT 296,  
FM 2017-904626

1419-03-002-062  
SANDONAL TRUST  
LOT 297,  
FM 2017-904626

1419-03-002-061  
DIEFFENBROCK  
LOT 298,  
FM 2017-904626

1419-03-002-060  
HUTCHINSON  
LOT 299,  
FM 2017-904626

1419-03-002-059  
FAMILY L.  
LOT 300,  
FM 2017-904626

1419-03-002-058  
LYONS TRUST  
LOT 301,  
FM 2017-904626

1419-03-002-057  
PCS RETREAT, LLC  
LOT 302,  
FM 2017-904626

1419-03-002-056  
WORTHING  
LOT 303,  
FM 2017-904626

1419-03-002-055  
LOVE VIEW, LLC  
LOT 304,  
FM 2017-904626

1419-03-002-054  
COITRAGE  
LOT 305,  
FM 2017-904626

1419-03-002-053  
SEIS  
LOT 306,  
FM 2017-904626

1419-03-002-052  
LOT 307,  
FM 2017-904626

1419-03-002-051  
LOT 308,  
FM 2017-904626

1419-10-001-036  
CLEAR CREEK CLUB FACILITIES LLC  
PARCEL 16-A,  
RS 2020-940412

1419-10-001-037  
CLEAR CREEK CLUB FACILITIES LLC  
PARCEL 15-A, RS 2020-940412

1419-10-001-005  
CLEAR CREEK RESIDENTIAL, LLC  
PARCEL C, FM 2016-890939

1419-10-001-005  
CLEAR CREEK RESIDENTIAL, LLC  
PARCEL C, FM 2016-890939

1419-10-001-005  
CLEAR CREEK RESIDENTIAL, LLC  
PARCEL C, FM 2016-890939

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PARCEL C, FM 2016-890939

1419-10-001-005  
CLEAR CREEK RESIDENTIAL, LLC  
PARCEL C, FM 2016-890939

FINAL MAP PD 03-004  
AS MODIFIED  
UNDER DP 19-0477 FOR  
**CLEAR CREEK TAHOE UNIT 6**  
A PLANNED UNIT DEVELOPMENT  
BEING A MERGER AND RE-SUBDIVISION OF PARCEL 14 OF  
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AMENDED PLAT OF CLEAR CREEK TAHOE UNIT 3C, FILE NO.  
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SOUTH 1/2 OF SECTION 4, THE NORTHEAST 1/4 OF SECTION 9,  
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**SHEET 9 OF 9**

