

**OWNER'S CERTIFICATE**

KNOW BY ALL PERSONS BY THESE PRESENTS THAT BEACH CLUB DEVELOPMENT PHASE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF PARCELS 3, 4, 5, 6, 7 AND 8, AS SHOWN AND DESCRIBED HEREON, HEREBY CONSENTS TO THE RECORDING AND PREPARATION OF THIS MAP, AND HEREBY ABANDONS, RELOCATES, OR OFFERS FOR DEDICATION THOSE PORTIONS INDICATED AS PUBLIC UTILITY EASEMENTS AND ACCESS EASEMENTS, AS SHOWN HEREON.

Patrick Ramey 7/6/2022  
BEACH CLUB DEVELOPMENT PHASE II, LLC  
PATRICK RAMEY, CHIEF EXECUTIVE OFFICER  
DATE

STATE OF Nevada  
COUNTY OF Douglas J.S.S.  
ON THIS 6 DAY OF July, IN THE YEAR 2022 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED Patrick Ramey AND IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND WHO ACKNOWLEDGES THAT THEY HAVE EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE, SAID LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Melisa Benscoter  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12/25/2024



**OWNER'S CERTIFICATE**

KNOW BY ALL PERSONS BY THESE PRESENTS THAT BEACH CLUB DEVELOPMENT PHASE III, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF PARCELS 8, 10, 11 AND 12, AS SHOWN AND DESCRIBED HEREON, HEREBY CONSENTS TO THE RECORDING AND PREPARATION OF THIS MAP, AND HEREBY ABANDONS, RELOCATES, OR OFFERS FOR DEDICATION THOSE PORTIONS INDICATED AS PUBLIC UTILITY EASEMENTS AND ACCESS EASEMENTS, AS SHOWN HEREON.

Patrick Ramey 7/6/2022  
BEACH CLUB DEVELOPMENT PHASE III, LLC  
PATRICK RAMEY, CHIEF EXECUTIVE OFFICER  
DATE

STATE OF Nevada  
COUNTY OF Douglas J.S.S.  
ON THIS 6 DAY OF July, IN THE YEAR 2022 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED Patrick Ramey AND IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND WHO ACKNOWLEDGES THAT THEY HAVE EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE, SAID LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Melisa Benscoter  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12/25/2024



**SECURITY INTEREST HOLDER'S CERTIFICATE**

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

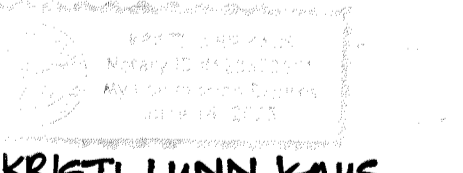
ACORE CAPITAL MORTGAGE LP

BY: Adele Fairman 7/6/2022  
NAME: ADELE FAIRMAN DATE  
TITLE: AUTHORIZED SIGNATORY

STATE OF TEXAS  
COUNTY OF DALLAS J.S.S.  
ON THIS 21st DAY OF JULY, IN THE YEAR 2022 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED Adele Fairman, AND IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND WHO ACKNOWLEDGES THAT THEY HAVE EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE, SAID LIMITED PARTNERSHIP HAS EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Kristi Lynn Kaus  
NOTARY PUBLIC  
MY COMMISSION EXPIRES June 14, 2025



**TITLE CERTIFICATE**

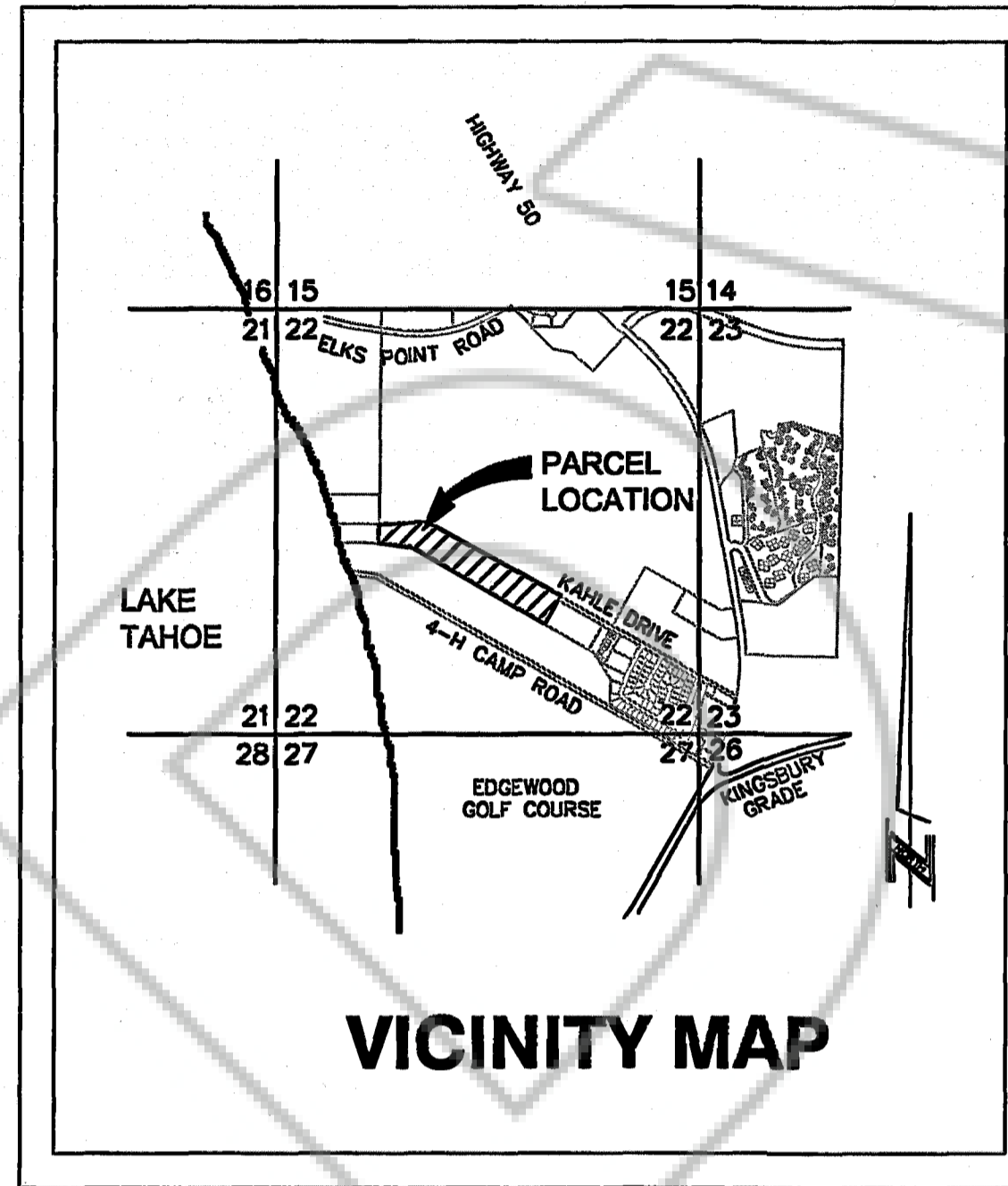
THIS IS TO CERTIFY THAT THE PARTIES LISTED WITHIN THE OWNERS CERTIFICATES STATED ABOVE ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE PARCELS OF LAND DEPICTED TO BE THE SUBJECT AND PURPOSE OF THIS CONDOMINIUM MAP. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD: Deed of Trust in favor of GBS Capital, LLC recorded April 24, 2021 as 2021-946199; assigned to Acore Capital Mortgage, LP by instrument recorded April 24, 2021 as 2021-946215; and Deed of Trust in favor of Acore Capital Mortgage, LP recorded April 24, 2021 as instrument 2021-946210

Nicole Howell 7/12/2022  
BY: Nicole Howell FIRST AMERICAN TITLE INSURANCE COMPANY  
ITS: Secord's Manager File # 2404434E

# TAHOE BEACH CLUB

## MINOR MODIFICATION TO

### FINAL SUBDIVISION MAP LDA 15-026



**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS**

THE PARCELS DEPICTED ON THIS PLAT ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS, RECORDED ON OCTOBER 8, 2018, AS DOCUMENT No. 2018-920587, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

**TAHOE REGIONAL PLANNING AGENCY CERTIFICATE**

THIS SUBDIVISION MAP CONFORMS TO THE TAHOE REGIONAL PLANNING AGENCY REQUIREMENTS.

SIGNATURE: Paul Nielsen DATE: 7.12.22  
PRINTED NAME: Paul Nielsen  
TAHOE REGIONAL PLANNING AGENCY

**COUNTY ENGINEER'S CERTIFICATE**

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

Jeremy J. Hutchings 09.20.2022  
JEREMY J. HUTCHINGS, P.E. DATE  
DOUGLAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 20th DAY OF September, 2022. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Thomas A. Dallaire 9.20.22  
THOMAS A. DALLAIRE, P.E. DATE  
COMMUNITY DEVELOPMENT DIRECTOR

**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. (APNs: 1318-22-010-009, 1318-22-010-010, 1318-22-010-011, 1318-22-010-012, 1318-22-010-013 & 1318-22-010-059) (APNs: 1318-22-710-004, 1318-22-710-005, 1318-22-710-006 & 1318-22-710-010)

Kathleen Jones 9/21/22 Deputy Clerk-Treasurer  
AMY BURGANS DATE  
DOUGLAS COUNTY CLERK/TREASURER

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 20th DAY OF September, 2022, AND WAS DULY APPROVED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Amy Burgans 9/21/2022  
AMY BURGANS DATE  
DOUGLAS COUNTY CLERK/TREASURER

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 23 DAY OF September, 2022, AT 50 MINUTES PAST 4 O'CLOCK P.M. AS DOCUMENT NUMBER 990258 RECORDED AT THE REQUEST OF BEACH CLUB DEVELOPMENT PHASE II, LLC AND BEACH CLUB DEVELOPMENT PHASE III, LLC.

Karen Ellison  
KAREN ELLISON  
DOUGLAS COUNTY RECORDER

**SECURITY INTEREST HOLDER'S CERTIFICATE**

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

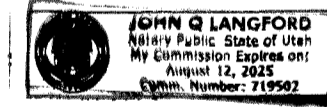
GBS CAPITAL LLC

BY: Mark T. Burton 7/25/2022  
NAME: Mark T. Burton DATE  
TITLE: President

STATE OF Utah  
COUNTY OF Salt Lake J.S.S.  
ON THIS 25 DAY OF July, IN THE YEAR 2022 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED Mark T. Burton AND IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND WHO ACKNOWLEDGES THAT THEY HAVE EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE, SAID LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

John Q. Langford  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8/12/25

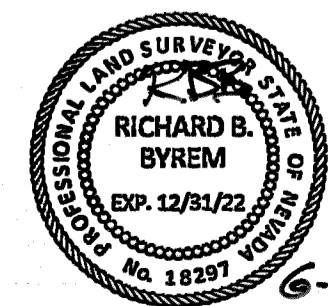


**SURVEYOR'S CERTIFICATE**

I, RICHARD B. BYREM, A PROFESSIONAL LAND SURVEYOR, LICENSED 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 BEACH CLUB DEVELOPMENT, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE S 1/2 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., AND THE FIELD SURVEY WAS COMPLETED ON NOVEMBER 18, 2021.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS SHOWN ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Richard B. Byrem  
RICHARD B. BYREM, PLS  
NEVADA CERTIFICATE NO. 18297



SHEET 1 OF 7

**MINOR MODIFICATION TO THE FINAL SUBDIVISION MAP (LDA-15-026) FOR TAHOE BEACH CLUB**

PREPARED FOR:  
BEACH CLUB DEVELOPMENT, LLC  
BEACH CLUB DEVELOPMENT PHASE II, LLC  
BEACH CLUB DEVELOPMENT PHASE III, LLC

A PORTION OF THE SOUTH 1/2 OF SECTION 22, T.13 N., R.18 E., M.D.B.& M.  
DOUGLAS COUNTY NEVADA

312 DORLA COURT, STE 202  
PO BOX 890  
ZEPHYR COVE, NV 89448  
INFO@LUMOSINC.COM  
(776) 888-6480

Drawn By: RBB / MBC / CRP  
Date: 06-2022  
Job No.: 9540.000

**LUMOS & ASSOCIATES**

# TAHOE BEACH CLUB

## MINOR MODIFICATION TO FINAL SUBDIVISION MAP LDA 15-026

### STATE DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

*Karl Eitenmiller* 9-1-2022  
 BY: Karl Eitenmiller DATE  
 DIVISION OF WATER RESOURCES

### NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

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 SYSTEM FOR DISPOSAL OF SEWAGE.

*Kristie Black* 8/31/22  
 BY: Kristie Black DATE  
 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION  
 BUREAU OF WATER POLLUTION CONTROL

### DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY

THE DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY BY SIGNING THIS FINAL MAP ACKNOWLEDGES IT WILL SERVICE SEWER SERVICE TO THIS SUBDIVISION UPON ACCEPTANCE OF SEWER IMPROVEMENTS BY THE DISTRICT'S BOARD OF TRUSTEES.

*Robert Hopkins* 08-04-2022  
 ROBERT HOPKINS DATE  
 DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY

### KINGSBURY GENERAL IMPROVEMENT DISTRICT

THE KINGSBURY GENERAL IMPROVEMENT DISTRICT BY SIGNING THIS FINAL MAP ACKNOWLEDGES IT WILL SERVICE WATER SERVICE TO THIS SUBDIVISION UPON ACCEPTANCE OF WATER IMPROVEMENTS BY THE DISTRICT'S BOARD OF TRUSTEES, AND FURTHER ACKNOWLEDGES ANY EASEMENT ABANDONMENT OR EASEMENT RELOCATION, AS SHOWN HEREON.

SIGNATURE: *Mitch Dion* DATE: 2/1/22  
 MITCH DION, GENERAL MANAGER  
 KINGSBURY GENERAL IMPROVEMENT DISTRICT

### FIRE DEPARTMENT CERTIFICATE

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

SIGNATURE: *Eric Guevin* FM TDFPD DATE: 8/1/22  
 ERIC GUEVIN, FIRE MARSHAL  
 TAHOE DOUGLAS FIRE PROTECTION DISTRICT

### UTILITY COMPANIES CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES. ACCEPTANCE DOES NOT GUARANTEE ACCESSIBILITY. ALL PUBLIC UTILITY EASEMENTS AS SHOWN HEREON INCLUDE GAS, ELECTRIC, TELEPHONE, CATV AND CABLE TV SERVICE.

*Armando Espino* 9/1/2022  
 BY: Armando Espino DATE  
 CHARTER COMMUNICATIONS

*Chris Willing* 8/31/22  
 BY: Chris Willing DATE  
 FRONTIER COMMUNICATIONS

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN THE COMMON ELEMENT AREA AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE INDIVIDUAL UNITS, WITH THE RIGHT TO EXIT THE COMMON ELEMENT AREA WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

*Blanca Noman* 8/24/22  
 BY: Blanca Noman DATE  
 SOUTHWEST GAS COMPANY

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN THE COMMON ELEMENT AREA AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE INDIVIDUAL UNITS, WITH THE RIGHT TO EXIT THE COMMON ELEMENT AREA WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY, AND FURTHER ACKNOWLEDGES ANY EASEMENT ABANDONMENT OR EASEMENT RELOCATION, AS SHOWN HEREON.

*Chris Robinson* 9/1/2022  
 BY: Chris Robinson DATE  
 SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY

### GENERAL NOTES:

- A. THE SUBJECT PROPERTY LIES WITHIN PARTIALLY FLOOD ZONE "X" PER COMMUNITY FIRM PANEL NO. 02056 EFFECTIVE DATE JANUARY 20, 2010.
- B. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOOD PLAIN MUST COMPLY WITH DOUGLAS COUNTY CODE CHAPTER 20.50 FLOODPLAIN MANAGEMENT.
- C. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
- D. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF DRAINAGE CHANNELS IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

### SHEET INDEX:

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PARCELS WEST SIDE	4
PARCELS EAST SIDE	5
EASEMENTS	6
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SHEET 2 OF 7

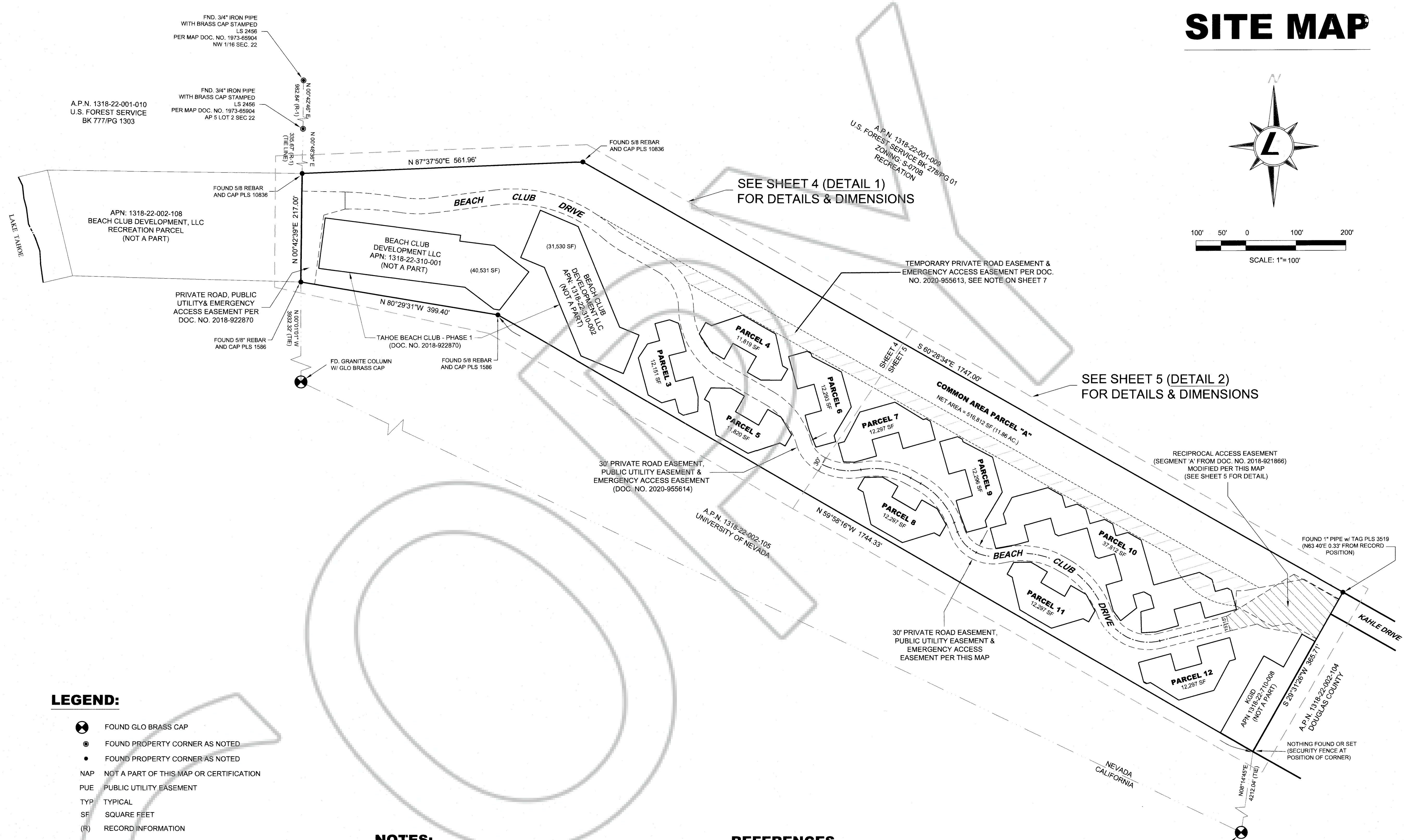
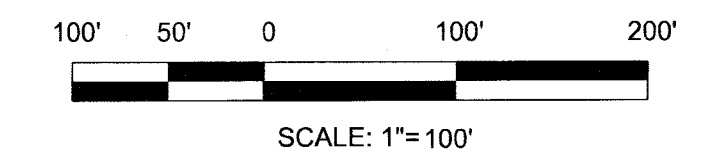
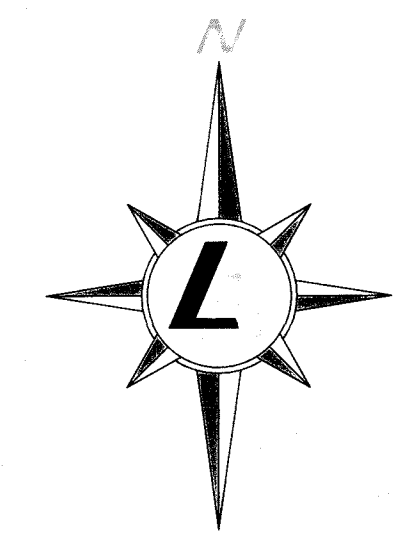
**MINOR MODIFICATION TO THE FINAL SUBDIVISION  
MAP (LDA-15-026) FOR TAHOE BEACH CLUB**

PREPARED FOR:  
 BEACH CLUB DEVELOPMENT, LLC  
 BEACH CLUB DEVELOPMENT PHASE II, LLC  
 BEACH CLUB DEVELOPMENT PHASE III, LLC

A PORTION OF THE SOUTH 1/2 OF SECTION 22, T.13 N., R.18 E., M.D.B. & M.  
 DOUGLAS COUNTY NEVADA

 312 DORLA COURT, STE 202 PO BOX 890 ZEPHYR COVE, NV 89448 INFO@LUMOSINC.COM (775) 588-6490	Drawn By : RBB / MBC / CRP Date : 06-2022 Job No. : 9540.000
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# SITE MAP



## LEGEND:

- FOUND GLO BRASS CAP
- FOUND PROPERTY CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- NAP NOT A PART OF THIS MAP OR CERTIFICATION
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- SF SQUARE FEET
- (R) RECORD INFORMATION

## BASIS OF BEARINGS

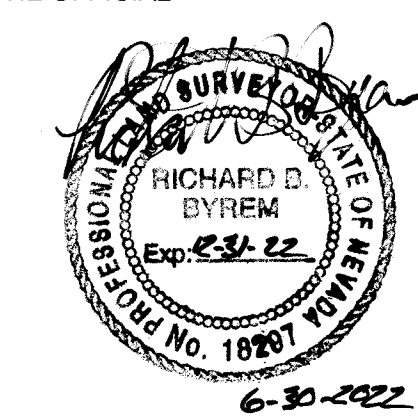
THE BASIS OF BEARINGS FOR THIS MAP IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) AND WAS ESTABLISHED FROM FOUND MONUMENTS ON THE CALIFORNIA-NEVADA STATE LINE, BEING A GRANITE COLUMN WITH A GENERAL LAND OFFICE (GLO) BRASS CAP TO THE WEST, FROM WHICH A GENERAL LAND OFFICE (GLO) BRASS CAP, STAMPED '1946' BEARS SOUTH 47°51'50" EAST A DISTANCE OF 1751.52 FEET.

## NOTES:

1. A TEMPORARY BLANKET EASEMENT ACROSS COMMON AREA PARCEL "A", HAS BEEN GRANTED BY DEED AT DOCUMENT 2021-969440 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY FOR THE PURPOSES OF ROADWAY, CONSTRUCTION ACCESS AND EMERGENCY ACCESS PURPOSES.
2. BEACH CLUB DRIVE, AS SHOWN HEREON, IS A COMBINATION OF EASEMENTS PREVIOUSLY DESCRIBED AT DOCUMENTS 2018-921866, 2020-955614, AND AS DESCRIBED BY THIS DOCUMENT IN 'DETAIL 2' FOUND ON SHEET 5 OF THIS MAP. ALL SEGMENTS OF BEACH CLUB DRIVE ARE ESTABLISHED AS A PRIVATE ROAD EASEMENT, A PUBLIC UTILITY EASEMENT, AND AS AN EMERGENCY ACCESS EASEMENT.
3. INDIVIDUAL AND SPECIFIC UTILITY EASEMENTS, AND OTHER SPECIFIC USE EASEMENTS, EXIST FROM PREVIOUS DEDICATIONS, AND ARE ESTABLISHED HEREON BY THIS MAP, ACROSS PORTIONS OF COMMON AREA "PARCEL A". ALL SUCH EASEMENTS ARE SHOWN SEPARATELY ON SHEET 6 OF THIS MAP.
4. SEVERAL PERMANENT AND TEMPORARY EASEMENTS PREVIOUSLY ESTABLISHED ARE HEREIN ABANDONED OR MODIFIED BY THIS MAP. SUCH EASEMENT ABANDONMENT AND REVISIONS ARE SHOWN ON SEPARATELY ON SHEET 7 OF THIS MAP.

## REFERENCES

- (R1) ALTA TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 2804434G, DATED APRIL 12, 2021
- (R2) RECORD OF SURVEY MAP FOR TOIYABE NATIONAL FOREST, INSTRUMENT NO. 65904, FILED MAY 3, 1973 IN THE RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R3) PARCEL MAP FOR ROBERT L. PRUETT, FILED MAY 4, 1995 IN BOOK 595, PAGE 693, DOCUMENT NO. 361489 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R4) FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB, FILED NOVEMBER 27, 2018, AS DOCUMENT NO. 2018-922870 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R5) BOUNDARY LINE ADJUSTMENT TO THE FINAL SUBDIVISION MAP LDA 15-026 TAHOE BEACH CLUB, FILED FEBRUARY 9, 2021, AS DOCUMENT NO. 2021-961679 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R6) BOUNDARY LINE ADJUSTMENT TO THE FINAL SUBDIVISION MAP LDA 15-026 TAHOE BEACH CLUB, FILED DECEMBER 10, 2021, AS DOCUMENT NO. 2021-978241 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.



SHEET 3 OF 7

## MINOR MODIFICATION TO THE FINAL SUBDIVISION MAP (LDA-15-026) FOR TAHOE BEACH CLUB

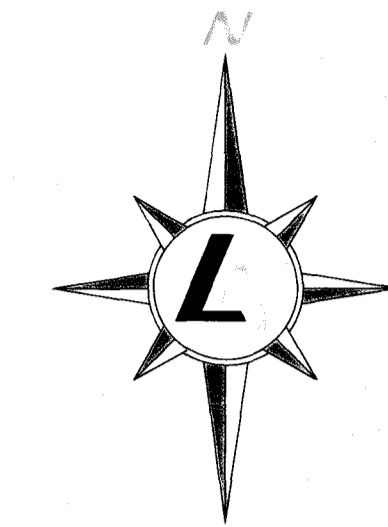
PREPARED FOR:  
BEACH CLUB DEVELOPMENT, LLC  
BEACH CLUB DEVELOPMENT PHASE II, LLC  
BEACH CLUB DEVELOPMENT PHASE III, LLC

A PORTION OF THE SOUTH 1/2 OF SECTION 22, T.13 N., R.18 E., M.D.B. & M.  
DOUGLAS COUNTY NEVADA

**LUMOS** & ASSOCIATES  
312 DORLA COURT, STE 202  
PO BOX 890  
ZEPHYR COVE, NV 89448  
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(775) 588-6490

Drawn By: RBB / MBC / CRP  
Date: 06-2022  
Job No.: 9540.000

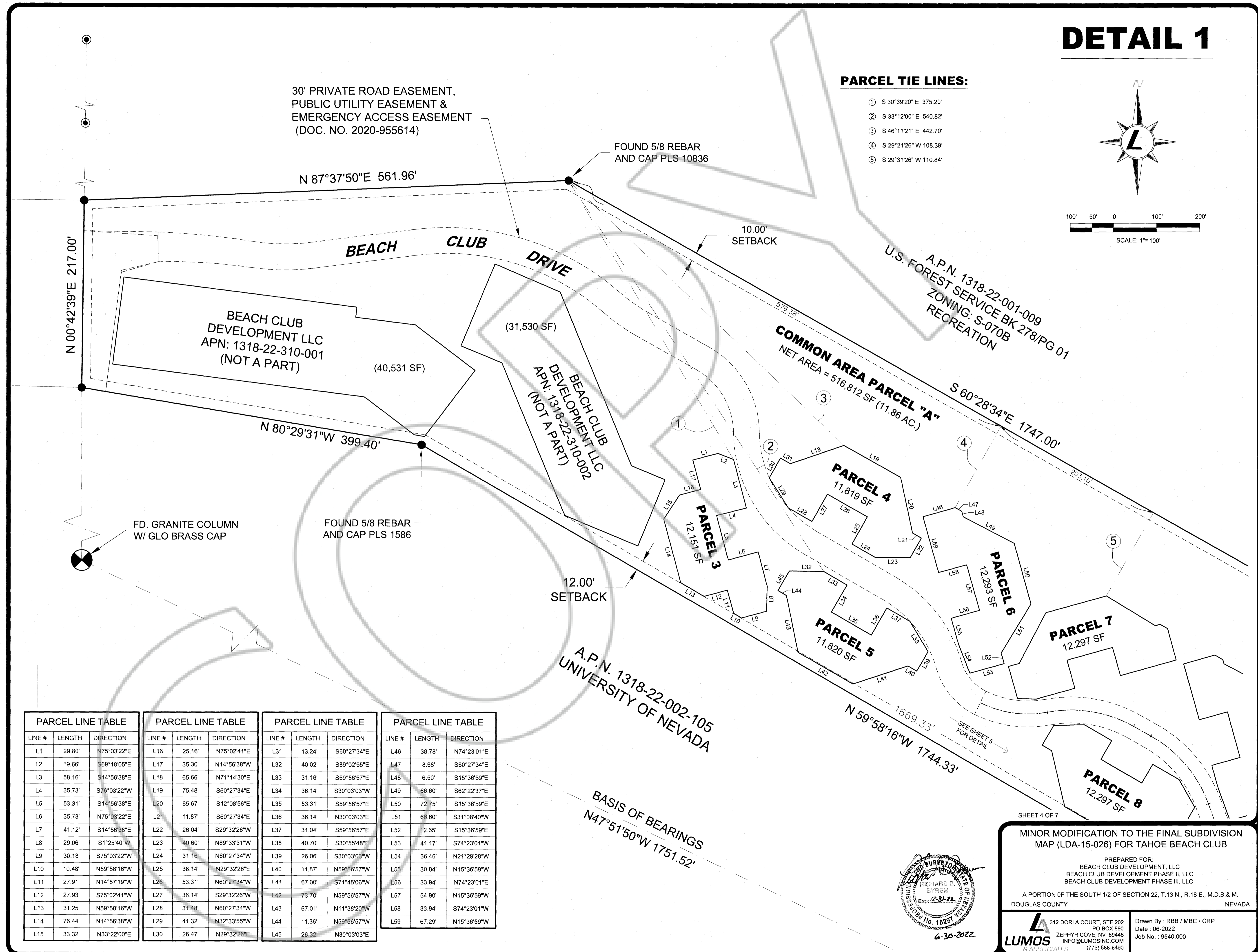
# DETAIL 1



100' 50' 0 100' 200'  
SCALE: 1"=100'

### PARCEL TIE LINES:

- ① S 30°39'20" E 375.20'
- ② S 33°12'00" E 540.82'
- ③ S 46°11'21" E 442.70'
- ④ S 29°21'26" W 108.39'
- ⑤ S 29°31'26" W 110.84'



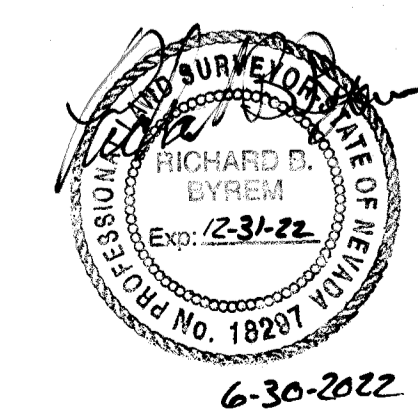
PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	29.80'	N75°03'22"E	L16	25.16'	N75°02'41"E	L31	13.24'	S60°27'34"E	L46	38.78'	N74°23'01"E
L2	19.66'	S69°18'05"E	L17	35.30'	N14°56'38"W	L32	40.02'	S89°02'55"E	L47	8.68'	S60°27'34"E
L3	58.16'	S14°56'38"E	L18	65.66'	N71°14'30"E	L33	31.16'	S59°56'57"E	L48	6.50'	S15°36'59"E
L4	35.73'	S76°03'22"W	L19	75.48'	S60°27'34"E	L34	36.14'	S30°03'03"W	L49	66.60'	S62°22'37"E
L5	53.31'	S14°56'38"E	L20	65.67'	S12°08'56"E	L35	53.31'	S59°56'57"E	L50	72.75'	S15°36'59"E
L6	35.73'	N75°03'22"E	L21	11.87'	S60°27'34"E	L36	36.14'	N30°03'03"E	L51	66.60'	S31°08'40"W
L7	41.12'	S14°56'38"E	L22	26.04'	S29°32'26"W	L37	31.04'	S59°56'57"E	L52	12.65'	S15°36'59"E
L8	29.06'	S1°25'40"W	L23	40.60'	N89°33'31"W	L38	40.70'	S30°55'48"E	L53	41.17'	S74°23'01"W
L9	30.18'	S75°03'22"W	L24	31.16'	N60°27'34"W	L39	26.06'	S30°03'03"W	L54	36.46'	N21°29'28"W
L10	10.48'	N59°58'16"W	L25	36.14'	N29°32'26"E	L40	11.87'	N59°56'57"W	L55	30.84'	N15°36'59"W
L11	27.91'	N14°57'19"W	L26	53.31'	N60°27'34"W	L41	67.00'	S71°45'06"W	L56	33.94'	N74°23'01"E
L12	27.93'	S75°02'41"W	L27	36.14'	S29°32'26"W	L42	73.70'	N59°56'57"W	L57	54.90'	N15°36'59"W
L13	31.25'	N59°58'16"W	L28	31.48'	N60°27'34"W	L43	67.01'	N11°38'20"W	L58	33.94'	S74°23'01"W
L14	76.44'	N14°56'38"W	L29	41.32'	N32°33'55"W	L44	11.36'	N59°56'57"W	L59	67.29'	N15°36'59"W
L15	33.32'	N33°22'00"E	L30	26.47'	N29°32'26"E	L45	26.32'	N30°03'03"E			

SHEET 4 OF 7

MINOR MODIFICATION TO THE FINAL SUBDIVISION MAP (LDA-15-026) FOR TAHOE BEACH CLUB

PREPARED FOR:  
BEACH CLUB DEVELOPMENT, LLC  
BEACH CLUB DEVELOPMENT PHASE II, LLC  
BEACH CLUB DEVELOPMENT PHASE III, LLC

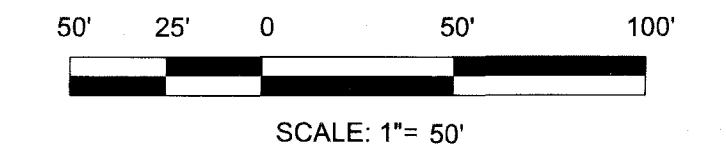
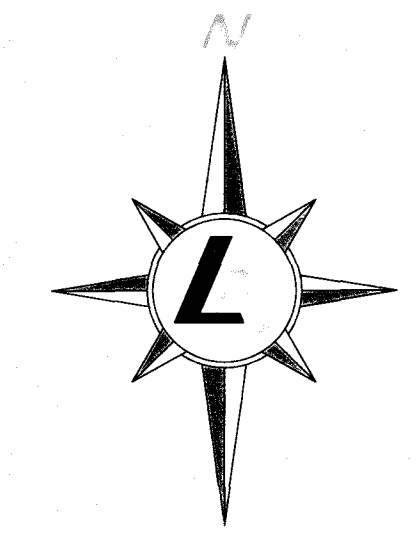
A PORTION OF THE SOUTH 1/2 OF SECTION 22, T.13 N., R.18 E., M.D.B. & M.  
DOUGLAS COUNTY NEVADA



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Drawn By: RBB / MBC / CRP  
Date: 06-2022  
Job No.: 9540.000

# DETAIL 2

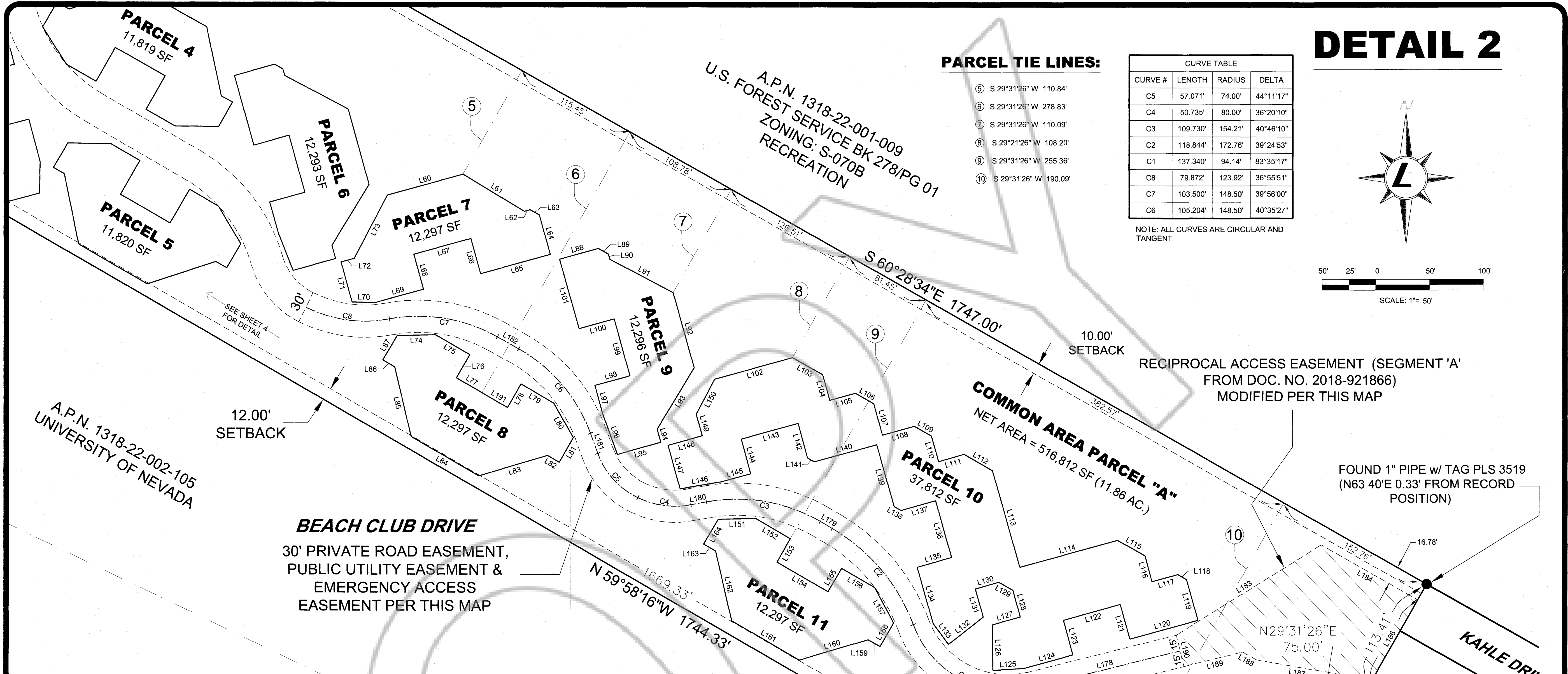


### PARCEL TIE LINES:

- ⑤ S 29°31'26" W 110.84'
- ⑥ S 29°31'26" W 278.83'
- ⑦ S 29°31'26" W 110.09'
- ⑧ S 29°21'26" W 108.20'
- ⑨ S 29°31'26" W 255.36'
- ⑩ S 29°31'26" W 190.09'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C5	57.071'	74.00'	44°11'17"
C4	50.735'	80.00'	36°20'10"
C3	109.730'	154.21'	40°46'10"
C2	118.844'	172.76'	39°24'53"
C1	137.340'	94.14'	83°35'17"
C8	79.872'	123.92'	36°55'51"
C7	103.500'	148.50'	39°56'00"
C6	105.204'	148.50'	40°35'27"

NOTE: ALL CURVES ARE CIRCULAR AND TANGENT



PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L60	72.76'	N74°29'38"E	L87	26.38'	N30°02'41"E	L114	94.34'	N74°29'38"E	L141	7.45'	S60°50'52"E	L168	35.32'	N15°15'00"W
L61	66.60'	S58°44'43"E	L88	37.35'	N74°23'01"E	L115	29.27'	S60°28'34"E	L142	33.32'	N15°30'22"W	L169	67.21'	N74°45'00"E
L62	5.60'	N74°29'38"E	L89	10.70'	S60°37'17"E	L116	24.93'	N15°30'22"W	L143	54.90'	S74°29'38"W	L170	44.92'	N15°15'00"W
L63	9.96'	S60°35'59"E	L90	5.09'	S15°36'59"E	L117	24.91'	S74°29'38"W	L144	33.32'	S15°30'22"E	L171	12.64'	S74°45'00"W
L64	37.89'	S15°30'22"E	L91	66.60'	S62°22'37"E	L118	9.35'	S60°28'34"E	L145	27.93'	N74°29'38"E	L172	66.62'	S28°00'00"W
L65	67.21'	S74°29'38"W	L92	72.75'	S15°36'59"E	L119	39.34'	N15°30'22"W	L146	39.46'	N80°02'12"E	L173	72.75'	N74°45'00"E
L66	33.88'	N15°30'22"W	L93	66.60'	S31°08'40"W	L120	65.62'	N74°29'38"E	L147	42.15'	S15°30'22"E	L174	66.62'	S58°30'00"E
L67	54.90'	S74°29'38"W	L94	12.65'	S15°36'59"E	L121	33.32'	N15°30'22"W	L148	33.10'	S74°29'38"W	L175	7.82'	N74°45'00"E
L68	33.88'	S15°30'22"E	L95	41.82'	S74°23'01"W	L122	54.90'	S74°29'38"W	L149	20.71'	S15°30'22"E	L176	6.85'	N59°57'17"W
L69	46.56'	S74°29'38"W	L96	39.74'	N20°05'13"W	L123	33.32'	S15°30'22"E	L150	36.75'	S27°44'00"W	L177	40.05'	S15°15'00"E
L70	21.61'	N88°22'54"W	L97	27.57'	N15°36'59"W	L124	47.56'	N74°29'38"E	L151	34.62'	S88°37'42"W	L178	141.58'	N75°59'06"E
L71	38.55'	N15°30'22"W	L98	33.88'	N74°23'01"E	L125	28.67'	N86°47'35"E	L152	37.67'	N59°57'19"W	L179	13.00'	S59°51'30"E
L72	12.65'	N74°29'38"E	L99	54.90'	N15°36'59"W	L126	42.28'	S1°01'01"E	L153	25.00'	N30°02'41"E	L180	14.78'	N79°23'20"E
L73	66.61'	N27°44'00"E	L100	33.88'	S74°23'01"W	L127	27.17'	N74°29'38"E	L154	54.90'	N59°57'19"W	L181	19.80'	S20°05'13"E
L74	35.56'	N88°37'26"E	L101	67.21'	N15°36'59"W	L128	25.59'	N15°30'22"W	L155	25.00'	N30°02'41"E	L182	23.00'	S60°40'40"E
L75	36.86'	S59°57'19"E	L102	75.00'	S74°29'38"W	L129	15.43'	N60°42'35"W	L156	35.56'	S59°57'19"E	L183	158.66'	N58°02'32"E
L76	25.00'	S30°02'41"W	L103	32.35'	N60°37'22"W	L130	22.50'	N74°06'15"E	L157	37.25'	S28°06'38"E	L184	103.26'	N60°28'34"W
L77	27.45'	S59°57'19"E	L104	24.65'	N15°30'22"W	L131	27.10'	N15°53'45"W	L158	25.26'	N30°02'41"E	L186	96.63'	S29°31'35"W
L78	25.00'	N30°02'41"E	L105	24.77'	S74°29'38"W	L132	41.27'	N51°47'33"E	L159	12.65'	S59°57'19"E	L187	77.41'	S80°05'44"E
L79	35.56'	S59°57'19"E	L106	19.38'	S60°28'34"E	L133	24.28'	S36°09'07"E	L160	66.60'	N73°17'03"E	L188	14.86'	N60°28'34"W
L80	36.76'	S29°21'42"E	L107	30.53'	S15°30'22"E	L134	54.16'	S15°53'45"E	L161	72.75'	S59°57'19"E	L189	55.99'	N75°59'06"E
L81	26.21'	S30°02'00"W	L108	30.74'	N74°06'15"E	L135	33.31'	N74°06'15"E	L162	66.60'	S13°11'40"E	L190	30.00'	S14°00'54"E
L82	12.65'	N59°57'19"W	L109	18.25'	S60°28'34"E	L136	54.90'	N15°53'45"W	L163	12.65'	S59°57'19"E	L191	27.45'	S59°57'19"E
L83	66.60'	S73°17'03"W	L110	24.77'	N15°53'45"W	L137	33.31'	S74°06'15"W	L164	26.87'	S30°02'41"W			
L84	72.76'	N59°56'59"W	L111	24.60'	S74°06'15"W	L138	7.33'	N60°32'48"W	L165	67.21'	N74°45'00"E			
L85	66.60'	N13°11'40"W	L112	30.36'	S60°28'34"E	L139	59.76'	N15°53'45"W	L166	35.32'	S15°15'00"E			
L86	12.65'	S59°57'19"E	L113	93.59'	S15°53'45"E	L140	59.76'	N74°29'38"E	L167	54.90'	S74°45'00"W			

A.P.N. 1318-22-002-105  
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CALIFORNIA

SHEET 5 OF 7

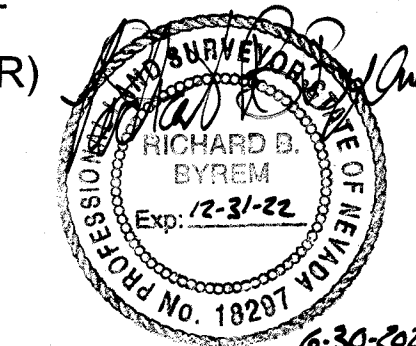
MINOR MODIFICATION TO THE FINAL SUBDIVISION MAP (LDA-15-026) FOR TAHOE BEACH CLUB

PREPARED FOR:  
BEACH CLUB DEVELOPMENT, LLC  
BEACH CLUB DEVELOPMENT PHASE II, LLC  
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A PORTION OF THE SOUTH 1/2 OF SECTION 22, T.13 N., R.18 E., M.D.B.& M. DOUGLAS COUNTY NEVADA

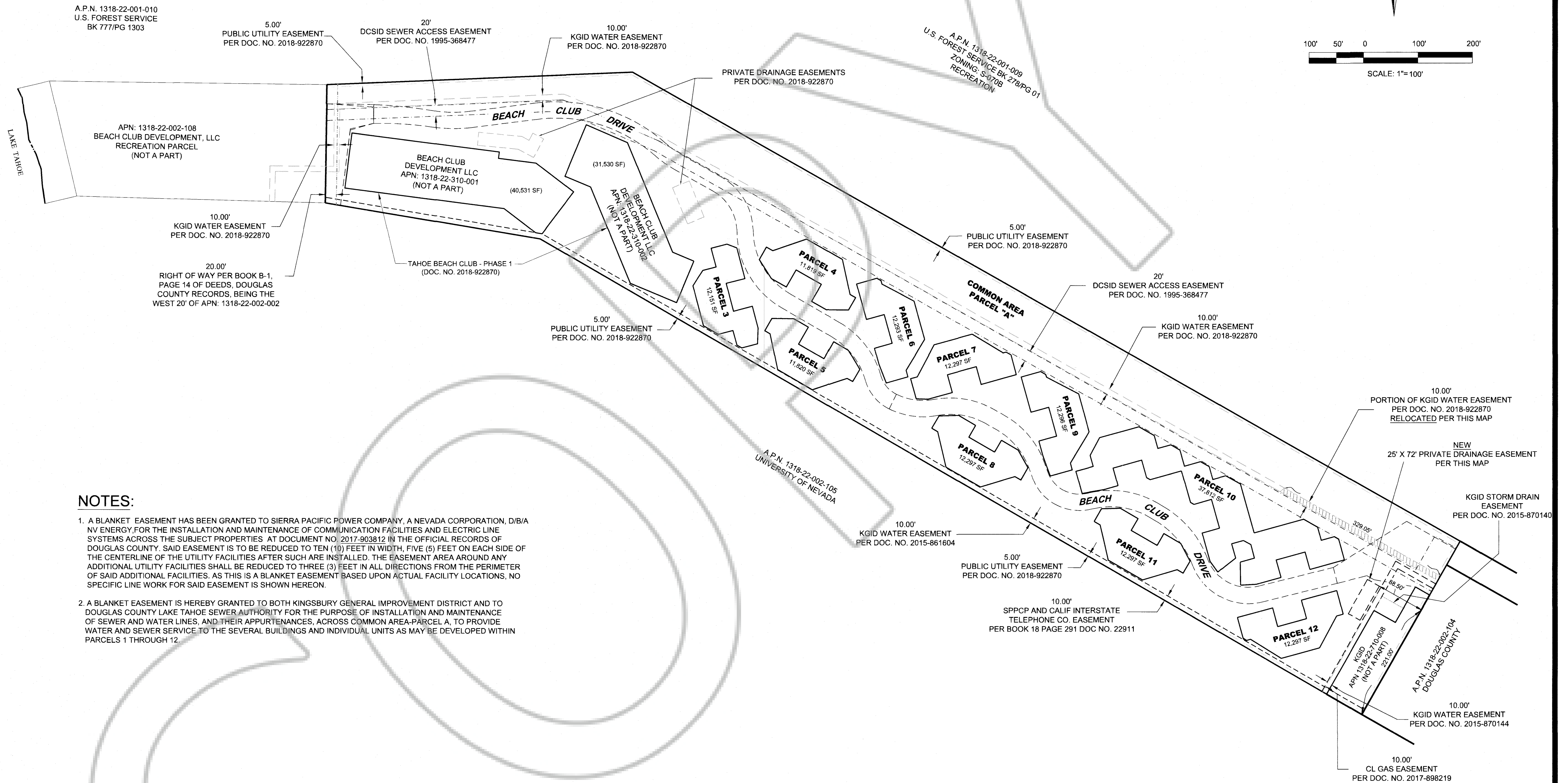
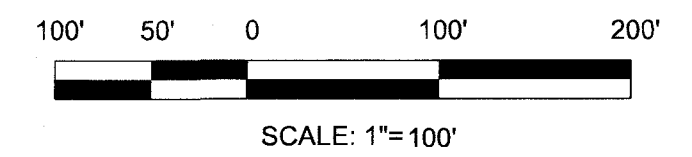
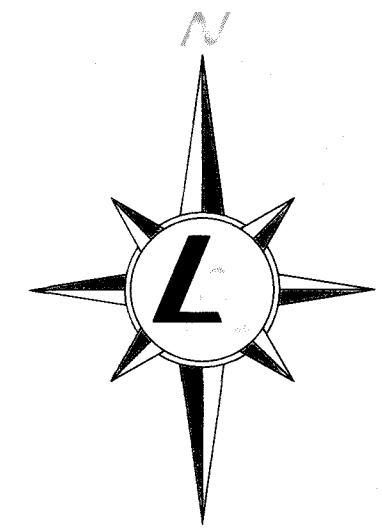
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(775) 588-6490

Drawn By: RBB / MBC / CRP  
Date: 06-2022  
Job No.: 9540.000



FOUND GLO BRASS CAP  
STAMPED "1946"

# UTILITY & DRAINAGE EASEMENTS



**NOTES:**

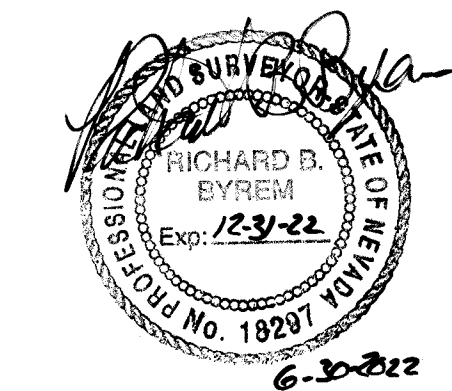
1. A BLANKET EASEMENT HAS BEEN GRANTED TO SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, D/B/A NV ENERGY FOR THE INSTALLATION AND MAINTENANCE OF COMMUNICATION FACILITIES AND ELECTRIC LINE SYSTEMS ACROSS THE SUBJECT PROPERTIES AT DOCUMENT NO. 2017-903812 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY. SAID EASEMENT IS TO BE REDUCED TO TEN (10) FEET IN WIDTH, FIVE (5) FEET ON EACH SIDE OF THE CENTERLINE OF THE UTILITY FACILITIES AFTER SUCH ARE INSTALLED. THE EASEMENT AREA AROUND ANY ADDITIONAL UTILITY FACILITIES SHALL BE REDUCED TO THREE (3) FEET IN ALL DIRECTIONS FROM THE PERIMETER OF SAID ADDITIONAL FACILITIES. AS THIS IS A BLANKET EASEMENT BASED UPON ACTUAL FACILITY LOCATIONS, NO SPECIFIC LINE WORK FOR SAID EASEMENT IS SHOWN HEREON.
2. A BLANKET EASEMENT IS HEREBY GRANTED TO BOTH KINGSBURY GENERAL IMPROVEMENT DISTRICT AND TO DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF SEWER AND WATER LINES, AND THEIR APPURTENANCES, ACROSS COMMON AREA-PARCEL A, TO PROVIDE WATER AND SEWER SERVICE TO THE SEVERAL BUILDINGS AND INDIVIDUAL UNITS AS MAY BE DEVELOPED WITHIN PARCELS 1 THROUGH 12.

SHEET 6 OF 7

MINOR MODIFICATION TO THE FINAL SUBDIVISION MAP (LDA-15-026) FOR TAHOE BEACH CLUB

PREPARED FOR:  
 BEACH CLUB DEVELOPMENT, LLC  
 BEACH CLUB DEVELOPMENT PHASE II, LLC  
 BEACH CLUB DEVELOPMENT PHASE III, LLC

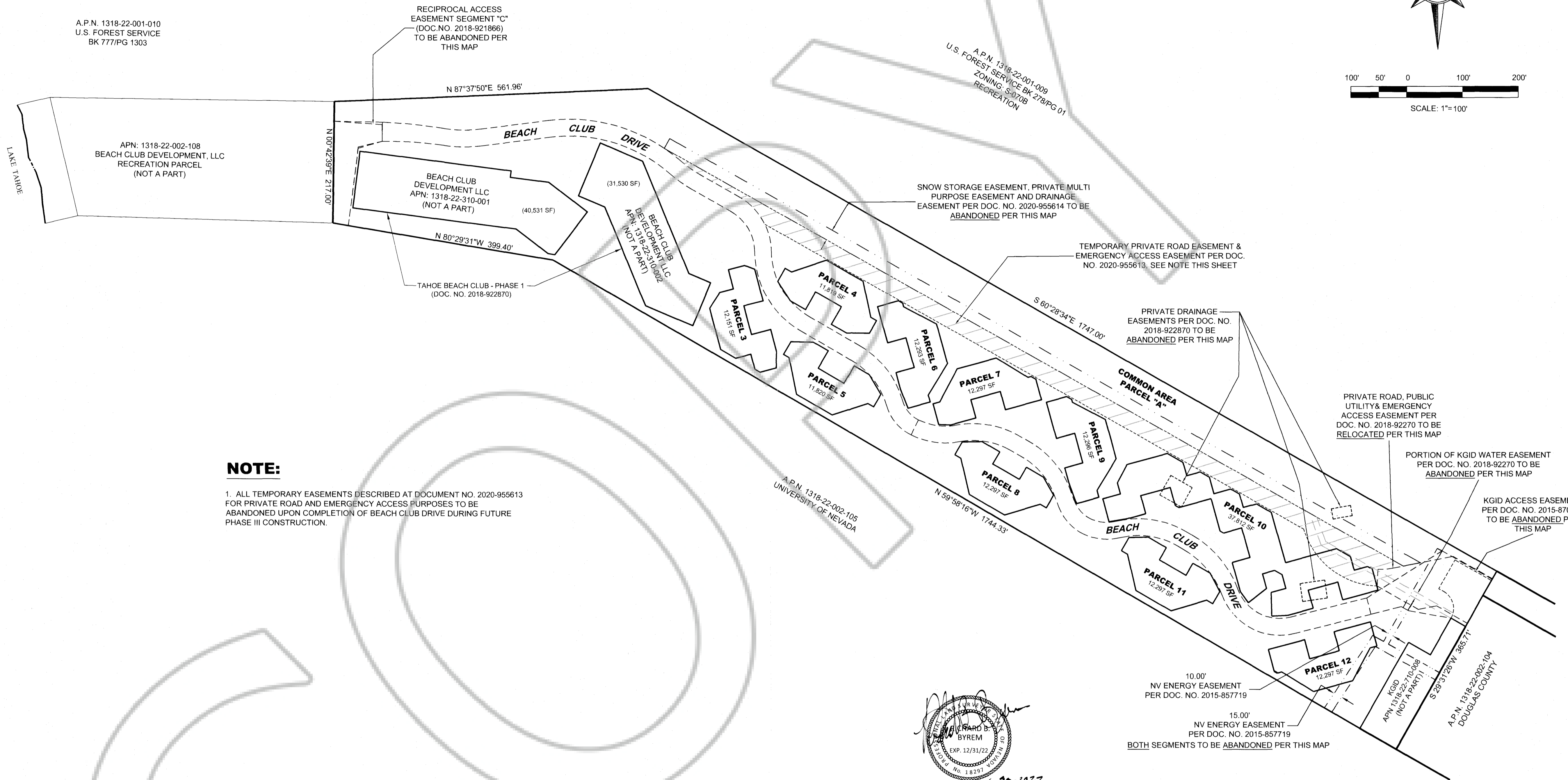
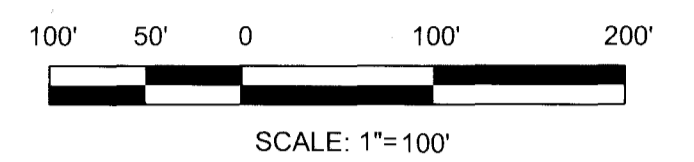
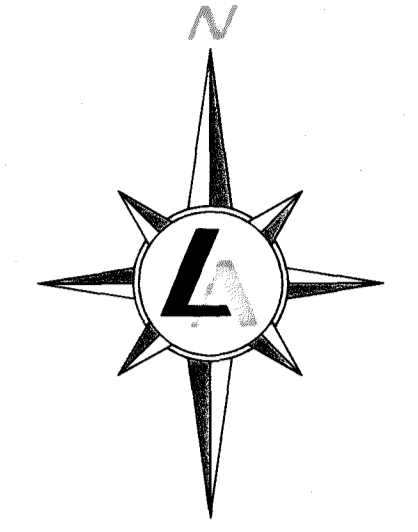
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 DOUGLAS COUNTY NEVADA



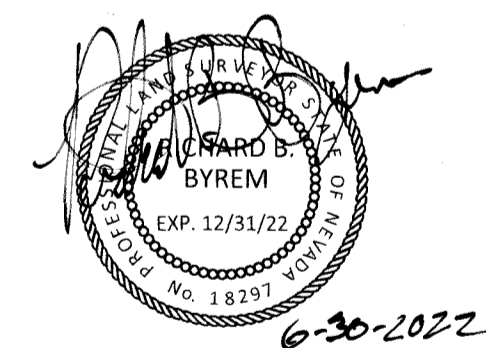
**LUMOS**  
 & ASSOCIATES  
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Drawn By : RBB / MBC / CRP  
 Date : 06-2022  
 Job No. : 9540.000

# EASEMENT ABANDONMENTS



**NOTE:**  
 1. ALL TEMPORARY EASEMENTS DESCRIBED AT DOCUMENT NO. 2020-955613 FOR PRIVATE ROAD AND EMERGENCY ACCESS PURPOSES TO BE ABANDONED UPON COMPLETION OF BEACH CLUB DRIVE DURING FUTURE PHASE III CONSTRUCTION.



SHEET 7 OF 7

MINOR MODIFICATION TO THE FINAL SUBDIVISION MAP (LDA-15-026) FOR TAHOE BEACH CLUB

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