

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CLEAR CREEK RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS 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; THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE; AND THAT ANY INTEREST THE OWNERS HAVE IN THE EASEMENTS SHOWN AS "HEREBY RELINQUISHED" IS HEREBY RELINQUISHED. THE UNDERSIGNED DECLARES THAT SHE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS NAME.

I CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP OF REVERSION AND ACKNOWLEDGE THE RELINQUISHMENT OF EASEMENTS AS SHOWN HEREIN.

CLEAR CREEK RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

David Arnow
DAVID ARNOW, AUTHORIZED REPRESENTATIVE DATE 3/13/23

STATE OF Texas }
COUNTY OF Travis }SS

ON THIS 13 DAY OF March, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEFORE ME, DAVID ARNOW, AS AUTHORIZED REPRESENTATIVE OF CLEAR CREEK RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

Miriam Hatley
NOTARY PUBLIC SIGNATURE
MIRIAM HATLEY
PRINT NAME
MIRIAM HATLEY
Notary ID #133462910
My Commission Expires
November 23, 2023

COMMISSION NO. 133462910 EXPIRES ON 11/23/23

COUNTY ENGINEER'S CERTIFICATE

I, JEREMY J. HUTCHINGS, PE, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT.

Jeremy J. Hutchings
JEREMY J. HUTCHINGS, PE
COUNTY ENGINEER DATE 06.06.2023

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17 DAY OF June, 2023. THERE ARE NO PUBLIC RIGHTS-OF-WAY OR PUBLIC UTILITY EASEMENTS ARE OFFERED FOR DEDICATION AS PART OF THIS MAP.

Thomas A. Dallaire
THOMAS A. DALLAIRE, PE, 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.

APN: 1419-04-002-080, 1419-04-002-079

Amy Burgans
AMY BURGANS, COUNTY TREASURER

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 6 DAY OF June, 2023, AND WAS DULY APPROVED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OR PUBLIC UTILITY EASEMENTS OFFERED FOR DEDICATION AS PART OF THIS MAP.

Amy Burgans
AMY BURGANS, COUNTY CLERK

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARTY LISTED WITHIN THE OWNER'S CERTIFICATE IS THE ONLY PARTY 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:

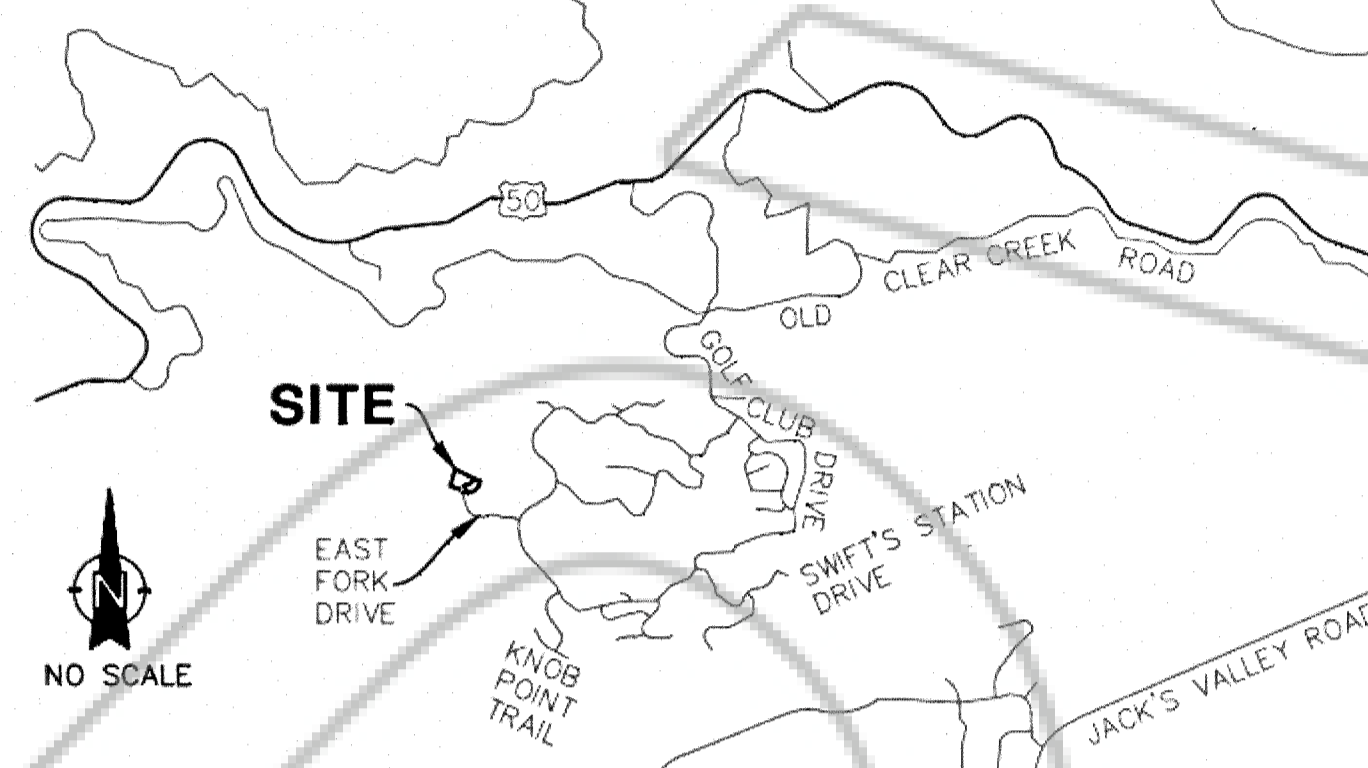
NONE.

Brandi Dial
SIGNATURE TITLE
STEVE COOK, SENIOR TITLE OFFICER
Brandi Dial DATE 2-1-23

**REVERSION MAP DP23-0003 FOR
CLEAR CREEK RESIDENTIAL, LLC**

**DELETING THE LINE BETWEEN LOTS 167 AND LOT 168,
OF CLEAR CREEK TAHOE UNIT 6, DOC. NO. 2021-977643,
SITUATE IN THE SE 1/4 OF THE SW 1/4 OF SECTION 4,
TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M.,
DOUGLAS COUNTY, NEVADA**

VICINITY



SITE



SOUTHWEST GAS CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN 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; WE HEREBY REMISE, RELEASE, AND FOREVER RELINQUISH ANY INTEREST IN ALL EXISTING PUBLIC UTILITY EASEMENTS NOTED AS "HEREBY RELINQUISHED" HEREIN.

Brent Roberts
SOUTHWEST GAS CORPORATION DATE 2/16/2023

Brent Roberts
NAME, TITLE
SUPERVISOR/ENGINEERING

STATE OF NEVADA }
COUNTY OF WASHOE }SS

ON THIS 16 DAY OF FEBRUARY, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRENT ROBERTS AS AUTHORIZED REPRESENTATIVE OF SOUTHWEST GAS CORPORATION, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

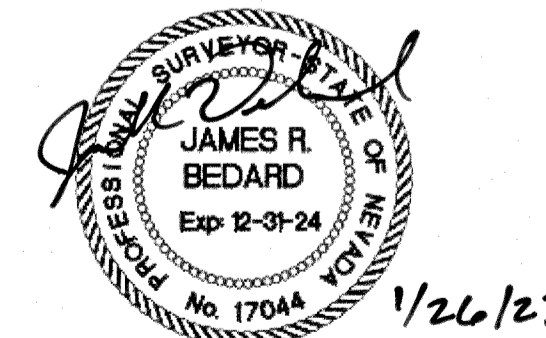
Virginia Barra
NOTARY PUBLIC
NAME VIRGINIA BARRA
VIRGINIA BARRA
Notary Public - State of Nevada
Appointment Recorded In Washoe County
No. 04-82383-2 - Expires November 28, 2024

SURVEYOR'S CERTIFICATE

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

- 1. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN ON THE FINAL MAP OF CLEAR CREEK TAHOE UNIT 6, RECORDED NOVEMBER 24, 2021 AS FILE NO. 2021-977643 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AT THE INSTANCE OF CLEAR CREEK RESIDENTIAL, LLC AND THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF THE MONUMENTS OR FOR CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM THE DOCUMENT.
- 2. THIS PLAT IS A REVERSION OF LOT 167 AND LOT 168 AS SHOWN ON THE FINAL MAP OF CLEAR CREEK TAHOE UNIT 6 AND THE RESULTANT PARCEL IS LOT 167-A, SHOWN HEREON.
- 3. THE LAND SURVEYED LIE WITHIN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, DOUGLAS COUNTY, NEVADA.
- 4. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

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



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. PUBLIC UTILITY EASEMENTS INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.

THE EASEMENTS ON THIS MAP HAVE BEEN CHECKED AND APPROVED.

Armando Espino
CHARTER COMMUNICATIONS DATE 1/30/2023
Armando Espino, Manager
NAME, TITLE

STATE OF NEVADA }
COUNTY OF WASHOE }SS

ON THIS 30 DAY OF JANUARY, 2023, 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 Barra
NOTARY PUBLIC
NAME VIRGINIA BARRA
VIRGINIA BARRA
Notary Public - State of Nevada
Appointment Recorded In Washoe County
No. 04-82383-2 - Expires November 28, 2024

Sierra Pacific Power
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE 1-30-23
MATT GAMBRETT, DIRECTOR LAND RESOURCES
NAME, TITLE

STATE OF NEVADA }
COUNTY OF WASHOE }SS

ON THIS 30 DAY OF JANUARY, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATT GAMBRETT 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.

Chris Robinson
NOTARY PUBLIC
NAME CHRIS ROBINSON
Chris Robinson
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10241-2
My Appt. Expires December 16, 2021

Philip Ritter
DOUGLAS COUNTY PUBLIC WORKS DATE 5-19-23
Philip Ritter, Director
NAME, TITLE

STATE OF Nevada }
COUNTY OF Douglas }SS

ON THIS 19 DAY OF May, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Philip Ritter AS AUTHORIZED REPRESENTATIVE OF DOUGLAS COUNTY PUBLIC WORKS, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

Heather Macdonnell
NOTARY PUBLIC
NAME Heather Macdonnell
HEATHER MACDONNELL
Notary Public - State of Nevada
Appointment No. 18-4561-5
My Appointment Expires December 20, 2026

COUNTY RECORDER'S CERTIFICATE

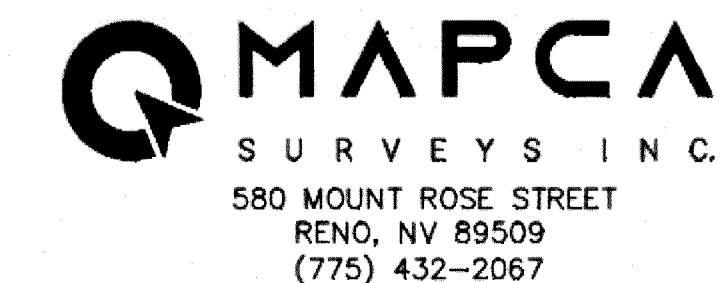
FILED FOR RECORD THIS 8 DAY OF June, 2023 AT 10:04 AS FILE NO. 2023-997238. OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF MAPCA SURVEYS, INC.

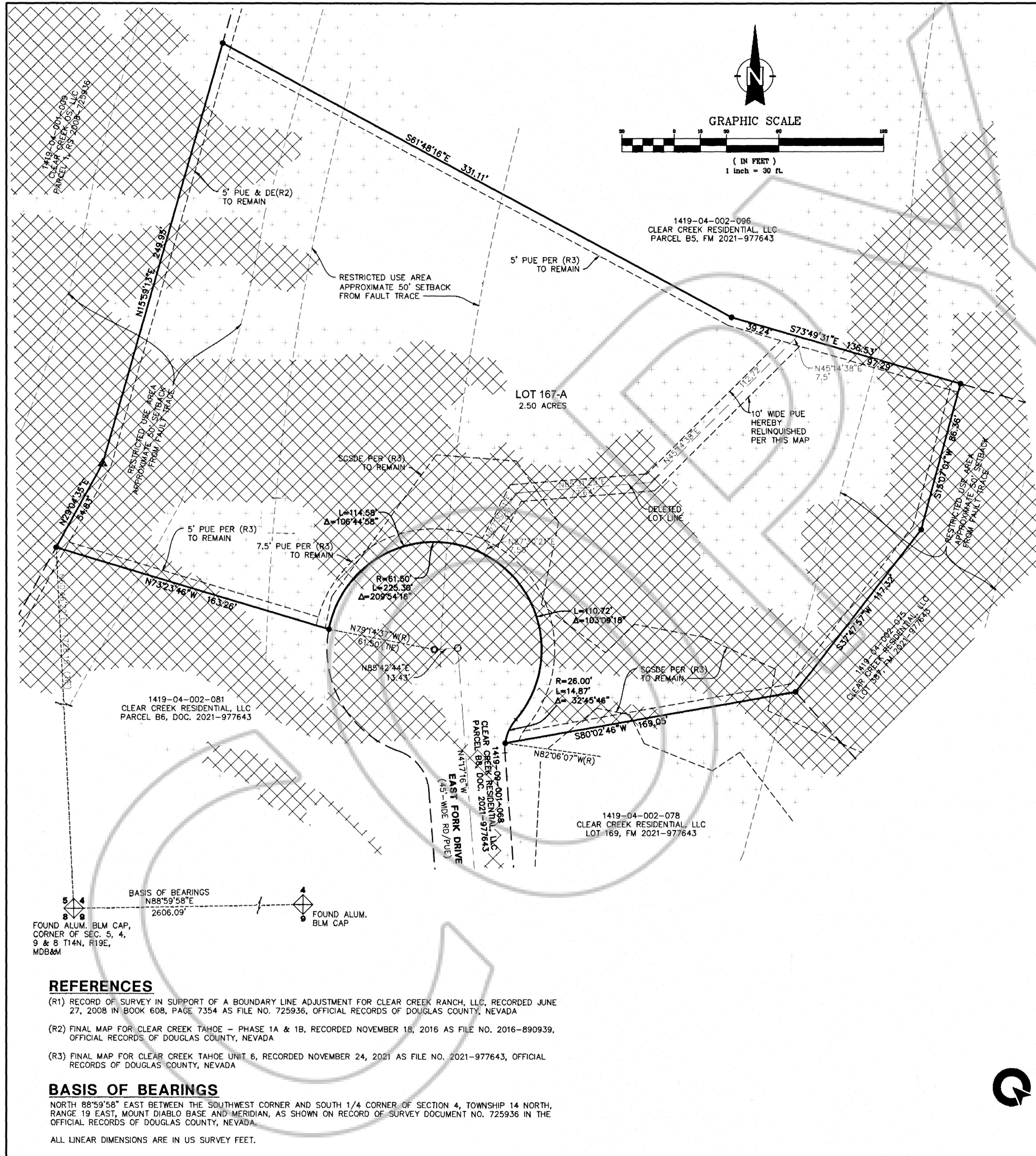
RECORDING FEE: 42.00
KAREN ELLISON Shawhne Garven
DOUGLAS COUNTY RECORDER

Shawhne Garven
BY DEPUTY

Anna Brautmeyer
NAME
DEPUTY RECORDER

REVERSION MAP DP23-0003 FOR
CLEAR CREEK RESIDENTIAL, LLC
DELETING THE LINE BETWEEN LOT 167 AND LOT 168,
OF CLEAR CREEK TAHOE UNIT 6, DOC. NO. 2021-977643,
SITUATE IN THE SE 1/4 OF THE SW 1/4 OF SECTION 4,
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 32005C0055G, EFFECTIVE JANUARY 20, 2010.
2. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. LOT 167-A IS SUBJECT TO A PRIVATE SNOW STORAGE EASEMENT, 20 FEET IN WIDTH, COINCIDENT WITH ALL PRIVATE ACCESS EASEMENTS AND COMMON AREAS SHOWN HEREON.
4. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
5. 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.
6. 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.
7. ALL DEVELOPMENT, EXCEPT AS APPROVED IN THE SPECIFIC PLAN (I.E. BRIDGES, TRAILS, ETC.), SHALL BE PROHIBITED WITHIN "RESTRICTED USE AREAS" IDENTIFIED HEREIN.
8. 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.
9. MAINTENANCE OF ALL ROADS SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION.
10. POSTAL SERVICE SHALL BE PROVIDED AT MAILBOXES LOCATED AT THE ENTRANCE GATEHOUSE.
11. 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.
12. 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

- STREET MONUMENT SET PER (R3)
- FOUND 5/8" REBAR W/ CAP "PLS 17044" SET PER (R3)
- ▲ FOUND 5/8" REBAR W/ CAP "PLS 5665" OR AS NOTED
- ⊕ P.L.S.S. SECTION CORNER PER R/S DOC. NO. 494257
- x DIMENSION POINT, NOTHING FOUND OR SET
- SCSDE PRIVATE SLOPE, GRADING, DRAINAGE, AND STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R1) RECORDED MAP REFERENCE NUMBER
- (R) RADIAL BEARING
- FM FINAL MAP
- RS RECORD OF SURVEY
- 1419-XX-XXX-XXX ASSESSOR'S PARCEL NUMBER
- + + + HILLSIDE AREA, SLOPES 15% TO 25%
- × × × HILLSIDE AREA, SLOPES GREATER THAN 25%

FOUND ALUM. BLM CAP, CORNER OF SEC. 5, 4, 9 & 8 T14N, R19E, MDB&M

BASIS OF BEARINGS
N88°59'58"E
2606.09'

FOUND ALUM. BLM CAP

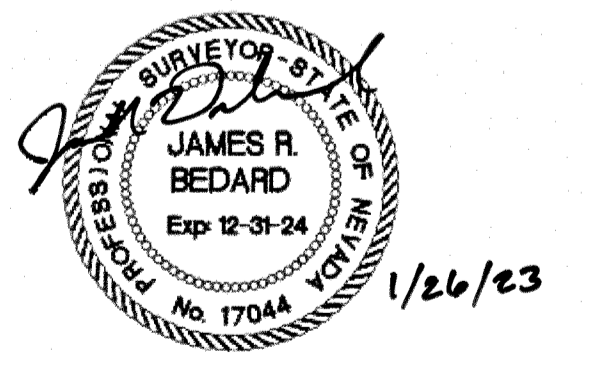
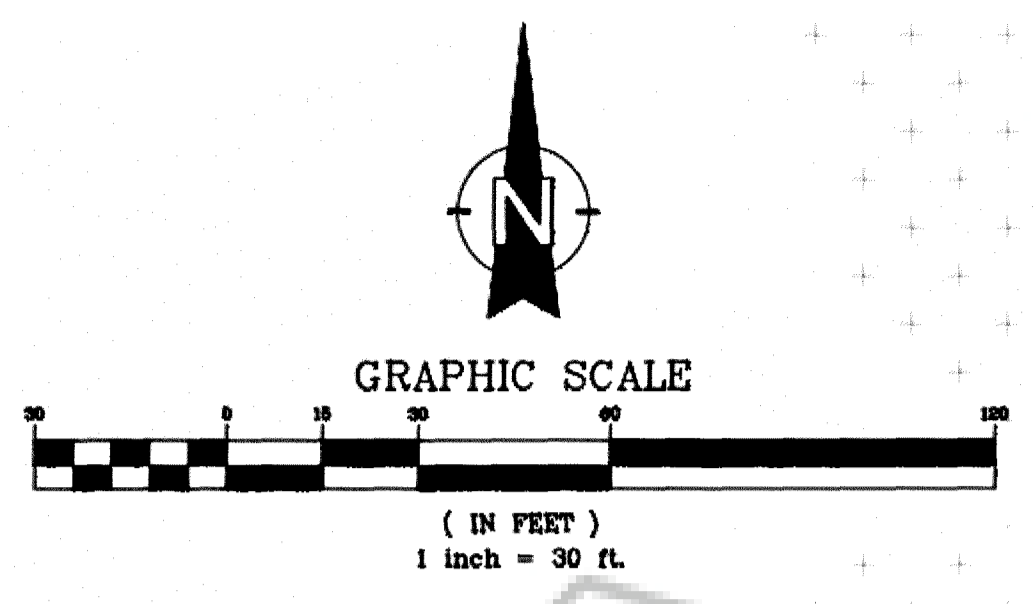
REFERENCES

- (R1) RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RANCH, LLC, RECORDED JUNE 27, 2008 IN BOOK 608, PAGE 7354 AS FILE NO. 725936, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- (R2) FINAL MAP FOR CLEAR CREEK TAHOE - PHASE 1A & 1B, RECORDED NOVEMBER 18, 2016 AS FILE NO. 2016-890939, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- (R3) FINAL MAP FOR CLEAR CREEK TAHOE UNIT 6, RECORDED NOVEMBER 24, 2021 AS FILE NO. 2021-977643, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

BASIS OF BEARINGS

NORTH 88°59'58" EAST BETWEEN THE SOUTHWEST CORNER AND SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON RECORD OF SURVEY DOCUMENT NO. 725936 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

ALL LINEAR DIMENSIONS ARE IN US SURVEY FEET.



REVERSION MAP **DP23-0003** FOR
CLEAR CREEK RESIDENTIAL, LLC
 DELETING THE LINE BETWEEN LOT 167 AND LOT 168,
 OF CLEAR CREEK TAHOE UNIT 6, DOC. NO. 2021-977643,
 SITUATE IN THE SE 1/4 OF THE SW 1/4 OF SECTION 4,
 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