

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT L.C. VANGUARD, LLC, A NEVADA 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. THE UNDERSIGNED DECLARE THAT THEY EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.

WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP OF REVERSION.

L.C. VANGUARD, LLC

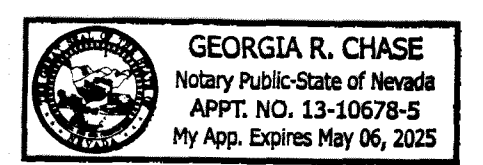
*Andrea Ling Hui Wilkerson*  
ANDREA LING HUI WILKERSON  
MANAGER

6/22/2023  
DATE

STATE OF Nevada }  
COUNTY OF Douglas }SS

ON THIS 22<sup>nd</sup> DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREA LING HUI WILKERSON AS MANAGER OF L.C. VANGUARD, LLC, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

*Georgia R. Chase*  
NOTARY PUBLIC  
Georgia R. Chase  
PRINT NAME  
MY COMMISSION EXPIRES 5/26/2025



**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

06.29.2023  
DATE

**COMMUNITY DEVELOPMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 29<sup>th</sup> DAY OF June, 2023. THERE ARE NO PUBLIC RIGHTS-OF-WAY 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: 1419-10-001-020, 1419-10-001-033

*Amy Burgans* for:  
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 29<sup>th</sup> 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.

*Amber Stone* Deputy Clerk  
for: AMY BURGANS, COUNTY CLERK

**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:

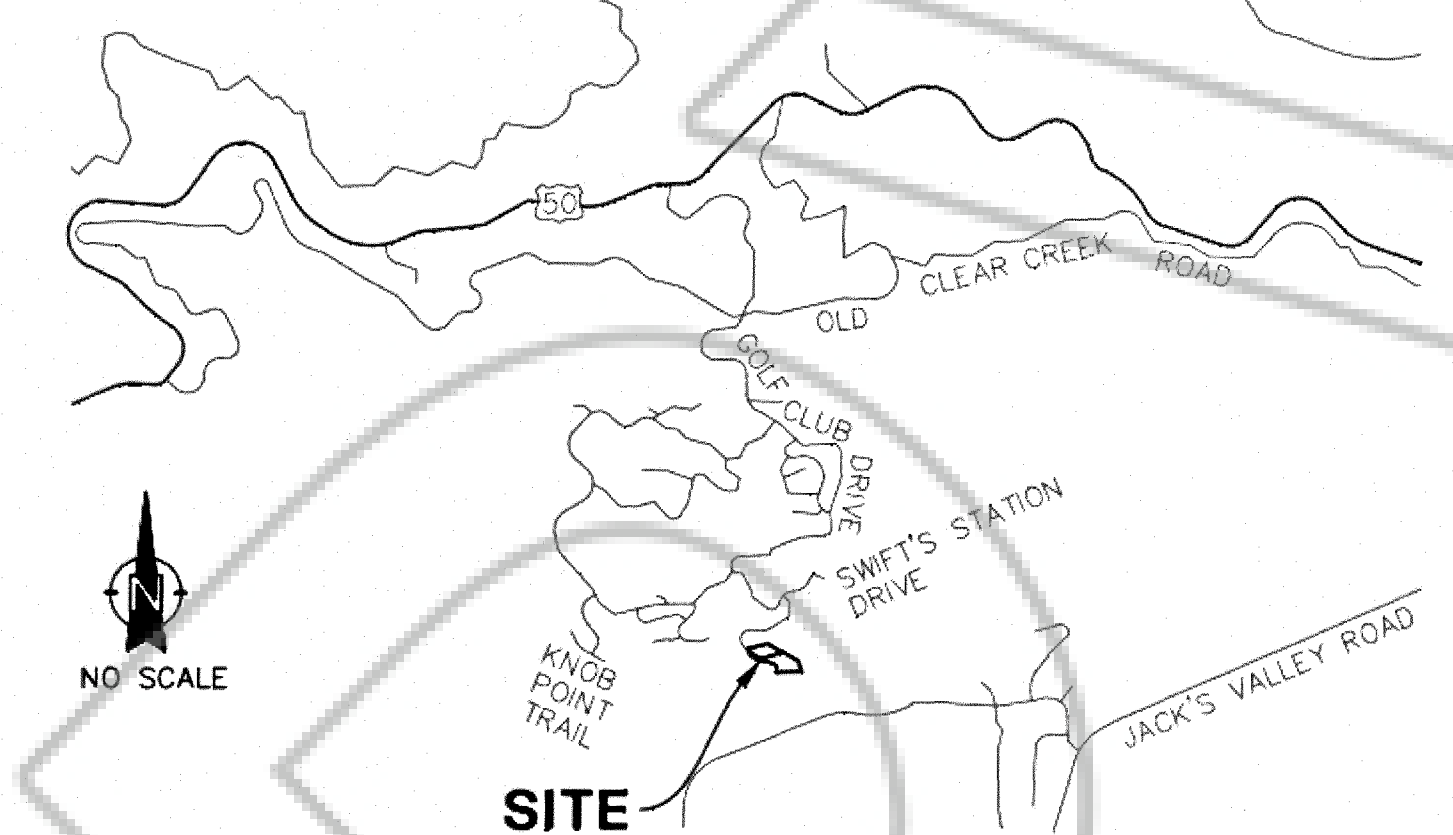
NONE.

*Brandi Dial*  
SIGNATURE TITLE  
BRANDI DIAL, TITLE OFFICER

6-9-2023  
DATE

**REVERSION MAP DP23-0039 FOR  
LC VANGUARD LLC  
DELETING THE LINE BETWEEN LOT 15 OF  
FM 2016-890939 AND LOT 16-A OF RS 2018-923626,  
IN THE SW 1/4 OF THE NW 1/4 OF SECTION 10,  
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.

*Frank Lee*  
SOUTHWEST GAS CORPORATION  
Frank Lee, Engineer I  
NAME, TITLE

6/27/2023  
DATE

STATE OF Nevada }  
COUNTY OF Carson City }SS

ON THIS 27 DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Frank Lee AS AUTHORIZED REPRESENTATIVE OF SOUTHWEST GAS CORPORATION, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

*Donna Peacocke*  
NOTARY PUBLIC  
NAME DONNA PEACOCKE

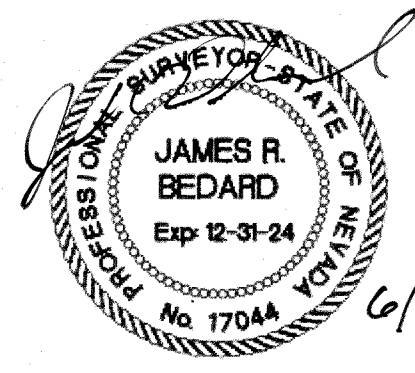


**SURVEYOR'S CERTIFICATE**

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 - PHASE 1A & 1B, RECORDED NOVEMBER 18, 2016 AS FILE NO. 2016-890939 AND THE 2nd RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RESIDENTIAL, LLC, RECORDED DECEMBER 14, 2018 AS FILE NO. 2018-923626 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AT THE INSTANCE OF L.C. VANGUARD, LLC.
2. THIS PLAT IS A REVERSION OF LOT 15 SHOWN ON THE FINAL MAP OF CLEAR CREEK TAHOE - PHASE 1A & 1B AND LOT 16-A AS SHOWN ON THE 2nd RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RESIDENTIAL, LLC AND THE RESULTANT PARCEL IS LOT 15-A, SHOWN HEREON.
3. THE LAND SURVEYED LIE WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, 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.



6/9/23

**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*  
CHARTER COMMUNICATIONS  
Armando Espino Construction Mgr  
NAME, TITLE

6/16/23  
DATE

STATE OF Nevada }  
COUNTY OF Washoe }SS

ON THIS 16<sup>th</sup> DAY OF June, 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.

*Danielle Henriksen*  
NOTARY PUBLIC  
NAME Danielle Henriksen



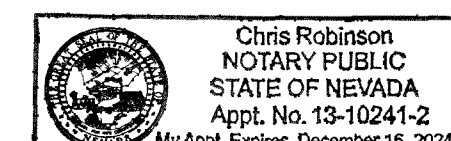
*William Krueger*  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE  
06/13/23

William Krueger, MANAGER LAND RESOURCES  
NAME, TITLE

STATE OF NEVADA }  
COUNTY OF WASHOE }SS

ON THIS 13<sup>th</sup> DAY OF JUNE, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED William Krueger 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



*Phil Ritger*  
DOUGLAS COUNTY PUBLIC WORKS  
Phil Ritger, Director Public Works  
NAME, TITLE

6-27-23  
DATE

STATE OF NEVADA }  
COUNTY OF DOUGLAS }SS

ON THIS 27 DAY OF JUNE, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Phil 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



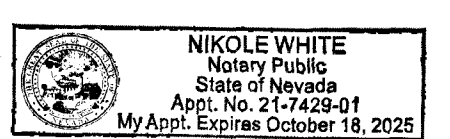
*Chanelis*  
FRONTIER COMMUNICATIONS  
Chanelis  
NAME, TITLE

6-13-23  
DATE

STATE OF Nevada }  
COUNTY OF Douglas }SS

ON THIS 13 DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Chanelis AS AUTHORIZED REPRESENTATIVE OF FRONTIER COMMUNICATIONS, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

*Nikole White*  
NOTARY PUBLIC  
NAME Nikole White



**COUNTY RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 24<sup>th</sup> DAY OF July, 2023 AT 9:30am FILE NO. 2023-998796 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF MAPCA SURVEYS, INC.

RECORDING FEE: 42.00

*Shawnee Garren*  
DOUGLAS COUNTY RECORDER

*Ava Braunmeyer*  
BY DEPUTY

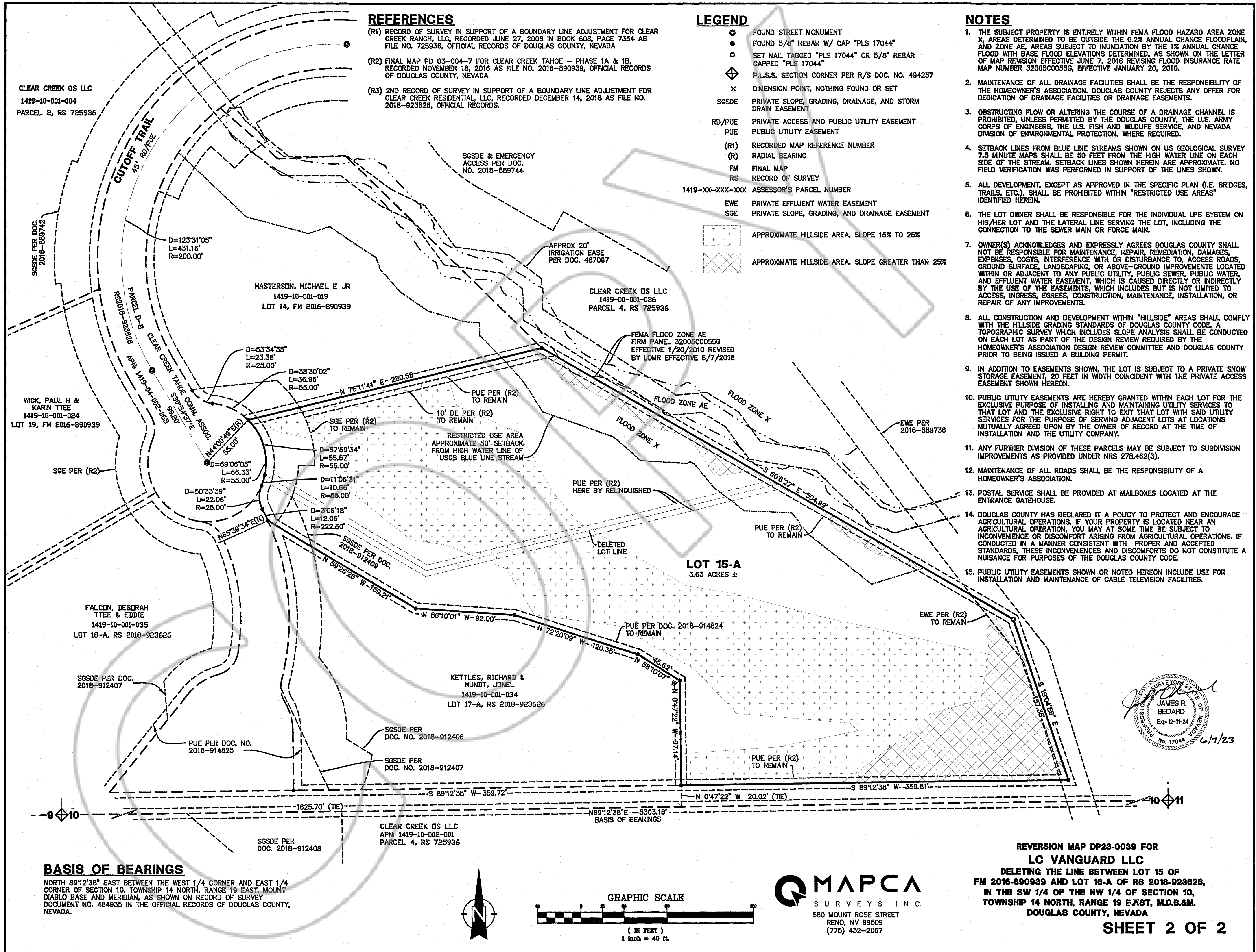
NAME Ava Braunmeyer  
DEPUTY RECORDER

**REVERSION MAP DP23-0039 FOR  
LC VANGUARD LLC  
DELETING THE LINE BETWEEN LOT 15 OF  
FM 2016-890939 AND LOT 16-A OF RS 2018-923626,  
IN THE SW 1/4 OF THE NW 1/4 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

**SHEET 1 OF 2**





**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 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
- (R3) 2ND RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RESIDENTIAL LLC, RECORDED DECEMBER 14, 2018 AS FILE NO. 2018-923626, OFFICIAL RECORDS.

**LEGEND**

- FOUND STREET MONUMENT
- FOUND 5/8" REBAR W/ CAP "PLS 17044"
- SET NAIL TAGGED "PLS 17044" OR 5/8" REBAR CAPPED "PLS 17044"
- ⊕ P.L.S.S. SECTION CORNER PER R/S DOC. NO. 494257
- × DIMENSION POINT, NOTHING FOUND OR SET
- SGSDE PRIVATE SLOPE, GRADING, DRAINAGE, AND STORM DRAIN EASEMENT
- RD/PUE PRIVATE ACCESS AND PUBLIC UTILITY 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
- EWE PRIVATE EFFLUENT WATER EASEMENT
- SGE PRIVATE SLOPE, GRADING, AND DRAINAGE EASEMENT
- [Stippled Area] APPROXIMATE HILLSIDE AREA, SLOPE 15% TO 25%
- [Cross-hatched Area] APPROXIMATE HILLSIDE AREA, SLOPE GREATER THAN 25%

**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, AND ZONE AE, AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE LETTER OF MAP REVISION EFFECTIVE JUNE 7, 2018 REVISING FLOOD INSURANCE RATE MAP NUMBER 32005C00556, EFFECTIVE JANUARY 20, 2010.
2. 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.
3. 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.
4. 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.
5. ALL DEVELOPMENT, EXCEPT AS APPROVED IN THE SPECIFIC PLAN (I.E. BRIDGES, TRAILS, ETC.), SHALL BE PROHIBITED WITHIN "RESTRICTED USE AREAS" IDENTIFIED HEREIN.
6. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE INDIVIDUAL LPS SYSTEM ON HIS/HER LOT AND THE LATERAL LINE SERVING THE LOT, INCLUDING THE CONNECTION TO THE SEWER MAIN OR FORCE MAIN.
7. 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 EASEMENT, 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.
8. ALL CONSTRUCTION AND DEVELOPMENT WITHIN "HILLSIDE" AREAS SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE. A TOPOGRAPHIC SURVEY WHICH INCLUDES 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. IN ADDITION TO EASEMENTS SHOWN, THE LOT IS SUBJECT TO A PRIVATE SNOW STORAGE EASEMENT, 20 FEET IN WIDTH COINCIDENT WITH THE PRIVATE ACCESS EASEMENT SHOWN HEREON.
10. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
11. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
12. MAINTENANCE OF ALL ROADS SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION.
13. POSTAL SERVICE SHALL BE PROVIDED AT MAILBOXES LOCATED AT THE ENTRANCE GATEHOUSE.
14. 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.
15. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.

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

MASTERSON, MICHAEL E JR  
1419-10-001-019  
LOT 14, FM 2016-890939

CLEAR CREEK OS LLC  
1419-00-001-036  
PARCEL 4, RS 725936

WICK, PAUL H &  
KARIN TTEE  
1419-10-001-024  
LOT 19, FM 2016-890939

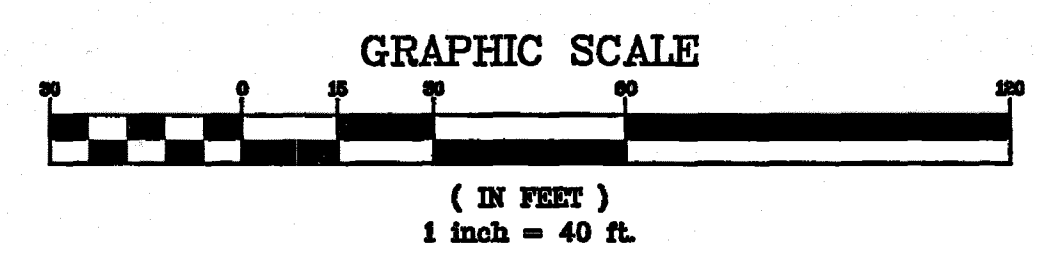
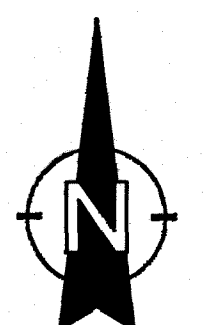
FALCON, DEBORAH  
TTEE & EDDIE  
1419-10-001-035  
LOT 18-A, RS 2018-923626

KETTLES, RICHARD &  
MUNDT, JINEL  
1419-10-001-034  
LOT 17-A, RS 2018-923626

LOT 15-A  
3.63 ACRES ±

**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.



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

REVERSION MAP DP23-0039 FOR  
**LC VANGUARD LLC**  
DELETING THE LINE BETWEEN LOT 15 OF  
FM 2016-890939 AND LOT 16-A OF RS 2018-923626,  
IN THE SW 1/4 OF THE NW 1/4 OF SECTION 10,  
TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M.  
DOUGLAS COUNTY, NEVADA