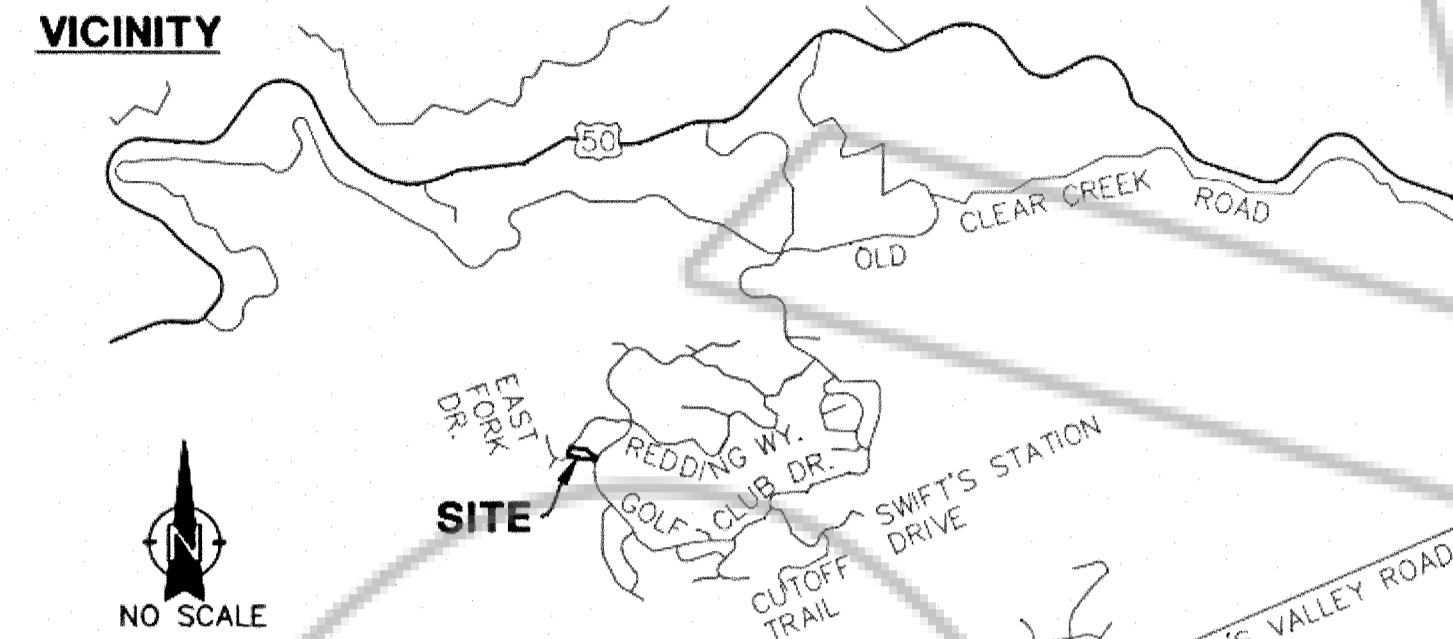


**PARCEL MAP DP 22-0225 FOR
CLEAR CREEK RESIDENTIAL, LLC**

BEING A MERGER AND RE-SUBDIVISION OF LOTS 145, 146 AND 147 OF
CLEAR CREEK TAHOE UNIT 6, FILE NO. 2021-977643, SITUATE IN THE
SOUTH 1/2 OF SECTION 4, 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, 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; AND HEREBY GRANT TO ALL PUBLIC UTILITIES, CHARTER COMMUNICATIONS, AND DOUGLAS COUNTY, NEVADA, PERMANENT EASEMENTS AS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, SEWER, WATER, AND UTILITY FACILITIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER; 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 FINAL MAP AND ACKNOWLEDGE THE RELINQUISHMENT OF EASEMENTS AS SHOWN HEREIN.

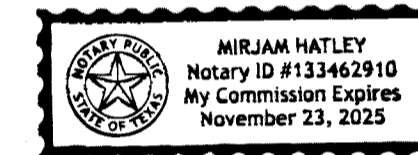
CLEAR CREEK RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

David Arnov 3/13/23
DAVID ARNOW DATE
AUTHORIZED REPRESENTATIVE

STATE OF Texas)
) SS
COUNTY OF Travis)

ON THIS 13 DAY OF March, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID ARNOW, 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.

M. Hatley
NOTARY PUBLIC
NAME Miriam Hatley



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.

Jeremy J. Hutchings 8-7-2023
JEREMY J. HUTCHINGS, PE DATE
DOUGLAS COUNTY ENGINEER

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 2-16-23
SIGNATURE TITLE INSURANCE COMPANY DATE
Brandi Dial, Title Officer
NAME, TITLE

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.

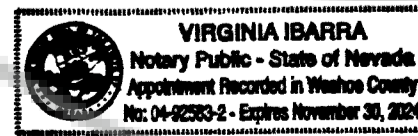
A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Brent Roberts 2/15/2023
SOUTHWEST GAS CORPORATION DATE
Brent Roberts, Supervisor/Engineering
NAME, TITLE

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

ON THIS 16th 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 Ibarra
NOTARY PUBLIC
NAME VIRGINIA IBARRA



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 2/13/2023
CHARTER COMMUNICATIONS DATE
Armando Espino
NAME, TITLE

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

ON THIS 19th DAY OF FEBRUARY, 2022 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

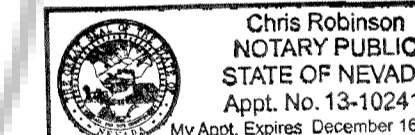


William Kruger 04-02-23
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE
William Kruger, Manager, Land Resources
NAME, TITLE

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

ON THIS 10th DAY OF APRIL, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED William Kruger, 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



Philip Retzer 05-19-23
DOUGLAS COUNTY PUBLIC WORKS DATE
Philip Retzer, Director
NAME, TITLE

STATE OF Nevada)
) SS
COUNTY OF Douglas)

ON THIS 19 DAY OF May, 2023 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Philip Retzer 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 4/17/23
FRONTIER COMMUNICATIONS DATE
Chris Willing, Engineer
NAME, TITLE

STATE OF NEVADA)
) SS
COUNTY OF Douglas)

ON THIS 17 DAY OF April, 2023 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.

Lisa A. Burrier
NOTARY PUBLIC
NAME LISA A. BURRIER



COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 11th DAY OF August, 2023. 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 8-7-2023
THOMAS A. DALLAIRE, PE, COMMUNITY DEVELOPMENT DIRECTOR DATE

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 11th DAY OF August, 2023 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.

AMY BURGANS 8/10/2023
DOUGLAS COUNTY CLERK DATE
BY Amy Burgans
NAME, TITLE Amy Burgans, Clerk-Treasurer

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: 1419-04-002-071, 1419-04-002-072, 1419-04-002-073

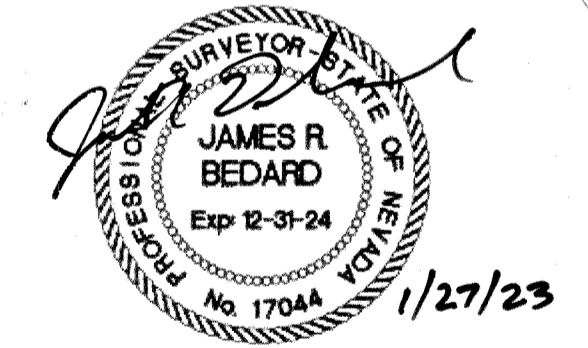
AMY BURGANS 8-10-2023
DOUGLAS COUNTY TREASURER DATE
BY Leann M. Tittel, Senior Deputy Clerk-Treasurer
NAME, TITLE

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 LIES WITHIN THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 15, 2022.
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 ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

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



COUNTY RECORDER'S CERTIFICATE

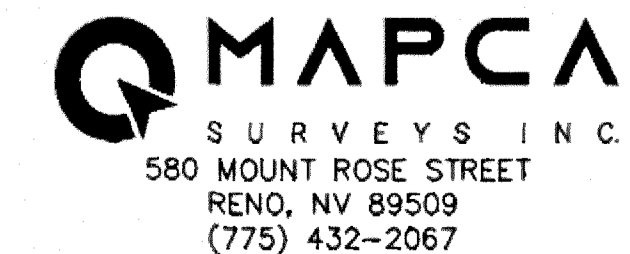
FILED FOR RECORD THIS 11th DAY OF August, 2023 AT 12:53 PM FILE NO. 2023-999425 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF MAPCA SURVEYS, INC.

RECORDING FEE: 42.00

SHAWNINE GARREN
DOUGLAS COUNTY RECORDER

Shawnine Garren
BY DEPUTY

Ava Brandmeyer
NAME
DEPUTY RECORDER

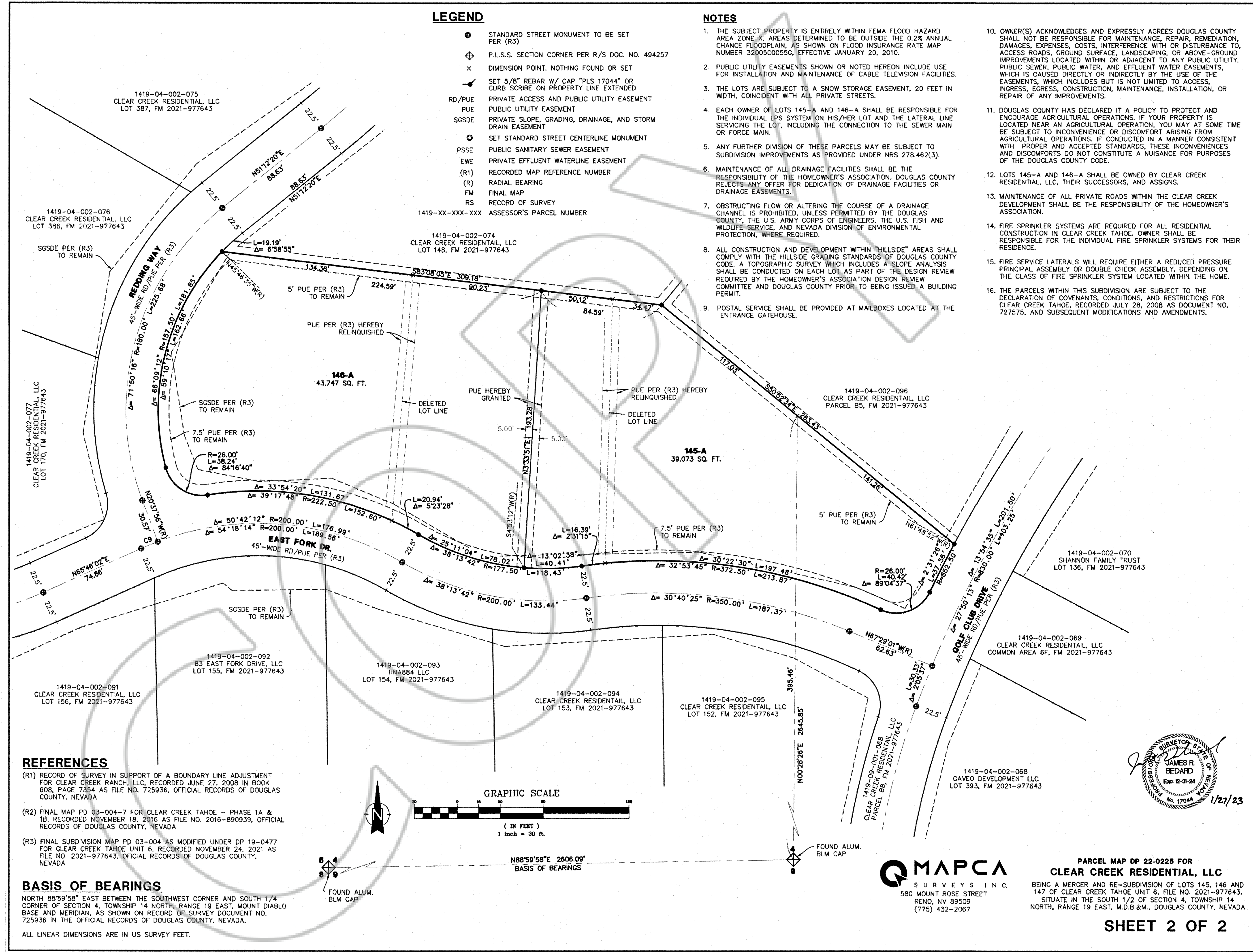


LEGEND

- ⊕ STANDARD STREET MONUMENT TO BE SET PER (R3)
- ⊕ P.L.S.S. SECTION CORNER PER R/S DOC. NO. 494257
- x DIMENSION POINT, NOTHING FOUND OR SET
- SET 5/8" REBAR W/ CAP "PLS 17044" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- RD/PUE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SGSDE PRIVATE SLOPE, GRADING, DRAINAGE, AND STORM DRAIN EASEMENT
- ⊙ SET STANDARD STREET CENTERLINE MONUMENT
- PSSE PUBLIC SANITARY SEWER EASEMENT
- EWE PRIVATE EFFLUENT WATERLINE EASEMENT
- (R1) RECORDED MAP REFERENCE NUMBER
- (R) RADIAL BEARING
- FM FINAL MAP
- RS RECORD OF SURVEY
- 1419-XX-XXX ASSESSOR'S PARCEL NUMBER

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. THE LOTS ARE SUBJECT TO A SNOW STORAGE EASEMENT, 20 FEET IN WIDTH, COINCIDENT WITH ALL PRIVATE STREETS.
4. EACH OWNER OF LOTS 145-A AND 146-A 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.
5. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
6. 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.
7. 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.
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. POSTAL SERVICE SHALL BE PROVIDED AT MAILBOXES LOCATED AT THE ENTRANCE GATEHOUSE.
10. 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.
11. 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.
12. LOTS 145-A AND 146-A SHALL BE OWNED BY CLEAR CREEK RESIDENTIAL, LLC, THEIR SUCCESSORS, AND ASSIGNS.
13. MAINTENANCE OF ALL PRIVATE ROADS WITHIN THE CLEAR CREEK DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
14. FIRE SPRINKLER SYSTEMS ARE REQUIRED FOR ALL RESIDENTIAL CONSTRUCTION IN CLEAR CREEK TAHOE. OWNER SHALL BE RESPONSIBLE FOR THE INDIVIDUAL FIRE SPRINKLER SYSTEMS FOR THEIR RESIDENCE.
15. FIRE SERVICE LATERALS WILL REQUIRE EITHER A REDUCED PRESSURE PRINCIPAL ASSEMBLY OR DOUBLE CHECK ASSEMBLY, DEPENDING ON THE CLASS OF FIRE SPRINKLER SYSTEM LOCATED WITHIN THE HOME.
16. THE PARCELS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CLEAR CREEK TAHOE, RECORDED JULY 28, 2008 AS DOCUMENT NO. 727575, AND SUBSEQUENT MODIFICATIONS AND AMENDMENTS.



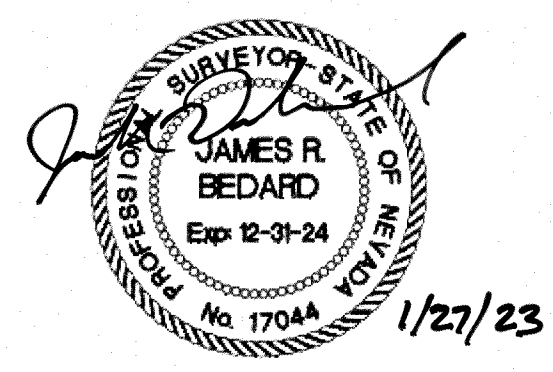
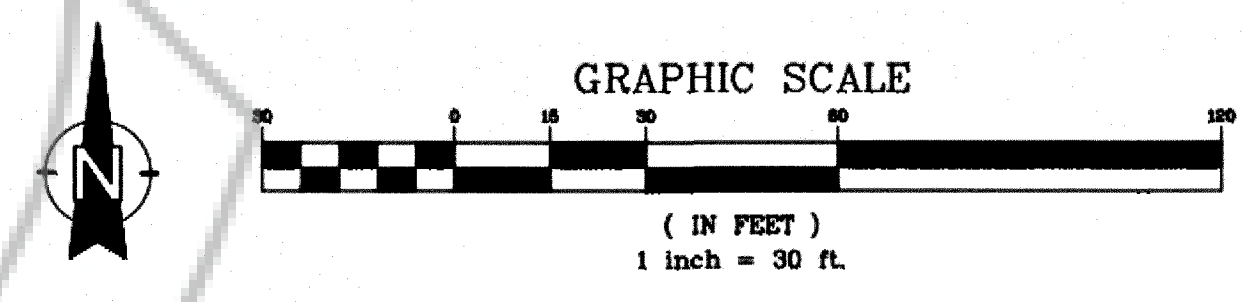
REFERENCES

- (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) FINAL SUBDIVISION MAP PD 03-004 AS MODIFIED UNDER DP 19-0477 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.



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

PARCEL MAP DP 22-0225 FOR CLEAR CREEK RESIDENTIAL, LLC
BEING A MERGER AND RE-SUBDIVISION OF LOTS 145, 146 AND 147 OF CLEAR CREEK TAHOE UNIT 6, FILE NO. 2021-977643, SITUATE IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA