

**4th RECORD OF SURVEY IN SUPPORT OF
A BOUNDARY LINE ADJUSTMENT
FOR
CLEAR CREEK RESIDENTIAL, LLC**
BEING AN ADJUSTMENT OF PARCEL 10-A DEPICTED ON RS/BLA MAP
2017-904050 AND PARCEL 16-A DEPICTED ON RS/BLA MAP
2020-940412, SITUATE IN THE SW 1/4 OF THE SE 1/4 OF SEC. 3 AND
THE N 1/2 OF SEC. 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M.,
DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:

- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
- 2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT SHOWN HEREON.
- 3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
- 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

CLEAR CREEK CLUB FACILITIES LLC, A DELAWARE LIMITED LIABILITY COMPANY
(OWNER OF PARCEL 16-A, RS 2020-940412)

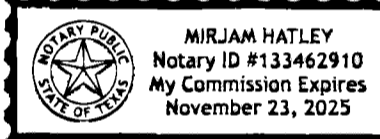
[Signature]
DAVID ARNOW, ELISHA EWLETT
AUTHORIZED REPRESENTATIVE DATE 6/26/24

CLEAR CREEK RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
(OWNER OF PARCEL 10-A, RS 2017-904050)

[Signature]
DAVID ARNOW, ELISHA EWLETT
AUTHORIZED REPRESENTATIVE DATE 6/26/24

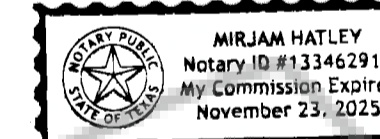
STATE OF Texas }
COUNTY OF Travis }

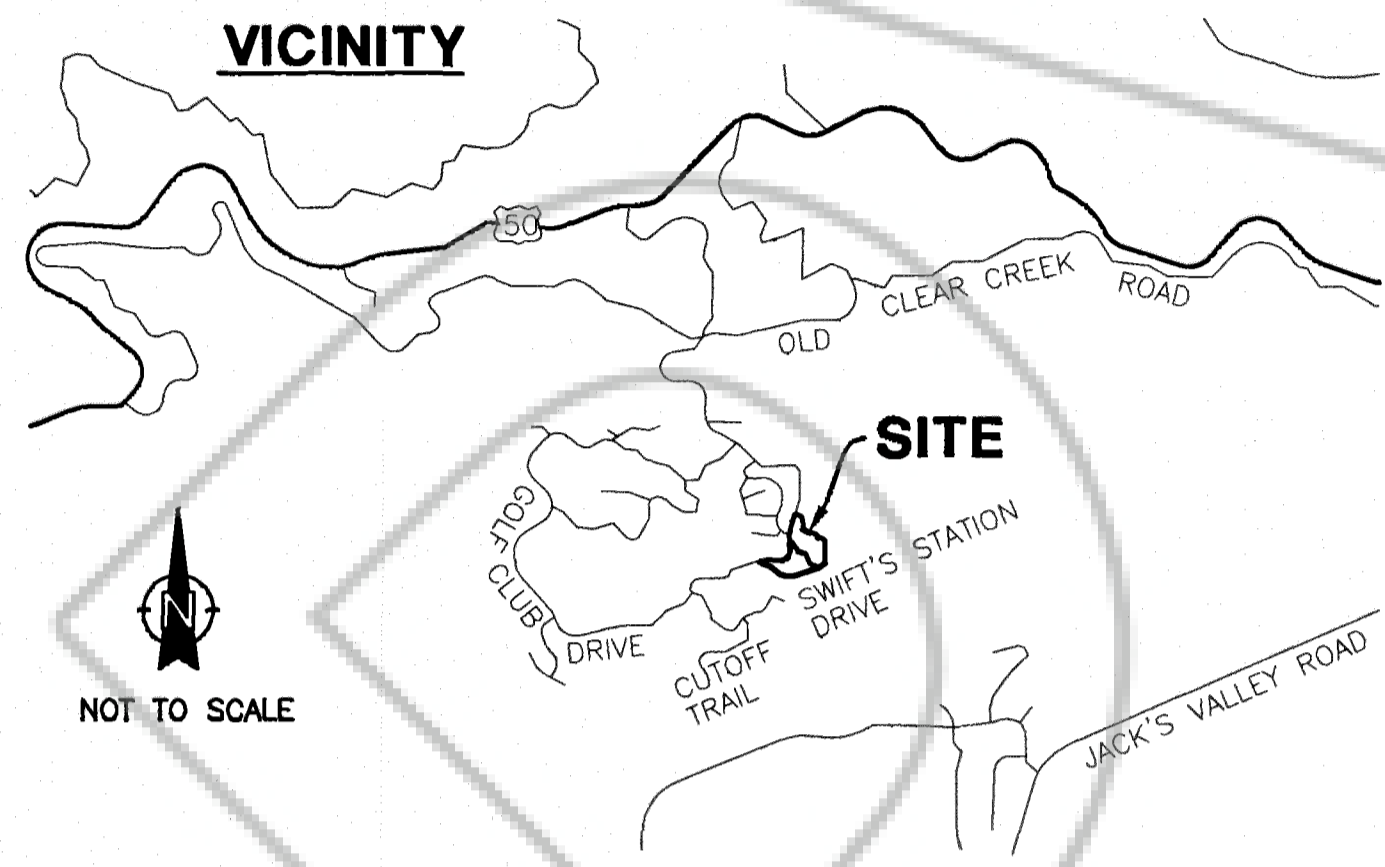
ON THIS 26 DAY OF June, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID ARNOW, AUTHORIZED REPRESENTATIVE OF CLEAR CREEK CLUB FACILITIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES STATED HEREIN.

[Signature]
NOTARY PUBLIC 

STATE OF Texas }
COUNTY OF Travis }

ON THIS 26 DAY OF June, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID ARNOW, 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.

[Signature]
NOTARY PUBLIC 



NOTES

1. THIS RECORD OF SURVEY REPRESENTS THE RESULTS OF A BOUNDARY LINE ADJUSTMENT DEED FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 14, 2024, RECORDED AS DOCUMENT NO. 2024-1010963.
2. NO STRUCTURES, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, LEACH FIELDS, UTILITIES, OR EASEMENTS ARE LOCATED AT THE ADJUSTED PROPERTY LINE.
3. OBSTRUCTING FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY 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. 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.
5. 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.
6. 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.
7. MAINTENANCE OF ALL ROADS SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION.
8. POSTAL SERVICE SHALL BE PROVIDED AT MAILBOXES LOCATED AT THE ENTRANCE GATEHOUSE.
9. THE ADJUSTED PARCELS 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, SUPPLEMENTS, AND AMENDMENTS.
10. THE PARCELS ARE SUBJECT TO EASEMENTS IN FAVOR OF NV ENERGY OVER EXISTING FACILITIES AND UNDERGROUND POWER LINES.

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY LINE ADJUSTMENT WAS PRESENTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND WAS DULY APPROVED.

[Signature] 7.30.2024
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.

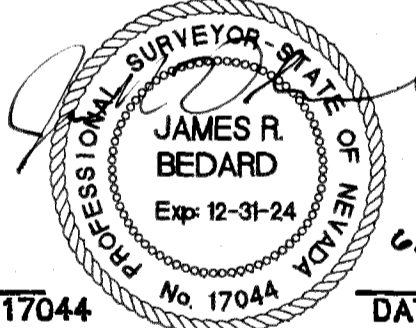
APN: 1419-03-002-051 & 1419-10-001-038

For *[Signature]*
AMY BURGANS
DOUGLAS COUNTY TREASURER
BY *[Signature]*
Melissa Garcia
NAME

SURVEYOR'S CERTIFICATE

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

- 1) A FIELD SURVEY OF THE BOUNDARIES OF THE AFFECTED PARCELS HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION AT THE INSTANCE OF CLEAR CREEK RESIDENTIAL, LLC.
- 2) THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED.
- 3) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED PARCELS HAVE BEEN SET AND THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY TO ENABLE THIS SURVEY TO BE RETRACED.
- 4) THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, AND 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 JUNE 18, 2024.
- 5) THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH NRS 278.630, INCLUSIVE, AND COMPLIES WITH ALL APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- 6) NO NEW PARCELS AREA BEING CREATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.


JAMES R. BEDARD, PLS 17044 DATE 6/11/2024

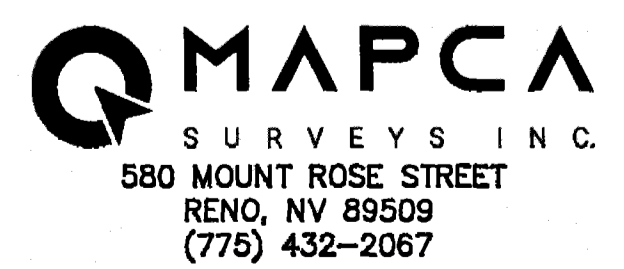
COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF August, 2024 AT 11:23 AM AS FILE NO. 2024-1010963, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF MAPCA SURVEYS, INC.

RECORDING FEE: 42.00

SHAWNYNE GARREN
DOUGLAS COUNTY RECORDER

[Signature]
BY DEPUTY
[Signature]
NAME
DEPUTY RECORDER



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) 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
- (R3) 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
- (R4) RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK RESIDENTIAL, LLC, RECORDED SEPTEMBER 15, 2017 AS FILE NO. 2017-904050, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- (R5) RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR CLEAR CREEK GOLF, LLC, RECORDED JANUARY 2, 2020 AS FILE NO. 2020-940412, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

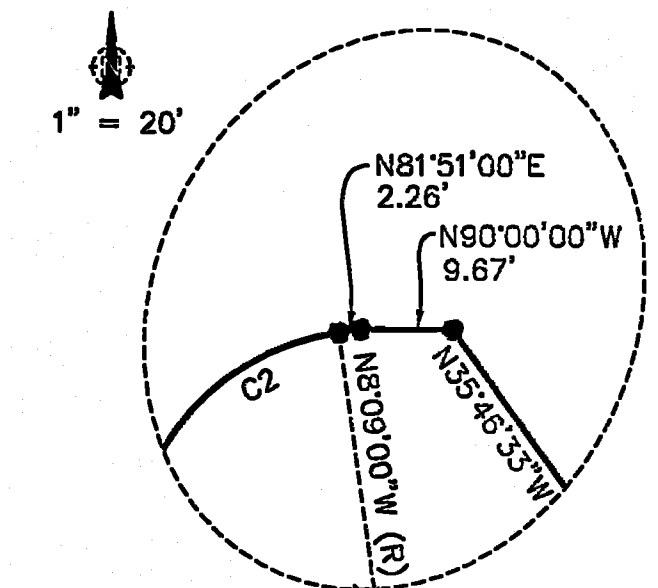
LEGEND

- ☐ FOUND 5/8" REBAR CAPPED "PLS 5665"
- ☑ FOUND 5/8" REBAR W/ CAP "PLS 12140" OR AS NOTED
- ⊙ FOUND STANDARD STREET MONUMENT "PLS 5665"
- ⚡ SET 5/8" REBAR W/ CAP "PLS 17044" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- ⊕ P.L.S.S. SECTION CORNER PER R/S DOC. NO. 494257
- PUE PUBLIC UTILITY EASEMENT
- DE PRIVATE DRAINAGE EASEMENT
- RD/PUE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- SGSDE PRIVATE SLOPE, GRADING, DRAINAGE, AND STORM DRAIN EASEMENT
- (R1) RECORDED MAP REFERENCE NUMBER
- (R) RADIAL BEARING
- 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
- CCT COMM. ASSOC. CLEAR CREEK TAHOE COMMUNITY ASSOCIATION
- RS/BLA RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT

LAND USE SUMMARY

PARCEL 16-B (CC CLUB)	= 6.53 ACRES
PARCEL 10-B (CC RES.)	= 8.64 ACRES
TOTAL AREA	= 15.17 ACRES±

DETAIL "A"



BASIS OF BEARINGS

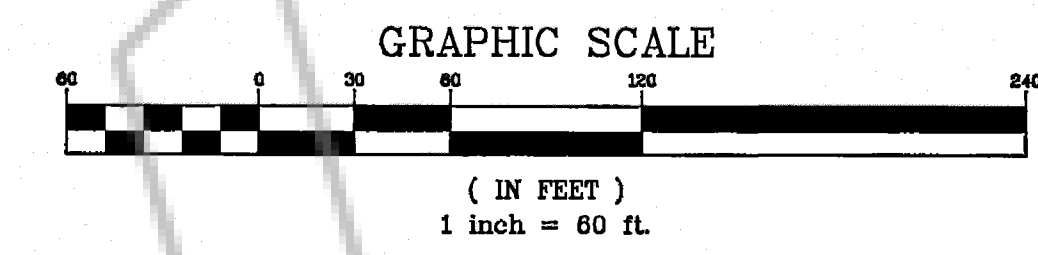
NORTH 89°34'15" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON RECORD OF SURVEY MAP DOCUMENT NO. 494257 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

ALL LINEAR DIMENSIONS ARE IN US SURVEY FEET.

4th RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR

CLEAR CREEK RESIDENTIAL, LLC

BEING AN ADJUSTMENT OF PARCEL 10-A DEPICTED ON RS/BLA MAP 2017-904050 AND PARCEL 16-A DEPICTED ON RS/BLA MAP 2020-940412, SITUATE IN THE SW 1/4 OF THE SE 1/4 OF SEC. 3 AND THE N 1/2 OF SEC. 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA



CURVE TABLE:

- C1 R=427.50'
L=36.15'
Δ=4°50'45"
- C2 R=25.50'
L=43.11'
Δ= 96°51'28"

