FINAL MAP OF

CIMARRON SPRINGS RANCH

A COMMERCIAL SUBDIVISION

BEING PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 94, PAGE 34 OF PARCEL MAPS, AND THAT PORTION OF DEER SPRINGS WAY AS VACATED IN BOOK 990624 INSTRUMENT NO. 01003, BOTH RECORDED IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

CIMARRON-FRONTAGE, LLC, A NEVADA LIMITED LIABILITY COMPANY

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF CIMARRON SPRINGS RANCH AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, AND RIGHTS-OF-WAY, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC; NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SURVEY" IS OFFERED FOR DEDICATION.
FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY, AND TO SOUTHWEST GAS, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS;
A PERMANENT EASEMENT ACROSS ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER, AND CABLE T.V. LINES AND APPURTENANCES, AND FOR ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.
FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS: (i) A FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS; (ii) AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT, IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

DATED THIS 18 DAY OF September, 2002
CIMARRON-FRONTAGE, LLC., A NEVADA LIMITED LIABILITY COMPANY

BY: [signature]
DAVID M. CARVER ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

BY DAVID M CARVER AS MANAGER OF CIMARRON-FRONTAGE, LLC, A NEVADA LIMITED LIABILITY COMPANY THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18 DAY OF September 2002.

Michelle Merrick
NOTARY PUBLIC IN AND FOR

MY COMMISSION EXPIRES April 8 2003

MICHELLE MERRICK
NOTARY PUBLIC - STATE OF NEVADA
CLARK COUNTY
93-0712S-1 My Appt. Expires Apr. 8

ACCESS, PARKING & DRAINAGE NOTES:

ACCESS AND PARKING NOTE:

THIS COMMERCIAL SUBDIVISION SHALL HAVE PERPETUAL COMMON ACCESS AND PARKING RIGHTS BETWEEN ALL PADS COMPRISING THE OVERALL COMMERCIAL SUBDIVISION.

DRAINAGE NOTE:

THIS COMMERCIAL SUBDIVISION SHALL HAVE PERPETUAL INTERSITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCELS OF THE OVERALL COMMERCIAL SUBDIVISION.

CERTIFICATE OF EASEMENT RECIPIENTS

THE UNDERSIGNED HEREBY APPROVE AND ACCEPT THE GRANT OF THE EASEMENTS DEDICATED BY THIS FINAL MAP

RUSSELL L. VALLEJO — 9-19-02 DATE
SOUTHWEST GAS

JAMES A. REILLY — 9/19/02 DATE
NEVADA POWER COMPANY

DAVID E. MORENO — 9.18.02 DATE
SPRINT

MARIA L. TAPIA — 09-18-02 DATE
COX COMMUNICATIONS LAS VEGAS, INC.

GARY LANGE — 09/18/02 DATE
LAS VEGAS VALLEY WATER DISTRICT

WAYNE B. BOWDLEY — 10/03/02 DATE
for CITY OF LAS VEGAS ENGINEER CHARLES KAJKOWSKI, JR. PE 4784

52995

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WORKMAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR THE KEITH COMPANIES, NEVADA, CERTIFY THAT :

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CIMARRON-FRONTAGE, LLC.

2. THE LANDS SURVEYED LIE WITHIN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON FEBRUARY 22, 1999.

3. THIS PLAT COMPLIES WITH THE 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.

WILLIAM R. WORKMAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE No. 8056

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA — WILLIAM R. WORKMAN — EXP 6-30-04 — No. 8056

27 SEPTEMBER 2002

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA,

BEING A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 94, PAGE 34 OF PARCEL MAPS AS RECORDED IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, AND THAT PORTION OF DEER SPRINGS WAY AS VACATED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER (C 1/4) CORNER OF SAID SECTION 21 AS SHOWN BY SAID MAP, ALSO BEING THE INTERSECTION OF THE CENTERLINES OF DEER SPRINGS WAY AND CIMARRON ROAD;
THENCE NORTH 88°34'10" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID DEER SPRINGS WAY VACATION,
THENCE CONTINUING NORTH 88°34'10" WEST, ALONG THE NORTH LINE OF SAID DEER SPRINGS WAY VACATION, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°56'19" WEST, A DISTANCE OF 0.35 FEET, TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 624.30 FEET AND A CENTRAL ANGLE OF 33°37'57";
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 366.46 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 55°25'44" EAST, ALSO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 98°16'17";
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 42.88 FEET TO A POINT OF TANGENCY;
THENCE NORTH 47°09'27" WEST, A DISTANCE OF 532.29 FEET TO THE NORTH LINE OF SAID DEER SPRINGS WAY VACATION;
THENCE SOUTH 88°34'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 538.20 FEET TO THE POINT OF BEGINNING;
CONTAINING 2.4555 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., BEING NORTH 88°34'19" WEST, AS SHOWN BY MAP THEREOF ON FILE IN FILE 94 PAGE 34 OF PARCEL MAPS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

RECORDATION OF THIS PARCEL MAP ESTABLISHES A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK	ACRE-FEET/YEAR
1	1.0

CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT: ON THIS 18th DAY OF October 2002, I DID EXAMINE THE FINAL MAP OF CIMARRON SPRINGS RANCH
THAT THE MAP, AS SHOWN HEREON, IS TECHNICALLY CORRECT.

18th DAY OF October, 2002.

RITA M. LUMOS, PLS 5094 — 10/18/02 DATE
CITY SURVEYOR CITY OF LAS VEGAS

CITY OF LAS VEGAS — DEPARTMENT OF PUBLIC WORKS — NEVADA

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. 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.

EDMUND J. WOJCIK — 9-26-02 DATE
DISTRICT BOARD OF HEALTH

DIVISION OF WATER RESOURCES

THIS FINAL MAP 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.

ROBERT COACHE, P.E. — 9-26-02 DATE
DIVISION OF WATER RESOURCES

PLANNING AND DEVELOPMENT DEPARTMENT APPROVAL

I CERTIFY THAT THIS MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED ON THE 7TH DAY OF OCTOBER, 2002.

ROBERT S. GENZER — 10/7/02 DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

TITLE COMPANY CERTIFICATE

PER SEPARATE DOCUMENT RECORDED IN BOOK ________ INSTRUMENT ________.

FM-86-02
FINAL MAP OF
CIMARRON SPRINGS RANCH
51196.000
SHEET 1 OF 2

RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 278.5695

The Keith Companies TKC

444 East Warm Springs Road, Suite 110, Las Vegas, Nevada 89119 (702) 263-8298
Water Resources · Land Planning · Civil Engineering · Land Surveying · Mapping · Environmental Services

INSTRUMENT NO. 01232
BOOK NO. 20021023
OF OFFICIAL RECORDS
FILED AT THE REQUEST OF
THE KEITH COMPANIES NEVADA
DATED 10-23-02 AT 11:25
BOOK 107 PAGE 0011
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE $ 64.00 DEPUTY CAE

4626
BOOK 107 PAGE 0011