

Instr: 20051223-0001119
Map Type/File/Page: PL 12B 0092
Plat

Fee \$164.00
N/C Fee \$0.00
12/22/2005
1200622422
Requestor: STANLEY CONSULTANTS INC.
Recorder: Frances Deane
Clark County Recorder
RF
Pg. 12

OWNER'S CERTIFICATE & DEDICATION

TR BOULDER INVESTMENTS, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF THE BOULDERS - "A CONDOMINIUM DEVELOPMENT" AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND ALL PUBLIC PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, BOULDERS APARTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT OF NEVADA, JOINTLY AND SEVERALLY, AND TO SOUTHWEST GAS CORPORATION, THE LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERE TO AND EGRESS THEREFROM **GAS LINES MAY BE ABANDONED IN PLACE.**

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY, CONDUITS AND TRAFFIC SIGNALS, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

TR BOULDER INVESTMENTS, LLC

BY: Billie J. Sudjarit 4-8-05
DATE

ACKNOWLEDGMENT

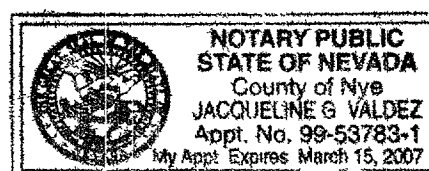
STATE OF Nevada (SS)

COUNTY OF Clark

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 8, 2005
BY BILLIE J. SUDJARIT
OF TR BOULDER INVESTMENTS, LLC

Jacqueline G. Valdez

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON:

**UTILITY/AGENCY APPROVALS**

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

BY: Gary Lange 4/14/05
DATE
LAS VEGAS VALLEY WATER DISTRICT

BY: Heidi Aquino 04.18.05
DATE
SOUTHWEST GAS CORPORATION

BY: Jim Reilly 4/13/05
DATE
NEVADA POWER COMPANY

BY: D. Hatzenbuehler 4/12/05
DATE
SPRINT OF NEVADA

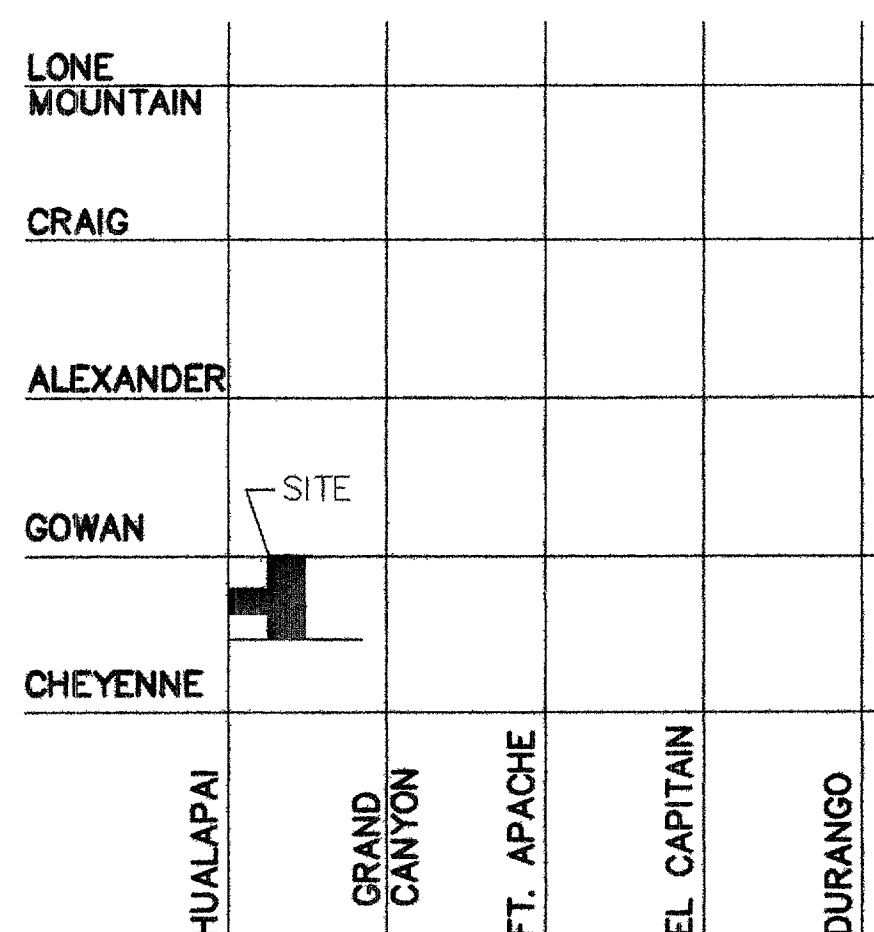
BY: LLISOL GONZALEZ 4/12/05
DATE
COX COMMUNICATIONS LAS VEGAS, INC.

BY: Charles Karkowski, Jr. 11-8-2005
DATE
CITY ENGINEER
CITY OF LAS VEGAS

FINAL MAP OF THE BOULDERS

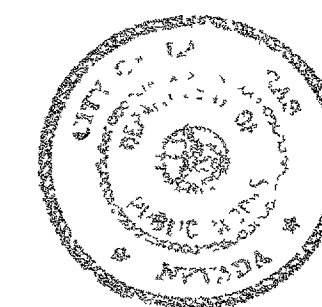
"A CONDOMINIUM DEVELOPMENT"

A SUBDIVISION OF GOV'T LOTS 23, 25, 26 & 31 SITUATE IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



VICINITY MAP

NOT TO SCALE

**LEGAL DESCRIPTION**

A PORTION OF GOVERNMENT LOTS 23, 25 & 31, TOGETHER WITH GOVERNMENT LOT 26, SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7;
THENCE NORTH 88°06'39" EAST, ALONG THE NORTHERLY LINE THEREOF, 365.41 FEET;
THENCE SOUTH 00°31'47" WEST, DEPARTING SAID NORTHERLY LINE, 40.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GOWAN ROAD AS DEDICATED PER BOOK 20000104 DOC. 00255, OFFICIAL RECORDS, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 88°06'39" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE THEREOF, 333.21 FEET;
THENCE SOUTH 00°22'12" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, 1,950.48 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ISSAC NEWTON WAY AS DEDICATED PER BOOK 20000104 DOC. 00255, OFFICIAL RECORDS;
THENCE SOUTH 88°39'13" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE THEREOF, 338.54 FEET;
THENCE NORTH 00°31'47" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, 641.37 FEET;
THENCE SOUTH 88°27'08" WEST, 316.18 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HAULAPAI WAY AS DEDICATED PER BOOK 960109 DOC. 00972, OFFICIAL RECORDS;
THENCE NORTH 00°34'03" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE THEREOF, 672.15 FEET;
THENCE NORTH 88°16'55" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, 315.77 FEET;
THENCE NORTH 00°31'47" EAST, 633.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.89 ACRES, MORE OR LESS

BASIS OF BEARINGS

NORTH 00°34'03" EAST - THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 07, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY SURVEY IN FILE 110, PAGE 98 OF SURVEYS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

NOTES:

- 1) THERE ARE 388 UNITS AND 01 COMMON LOT IN THIS CONDOMINIUM CONVERSION.
- 2) ALL COMMON AREAS NOT OCCUPIED BY A BUILDING ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

REFERENCE MAPS

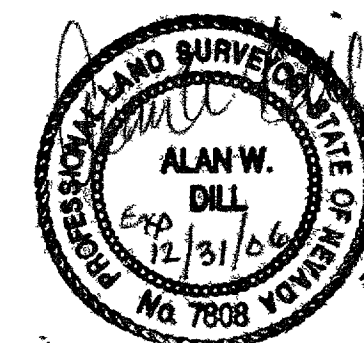
- 1) FILE 91 PAGE 29 OF SURVEYS
- 2) FILE 67 PAGE 80 OF SURVEYS
- 3) FILE 81 PAGE 44 OF SURVEYS
- 4) FILE 110 PAGE 98 OF SURVEYS
- 5) FILE 118 PAGE 20 OF SURVEYS
- 6) BOOK 88 PAGE 53 OF PLATS
- 7) BOOK 92 PAGE 78 OF PLATS
- 8) BOOK 98 PAGE 77 OF PLATS
- 9) BOOK 105 PAGE 100 OF PLATS
- 10) BOOK 117 PAGE 98 OF PLATS

SURVEYOR'S CERTIFICATE

I, ALAN W. DILL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR STANLEY CONSULTANTS, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TR BOULDER INVESTMENTS, LLC
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AND THE SURVEY WAS COMPLETED ON AUGUST 24, 2004.
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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITION INDICATED BY 12-3-06 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

ALAN W. DILL
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE No. 7808



3-31-05

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF **THE BOULDERS - "A CONDOMINIUM DEVELOPMENT"** AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 12-3-06.

ALAN R. RIEKKI, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 12469

12/24/05
DATE

PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL 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 BY THE PLANNING DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA ON THE 1st DAY OF DECEMBER 2005.

M. MARGO WHEELER, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

12/1/05
DATE

DISTRICT BOARD OF HEALTH

THIS FINAL MAP IS APPROVED BY 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.

WALTER B. ROSS, P.E.
CLARK COUNTY DISTRICT BOARD OF HEALTH

09/26/05
DATE

DIVISION OF WATER RESOURCES

THIS FINAL MAP IS HEREBY APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

ROBERT COACHE, P.E.
DIVISION OF WATER RESOURCES

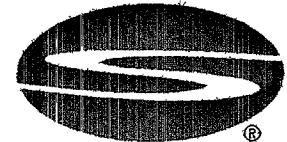
4-19-05
DATE

COUNTY 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. N.R.S. 278.5695

17555.70.26

FMP-6052

FINAL MAP OF THE BOULDERS "A CONDOMINIUM DEVELOPMENT" A SUBDIVISION OF GOV'T LOTS 23, 25, 26 & 31 SITUATE IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA  Stanley Consultants INC.		No. <u>0001119</u> Filed at the request of STANLEY CONSULTANTS INC. Date <u>12-23-05</u> At <u>10:18</u> Book <u>128</u> Page <u>92</u> of Plats Official Records Book <u>20051223</u> Clark County, Nevada Records Frances Deane, Recorder Fee: <u>164.00</u> Deputy: <u>ADF</u>
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SHEET 1 OF 12

128-92

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