

FINAL MAP OF ASTORIA HOMES AT CLIFF'S EDGE POD 301 "A COMMON INTEREST COMMUNITY"

BEING A SUBDIVISION OF LOT 301 OF "CLIFFS EDGE PARENT" AS SHOWN ON MAP THEREOF IN BOOK 118 OF PLATS, PAGE 88, CLARK COUNTY, NEVADA OFFICIAL RECORDS AND COMMON ELEMENT LOT "Y" OF "CLIFFS EDGE PARENT" AS SHOWN ON MAP THEREOF IN BOOK 118 OF PLATS, PAGE 88, CLARK COUNTY, NEVADA OFFICIAL RECORDS; LOCATED IN SECTION 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

ASTORIA CE 307, LLC, A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF LOT 301 WHICH IS SHOWN UPON THIS MAP OF: "ASTORIA HOMES AT CLIFF'S EDGE POD 301" AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, RIGHTS-OF-WAY AND PUBLIC PLACES, AND GRANT EASEMENTS AS SPECIFICALLY INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS, NEVADA FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, EMBARQ, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER ALL AREAS INDICATED HEREON AS "UTILITY EASEMENT", A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK, FOR ABOVE GROUND TRANSFORMER PADS, ABOVE GROUND TELEPHONE EQUIPMENT PADS AND WATER FACILITIES, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS, WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE LINES AND GAS LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

FURTHERMORE, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS, FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUIT AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS 29th DAY OF OCTOBER, 2007 ASTORIA CE 307, LLC, A NEVADA LIMITED LIABILITY COMPANY.

BY: ITS MANAGER, THE ASTORIA CORPORATION,
THOMAS MCCORMICK,

10-29-07
DATE

ACKNOWLEDGMENT

STATE OF NEVADA

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 29, 2007
BY: ITS MANAGER, THE ASTORIA CORPORATION
THOMAS MCCORMICK,

Patricia Whipple
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES 5-9-08

HOMEOWNER'S ASSOCIATION ACCEPTANCE STATEMENT

THE "PARK GATE AT PROVIDENCE HOMEOWNERS' ASSOCIATION" DOES HEREBY ACCEPT THE PRIVATE STREETS AND DRIVES, COMMON ELEMENT LOTS GRANTED TO SAID ASSOCIATION AS SHOWN AND LOCATED HEREON, TOGETHER WITH THE MAINTENANCE RESPONSIBILITIES THERETO.

BY: Cheryl Davin
PRESIDENT

10-29-07
DATE

ACKNOWLEDGMENT

STATE OF NEVADA

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 29, 2007
BY: Cheryl Davin
AS PRESIDENT

Patricia Whipple
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES 5-9-08

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. 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.

BY: Walter B. Ross

10/25/07
DATE

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF: "ASTORIA HOMES AT CLIFF'S EDGE POD 301" AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; AND THAT IF MONUMENTS HAVE NOT BEEN SET, A PROPER PERFORMANCE BOND OR OTHER FINANCIAL ASSURANCE HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE THE 15th DAY OF September, 2008.

ALAN R. RIEKKI, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

MASTERS HOMEOWNER'S ASSOCIATION OWNERS CERTIFICATE

CLIFFS EDGE LLC, A NEVADA LIMITED LIABILITY COMPANY;

DOES HEREBY CERTIFY IT IS THE OWNER OF COMMON ELEMENT LOT "Y" AS SHOWN HEREON, PREVIOUSLY RECORDED BY MAP OF "CLIFF'S EDGE PARENT" IN BOOK 118 OF PLATS, PAGE 88, CLARK COUNTY NEVADA OFFICIAL RECORDS, AND DOES HEREBY GRANT EASEMENTS AS OUTLINED AND INDICATED HEREON.

DATED THIS 23rd DAY OF January, 2008
CLIFFS EDGE LLC, A NEVADA LIMITED LIABILITY COMPANY

CLIFFS EDGE LLC, HOLDINGS MANAGER

ACKNOWLEDGMENT

STATE OF NEVADA

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 23rd, 2008
BY: LARRY W. BROSS, JR. MANAGER
CLIFFS EDGE LLC, HOLDINGS MANAGER

Carol B. Mangle
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES 2-8-2011

UTILITY / AGENCY APPROVALS

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

Jorge Cervantes
JORGE CERVANTES, P.E. #13977, P.T.O.E.
CITY ENGINEER - CITY OF LAS VEGAS

2-1-08
DATE

Michael A. Clausell Jr.
SOUTHWEST GAS CORPORATION MICHAEL A. CLAUSSELL JR.

10-18-07
DATE

Gary Lange
LAS VEGAS VALLEY WATER DISTRICT Gary Lange

10/15/07
DATE

Kay Woodard
NEVADA POWER Kay Woodard

10-22-07
DATE

Nichelle Thompson
COX COMMUNICATIONS LAS VEGAS INC. Nichelle Thompson

10/18/07
DATE

Richard Nestlebusch
EMBARQ RICHARD NESTLEBUSCH

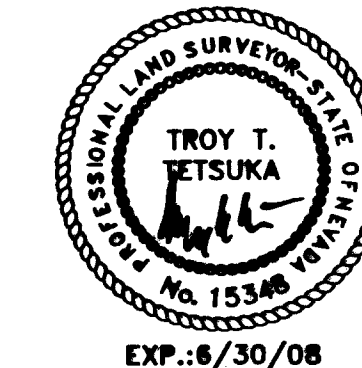
10/15/07
DATE

SURVEYOR'S CERTIFICATE

I, TROY T. TETSUKA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR DIAMOND SURVEYING, INC. CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ASTORIA CE 307, LLC, A NEVADA LIMITED LIABILITY COMPANY
2. THE LANDS SURVEYED LIE WITHIN SECTION 24 TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 14, 2006.
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 POSITIONS INDICATED BY 9/15/08 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

TROY T. TETSUKA
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 15348



CERTIFICATE OF DIRECTOR OF 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 FOR RECORDATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE 14th DAY OF February, 2008.

M. Margo Wheeler
M. MARGO WHEELER, A.I.C.P.
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

2-14-08
DATE

LEGAL DESCRIPTION

LOT 301 IN BLOCK NINE (9) OF CLIFFS EDGE PARENT (A COMMON INTEREST COMMUNITY) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, CONTAINING 17.286 ACRES OF LAND, MORE OR LESS.

COMMON ELEMENT LOT "Y" IN BLOCK NINE (9) OF CLIFFS EDGE PARENT (A COMMON INTEREST COMMUNITY) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, CONTAINING 0.637 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS

NORTH 88°33'47" EAST, BEING THE BEARING OF THE CENTERLINE OF DEER SPRINGS WAY ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 118, PAGE 88 OF PLATS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

CERTIFICATE OF WATER RESOURCES DIVISION

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

Robert D. Gentry, P.E.
ROBERT D. GENTRY, P.E.
DIVISION OF WATER RESOURCES

10/17/07
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 SHEET 1 OF 6
FMP-15443

FINAL MAP OF
ASTORIA HOMES AT CLIFF'S EDGE POD 301
"A COMMON INTEREST COMMUNITY"
BEING A SUBDIVISION OF LOT 301 OF "CLIFFS EDGE PARENT" AS SHOWN ON MAP THEREOF IN BOOK 118 OF PLATS, PAGE 88, CLARK COUNTY, NEVADA OFFICIAL RECORDS AND COMMON ELEMENT LOT "Y" OF "CLIFFS EDGE PARENT" AS SHOWN ON MAP THEREOF IN BOOK 118 OF PLATS, PAGE 88, CLARK COUNTY, NEVADA OFFICIAL RECORDS; LOCATED IN SECTION 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE STREET, SUITE 205
LAS VEGAS, NV 89118
702.212.3967 FAX: 702.212.3963
DATE: 8-08-2008
JOB NO.: SHG1173

FILE NO. 04986
FILED AT THE REQUEST OF:
DIAMOND SURVEYING, INC.
DATE 03/04/08 AT 16:18
BOOK 139 PAGE 0070
4739 PLAT
OFFICIAL RECORDS BOOK NO. 20080304
CLARK COUNTY, NEVADA RECORDS
RECORDED
FEE \$104.00 DEPUTY JSP

20080304-0004986
PL 139 0070

Receipt/Conformed Copy
Requestor:
DIAMOND SURVEYING INC
03/04/2008 16:18:34 T20080307165
Book/Instr: 20080304-0004986
Plat Page Count: 6
Fees: \$104.00 N/C Fee: \$0.00

Debbie Conway
Clark County Recorder