

FINAL MAP OF
ALEXANDER JULIANO EAST
A COMMON INTEREST COMMUNITY

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

D.R. HORTON, INC., A DELAWARE CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

ALEXANDER JULIANO EAST

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE PUBLIC STREETS (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND GRANT THE PUBLIC EASEMENTS AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY, CENTRAL TELEPHONE COMPANY, D/B/A CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- 1) A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS, NOT OCCUPIED BY ANY BUILDING STRUCTURE;
- 2) AN EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC OR PRIVATE STREETS FOR WATER FACILITIES, FIRE HYDRANTS, GAS LINES, ABOVE GROUND TRANSFORMERS, TELEPHONE EQUIPMENT PADS AND UNDERGROUND DISTRIBUTION LINES WITH ATTACHED APPURTENANCES, EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN BUILDING STRUCTURES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH 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 EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;
- 3) AN ADDITIONAL TWO FOOT WIDE EASEMENT WITHIN THE PLATTED LANDS AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS;
- 4) A PERMANENT EASEMENT OVER ALL AREAS INDICATED HEREON AS PRIVATE STREETS, PUBLIC UTILITY EASEMENTS, OR COMMON ELEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF WATER FACILITIES, FIRE HYDRANTS, GAS LINES, UNDERGROUND WATER, POWER, AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE ABOVE NAMED OWNER DOES HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON ELEMENTS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC DRAINAGE FACILITIES, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS 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. A MINIMUM FIVE FOOT WIDE PEDESTRIAN WALKWAY EASEMENT IS HEREBY GRANTED, OVERLYING ALL SIDEWALKS LOCATED IN COMMON ELEMENTS ABUTTING PUBLIC STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

BY: David Jennings
AS: Vice President
OF: D.R. HORTON, INC., A DELAWARE CORPORATION

2/10/20
DATE

CERTIFICATE OF ACKNOWLEDGMENT

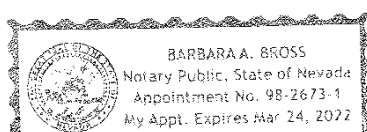
STATE OF NEVADA }
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-10-2020

BY: David Jennings
AS: Vice President
OF: D.R. HORTON, INC., A DELAWARE CORPORATION

Barbara A. Bross
Barbara A. Bross
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 3-24-22



Appointment No. 98-20173-1
Expires May 24, 2022

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTH 50 FEET AS CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 24, 2003 IN BOOK 20030224 AS INSTRUMENT NO. 01737 OF OFFICIAL RECORDS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 5; THENCE ALONG THE EAST LINE THEREOF, THE FOLLOWING TWO (2) COURSES: 1) NORTH 00°03'09" EAST, 50.00 FEET TO THE POINT OF BEGINNING; 2) CONTINUING NORTH 00°03'09" EAST, 280.84 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 5; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE THEREOF, NORTH 89°39'44" EAST, 341.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE THEREOF, SOUTH 00°00'05" WEST, 281.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH FIFTY (50) FEET THEREOF; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF THE SOUTH FIFTY (50) FEET THEREOF, SOUTH 89°42'13" WEST, 342.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.21 ACRES.

BASIS OF BEARING

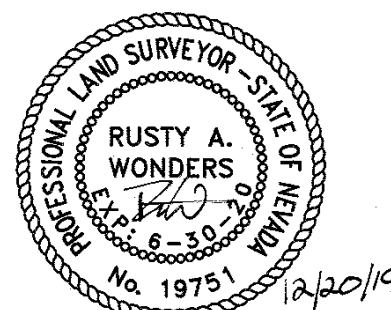
NORTH 89°42'13" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN IN BOOK 152, PAGE 17 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

I, RUSTY A. WONDERS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ATKINS NORTH AMERICA, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF D.R. HORTON, INC., A DELAWARE CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 2, 2019.
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 BY FEBRUARY 13, 2022 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

RUSTY A. WONDERS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751



UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES, BY AFFIXING OUR SIGNATURES HERETO, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS AS INDICATED HEREON.

Dianne Coon 04-03-2020
BY: Dianne Coon DATE
LAS VEGAS VALLEY WATER DISTRICT

Christina M. Hesse 1/9/2020
BY: Christina M. Hesse DATE
SOUTHWEST GAS CORPORATION

Deana M. Gaithe 01-09-2020
BY: Deana M. Gaithe DATE
NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY

D. Hatzembuehler 1/9/20
BY: D. Hatzembuehler DATE
CENTRAL TELEPHONE COMPANY D/B/A CENTURYLINK

Celina Loper 1/9/2020
BY: Celina Loper DATE
COX COMMUNICATIONS LAS VEGAS, INC.

CITY ENGINEER'S APPROVAL

BY THE SIGNATURE BELOW, THE CITY DOES HEREBY ACCEPT THE EASEMENTS GRANTED TO THE CITY AS DELINEATED AND APPROVED HEREON WITH THIS PLAT, UNLESS OTHERWISE NOTED.

Steve Ford 4/30/2020
CITY ENGINEER: STEVE FORD, P.E. 12175 DATE

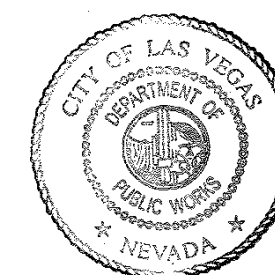
CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

ALEXANDER JULIANO EAST

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 THE 13 DAY OF Feb, 2022.

Randy W. Mrowicki
for: Randy W. Mrowicki 12-MAY-2020
ALAN R. RIEKKI, PLS PLS 11441 DATE
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469



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.

Daniel C Burns 4-7-2020
BY: DANIEL C BURNS DATE
SOUTHERN NEVADA HEALTH DISTRICT

DIVISION OF WATER RESOURCES CERTIFICATE

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.

John G. Gault 4/10/2020
BY: JOHN G. GAULT, P.E. DATE
DIVISION OF WATER RESOURCES

CERTIFICATE OF DIRECTOR OF PLANNING

THIS IS TO 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 DEDICATION BY THE DIRECTOR OF PLANNING ON THE 30th DAY OF APRIL, 2020.

Robert Summerfield
ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

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 3

ATKINS

2270 CORPORATE CIRCLE
SUITE 100
HENDERSON, NV 89074-6382
TELEPHONE: 702-263-7275
FAX: 702-263-7200

FMP-77862

ALEXANDER JULIANO EAST

INSTRUMENT NO. 00288
OFFICIAL RECORDS
BOOK NO. 20200515
FILED AT THE REQUEST OF
ATKINS NORTH AMERICA, INC.
DATE 5-15-20 AT 9:12 A.M.
BOOK 162 PAGE 0002
OF PLATS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ 87.00 DEPUTY RYUD

BOOK 162 PAGE 0002

FOUND 2" BRASS
CAP IN CONCRETE
STAMPED "PLS 7008"

S 1/16 C
5 C

N89°33'04"E 1363.23'

SE 1/16
SEC. 5

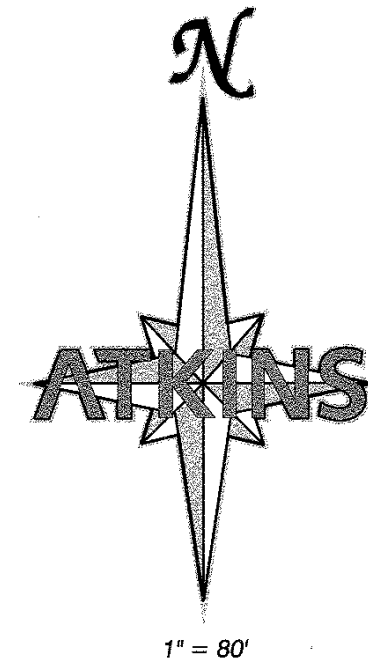
682.20'

N89°32'18"E 1364.40'

682.20'

S 1/16
5 4

FOUND 2" BRASS
CAP IN CONCRETE
STAMPED "PLS 7008"



LEGEND

	MAP BOUNDARY LINE
	SECTION LINE
	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	ALIQUOT SECTION LINE
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	POINT NOT FOUND - CALCULATED POSITION
	OFFICIAL RECORDS

EL CAPITAN WAY
N00°15'42"E 1319.73'

LOT TABULATION

RESIDENTIAL LOTS	= 8
COMMON ELEMENT LOTS	= 4
PRIVATE STREET	= 1

N00°03'09"E 1323.38'

330.84'

341.69'

341.69'

N89°37'16"E

S00°02'58"E

1322.34'

683.38'

S00°09'04"E 1327.30'

683.65'

N89°39'44"E

341.98'

683.96'

S00°00'05"W

281.09'

280.84'

A PORTION OF THE
SW 1/4, SW 1/4, SE 1/4, SE 1/4
SEC. 5, T. 20 S., R. 60 E., M.D.M.
2.21 ACRES

POINT OF BEGINNING

S89°42'13"W 342.23'

ALEXANDER ROAD

ROW PER OR:20030224-01737

342.27'

N89°42'13"E 2737.12'

BASIS OF BEARINGS

FOUND 2" BRASS CAP
IN WELL STAMPED
"PLS 7008"

1/4
5
8

E 1/16
5
8

FOUND 2" BRASS
CAP IN CONCRETE
STAMPED "PLS 7008"
POINT OF
COMMENCEMENT

FOUND 1.5"
ALUMINUM CAP
STAMPED "PLS 9992"

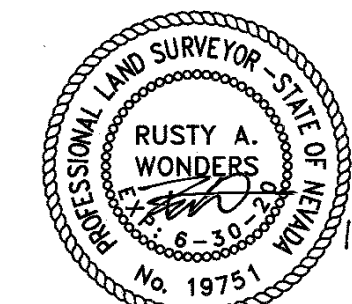
FOUND 1.5"
ALUMINUM CAP
STAMPED "PLS 9992"

5 4
8 9

FOUND 2" BRASS CAP
IN MONUMENT WELL
STAMPED "PLS 7008"

NOTE

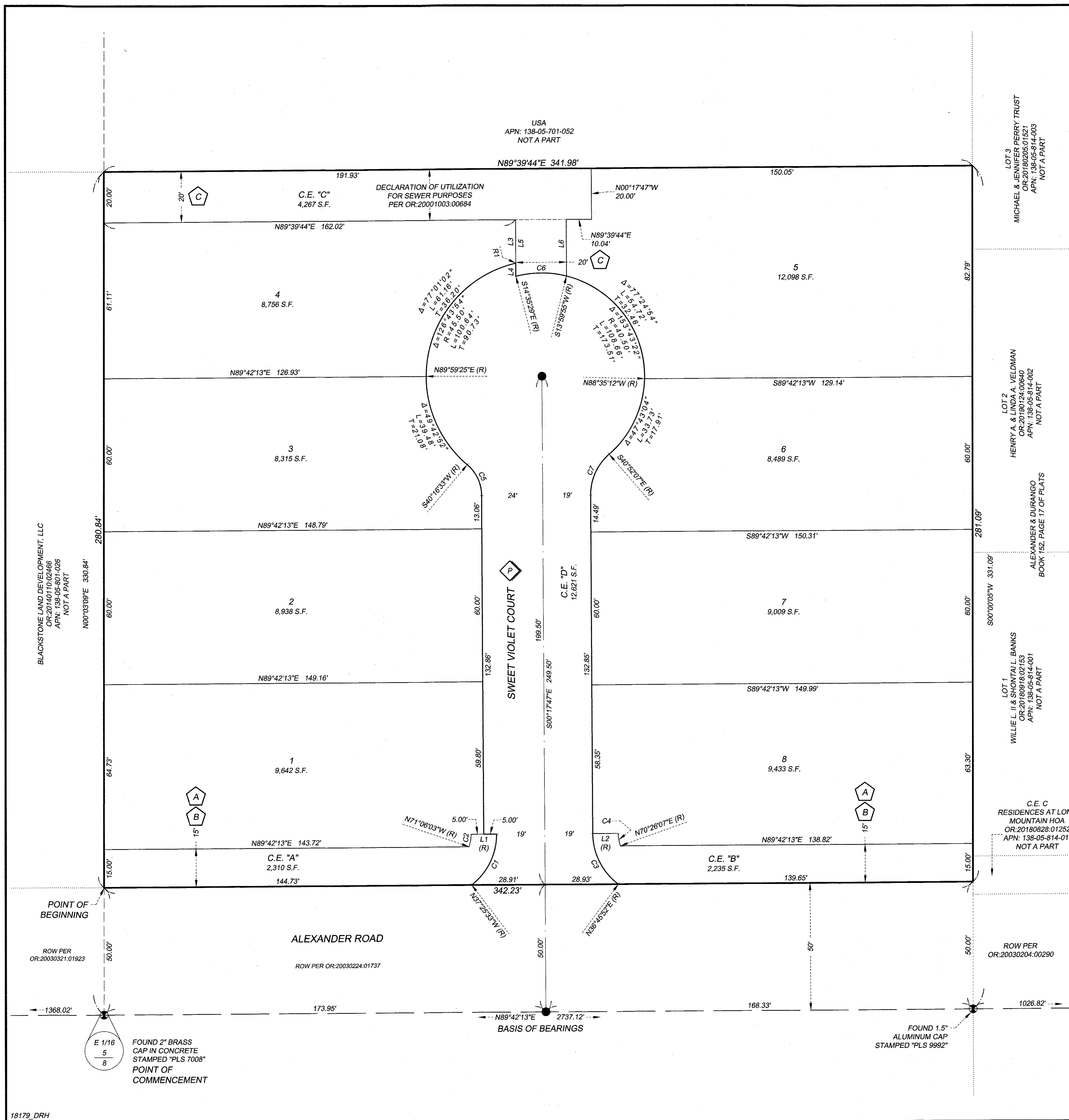
ALL COMMON ELEMENT LOTS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENT LOTS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).



12/20/19

SHEET 2 OF 3

BOOK 162 PAGE 0002



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	52°52'14"	25.00'	23.07'	12.43'
C2	19°09'58"	15.00'	5.02'	2.53'
C3	52°56'21"	25.00'	23.10'	12.45'
C4	19°16'06"	15.00'	5.04'	2.55'
C5	49°25'40"	16.00'	13.80'	7.36'
C6	28°35'24"	40.50'	20.21'	10.32'
C7	49°25'40"	21.00'	18.12'	9.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°42'13"W	10.00'
L2	N89°42'13"E	10.00'
L3	S00°17'47"E	17.06'
L4	S00°17'47"E	5.14'
L5	S00°17'47"E	22.20'
L6	N00°17'47"W	22.22'

RADIAL TABLE	
LINE	BEARING
R1	S12°59'33"E

LEGEND	
	MAP BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	SECTION LINE
	SIXTEENTH SECTION LINE
	EASEMENT LINE
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	SET TYPE III MONUMENT WITH TYPE IV-A SET IN TOP OF CURB
	LOT NUMBER
	COMMON ELEMENT LOT
	ASSESSOR'S PARCEL NUMBER
	OFFICIAL RECORDS
	RIGHT-OF-WAY
	SQUARE FEET
	LINE TABLE NUMBER
	CURVE TABLE NUMBER
	RADIAL LINE OR BEARING
	PRIVATE STREET, PUBLIC SEWER EASEMENT, CITY OF LAS VEGAS PUBLIC DRAINAGE EASEMENT AND UTILITY EASEMENT TO TO PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (12,621 S.F.)

- LANDSCAPE EASEMENT CREATED PER THIS MAP TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, ALSO A PEDESTRIAN ACCESS EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP TO BE PRIVATELY MAINTAINED.
- MULTI-USE NON EQUESTRIAN TRAIL EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- 20' WIDE PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP TO BE PRIVATELY MAINTAINED.

NOTES

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL & TAG STAMPED "PLS 19751" ON BLOCK WALL AND FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
- COMMON ELEMENT LOTS "A" AND "B" ARE ALSO MULTI-USE NON EQUESTRIAN TRAIL EASEMENT AND LANDSCAPING WITHIN COMMON ELEMENTS SHALL NOT INTERFERE WITH THE INTENDED USE OF THE MULTI-USE NON EQUESTRIAN TRAIL EASEMENT.

