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ELKHORN SPRINGS - UNIT NO. 1

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER (SW 1/4), AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 16 OF TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA

OWNER'S CERTIFICATE & DEDICATION

CITY ENGINEER'S CERTIFICATE

WATT/MORADI CO., A California General Partnership, by WATT/LV, INC., a California Corporation, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF ELKHORN SPRINGS - UNIT NO. 1, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY OFFER AND DEDICATE THE PUBLIC STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS INDICATED AND OUTLINED HEREON, TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC. FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, SPRINT CENTRAL TELEPHONE - NEVADA, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, AND COMMUNITY CABLE T.V. INC., JOINTLY AND SEVERALLY, AND TO THEIR SUCCESSORS AND ASSIGNS, A FIVE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS, ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS, AND A PERMANENT EASEMENT SHOWN HEREON AS COMMON AREA LOTS A THROUGH L WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN AND ABOVE-GROUND UTILITY AND CABLE TV LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS FOR FIRE HYDRANT AND STREET LIGHT PURPOSES, AND AN ADDITIONAL TWO FEET AT FIRE HYDRANT AND STREET LIGHT LOCATIONS.

DATED THIS 31ST DAY OF JANUARY, 1994.

WATT/MORADI CO., A CALIFORNIA GENERAL PARTNERSHIP
WATT/LV, INC. A CALIFORNIA CORPORATION

BY: ITS GENERAL PARTNER: Everett L. Pfeiff

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON 1/31/94, BEFORE ME, ANDREW H. HOFFER, PERSONALLY

APPEARED EVERETT L. PFEIFF, 9 ISSAQUA M. HADJI
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Notary Public MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN LOS ANGELES COUNTY

BY: LOUISE H. HOFFER MY COMMISSION EXPIRES 1/13/95

UTILITY AGENCIES & APPROVALS

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

George A. Jacoby 12-13-93
LAS VEGAS VALLEY WATER DISTRICT DATE

Joe Clemeat 12-9-93
SOUTHWEST GAS CORPORATION DATE

Sharon McShea 2-4-93
NEVADA POWER COMPANY DATE

Dean T. W. Tinar 12-22-94
SPRINT CENTRAL TELEPHONE - NEVADA DATE

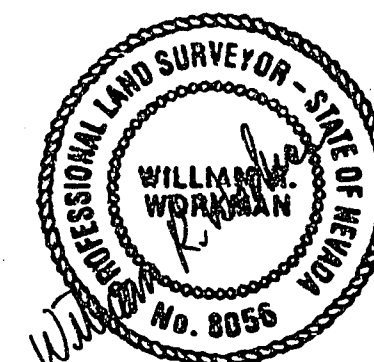
Randall Black 12-9-93
COMMUNITY CABLE T.V. INC. DATE

Dennis Anderson 2-22-94
CITY OF LAS VEGAS DATE

SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WATT/MORADI CO.
- THE LANDS SURVEYED LIE WITHIN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON JULY 09, 1993.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY MARCH 25, 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



25 FEBRUARY 1994

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS MAP IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST (THE CENTERLINE OF DURANGO DRIVE FROM ELKHORN ROAD TO FARM ROAD) AS SHOWN BY MAP THEREOF ON FILE IN FILE 53, PAGE 40 OF SURVEYS, IN THE CLARK COUNTY RECORDER'S OFFICE, BEING NORTH 00°20'00" EAST.

LEGAL DESCRIPTION

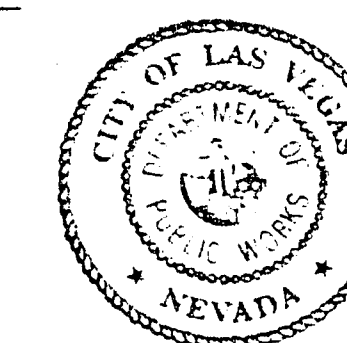
A PARCEL OF LAND LYING IN THE SOUTH HALF (S 1/2) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;
THENCE SOUTH 85°49'07" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 30.07' TO THE POINT OF BEGINNING;
THENCE NORTH 00°20'00" EAST ALONG A LINE PARALLEL TO AND 30 FEET DISTANT FROM THE WEST LINE OF SAID QUARTER (SW 1/4), 673.27' OF SAID SECTION 16, A DISTANCE OF 673.27 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE SOUTH 85°40'41" EAST ALONG SAID NORTH LINE, A DISTANCE OF 652.16 FEET TO THE NORTHEAST CORNER OF SAID QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE NORTH 00°19'01" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 671.75 FEET TO THE NORTHEAST CORNER OF SAID QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE SOUTH 85°32'14" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 682.08 FEET TO THE NORTHEAST CORNER OF SAID QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE NORTH 00°18'18" EAST ALONG THE WEST LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 1299.81 FEET TO A POINT 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE SOUTH 85°15'10" EAST PARALLEL TO SAID NORTH LINE, A DISTANCE OF 1364.03 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE SOUTH 85°16'53" EAST PARALLEL TO AND 40.00 FEET DISTANT FROM THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 71.81 FEET;
THENCE SOUTH 04°43'07" WEST, A DISTANCE OF 5.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 94°29'36";
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH A TANGENT LINE BEARS NORTH 85°16'53" WEST, A DISTANCE OF 24.74 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 00°13'31" WEST, A DISTANCE OF 274.76 FEET, TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 24°55'01";
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 280.50 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 24°41'30" EAST, A DISTANCE OF 302.02 FEET, TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 755.00 FEET AND A CENTRAL ANGLE OF 21°01'30";
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 277.05 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 03°40'00" EAST, A DISTANCE OF 319.00 FEET, TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 755.00 FEET AND A CENTRAL ANGLE OF 26°23'00";
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 347.66 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 22°43'00" WEST, A DISTANCE OF 448.00 FEET, TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 21°38'20";
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 243.78 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 01°03'40" WEST, A DISTANCE OF 96.76 FEET, TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 54.00 FEET AND A CENTRAL ANGLE OF 88°53'20";
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 81.89 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE SOUTH 04°10'20" WEST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 85°45'40" WEST, A DISTANCE OF 106.39 FEET;
THENCE SOUTH 00°05'07" WEST, A DISTANCE OF 50.12 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE NORTH 85°49'02" WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 1364.97 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE NORTH 85°49'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1334.56 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 124.3072 ACRES.

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF ELKHORN SPRINGS - UNIT NO. 1, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER SHOWN AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 25TH DAY OF MARCH, 1995.

DENNIS ANDERSON
CITY ENGINEER, CITY OF LAS VEGAS, NEVADA
NEVADA P.E. CERTIFICATE NO. 09160



2-22-94
DATE

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.

Clare A. Schmutz 1-28-94
CLARE A. SCHMUTZ DATE

TITLE COMPANY CERTIFICATE

NEVADA TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS ISSUED A GUARANTEE FOR THE BENEFIT OF THE LOCAL GOVERNMENT IN COMPLIANCE WITH NRS 278.374, WHICH LISTS EACH OWNER OF RECORD OF THE LAND, EACH LIEN OR MORTGAGE HOLDER OF RECORD, AND IF SAID SUBDIVISION IS A COMMON-INTEREST COMMUNITY, SHOWS THAT THERE ARE NO LIENS AGAINST THE COMMON-INTEREST COMMUNITY OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

Robbie D. Graham 1-3-94
ROBBIE D. GRAHAM EFFECTIVE DATE
VICE-PRESIDENT, NEVADA TITLE COMPANY

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.

Richard G. Moles 12-6-94
RICHARD G. MOLES DATE
DIVISION OF WATER RESOURCES

COMMUNITY PLANNING AND DEVELOPMENT

I HEREBY 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, AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

Norman R. Standerfer 2/7/94
NORMAN R. STANDERFER DATE
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

PLANNING COMMISSION APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 23RD DAY OF FEBRUARY, 1994, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA.

CERTIFIED BY: Norman R. Standerfer 2/7/94
NORMAN R. STANDERFER DATE
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

ELKHORN SPRINGS - UNIT 1
SHEET 1 OF 4

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



- PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- DEVELOPER SERVICES
- PUBLIC WORKS
- WATER RESOURCES

INSTRUMENT NO. 02641
BOOK NO. 940225
OF OFFICIAL RECORDS
FILED AT THE REQUEST OF
THE KEITH COMPANIES, NV.
DATED 2-25-94 AT 16:56
BOOK 60 PAGE 72
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 37.80 DEPUTY GLS

BOOK 60 PAGE 72
4299-1