

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

BEAZER HOMES HOLDING CORP., A DELAWARE CORPORATION,
DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN
UPON THE MAP OF "ELKHORN SPRINGS PARCEL 2 - UNIT 1"

AND DO HEREBY CONSENT TO THE PREPARATION AND
RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS
RIGHTS-OF-WAY AND 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, WE HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND CENTRAL
TELEPHONE COMPANY, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS
VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC. AND TO THEIR RESPECTIVE
SUCCESSORS AND ASSIGNS: (I) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES; (II)
A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS
FOR UNDERGROUND SERVICE; (III) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT
ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER AND TELEPHONE
EQUIPMENT PADS; (IV) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE
PLATTED LANDS; AND (V) AN EASEMENT OVER ALL THOSE AREAS INDICATED AND OUTLINED
HEREON AS "ACCESS AND PUBLIC UTILITY EASEMENT", 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 THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS 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 AREAS ABUT PUBLIC STREETS FOR PURPOSES OF
PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS AND 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 TO
AND EGRESS FROM THESE EASEMENTS.

Warren Kiggins
WARREN KIGGINS
PRESIDENT

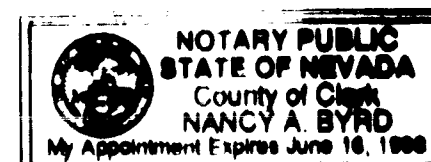
4-22-97
DATE

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-22-97
BY Warren Kiggins AS President
OF Beazer Homes Holding Corp.

SEAL



Nancy A. Byrd
NANCY A. BYRD
MY COMMISSION EXPIRES ON 6-18-98
DATE

CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT
OF THE DESIGNATED EASEMENTS.

Arthur G. Spurling
ARTHUR G. SPURLING
NEVADA POWER COMPANY 3-22-97
DATE

S. J. Turner
S. J. TURNER
SPRING CENTRAL TELEPHONE-NEVADA 3-20-97
DATE

Clark G. McCarrell
CLARK G. MCCARRELL
SOUTHWEST GAS CORPORATION 3-23-97
DATE

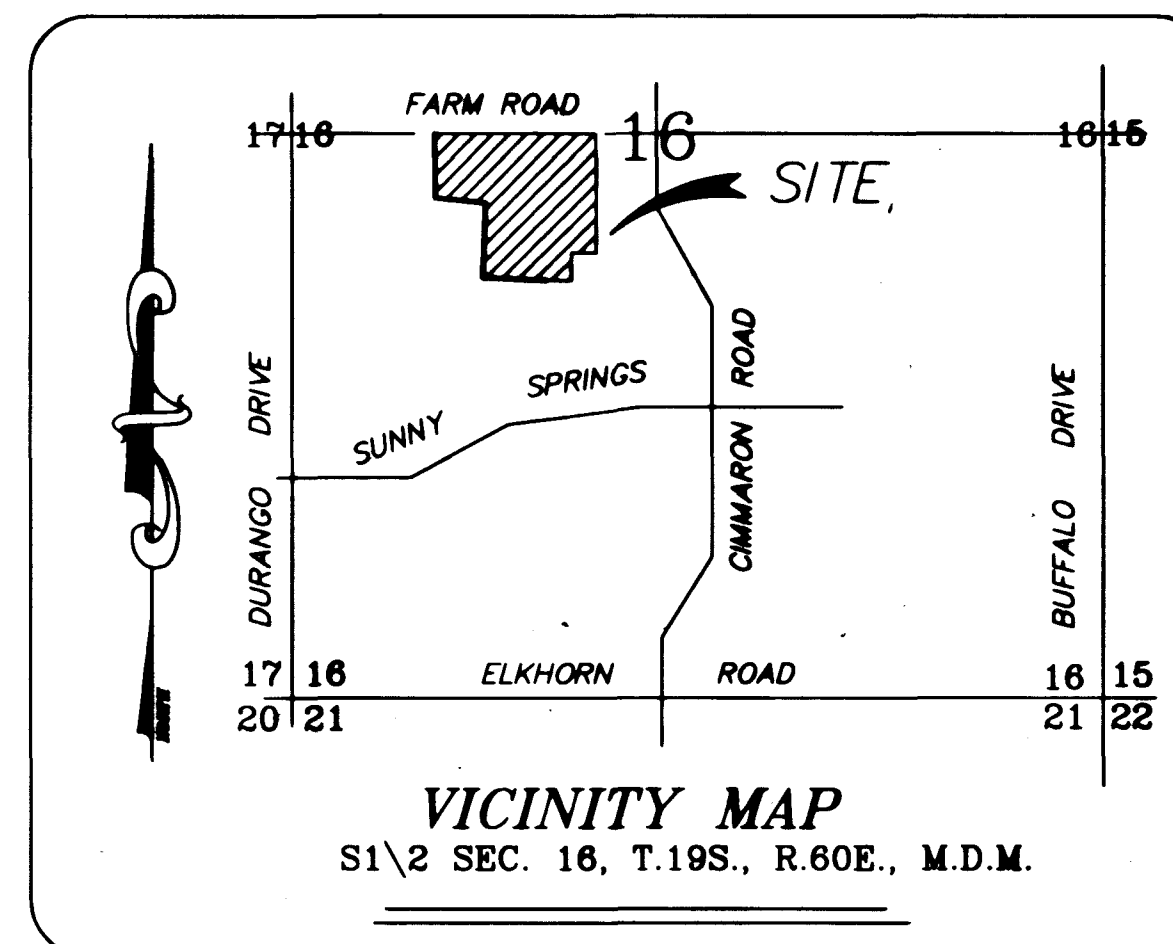
Gary Lange
GARY LANGE
LAS VEGAS VALLEY WATER DISTRICT 3-20-97
DATE

Randall Black
RANDALL BLACK
COMMUNITY CABLE T.V., INC. 3/26/97
DATE

Dennis Anderson
DENNIS ANDERSON, CITY ENGINEER
CITY OF LAS VEGAS 6-8-97
DATE

ELKHORN SPRINGS PARCEL 2 - UNIT 1

A DIVISION OF PARCEL 2 OF ELKHORN SPRINGS UNIT NO. 1 AS SHOWN IN BOOK 60
PAGE 72 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, ALSO BEING A PORTION
OF THE SOUTH HALF (S 1/2) OF SECTION 16, T.19S., R.60E., M.D.M., CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA



APN 125-16-310-001
AND APN 125-16-097-001

DESCRIPTION

BEING A PORTION OF PARCEL 2 AS SHOWN UPON A PLAT ENTITLED "ELKHORN SPRINGS - UNIT
NO. 1", FILED ON RECORD IN BOOK 60 PAGE 72 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY,
NEVADA, ALSO BEING A PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 16, T.19S., R.60E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SOUTH HALF (S 1/2) OF SECTION 16;
THENCE ALONG THE NORTH LINE THEREOF S.85°15'30"E., 1364.07 FEET;
THENCE DEPARTING SAID NORTH LINE S.00°18'19"W., 45.13 FEET TO THE POINT OF BEGINNING; SAID
POINT ALSO BEING NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL 2;
THENCE ALONG SAID BOUNDARY OF PARCEL 2 THE FOLLOWING FIVE (5) COURSES:
(1) THENCE S.85°15'10"E., 858.41 FEET;
(2) THENCE S.00°46'28"E., 477.80 FEET;
(3) THENCE S.89°13'32"W., 135.54 FEET;
(4) THENCE S.01°18'31"E., 125.51 FEET;
(5) THENCE S.89°13'32"W., 125.51 FEET;
THENCE DEPARTING SAID BOUNDARY LINE S.01°18'30"E., 5.01 FEET;
THENCE N.89°41'59"W., 1.20 FEET;
THENCE N.00°18'01"E., 225.50 FEET;
THENCE N.89°41'59"W., 181.98 FEET;
THENCE N.00°18'01"E., 51.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING
A RADIUS OF 15.00 FEET, A RADIAL LINE TO SAID POINT BEARS THE LAST DESCRIBED COURSE;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" ALONG
AN ARC LENGTH OF 23.56 FEET TO A POINT OF TANGENCY;
THENCE N.00°18'01"E., 85.00 FEET;
THENCE N.89°41'59"W., 439.01 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFOREMENTIONED
PARCEL 2;
THENCE ALONG SAID WEST BOUNDARY N.00°18'19"E., 292.93 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 329,458 SQUARE FEET OR 7.56 ACRES MORE OR LESS AS DETERMINED BY COMPUTER METHOD.

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.

Robert H. Harris
ROBERT H. HARRIS
DISTRICT BOARD OF HEALTH 5-15-97
DATE

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 AND APPROVAL ON FILE IN THIS
OFFICE.

Robert Coache, P.E.
ROBERT COACHE, P.E.
DIVISION OF WATER RESOURCES 5-13-97
DATE

BASIS OF BEARINGS

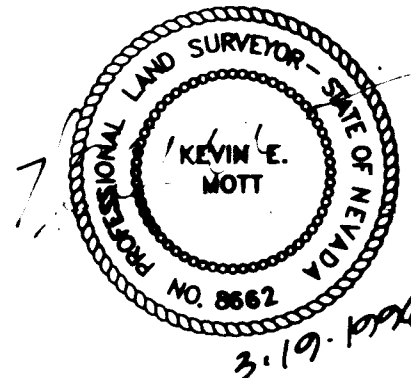
N85°15'10"W, BEING THE CENTERLINE OF FARM ROAD
AS SHOWN ON THE PLAT OF ELKHORN SPRINGS UNIT NO. 1 RECORDED
IN BOOK 60 PAGE 72 OF PLATS, BEING A PORTION OF THE SW 1/4
OF SECTION 16, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE:

I, KEVIN E. MOTT, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE
STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY
DIRECT SUPERVISION AT THE INSTANCE OF: BEAZER HOMES HOLDING CORP.,
A DELAWARE CORPORATION.
- 2) THE LAND SURVEYED LIES WITHIN THE:
SOUTH HALF (S 1/2) OF SECTION 16, T. 19 S., R. 60 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
THE SURVEY WAS COMPLETED ON 09-23-1996.
- 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 WILL OCCUPY THE POSITIONS INDICATED. BY May 10, 1998
AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE
GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE
MONUMENTS.

KEVIN E. MOTT
NEVADA CERTIFICATE NO. 8662



CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY
CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "ELKHORN SPRINGS PARCEL 2 - UNIT 1"
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 May 10, 1998

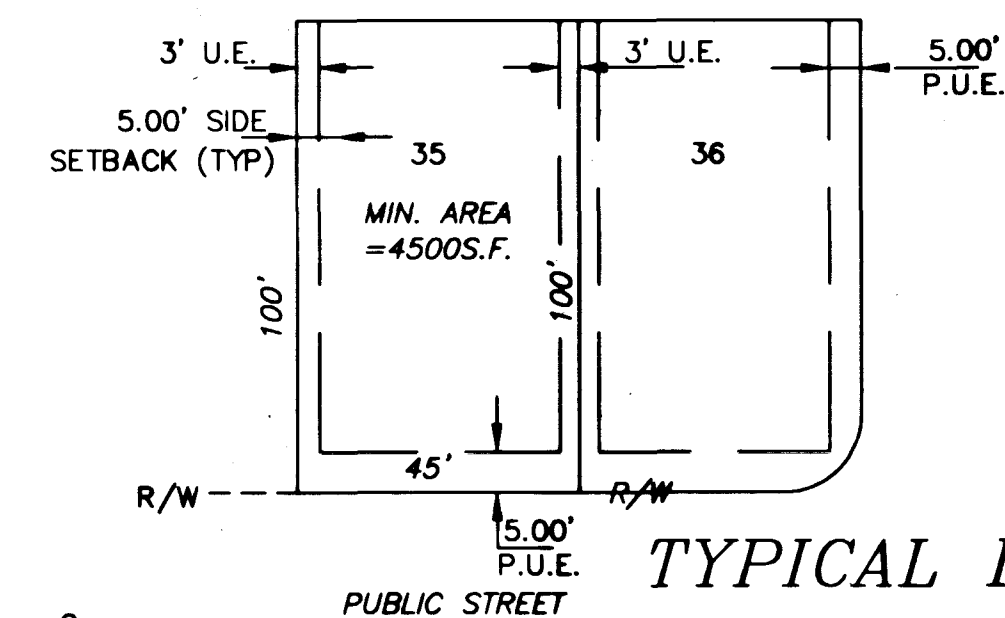
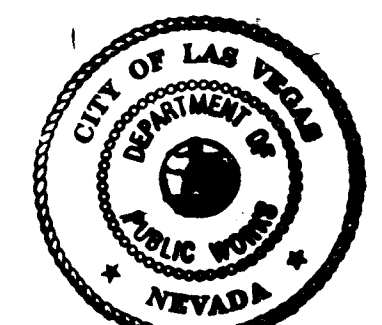
Rita M. Lumos
RITA M. LUMOS, P.L.S. 5094
CITY SURVEYOR, LAS VEGAS, NEVADA

6/23/97
DATE

CERTIFICATE OF PLANNING COMMISSION/ 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 AND 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 COMMISSION OF THE CITY OF LAS VEGAS,
NEVADA, ON THE 21st DAY OF November 1996

Theresa O'Donnell
THERESA O'DONNELL
DIRECTOR OF PLANNING AND DEVELOPMENT
AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS



TYPICAL LOT
DETAIL (N.T.S.)

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.



186U1FM1.DWG

SHEET 1 OF 2 SHEETS

FM - 167 - 96

INSTRUMENT NO. 01413
FILED AT THE REQUEST OF
ORION ENGINEERING, INC.
DATE 6-26-97 AT 10:42 A.M.
BOOK 80 PAGE 21
OF PLATS
OFFICIAL RECORDS
BOOK NO. 970626
CLARK COUNTY, NEVADA
RECORDS
JUDITH A. VANDEVER, RECORDER
FEE 50 DEPUTY LD

