

970627

01283

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 2"

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

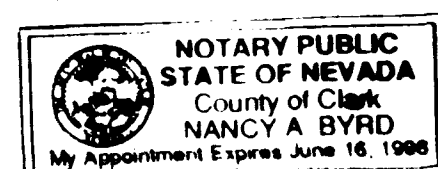
4-22-97
DATE

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 6-16-98
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
3-27-97
DATE

S.S. Turner
S.S. TURNER
SPRINT CENTRAL TELEPHONE, NEVADA
3-28-97
DATE

Clark G. McCarrell
CLARK G. MCCARRELL
SOUTHWEST GAS CORPORATION
3-25-97
DATE

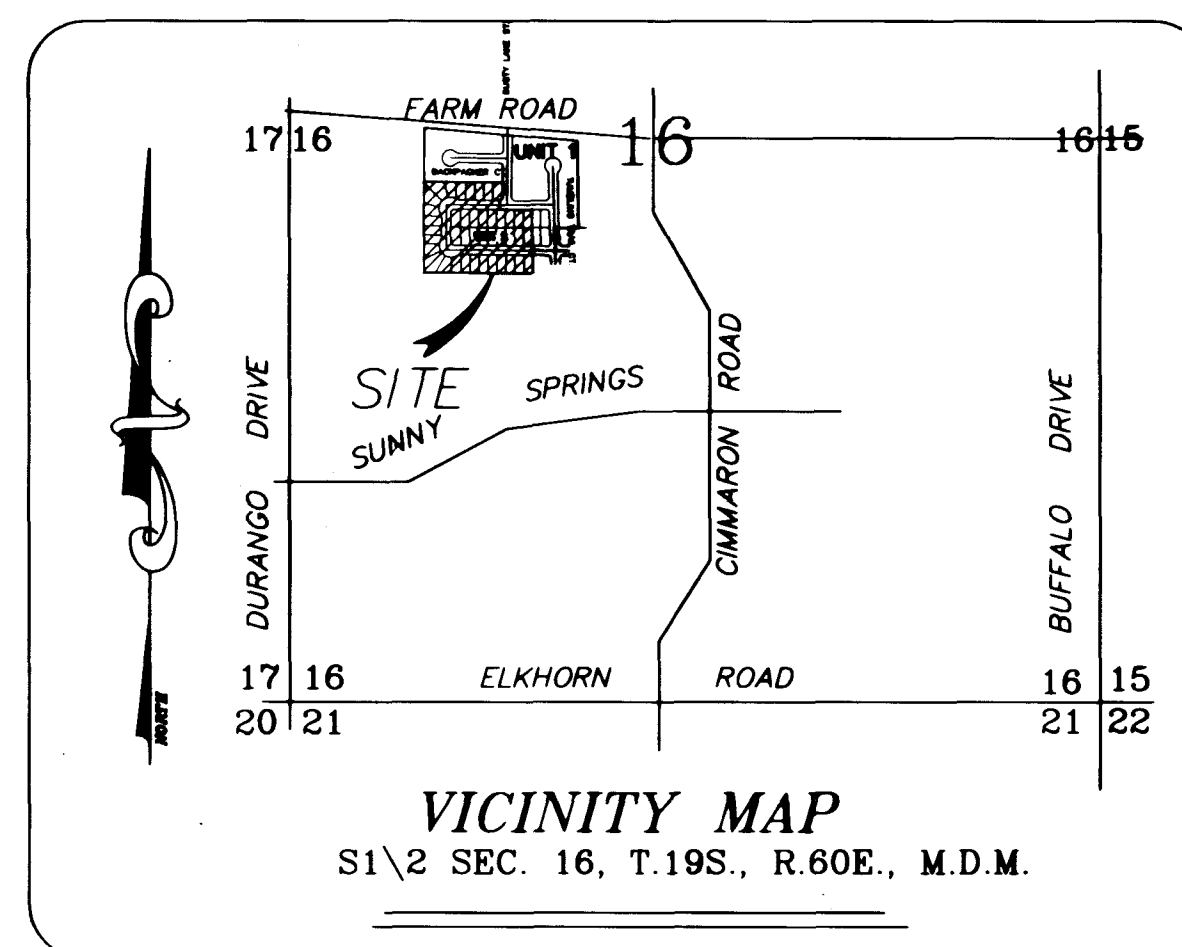
Gary Lange
GARY LANGE
LAS VEGAS VALLEY WATER DISTRICT
3-20-97
DATE

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

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

ELKHORN SPRINGS PARCEL 2 - UNIT 2

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

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 (S1/2) OF SECTION 16, T.19S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SOUTH HALF (S1/2) 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., 338.07 FEET TO THE POINT OF BEGINNING;

THENCE S.89°41'59"E., 439.01 FEET;
THENCE S.00°18'01"W., 85.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" ALONG AN ARC LENGTH OF 23.56 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS THE NEXT DESCRIBED COURSE;
THENCE S.00°18'01"W., 51.00 FEET;
THENCE S.89°41'59"E., 181.98 FEET;
THENCE S.00°18'01"W., 225.50 FEET;
THENCE S.89°41'59"E., 1.20 FEET TO A POINT ON THE BOUNDARY OF THE AFOREMENTIONED PARCEL 2;
THENCE CONTINUING ALONG SAID BOUNDARY LINE S.01°18'30"E., 126.81 FEET;
THENCE CONTINUING ALONG SAID BOUNDARY LINE N.89°41'59"W., 610.79 FEET;
THENCE CONTINUING ALONG SAID BOUNDARY LINE N.00°18'19"E., 503.25 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 279326 SQUARE FEET OR 6.41 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.

Felix H. Davis
FELIX H. DAVIS
DISTRICT BOARD OF HEALTH
5-21-97
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 Wachs, P.E.
ROBERT WACHS, P.E.
DIVISION OF WATER RESOURCES
5-13-97
DATE

BASIS OF BEARINGS

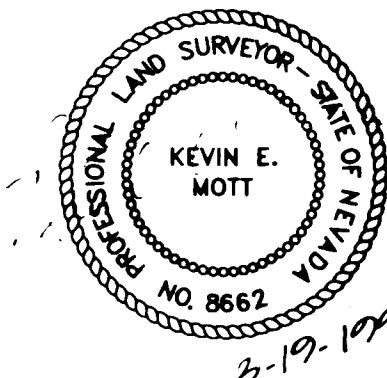
N85°15'10"W, BEING THE CENTERLINE OF FARM ROAD AS SHOWN ON THE PLAT OF ELKHORN SPRINGS UNIT NO. 1 RECORDED IN BOOK 60 PAGE 72 OF PLATS, BEING A PORTION OF THE SW 1/4 OF SECTION 16, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

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 (S1/2) OF SECTION 16, T. 19 S., R 60 R., 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

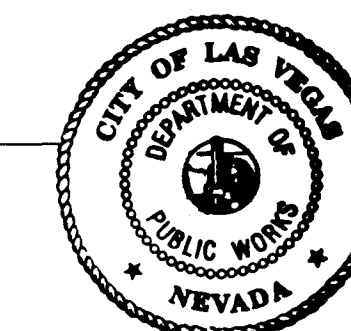


CITY SURVEYOR'S CERTIFICATE

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 2" 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

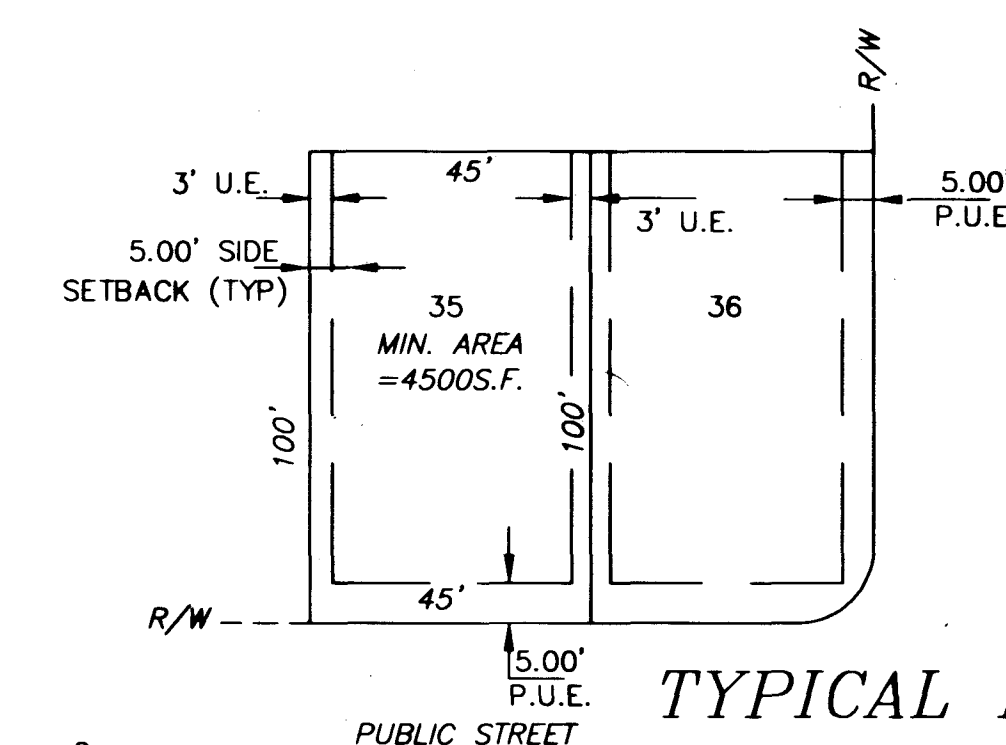
6/24/97
DATE



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
6/19/97
DATE



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.



186U2FM1.DWG

SHEET 1 OF 2 SHEETS

FM - 168 - 96

INSTRUMENT NO. 01283
FILED AT THE REQUEST OF
ORION ENGINEERING, INC.
DATE 6-21-97 AT 13:33 P.
BOOK 80 PAGE 86
OF PLATS
OFFICIAL RECORDS
BOOK NO. 970627
CLARK COUNTY, NEVADA
RECORDS
JUDITH A. VANDEVER, RECORDER
FEE 49.70 DEPUTY PK

Book 80 Page 36

4299-2-2

