

OWNER'S CERTIFICATE & DEDICATION

WATT RESIDENTIAL PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP
DBA WATT HOMES, NEVADA DIVISION
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH
IS SHOWN UPON THIS MAP OF

ELKHORN SPRINGS - PARCEL 4B

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 AND SPRINT CENTRAL TELEPHONE - NEVADA,
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 SERVICES; (iii) A FIVE-
FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND
PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS
AND ABOVE-GROUND TELEPHONE EQUIPMENT PADS AND (iv) AND A TWO-FOOT
WIDE EASEMENT AROUND EACH ABOVE-GROUND TRANSFORMER PAD AND ABOVE-
GROUND TELEPHONE EQUIPMENT PAD; AND A PERMANENT EASEMENT OVER
AREAS SHOWN HEREON AS COMMON LOT "A"

WITHIN THE PLATTED LANDS, 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
AND PUBLIC STREET LIGHTS 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.

DATED THIS 8th DAY OF February, 1996

WATT RESIDENTIAL PARTNERS / NEVADA DIVISION - A California General Partnership

Susan Camara
SUSAN CAMARA, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

} ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 8th DAY OF

FEBRUARY 1996 BY SUSAN CAMARA AS PRESIDENT OF WATT RESIDENTIAL
PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP, DBA WATT HOMES,
NEVADA DIVISION.

Angela R. Scott
ANGELA R. SCOTT

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 3/28/99

UTILITY AGENCIES & APPROVALS

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

Gary Lange 2-26-96
LAS VEGAS VALLEY WATER DISTRICT - GARY LANGE DATE

Paul E. Johnson 3-12-96
SOUTHWEST GAS CORPORATION - PAUL E. JOHNSON DATE

Traci A. Wallin 2/26/96
NEVADA POWER COMPANY - TRACI A. WALLIN DATE

Jane P. Stores 2-26-96
SPRINT CENTRAL TELEPHONE - NEVADA - JANE P. STORES DATE

Teresa Parker 3-12-96
COMMUNITY CABLE T.V. INC. - TERESA PARKER DATE

Dennis Anderson 3-22-96
CITY OF LAS VEGAS - DENNIS ANDERSON - CITY ENGINEER DATE

ELKHORN SPRINGS - PARCEL 4B

A SUBDIVISION OF A PORTION OF LOT 4
AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 60 PAGE 72 OF PLATS RECORDED IN
THE CLARK COUNTY RECORDER'S OFFICE,
LYING WITHIN SECTION 16, OF TOWNSHIP
19 SOUTH, RANGE 60 EAST, M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA.

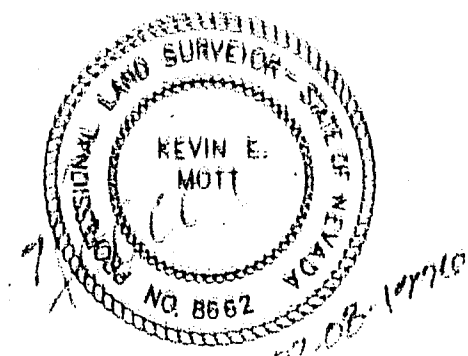
ASSESSOR'S PARCEL NO. 125-16-410-004 & 125-16-810-001

SURVEYOR'S CERTIFICATE

I, KEVIN E. MOTT, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA,
ACTING AS AN AGENT FOR L. BRUCE NYBO, INC. CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY
DIRECT SUPERVISION AT THE INSTANCE OF WATT/LV, INC.
- THE LANDS SURVEYED LIE WITHIN SECTION 16, TOWNSHIP 19 SOUTH, RANGE
60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON FEBRUARY 01, 1996
- 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 MARKS IN THE PLAT
AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY
BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

KEVIN E. MOTT
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 8662



LEGAL DESCRIPTION

A PARCEL OF LAND WITHIN 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 NORTH 00°20'00" EAST, A DISTANCE OF 597.18 FEET;
THENCE NORTH 86°30'00" EAST, A DISTANCE OF 762.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 17°25'30";
THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 212.89 FEET TO A POINT OF TANGENCY;
THENCE NORTH 76°04'30" EAST, A DISTANCE OF 330.66 FEET;
THENCE SOUTH 13°55'30" EAST, A DISTANCE OF 55.00 FEET;
THENCE NORTH 76°04'30" EAST, A DISTANCE OF 98.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY, HAVING A RADIUS OF 755.00 FEET AND A CENTRAL ANGLE OF 14°30'00";
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 191.07 FEET, TO A
POINT OF TANGENCY;
THENCE NORTH 61°34'30" EAST, A DISTANCE OF 463.56 FEET;
THENCE SOUTH 28°25'30" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 61°34'30" EAST, A DISTANCE OF 240.00 FEET;
THENCE SOUTH 28°25'30" EAST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 61°34'30" WEST, A DISTANCE OF 18.00 FEET;
THENCE SOUTH 28°25'30" EAST, A DISTANCE OF 151.00 FEET;
THENCE NORTH 61°34'30" EAST, A DISTANCE OF 35.00 FEET;
THENCE SOUTH 28°25'30" EAST, A DISTANCE OF 180.00 FEET;
THENCE SOUTH 58°04'40" EAST, A DISTANCE OF 16.11 FEET;
THENCE SOUTH 85°49'07" EAST, A DISTANCE OF 120.00 FEET;
THENCE NORTH 77°18'08" EAST, A DISTANCE OF 30.31 FEET;
THENCE NORTH 27°03'28" EAST, A DISTANCE OF 48.85 FEET;
THENCE SOUTH 67°17'00" EAST, A DISTANCE OF 168.56 FEET;
THENCE NORTH 22°43'00" EAST, A DISTANCE OF 15.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00";
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 23.56 FEET TO A POINT
OF TANGENCY;
THENCE SOUTH 67°17'00" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 14°28'39";
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 5.05 FEET TO A POINT
TO WHICH A RADIAL LINE BEARS NORTH 37°11'39" EAST;
THENCE SOUTH 22°43'00" WEST, A DISTANCE OF 281.69 FEET;
THENCE NORTH 78°53'29" WEST, A DISTANCE OF 155.92 FEET;
THENCE NORTH 85°49'07" WEST, A DISTANCE OF 338.79 FEET;
THENCE NORTH 28°25'30" WEST, A DISTANCE OF 577.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.7515 Acres.

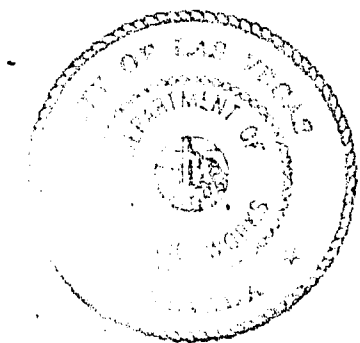
CERTIFICATE OF CITY SURVEYOR

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO
HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF
"ELKHORN SPRINGS - PARCEL 4B"

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 MARCH 1, 1996.

Rita M. Lumos
RITA M. LUMOS
CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 05094

4/10/96
DATE



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.

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. Schmitz
CLARE A. SCHMITZ
DISTRICT BOARD OF HEALTH

3-14-96
DATE

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 QUALITY SUBJECT TO THE PLAN
OF APPROVAL ON FILE IN THIS OFFICE.

Robert G. Smith
DIVISION OF WATER RESOURCES

3-14-96
DATE

CERTIFICATE OF PLANNING COMMISSION / DIRECTOR OF COMMUNITY 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 11th DAY OF

February, 1996

Dorina Kristaponis
DORINA KRISTAPONIS
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION, CITY OF LAS VEGAS, NEVADA

4-9-96
DATE

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

ELKHORN SPRINGS - PARCEL 4B

L. BRUCE NYBO, INC.
civil engineering • planning • surveying

Hughes Airport Center
6700 South Paradise Road, Suite A-1
Las Vegas, Nevada 89119
Tel. (702) 896-3252 Fax. (702) 896-1574



SHEET 1 OF 3 SHEETS

INSTRUMENT NO. 00926
BOOK NO. 960415
OF OFFICIAL RECORDS
FILED AT THE REQUEST OF
L. BRUCE NYBO, INC.
DATED 4-15-96 AT 14:14
BOOK 73 PAGE 28
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER

FEE \$ 45 DEPUTY 100

BOOK 73 PAGE 28 4299-4B