

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION

DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF "ELKHORN SPRINGS-PARCEL 7"

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 SPRINT 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 IN ALL SIDE PROPERTY LINES; (II) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METEORIC PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICE; (III) A FIVE-FOOT WIDE EASEMENT IN ALL PROPERTY LINES THAT ABOUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS AND ABOVE-GROUND TELEPHONE PADS; (IV) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LOTS; 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 THERE TO 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 ABOUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET LIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

Steven Kabel
STEVEN KABEL
DIVISION PRESIDENT

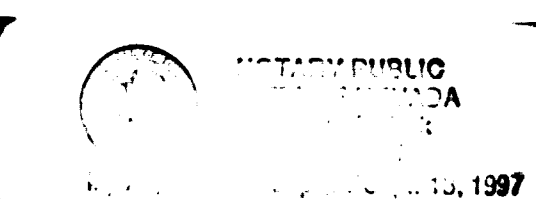
9-26-96

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-26-96
BY *Steven Kabel* AS Division President
OF *Richmond American Homes*

REAL

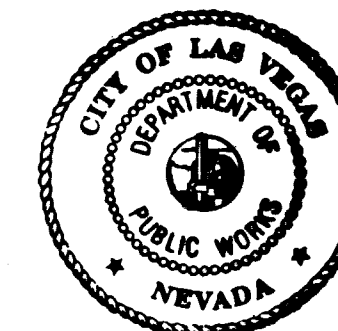
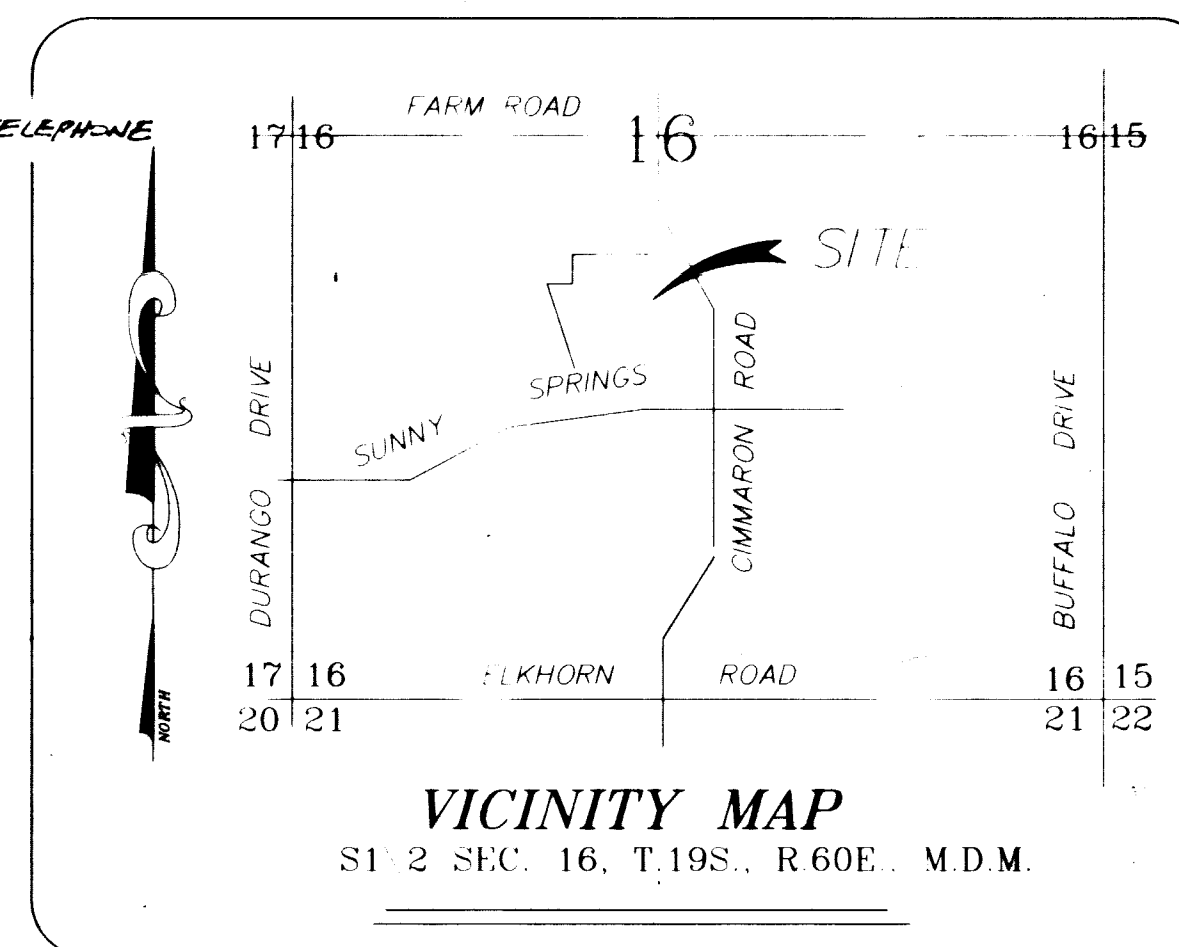


Luma Way

MY COMMISSION EXPIRES ON Sept 13 1997
DATE

ELKHORN SPRINGS-PARCEL 7

A DIVISION OF PARCEL 7 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

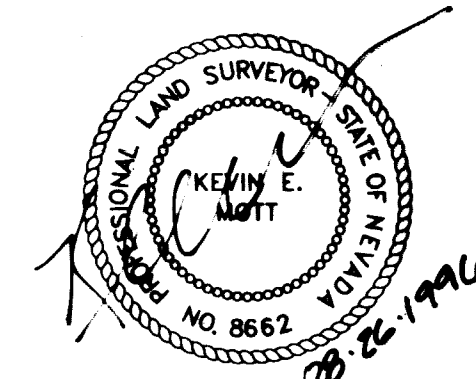


SURVEYOR'S CERTIFICATE:

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF: RICHMOND AMERICAN HOMES OF NEVADA, INC.
- THE LAND SURVEYED LIES WITHIN THE: SOUTH HALF (S1/2) OF SECTION 16, T. 19 S., R 60 E., M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON 08-23-1996.
- 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 WILL OCCUPY THE POSITIONS INDICATED. BY November 22, 1997 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 7" 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 November 22, 1997.

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

Feb 11, 1997
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 26th DAY OF September 1996.

John L. Schlegel
JOHN L. SCHLEGEL
ACTING DIRECTOR OF PLANNING AND DEVELOPMENT
AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

2-6-97
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.

Edmund J. Wozniak
EDMUND J. WOZNIAK
DISTRICT BOARD OF HEALTH

11-8-96
DATE

CERTIFICATE OF EASEMENT RECIPIENTS

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

James A. Reilly
JAMES A. REILLY
NEVADA POWER COMPANY

9-24-96
DATE

Jane F. Stokes
JANE F. STOKES
SPRINT CENTRAL TELEPHONE, NEVADA

9-25-96
DATE

Clark G. McCarrell, Jr.
CLARK G. MCCARRELL, JR.
SOUTHWEST GAS CORPORATION

9-24-96
DATE

Lewis E. Rinker
LEWIS E. RINKER
LAS VEGAS VALLEY WATER DISTRICT

9-24-96
DATE

Teresa Parker
TERESA PARKER
COMMUNITY CABLE T.V., INC.

9-24-96
DATE

Dennis Anderson
DENNIS ANDERSON, CITY ENGINEER
CITY OF LAS VEGAS

1-24-97
DATE

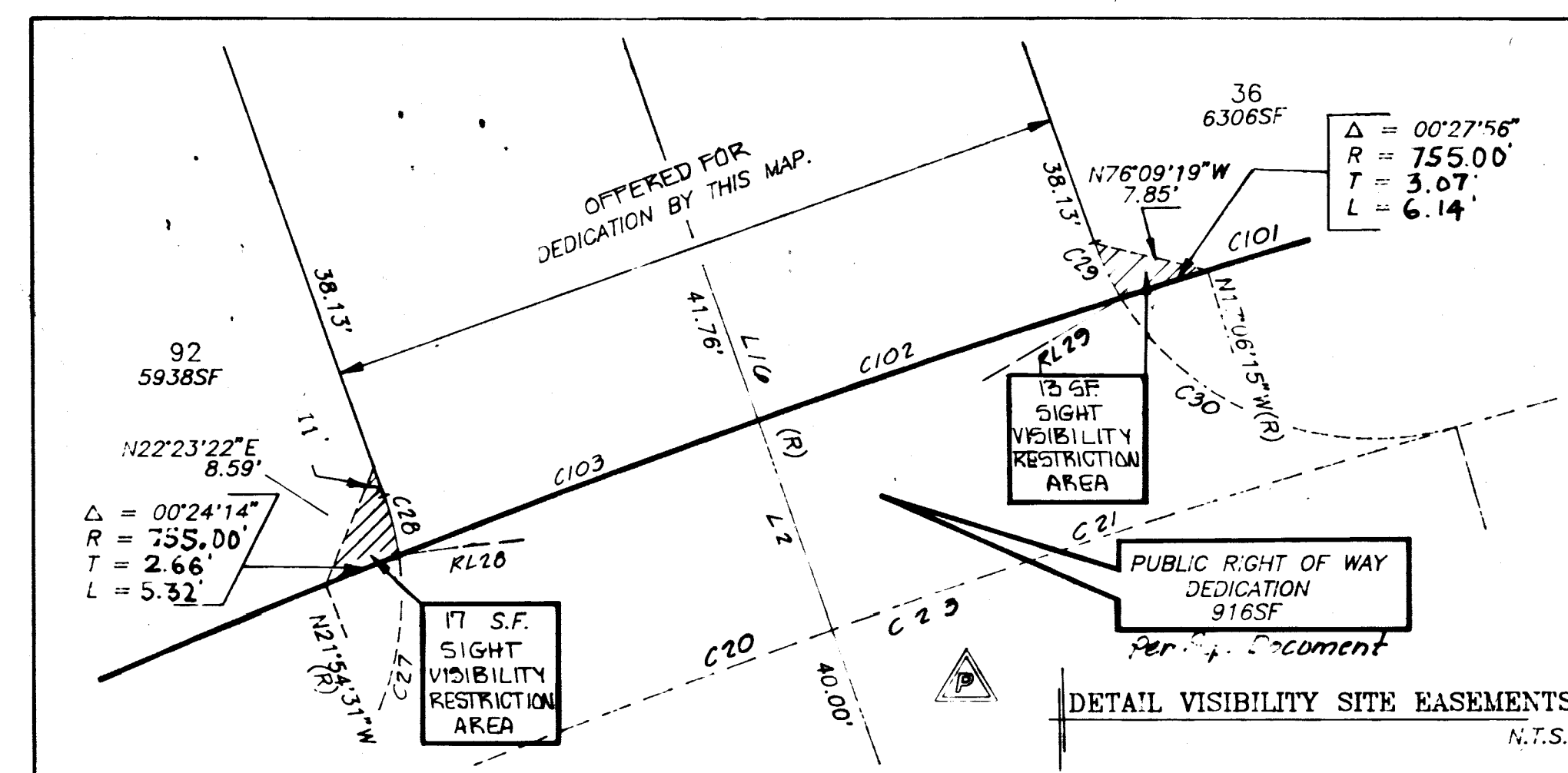
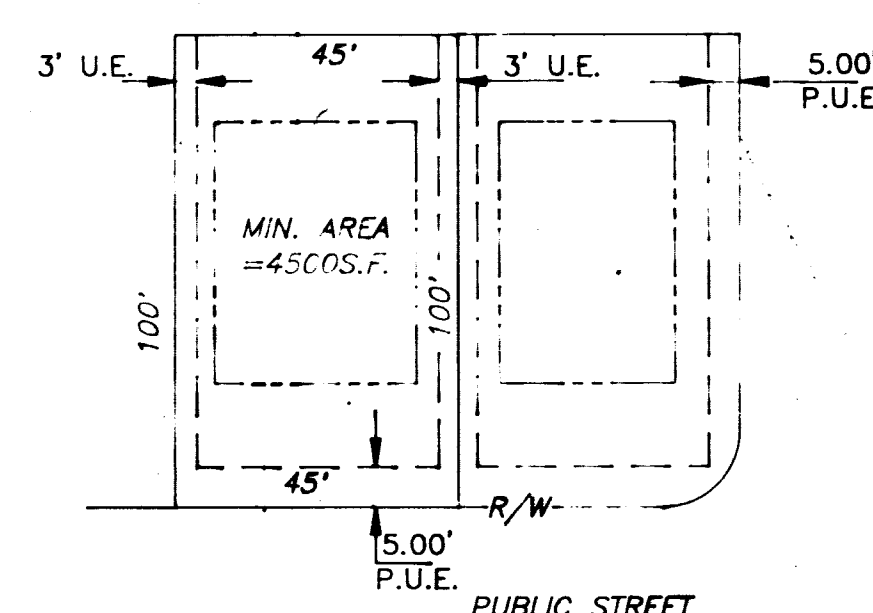
DIVISION OF WATER RESOURCES

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 Cracine, P.E.
ROBERT CRACINE, P.E.
DIVISION OF WATER RESOURCES

11-8-96
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.

BASIS OF BEARINGS

N86°47'00"E, BEING THE CENTERLINE TANGENT LINE BETWEEN TWO MONUMENTS OF SUNNY SPRINGS LANE, 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.

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SHEET 1 OF 2 SHEETS

FM - 146 - 96

INSTRUMENT NO. 1634
FILED AT THE REQUEST OF
ORION ENGINEERING AND SURVEYING
DATE 2-12-97 AT 10:14 P.M.
BOOK 78 PAGE 13
OF PLATS
OFFICIAL RECORDS
BOOK NO. 970212
CLARK COUNTY, NEVADA
RECORDS
JUDITH A. VANDEVER, RECORDER
FEE 67.20 DEPUTY PM

3467 (S)

Book 78 Page 13

