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DEER SPRINGS RANCH - UNIT 1

(A COMMON INTEREST COMMUNITY)
BEING A PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

AMERICAN WEST HOMES INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF DEER SPRINGS RANCH - UNIT 1, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, AND RIGHTS-OF-WAY 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, AMERICAN WEST HOMES INC., DOES HEREBY GRANT AND CONVEY 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 PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS, COMMON ELEMENTS, AND PUBLIC UTILITY EASEMENTS (P.U.E.); (ii) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS; (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) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND ABOVE GROUND TELEPHONE EQUIPMENT PAD 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: (i) A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PRIVATE STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS; (ii) AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

AMERICAN WEST HOMES INC., A NEVADA CORPORATION, BY

Lawrence D. Canarelli 4-29-96
LAWRENCE D. CANARELLI - PRESIDENT DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-29-96
1996, BY LAWRENCE D. CANARELLI, AS PRESIDENT OF AMERICAN WEST HOMES INC., A NEVADA CORPORATION.
Kendra D. Saffell
KENDRA D. SAFFELL
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 8-30-99

CERTIFICATE OF EASEMENT RECIPIENTS

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

Teresa Parker 4-15-96
COMMUNITY CABLE T.V., INC. - TERESA PARKER DATE

Sharon McShea 4-15-96
NEVADA POWER COMPANY - SHARON McSHEA DATE

Steven G. Turner 4-15-96
SPRINT CENTRAL TELEPHONE - NEVADA - STEVEN G. TURNER DATE

Clark G. McCarroll Jr. 4-15-96
SOUTHWEST GAS CORPORATION - CLARK G. MCCARROLL JR. DATE

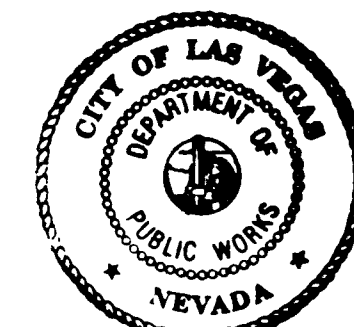
Gary Lange 4-16-96
LAS VEGAS VALLEY WATER DISTRICT - GARY LANGE DATE

Dennis Anderson 7-31-96
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

CERTIFICATE OF CITY SURVEYOR

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF DEER SPRINGS RANCH - UNIT 1, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE June 10, 1997

Rita M. Lumos 10/8/96
RITA M. LUMOS, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094



LEGAL DESCRIPTION

DEER SPRINGS RANCH - UNIT 1

BEING A PORTION OF THAT CERTAIN REVERSIONARY PARCEL MAP ON FILE IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, IN FILE 84 OF PARCEL MAPS, AT PAGE 21, LOCATED IN THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4), MARKED BY A BLM BRASS CAP, BEING ON THE CENTERLINE OF DURANGO DRIVE (100 FEET WIDE); THENCE SOUTH 88°21'56" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4), 50.01 FEET TO THE EAST RIGHT-OF-WAY OF SAID DURANGO DRIVE, SAME BEING THE POINT OF BEGINNING;

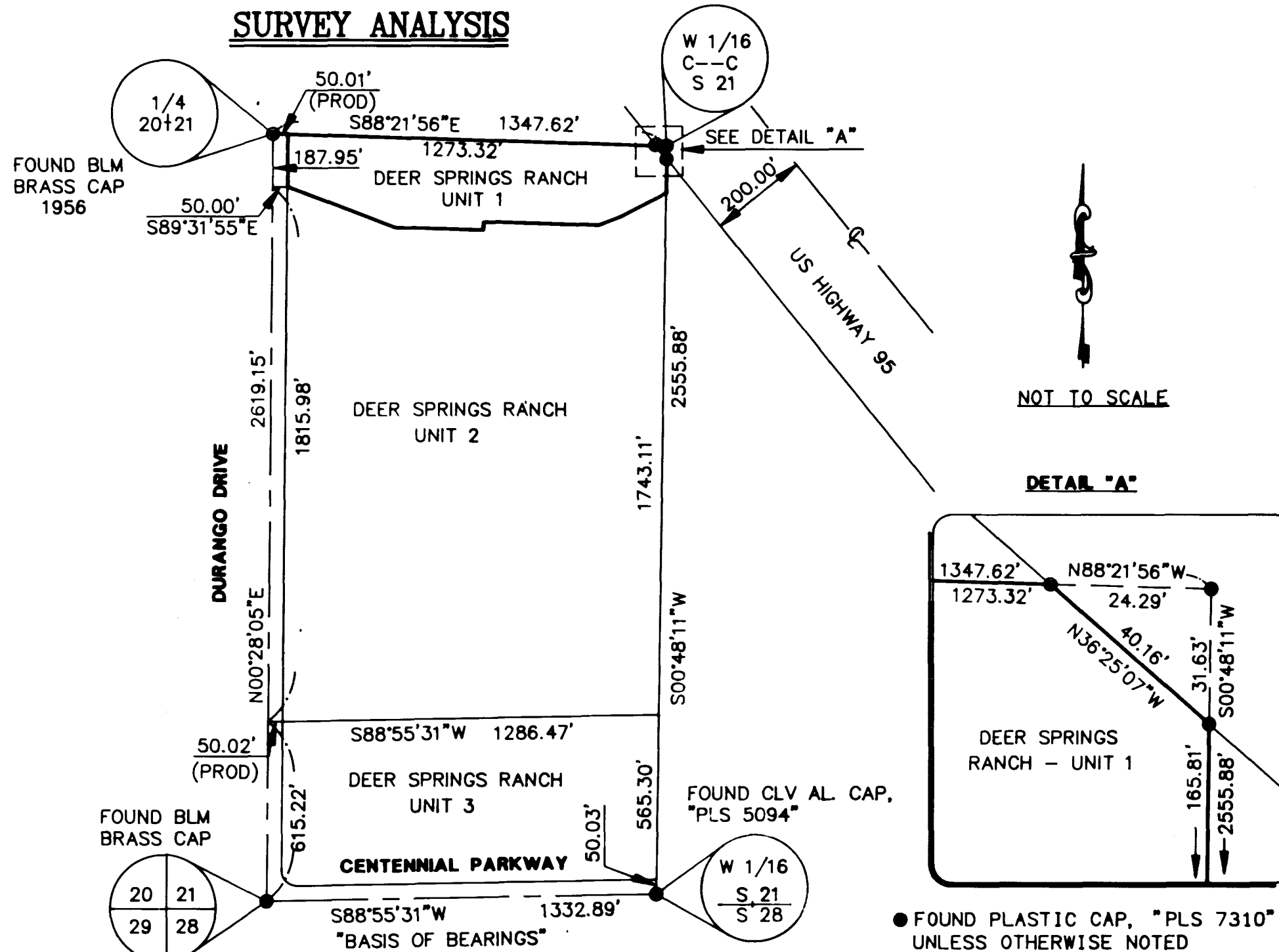
THENCE SOUTH 88°21'56" EAST, CONTINUING ALONG SAID NORTH LINE, 1273.32 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 91 FRONTAGE ROAD; THENCE SOUTH 36°25'07" EAST, DEPARTING SAID NORTH LINE, ALONG SAID WEST RIGHT-OF-WAY, 40.16 FEET TO THE EAST LINE OF THE WEST HALF (W 1/2) OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 00°48'11" WEST, DEPARTING SAID WEST RIGHT-OF-WAY, ALONG SAID EAST LINE, 165.81 FEET; THENCE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 65°35'40" WEST, 87.78 FEET; 2) SOUTH 62°36'47" WEST, 80.81 FEET; 3) SOUTH 68°33'33" WEST, 81.26 FEET; THENCE NORTH 88°21'56" WEST, 396.42 FEET; THENCE SOUTH 12°56'40" WEST, 3.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 402.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 88°21'56" EAST; THENCE SOUTHEASTERLY, 5.00 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°42'46"; THENCE NORTH 88°21'56" WEST, 304.00 FEET; THENCE NORTH 69°20'02" WEST, 392.86 FEET TO THE EAST RIGHT-OF-WAY OF SAID DURANGO DRIVE; THENCE NORTH 00°28'05" EAST, ALONG SAID EAST RIGHT-OF-WAY, 186.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.435 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

SOUTH 88°55'31" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, SAME BEING THE CENTERLINE OF CENTENNIAL PARKWAY, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, ON FILE 81 OF PARCEL MAPS, AT PAGE 28.

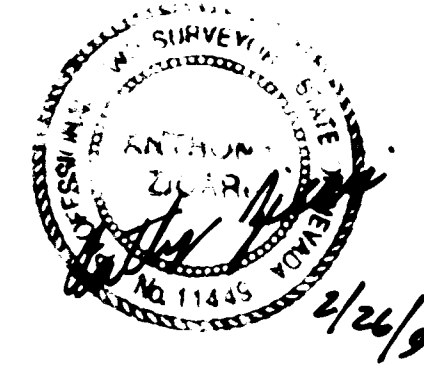
SURVEY ANALYSIS



SURVEYOR'S CERTIFICATE

I, ANTHONY ZICARI, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AN AGENT FOR VTN NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF AMERICAN WEST HOMES INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE W 1/2 OF THE SW 1/4 SECTION 21, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 9/25/95.
- 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 June 10, 1997, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.



Anthony Zicari
ANTHONY ZICARI, P.L.S.
NEVADA CERTIFICATE NO. 11449

DIVISION OF WATER RESOURCES CERTIFICATE

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.

Robert Cochrane, Jr. 6-21-96
DIVISION OF WATER RESOURCES - ROBERT COCHRANE, JR. 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.

Lonnie C. Empey 6-24-96
DISTRICT BOARD OF HEALTH - LONNIE C. EMPEY 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; 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 APRIL, 1996.

Paul Wilkins 7/26/96
PAUL WILKINS
DEPUTY DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS'S CUMULATIVE MAP INDEX. NRS 278.5695

W.O. 4884-1
SHEET 1 OF 3
LYZ

FM-65-96
NO. 01653
FILED AT THE REQUEST OF:
VTN nevada
DATED 10-1-96 AT 14:58 W
BOOK 76 PAGE 58
OF PLATS
OFFICIAL RECORDS BOOK, NO. 96001
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$46.95 DEPUTY 2

Book 76 Page 58 44-78-1

