

DEER SPRINGS RANCH - UNIT 3

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) 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 THE PLAT OF DEER SPRINGS RANCH - UNIT 3, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT, 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, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT, 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 AS PRIVATE DRIVE, PUBLIC UTILITY EASEMENT (P.U.E.) AND LANDSCAPE EASEMENTS; (ii) A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICE TO METER PANELS; (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE DRIVES TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS; AND (iv) A TWO-FOOT WIDE EASEMENT AROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS 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 T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM.

FURTHERMORE, 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 DRIVES 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:

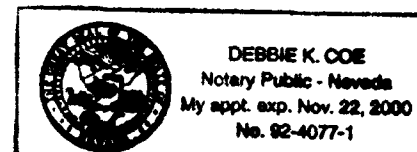
Lawrence D. Cannarelli April 8, 1998
LAWRENCE D. CANNARELLI - PRESIDENT DATE

ACKNOWLEDGEMENT

STATE OF NEVADA } } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 8, 1998
1998, BY LAWRENCE D. CANNARELLI, AS PRESIDENT OF AMERICAN WEST HOMES
INC., A NEVADA CORPORATION.

Debbie K. Coe
DEBBIE K. COE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES



CERTIFICATE OF EASEMENT RECIPIENTS

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

Jim Fitch 4-15-98
COMMUNITY CABLE T.V., INC. - JIM FITCH DATE

Lori Conger 4-16-98
NEVADA POWER COMPANY - LORI CONGER DATE

Jane F. Stokes 4-13-98
SPRINT - JANE F. STOKES DATE

Clark G. McCarell, Jr. 4-15-98
SOUTHWEST GAS CORPORATION - CLARK G. MCCARELL, JR. DATE

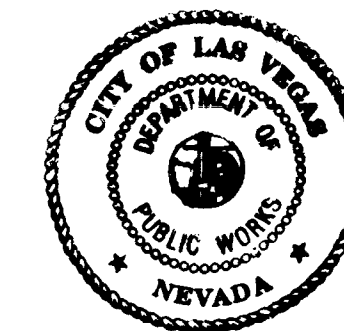
Lewis E. Rinker 4-14-98
LAS VEGAS VALLEY WATER DISTRICT - LEWIS E. RINKER DATE

Charles Kajrowski 2-3-99
CITY OF LAS VEGAS - CHARLES KAJROWSKI 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 3, 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 8/28/99.

Rita M. Lumos 2/17/99
RITA M. LUMOS, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094



LEGAL DESCRIPTION

DEER SPRINGS RANCH - UNIT 3

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) 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 SOUTHWEST CORNER OF SAID SECTION 21 SAME BEING THE CENTERLINE INTERSECTION OF DURANGO DRIVE AND THE CENTENNIAL PARKWAY ALIGNMENT; THENCE NORTH 00°28'05" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21 COINCIDENT WITH THE CENTERLINE OF SAID DURANGO DRIVE, 492.17 FEET; THENCE SOUTH 89°31'55" EAST DEPARTING SAID WEST LINE AND SAID CENTERLINE, 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID DURANGO DRIVE, SAME BEING THE POINT OF BEGINNING.

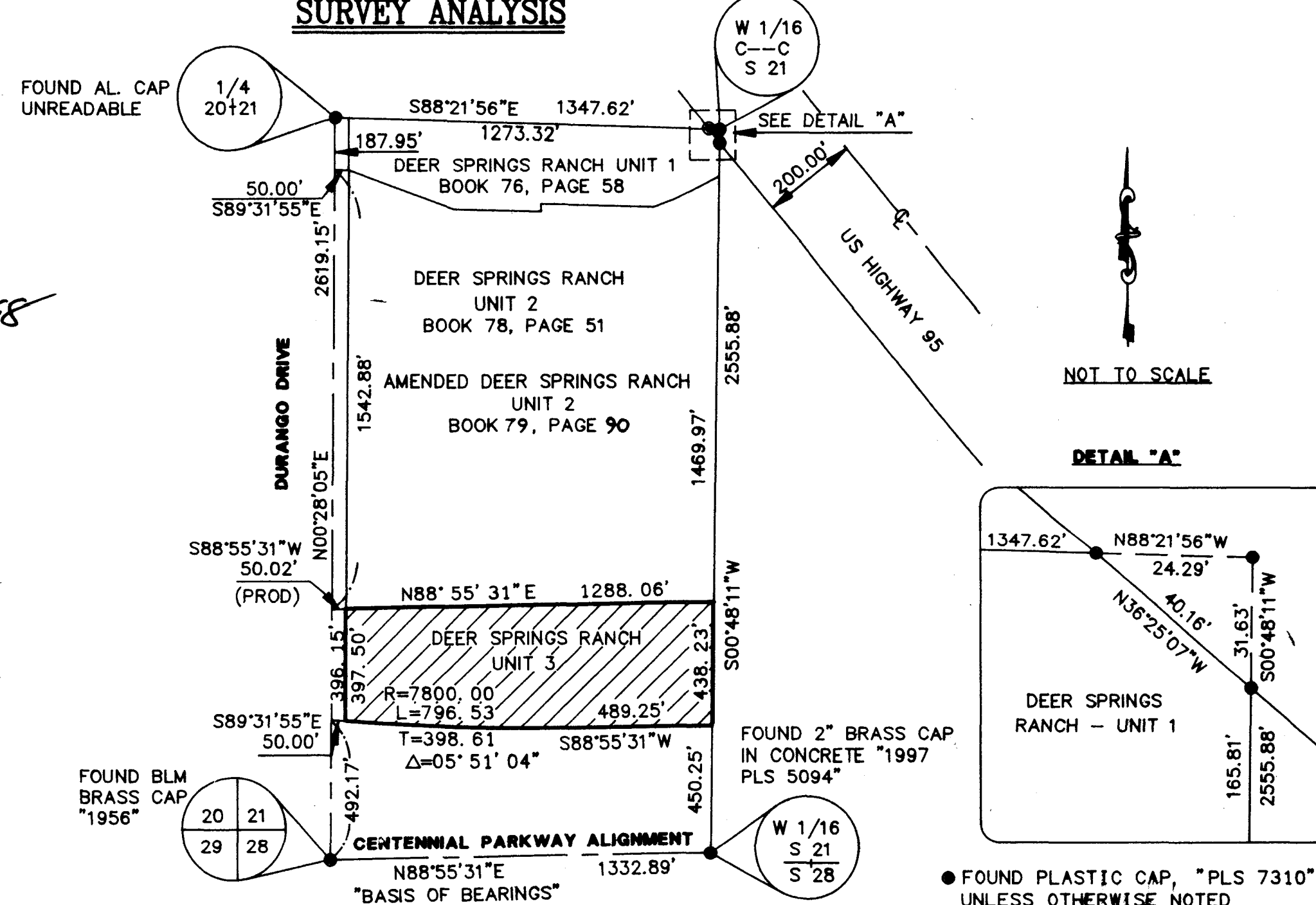
THENCE NORTH 00°28'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, 397.50 FEET; THENCE NORTH 88°55'31" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY, 1288.06 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21; THENCE SOUTH 00°48'11" WEST, ALONG SAID EAST LINE, 438.23 FEET; THENCE SOUTH 88°55'31" WEST, DEPARTING SAID EAST LINE, 489.28 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 7800.00 FEET; THENCE NORTHWESTERLY, 796.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'04" TO THE POINT OF BEGINNING.

CONTAINING 12.69 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

S. 88°55'31"W., 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, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN FILE 81 OF PARCEL MAPS, AT PAGE 28.

SURVEY ANALYSIS



SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, 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 SW 1/4 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 2/10/98.
- 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 8/28/99, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.

Alan R. Riecki 3/10/98
ALAN R. RIEKKI, P.L.S.
NEVADA CERTIFICATE NO. 12469

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 Coache, P.E. 12-31-98
DIVISION OF WATER RESOURCES - ROBERT COACHE, P.E. 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. Wojcik 12-31-98
DISTRICT BOARD OF HEALTH EDMUND J. WOJCICKI 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 23rd DAY OF APRIL, 1998.

Theresa A. O'Donnell 2/1/99
THERESA A. O'DONNELL
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. 4884-3
SHEET 1 OF 4
TJ

4478-3

FM-24-98

No. 0073

FILED AT THE REQUEST OF :

VTN Nevada

DATED 2-17-99 AT 10:48 AM
BOOK 88 PAGE 37

OF PLATS

OFFICIAL RECORDS BOOK, No. 99027

CLARK COUNTY, NEVADA RECORDS

JUDITH A. VANDEVER, RECORDER

FEE \$52.65 DEPUTY TJ

