

980504

01602

ELKHORN - CIMARRON ESTATES UNIT 3-B

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



OWNER'S CERTIFICATE & DEDICATION

PEBBLE, LLC, A NEVADA LIMITED LIABILITY COMPANY,
DO HEREBY CERTIFY IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN
UPON THE MAP OF:

ELKHORN - CIMARRON ESTATES UNIT 3-B

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP,
AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS AND RIGHTS-OF-WAY,
AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, WE 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 FIVE-FOOT WIDE EASEMENT
ON ALL PROPERTY LINES THAT ADJUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS
TO ABOVE-GROUND TRANSFORMER AND TELEPHONE EQUIPMENT PADS; AND TO NEVADA
POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY, SOUTHWEST GAS
CORPORATION AND COMMUNITY CABLE T.V., INC. AND TO THEIR RESPECTIVE
SUCCESSORS AND ASSIGNS. (II) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY
LINES. (III) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE AND UNDERGROUND SERVICES
TO METER PANEL PROVIDE ACCESS FOR UNDERGROUND SERVICE. (IV) AN EASEMENT OVER
COMMON LOT AREAS AS INDICATED AND OUTLINED HEREON. (V) A TWO-FOOT WIDE
EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS, FOR THE
CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS,
FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE GAS, WATER AND CABLE
TELEVISION LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS 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 ADJUT 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.

DATED THIS 22nd DAY OF October, 1997

PEBBLE, LLC, A NEVADA LIMITED LIABILITY COMPANY

Larry Simon, Manager
LARRY SIMON, MANAGER

ACKNOWLEDGMENT

STATE OF NEVADA } ss.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 22, 1997
BY LARRY SIMON, AS MANAGER OF PEBBLE, LLC, A NEVADA LIMITED LIABILITY COMPANY.

Lizette M. Agie
LIZETTE M. AGIE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: APRIL 23, 2001



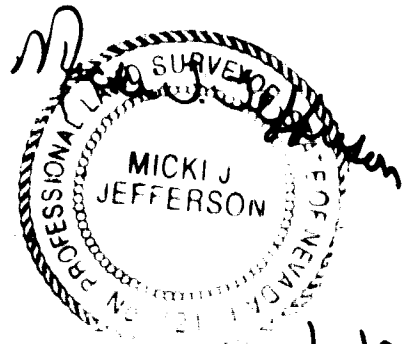
BASIS OF BEARINGS

NORTH 87°07'35" WEST, BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., AS SHOWN ON AN ANNEXATION MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE
IN FILE 81 OF SURVEYS AT PAGE 63.

SURVEYOR'S CERTIFICATE

I, MICKI J. JEFFERSON, 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 PEBBLE, LLC, A
NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE NORTH HALF (N 1/2) OF SECTION 21,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON
DECEMBER 18, 1995.
- 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
March 13, 1999 AND AN APPROPRIATE FINANCIAL
GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE
RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



MICKI J. JEFFERSON
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 12139

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER
(NE 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, SAME BEING
THE NORTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 21, MARKED BY AN
ALUMINUM CAP STAMPED "PLS 8525"; THENCE SOUTH 01°24'25" WEST ALONG THE
EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 770.26 FEET; THENCE
NORTH 88°35'15" WEST DEPARTING SAID EAST LINE, 151.00 FEET; THENCE NORTH
01°24'45" EAST, 10.87 FEET; THENCE NORTH 87°07'35" WEST, 108.21 FEET; THENCE
NORTH 02°52'25" EAST, 256.00 FEET; THENCE NORTH 87°07'35" WEST, 326.53 FEET TO
THE SOUTHEAST CORNER OF THAT CERTAIN PLAT OF "ELKHORN - CIMARRON ESTATES
UNIT 3-A" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 82 OF PLATS, AT
PAGE 24; THENCE ALONG THE EAST LINE OF SAID PLAT, THE FOLLOWING (5) COURSES:
(1.) NORTH 02°52'25" EAST, 156.00 FEET; (2.) NORTH 87°07'35" WEST, 38.50 FEET; (3.)
NORTH 02°52'25" EAST, 200.00 FEET; (4.) SOUTH 87°07'35" EAST, 8.43 FEET; (5.)
NORTH 02°52'25" EAST, 151.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER
(SW 1/4); THENCE SOUTH 87°07'35" EAST DEPARTING SAID EAST LINE AND ALONG SAID
NORTH LINE, 596.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.48 ACRES, AS DETERMINED BY COMPUTER METHODS.

CERTIFICATE OF EASEMENT RECIPIENTS

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

<u>Bonnie Croft</u> LAS VEGAS VALLEY WATER DISTRICT - BONNIE CROFT	<u>11-5-97</u> DATE
<u>John P. Hazard</u> SOUTHWEST GAS CORPORATION - JOHN P. HAZARD	<u>10-27-97</u> DATE
<u>Arthur G. Spurling</u> NEVADA POWER COMPANY - ARTHUR G. SPURLING	<u>10-27-97</u> DATE
<u>Nyles Smith</u> SPRINT - NYLES SMITH	<u>10-28-97</u> DATE
<u>Larry Norman</u> COMMUNITY CABLE T.V., INC. - LARRY NORMAN	<u>10-28-97</u> DATE
<u>Dennis Anderson</u> CITY OF LAS VEGAS - DENNIS ANDERSON	<u>3-26-98</u> DATE

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 - CIMARRON ESTATES UNIT 3-B

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT
BEEN SET, BUT AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO
GUARANTEE THEIR SETTING ON OR BEFORE March 13, 1999

Rita M. Lumos
RITA M. LUMOS, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 5094
4/23/98
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
CLARK COUNTY DISTRICT BOARD OF HEALTH - EDMUND J. WOJCIK
3-23-98
DATE

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.
DIVISION OF WATER RESOURCES - ROBERT COACHE, P.E.
3-6-98
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 PARCEL HEREIN
WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA
ON THE 13th DAY OF FEBRUARY, 1997.

Paul K. Wilkins
PAUL K. WILKINS, ACTING
DIRECTOR OF PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA
4/8/98

SURVEYOR'S NOTE

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEET THE MINIMUM RELATIVE POSITIONAL
ACCURACY REQUIREMENTS FOR A HIGH URBAN LAND BOUNDARY SURVEY AS DEFINED BY
N.A.C. 625.730 AND N.A.C. 625.790.

COUNTY 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.
N.R.S. 278.5695

Final Map Prepared By:

PENTACORE
Surveying Inc.
6763 W. Charleston Blvd.
Las Vegas, Nevada 89102 (702) 258-4110

C.L.M./P.D./A.R.W.
SHEET 1 OF 3

FM-19-97	
INSTRUMENT NO. <u>01602</u>	
OFFICIAL RECORDS BOOK NO. <u>980504</u>	
FILED AT THE REQUEST OF	
PENTACORE SURVEYING INC.	
DATE <u>5-4-98</u> AT <u>16:20</u>	
BOOK <u>84</u> PAGE <u>29</u>	
OF PLATS	
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VANDEVER, RECORDER	
FEE \$ <u>54.95</u>	DEPUTY <u>TL</u>

Book 84 Page 29 4498-33

10 OCTOBER 97 (M)

JOB# 0222.0010

