

OWNER'S CERTIFICATE & DEDICATION

WASHBURN/ALLEN PARTNERS, A NEVADA GENERAL PARTNERSHIP

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE 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 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 TV 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 LINES TO METER PANELS FOR UNDERGROUND SERVICES; (iii) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR WATER FACILITIES, 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 TV 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 ABUT PUBLIC STREETS FOR PURPOSES OF PLACING 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 25 DAY OF AUGUST, 1998

Robert R. McAlliff
ROBERT R. McALLIFF, PRESIDENT

WASHBURN/ALLEN PARTNERS, A NEVADA GENERAL PARTNERSHIP
BY: McALLIFF INDUSTRIES, INC., A NEVADA CORPORATION,
GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8/25/98 BY
ROBERT R. McALLIFF, PRESIDENT
WASHBURN/ALLEN PARTNERS, A NEVADA GENERAL PARTNERSHIP
BY: McALLIFF INDUSTRIES, INC., A NEVADA CORPORATION,
GENERAL PARTNER

Kristin L. Cederlund
KRISTIN L. CEDERLUND
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES
KRISTIN L. CEDERLUND
NOTARY PUBLIC - NEVADA
COMMISSION EXPIRES MARCH 1, 2000

BASIS OF BEARINGS

NORTH 02°31'01" EAST, BEING THE EAST LINE OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 74, PAGE 53, OF PLATS.

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.

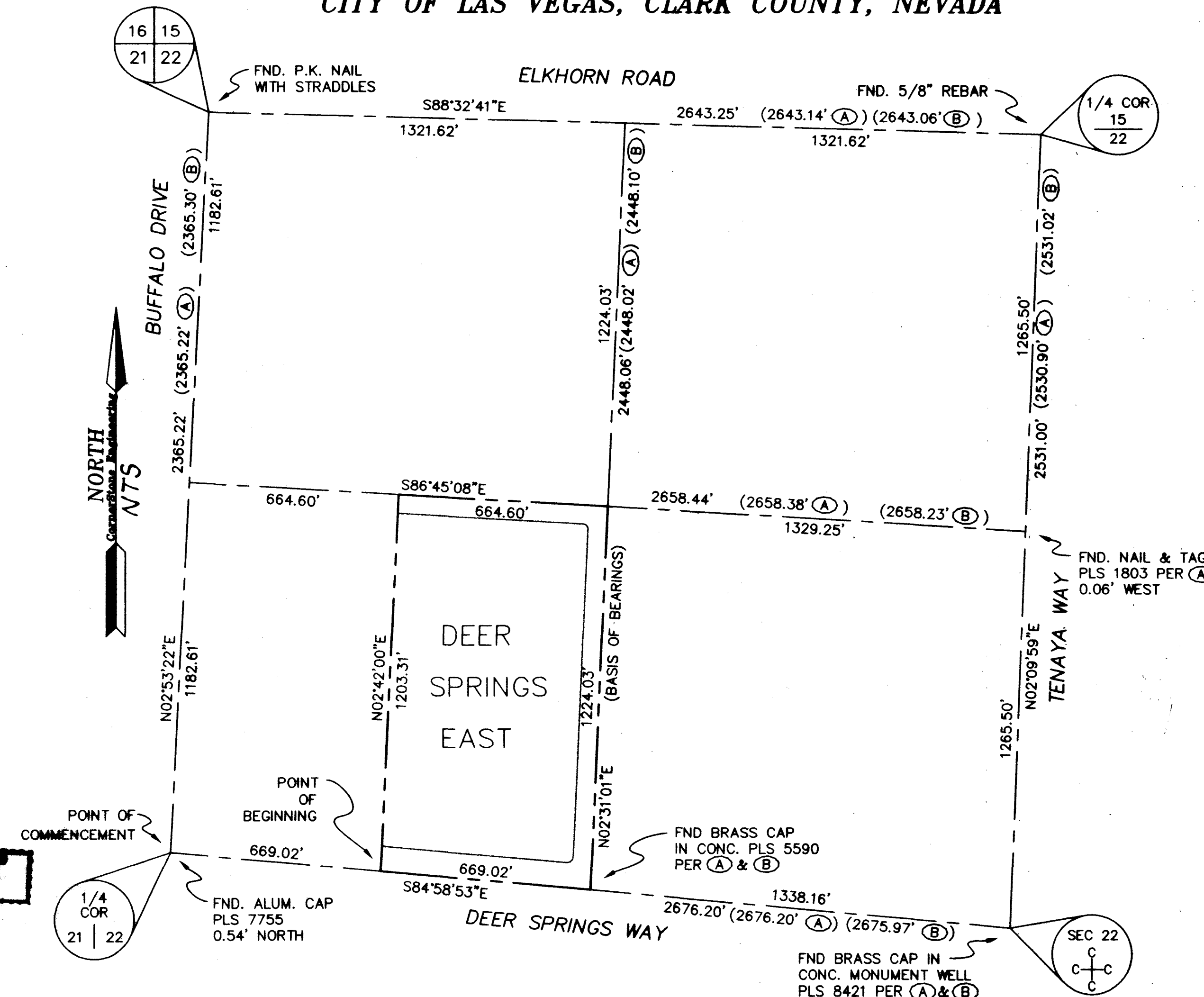
Robert C. Coates, P.E.
ROBERT C. COATES, P.E.
DIVISION OF WATER RESOURCES
DATE 8-5-98

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.

Loanne D. Harty
LOANNE D. HARTY
DISTRICT BOARD OF HEALTH
DATE 7-29-98

FINAL MAP FOR DEER SPRINGS EAST A RESIDENTIAL PLANNED DEVELOPMENT A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M. D. M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



REFERENCE MAPS

- (A) FINAL MAP FOR BUFFALO / DEER SPRINGS BOOK 74, PAGE 53
- (B) FINAL MAP FOR TOUCAN TRAILS II • ELKHORN SPRINGS BOOK 77, PAGE 87

DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, 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 THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), SOUTH 84°58'53" EAST, 669.02 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED EAST HALF (E 1/2) FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID EAST HALF (E 1/2), NORTH 02°42'00" EAST, 1203.31 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF (E 1/2); THENCE ALONG THE NORTH LINE OF SAID EAST HALF (E 1/2), SOUTH 86°45'08" EAST, 664.60 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF (E 1/2); THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID EAST HALF (E 1/2), SOUTH 02°31'01" WEST, 1224.03 FEET TO THE SOUTHEAST CORNER OF SAID EAST HALF (E 1/2); THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID EAST HALF (E 1/2), NORTH 84°58'53" WEST, 669.02 FEET TO THE POINT OF BEGINNING FOR THE END OF THIS DESCRIPTION WHICH CONTAINS 18.57 ACRES OF LAND, MORE OR LESS.

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

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:

DEER SPRINGS EAST

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:

7-25-98

Rita M. Lumos
RITA M. LUMOS, PLS
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094

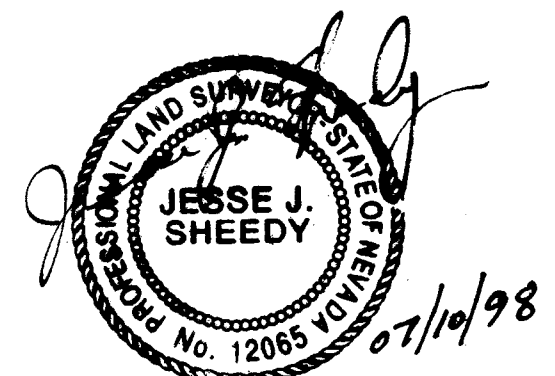
8/31/98
DATE

SURVEYOR'S CERTIFICATE

I, JESSE J. SHEEDY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF:
WASHBURN/ALLEN PARTNERS, A NEVADA GENERAL PARTNERSHIP
- THE LANDS SURVEYED LIE WITHIN SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON FEBRUARY 5, 1998.
- 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: 7-29-98 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

JESSE J. SHEEDY
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 12065



CERTIFICATE OF EASEMENT RECIPIENTS

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

<i>Larry Newman</i> COMMUNITY CABLE TV, INC. LARRY NEWMAN	7-10-98 DATE
<i>Lori Conger</i> NEVADA POWER COMPANY LORI CONGER	7-29-98 DATE
<i>Nyles Smith</i> SPRINT, NYLES SMITH	7-10-98 DATE
<i>Clark G. McCarrick, Jr.</i> SOUTHWEST GAS CORPORATION CLARK G. MCCARRICK, JR.	7-10-98 DATE
<i>Gary Lang</i> LAS VEGAS VALLEY WATER DISTRICT GARY LANG	7-10-98 DATE
<i>Charles Kalkomeli</i> CITY OF LAS VEGAS CHARLES KALKOMELI	7-19-98 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 PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA, ON THE 12th DAY OF MARCH, 1998.

COMMISSION OF THE CITY OF LAS VEGAS, NEVADA, ON THE 12th DAY OF MARCH, 1998

Theresa O'Donnell
THERESA O'DONNELL
DIRECTOR OF PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS
DATE 8/27/98

FM-18-98

FINAL MAP			
FOR DEER SPRINGS EAST A RESIDENTIAL PLANNED DEVELOPMENT			
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA			
DATE: 2-9-98	JOB NUMBER: 175-00	INSTRUMENT NO. 01912	
X-REF NAMES:	DWG. # 175-FM1	OFFICIAL RECORDS	
CornerStone Engineering Inc.		BOOK NO. 980911	
Solutions by Design ...		FILED AT THE REQUEST OF	
3690 S EASTERN AVE, SUITE 102		CORNERSTONE ENGINEERING, INC.	
LAS VEGAS, NEVADA 89109		DATE 9-11-98 AT 16:26	
(702)731-4711 FAX(702)731-4700		BOOK 86 PAGE 7	
		CLARK COUNTY, NEVADA RECORDS	
		JUDITH A. VANDEVER	
		FEE \$ 68.50 DEPUTY PL	

SHEET 1 OF 3

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