

980102

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

VEGAS HOMES, INC., A NEVADA CORPORATION,
DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE
PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF "DIXON ESTATES" 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. NO PART OF THE PARCELS MARKED "NOT A PART
OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, WE HEREBY GRANT AND CONVEY TO THE NEVADA POWER COMPANY AND CENTRAL
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 ON ALL SIDE
PROPERTY LINES; (II) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER
PANEL TO PROVIDE ACCESS TO ABOVE-GROUND SERVICE; (III) A FIVE-FOOT WIDE
EASEMENT ON ALL PROPERTY LINES THAT ADJUT PUBLIC AND PRIVATE STREETS, TO
INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS AND ABOVE GROUND
TELEPHONE EQUIPMENT; AND (IV) A TWO-FOOT WIDE
EASEMENT AROUND EACH TRANSFORMER 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 THEREFROM.

FURTHER, THE UNDERSIGN 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 LINE 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.

Brett J. Ball DATED THIS 3 DAY OF JUNE 1997
BRETT J. BALL, AGENT

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 3, 1997

BY Brett J. Ball

Errol Ritz
F. ERROL RITZ

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 6-7-97

CERTIFICATE OF EASEMENT RECIPIENTS

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

Sharon McShea Jones 7-26-96 5-18-95
SHARON MCSHEA / LAURIE L. JONES
NEVADA POWER COMPANY

Nylea Smith 7-23-96 5-19-95
NYLEA SMITH / JANE F. STOKES
CENTRAL TELEPHONE COMPANY

John P. Hazard 7-23-96 5-18-95
JOHN P. HAZARD / CLARK G. MCCARRELL JR.
SOUTHWEST GAS CORPORATION

George A. Jacoby 7-23-96 5-18-95
GEORGE A. JACOBY / LEWIS E. RINKER
LAS VEGAS VALLEY WATER DISTRICT

Teresa Parker 7-23-96 5-18-95
TERESA PARKER / RANDALL BLACK
COMMUNITY CABLE TV, INC.

Dennis Anderson 4-18-97
DENNIS ANDERSON
CITY OF LAS VEGAS

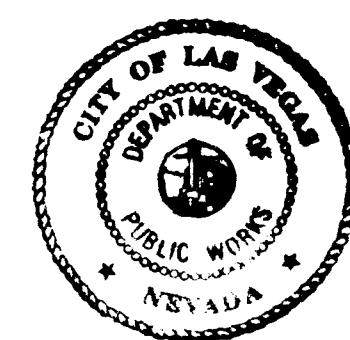
FINAL MAP OF DIXON ESTATES

BEING THE NORTH HALF (N 1/2), OF THE SOUTHEAST QUARTER (SE 1/4),
OF THE SOUTHWEST QUARTER (SW 1/4), OF THE SOUTHEAST QUARTER (SE 1/4),
OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

CERTIFICATE OF CITY SURVEYOR

I, RITA LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY
CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "DIXON ESTATES"
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 August 28, 1997.

Rita Lumos
RITA LUMOS, CITY SURVEYOR
NEVADA CERTIFICATE NO. 5094



CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF COMMUNITY 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 25th DAY OF JULY, 1996.

Theresa O'Donnell 7/13/97
THERESA O'DONNELL
DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP
20 SOUTH, RANGE 60 EAST OF THE M.D.M., CLARK COUNTY, NEVADA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 24, THENCE SOUTH 88°
37' 41" EAST, 1321.50 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 24;
THENCE DEPARTING SAID SECTION LINE NORTH 02°20' 08" EAST ALONG THE EASTERLY
LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SAID SECTION 24, 333.65 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF (N
1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 24; THENCE NORTH 88°31' 03"
WEST, 30.00 FEET, ALONG THE SOUTHERLY LINE OF SAID NORTH HALF (N 1/2) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
LEONARD LANE, THE TRUE POINT OF BEGINNING; THENCE NORTH 88°31' 03" WEST,
630.73 FEET ALONG THE SOUTHERLY LINE OF SAID NORTH HALF (N 1/2) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 02°20' 09" EAST, 334.92 FEET ALONG
THE WESTERLY LINE OF SAID NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE
1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4);
THENCE SOUTH 88°24' 27" EAST, 630.71 FEET ALONG THE NORTHERLY LINE OF SAID
NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) TO A POINT ON THE WESTERLY
RIGHT OF WAY LINE OF SAID LEONARD LANE; THENCE SOUTH 02°20' 08" WEST,
333.71 FEET ALONG SAID WESTERLY LINE OF SAID LEONARD LANE, TO SAID TRUE POINT OF BEGINNING.

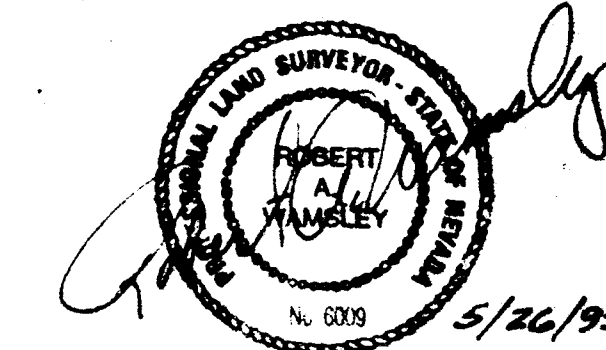
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4.84 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ROBERT A. WAMSLEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE
OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION AT THE INSTANCE OF KAY L. DIXON
- THE LANDS SURVEYED LIE WITHIN SECTION 24, TOWNSHIP 20 S, RANGE 60 EAST,
M.D.M. AND THE SURVEY WAS COMPLETED ON 3/13, 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 Aug 28 1997 AND AN APPROPRIATE
FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE
RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Robert A. Wamsley
ROBERT A. WAMSLEY, P.L.S.
NEVADA CERTIFICATE NO. 6009



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, PRIVATE)
WATER SUPPLY AND A (COMMUNITY, INDIVIDUAL) SYSTEM(S) FOR DISPOSAL OF SEWAGE.

Edmund J. Wojcik
CLARK COUNTY DISTRICT BOARD OF HEALTH
EDMUND J. WOJCIK

8-13-96
DATE

CERTIFICATE OF WATER RESOURCES DIVISION

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.
ROBERT COACHE, P.E.
DIVISION OF WATER RESOURCES

8-13-96
DATE

BASIS OF BEARING

NORTH 02°20'11" EAST, BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4),
OF SEC. 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA,
AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER AS
BOOK 31, PAGE 21, OF PLATS.

NOTE

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

FMH0098 SHEET 1 OF 2

NO. 00406
FILED AT THE REQUEST OF:
DOLLUNA, INC.
DATED 1-2-98 AT 13:17 M
BOOK 980102 PAGE 406
OF PLATS 78
OFFICIAL RECORDS BOOK, NO. 980102
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$ 41.80 DEPUTY CRD

4432 BOOK 82 PAGE 78

