

960429

03-17-30

C0494

EAGLE ROCK

A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF LOT 5 OF SUMMERLIN VILLAGE 3 UNIT 1-B
AS SHOWN IN BOOK 71 PAGE 13 OF PLATS,
CLARK COUNTY OFFICIAL RECORDS
LYING WITHIN SECTION 30, T. 20 S., R. 60 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

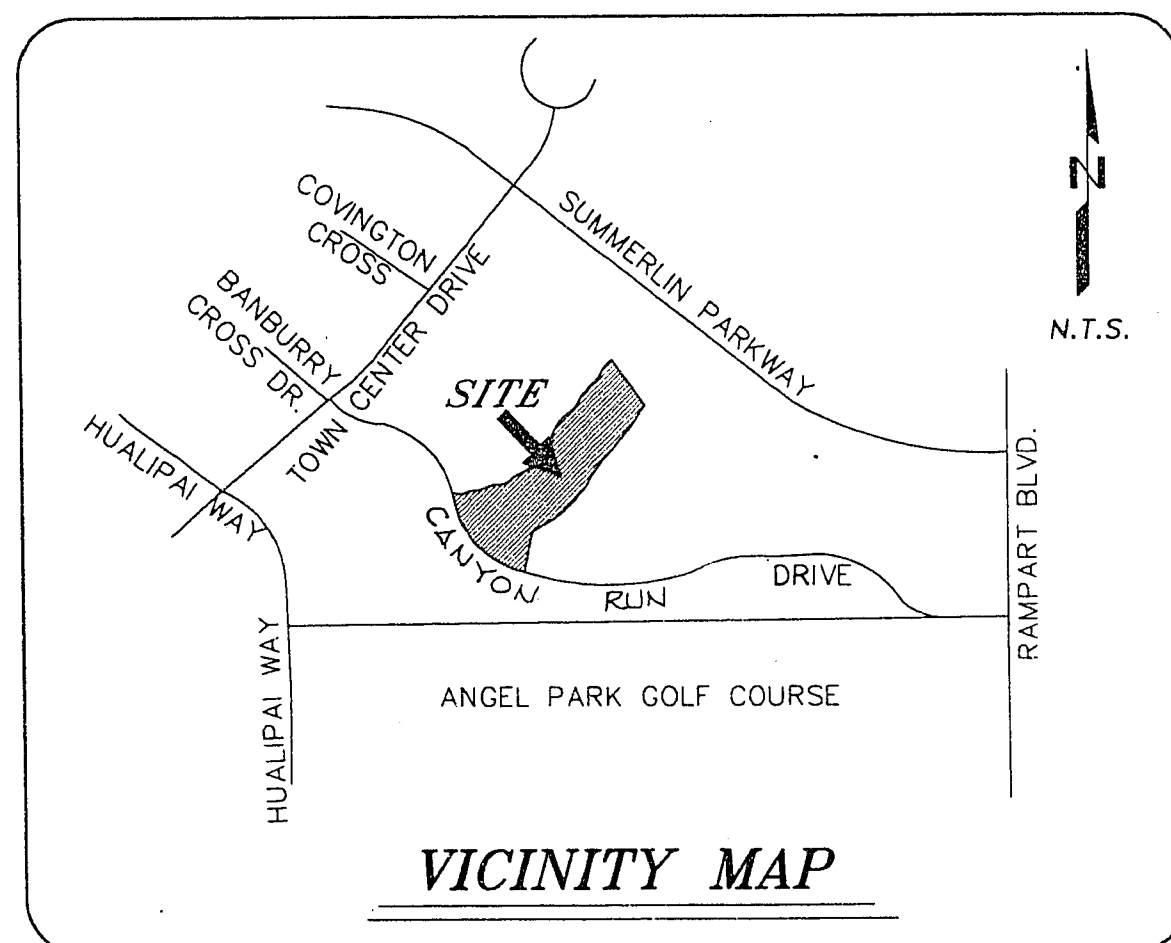
BEAZER HOMES HOLDINGS CORP, A DELAWARE CORPORATION
DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF "EAGLE ROCK" AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, RIGHTS-OF-WAY AND PUBLIC PLACES 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 NEVADA POWER COMPANY AND SPRINT-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 FOR UNDERGROUND SERVICE: (III) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS: (IV) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS: AND (V) AN EASEMENT OVER ALL THOSE AREAS INDICATED AND OUTLINED HEREON AS "PRIVATE STREET AND PUBLIC UTILITY EASEMENT", 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 A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT 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.

BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION

Robert C. Porter 3/29/96
ROBERT C. PORTER, PRESIDENT DATE



VICINITY MAP

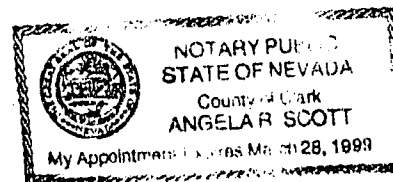
APN 138-30-401-003

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/29/96
BY Robert C. Porter AS President
OF Beazer Homes Holdings Corp

SEAL



Angela R. Scott
ANGELA R. SCOTT
MY COMMISSION EXPIRES ON 3/28/99
DATE

CERTIFICATE OF EASEMENT RECIPIENTS

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

<u>Dee Ann Kirk</u> DEE ANN KIRK NEVADA POWER COMPANY	<u>4-10-96</u> DATE
<u>Robert C. Pistone</u> ROBERT C. PISTONE SPRINT CENTRAL TELEPHONE-NEVADA	<u>4-1-96</u> DATE
<u>Paul S. Johnson</u> / <u>Paul Johnson</u> PAUL S. JOHNSON SOUTHWEST GAS CORPORATION	<u>4-2-96</u> DATE
<u>Gary Lange</u> GARY LANGE LAS VEGAS VALLEY WATER DISTRICT	<u>4-2-96</u> DATE
<u>Teresa Parker</u> TERESA PARKER COMMUNITY CABLE T.V., INC.	<u>4-2-96</u> DATE
<u>Dennis Anderson</u> DENNIS ANDERSON, CITY ENGINEER CITY OF LAS VEGAS	<u>4-15-96</u> DATE

LEGAL DESCRIPTION

BEING LOT 5 AS SHOWN UPON THE FINAL MAP OF SUMMERLIN VILLAGE 3 UNIT NO. 1B (A PLANNED COMMUNITY), FILED OF RECORD IN BOOK 71 PAGE 13 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, ALSO BEING A PORTION OF SECTION 30, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, CONTAINING 34.72 ACRES.



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.

Clare A. Schmutz 4-10-96
CLARE A. SCHMUTZ DATE
DISTRICT BOARD OF HEALTH

DIVISION OF WATER RESOURCES

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 AND APPROVAL ON FILE IN THIS OFFICE.

Robert A. Coache, Jr. 4-10-96
ROBERT A. COACHE, JR. DATE
DIVISION OF WATER RESOURCES

BASIS OF BEARINGS

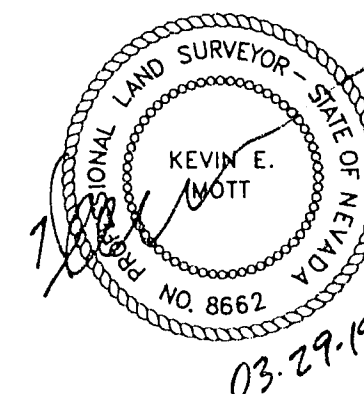
N 01°12'43" E IS BASED ON THE NEVADA STATE GRID SYSTEM (EAST ZONE) AS DETERMINED FROM THE TRIANGULATION POINTS "RED ROCK" TO "LONE MOUNTAIN"

SURVEYOR'S CERTIFICATE:

I, KEVIN E. MOTT, 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: BEAZER HOMES
- THE LAND SURVEYED LIES WITHIN:
SECTION 30, T. 20 S., R. 60 E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
THE SURVEY WAS COMPLETED ON 03-29-1996
- 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 WILL OCCUPY THE POSITIONS INDICATED. BY MARCH 02, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

KEVIN E. MOTT, P.L.S.
NEVADA CERTIFICATE NO. 8662



CITY SURVEYOR'S CERTIFICATE

I, PAUL H. SULLIVAN, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "EAGLE ROCK" 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 3-3-97

Paul H. Sullivan
PAUL H. SULLIVAN, P.L.S. 9886
ASSISTANT CITY SURVEYOR, LAS VEGAS, NEVADA

4-24-96
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 AND 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 28th DAY OF MARCH, 1996.

Donna H. Kristaponis 4-23-96
DONNA H. KRISTAPONIS DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

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. NRS 278.5695.

L. BRUCE NYBO, INC.
civil engineering • planning • surveying

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Las Vegas, Nevada 89119
Tel. (702) 896-3262 Fax. (702) 896-1574



SHEET 1 OF 5 SHEETS

FM-53-96
INSTRUMENT NO. 494
FILED AT THE REQUEST OF
L. BRUCE NYBO, INC.
DATE 4-29-96 AT 9:02 A.M.
BOOK 73 PAGE 53
OF PLATS
OFFICIAL RECORDS
BOOK NO. 960429
CLARK COUNTY, NEVADA
RECORDS
JUDITH A. VANDEVER, RECORDER
FEE 85.05 DEPUTY EAM

Book 73 Pg 53

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