

FINAL MAP OF
SUMMERLIN VILLAGE 23B PARCEL R-S PHASE 1
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF PARCEL "R-S" OF "SUMMERLIN VILLAGE 23B UNIT NO. 2" AS SHOWN BY MAP THEREOF IN BOOK 145, PAGE 83 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 27 AND 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF:

SUMMERLIN VILLAGE 23B PARCEL R-S PHASE 1

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND GRANT THE EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (i) A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES, (ii) A THREE FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANELS TO PROVIDE ACCESS FOR UNDERGROUND SERVICE; (iii) AN EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC OR PRIVATE STREETS AND COMMON ELEMENTS FOR WATER FACILITIES, GAS LINES, ELECTRICAL EQUIPMENT PADS, ABOVE GROUND TRANSFORMERS, TELEPHONE EQUIPMENT PADS AND UNDERGROUND DISTRIBUTION LINES WITH ATTACHED APPURTENANCES, EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN BUILDING STRUCTURES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK; (iv) AN ADDITIONAL TWO FOOT WIDE EASEMENT WITHIN THE PLATTED LANDS AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS AND (v) A PERMANENT EASEMENT OVER ALL AREAS INDICATED HEREON AS PRIVATE STREETS AND COMMON ELEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF GAS LINES, WATER FACILITIES, UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

FURTHER, THE ABOVE NAMED OWNER DOES HEREBY GRANT AND CONVEY 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 OR PRIVATE STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS. A MINIMUM FIVE FOOT WIDE PEDESTRIAN WALKWAY EASEMENT IS HEREBY GRANTED OVERLYING ALL SIDEWALKS LOCATED IN COMMON AREAS ABUTTING PUBLIC STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

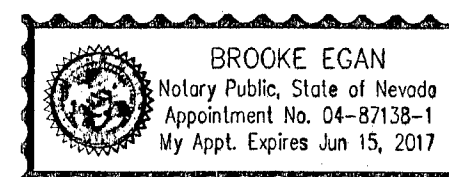
BY: Robert Johnson
AS: Authorized Agent
OF: GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5-22-14 DATE

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 22nd, 2014
BY: Robert Johnson
AS: Authorized Agent
OF: GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

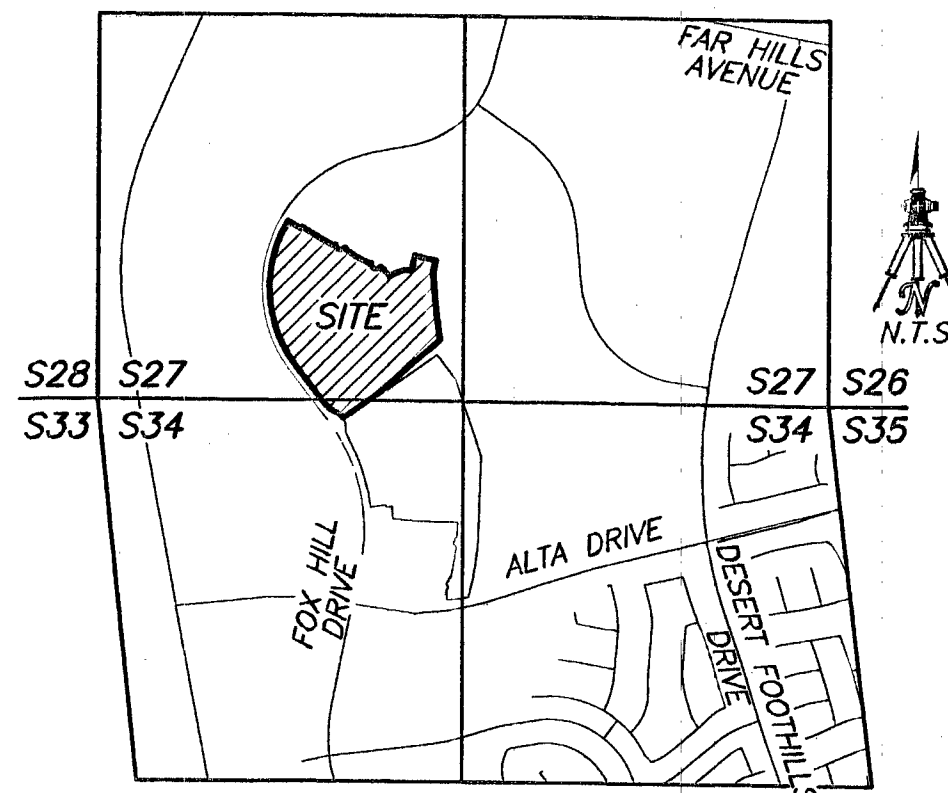
BY: Brooke Egan
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 6-15-17



DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT, 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.

BY: Robert Newton
FOR THE SOUTHERN NEVADA HEALTH DISTRICT
6/24/2014 DATE



VICINITY MAP

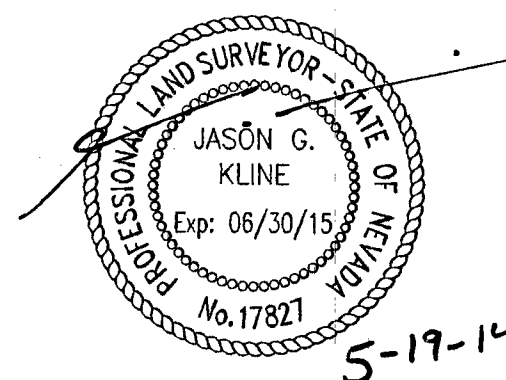
LYING WITHIN SECTIONS 27 AND 34,
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 27 AND THE NORTH HALF (N1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 17, 2013.
3. 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.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY 05-07-2016 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827



LEGAL DESCRIPTION

SEE SHEET 3 FOR LEGAL DESCRIPTION.

BASIS OF BEARINGS

NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

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 OF APPROVAL ON FILE IN THIS OFFICE.

BY: John Guimory, P.E.
FOR THE DIVISION OF WATER RESOURCES
6/30/14 DATE

CITY SURVEYOR CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP:

SUMMERLIN VILLAGE 23B PARCEL R-S PHASE 1

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR

SETTING ON OR BEFORE THE 7 DAY OF MAY, 2016.

BY: Alan Riekk 6-30-14
ALAN R. RIEKKI, P.L.S.
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469



CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH THE 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 FOR DEDICATION BY THE DIRECTOR OF PLANNING.

ON THIS 30th DAY OF JUNE, 2014.

BY: Flann Fagg
FLANN FAGG, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

APPROVALS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, BY AFFIXING OUR SIGNATURES HERETO, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS AS INDICATED HEREON.

BY: Cynthia L. Skromak 5/28/14
CYNTHIA L. SKROMAK
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

BY: Michael Sommar 5/27/14
MICHAEL SOMMAR
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

BY: Martina Haje 5/27/14
MARTINA HAJE
COX COMMUNICATIONS LAS VEGAS, INC.

BY: Michael D. Shari 5-27-14
MICHAEL D. SHARI
LAS VEGAS VALLEY WATER DISTRICT

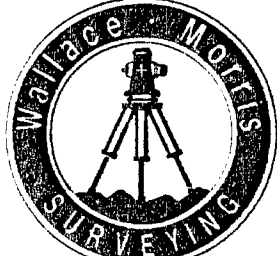
BY: Rayella Kennedy 6-2-14
RAYELLA KENNEDY
SOUTHWEST GAS CORPORATION

BY: David Bowers 6/30/14
DAVID BOWERS, P.E. #16736, P.T.O.E.
CITY OF LAS VEGAS, CITY ENGINEER

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

FMP-53038

FINAL MAP OF SUMMERLIN VILLAGE 23B PARCEL R-S PHASE 1 A COMMON INTEREST COMMUNITY BEING A SUBDIVISION OF A PORTION OF PARCEL "R-S" OF "SUMMERLIN VILLAGE 23B UNIT NO. 2" AS SHOWN BY MAP THEREOF IN BOOK 145, PAGE 83 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 27 AND 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		INSTRUMENT NO. <u>01546</u> OFFICIAL RECORDS BOOK NO. <u>20140630</u> FILED AT THE REQUEST OF WALLACE-MORRIS SURVEYING, INC. DATE <u>6-30-14</u> AT <u>12:42:14</u> BOOK <u>147</u> PAGE <u>0029</u> OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE \$ <u>127.00</u> DEPUTY <u>ANJ</u>
 WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 SOUTH ARVILLE STREET, #206 LAS VEGAS, NEVADA 89118 PH: 702.212.3967 FX: 702.212.3963		