

FINAL MAP
ELKHORN 40 PHASE 1
A COMMON INTEREST COMMUNITY
A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER (NW 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

D.R. HORTON, INC., A DELAWARE CORPORATION,
DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND THAT IS
SHOWN UPON THE PLAT OF:

ELKHORN 40 PHASE 1

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO
HEREBY:

OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE
STREETS) AND THE OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS INDICATED AND OUTLINED
HEREON, FOR THE USE OF THE PUBLIC; AND GRANT TO THE CITY OF LAS VEGAS THE
EASEMENTS, AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.
NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SURVEY" IS OFFERED FOR
DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNERS DO HEREBY GRANT AND CONVEY TO NEVADA POWER
COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY, CENTRAL TELEPHONE COMPANY
D/B/A CENTURY LINK, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT
AND COX COMMUNICATIONS LAS VEGAS, INC., JOINTLY AND SEVERALLY AND TO THEIR
SUCCESSORS AND ASSIGNS, AN EASEMENT OVER ALL AREA'S DESIGNATED AS "PRIVATE
STREETS", "COMMON ELEMENTS" AND PUBLIC UTILITY EASEMENTS (P.U.E.) AND A THREE-FOOT
WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES
TO METER PANELS. ALSO AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF, PUBLIC OR
PRIVATE STREETS FOR ABOVE GROUND TRANSFORMERS, AND TELEPHONE EQUIPMENT PADS AND
FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT
OF UNDERGROUND DISTRIBUTION LINES AND APPURTENANCES. WHERE NO SIDEWALK EXISTS, THE
WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO 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 EASEMENT SHALL BE DEFINED
BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES FROM
THE BACK OF ANY STREET FRONTAGE SIDEWALK. ALSO AN ADDITIONAL TWO FEET AROUND
TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE
CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF
UNDERGROUND POWER, TELEPHONE, GAS LINES, WATER LINES, CABLE T.V. AND
APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

PROVIDED, HOWEVER, THAT NO ABOVE GROUND UTILITY VAULTS THAT WOULD SUBSTANTIALLY
INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR SHALL BE ALLOWED WITHIN ANY
EASEMENTS, CORRIDORS, OR COMMON LOTS DESIGNATED AS PUBLIC MULTI USE TRAIL
EASEMENT AREAS, AND NO SUCH EASEMENT RIGHTS SHALL BE GRANTED TO THE ABOVE LISTED
UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THIS STATEMENT.

FURTHER, THE UNDERSIGNED OWNERS 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, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND
APPURTENANCES, 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.

D.R. HORTON, INC., A DELAWARE CORPORATION

By: Bradley F. Buens Division President
4/27/17

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 27, 2017 BY
Bradley F. Buens AS Division President FOR D.R. HORTON, INC., A
DELAWARE CORPORATION.

Barbara A. Brown
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: 6-2-18

CERTIFICATE OF EASEMENT RECIPIENTS

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

Shirley Ann Shirley Ann
LAS VEGAS VALLEY WATER DISTRICT

Maria J. Rushing MARIA S. RUSHING 5/4/17
SOUTHWEST GAS CORPORATION

Maria Gomez Maria Gomez 4/19/17
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

Lesley A. Devine Lesley A. Devine 4/21/17
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

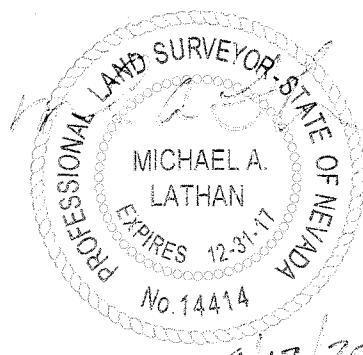
Bradley F. Buens Bradley F. Buens 4/26/17
COX COMMUNICATIONS LAS VEGAS, INC.

Allen Pavelka Allen Pavelka 4/27/17
CITY OF LAS VEGAS
ALLEN PAVELKA, P.E. 9029
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, MICHAEL A. LATHAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS
AN AGENT FOR TRI-CORE SURVEYING, LLC, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION
AT THE INSTANCE OF D.R. HORTON, INC., A DELAWARE CORPORATION
2. LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE 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 JANUARY 30, 2017.
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 Survey AND AN APPROPRIATE FINANCIAL GUARANTEE
WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION
OF THE MONUMENTS.


MICHAEL A. LATHAN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 14414

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4); THENCE SOUTH
88°01'52" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), A DISTANCE OF
40.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF TENAYA WAY, SAME BEING THE POINT OF
BEGINNING;

THENCE NORTH 00°56'37" EAST ALONG ~~SH~~ EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1163.52 FEET
TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 54.00
FEET; THENCE NORTHEASTERLY 84.06 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 89°11'42" TO THE SOUTH RIGHT-OF-WAY LINE OF ELKHORN ROAD; THENCE SOUTH 89°51'41"
EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1229.96 FEET TO THE EAST LINE OF
SAID NORTHWEST QUARTER (NW 1/4); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH
00°36'57" WEST ALONG SAID EAST LINE A DISTANCE OF 1257.90 FEET TO THE SOUTHEAST CORNER OF
SAID NORTHWEST QUARTER (NW 1/4); THENCE NORTH 88°01'52" WEST ALONG THE SOUTH LINE OF
SAID NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 1290.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 36.53 ACRES.

BASIS OF BEARINGS

NORTH 00°56'37" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY
MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 163, PAGE 26 OF SURVEYS.

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, NRS 278.5695

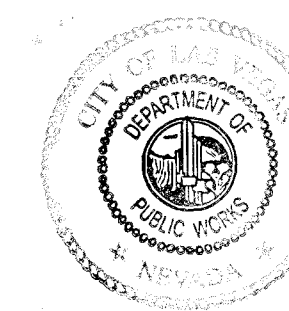
CITY SURVEYOR'S CERTIFICATE

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

ELKHORN 40 PHASE 1

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 04/19/2017

Alan R. Riecki
ALAN R. RIEKKI, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469



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.

Walter E. Brown Walter E. Brown 05/05/2017
SOUTHERN NEVADA HEALTH DISTRICT

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.

John Canale John Canale 7/19/17
DIVISION OF WATER RESOURCES
DATE

CERTIFICATE OF DIRECTOR OF PLANNING

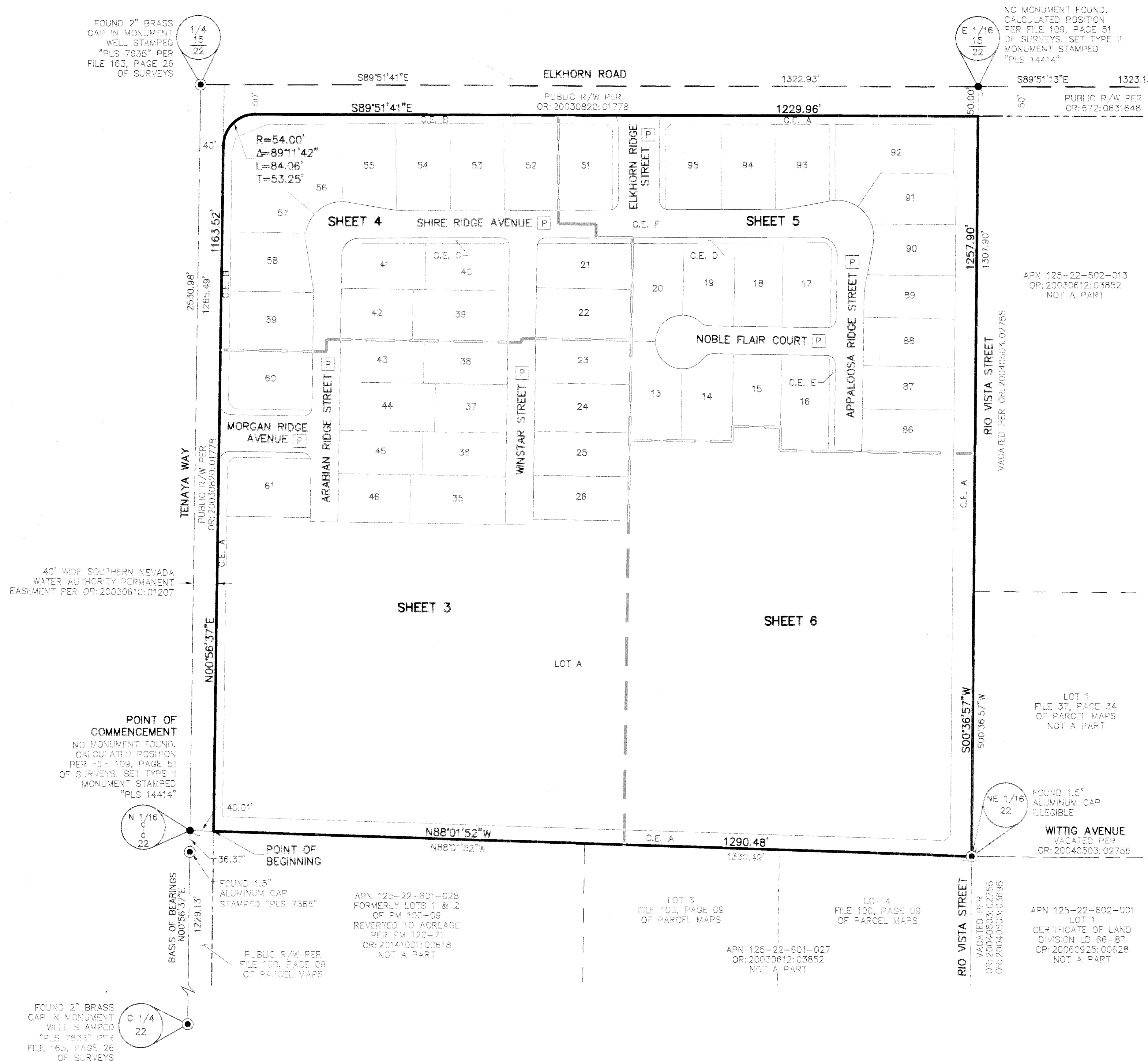
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY
APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY
AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE
BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED
FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE 31st DAY OF March
2017.

Thomas A. Perrigo Thomas A. Perrigo
THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

FMP-69341

FINAL MAP OF ELKHORN 40 PHASE 1 A COMMON INTEREST COMMUNITY A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA TRI-CORE SURVEYING, LLC LAND SURVEYING, CONSTRUCTION STAKING, MAPPING LAND DEVELOPMENT SERVICES, BOUNDARY & TOPOGRAPHIC SURVEYS 6761 WEST CHARLESTON BLVD. LAS VEGAS, NEVADA 89146 TEL (702) 821-1554 FAX (702) 870-4378	BOOK NO. <u>20170815</u> INSTRUMENT NO. <u>2189</u> OFFICIAL RECORDS FILED AT THE REQUEST OF TRI-CORE SURVEYING DATE <u>8/15/2017</u> AT <u>1:56 PM</u> BOOK <u>154</u> PAGE <u>40</u> OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE \$ <u>107.00</u> DEPUTY <u>DBM</u>
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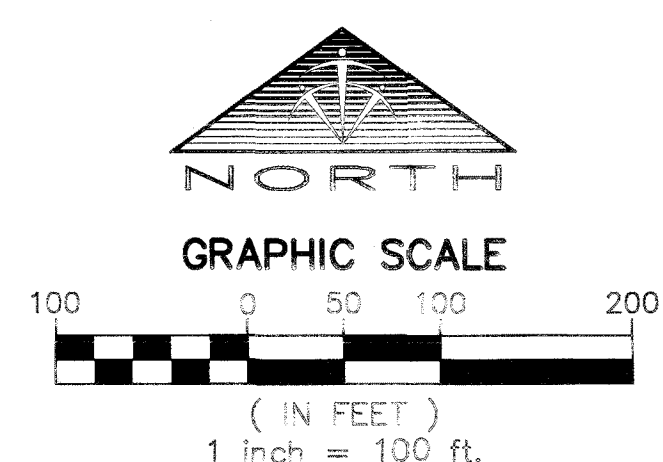
FINAL MAP
ELKHORN 40 PHASE 1
A COMMON INTEREST COMMUNITY
A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER (NW 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



FOUND 2" BRASS
CAP IN MONUMENT
WELL STAMPED
"PLS 7635" PER
FILE 163, PAGE 26
OF SURVEYS

NO MONUMENT FOUND.
CALCULATED POSITION
PER FILE 109, PAGE 51
OF SURVEYS, SET TYPE II
MONUMENT STAMPED
"PLS 14414"

FOUND 2" BRASS
CAP IN MONUMENT
WELL STAMPED
"PLS 13000"



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - ALIQUOT LINE
 - ASSESSOR'S PARCEL LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - MATCHLINE
 - FOUND MONUMENT AS NOTED
 - SET MONUMENT STAMPED "PLS 14414" AS NOTED WITH REFERENCE MONUMENTS
 - PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS MAP, SURFACE TO BE PRIVATELY MAINTAINED BY THE H.O.A.
 - 1 LOT NUMBER
 - C.E. A COMMON ELEMENT LOT
 - APN ASSESSOR'S PARCEL NUMBER
 - OR: CLARK COUNTY OFFICIAL RECORDS
 - R/W RIGHT-OF-WAY

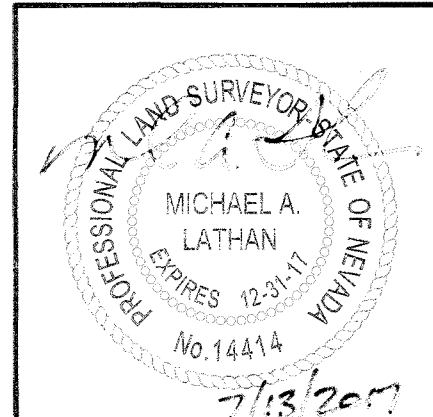
BASIS OF BEARINGS
NORTH 00°56'37" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 163, PAGE 26 OF SURVEYS.

LOT TABULATION

TOTAL RESIDENTIAL LOTS	= 47
TOTAL COMMON ELEMENT LOTS	= 6
TOTAL REMAINDER LOTS (LOT A)	= 1

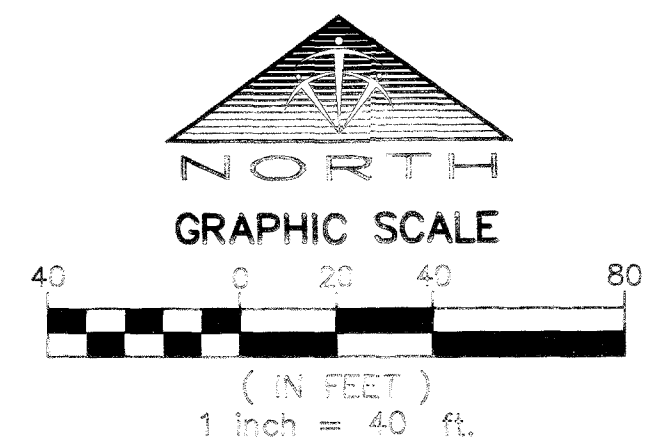
AREA TABULATION

GROSS MAPPED AREA	= 36.53 ACRES
PRIVATE STREET AREA	= 3.44 ACRES
LOT A (FUTURE PHASE 2)	= 16.49 ACRES
NET PHASE 1 PARCEL AREA	= 16.60 ACRES



FINAL MAP
ELKHORN 40 PHASE 1
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OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

MATCHLINE - SEE SHEET 4



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ALIQUOT LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 14414" WITH TYPE IV-A REFERENCE MONUMENTS, UNLESS OTHERWISE NOTED
- 1 LOT NUMBER
- C.E. A COMMON ELEMENT LOT
- P PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS MAP, SURFACE TO BE PRIVATELY MAINTAINED BY THE H.O.A.
- S.F. SQUARE FEET
- L1 LINE SEGMENT
- C1 CURVE SEGMENT
- (R) RADIAL BEARING
- APN ASSESSOR'S PARCEL NUMBER
- C.L.V. CITY OF LAS VEGAS
- P.U.E. PUBLIC UTILITY EASEMENT
- LVVWD LAS VEGAS VALLEY WATER DISTRICT
- OR OFFICIAL RECORDS, CLARK COUNTY, NEVADA
- H.O.A. HOMEOWNER'S ASSOCIATION
- [E1] 40' WIDE SOUTHERN NEVADA WATER AUTHORITY PERMANENT EASEMENT PER OR: 20030610:01207
- [E2] 3' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP
- [E3] VARIABLE WIDTH EQUESTRIAN TRAIL EASEMENT GRANTED TO C.L.V. PER THIS MAP, TO BE MAINTAINED BY THE H.O.A. NO ABOVE-GROUND UTILITY BOXES TO BE PLACED WITHIN TRAIL CORRIDOR

NOTES:

1. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "PLS 14414" ON THE BLOCK WALLS AND ALL FRONT LOT CORNERS SHALL BE WITNESSED BY A SAW-CUT IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES.
2. MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE FEATURES, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
3. ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "PUBLIC UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER'S ASSOCIATION IS TO BE FORMED).
4. DIRECT VEHICULAR ACCESS TO ELKHORN ROAD AND TENAYA WAY FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.
5. PRIVATE STREETS ARE TO REMAIN PERPETUAL AND NON-REVOCABLE.
6. NO TREES OR VEGETATION HIGHER THAN 3 FEET SHALL BE ALLOWED WITHIN ANY PUBLIC SEWER EASEMENT.

WATER COMMITMENT NOTE

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK LOT A ACRES-FEET/YEAR 1.0

LOT A 16.49 ACRES

50' RESERVED FOR ROADWAY & UTILITY PURPOSES, BY DEED OR: 201160815

40' MUTUAL PRIVATE ROAD EASEMENT PER OR: 20030610:01521

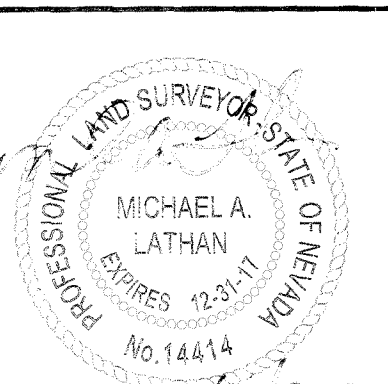
FOUND 1.5" ALUMINUM CAP STAMPED "PLS 7365"

APN 125-22-601-028 FORMERLY LOTS 1 & 2 OF PM 100-08 REVERTED TO ACREAGE PER PM 120-71 OR: 20141001:00918 NOT A PART

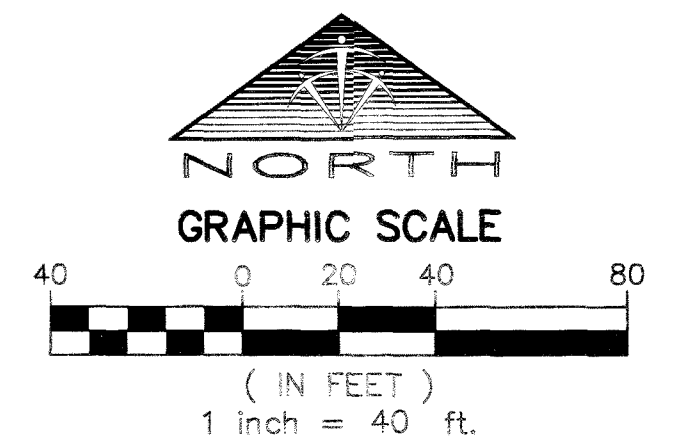
LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°56'37"E	14.14'
L2	N44°03'23"W	14.14'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	90°00'00"	15.00'	23.56'	15.00'
C3	70°31'44"	15.00'	18.46'	10.61'
C4	19°28'16"	15.00'	5.10'	2.57'

SHEET 3 OF 6



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LEGEND

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- SECTION LINE
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- P.U.E. PUBLIC UTILITY EASEMENT
- L.V.W.D. LAS VEGAS VALLEY WATER DISTRICT
- OR. OFFICIAL RECORDS, CLARK COUNTY, NEVADA
- H.O.A. HOMEOWNER'S ASSOCIATION
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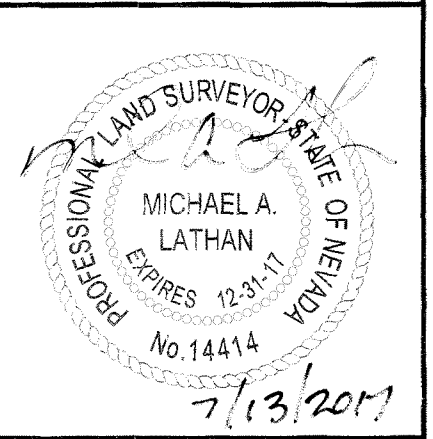
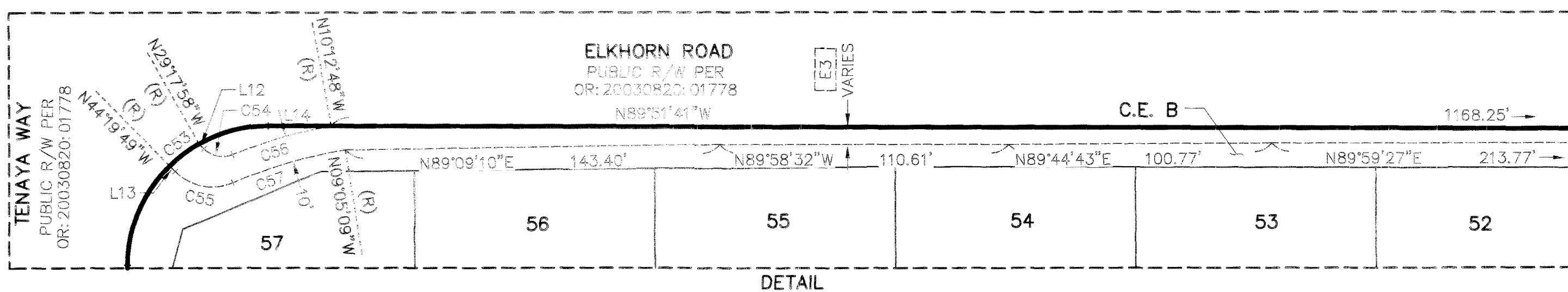
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C5	9°59'46"	100.00'	17.45'	8.75'
C6	6°19'26"	100.00'	11.04'	5.52'
C7	3°40'20"	100.00'	6.41'	3.21'
C8	108°52'39"	62.00'	117.82'	86.72'
C9	16°36'10"	62.00'	17.97'	9.05'
C10	33°02'36"	62.00'	35.76'	18.39'
C11	49°53'30"	62.00'	53.99'	28.84'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C12	9°20'24"	62.00'	10.11'	5.06'
C13	9°59'46"	100.00'	17.45'	8.75'
C14	6°14'01"	100.00'	10.88'	5.45'
C15	3°45'44"	100.00'	6.57'	3.28'
C16	88°53'08"	53.50'	83.00'	52.47'
C17	88°53'08"	30.00'	46.54'	29.42'
C18	40°41'46"	30.00'	21.31'	11.13'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C19	48°11'23"	30.00'	25.23'	13.42'
C20	91°06'52"	15.00'	23.85'	15.29'
C21	70°31'44"	15.00'	18.46'	10.61'
C22	20°35'08"	15.00'	5.39'	2.72'
C23	88°53'08"	15.00'	23.27'	14.71'
C24	70°31'44"	15.00'	18.46'	10.61'
C25	18°21'25"	15.00'	4.81'	2.42'

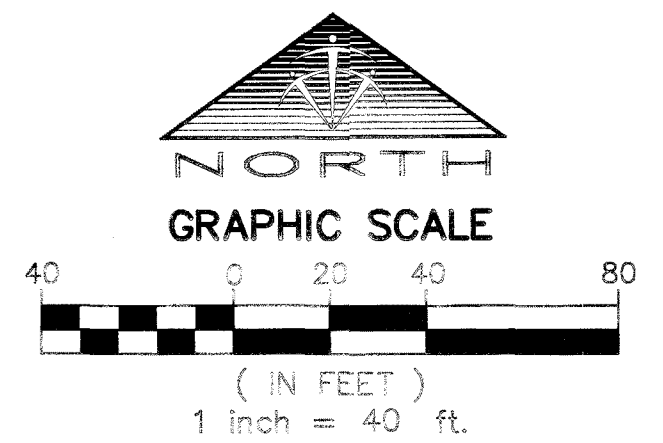
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C53	15°01'51"	54.00'	14.17'	7.12'
C54	67°37'38"	10.00'	11.80'	6.70'
C55	68°51'12"	20.00'	24.03'	13.71'
C56	11°52'22"	191.30'	39.64'	19.89'
C57	14°13'35"	181.30'	45.02'	22.62'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N44°27'32"W	2.66'
L13	N44°27'32"W	2.94'
L14	N89°51'41"W	24.21'



FINAL MAP
ELKHORN 40 PHASE 1
A COMMON INTEREST COMMUNITY

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ALIQUOT LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 14414" WITH TYPE IV-A REFERENCE MONUMENTS, UNLESS OTHERWISE NOTED
- 1 LOT NUMBER
- C.E. A COMMON ELEMENT LOT
- P PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS MAP, SURFACE TO BE PRIVATELY MAINTAINED BY THE H.O.A.
- S.F. SQUARE FEET
- L1 LINE SEGMENT
- C1 CURVE SEGMENT
- (R) RADIAL BEARING
- APN ASSESSOR'S PARCEL NUMBER
- C.L.V. CITY OF LAS VEGAS
- P.U.E. PUBLIC UTILITY EASEMENT
- L.V.V.D. LAS VEGAS VALLEY WATER DISTRICT
- OR OFFICIAL RECORDS, CLARK COUNTY, NEVADA
- H.O.A. HOMEOWNER'S ASSOCIATION
- E1 40' WIDE SOUTHERN NEVADA WATER AUTHORITY PERMANENT EASEMENT PER OR:20030610:01207
- E2 3' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP
- E3 VARIABLE WIDTH EQUESTRIAN TRAIL EASEMENT GRANTED TO C.L.V. PER THIS MAP, TO BE MAINTAINED BY THE H.O.A. NO ABOVE-GROUND UTILITY BOXES TO BE PLACED WITHIN TRAIL CORRIDOR

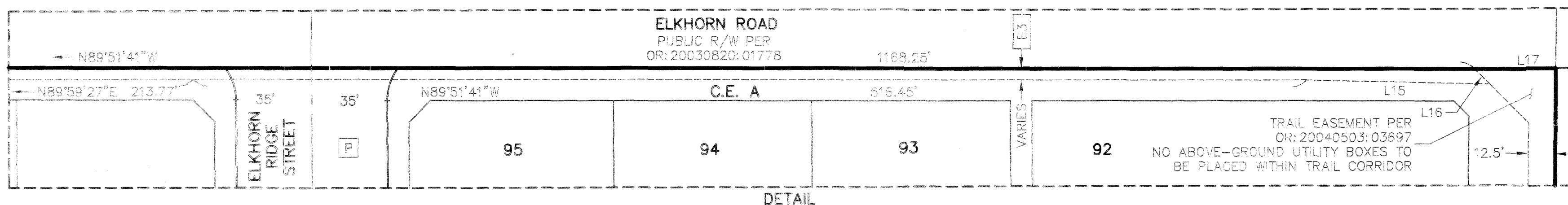
NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "PLS 14414" ON THE BLOCK WALLS AND ALL FRONT LOT CORNERS SHALL BE WITNESSED BY A SAW-CUT IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES.
- MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE FEATURES, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
- ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "PUBLIC UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER'S ASSOCIATION IS TO BE FORMED).
- DIRECT VEHICULAR ACCESS TO ELKHORN ROAD AND TENAYA WAY FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.
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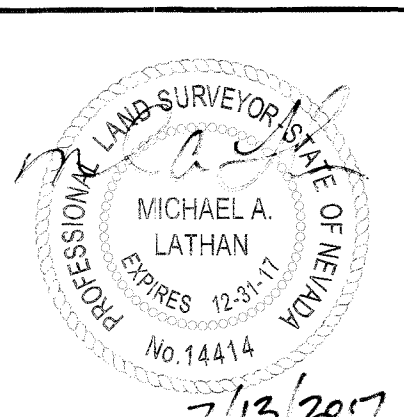
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C26	36°33'38"	25.00'	15.95'	8.26'
C27	37°10'45"	25.00'	16.22'	8.41'
C28	90°00'00"	15.00'	23.56'	15.00'
C29	70°31'44"	15.00'	18.46'	10.61'
C30	19°28'16"	15.00'	5.10'	2.57'
C31	90°00'00"	15.00'	23.56'	15.00'
C32	70°31'44"	15.00'	18.46'	10.61'
C33	19°28'16"	15.00'	5.10'	2.57'
C34	9°59'46"	100.00'	17.45'	8.75'
C35	111°06'23"	62.00'	120.23'	90.39'
C36	7°00'43"	62.00'	7.59'	3.80'
C37	37°38'17"	62.00'	40.73'	21.13'
C38	37°36'38"	62.00'	40.70'	21.11'
C39	28°50'45"	62.00'	31.21'	15.95'
C40	9°10'52"	53.50'	85.08'	54.55'
C41	9°10'52"	30.00'	47.71'	30.59'
C42	9°59'46"	100.00'	17.45'	8.75'
C43	90°00'00"	15.00'	23.56'	15.00'
C44	70°31'44"	15.00'	18.46'	10.61'
C45	19°28'16"	15.00'	5.10'	2.57'
C46	42°44'32"	20.00'	14.92'	7.83'
C47	276°18'47"	45.50'	219.43'	40.74'
C48	42°44'32"	45.50'	33.94'	17.80'
C49	90°00'00"	45.50'	71.47'	45.50'
C50	90°00'00"	45.50'	71.47'	45.50'
C51	53°34'15"	45.50'	42.54'	22.97'
C52	53°34'15"	20.00'	18.70'	10.10'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L3	S44°52'26"E	14.14'	L7	N72°05'38"E	9.57'	L11	N00°56'37"E	4.60'
L4	N44°59'02"E	14.22'	L8	S44°36'49"E	14.00'	L15	N88°41'31"W	84.96'
L5	S44°37'22"E	9.86'	L9	S89°23'15"E	10.00'	L16	N44°37'22"W	9.91'
L6	N00°10'15"W	15.00'	L10	N89°03'23"W	41.64'	L17	N89°51'41"W	37.50'

MATCHLINE - SEE SHEET 6



SHEET 5 OF 6

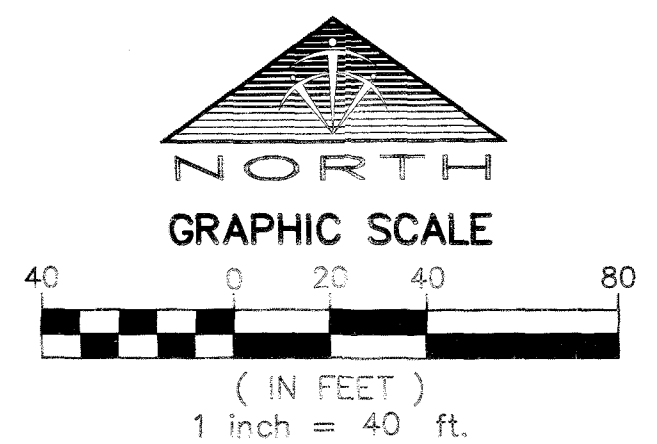


File 154 Pg 40

FINAL MAP
ELKHORN 40 PHASE 1
A COMMON INTEREST COMMUNITY

MATCHLINE - SEE SHEET 5

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER (NW 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



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- SUBDIVISION BOUNDARY LINE
- SECTION LINE
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- S.F. SQUARE FEET
- L1 LINE SEGMENT
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- APN ASSESSOR'S PARCEL NUMBER
- C.L.V. CITY OF LAS VEGAS
- P.U.E. PUBLIC UTILITY EASEMENT
- LVVWD LAS VEGAS VALLEY WATER DISTRICT
- OR: OFFICIAL RECORDS, CLARK COUNTY, NEVADA
- H.O.A. HOMEOWNER'S ASSOCIATION
- [E1] 40' WIDE SOUTHERN NEVADA WATER AUTHORITY PERMANENT EASEMENT PER OR: 20030610:01207
- [E2] 3' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP
- [E3] VARIABLE WIDTH EQUESTRIAN TRAIL EASEMENT GRANTED TO C.L.V. PER THIS MAP, TO BE MAINTAINED BY THE H.O.A. NO ABOVE-GROUND UTILITY BOXES TO BE PLACED WITHIN TRAIL CORRIDOR

NOTES:

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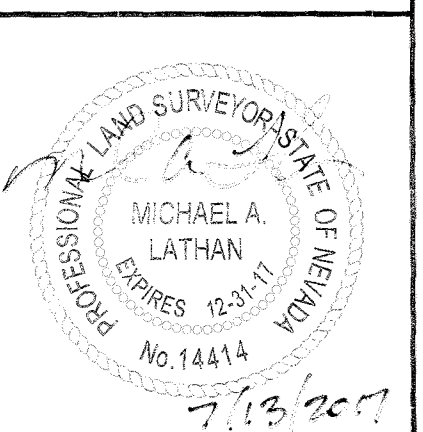
WATER COMMITMENT NOTE

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK	ACRE-FEET/YEAR
LOT A	1.0

LINE TABLE		
LINE	BEARING	LENGTH
L9	S89°27'15"E	10.00'

SHEET 6 OF 6



File 154 Pg 40