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FINAL MAP OF
THE MEADOWS AT ELKHORN SPRINGS - UNIT 1
BEING A PORTION OF LOT 1 OF ELKHORN SPRINGS UNIT NO. 2 - PLATS: BOOK 24, PAGE 1
SITUATE IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 16 AND THE WEST HALF (W 1/2) OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

ELKHORN PARTNERS, LIMITED PARTNERSHIP
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE
MAP OF

THE MEADOWS AT ELKHORN SPRINGS UNIT NO. 1

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT,
AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS 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 NEVADA POWER COMPANY AND
SPRINT CENTRAL TELEPHONE-NEVADA, 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 FIVE-FOOT WIDE EASEMENT
ON ALL PROPERTY LINES THAT ADJUT PUBLIC AND PRIVATE STREETS, TO INCLUDE
ACCESS TO ABOVE-GROUND TRANSFORMER AND TELEPHONE EQUIPMENT PADS; AND TO NEVADA POWER COMPANY
AND SPRINT CENTRAL TELEPHONE-NEVADA, JOINTLY AND SEVERALLY, SOUTHWEST
GAS CORPORATION AND COMMUNITY CABLE T.V., INC. AND TO THEIR RESPECTIVE
SUCCESSORS AND ASSIGNS: (II) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY
LINES; (III) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO
PROVIDE ACCESS FOR UNDERGROUND SERVICE; (IV) AN EASEMENT OVER COMMON LOT
AREAS AS INDICATED AND OUTLINED HEREON; (V) A TWO-FOOT WIDE EASEMENT
AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS, FOR THE
CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS,
FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE GAS, WATER AND CABLE
TELEVISION 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 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.

DATED THIS 10th DAY OF May, 1996

ELKHORN PARTNERS, LIMITED PARTNERSHIP

James M. Rhodes 5/10/96
JAMES M. RHODES, PRESIDENT DATE

ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 10, 1996
BY JAMES M. RHODES AS PRESIDENT OF ELKHORN PARTNERS, LIMITED PARTNERSHIP

Sherry Sue Carlson
Sherry Sue Carlson

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: 10/20/99

UTILITY / AGENCY APPROVALS

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

<i>Gary Lange</i>	4-26-96
LAS VEGAS VALLEY WATER DISTRICT - GARY LANGE	DATE
<i>Clark G. McCarrel, Jr.</i>	5-6-96
SOUTHWEST GAS CORPORATION - CLARK G. MCCARREL, JR.	DATE
<i>Laurie L. Jones</i>	4-26-96
NEVADA POWER COMPANY - LAURIE L. JONES	DATE
<i>Jane F. Stokes</i>	5-2-96
SPRINT CENTRAL TELEPHONE - NEVADA - JANE F. STOKES	DATE
<i>Teresa Parker</i>	5-7-96
COMMUNITY CABLE T.V., INC. - Teresa Parker	DATE
<i>Dennis Anderson</i>	5-31-96
CITY OF LAS VEGAS - DENNIS ANDERSON	DATE

BASIS OF BEARINGS

S 85°16'52" E, BEING THE CENTERLINE OF FARM ROAD BETWEEN CIMARRON ROAD AND
BUFFALO DRIVE AS SHOWN ON THE FINAL MAP KNOWN AS ELKHORN SPRINGS UNIT NO. 2
ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 24 OF PLATS AT PAGE 1

SURVEYOR'S CERTIFICATE

I, BRETT K. JEFFERSON, 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 ELKHORN PARTNERS,
LIMITED PARTNERSHIP
- THE LANDS SURVEYED LIE WITHIN THE A PORTION OF LOT 1 OF ELKHORN SPRINGS UNIT NO. 2 -
BOOK 24 OF PLATS AT PAGE 1, SITUATE IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 16
AND THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
AND THE SURVEY WAS COMPLETED ON JANUARY 19, 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 OCCUPY THE POSITIONS INDICATED BY
APRIL 1, 1997 AND AN APPROPRIATE FINANCIAL
GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE
RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



Brett K. Jefferson
BRETT K. JEFFERSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 8421

LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF ELKHORN SPRINGS UNIT NO. 2 AS SHOWN ON A MAP ON FILE
IN THE CLARK COUNTY RECORDERS OFFICE AS PAGE 1 OF BOOK 24 OF PLATS LYING
WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 16 AND THE WEST HALF (W 1/2) OF
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SUNNY SPRINGS LANE (80.00 FEET
WIDE) AND CIMARRON ROAD (80.00 FEET WIDE) AS SHOWN ON SAID PLAT OF ELKHORN
SPRINGS UNIT NO. 2, THENCE ALONG SAID CENTERLINE OF CIMARRON ROAD THE
FOLLOWING TWO (2) COURSES: (1) NORTH 03°40'00" WEST, 115.22 FEET, (2) THENCE
CURVING TO THE LEFT ALONG A 700.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY
THROUGH A CENTRAL ANGLE OF 13°58'10", AN ARC LENGTH OF 170.87 FEET, THENCE
DEPARTING SAID CENTERLINE OF CIMARRON ROAD ALONG A RADIAL BEARING OF NORTH
72°21'50" EAST, 55.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT "L" AS SHOWN ON
PLAT OF ELKHORN SPRINGS UNIT NO. 1 BOOK 60, PAGE 72 BEING THE POINT OF BEGINNING;
THENCE ALONG A RADIAL BEARING OF NORTH 72°21'59" EAST, 170.92 FEET, THENCE FROM A
TANGENT WHICH BEARS SOUTH 17°38'01" EAST, CURVING TO THE RIGHT ALONG A 926.00
FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF
03°16'52", AN ARC LENGTH OF 53.03 FEET, THENCE ALONG A RADIAL BEARING OF NORTH
75°38'51" EAST, 99.64 FEET, THENCE SOUTH 15°00'20" EAST, 17.88 FEET, THENCE ALONG
A RADIAL BEARING OF NORTH 76°38'45" EAST, 100.00 FEET, THENCE FROM A TANGENT
WHICH BEARS NORTH 13°21'15" WEST, CURVING TO THE LEFT ALONG A 1128.00 FOOT
RADIUS CURVE CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 01°55'46",
AN ARC LENGTH OF 37.92 FEET, THENCE ALONG A RADIAL BEARING OF NORTH 74°42'58"
EAST, 151.00 FEET, THENCE NORTH 16°43'19" WEST, 64.11 FEET, THENCE NORTH
19°15'24" WEST, 48.86 FEET, THENCE NORTH 20°01'44" WEST, 15.25 FEET, THENCE
NORTH 18°25'34" WEST, 60.22 FEET, THENCE NORTH 15°52'02" WEST, 60.26 FEET,
THENCE NORTH 13°18'05" WEST, 22.46 FEET, THENCE SOUTH 85°16'52" EAST, 1255.67
FEET, THENCE SOUTH 04°43'08" WEST, 39.90 FEET, THENCE SOUTH 85°16'52" EAST,
100.00 FEET, THENCE SOUTH 04°43'08" WEST, 3.82 FEET, THENCE SOUTH 85°16'52" EAST,
151.00 FEET, THENCE NORTH 04°43'08" EAST, 43.72 FEET, THENCE SOUTH 85°16'52"
EAST, 308.42 FEET TO A POINT OF NON-TANGENCY, THENCE FROM A TANGENT WHICH BEARS
SOUTH 08°51'40" EAST, CURVING TO THE LEFT ALONG A 916.00 FOOT RADIUS CURVE
CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 04°56'22", AN ARC LENGTH
OF 78.97 FEET, THENCE ALONG A RADIAL BEARING OF NORTH 78°11'56" EAST, 166.00 FEET
TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BUFFALO DRIVE (100.00 FEET WIDE);
THENCE FROM A TANGENT WHICH BEARS SOUTH 11°48'04" EAST, CURVING TO THE LEFT
ALONG A 750.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY THROUGH A CENTRAL
ANGLE OF 10°31'39", AN ARC LENGTH OF 137.80 FEET TO A POINT OF REVERSE
CURVATURE, A RADIAL LINE TO SAID POINT BEARS SOUTH 67°40'19" WEST, THENCE
CURVING TO THE RIGHT ALONG A 54.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY
THROUGH A CENTRAL ANGLE OF 93°22'33", AN ARC LENGTH OF 88.00 FEET TO A POINT ON
THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID SUNNY SPRINGS LANE BEING A POINT
OF COMPOUND CURVATURE, A RADIAL LINE TO SAID POINT BEARS SOUTH 18°57'08" EAST;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF SUNNY SPRINGS LANE THE FOLLOWING
SEVEN (7) COURSES: (1) CURVING TO THE RIGHT ALONG A 480.00 FOOT RADIUS CURVE
CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 22°58'22", AN ARC LENGTH OF
184.44 FEET, (2) THENCE NORTH 85°58'47" WEST, 779.95 FEET, (3) THENCE CURVING TO THE
LEFT ALONG A 840.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY THROUGH A
CENTRAL ANGLE OF 25°54'17", AN ARC LENGTH OF 379.78 FEET; (4) THENCE SOUTH
68°08'55" WEST, 135.00 FEET; (5) THENCE CURVING TO THE RIGHT ALONG A 1780.00 FOOT
RADIUS CURVE CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 18°13'05",
AN ARC LENGTH OF 559.62 FEET, (6) THENCE SOUTH 86°20'00" WEST, 375.61 FEET, (7)
THENCE CURVING TO THE RIGHT ALONG A 25.00 FOOT RADIUS CURVE CONCAVE NORTHERLY
THROUGH A CENTRAL ANGLE OF 23°34'41", AN ARC LENGTH OF 10.29 FEET TO A POINT ON
THE AFORESAID EASTERLY LINE OF LOT "L" SAID POINT BEING A POINT OF NON-TANGENCY,
A RADIAL LINE TO SAID POINT BEARS SOUTH 19°54'41" WEST, THENCE ALONG SAID
EASTERLY LINE OF LOT "L" THE FOLLOWING TWO (2) COURSES: (1) NORTH 03°40'00"
WEST, 73.13 FEET, (2) THENCE CURVING TO THE LEFT ALONG A 755.00 FOOT RADIUS CURVE
CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 13°58'10", AN ARC LENGTH OF
184.08 FEET TO THE POINT OF BEGINNING

CONTAINING 18.21 ACRES

CITY SURVEYOR'S CERTIFICATE

RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY
THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF

THE MEADOWS AT ELKHORN SPRINGS UNIT NO. 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 APRIL 1, 1997



Rita M. Lumos
RITA M. LUMOS, CITY SURVEYOR
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 5084

4/23/96
DATE

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.

Lionie C. Empey
CLARK COUNTY DISTRICT BOARD OF HEALTH - LIONIE C. EMPEY

5-24-96
DATE

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 Canale, P.E.
DIVISION OF WATER RESOURCES - ROBERT CANALE, P.E.

5-12-96
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 THEREOF; 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 PARCEL HEREIN
WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA
ON THE 11th DAY OF JANUARY, 1996.

Donna H. Kristaponis
DONNA H. KRISTAPONIS
DIRECTOR OF PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

6/21/96
DATE

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

Final Map Prepared By

PENTACORE
Surveying Inc.

6763 W. Charleston Blvd.
Las Vegas, Nevada 89102

702) 258 4110

TBD
SHEET 1 OF 5

INSTRUMENT NO. 0139
OFFICIAL RECORDS BOOK NO. 960627
FILED AT THE REQUEST OF
PENTACORE SURVEYING INC.
DATE 6-27-96 AT 1:31 PM
BOOK 074 PAGE 0080
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$ 61.95 DEPUTY JMC

25 APRIL 96

JOB# 0168 0090

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