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28-17-30 00735

**OWNER'S CERTIFICATE & DEDICATION**

DUNMORE HOMES OF NEVADA, INC.,  
a California Corporation,  
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF  
**MountainAire Unit 1 at Elkhorn Springs**

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY OFFER AND DEDICATE THE PUBLIC STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS INDICATED AND OUTLINED HEREON, TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC. FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS 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 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 SERVICES; (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS AND ABOVE-GROUND TELEPHONE EQUIPMENT PADS AND (iv) AND A TWO-FOOT WIDE-EASEMENT AROUND EACH ABOVE-GROUND TRANSFORMER PAD AND ABOVE-GROUND TELEPHONE EQUIPMENT PAD; AND A PERMANENT EASEMENT OVER AREAS SHOWN HEREON AS COMMON LOTS "A", "B", "C" and "D";

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 THERE TO 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 STREET LIGHTS, 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 14<sup>th</sup> DAY OF November, 1995.  
DUNMORE HOMES OF NEVADA, a California corporation

SID DUNMORE, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF NEVADA } ss.  
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14 DAY OF NOVEMBER 1995, BY SID DUNMORE AS PRESIDENT OF DUNMORE HOMES OF NEVADA, A CALIFORNIA CORPORATION.

David W. Fullerton  
DAVID W. FULLERTON  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES DECEMBER 17, 1996

**UTILITY AGENCIES & APPROVALS**

- WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.
- Nick Braybrooke 11-13-95  
LAS VEGAS VALLEY WATER DISTRICT - NICK BRAYBROOKE DATE
- Clark G. McCarrel Jr. 11-13-95  
SOUTHWEST GAS CORPORATION - CLARK G. MCCARREL JR. DATE
- Dee Ann Kirk 11-13-95  
NEVADA POWER COMPANY - DEE ANN KIRK DATE
- Nyles Smith 11-13-95  
SPRINT CENTRAL TELEPHONE - NEVADA - NYLES SMITH DATE
- Randall Black 11-13-95  
COMMUNITY CABLE T.V. INC. - RANDALL BLACK DATE
- Dennis Anderson 1-26-96  
CITY OF LAS VEGAS - DENNIS ANDERSON - CITY ENGINEER DATE

**MountainAire Unit 1  
at Elkhorn Springs**

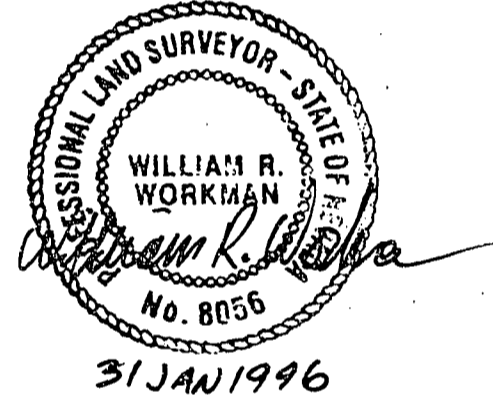
**A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AS SHOWN BY MAP THEREOF ON FILE IN FILE 53 PAGE 40 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN SECTION 21, OF TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.**

ASSESSOR'S PARCEL NO. 125-21-501-001

**SURVEYOR'S CERTIFICATE**

- WILLIAM R. WORKMAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR THE KEITH COMPANIES, NEVADA, CERTIFY THAT:
  - THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DUNMORE HOMES OF NEVADA, INC.
  - THE LANDS SURVEYED LIE WITHIN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JULY 09, 1993.
  - 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 JANUARY 13, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

WILLIAM R. WORKMAN  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE No. 8056



**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 16 AND 21 OF SAID TOWNSHIP 19 SOUTH, RANGE 60 EAST;

THENCE SOUTH 85°49'40" EAST, A DISTANCE OF 69.17 FEET;

THENCE SOUTH 04°10'20" WEST, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 85°49'40" EAST, A DISTANCE OF 1298.08 FEET;

THENCE SOUTH 01°24'36" WEST, A DISTANCE OF 467.08 FEET;

THENCE NORTH 88°35'24" WEST, A DISTANCE OF 124.00 FEET;

THENCE SOUTH 01°24'36" WEST, A DISTANCE OF 7.94 FEET;

THENCE NORTH 88°35'24" WEST, A DISTANCE OF 51.00 FEET;

THENCE NORTH 84°17'08" WEST, A DISTANCE OF 227.64 FEET;

THENCE NORTH 89°22'02" WEST, A DISTANCE OF 111.00 FEET;

THENCE SOUTH 87°50'05" WEST, A DISTANCE OF 166.83 FEET;

THENCE SOUTH 89°48'23" WEST, A DISTANCE OF 98.85 FEET;

THENCE NORTH 81°53'29" WEST, A DISTANCE OF 124.04 FEET;

THENCE NORTH 88°35'24" WEST, A DISTANCE OF 179.98 FEET;

THENCE NORTH 01°01'18" WEST, A DISTANCE OF 81.88 FEET;

THENCE NORTH 88°30'51" WEST, A DISTANCE OF 138.63 FEET;

THENCE NORTH 01°29'09" EAST, A DISTANCE OF 1.59 FEET;

THENCE NORTH 88°30'51" WEST, A DISTANCE OF 96.69 FEET;

THENCE NORTH 01°03'40" EAST, A DISTANCE OF 409.94 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°06'40";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 40.63 FEET, TO THE POINT OF BEGINNING.

CONTAINING 14.5383 ACRES OF LAND, MORE OR LESS.

**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; 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 14<sup>th</sup> DAY OF SEPTEMBER, 1995.

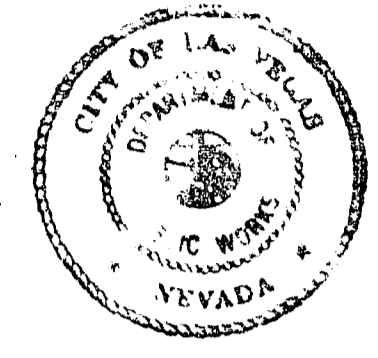
Donna Kristaponis  
DONNA KRISTAPONIS  
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND  
SECRETARY OF THE PLANNING COMMISSION, CITY OF LAS VEGAS, NEVADA

1/25/95 DATE

**CERTIFICATE OF CITY SURVEYOR**

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF  
**MountainAire Unit 1 at Elkhorn Springs**  
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 JANUARY 13, 1997.

Rita M. Lumos  
RITA M. LUMOS  
CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA  
NEVADA CERTIFICATE NO. 05094  
1/21/96 DATE



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS OF THIS MAP IS THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST (THE CENTERLINE OF ELKHORN ROAD FROM CIMARRON ROAD TO BUFFALO DRIVE) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 60, PAGE 12 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, BEING NORTH 85°49'40" WEST.

**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.

Edmund J. Wojcik  
EDMUND J. WOJCIAK  
DISTRICT BOARD OF HEALTH  
1-9-96 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.

George W. Quinn, P.E.  
GEORGE W. QUINN, P.E.  
DIVISION OF WATER RESOURCES  
1-9-96 DATE

**BENEFICIARY STATEMENT**

FOOTHILL CAPITAL CORPORATION, A CALIFORNIA CORPORATION, DOES HEREBY CONSENT TO THE PREPARATION OF THIS FINAL MAP:

FOOTHILL CAPITAL CORPORATION, A CALIFORNIA CORPORATION, by  
Dennis R. Ascher  
DENNIS R. ASCHER - VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA } ss.  
COUNTY OF LOS ANGELES

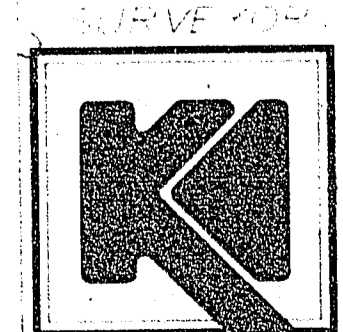
ON THIS 6<sup>th</sup> DAY OF NOVEMBER, 1995, BEFORE ME, Suzanne Witkowsky, A NOTARY PUBLIC, PERSONALLY APPEARED DENNIS R. ASCHER, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Suzanne Witkowsky  
SUZANNE WITKOWSKY  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY APPOINTMENT EXPIRES: 2-9-98

**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



THE KEITH COMPANIES, NEVADA

- PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- DEVELOPER SERVICES
- PUBLIC WORKS
- WATER RESOURCES

MountainAire Unit 1  
at Elkhorn Springs  
SHEET 1 OF 4

INSTRUMENT NO. 195  
BOOK NO. 960202  
OF OFFICIAL RECORDS  
FILED AT THE REQUEST OF  
THE KEITH COMPANIES, NV.  
DATED 2-2-96 AT 12:34  
BOOK 71 PAGE 90  
OF PLATS  
CLARK COUNTY, NEVADA RECORDS  
JUDITH A. VANDEVER, RECORDER  
FEE \$ 63.70 DEPUTY EAH