

970116

OWNER'S CERTIFICATE & DEDICATION

MYERS DUNMORE HOMES, A DELAWARE LLC.

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

MountainAire Unit 2 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) 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", and "B";

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 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 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 24th DAY OF MAY, 1996.

MYERS DUNMORE HOMES, A DELAWARE LLC, BY

SID DUNMORE, MANAGER

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th DAY OF MAY, 1996, BY SID DUNMORE AS MANAGER OF MYERS DUNMORE HOMES, A DELAWARE LLC.

RONDA L. GROTTANELLI

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 10/17/97

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 72 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, BEING NORTH 85°49'40" WEST.

UTILITY AGENCIES & APPROVALS

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

LAS VEGAS VALLEY WATER DISTRICT - GARY LANGE 5-15-96
DATE

SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL JR. 5-20-96
DATE

NEVADA POWER COMPANY - DEE ANN KIRK 5-15-96
DATE

SPRINT CENTRAL TELEPHONE - NEVADA - NYLES SMITH 5-15-96
DATE

COMMUNITY CABLE T.V. INC. - TERESA PARKER 5-17-96
DATE

CITY OF LAS VEGAS - DENNIS ANDERSON - CITY ENGINEER 11-13-96
DATE

**MountainAire Unit 2
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

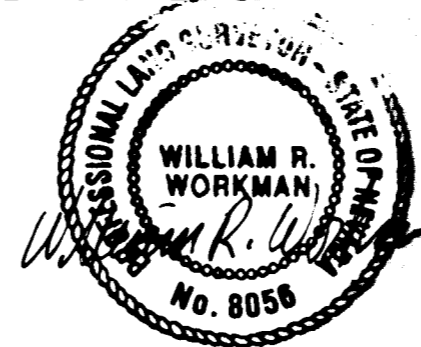
I, WILLIAM R. WORKMAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR THE KEITH COMPANIES, NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MYERS DUNMORE HOMES
2. 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.

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 JUNE 29, 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 01°03'40" WEST, ALONG THE CENTER-OF-SECTION LINE OF SAID SECTION 16, A DISTANCE OF 488.58 FEET;
THENCE SOUTH 88°56'20" EAST, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 88°30'51" EAST, A DISTANCE OF 96.69 FEET;
THENCE SOUTH 01°29'09" WEST, A DISTANCE OF 1.59 FEET;
THENCE SOUTH 88°30'51" EAST, A DISTANCE OF 138.63 FEET;
THENCE SOUTH 01°01'18" EAST, A DISTANCE OF 81.88 FEET;
THENCE SOUTH 88°35'24" EAST, A DISTANCE OF 179.98 FEET;
THENCE SOUTH 81°53'29" EAST, A DISTANCE OF 96.24 FEET;
THENCE SOUTH 03°21'38" WEST, A DISTANCE OF 170.09 FEET;
THENCE SOUTH 23°57'17" EAST, A DISTANCE OF 47.90 FEET;
THENCE SOUTH 51°47'01" EAST, A DISTANCE OF 111.25 FEET;
THENCE SOUTH 37°33'26" EAST, A DISTANCE OF 117.45 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.50 FEET AND A CENTRAL ANGLE OF 53°27'18";
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH A TANGENT LINE BEARS NORTH 37°57'20" EAST, A DISTANCE OF 140.41 FEET, TO A RADIAL LINE BEARS NORTH 01°24'36" EAST;
THENCE SOUTH 01°24'36" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 51.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 99.50 FEET AND A CENTRAL ANGLE OF 57°46'36";
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH A TANGENT LINE BEARS NORTH 88°35'24" WEST, A DISTANCE OF 100.34 FEET; TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 56°22'00" WEST, ALSO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 375.50 FEET AND A CENTRAL ANGLE OF 05°23'58";
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 35.39 FEET, TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 50°58'02" EAST;
THENCE SOUTH 50°58'02" EAST, ALONG A PROJECTION OF SAID RADIAL LINE, A DISTANCE OF 87.61 FEET;
THENCE SOUTH 00°05'00" EAST, A DISTANCE OF 51.27 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 129.50 FEET AND A CENTRAL ANGLE OF 01°57'20";
THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH A TANGENT LINE BEARS NORTH 89°55'00" EAST, A DISTANCE OF 4.42 FEET, TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 02°02'20" EAST;
THENCE SOUTH 02°02'20" EAST, ALONG A PROJECTION OF SAID RADIAL LINE, A DISTANCE OF 51.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 180.50 FEET AND A CENTRAL ANGLE OF 27°55'56";
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH A TANGENT LINE BEARS SOUTH 87°57'40" WEST, A DISTANCE OF 88.00 FEET, TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 25°53'36" WEST;
THENCE SOUTH 25°53'36" WEST, ALONG A PROJECTION OF SAID RADIAL LINE, A DISTANCE OF 113.21 FEET;
THENCE NORTH 87°07'58" WEST, A DISTANCE OF 649.73 FEET;
THENCE NORTH 01°03'40" EAST, A DISTANCE OF 757.81 FEET;
TO THE POINT OF BEGINNING
CONTAINING 10.4641 ACRES OF LAND, MORE OR LESS.

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

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 2 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 6-29-1997

Rita M. Lumos
RITA M. LUMOS
CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 05094



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. WOJCIK
DISTRICT BOARD OF HEALTH

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.

Robert Coache P.E.
ROBERT COACHE P.E.
DIVISION OF WATER RESOURCES

**CERTIFICATE OF PLANNING COMMISSION /
DIRECTOR OF
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 11th DAY OF JANUARY, 1996.

Paul Wilkins
Paul Wilkins, Deputy Director of Planning & Development
City of Las Vegas, Nevada

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

M. E. STEARNS - VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON THIS 11th DAY OF NOVEMBER, 1995, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED M. E. STEARNS, 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, HE ENTITLED UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
APPOINTMENT EXPIRES:



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

MountainAire Unit 2
at Elkhorn Springs
FM 177-95 SHEET 1 OF 3

INSTRUMENT NO. 00957

BOOK NO. 970116

DATE 1-16-97 at 12:24

BOOK 77 PAGE 77

CLARK COUNTY, NEVADA RECORDS

JUDITH A. VANDEVER, RECORDER

FEE \$ 54.00 DEPUTY LB

