

FINAL MAP of Mystic Valley PHASE ONE

A COMMON INTEREST COMMUNITY

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) AND THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE AND DEDICATION

RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION,
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCELS OF LAND
WHICH ARE SHOWN UPON THE FINAL MAP OF "MYSTIC VALLEY, PHASE ONE"
AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DOES
HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND
PUBLIC PLACES AS INDICATED AND OUTLINED HEREON, TO THE CITY OF LAS VEGAS. NO PART
OF THE PARCELS MARKED "NOT A PART" ARE OFFERED FOR DEDICATION.

FURTHERMORE, RICHMOND AMERICAN HOMES OF NEVADA, INC. DOES HEREBY GRANT AND CONVEY TO NEVADA
POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION,
LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS OF LAS VEGAS, 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 SERVICE; (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; (IV) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD
AND TELEPHONE PAD 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; AND (V) A PERMANENT EASEMENT AS SHOWN HEREON ON ALL AREAS SHOWN AS
PRIVATE STREETS, PRIVATE DRIVES AND COMMON ELEMENTS.

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 OF COMMON ELEMENTS ABUT 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 1ST DAY OF DECEMBER, 1998.

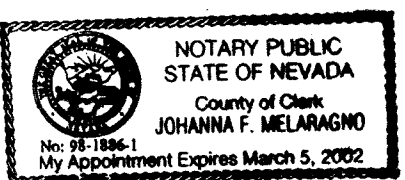
FOR: RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION

Liesel Williams 12-1-98
BY: LIESEL WILLIAMS, PRESIDENT DATE

ACKNOWLEDGMENT

STATE OF NEVADA S.S.
COUNTY OF CLARK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-1, 1998, BY
LIESEL WILLIAMS AS PRESIDENT OF RICHMOND AMERICAN HOMES OF NEVADA, INC.,
A COLORADO CORPORATION.

Johanna Melaragno
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 3/5/02



CERTIFICATE OF EASEMENT RECIPIENTS

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

Larry Norman 12-10-98
LARRY NORMAN DATE
COX COMMUNICATIONS OF LAS VEGAS, INC.

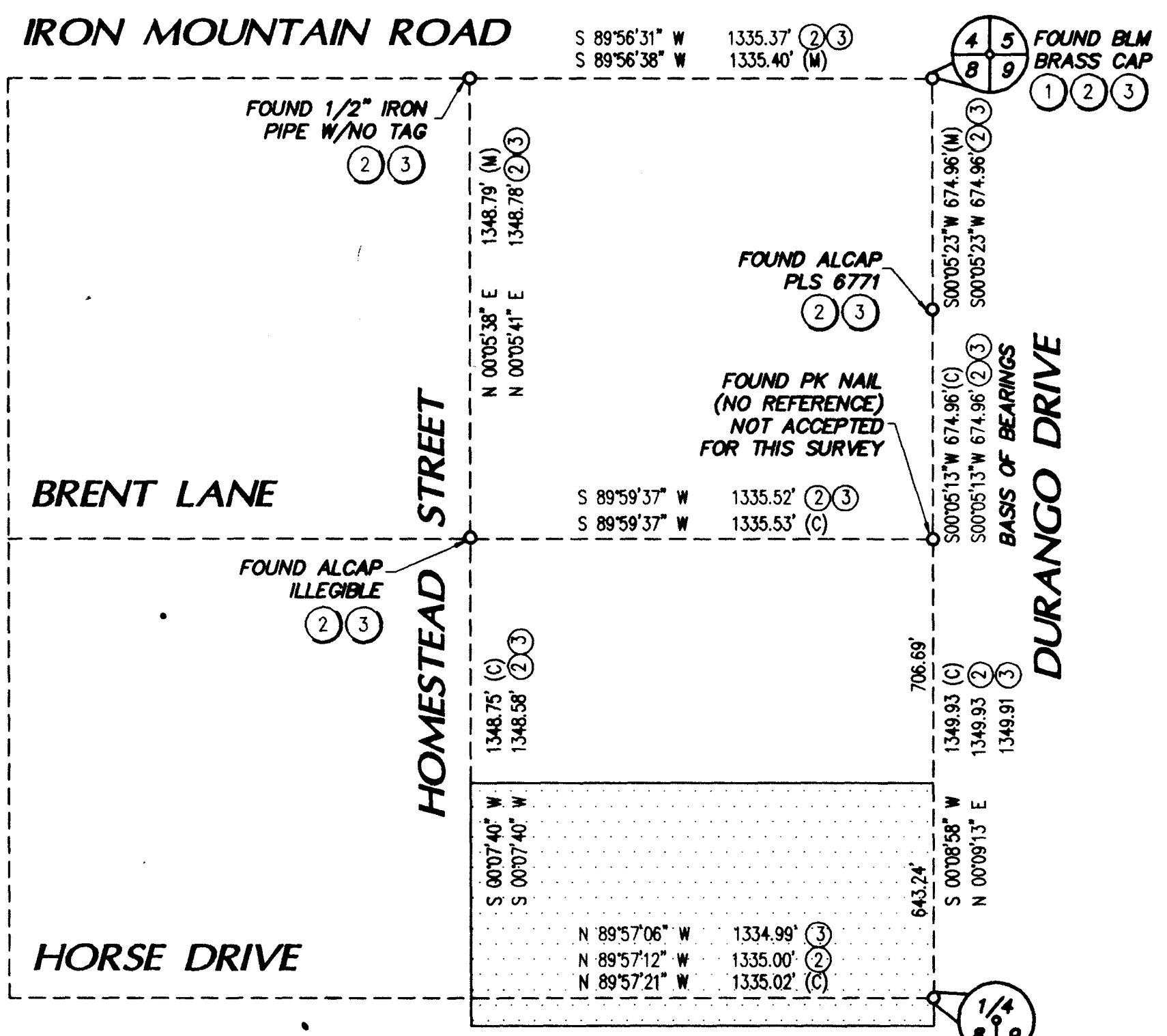
Cindy K. Wilkerson 12-10-98
CINDY K. WILKERSON DATE
NEVADA POWER COMPANY

Nyles Smith 12-9-98
NYLES SMITH DATE
SPRINT

Clark Mc Carrell 12-10-98
CLARK MC CARRELL DATE
SOUTHWEST GAS CORPORATION

Gary Lange 4-05-99
GARY LANGE DATE
LAS VEGAS VALLEY WATER DISTRICT

Charles Kajronski, Jr. 7-22-99
CHARLES KAJRONSKI, JR., P.E. No. 4784 DATE
CITY OF LAS VEGAS



SURVEY ANALYSIS & VICINITY MAP
Not to scale

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4)
SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER (NE COR) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF SECTION 8, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF DURANGO DRIVE
AND BRENT LANE; THENCE ALONG SAID CENTERLINE OF DURANGO DRIVE SOUTH 00° 08' 58" WEST, 706.69 FEET TO THE
POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 00° 08' 58" WEST, 643.24 FEET TO THE NORTH
LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8; THENCE CONTINUING ALONG SAID CENTERLINE
SOUTH 00° 01' 35" WEST, 14.00 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89° 57' 21" WEST 70.00 FEET;
THENCE NORTH 80° 51' 58" WEST, 50.64 FEET; THENCE NORTH 89° 57' 21" WEST, 114.46 FEET; THENCE SOUTH
80° 57' 14" WEST, 50.64 FEET; THENCE NORTH 89° 57' 21" WEST, 1020.57 FEET; THENCE NORTH 00° 05' 32" EAST,
14.00 FEET TO SAID NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 00° 07' 40" EAST,
616.78 FEET; THENCE NORTH 89° 59' 37" EAST, 201.40 FEET; THENCE SOUTH 00° 00' 23" EAST, 30.00 FEET; THENCE
NORTH 89° 59' 37" EAST, 821.13 FEET; THENCE NORTH 00° 23' WEST, 40.00 FEET; THENCE NORTH 89° 59' 37"
EAST, 197.75 FEET; THENCE NORTH 45° 04' 17" EAST, 21.24 FEET; THENCE SOUTH 89° 51' 02" EAST, 70.00 FEET
FEET TO THE POINT OF BEGINNING.
CONTAINING 18.42 ACRES OF LAND.

BASIS OF BEARINGS

NORTH 00°05'13" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP
19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 87
OF SURVEYS, PAGE 83, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS HEREBY APPROVED BY THE DIVISION OF WATER RESOURCES OF
THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, CONCERNING WATER
QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

Robert Coache, P.E. 5-5-99
DIVISION OF WATER RESOURCES ROBERT COACHE, P.E. 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.

Felix Havis 5-4-99
CLARK COUNTY DISTRICT BOARD OF HEALTH FELIX HAVIS DATE

CITY SURVEYOR'S CERTIFICATE

I, PAUL SULLIVAN, CITY SURVEYOR OF THE CITY OF LAS VEGAS,
DO HEREBY CERTIFY I HAVE EXAMINED THE FINAL SUBDIVISION
MAP OF "MYSTIC VALLEY, PHASE ONE", 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 APRIL 15, 2000

Paul Sullivan 8-3-99
PAUL SULLIVAN, PLS 9886
ASST. CITY SURVEYOR, LAS VEGAS, NEVADA



SURVEYOR'S CERTIFICATE

- I, CAESAR CANO, A PROFESSIONAL LAND SURVEYOR,
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
RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION.
 - 2) THE LANDS SURVEYED LIE IN SECTION 8, TOWNSHIP
19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA AND THAT THE SURVEY WAS COMPLETED
ON APRIL 2, 1998.
 - 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 APRIL 15, 2000
AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED
WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE
THE INSTALLATION OF THE MONUMENTS.

CAESAR CANO
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11175



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 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 PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE
CITY OF LAS VEGAS, NEVADA, ON THIS 22ND DAY OF OCTOBER, 1998.

W.T. Cron
W.T. CRON
DIRECTOR OF PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

TITLE COMPANY GUARANTEE

GUARANTEE BY SEPARATE INSTRUMENT RECORDED Aug 4, 1999,
IN BOOK 990804, AS INSTRUMENT No. 01222

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

FM-90-98

FINAL MAP of
Mystic Valley
PHASE ONE
A COMMON INTEREST COMMUNITY

CVL
CONSULTANTS, INC.
ENGINEERING • PLANNING • LAND SURVEYING
476 Cameron Street
Suite A
Las Vegas, NV 89103
Tel (702) 368-3008
Fax (702) 368-0047

Date: 8-25-98
Drawn by: S. Hartley
Checked by: C. Cano
Job Number: 98-9031-03
SHEET 1 OF 3

No. 01223
FILED AT THE REQUEST OF:
CVL CONSULTANTS, INC.
DATE 8-4-99 TIME 13:48
BOOK 90 PAGE 76
OF PLATS
OFFICIAL RECORDS BOOK
No. 990804
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$51.10 DEPUTY CRD

