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21-17-40

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FINAL MAP OF SYCAMORE RIDGE - UNIT 1

A PLANNED COMMUNITY AND COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF LOT 4 IN BLOCK B OF "THE CROSSING AT SUMMERLIN VILLAGE 8 - UNIT NO. 3" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 69, PAGE 99 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

LEWIS HOMES OF NEVADA, A NEVADA GENERAL PARTNERSHIP
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

"SYCAMORE RIDGE - UNIT 1"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY OFFER AND DEDICATE ANY PUBLIC STREETS AND RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNER 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 SERVICE; (iii) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC STREETS, FOR WATER FACILITIES AND ABOVEGROUND ELECTRICAL TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS; TO INCLUDE ACCESS TO ELECTRICAL TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS; AND (iv) A TWO FOOT WIDE EASEMENT AROUND EACH ELECTRICAL TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD WITHIN THE PLATTED LANDS AND A PERMANENT EASEMENT SHOWN HEREON AS COMMON LOTS "A", "B" & "C", INCLUSIVE, 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 PUBLIC STREET LIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

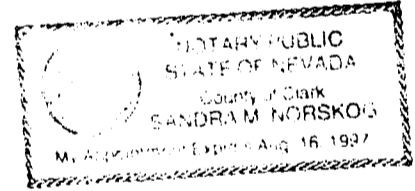
DATED THIS 27th DAY OF September, 1995

LEWIS HOMES OF NEVADA, A NEVADA GENERAL PARTNERSHIP

BY: Robert E. Lewis
Its Authorized Agent

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-28-95 1995
BY Robert E. Lewis AS Authorized Agent OF LEWIS HOMES OF NEVADA,
A NEVADA GENERAL PARTNERSHIP.
Sandra M. Norisog
Sandra M. Norisog
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____



CERTIFICATE OF EASEMENT RECIPIENTS

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

<u>George A. Jacoby</u>	8-08-95
LAS VEGAS VALLEY WATER DISTRICT	DATE
<u>John P. Hazard</u>	7-12-95
SOUTHWEST GAS CORPORATION	DATE
<u>Yolanda M. Benito</u>	7-3-95
NEVADA POWER COMPANY	DATE
<u>Nabe Smith</u>	7-13-95
SPRINT CENTRAL TELEPHONE - NEVADA	DATE
<u>Will Marks</u>	8/15/95
COMMUNITY CABLE T.V. INC.	DATE
<u>Dennis Anderson</u>	10-24-95
CITY OF LAS VEGAS	DATE
DENNIS ANDERSON	

BASIS OF BEARINGS

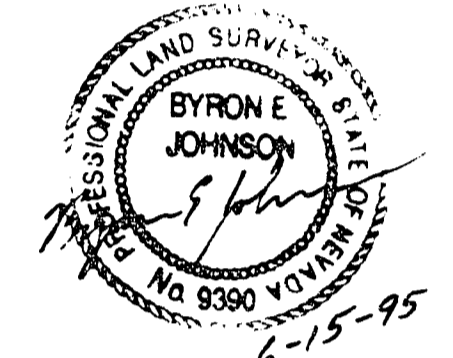
NORTH 88°50'11" WEST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP ON FILE IN FILE 63, PAGE 72 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

I, BYRON E. JOHNSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LEWIS HOMES OF NEVADA, A NEVADA GENERAL PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 6, 1995.
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 SEPTEMBER 24, 1994 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

BYRON E. JOHNSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9390



LEGAL DESCRIPTION

THAT PORTION OF LOT 4 IN BLOCK B OF "THE CROSSING AT SUMMERLIN VILLAGE 8 - UNIT NO. 3" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 69 PAGE 99 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF HUAPALAI WAY WITH THE CENTERLINE OF CRESTDALE LANE AS SHOWN ON SAID PLAT OF "THE CROSSING AT SUMMERLIN VILLAGE 8 - UNIT NO. 3"; THENCE SOUTH 37°00'17" WEST ALONG THE CENTERLINE OF CRESTDALE LANE, 310.72 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF AN 1100.00 FOOT RADIUS CURVE OF SAID CENTERLINE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 23°16'42", AN ARC LENGTH OF 446.91 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 76°16'25" WEST; THENCE NORTH 76°16'25" WEST ALONG THE NORTHWESTERLY PROLONGATION OF SAID RADIAL LINE, 58.00 FEET TO THE POINT OF BEGINNING ON THE NORTHWESTERLY LINE OF COMMON LOT "C" IN SAID BLOCK B; THENCE CONTINUING NORTH 76°16'25" WEST, 120.00 FEET; THENCE FROM A TANGENT BEARING NORTH 13°43'35" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 1278.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°12'01", AN ARC LENGTH OF 4.47 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 76°04'24" WEST; THENCE NORTH 76°04'24" WEST ALONG THE NORTHWESTERLY PROLONGATION OF SAID RADIAL LINE, 20.00 FEET; THENCE NORTH 86°54'30" WEST, 127.86 FEET; THENCE SOUTH 86°54'30" WEST, 298.12 FEET; THENCE SOUTH 88°41'38" WEST, 37.20 FEET; THENCE NORTH 79°22'00" WEST, 151.18 FEET; THENCE NORTH 15°23'46" EAST, 270.04 FEET; THENCE SOUTH 74°36'14" EAST, 131.50 FEET; THENCE SOUTH 80°33'11" EAST, 34.44 FEET; THENCE NORTH 86°57'00" EAST, 251.47 FEET; THENCE SOUTH 86°54'30" EAST, 101.48 FEET; THENCE NORTH 24°43'56" EAST, 62.20 FEET; THENCE NORTH 27°56'58" EAST, 95.25 FEET; THENCE NORTH 31°28'22" EAST, 77.16 FEET; THENCE NORTH 34°38'22" EAST, 77.95 FEET; THENCE NORTH 36°55'24" EAST, 93.80 FEET; THENCE FROM A TANGENT BEARING NORTH 55°29'31" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 464.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°51'57", AN ARC LENGTH OF 31.31 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 38°22'26" WEST; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 1460.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°55'07", AN ARC LENGTH OF 48.89 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 36°27'19" EAST; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°27'02", AN ARC LENGTH OF 31.22 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 52°59'43" WEST; THENCE NORTH 52°59'43" WEST ALONG THE NORTHWESTERLY PROLONGATION OF SAID RADIAL LINE, 20.00 FEET; THENCE SOUTH 37°00'17" WEST, 2.99 FEET; THENCE NORTH 52°59'43" WEST, 20.00 FEET; THENCE FROM A TANGENT BEARING NORTH 37°00'17" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 93°44'07", AN ARC LENGTH OF 32.72 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 33°16'10" EAST; THENCE NORTH 33°16'10" EAST ALONG THE NORTHEASTERLY PROLONGATION OF SAID RADIAL LINE, 20.00 FEET; THENCE FROM A TANGENT BEARING SOUTH 56°43'50" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 1480.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 00°12'18", AN ARC LENGTH OF 5.30 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 33°28'28" EAST; THENCE NORTH 33°28'28" EAST ALONG THE NORTHEASTERLY PROLONGATION OF SAID RADIAL LINE, 119.90 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID COMMON LOT "C"; THENCE ALONG THE BOUNDARY LINE OF SAID COMMON LOT "C", THE FOLLOWING SEVEN (7) COURSES: SOUTH 57°54'45" EAST, 57.59 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 52.93 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 43°04'32" EAST; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 324.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 62.14 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 52°05'15" WEST; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 3417.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 03°37'38", AN ARC LENGTH OF 216.35 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 35°42'53" EAST; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°17'24", AN ARC LENGTH OF 31.87 FEET; THENCE SOUTH 37°00'17" WEST, 207.36 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF AN 1158.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 23°16'42", AN ARC LENGTH OF 470.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.63 ACRES.

CERTIFICATE OF CITY SURVEYOR

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

"SYCAMORE RIDGE - UNIT 1"

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 THE 24th DAY OF SEPTEMBER, 1995.



Rita M. Lumos 10/26/95
RITA M. LUMOS
CITY SURVEYOR PLS 5094
CITY OF LAS VEGAS, NEVADA
DATE

CERTIFICATE OF DISTRICT BOARD OF HEALTH

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.

Clare A. Schmitz 9-21-95
CLARE A. SCHMITZ
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 9/28/95
DIVISION OF WATER RESOURCES
GEORGE W. QUINN
DATE

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; 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 8th DAY OF JUNE, 1995.

Donna H. Kristapone 10/23/95
DONNA H. KRISTAPONE
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA
DATE

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

COMMON LOT NOTE

ALL COMMON LOTS SHOWN ON THIS FINAL MAP SHALL BE OWNED AND MAINTAINED BY SUMMERLIN'S COMMUNITY ASSOCIATION.

SHEET 1 OF 5

SYCAMORE RIDGE UNIT 1

INSTRUMENT NO. <u>01252</u>
OFFICIAL RECORDS BOOK NO. <u>69</u>
FILED AT THE REQUEST OF
<u>G.C. WALLACE INC.</u>
DATE <u>070</u> AT <u>1310</u>
BOOK <u>070</u> PAGE <u>0050</u>
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$ <u>79.00</u> DEPUTY <u>JMC</u>

Book 070 Page 0050

4420-1