

**FINAL MAP OF
MONTECITO AT SUMMERLIN VILLAGE 23B
A COMMON INTEREST COMMUNITY**

A SUBDIVISION OF PARCEL X OF "SUMMERLIN VILLAGE 23B UNIT NO. 1", BOOK 145, PAGE 28 OF PLATS,
SITUATE IN THE WEST HALF (W 1/2) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE AND DEDICATION

TOLL SOUTH L V, L L C, A NEVADA LIMITED LIABILITY COMPANY
DOES HEREBY CERTIFY THAT WE ARE ARE THE OWNERS OF THE PARCEL OF LAND THAT IS
SHOWN UPON THE PLAT OF:

MONTECITO AT SUMMERLIN VILLAGE 23B

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO
HEREBY: OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT
PRIVATE STREETS) AND THE OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS INDICATED AND
OUTLINE HEREON, FOR THE USE OF THE PUBLIC; AND GRANT TO THE CITY OF LAS VEGAS
EASEMENTS, AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC. NO PART OF
THE PARCELS MARKED "NOT A PART OF THIS SURVEY" IS OFFERED FOR DEDICATION.

FURTHER, THE UNDERSIGNED OWNERS 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, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND
APPURTENANCES, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH
FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND
BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO
AND EGRESS FROM THESE EASEMENTS.

FURTHERMORE, THE UNDERSIGNED OWNERS DO HEREBY GRANT AND CONVEY TO NEVADA POWER
COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY, d/b/a
GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS, LAS
VEGAS INC., JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS, AN
EASEMENT OVER ALL AREA'S DESIGNATED AS "PRIVATE STREETS" AND "COMMON ELEMENTS"
AND A THREE-FOOT WIDE UTILITY EASEMENT (U.E.) ON ALL SIDE PROPERTY LINES AND ALONG
UNDERGROUND SERVICES TO METER PANELS EXCLUSIVE OF EASEMENTS FOR DRAINAGE, SEWER,
TRAILS, AND ALL OTHER PUBLIC USE EASEMENTS. ALSO AN EASEMENT CONTIGUOUS TO,
AND/OR BACK OF, PUBLIC OR PRIVATE STREETS FOR ABOVE GROUND TRANSFORMERS, AND
TELEPHONE EQUIPMENT PADS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL
REMOVAL AND/OR ABANDONMENT OF UNDERGROUND DISTRIBUTION LINES AND APPURTENANCES.
WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE
RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK
OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET. WHERE SIDEWALK EXISTS, THE WIDTH OF
SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT,
MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK,
EXCLUSIVE OF EASEMENTS FOR DRAINAGE, SEWER, TRAILS, AND ALL OTHER PUBLIC USE
EASEMENTS. ALSO AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE
EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE,
OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND POWER, TELEPHONE,
GAS LINES, WATER LINES, CABLE T.V. AND APPURTENANCES, TOGETHER WITH THE RIGHT OF
INGRESS AND EGRESS THERETO. EXCEPTING THEREFROM ANY PORTION OF SAID EASEMENT
LYING WITHIN ANY BUILDING STRUCTURE.

TOLL SOUTH L V, L L C, A NEVADA LIMITED LIABILITY COMPANY

BY: DAVID STANUS

TOLL SOUTH L V, L L C, A NEVADA LIMITED LIABILITY COMPANY

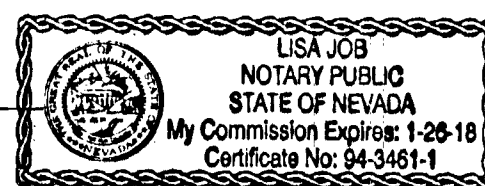
6/9/14
DATE

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6/9/14 BY
TOLL SOUTH L V, L L C, A NEVADA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: 1-26-18



CERTIFICATE OF EASEMENT RECIPIENTS

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

Michael Sishari 6/3/14
LAS VEGAS VALLEY WATER DISTRICT MICHAEL SISHARI DATE

Max Hughes 5/8/14
SOUTHWEST GAS CORPORATION MAX HUGHES DATE

Sharon McShea 5-14-2014
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY SHARON MCSHEA DATE

Jeffrey Langley 5-12-14
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK JEFFREY LANGLEY DATE

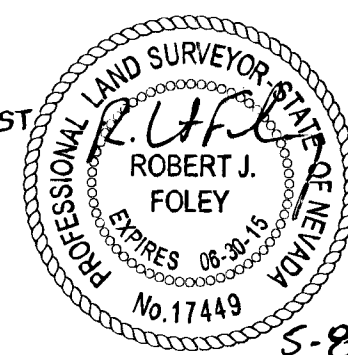
Kim White 5-14-14
COX COMMUNICATIONS LAS VEGAS, INC. KIM WHITE DATE

David Bowers 6/16/14
CITY OF LAS VEGAS DAVID BOWERS, P.E., P.T.O.E., 16736 CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, ROBERT J. FOLEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT
FOR TRI-CORE SURVEYING, LLC, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE
INSTANCE OF TOLL SOUTH L V, L L C, A NEVADA LIMITED LIABILITY COMPANY
2. LANDS SURVEYED LIE WITHIN THE WEST HALF (W 1/2) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON JULY 9,
2013.
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 5/12/2016 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH
THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



ROBERT J. FOLEY
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17449

LEGAL DESCRIPTION

PARCEL X OF "SUMMERLIN VILLAGE 23B UNIT NO. 1", ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE,
CLARK COUNTY, NEVADA IN BOOK 145, PAGE 28 OF PLATS, SITUATE IN THE WEST HALF (W 1/2) OF SECTION
27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 23.31 ACRES.

BASIS OF BEARINGS

NORTH 89°46'49" EAST, BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE
59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE
COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA IN FILE 91, PAGE 28 OF PARCEL MAPS.

LAS VEGAS VALLEY WATER DISTRICT NOTE

ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON
AS "COMMON ELEMENTS" OR "UTILITY EASEMENTS" ARE TO BE
PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION (OR
PROPERTY OWNER IF NO OWNERS ASSOCIATION IS TO BE
FORMED).

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I
HAVE EXAMINED THE FINAL SUBDIVISION MAP OF

MONTECITO AT SUMMERLIN VILLAGE 23B

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 8/12/2016

MICHAEL F. KINNEY, PLS 21570

Michael F. Kinney
FOR: ALAN R. RIEKKI, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469

6/25/2014
DATE



DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL
CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY
FACILITIES AND IS PRECATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY
SYSTEM FOR DISPOSAL OF SEWAGE.

Walter B. Ross
SOUTHERN NEVADA HEALTH DISTRICT
WALTER B. ROSS

06/05/2014
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.

John Guilford, P.E.
DIVISION OF WATER RESOURCES
JOHN GUILFORD, P.E.

6/5/14
DATE

CERTIFICATE OF DIRECTOR OF PLANNING 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 DIRECTOR OF PLANNING ON THE 6th DAY OF June, 2014.

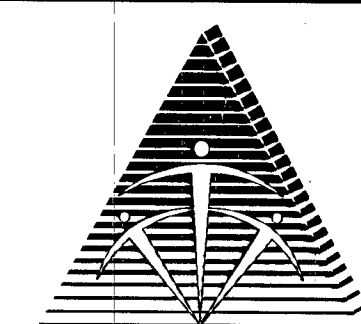
Flann Fagg
FLANN FAGG, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

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

FMP-53527

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A COMMON INTEREST COMMUNITY
A SUBDIVISION OF PARCEL X OF "SUMMERLIN VILLAGE 23B UNIT NO. 1",
BOOK 145, PAGE 28 OF PLATS, SITUATE IN THE WEST HALF (W 1/2)
OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



**TRI-CORE
SURVEYING, LLC**
LAND SURVEYING & CONSTRUCTION STAKING
MAPPING & LAND DEVELOPMENT SERVICES
BOUNDARY & TOPOGRAPHIC SURVEYS
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL. (702) 821-1554 FAX (702) 870-4378

BOOK NO. 20140627
INSTRUMENT NO. 01817
OFFICIAL RECORDS
FILED AT THE REQUEST OF
TRI-CORE SURVEYING
DATE 6/27/14 AT 11:31:08
BOOK 147 PAGE 0023
OF PLATS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ 147 DEPUTY Am