

FINAL MAP OF SADIE ESTATES

A COMMON INTEREST RESIDENTIAL SUBDIVISION

PARCEL 97 OF FILE 52, PAGE 70 OF SURVEYS, OFFICIAL RECORDS,
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION
24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNERS CERTIFICATE

GARRETT, LLC, A NEVADA LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF SADIE ESTATES AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, RIGHTS-OF-WAY, AND PUBLIC PLACES AND GRANT EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC; NO PART OF THE PARCELS MARKED "NOT A PART" IS OFFERED FOR DEDICATION. FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND EMBARQ TELEPHONE COMPANY, JOINTLY AND SEVERALLY, AND TO SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, CITY OF LAS VEGAS AND COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (i) A PERMANENT EASEMENT WITHIN THE AREA SHOWN AS PRIVATE DRIVES/PRIVATE ACCESS EASEMENTS, AND COMMON LOTS/ELEMENTS; (i i) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS; (i i i) AN EASEMENT ALONG ALL PROPERTY LINES ADJUTING PUBLIC AND PRIVATE STREETS/PRIVATE ACCESS EASEMENTS, EXCEPTING THEREFROM ANY PORTION LYING WITHIN A BUILDING OUTLINE, WHERE NO SIDEWALKS EXIST, 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/PRIVATE ACCESS EASEMENT; 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/PRIVATE ACCESS EASEMENT SIDEWALK, FOR ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS AND WATER FACILITIES; AND (i v) A TWO FOOT WIDE EASEMENT AROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE T.V. 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, PUBLIC STREETLIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES THERETO AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

BY: Larry Sayers Larry Sayers 10/12/06 1/25/07
DATE
GARRETT, LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA } S.S.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON October 12, 2006 1/25/07 BY Larry L. Sayers

AS Manager OF GARRETT, LLC, A NEVADA LIMITED LIABILITY COMPANY

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES January 10, 2007

NOTES:

1. A 13 LOT RESIDENTIAL SUBDIVISION

2. DIRECT ACCESS TO ELKHORN ROAD AND LEON AVENUE THROUGH COMMON ELEMENTS FROM ADJACENT LOTS IS PROHIBITED.

3. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN ALL PERIMETER WALLS, PRIVATE ROADWAYS, DRAINAGE AREAS, ACCESS GATES, LANDSCAPING AND COMMON AREAS CREATED WITH THIS DEVELOPMENT AND ENSURE ALL LANDSCAPING SHALL BE SITUATED AND MAINTAINED SO AS TO NOT CREATE SIGHT VISIBILITY OBSTRUCTIONS FOR VEHICULAR TRAFFIC AT ALL DEVELOPMENT ACCESS DRIVES AND ADJUTING STREET INTERSECTIONS.

4. SIGHT VISIBILITY RESTRICTION ZONE (S.V.R.Z.): NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE S.V.R.Z. UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT MEASURED FROM ADJACENT TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE TO BE PRIVATELY MAINTAINED.

5. COMMON LOTS A AND B ARE DRAINAGE AND LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. Public Private

6. FLOOD ZONE:
THIS SITE IS LOCATED IN FLOOD ZONE X, AS SHOWN ON F.I.R.M. PANEL 1765E MAP NO. 32003C1765E, DATED SEPTEMBER 27, 2002. ZONE X IS OUTSIDE OF THE 100 YR. FLOODPLAIN.

7. NO EXISTING AND PROPOSED RIGHTS-OF-WAY EXIST, EXCEPT AS SHOWN.

8. NO EXISTING AND PROPOSED UTILITY RIGHTS-OF-WAY OR EASEMENTS EXIST, EXCEPT AS SHOWN.

9. NO EXISTING AND PROPOSED IRRIGATION OR DRAINAGE CHANNEL RIGHTS-OF-WAY EXIST, EXCEPT AS SHOWN.

PROPERTY DESCRIPTION

PARCEL 97 OF FILE 52, PAGE 70 OF SURVEYS LOCATED IN THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4), OF THE NORTHWEST QUARTER (NW 1/4), SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., ALSO BEING THE INTERSECTION OF ELKHORN ROAD AND LEON AVENUE; THENCE SOUTH 00°04'11" WEST 336.25 FEET; THENCE NORTH 86°43'11" EAST 30.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEON AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 97 AND THE POINT OF BEGINNING; THENCE NORTH 00°04'11" EAST A DISTANCE OF 267.34 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 30.23 FEET, THROUGH A CENTRAL ANGLE OF 86°36'05"; THENCE NORTH 86°40'16" EAST A DISTANCE OF 550.17 FEET; TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, WITH A 20.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 32.50 FEET, THROUGH A CENTRAL ANGLE OF 93°06'03" TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JEANETTE STREET; THENCE SOUTH 00°13'41" EAST A DISTANCE OF 265.49 FEET; THENCE SOUTH 86°43'11" WEST A DISTANCE OF 591.59 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION CONTAINS 3.87 AC. = 168,779 SF. ±

BASIS OF BEARINGS:

SOUTH 86°40'16" WEST BEING THE CENTER LINE OF ELKHORN ROAD AND THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST AS SHOWN IN FILE 52, PAGE 70 OF SURVEYS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

COUNTY 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

UTILITY AGENCIES & APPROVALS

THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES APPROVE AND ACCEPT THE GRANT OF THE DESIGNATED EASEMENTS.

Nathan White 1/27/06
DATE
SOUTHWEST GAS CORPORATION

Sharon McShen 9-29-06
DATE
NEVADA POWER COMPANY - SHARON McShen

Sharon McShen 9-29-06
DATE
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NEVADA POWER COMPANY - SHARON McShen

Sharon McShen 9-29-06
DATE
NEVADA POWER COMPANY - SHARON McShen

CERTIFICATE DIRECTOR OF PLANNING & 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 LOTS HEREIN WERE ACCEPTED BY THE CITY OF LAS VEGAS, NEVADA ON THE 11/8/06 DAY OF NOVEMBER 2006.

M. MARGO WHEELER, AICP 11/8/06
DATE
DIRECTOR OF PLANNING & DEVELOPMENT
CITY OF LAS VEGAS, NEVADA.

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 PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Walter B. Ross 10/30/06
DATE
SOUTHERN NEVADA HEALTH DISTRICT
WALTER B. ROSS

DIVISION OF WATER RESOURCES CERTIFICATE

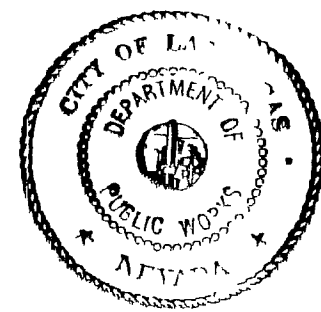
THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

Robert Coache, P.E. 10-30-06
DATE
DIVISION OF WATER RESOURCES

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIECKI, CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT ON THIS 25th DAY OF JANUARY, 2007 I DID EXAMINE THE FINAL MAP OF "SADIE ESTATES"; THAT THE MAP, AS SHOWN, IS TECHNICALLY CORRECT; AND THAT THE MONUMENTS HAVE NOT BEEN SET. A PROPER PERFORMANCE BOND OR OTHER FINANCIAL ASSURANCE HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE THE 24th DAY OF JULY, 2008.

Nancy J. Peace
FOR: ALAN R. RIECKI
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 12469



SURVEYOR'S CERTIFICATE

I, BOYD R. URIE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

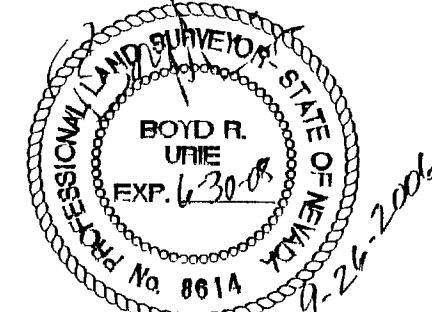
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SADIE ESTATES, LLC, A NEVADA LIMITED LIABILITY COMPANY.

2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 26, 2006.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 1-24-2008 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY OF LAS VEGAS BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

BOYD R. URIE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 8614



FMP-13761
SHEET 1 OF 2

FINAL MAP SADIE ESTATES A COMMON INTEREST RESIDENTIAL SUBDIVISION PARCEL 97 OF FILE 52, PAGE 70 OF SURVEYS, OFFICIAL RECORDS, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		INST. <u>0004109</u> FILED AT THE REQUEST OF: AMTI-SUNBELT LLP DATE <u>2-7-07</u> AT <u>14:55</u> BOOK <u>135</u> PAGE <u>0070</u> OF PLATS OFFICIAL RECORDS BOOK <u>20070207</u> CLARK COUNTY NEVADA RECORDS Dobbie Conway - RECORDER FEE <u>01.00</u> DEPUTY <u>MF</u>
AMTI • SUNBELT LLP ENGINEERING • PLANNING • SURVEYING 720 SUSANNA WAY HENDERSON, NV. 89011 PHONE (702) 242-9908 FAX (702) 242-9915		

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PROJ: SB05071, 05071-FM.DWG