

# SANTALUZ AT SUMMERLIN VILLAGE 23A

## A COMMON INTEREST COMMUNITY

A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 OF BLOCK "C" OF "SUMMERLIN VILLAGE 23A UNIT NO. 2", BOOK 121, PAGE 12 OF PLATS, SITUATE IN THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

### OWNER'S CERTIFICATE & DEDICATION

TOLL SOUTH LV, LLC, A NEVADA LIMITED LIABILITY COMPANY DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF:

**SANTALUZ AT SUMMERLIN VILLAGE 23A**

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY 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.

FURTHERMORE, THE UNDERSIGNED OWNERS DO HEREBY GRANT AND CONVEY 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 PRIVATE STREETS FOR THE PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, 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, EMBARQ/CENTURY LINK, SOUTHWEST 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 AREAS 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, 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, 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 LV, LLC, A NEVADA LIMITED LIABILITY COMPANY

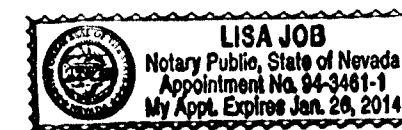
BY: David Straub 4-5-13 DATE

### ACKNOWLEDGMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/5/13 BY David Straub AS Div. V.P. OF TOLL SOUTH LV, LLC, A NEVADA LIMITED LIABILITY COMPANY

Lisa Job  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY APPOINTMENT EXPIRES:



### CERTIFICATE OF EASEMENT RECIPIENTS

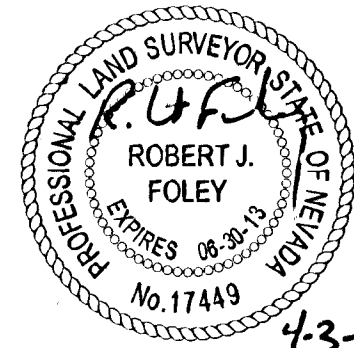
WE, THE HEREIN NAMED EASEMENT RECIPIENTS APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Joseph Morgan 4-21-13 DATE  
LAS VEGAS VALLEY WATER DISTRICT  
Nicole Hunt 4/18/13 DATE  
SOUTHWEST GAS CORPORATION  
Jafunda M. Benit Yolanda M Benit 4-18-13 DATE  
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY  
Michelle R. Turner 4-19-13 DATE  
CENTURY-LINK CENTRAL TELEPHONE COMPANY - d/b/a CENTURY LINK  
Roshanda Sartir 4/19/13 DATE  
COX COMMUNICATIONS LAS VEGAS, INC. Roshanda Sartir  
David Bowers 4/29/13 DATE  
CITY OF LAS VEGAS DAVID BOWERS, P.E., P.T.O.E., 18738  
CITY ENGINEER

### 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:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TOLL SOUTH LV, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 26, 2012.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 4/22/2013 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

LOT 2 AND LOT 3 OF BLOCK "C" AS SHOWN ON THAT CERTAIN MAP KNOWN AS "SUMMERLIN VILLAGE 23A UNIT NO. 2" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 121 OF PLATS AT PAGE 12, SITUATE IN THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 16.04 ACRES.

### BASIS OF BEARINGS

SOUTH 83°00'00" WEST BEING THE BEARING OF THE CENTERLINE OF PASEO BREEZE DRIVE EAST OF THE CENTERLINE INTERSECTION WITH FOX HILL DRIVE AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 121, PAGE 12 OF PLATS

### 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

**SANTALUZ AT SUMMERLIN VILLAGE 23A**

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 4/22/2013

Alan Riekk 5/20/13 DATE  
ALAN R. RIEKKI, P.L.S.  
CITY OF LAS VEGAS SURVEYOR  
NEVADA LICENSE NO. 12469

### 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.

Eddie Ridenour 5-2-13 DATE  
SOUTHERN NEVADA HEALTH DISTRICT  
Eddie Ridenour

### 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 Guillory, P.E. 5/2/13 DATE  
DIVISION OF WATER RESOURCES  
JOHN GUILLORY, P.E.

### 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 16th DAY OF MAY, 2013.

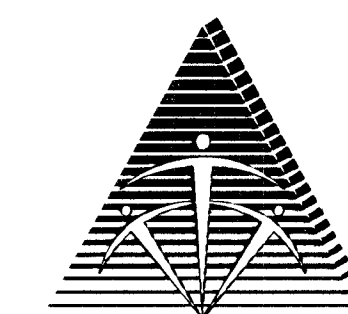
Flinn Fagg 5/16/13 DATE  
FLINN FAGG, AICP  
DIRECTOR OF PLANNING  
CITY OF LAS VEGAS, NEVADA

### 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



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**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

FMP-48324

BOOK NO. 20130521  
INSTRUMENT NO. 02153  
OFFICIAL RECORDS  
FILED AT THE REQUEST OF  
TRI-CORE SURVEYING  
DATE 5-21-13 AT 153  
BOOK 145 PAGE 52  
OF PLATS  
CLARK COUNTY, NEVADA RECORDS  
DEBBIE CONWAY, RECORDER  
FEE \$ 127 DEPUTY GILKS