

FINAL MAP OF SKY POINTE BY RYLAND HOMES UNIT 1 A COMMON INTEREST COMMUNITY

OWNER'S CERTIFICATE & DEDICATION

RYLAND HOMES NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DO HEREBY CERTIFY THAT WE ARE ARE THE OWNERS OF THE PARCEL OF LAND THAT IS SHOWN
UPON THE PLAT OF:

SKY POINTE BY RYLAND HOMES UNIT 1

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/ 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 AREA'S DESIGNATED AS "PRIVATE
STREETS" AND "COMMON ELEMENTS" AND A THREE-FOOT WIDE UTILITY EASEMENT (U.E.)
ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL 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.

PROVIDED, HOWEVER, THAT NO ABOVE-GROUND UTILITY VAULTS THAT WOULD SUBSTANTIALLY
INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR SHALL BE ALLOWED WITHIN ANY
EASEMENTS, CORRIDORS, OR COMMON LOTS DESIGNATED AS PUBLIC MULTI-USE TRAIL
EASEMENT AREAS, AND NO SUCH EASEMENT RIGHT SHALL BE GRANTED TO THE ABOVE LISTED
UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THIS STATEMENT.

RYLAND HOMES NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Yusuf R. Aston 8/6/14
DATE
JARED R. ASTON

ACKNOWLEDGMENT

STATE OF NEVADA } ss
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 14th 2014
BY Jared Aston AS Exec. Vice President OF RYLAND HOMES NEVADA, LLC A
DELAWARE LIMITED LIABILITY COMPANY

Julie Soren

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: 3/11/18

CERTIFICATE OF EASEMENT RECIPIENTS

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

Michael Dishar 8/20/14
DATE
LAS VEGAS VALLEY WATER DISTRICT MICHAEL DISHAR

Jan Hensen 8/7/2014
DATE
SOUTHWEST GAS CORPORATION JAN HENSEN

Sharon McShen 8-14-2014
DATE
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY SHARON MCSHEN

Ranelle Langley 8-8-14
DATE
CENTRAL TELEPHONE COMPANY d/b/a/ CENTURY LINK RANELLE LANGLEY

Annecher Khabay 8-4-14
DATE
COX COMMUNICATIONS LAS VEGAS, INC. ANNECHER KHABAY

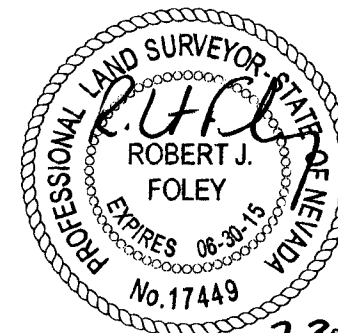
Kristina Swallow 9/23/14
DATE
CITY OF LAS VEGAS DAVID N. BOWERS, P.E., P.O.T.E. 16736 KRISTINA SWALLOW DATE
CITY ENGINEER, ACTING P.E. # 13114

A PORTION OF PARCEL 1 OF THAT MAP ON FILE IN THE CLARK COUNTY RECORDER'S
OFFICE IN FILE 118, PAGE 98 OF PARCEL MAPS. SITUATE IN THE NORTHWEST QUARTER
(NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

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
RYLAND HOMES NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE
SURVEY WAS COMPLETED ON JUNE 25, 2013.
- 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 09/02/2016 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

A PORTION OF PARCEL 1 OF THAT MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 118, PAGE 98 OF
PARCEL MAPS. SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1,
NORTH 89°17'14" WEST, 465.24 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 00°42'46"
EAST, 246.00 FEET; THENCE SOUTH 89°17'14" EAST, 35.00 FEET; THENCE SOUTH 89°03'32" EAST, 35.00 FEET; THENCE
SOUTH 86°33'11" EAST, 35.04 FEET; THENCE SOUTH 83°38'04" EAST, 35.17 FEET; THENCE SOUTH 83°12'48" EAST, 35.20
FEET; THENCE SOUTH 89°17'14" EAST, 35.00 FEET; THENCE NORTH 00°42'46" EAST, 35.00 FEET; THENCE SOUTH 89°17'14"
EAST, 113.50 FEET; THENCE NORTH 00°42'46" EAST, 4.97 FEET; THENCE SOUTH 89°17'14" EAST, 23.50 FEET TO THE
BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO
THE BEGINNING OF SAID CURVE BEARS NORTH 89°17'14" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE,
23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 89°17'14" EAST, 25.00 FEET; THENCE NORTH
00°42'46" EAST, 10.00 FEET; THENCE SOUTH 89°17'14" EAST, 63.24 FEET; THENCE NORTH 00°42'46" EAST, 19.46 FEET TO
THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 113.00 FEET; THENCE NORTHWESTERLY
ALONG THE ARC OF SAID CURVE, 54.96 FEET THROUGH A CENTRAL ANGLE OF 27°52'01" TO THE BEGINNING OF A
REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 162.50 FEET, A RADIAL LINE TO THE BEGINNING OF
SAID CURVE BEARS SOUTH 82°50'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 85.32 FEET
THROUGH A CENTRAL ANGLE OF 30°05'02"; THENCE NORTH 02°55'48" EAST, 18.00 FEET; THENCE NORTH 19°04'01" WEST,
18.28 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFOREMENTIONED PARCEL 1, ALSO BEING A POINT ON THE
SOUTHERLY RIGHT-OF-WAY LINE OF ELKHORN ROAD; THENCE ALONG THE NORTHERLY LINE OF PARCEL 1, SOUTH
86°34'54" EAST, 16.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A
RADIUS OF 20.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH 48°56'11" EAST, POINT BEING
THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING FIVE
(5) COURSES: 1) SOUTHERLY ALONG THE ARC OF SAID CURVE, 15.38 FEET THROUGH A CENTRAL ANGLE OF 43°59'37";
2) THENCE SOUTH 02°55'48" WEST, 20.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A
RADIUS OF 147.50 FEET; 3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 77.45 FEET THROUGH A CENTRAL
ANGLE OF 30°05'02" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 128.00
FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH 62°50'45" EAST; 4) THENCE SOUTHEASTERLY
ALONG THE ARC OF SAID CURVE, 62.26 FEET, THROUGH A CENTRAL ANGLE OF 27°52'01"; 5) THENCE SOUTH 00°42'46"
WEST, 291.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.83 ACRES.

BASIS OF BEARINGS

NORTH 00°23'17" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN
FILE 82, PAGE 86 OF SURVEYS.

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

SKY POINTE BY RYLAND HOMES UNIT 1

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 09/02/2016

Alan R. Riecki 10/1/14
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 SWAGE 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 09/12/2014
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 OF APPROVAL ON FILE IN THIS OFFICE.

John G. Willey, P.E. 9/15/14
DATE
DIVISION OF WATER RESOURCES
JOHN G. WILLEY, 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 13th DAY OF SEPTEMBER, 2014.

Thomas A. Pearigo
DIRECTOR OF PLANNING, Acting
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-54210	
FINAL MAP OF SKY POINTE BY RYLAND HOMES UNIT 1 A COMMON INTEREST COMMUNITY A PORTION OF PARCEL 1 OF THAT MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 118, PAGE 98 OF PARCEL MAPS. SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 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. <u>20141006</u> INSTRUMENT NO. <u>01987</u> OFFICIAL RECORDS FILED AT THE REQUEST OF TRI-CORE SURVEYING DATE <u>10/6/14</u> AT <u>2:38 P.M.</u> BOOK <u>147</u> PAGE <u>0080</u> OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE \$ <u>17</u> DEPUTY <u>COJ</u>	DC SHEET 1 OF 3