

FINAL MAP OF TOWN CENTER L-TC 55 NO. 4

A COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF PARCELS 1 AND 2 OF A CERTIFICATE OF LAND DIVISION RECORDED JULY 23, 1982 IN BOOK 1598 OF OFFICIAL RECORDS AS INSTRUMENT NO. 1557828, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND PARCELS 1 AND 2 OF A CERTIFICATE OF LAND DIVISION RECORDED JULY 23, 1982 IN BOOK 900613 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01489, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19 IN T. 19 S., R. 60 E., M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

"TOWN CENTER L-TC 55 NO. 4"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS AND RIGHTS-OF-WAY (EXCEPT PRIVATE STREETS) AND GRANTS THE EASEMENTS AS SPECIFICALLY INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS, NEVADA FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO THE NEVADA POWER COMPANY, SPRINT, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC. AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER ALL AREAS INDICATED HEREON AS "PUBLIC UTILITY EASEMENT", A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS, 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, FOR ABOVE GROUND TRANSFORMER PADS, ABOVE GROUND TELEPHONE EQUIPMENT PADS AND WATER FACILITIES, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS, WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE LINES AND GAS LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

FURTHERMORE, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT 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, CONDUIT AND APPURTENANCES, THERETO, 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.

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 RIGHTS SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THIS STATEMENT.

FURTHERMORE, THE ABOVE NAMED OWNER GRANTS TO THE "TOWN CENTER VILLAGES HOMEOWNERS' ASSOCIATION" THOSE COMMON LOTS AND EASEMENTS AS SHOWN AND LOCATED HEREON.

DATED THIS 11 DAY OF July, 2005
PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

Dan Hale 7-11-05
BY: DAN HALE
DIRECTOR OF COMMUNITY DEVELOPMENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 11, 2005
BY DAN HALE, AS DIRECTOR OF COMMUNITY DEVELOPMENT OF PARDEE HOMES OF NEVADA,
A NEVADA CORPORATION.

Neil M. School
BY: NEIL M. SCHOOL
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 11/3/08



UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Dean W. Whitman 6/24/05
BY: DEAN W. WHITMAN
SPRINT CENTRAL TELEPHONE - NEVADA

Jim Reilly 6/22/05
BY: JIM REILLY
NEVADA POWER COMPANY

Neil M. School 6/21/05
BY: NEIL M. SCHOOL
SOUTHWEST GAS CORPORATION

Maria L. Tapia 6/22/05
BY: MARIA L. TAPIA
COX COMMUNICATIONS LAS VEGAS, INC.

Gary Lange 6/24/05
BY: GARY LANGE
LAS VEGAS VALLEY WATER DISTRICT

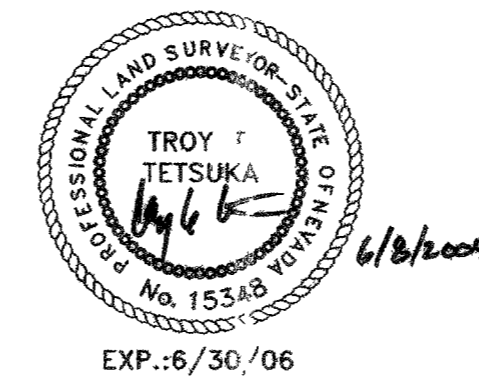
Charles Kajokowski Jr. 8/4/2005
BY: CHARLES KAJOKOWSKI JR., PE 4784
CITY ENGINEER - CITY OF LAS VEGAS

SURVEYOR'S CERTIFICATE

I, TROY T. TETSUKA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR DIAMOND SURVEYING, INC. CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PARDEE HOMES OF NEVADA, A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 22, 2004.
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 6/5/06 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

TROY T. TETSUKA
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 15348



LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19 IN T.19S., R.60E., M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER (NE 1/4), NORTH 89°28'55" WEST, 331.26 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG THE EASTERLY LINE OF SAID WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19, NORTH 00°17'24" WEST, 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DEER SPRINGS WAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°28'55" WEST, 331.24 FEET TO THE EASTERLY LINE OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG SAID EASTERLY LINE, NORTH 00°16'03" WEST, 90.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHIEFTAIN STREET AND THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 23°42'46" EAST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF A 49.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 92°32'00", AN ARC DISTANCE OF 79.14 FEET TO A POINT OF REVERSE CURVATURE A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 63°45'14" WEST; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 25°58'43", AN ARC DISTANCE OF 22.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°16'03" WEST, 1064.14 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 15°26'44", AN ARC DISTANCE OF 5.39 FEET TO A POINT OF NON-TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DORRELL LANE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 74°49'19" WEST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°17'59" EAST, 310.54 FEET TO THE EASTERLY LINE OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG SAID EASTERLY LINE, NORTH 00°17'25" WEST, 40.01 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°17'59" EAST, 330.75 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19, SOUTH 00°18'47" EAST, 331.68 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°20'43" WEST 50.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FORT APACHE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°18'47" EAST, 331.72 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°23'27" EAST, 50.01 FEET TO THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG SAID EASTERLY LINE, SOUTH 00°18'47" EAST, 663.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 812,943 SQUARE FEET OR 18.663 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°28'55" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 110 OF PLATS, PAGE 69 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

HOMEOWNERS' ASSOCIATION

THE "TOWN CENTER VILLAGES HOMEOWNERS' ASSOCIATION" DOES HEREBY ACCEPT THE COMMON LOTS AND EASEMENTS GRANTED TO SAID ASSOCIATION AS SHOWN AND LOCATED HEREON.

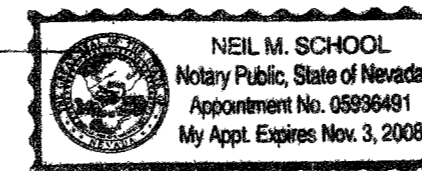
Robert B. Harper 7-19-05
BY: ROBERT B. HARPER
PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 19, 2005
BY ROBERT B. HARPER, AS PRESIDENT OF THE "TOWN CENTER VILLAGES HOMEOWNERS' ASSOCIATION".

Neil M. School
BY: NEIL M. SCHOOL
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 11/3/08



CITY SURVEYOR'S CERTIFICATE

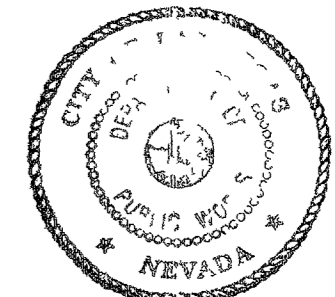
I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

"TOWN CENTER L-TC 55 NO. 4"

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT;

AND THAT IF MONUMENTS HAVE NOT BEEN SET, A PROPER PERFORMANCE BOND OR OTHER FINANCIAL ASSURANCE HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE THE 5th DAY OF JUNE, 2006.

Alan R. Riecki 8/17/05
ALAN R. RIEKKI, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA



DISTRICT BOARD OF HEALTH CERTIFICATE

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.

Edmund J. Wojcik 7/22/05
BY: EDMUND J. WOJCICK
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 REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

John Guilroy, P.E. 6-22-05
BY: JOHN GUILROY, P.E.
DIVISION OF WATER RESOURCES

CERTIFICATE OF DIRECTOR OF 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 AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA ON THE 15th DAY OF AUGUST, 2005.

M. Margo Wheeler 8/15/05
BY: M. MARGO WHEELER, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

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.
N.R.S. 278.5695

TOWN CENTER L-TC 55 NO. 4

FMP - 6462

INSTRUMENT NO. <u>3224</u>	OFFICIAL RECORDS
BOOK NO. <u>20050819</u>	
FILED AT THE REQUEST OF DIAMOND SURVEYING, INC.	
DATE <u>8-19-05</u> AT <u>13:50</u>	
BOOK <u>126</u> PAGE <u>0027</u>	OF PLATS
CLARK COUNTY, NEVADA RECORDS	
FRANCES DEANE RECORDER	DEPUTY <u>CAE</u>
FEE \$ <u>104.00</u>	
BOOK <u>126</u> PAGE <u>0027</u>	

SHEET 1 OF 6
JOB NO.: SHG1033 DATE: 02/04/2005

DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING

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