

FINAL MAP OF VERANO CONDOMINIUMS

(A CONDOMINIUM COMMUNITY)
A DIVISION OF A PORTION OF "LOT 1" PER FILE 60, PAGE 16 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY RECORDER, SITUATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

SUMMERLIN GATE, L.L.C., A NEVADA LIMITED LIABILITY COMPANY
DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND AS SHOWN UPON THE PLAT OF:

"VERANO CONDOMINIUMS"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS), AND PUBLIC RIGHT-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC AND HEREBY GRANTS TO THE CITY OF LAS VEGAS PUBLIC UTILITY EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, SPRINT, SOUTHWEST GAS CORPORATION, THE LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS, LAS VEGAS, INC., JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, IF ANY, AND FIREHYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES AND ABOVE GROUND ELECTRIC TRANSFORMERS, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

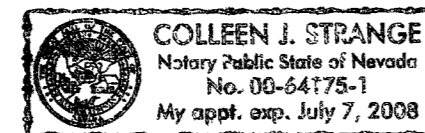
FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT OF PUBLIC STREET LIGHTS, IF ANY, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

BY: *Dotan Y. Melech* 04/07/05
DATE
SUMMERLIN GATE, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

BY: *OFIR HAGAY* 04/07/05
DATE
SUMMERLIN GATE, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

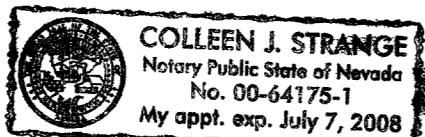


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 7, 2005,
BY Dotan Y. Melech AS MANAGING MEMBERS OF
SUMMERLIN GATE, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

Colleen J. Strange NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES July 7, 2008

ACKNOWLEDGMENT

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COUNTY OF CLARK }



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UTILITY/AGENCY APPROVALS

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

BY: *Gary Lange* 4/11/05
DATE
LAS VEGAS VALLEY WATER DISTRICT

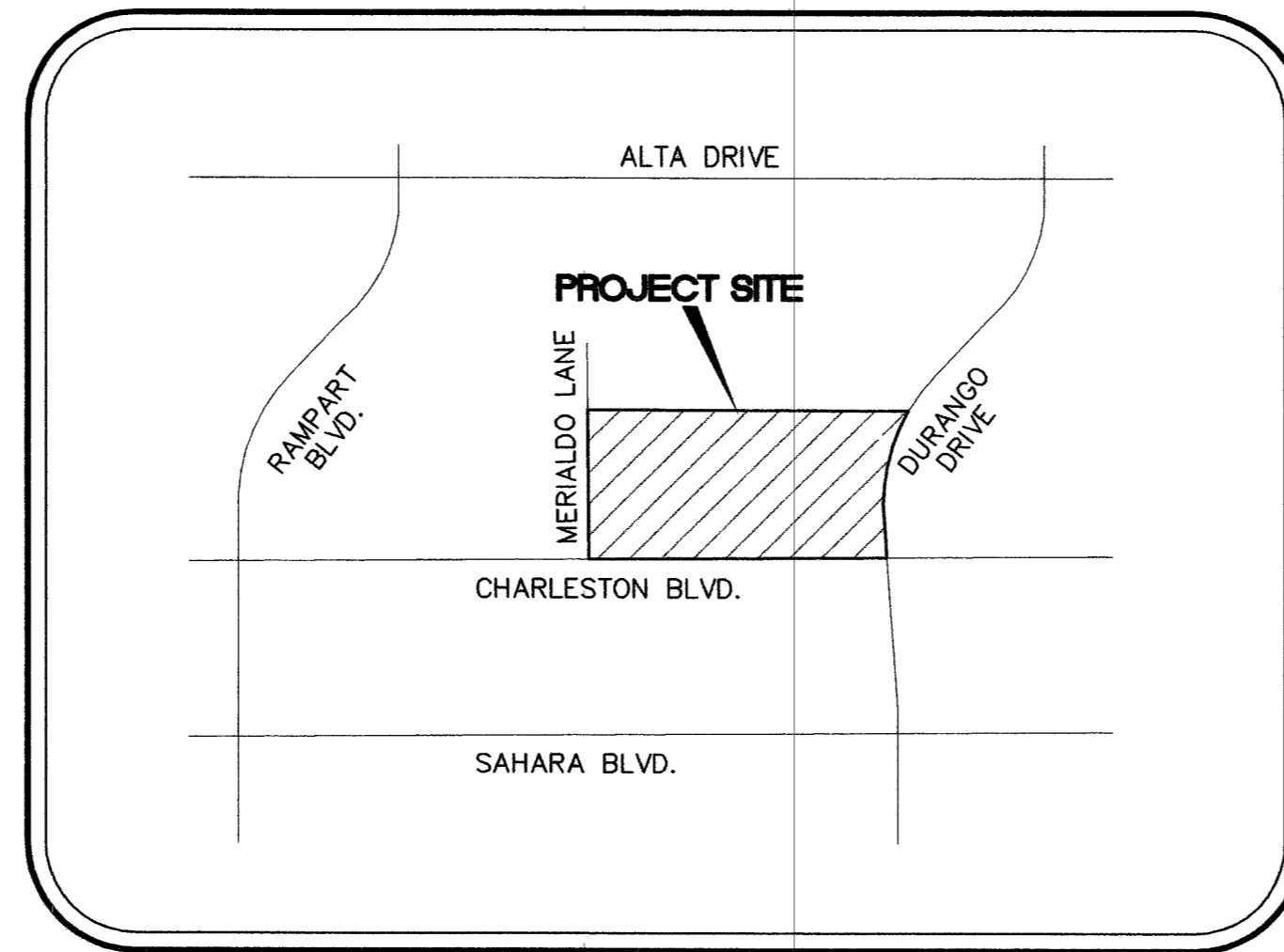
BY: *Charles Kajokowski, Jr.* 5-11-2005
DATE
CITY OF LAS VEGAS

BY: *Isabel Aquino* 04.16.05
DATE
SOUTHWEST GAS CORPORATION

BY: *John Reilly* 4/18/05
DATE
NEVADA POWER COMPANY

BY: *Paul A. Whitman* 4/18/05
DATE
SPRINT CENTRAL TELEPHONE - NEVADA

BY: *Isabel Gonzalez* 4/8/05
DATE
COX COMMUNICATIONS OF LAS VEGAS, INC.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 60 OF PARCEL MAPS, PAGE 16, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
CONTAINS 17.558 ACRES, MORE OR LESS.

TOTAL UNITS: 408
TOTAL ACREAGE: 17.558 ACRES

DRAINAGE EASEMENT NOTE

ALL AREAS NOT OCCUPIED BY A BUILDING ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

BASIS OF BEARINGS

SOUTH 89°40'03" WEST, BEING THE CENTERLINE OF A PORTION OF CHARLESTON BOULEVARD AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 60, PAGE 16 OF PARCEL MAPS.

REFERENCE SURVEYS

PARCEL MAPS	PLATS
FILE 60, PAGE 16	BOOK 42, PAGE 74
	BOOK 50, PAGE 15
	BOOK 80, PAGE 82
	BOOK 86, PAGE 23
	BOOK 72, PAGE 90

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

SHEET INDEX

SHEET 1)	COVER SHEET
SHEET 2)	SURVEY ANALYSIS
SHEET 3)	FINANCE PHASE LINES
SHEET 4)	BUILDING TIE LINES & UNIT NUMBERS
SHEET 5)	ACCESS EASEMENT & PARKING DETAILS
SHEET 6)	BUILDING DETAILS & GENERAL NOTES

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL SUBDIVISION MAP OF "VERANO CONDOMINIUMS", AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE THE 11th DAY OF August, 2005.

BY: *Alan R. Riecke* 8/11/05
DATE
ALAN R. RIEKKE
CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 12469

CERTIFICATE OF PLANNING AND DEVELOPMENT DEPARTMENT

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 16th DAY OF MAY, 2005.

BY: *M. Margo Wheeler* 5/16/05
DATE
M. MARGO WHEELER, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS, NEVADA

DIVISION OF WATER RESOURCES

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.

BY: *Robert Conche, P.E.* 4-19-05
DATE
ROBERT CONCHE, P.E.
DIVISION OF WATER RESOURCES

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.

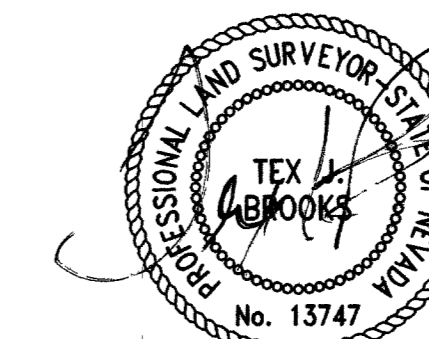
BY: *Walter P. Ross* 04/27/05
DATE
WALTER P. ROSS
DISTRICT BOARD OF HEALTH

SURVEYOR'S CERTIFICATE

I, TEX J. BROOKS, 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 SUMMERLIN GATE, L.L.C., A NEVADA LIMITED LIABILITY COMPANY
- 2) LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON FEBRUARY 02, 2005.
- 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 THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 8/11/05 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

TEX J. BROOKS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 13747



EXP. 12-31-06

FMP-6147

FINAL MAP OF VERANO CONDOMINIUMS (A CONDOMINIUM COMMUNITY)		NO. <u>2391</u>
A DIVISION OF A PORTION OF "LOT 1" PER FILE 60, PAGE 16 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY RECORDER, SITUATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		FILED AT THE REQUEST OF: WRG DESIGN
DATE: 03-24-2005		DATE: <u>05-19-05</u> AT <u>10:18 a.m.</u>
JOB#: RAZ 3044510.00		BOOK: <u>124</u> PAGE: <u>63</u>
SHEET 1 OF 6		OF PLATS OFFICIAL RECORDS BOOK NO. 2005 0519
CLARK COUNTY, NEVADA RECORDS		FRANCES DEANE - RECORDER
FEE: \$104.00 DEPUTY CO		

107v178

BOOK 124 PAGE 63