

FINAL MAP OF SUMMERLIN VILLAGE 23B PARCEL BB - PHASE 1

A COMMON-INTEREST COMMUNITY
BEING A SUBDIVISION OF A PORTION OF PARCEL BB AS SHOWN IN BOOK 145, PAGE 95 OF PLATS
ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN SECTION 27,
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

P N II INC., A NEVADA CORPORATION, D/B/A/ PULTE HOMES OF NEVADA
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF
SUMMERLIN VILLAGE 23B PARCEL BB - PHASE 1

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

FURTHER, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS 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 AREAS
DESIGNATED AS "PRIVATE STREETS" AND OVER
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 RUNNING A LINE 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, THERETO AND
EGRESS THEREFROM, EXCEPTING THEREFROM ANY PORTION OF SAID EASEMENT LYING WITHIN ANY BUILDING
STRUCTURE.

FURTHER, THE ABOVE NAMED 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 ADJUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC
STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT
OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT, 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. A MINIMUM FIVE FOOT WIDE PEDESTRIAN
WALKWAY EASEMENT IS HEREBY GRANTED OVERLYING ALL SIDEWALKS LOCATED IN COMMON LOTS ADJUTING
PUBLIC STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY,
TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

BY Justin Carlsson AS DIRECTOR, LAND ALL COMMON LOTS AND A THREE FOOT WIDE PUBLIC
 PRIVATE

OF: P N II INC., A NEVADA CORPORATION, D/B/A/ PULTE HOMES OF NEVADA

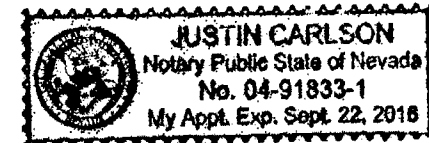
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 16, 2014

BY Quincy Edwards AS Director of Land

OF: P N II INC., A NEVADA CORPORATION, D/B/A/ PULTE HOMES OF NEVADA

Justin Carlsson
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 9-22-2016



UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES, BY AFFIXING OUR
SIGNATURES HERETO, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS AS
INDICATED HEREON.

Michael Sishar 12/31/14
LAS VEGAS VALLEY WATER DISTRICT DATE

Pamela Kennedy 12-15-14
PAMELA KENNEDY DATE
SOUTHWEST GAS CORPORATION

Yolanda M. Benito 1-27-2015
Yolanda M. Benito DATE
NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY

Mari Kay Freer 12/12/14
MARI KAY FREER DATE
CENTRAL TELEPHONE COMPANY D/B/A/ CENTURY LINK

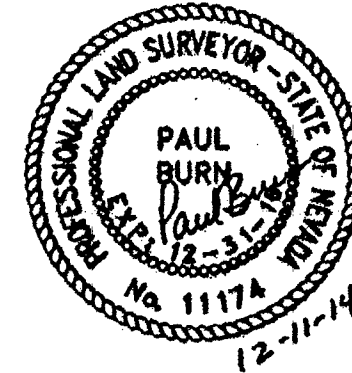
Pat B. Baltusaitis 12/2/14
PAT BALTUSAITIS DATE
COX COMMUNICATIONS LAS VEGAS, INC.

SURVEYOR'S CERTIFICATE

I, PAUL BURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR
G.C. WALLACE, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF P N II INC., A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 01, 2014.
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 11-20-2016 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

PAUL BURN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



LEGAL DESCRIPTION

SEE SHEET 2

BASIS OF BEARINGS

SEE SHEET 2

LAS VEGAS VALLEY WATER DISTRICT NOTE

1. MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
2. ALL COMMON LOTS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON AREAS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:
SUMMERLIN VILLAGE 23B PARCEL BB - PHASE 1
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
20th DAY OF November, 2016.

Alan R. Riecki 2-11-15
ALAN R. RIEKKE, PLS DATE
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
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.

Walter B. Ross 01/09/2015
WALTER B. ROSS DATE
SOUTHERN NEVADA HEALTH DISTRICT

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 Guilford, P.E. 1/9/15
JOHN GUILFORD, P.E. DATE
DIVISION OF WATER RESOURCES

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 COMPLES 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 FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE
5th DAY OF FEBRUARY, 2015.

Thomas A. Perrigo
THOMAS A. PERRIGO
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

CITY ENGINEER'S APPROVAL

BY THE SIGNATURE BELOW, THE CITY DOES HEREBY ACCEPT THE EASEMENTS GRANTED TO THE CITY AS DELINEATED AND APPROVED HEREON WITH THIS PLAT, UNLESS OTHERWISE NOTED.

Allen Pavelka 02-02-15
ALLEN PAVELKA P.E. #9029 DATE
CITY ENGINEER

FMP-56359
784-A123-002
SUMMERLIN VILLAGE 23B
PARCEL BB - PHASE 1

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 1 OF 10

G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146
T: 702.804.2000 F: 702.804.2299 GCWALLACE.COM

INSTRUMENT NO. 01368
OFFICIAL RECORDS
BOOK NO. 20150213
FILED AT THE REQUEST OF
G.C. WALLACE INC.
DATE 2-13-15 AT 12:13
BOOK 148 PAGE 076
OF PLATS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ 147.00 DEPUTY 50L