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29-12-176 01092

FINAL MAP OF SUN CITY LAS VEGAS - UNIT NO. 38 AT SUMMERLIN A PLANNED DEVELOPMENT AND COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF ALL OF PARCEL 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 72, PAGE 57 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

"SUN CITY LAS VEGAS - UNIT NO. 38 AT SUMMERLIN"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY OFFER AND DEDICATE THE PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS, AS INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC. FURTHER, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V. INC., JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT FOR UNDERGROUND SERVICES TO METER PANELS ON ALL SIDE PROPERTY LINES FOR LOTS TO BE OCCUPIED BY SINGLE-FAMILY HOMES, AND A BLANKET EASEMENT FOR UNDERGROUND SERVICES TO METER PANELS UPON COMMON AREAS SURROUNDING MULTI-FAMILY DWELLING UNITS, TOGETHER WITH A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS FOR ABOVE-GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION AND FINAL REMOVAL OF UNDERGROUND LINES AND ABOVE-GROUND UTILITY APPURTENANCES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO WITH THE RIGHT TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE AND REPAIR UNDERGROUND FACILITIES AND APPURTENANCES. FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS FOR FIRE HYDRANT AND STREET LIGHT PURPOSES, AND AN ADDITIONAL TWO FEET AT FIRE HYDRANTS AND STREET LIGHT LOCATIONS.

COMMON LOTS A THROUGH C, INCLUSIVE, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF LOTS WITHIN MULTI-FAMILY HOUSING AREAS WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES AND SHALL BE DEEDED TO AN ASSOCIATION OF SUCH OWNERS, SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS SET FORTH IN BOOK 890109 INSTRUMENT NO. 00220, RECORDS OF CLARK COUNTY, NEVADA AND SUBJECT TO RIGHTS RESERVED BY GRANTOR IN THE DEEDS OF COMMON AREAS TO THE OWNERS' ASSOCIATION AND AS ESTABLISHED IN ADDITIONAL RESTRICTIONS TO BE RECORDED. ALL RIGHTS-OF-WAY AND COMMON AREAS ARE SUBJECT TO AND SUBORDINATE TO THE RIGHT OF PUBLIC AND PRIVATE UTILITY COMPANIES TO INSTALL AND IMPROVE FACILITIES, INCLUDING BUT NOT LIMITED TO CABLE TELEVISION FACILITIES, SEWERS AND ABOVE-GROUND ELECTRIC TRANSFORMERS AND PEDESTALS AND UNDERGROUND FACILITIES. NO OVERHEAD UTILITY LINES SHALL BE USED.

DATED THIS 17 DAY OF June, 1992.

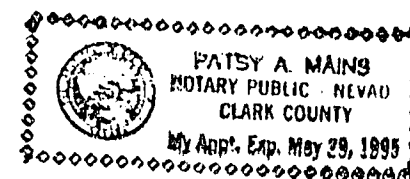
DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION

BY: Richard A. Mastin
RICHARD A. MASTIN, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.
ON THIS 17 DAY OF JUNE, 1992, BEFORE ME,
PATSY A. MAINS, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED RICHARD A. MASTIN
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THIS INSTRUMENT.

Patsy A. Mains
PATSY A. MAINS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: MAY 29, 1995



UTILITY / AGENCY APPROVALS

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

<u>N. Braybrooke</u>	<u>8-17-92</u>
LAS VEGAS VALLEY WATER DISTRICT	N. BRAYBROOKE DATE
<u>Lynn A. Malloy</u>	<u>07/31/92</u>
SOUTHWEST GAS CORPORATION	LYNN A. MALLOY DATE
<u>Susan R. Ho</u>	<u>8-3-92</u>
NEVADA POWER COMPANY	SUSAN R. HO DATE
<u>Frank Cibulka</u>	<u>6/24/92</u>
CENTRAL TELEPHONE COMPANY	FRANK CIBULKA DATE
<u>B. Cravey</u>	<u>6/24/92</u>
COMMUNITY CABLE T.V. INC.	B. CRAVEY DATE
<u>Dennis Anderson</u>	<u>10-16-92</u>
CITY OF LAS VEGAS	DENNIS ANDERSON DATE

SURVEYOR'S CERTIFICATE

I, ALLEN L. HAGEN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF: DEL WEBB COMMUNITIES INC. AN ARIZONA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN SECTION 13, T. 20 S., R. 59 E., M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 11 JUNE, 1992.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY OCTOBER 11, 1993 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

ALLEN L. HAGEN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7755

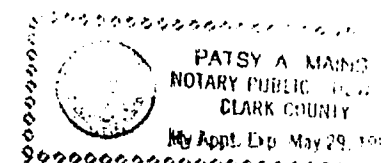
LEGAL DESCRIPTION

BEING A SUBDIVISION OF ALL OF PARCEL 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 72, PAGE 57 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.
ON THIS 17 DAY OF August, 1992, BEFORE ME,
PATSY A. MAINS, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED JEFF PERKINS
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THIS INSTRUMENT.

Patsy A. Mains
PATSY A. MAINS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: MAY 29, 1995



BASIS OF BEARINGS

NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SHOWN AS SOUTH 89°41'23" EAST ON RECORD OF SURVEY ON FILE IN FILE 53, PAGE 3 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

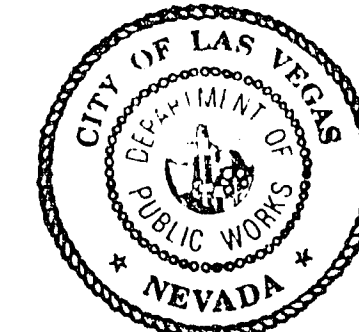
CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, NEVADA CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF:

"SUN CITY LAS VEGAS - UNIT NO. 38 AT SUMMERLIN"

AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER SHOWN AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 11 DAY OF OCTOBER, 1993.

Dennis Anderson
DENNIS ANDERSON
CITY ENGINEER, CITY OF LAS VEGAS, NEVADA
NEVADA P.E. CERTIFICATE NO. 09160
DATE 10-16-92



CLARK COUNTY HEALTH DISTRICT CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz
CLARK COUNTY HEALTH DISTRICT
CLARE A. SCHMUTZ
DATE 7-29-92

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.

Jason King
DIVISION OF WATER RESOURCES
JASON KING
DATE 8/16/92

COMMUNITY PLANNING AND DEVELOPMENT

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; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

Norman R. Standerfer
NORMAN R. STANDERFER
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA
DATE 8/16/92

TITLE COMPANY CERTIFICATE

FIRST AMERICAN TITLE CO. OF NEVADA, A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT EACH PERSON SIGNING THE FINAL MAP OWNS OF RECORD AN INTEREST IN THE LAND AND THAT ALL OF THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP. FURTHER FIRST INTERSTATE BANK OF NEVADA AND VALLEY BANK OF NEVADA ARE THE LIEN OR MORTGAGE HOLDERS OF RECORD AND THERE ARE NO LIENS OF RECORD AGAINST THE COMMON-INTEREST COMMUNITY OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS SHOWN BY OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Jeff Perkins
JEFF PERKINS
VICE PRESIDENT
EFFECTIVE DATE 8/17/92

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 21 DAY OF SEPTEMBER, 1992, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA

CERTIFIED BY:
Norman R. Standerfer
NORMAN R. STANDERFER
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

SUN CITY LAS VEGAS - UNIT NO. 38

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 6

INSTRUMENT NO. 01092
OFFICIAL RECORDS BOOK NO. 921026
FILED AT THE REQUEST OF
G.C. WALLACE INC.
DATE 10-26-92 AT 14:50
BOOK 54 PAGE 42
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 122.00 DEPUTY JAE

Book 54 Page 42
4141-38