

920305

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00643

SUN CITY LAS VEGAS - UNIT NO. 33A

A PLANNED DEVELOPMENT

Book No. _____

Instrument No. _____

BEING A SUBDIVISION OF A PORTION OF LOT 1 OF SUN CITY LAS VEGAS - UNIT NO. 31 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 52, PAGE 1 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, 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. 33A"

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. FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, CENTRAL TELEPHONE 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 PERMANENT EASEMENT WITHIN THE AREA SHOWN AS COMMON LOTS A THROUGH D, INCLUSIVE, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES NOT OCCUPIED BY ANY BUILDING AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN AND ABOVEGROUND UTILITY LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR FIRE HYDRANT AND STREET LIGHT PURPOSES, AND AN ADDITIONAL TWO FEET AT FIRE HYDRANT AND STREET LIGHT LOCATIONS.

THE COMMON LOTS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION; THEIR GUESTS, AND INVITEES. 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 ABOVEGROUND ELECTRIC TRANSFORMERS AND PEDESTALS AND UNDERGROUND FACILITIES. NO OVERHEAD LINES SHALL BE USED.

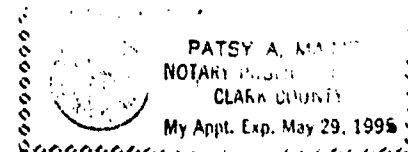
DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION
DATED THIS 2nd DAY OF January, 1991.

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

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.
ON THIS 2nd DAY OF January, 1991, 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.

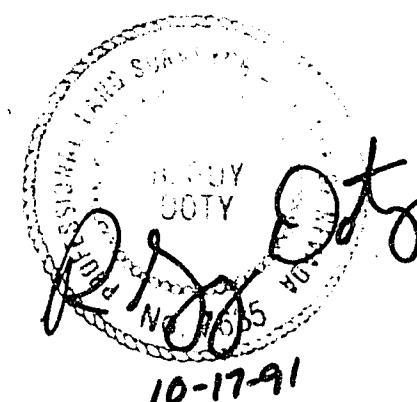
<u>N. Braybrooke</u>	1-9-92
LAS VEGAS VALLEY WATER DISTRICT N. BRAYBROOKE	DATE
<u>Douglas E. Gapp</u>	12-6-91
SOUTHWEST GAS CORPORATION DOUGLAS E. GAPP	DATE
<u>Sharon McShea</u>	1-13-92
NEVADA POWER COMPANY SHARON MCSHEA	DATE
<u>Virginia Losacker</u>	1-13-92
CENTRAL TELEPHONE COMPANY VIRGINIA LOSACKER	DATE
<u>G.L. Moore</u>	1-13-92
COMMUNITY CABLE T.V. INC. G. L. MOORE	DATE
<u>Dennis Anderson</u>	3-2-92
CITY OF LAS VEGAS DENNIS ANDERSON	DATE

SURVEYOR'S CERTIFICATE

I, R. GUY DOTY, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. 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.
2. THE LANDS SURVEYED LIE WITHIN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 17, 1991.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY MARCH 14, 1993 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

R. GUY DOTY
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7635



LEGAL DESCRIPTION

THAT PORTION OF LOT 1 OF "SUN CITY LAS VEGAS - UNIT NO. 31" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 52, PAGE 1 OF PLATS 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 AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; THENCE SOUTH 01°10'47" EAST, 50.00 FEET TO THE NORTHEAST CORNER OF "SUN CITY LAS VEGAS - UNIT NO. 29" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 51, PAGE 07 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT, THE FOLLOWING TWO (2) COURSES: CONTINUING SOUTH 01°10'47" EAST, 719.45 FEET; THENCE CURVING TO THE RIGHT ALONG A 3000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 23°07'27", AN ARC LENGTH OF 1210.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUN CITY BOULEVARD (110.00 FEET WIDE), TO WHICH A RADIAL LINE BEARS SOUTH 68°03'20" EAST; THENCE CONTINUING CURVING TO THE RIGHT ALONG SAID 3000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°03'34", AN ARC LENGTH OF 55.47 FEET TO A POINT ON THE CENTERLINE OF SAID SUN CITY BOULEVARD, TO WHICH A RADIAL LINE BEARS SOUTH 66°59'46" EAST; THENCE WESTERLY ALONG SAID CENTERLINE, THE FOLLOWING SEVEN (7) COURSES: NORTH 75°01'40" WEST, 837.35 FEET; THENCE CURVING TO THE LEFT ALONG A 2000.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 16°53'40", AN ARC LENGTH OF 589.73 FEET; THENCE SOUTH 88°04'40" WEST, 514.03 FEET; THENCE CURVING TO THE RIGHT ALONG A 4550.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 12°43'57", AN ARC LENGTH OF 1011.12 FEET; THENCE NORTH 79°11'23" WEST, 409.64 FEET; THENCE CURVING TO THE LEFT ALONG A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 103°00'53", AN ARC LENGTH OF 1797.95 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 87°47'44" WEST; THENCE CURVING TO THE LEFT ALONG A 1500.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 05°31'44", AN ARC LENGTH OF 144.75 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 82°18'00" WEST; THENCE DEPARTING SAID CENTERLINE NORTH 82°16'00" EAST ALONG SAID RADIAL LINE, 55.00 FEET TO THE POINT OF BEGINNING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUN CITY BOULEVARD; THENCE NORTH 85°49'17" EAST, 161.76 FEET; THENCE FROM A TANGENT BEARING NORTH 04°10'43" WEST, CURVING TO THE RIGHT ALONG AN 1100.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 02°17'54", AN ARC LENGTH OF 44.12 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 88°07'11" WEST; THENCE NORTH 88°07'11" EAST ALONG SAID RADIAL LINE, 168.62 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3 OF SAID "SUN CITY LAS VEGAS - UNIT NO. 31"; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES: SOUTH 03°18'57" WEST, 3.23 FEET; THENCE CURVING TO THE LEFT ALONG A 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 19°20'42", AN ARC LENGTH OF 337.63 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 73°59'15" WEST; THENCE CURVING TO THE RIGHT ALONG A 165.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 97°55'22", AN ARC LENGTH OF 282.00 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 08°06'23" EAST; THENCE CURVING TO THE LEFT ALONG A 100.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 15°47'25", AN ARC LENGTH OF 27.56 FEET; THENCE SOUTH 68°06'12" WEST, 37.28 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SUN CITY BOULEVARD; THENCE FROM A TANGENT BEARING NORTH 29°03'30" WEST, CURVING TO THE RIGHT ALONG A 1445.00 FOOT RADIUS CURVE OF SAID RIGHT-OF-WAY LINE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 21°19'30", AN ARC LENGTH OF 537.82 FEET TO THE POINT OF BEGINNING, TO WHICH A RADIAL LINE BEARS SOUTH 82°16'00" WEST.

CONTAINING 3.360 ACRES.

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 DENNIS
VICE PRESIDENT

3/5/92
EFFECTIVE DATE

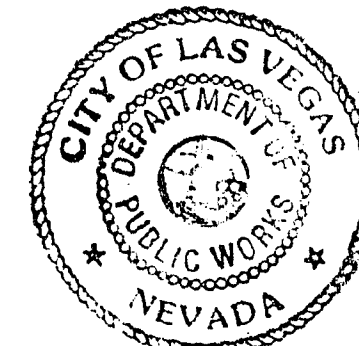
CITY ENGINEER'S CERTIFICATE

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. 33A"

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 14TH DAY OF MARCH, 1993.

Dennis Anderson 3-2-92
DENNIS ANDERSON
CITY ENGINEER, CITY OF LAS VEGAS, NEVADA
NEVADA P.E. CERTIFICATE NO. 09160
DATE



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 2-5-92
CLARK COUNTY HEALTH DISTRICT CLARE A. SCHMUTZ
DATE

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 1/14/92
DIVISION OF WATER RESOURCES JASON KING
DATE

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 by John L. Schlegel 2/25/92
NORMAN R. STANDERFER BY JOHN L. SCHLEGEL
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA
DATE

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 13TH DAY OF February, 1992, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA

CERTIFIED BY:

Norman R. Standerfer by John L. Schlegel
NORMAN R. STANDERFER BY JOHN L. SCHLEGEL
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

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.

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 3

SUN CITY LAS VEGAS - UNIT NO. 33A

INSTRUMENT NO. 00643
OFFICIAL RECORDS BOOK NO. 920305
FILED AT THE REQUEST OF
G.C. WALLACE INC.
DATE 3-5-92 AT 10:31
BOOK 52 PAGE 9
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JOAN L. SMITH, RECORDER
FEE \$ 57.50 DEPUTY NE

Book 52 Page 9
4141-33A