

PLOTTER: 03/24/94 6:00 AM DRAWING: DW43-1 BY: DRK

00747

BEING A SUBDIVISION OF A PORTION OF SECTION 13 & 14
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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:

THIS MAP OF: **"SUN CITY LAS VEGAS - UNIT NO. 43 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, SPRINT/CENTEL TELEPHONE - NEVADA AND COMMUNITY CABLE T.V. INC., JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES, A THREE FOOT WIDE EASEMENT ON METERS, METER BOXES AND CABLE CONNECTIONS TO BE LOCATED ON THE SIDE PROPERTY LINES, AND A THREE FOOT WIDE EASEMENT TOGETHER WITH A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES WHERE LOTS ABUT PUBLIC STREETS, FOR WATER FACILITIES, ABOVE-GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADs, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADs AND TELEPHONE EQUIPMENT PADs FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, OPERATION AND FIRE REMOVAL OF UNDERGROUND CABLES, ABOVE-GROUND UTILITIES, TELEPHONE AND CABLE LINES AND 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 ABUT PUBLIC STREETS FOR FIRE ALARMS AND STREET LIGHT PURPOSES, AND AN ADDITIONAL TWO FEET AT FIRE HYDRANTS AND STREET LIGHT LOCATIONS.

COMMON LOTS A AND B 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 UTILITIES, INCLUDING, BUT NOT LIMITED TO, CABLE TELEVISION FACILITIES, SEWERS, WATER, GROUNDWATER, ELECTRIC TRANSFORMERS AND PEDESTALS AND UNDERGROUND FACILITIES. NO OVERHEAD UTILITY LINE SHALL RE-USE.

DATED THIS 12TH DAY OF APRIL 1994

DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION

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

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 12, 1994
BY RICHARD A. MASTIN AS VICE PRESIDENT OF DEL WEBB COMMUNITIES INC.,
AN ARIZONA CORPORATION.

Jeanine M. Wallace
 JEANINE M. WALLACE
 NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: AUGUST 29, 1997

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

Laura B. Jacobson	4/6/94
LAS VEGAS VALLEY WATER DISTRICT	DATE
Laura B. Jacobson	
Joe Clement	4-6-94
SOUTHWEST GAS CORPORATION	
JOE CLEMENT	DATE
Bae R. Neller	4-8-94
NEVADA POWER COMPANY	
RAE H. HELLER	DATE
S. G. Turner	4-7-94
SPRINT/CENTRAL TELEPHONE - NEVADA	
S.G. TURNER	DATE
Frank Cardenas	4-7-94
COMMUNITY CABLE T.V. INC.	
FRANK CARDENAS	DATE
Dennis Anderson	5-5-94
CITY OF LAS VEGAS	
DENNIS ANDERSON	DATE

I, ALLEN L. HAGEN, A PROFESSIONAL LAND SURVEYOR REGISTERED 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: DEL WEBB COMMUNITIES INC. AN ARIZONA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN SECTION 13 & 14, T. 20 S., R. 59 E., M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 6, 1994.
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 SHOWN. A FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

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

A PORTION OF THE REVERSIONARY AREA OF "REVERSIONARY MAP" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 59, PAGE 90 OF PLATS AND A PORTION OF THE REVERSIONARY AREA OF "REVERSIONARY MAP" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 60, PAGE 55 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTIONS 13 AND 14, 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 SAID SECTION 13, THENCE NORTH
89°41'23" WEST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF
716.69 FEET; THENCE SOUTH 41°00'00" WEST, 65.94 FEET TO THE MOST
NORTHEASTERLY CORNER OF PARCEL 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE
~~716~~⁷¹⁵ PAGE 70 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK
COUNTY, NEVADA; THENCE CONTINUING SOUTH 41°00'00" WEST ALONG THE EASTERLY
LINE OF SAID PARCELS OF RECORD TO THE POINT OF BEGINNING;
THENCE SOUTH 49°00'00" EAST, 155.00 FEET TO A POINT ON THE RIGHT-OF-WAY
LINE OF CHILDRESS DRIVE AS DESCRIBED BY "DEED" RECORDED
~~716/144~~^{715/144}, 1994 IN BOOK 940~~07~~⁰⁷ OF OFFICIAL RECORDS AS
INSTRUMENT NO. 0198 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY,
NEVADA; THENCE SOUTHERLY AND TO THE RIGHT-OF-WAY LINE, FOLLOWING SAME (S)
COURSES: CONTINUING SOUTH 41°00'00" EAST, 100.00 FEET THENCE FROM A
TANGENT BEARING NORTH 41°00'00" EAST, CURVING TO THE RIGHT ALONG THE ARC
OF A 55.00 FOOT RADIAL CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE
OF 90°00'00", AN ARC LENGTH OF 86.39 FEET; THENCE SOUTH 49°00'00" EAST,
20.00 FEET; THENCE SOUTH 1°00'00" WEST, 7.61 FEET; THENCE AN ARC POINT ON
THE NORTHWESTERLY LINE OF SAID LOT 6, THE FOLLOWING THREE (3) COURSES:
THENCE SOUTH 49°00'00" EAST ALONG SAID NORTHERLY LINE, 160.00 FEET TO A
POINT ON THE NORTHWESTERLY LINE OF "SUN CITY LAS VEGAS - UNIT NO. 39" AS
SHOWN BY MAP THEREOF ON FILE IN BOOK 55, PAGE 27 OF PLATS IN THE CLARK
COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE NORTH 41°00'00"
EAST ALONG SAID NORTHWESTERLY LINE, TO THE POINT FIVE (5) COURSES: SOUTH
41°00'00" WEST, THENCE SOUTH 49°00'00" EAST, 60.00 FEET;
THENCE FROM A TANGENT BEARING NORTH 41°00'00" EAST, CURVING TO THE RIGHT
ALONG THE ARC OF A 13.00 FOOT RADIAL CURVE, CONCAVE SOUTHERLY, THROUGH A
CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 20.42 FEET TO A POINT OF
COMPOUND CURVATURE, TO WHICH A RADIAL LINE BEARS NORTH 41°00'00" EAST;
THENCE CURVING TO THE LEFT ALONG THE ARC OF A 13.00 FOOT RADIAL CURVE,
CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 20°56'14", AN ARC
LENGTH OF 26.310 FEET; THENCE SOUTH 28°03'46" EAST, 308.00 FEET TO THE
MOST NORTHERLY CORNER OF LOT 6 OF "SUN CITY LAS VEGAS - UNIT NO. 31" AS
SHOWN BY MAP THEREOF ON FILE IN BOOK 52, PAGE 01 OF PLATS IN THE CLARK
COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE ALONG THE
NORTHWESTERLY LINE OF SAID LOT 6, THE FOLLOWING THREE (3) COURSES: SOUTH
61°56'14" WEST, 41.07 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF
A 2700.00 FOOT RADIAL CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE
OF 20°56'14", AN ARC LENGTH OF 986.64 FEET; THENCE SOUTH 41°00'00"
WEST, 1986.18 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 6; THENCE
CONTINUING SOUTH 41°00'00" WEST ALONG THE ADJACENTLY ADJACENT LATERAL LINE OF
THE NORTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 165.00 FEET; THENCE
NORTH 49°00'00" WEST, 530.00 FEET; THENCE CURVING TO THE RIGHT ALONG THE
ARC OF A 1033.00 FOOT RADIAL CURVE, CONCAVE NORTHEASTERLY, THROUGH A
CENTRAL ANGLE OF 05°27'50", AN ARC LENGTH OF 98.70 FEET; THENCE NORTH
43°10'00" WEST, 111.42 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC
OF A 13.00 FOOT RADIAL CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE
OF 90°03'50", AN ARC LENGTH OF 20.43 FEET TO A POINT OF COMPOUND CURVATURE
TO WHICH A RADIAL LINE BEARS NORTH 43°36'00" WEST; THENCE CURVING TO THE
LEFT ALONG THE ARC OF A 1275.00 FOOT RADIAL CURVE, CONCAVE SOUTHEASTERLY,
THROUGH A CENTRAL ANGLE OF 05°58'00", AN ARC LENGTH OF 20.81 FEET TO A
POINT TO WHICH A RADIAL LINE BEARS NORTH 32°00'00" WEST; THENCE FROM
44°32'06" WEST ALONG THE NORTHWESTERLY PROLONGATION OF SAID RADIAL LINE,
205.22 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY LINE OF SAID PARCEL
2; THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING THREE (3) COURSES: NORTH
46°27'50" EAST, 1114.27 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC
OF A 13.00 FOOT RADIAL CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL
ANGLE OF 05°27'50", AN ARC LENGTH OF 774.82 FEET; THENCE NORTH
41°00'00" EAST, 1003.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.045 ACRES.

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 S 89°41'23" E ON RECORD OF SURVEY ON FILE IN FILE 53, PAGE 3 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE CLARK COUNTY, NEVADA.

BENEFICIARY STATEMENTS ARE RECORDED
IN BOOK _____ OF OFFICIAL RECORDS
AS INSTRUMENT _____.

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. 43 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 15TH DAY OF MAY, 1995.

DENNIS ANDERSON
CITY ENGINEER, CITY OF LAS VEGAS, NEVADA
NEVADA P.E. CERTIFICATE NO. 09160



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.

CLARE A. SCHMUTZ 5-3-94
DISTRICT BOARD OF HEALTH DATE
CLARE A. SCHMUTZ

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.

Richard A. Moles, P.E.
DIVISION OF WATER RESOURCES
RICHARD A. MOLES

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
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE
ACCEPTED THIS 14TH DAY April, 1994, BY THE PLANNING
COMMISSION OF THE CITY OF LAS VEGAS, NEVADA

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

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

INSTRUMENT NO. 007471
OFFICIAL RECORDS BOOK NO. 9440609
FILED AT THE REQUEST OF

G.C. WALLACE INC.

DATE 5/19/94 AT 10:59
BOOK 101 PAGE 83
OF PLATS

CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER

FF# \$ 1167.50 DEPUTY AHH

SHEET 1 OF 9

Book 101 Page 83
4141-43