

INTEROFFICE
ROUTING CHECK LIST

1. PLAT GENERATED AND PLOTTED

BY: DRK
DATE: 03/01/94

BY: TPD
DATE: 03/11/94

BY: SWN
DATE: 03/10/94

2A. BLUELINES TO SURVEY
(FOR LEGAL ONLY)

BY: N/A
DATE:

2B. BLUELINES RETURNED TO

BY: N/A
DATE:

3A. BLUELINES TO SURVEY FOR
PLAT CHECK

BY: TPD
DATE: 03/14/94

BY:
DATE:

BY:
DATE:

3B. BLUELINE RETURNED TO

BY:
DATE:

BY:
DATE:

4. CORRECTIONS MADE TO PLAT

BY: TPD
DATE: 03/31/94

BY: SS/SAH
DATE: 03/31/94

BY: TPD
DATE: 04/16/94

5. MYLARS PLOTTED

BY:
DATE:

6. MYLARS TO SURVEY FOR
BACK CHECK

BY:
DATE:

7. BACK CHECK MADE

BY:
DATE:

8. SURVEYOR SIGNED

BY:
DATE:

940719

29-12-112

01304

FINAL MAP OF
SUN CITY LAS VEGAS - UNIT NO. 44
AT SUMMERLIN
A PLANNED DEVELOPMENT AND COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF A PORTION OF SECTIONS 13 AND 14,
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. 44 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/CENTRAL
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
TO METER PANELS FOR UNDERGROUND SERVICES FOR LOTS TO BE OCCUPIED BY SINGLE-FAMILY
HOMES, TOGETHER WITH A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES WHERE LOTS ADJUT 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, OPERATION AND FINAL REMOVAL OF UNDERGROUND LINES AND ABOVE-GROUND
UTILITY APPURTENANCES AND CABLE T.V. LINES, 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 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, C, AND F AS SHOWN HEREON WILL BE CONVEYED TO THE SUN CITY
SUMMERLIN COMMUNITY ASSOCIATION, INC., A NEVADA NON-PROFIT CORPORATION, AND ARE RESERVED
FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF LOTS WITHIN SUN CITY LAS VEGAS AT
SUMMERLIN, THEIR GUESTS AND INVITEES, FOR LANDSCAPING, BUFFERING, GOLF COURSE MAINTENANCE
AND DRAINAGE PURPOSES 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 TO GRANTOR IN THE DEEDS OF COMMON AREAS TO THE OWNERS ASSOCIATION.
COMMON LOTS B, D AND E 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 LINE SHALL
BE USED.

DATED THIS 20TH DAY OF APRIL, 1994.

DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION

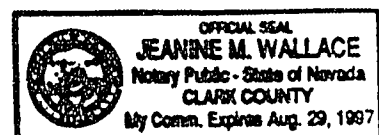
BY: Richard A. Mastin
RICHARD A. MASTIN, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/20/94
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



UTILITY / AGENCY APPROVALS

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

George A. Jacoby 4/19/94
LAS VEGAS VALLEY WATER DISTRICT
GEORGE A. JACOBY
DATE

John P. Hazard 4-19-94
SOUTHWEST GAS CORPORATION
JOHN P. HAZARD
DATE

Rae H. Heller 6-15-94
NEVADA POWER COMPANY
RAE H. HELLER
DATE

S.G. Turner 4-19-94
SPRINT/CENTRAL TELEPHONE - NEVADA
S.G. TURNER
DATE

Frank Cardenas 4-19-94
COMMUNITY CABLE T.V. INC.
FRANK CARDENAS
DATE

Dennis Anderson 7-15-94
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 PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION AT THE INSTANCE OF: DEL WEBB COMMUNITIES INC. AN ARIZONA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN SECTION 13 & 14, T.20S., R.59E., M.D.M., CLARK COUNTY,
NEVADA, AND THE SURVEY WAS COMPLETED ON 31 March, 1994.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, AND OCCUPY
THE POSITIONS INDICATED BY JULY 14, 1995 AND AN APPROPRIATE
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



LEGAL DESCRIPTION

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 61, PAGE 56 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 4°00'00" WEST, 65.94 FEET TO THE MOST
NORTHEASTERLY CORNER OF THE REVERSIONARY AREA SHOWN BY MAP ON FILE IN FILE
79, PAGE 58 OF PARCEL MAPS; IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK
COUNTY, NEVADA; THENCE CONTINUING SOUTH 4°00'00" WEST ALONG THE EASTERLY
LINE OF SAID REVERSIONARY AREA, 553.08 FEET TO THE MOST NORTHERLY CORNER
OF "SUN CITY LAS VEGAS - UNIT NO. 43" AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 61, PAGE 83 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK
COUNTY, NEVADA; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT, THE FOLLOWING
TEN (10) COURSES: CONTINUING SOUTH 4°00'00" WEST, 1003.07 FEET; THENCE
CURVING TO THE RIGHT ALONG THE ARC OF AN 8125.00 FOOT RADIUS CURVE, CONCAVE
NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 05°27'50", AN ARC LENGTH OF
774.82 FEET; THENCE SOUTH 46°27'50" WEST, 1114.27 FEET TO THE POINT OF
BEGINNING; THENCE SOUTH 44°32'06" EAST, 205.22 FEET; THENCE FROM A
TANGENT BEARING NORTH 45°27'54" EAST, CURVING TO THE RIGHT ALONG THE ARC
OF A 1275.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL
ANGLE OF 00°56'06", AN ARC LENGTH OF 20.81 FEET; THENCE CURVING TO THE
RIGHT ALONG THE ARC OF A 13.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY,
THROUGH A CENTRAL ANGLE OF 90°03'50", AN ARC LENGTH OF 20.43 FEET; THENCE
SOUTH 43°32'10" EAST, 134.50 FEET; THENCE CURVING TO THE LEFT ALONG THE
ARC OF A 1035.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A
CENTRAL ANGLE OF 05°27'50", AN ARC LENGTH OF 98.70 FEET; THENCE SOUTH
49°00'00" EAST, 530.00 FEET; THENCE NORTH 4°00'00" EAST, 165.00 FEET;
THENCE DEPARTING SAID BOUNDARY LINE SOUTH 49°00'00" EAST, 810.00 FEET TO
A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THOMAS W. RYAN BOULEVARD
(110.00 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING
THREE (3) COURSES: SOUTH 4°00'00" WEST, 305.00 FEET; THENCE CURVING TO
THE LEFT ALONG THE ARC OF A 1455.00 FOOT RADIUS CURVE, CONCAVE
SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 28°09'07", AN ARC LENGTH OF
714.91 FEET; THENCE SOUTH 12°50'53" WEST, 824.60 FEET TO A POINT ON THE
NORTHERLY RIGHT-OF-WAY LINE OF LAKE MEAD BOULEVARD (VARYING WIDTH); THENCE
ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES: CURVING TO
THE RIGHT ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, CONCAVE
NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 92°31'23", AN ARC LENGTH OF
48.45 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS
SOUTH 15°22'16" WEST; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A
1961.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE
OF 00°37'44", AN ARC LENGTH OF 21.52 FEET; THENCE NORTH 74°00'00" WEST,
2058.07 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED
REVERSIONARY AREA (FILE 79, PAGE 58 OF PARCEL MAPS); THENCE ALONG SAID
EASTERLY LINE, THE FOLLOWING FOUR (4) COURSES: FROM A TANGENT BEARING NORTH
13°34'46" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 3705.00 FOOT
RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF
08°55'32", AN ARC LENGTH OF 577.17 FEET; THENCE NORTH 22°30'18" EAST,
163.03 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 4050.00 FOOT
RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF
23°57'32", AN ARC LENGTH OF 1693.55 FEET; THENCE NORTH 46°27'50" EAST,
119.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 98.724 ACRES.

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 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.

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. 44 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 14 DAY OF JULY, 1995.

Dennis Anderson 7-15-94
DENNIS ANDERSON
CITY ENGINEER, CITY OF LAS VEGAS, NEVADA
NEVADA P.E. CERTIFICATE NO. 09160



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.

Edmund J. Wojcik 7-12-94
DISTRICT BOARD OF HEALTH
EDMUND J. WOJCIK
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.

George W. Quinn 7/13/94
DIVISION OF WATER RESOURCES
GEORGE W. QUINN
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.

John L. Schlegel 7-13-94
JOHN L. SCHLEGEL
ACTING 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 12TH DAY OF MAY, 1994, BY THE PLANNING
COMMISSION OF THE CITY OF LAS VEGAS, NEVADA

CERTIFIED BY:
John L. Schlegel 7-13-94
JOHN L. SCHLEGEL
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA
DATE

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 15

SUN CITY LAS VEGAS - UNIT NO. 44

INSTRUMENT NO. 01304
OFFICIAL RECORDS BOOK NO. 940719
FILED AT THE REQUEST OF
G.C. WALLACE INC.
DATE 7/19/94 AT 10:06
BOOK 92 PAGE 99
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$250.00 DEPUTY: AWH

Book 92 Page 99

4141-44