

FINAL MAP OF SUN CITY SUMMERLIN - UNIT NO. 51 AT LAS VEGAS A PLANNED DEVELOPMENT AND COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF SECTIONS 13, 14, 23 AND 24 TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT 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 SUMMERLIN - UNIT NO. 51 AT LAS VEGAS"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, IT DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V. INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (i) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES; (ii) A THREE-FOOT WIDE EASEMENT FROM THE PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICE; (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINE THAT ADJUT PUBLIC STREETS, FOR WATER FACILITIES, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS; AND (iv) A TWO FOOT WIDE EASEMENT AROUND EACH ELECTRICAL TRANSFORMER PAD AND TELEPHONE EQUIPMENT PADS, AND A PERMANENT EASEMENT SHOWN HEREON AS COMMON AREA LOTS A THROUGH I WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED 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 AND PUBLIC STREET LIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS 17th DAY OF DECEMBER, 1996.

DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION

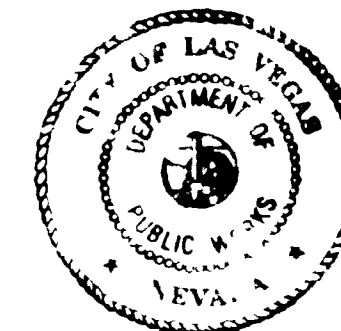
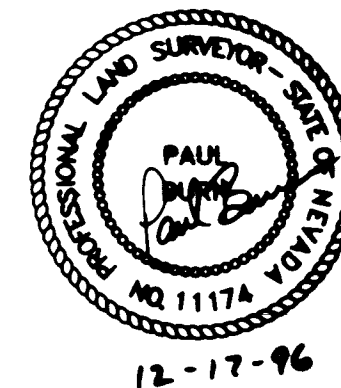
BY: Richard A. Mastin
RICHARD A. MASTIN, VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I, PAUL BURN, 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 SECTIONS 13, 14, 23 AND 24, T. 20 S., R. 59 E., M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 22, 1996.
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 May 14, 1998 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

PAUL BURN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 11174



LEGAL DESCRIPTION

(SEE SHEET 2 OF 16)

CERTIFICATE OF CITY SURVEYOR

I, Paul H. Sullivan, Asst. City Surveyor of the City of Las Vegas, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

"SUN CITY SUMMERLIN - UNIT NO. 51 AT LAS VEGAS"

AND THAT I 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 May 14, 1998.

Paul H. Sullivan 6-9-97
Paul H. Sullivan
Asst. City Surveyor
CLAS 9186
DATE

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.

Clare A. Schmutz 3-7-97
CLARE A. SCHMUTZ
DATE

CERTIFICATE OF WATER RESOURCES DIVISION

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.

Robert Coache, P.E. 5-5-97
ROBERT COACHE, P.E.
DIVISION OF WATER RESOURCES
DATE

CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

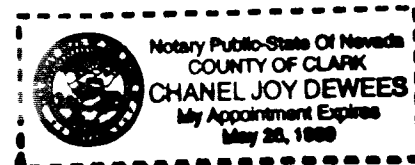
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 23rd DAY OF JANUARY 1997.

Theresa O'Donnell 6/3/97
THERESA O'DONNELL
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF THE
PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA
DATE

ACKNOWLEDGMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DECEMBER 17th, 1996
BY RICHARD A. MASTIN AS VICE PRESIDENT OF DEL WEBB COMMUNITIES INC.,
AN ARIZONA CORPORATION.



Chanel Joy Dewees
CHANEL JOY DEWEES
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: May 28, 1999

CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Clark G. McCarrell Jr. 1-17-97
CLARK G. MCCARRELL JR.
SOUTHWEST GAS CORPORATION
DATE

Lori Donger 2-28-97
LORI DONGER
NEVADA POWER COMPANY
DATE

Jane Fister 12-17-96
JANE FISTER
SPRINT
DATE

Teresa Parker 12-17-96
TERESA PARKER
COMMUNITY CABLE T.V. INC.
DATE

Gary Lange 01/07/97
GARY LANGE
LAS VEGAS VALLEY WATER DISTRICT
DATE

Dennis Anderson 5-1-97
DENNIS ANDERSON
CITY OF LAS VEGAS
DATE

NOTE:

COMMON LOTS D, E, F, G, H AND I AS SHOWN HEREON WILL BE CONVEYED TO THE SUN CITY SUMMERLIN COMMUNITY ASSOCIATION, INC., A NEVADA NON-PROFIT CORPORATION, AND IS 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, BUTTERING, 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 A, B, AND C 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 THE SUN CITY SUMMERLIN NEIGHBORHOOD MAINTENANCE ASSOCIATION, SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS SET FORTH IN BOOK 95113 INSTRUMENT NO. 01176, RECORDS OF CLARK COUNTY, NEVADA AND SUBJECT TO THE RIGHTS RESERVED BY GRANTOR IN THE DEEDS OF COMMON AREAS TO THE SUN CITY SUMMERLIN NEIGHBORHOOD MAINTENANCE 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.

RECORDATION OF THIS MAP ESTABLISHES A WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT FOR (263) SINGLE FAMILY RESIDENTIAL LOTS AND A LIMITED WATER COMMITMENT AS FOLLOWS:

LOT/BLOCK	ACRE - FEET / YEAR
COMMON LOT D	1.0

BASIS OF BEARINGS

THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE MEAD BOULEVARD ROAD BETWEEN THOMAS W. RYAN BOULEVARD AND OUTER BELTWAY WEST LEG SHOWN AS S 74°00'00" E ON PARCEL MAP ON FILE IN FILE 80, PAGE 39 OF PARCEL MAPS 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 16

SUN CITY SUMMERLIN
- UNIT 51

INSTRUMENT NO. 01413
OFFICIAL RECORDS BOOK NO. 97-263
FILED AT THE REQUEST OF
G.C. WALLACE INC.
DATE 06-06-97 AT 5:19
BOOK 80 PAGE 1
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$ 81.50 DEPUTY RH7

Book 80 Page 1

4/41-51

FINAL MAP OF SUN CITY SUMMERLIN - UNIT NO. 51 AT LAS VEGAS

A PLANNED DEVELOPMENT AND COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF SECTIONS 13, 14, 33 AND 34 TOWNSHIP 30 SOUTH, RANGE 30 EAST, N.E.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF COMPLETION AND DECLARATION OF RESERVATIONS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 1991.

Notary Public for Nevada

WITNESSES my hand and seal this _____ day of _____, 1991.

Notary Public for Nevada

DECLARATION OF COMPLETION

- I, _____, a person whose name is subscribed to the foregoing instrument, do hereby declare that the same is a true and correct statement of the facts as to the completion of the project.
- I, _____, a person whose name is subscribed to the foregoing instrument, do hereby declare that the same is a true and correct statement of the facts as to the completion of the project.
- I, _____, a person whose name is subscribed to the foregoing instrument, do hereby declare that the same is a true and correct statement of the facts as to the completion of the project.
- I, _____, a person whose name is subscribed to the foregoing instrument, do hereby declare that the same is a true and correct statement of the facts as to the completion of the project.
- I, _____, a person whose name is subscribed to the foregoing instrument, do hereby declare that the same is a true and correct statement of the facts as to the completion of the project.

Notary Public for Nevada

LEGAL DESCRIPTION

(SEE SHEET 2 OF 16)

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of Las Vegas, do hereby certify that the foregoing instrument is a true and correct statement of the facts as to the completion of the project.

City Engineer

NOTARY PUBLIC OF NEVADA

Notary Public for Nevada

CERTIFICATE OF STATE ENGINEER

I, _____, State Engineer of the State of Nevada, do hereby certify that the foregoing instrument is a true and correct statement of the facts as to the completion of the project.

State Engineer

CERTIFICATE OF PLANNING COMMISSION/COMMISSIONER OF PLANNING AND DEVELOPMENT

I, _____, Commissioner of Planning and Development of the City of Las Vegas, do hereby certify that the foregoing instrument is a true and correct statement of the facts as to the completion of the project.

Commissioner of Planning and Development

CERTIFICATE OF COMPLETION

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



Notary Public for Nevada

CERTIFICATE OF EVIDENCE RECEIVED

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public for Nevada

Notary Public for Nevada

Notary Public for Nevada

Notary Public for Nevada

Notary Public for Nevada

Notary Public for Nevada

Notary Public for Nevada

Notary Public for Nevada

Notary Public for Nevada

SHEET 1 OF 16

APPROVED BY:	DATE:
_____ CITY ENGINEER	_____ DATE
_____ STATE ENGINEER	_____ DATE
_____ PLANNING COMMISSIONER	_____ DATE