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29-12-31

SUN CITY SUMMERLIN - UNIT NO. 50

AT LAS VEGAS

A PLANNED DEVELOPMENT AND COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF SECTION 23, 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. 50 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 CENTRAL TELEPHONE-NEVADA, 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 ABUT 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 TRANSFORMER PAD 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 ABUT 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.

COMMON LOT B 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, 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 LOT A IS 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 DEED 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.

DATED THIS 28th DAY OF FEBRUARY, 1996.

DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION

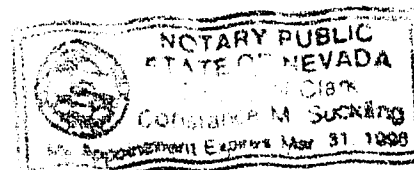
BY: Richard A. Mastin
RICHARD A. MASTIN, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA } SS.

COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON FEB 28, 1996
BY RICHARD A. MASTIN AS VICE PRESIDENT OF DEL WEBB COMMUNITIES INC.,
AN ARIZONA CORPORATION.



Constance M. Suckling
CONSTANCE M. SUCKLING
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 3-31-98

CERTIFICATE OF EASEMENT RECIPIENTS

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

Clark G. McCarrell, Jr. 3-11-96
DATE

SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL, JR.

Yolanda M. Benito 3-11-96
DATE

NEVADA POWER COMPANY - YOLANDA M. BENITO

Nyles Smith 3-27-96
DATE

SPRINT CENTRAL TELEPHONE-NEVADA - NYLES SMITH

Teresa Parker 4-4-96
DATE

COMMUNITY CABLE T.V. INC. - TERESA PARKER

George A. Jacoby 6/14/96
DATE

LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY

Dennis Anderson 7-16-96
DATE

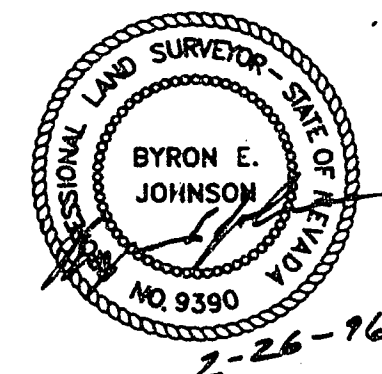
CITY OF LAS VEGAS - DENNIS ANDERSON

SURVEYOR'S CERTIFICATE

I, BYRON E. JOHNSON, 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 23, T. 20 S., R. 59 E., M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 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 June 17, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

BYRON E. JOHNSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9390



LEGAL DESCRIPTION

THAT PORTION OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF "SUN CITY SUMMERLIN - UNIT NO. 49" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 72, PAGE 9 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, BEING A POINT ON THE NORTHERLY LINE OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 84, PAGE 70 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 1, THE FOLLOWING SEVEN (7) COURSES: SOUTH 72°28'52" WEST, 54.30 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 3400.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 12°50'54", AN ARC LENGTH OF 762.44 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 04°42'14" EAST; THENCE FROM A TANGENT BEARING NORTH 83°38'45" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°30'38", AN ARC LENGTH OF 26.36 FEET; THENCE NORTH 82°08'07" WEST, 392.29 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 83°28'39", AN ARC LENGTH OF 801.33 FEET; THENCE NORTH 01°20'32" EAST, 683.41 FEET; THENCE NORTH 05°58'16" EAST, 969.90 FEET; THENCE DEPARTING SAID BOUNDARY LINE, THE FOLLOWING ELEVEN (11) COURSES: SOUTH 84°03'44" EAST, 185.00 FEET; THENCE NORTH 05°56'16" EAST, 21.56 FEET; THENCE SOUTH 84°03'44" EAST, 60.00 FEET; THENCE NORTH 05°56'16" EAST, 94.47 FEET; THENCE SOUTH 89°39'10" EAST, 71.09 FEET; THENCE NORTH 85°58'35" EAST, 61.73 FEET; THENCE NORTH 75°32'07" EAST, 276.72 FEET; THENCE FROM A TANGENT BEARING SOUTH 21°36'39" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 1045.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 05°02'09", AN ARC LENGTH OF 91.85 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 73°25'30" EAST; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID RADIAL LINE, NORTH 73°25'30" EAST, 50.00 FEET; THENCE FROM A TANGENT BEARING SOUTH 16°34'30" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 1095.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 00°56'50", AN ARC LENGTH OF 18.10 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 74°22'20" EAST; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID RADIAL LINE, NORTH 74°22'20" EAST, 105.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2 OF "SUN CITY LAS VEGAS VILLAGE" TO UNIT NO. 49" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 64, PAGE 89 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, THE FOLLOWING FOUR (4) COURSES: FROM A TANGENT BEARING SOUTH 15°37'40" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 1200.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14°19'09", AN ARC LENGTH OF 299.90 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 88°41'29" EAST; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 9500.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 06°12'50", AN ARC LENGTH OF 1030.30 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 85°05'41" EAST; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 86°52'29", AN ARC LENGTH OF 181.95 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 08°01'50" WEST; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 5000.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°25'19", AN ARC LENGTH OF 385.89 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED "SUN CITY SUMMERLIN - UNIT NO. 49" TO WHICH A RADIAL LINE BEARS SOUTH 03°36'31" WEST; THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING EIGHT (8) COURSES: SOUTH 05°52'27" WEST, 129.64 FEET; THENCE SOUTH 75°03'30" EAST, 77.30 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 08°04'03", AN ARC LENGTH OF 15.83 FEET; THENCE SOUTH 84°07'33" EAST, 13.00 FEET; THENCE SOUTH 05°52'27" WEST, 312.03 FEET; THENCE SOUTH 84°07'33" EAST, 151.59 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 789.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°29'57", AN ARC LENGTH OF 20.65 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 04°22'30" WEST; THENCE ALONG THE SOUTHERLY PROLONGATION OF SAID RADIAL LINE, SOUTH 04°22'30" WEST, 174.72 FEET; THENCE SOUTH 17°53'08" EAST, 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.01 ACRES.

BASIS OF BEARINGS

THE CENTERLINE OF HILLPOINTE ROAD BETWEEN CRESTDALE LANE AND LAKE MEAD BOULEVARD SHOWN AS N 15°18'10" W ON MAP OF "AMENDED PLAT OF SUMMERLIN VILLAGE 1 NORTH" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 45, PAGE 10 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

CERTIFICATE OF CITY SURVEYOR

I, RITA M. LUMOS, 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. 50 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 June 17, 1997.

Rita M. Lumos 8/5/96
DATE
RITA M. LUMOS
CITY SURVEYOR
PLS 5094

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 7-8-96
DATE
EDMUND J. WOJCIK
DISTRICT BOARD OF HEALTH

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. 7-11-96
DATE
ROBERT COACHE, P.E.
DIVISION OF WATER RESOURCES

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 25th DAY OF APRIL, 1996.

Donna H. Kristaponis 7/29/96
DATE
DONNA H. KRISTAPONIS
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF THE
PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA



SUN CITY SUMMERLIN
UNIT 50
FNA73-96

INSTRUMENT NO. 01122
OFFICIAL RECORDS BOOK NO. 960807
FILED AT THE REQUEST OF
G.C. WALLACE INC.
DATE 8-7-96 AT 15:43
BOOK 75 PAGE 48
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$ 161.00 DEPUTY ESD

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 14

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