

970418

00985

FINAL MAP OF
TALON POINTE UNIT 1
SUMMERLIN VILLAGE 3 PARCEL "N"

A PLANNED COMMUNITY

SITUATED IN A PORTION OF SECTIONS 25 AND 36,
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BEING ALL OF PARCEL 1 OF PARCEL MAP
AS RECORDED IN FILE 88, PAGE 34

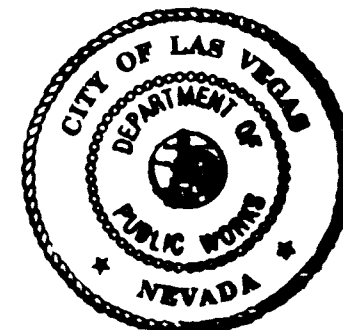
WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF
THE DESIGNATED EASEMENTS.

<u>Leresa Parker</u>	11-6-96
COMMUNITY CABLE T.V.	DATE
<u>James A. Kelly</u>	12/9/96
NEVADA POWER COMPANY	DATE
<u>John Smith</u>	10-25-96
SPRINT	DATE
<u>Clark W. Anrell</u>	10-24-96
SOUTHWEST GAS CORPORATION	DATE
<u>Gary Lange</u>	11-13-96
LAS VEGAS VALLEY WATER DISTRICT	DATE
<u>Dennis Anderson</u>	4-4-97
CITY OF LAS VEGAS	DATE
DENNIS ANDERSON, PE 9160	

CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS,
DO HEREBY CERTIFY I HAVE EXAMINED THE FINAL SUBDIVISION
MAP OF TALON POINTE UNIT 1, SUMMERLIN VILLAGE 3 PARCEL "N", AND 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 Nov. 9, 1997

Rita M. Lumos 4/6/97
RITA M. LUMOS, PLS 5084
CITY SURVEYOR, LAS VEGAS, NEVADA



DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS HEREBY APPROVED BY THE DIVISION OF WATER RESOURCES OF
THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, CONCERNING WATER
QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

George W. Quinn 2-13-97
DIVISION OF WATER RESOURCES DATE
GEORGE W. QUINN
ROBERT COACHE, D.E.

**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 PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY
OF LAS VEGAS, NEVADA ON THE 26th DAY OF SEPTEMBER, 1996.

John Schlegel 4-11-97
DEPUTY DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY
OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

LEGAL DESCRIPTION

A PORTION OF THE SECTIONS 25 AND 36, TOWNSHIP 20 SOUTH, RANGE 59 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

ALL OF PARCEL 1 OF PARCEL MAP AS RECORDED IN FILE 88, PAGE 34
OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING APPROXIMATELY 9.93 ACRES.

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.

Felix H. Havix 2-18-97
FELIX H. HAVIX DATE

BASIS OF BEARING

S88°50'11"E BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE
OF THE CLARK COUNTY RECORDER AS BOOK 71 OF PLATS, PAGE 13.

SURVEYOR'S CERTIFICATE

I, ERIC CHRISTIANSON, 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
DURABLE HOMES, INC.
- 2) THE LANDS SURVEYED, LIE WITHIN SECTIONS 25 AND 36,
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THAT THE SURVEY
WAS COMPLETED ON JULY 18, 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) THAT MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER
SHOWN AND OCCUPY THE POSITIONS INDICATED BY Nov. 9, 1997
AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED
WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE
THE INSTALLATION OF THE MONUMENTS.

ERIC CHRISTIANSON
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
REGISTRATION No. 8895



CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

DURABLE HOMES, INC., A NEVADA CORPORATION
DOES HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PARCEL OF LAND
WHICH IS SHOWN UPON THE FINAL MAP OF TALON POINTE UNIT 1, SUMMERLIN VILLAGE 3 PARCEL "N"
AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO
HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND
PUBLIC PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NO PART
OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, WE 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 PROPERTY LINE TO METER PANEL TO PROVIDE
ACCESS FOR UNDERGROUND SERVICE; (III) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT
PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS AND ABOVE
GROUND TELEPHONE EQUIPMENT PADS; AND (IV) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD
AND TELEPHONE 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. (V) A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS AND COMMON LOTS.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND
AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY
LINES WHERE LOTS OF COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC
FIRE HYDRANTS AND PUBLIC STREETLIGHTS 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 18th DAY OF November, 1996

DURABLE HOMES, INC., A NEVADA CORPORATION

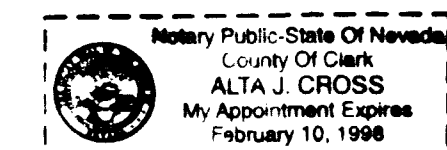
Rich Priesing
RICH PRIESING
PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/18/96 BY
RICH PRIESING AS PRESIDENT OF DURABLE HOMES, INC.

Alta J. Cross
ALTA J. CROSS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES 2/10/98



SHEET 1 of 3

No. 00985
Filed at the request of
Post, Buckley, Schuh & Jernigan Inc.
Date 4-8-97 Time 10:50
Book 79 Page 12
of PLATS
Official Records Book No.
970418
Clark County, Nevada Records
JUDITH A. VANDEVER, Recorder
Fee 47.95 Deputy 10

87817C

Book 79 Page 12 4492-1

9-0418

22 915

FINAL MAP OF TALON POINTE UNIT 1 SUMMERLIN VILLAGE 3 PARCEL "N"

A PLANNED COMMUNITY

WILLING IS A PORTION OF SECTION 10 AND 11,
TOWNSHIP 20 NORTH RANGE 20 EAST, 111th
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA.
BEING ALL OF PARCEL 1 OF PARCEL MAP
AS RECORDED IN FILE NO. , PAGE 301.

IN THE SEVERAL YEARS SINCE THE PRESENT, APPROXIMATELY THE DATE OF THE PRESENT MAP:

1. John J. Smith 11-1-76
2. John J. Smith 11-1-76
3. John J. Smith 11-1-76
4. John J. Smith 11-1-76
5. John J. Smith 11-1-76
6. John J. Smith 11-1-76
7. John J. Smith 11-1-76
8. John J. Smith 11-1-76
9. John J. Smith 11-1-76
10. John J. Smith 11-1-76

ALL INTERESTS, INCLUDING:

1. John J. Smith 11-1-76
2. John J. Smith 11-1-76
3. John J. Smith 11-1-76
4. John J. Smith 11-1-76
5. John J. Smith 11-1-76
6. John J. Smith 11-1-76
7. John J. Smith 11-1-76
8. John J. Smith 11-1-76
9. John J. Smith 11-1-76
10. John J. Smith 11-1-76

John J. Smith 11-1-76
BY John J. Smith, OWNER



STATEMENT OF PLANNING AND ZONING COMMISSION:

THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOS ANGELES
HAS REVIEWED THE PRESENT MAP AND FINDS THAT THE SAME IS IN
CONFORMANCE WITH THE PLANNING AND ZONING ACT AND THE
PLANNING AND ZONING ORDINANCE OF THE CITY OF LOS ANGELES.

John J. Smith 11-1-76
BY John J. Smith, OWNER

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John J. Smith 11-1-76
BY John J. Smith, OWNER

LEGAL DESCRIPTION:

A PORTION OF THE SECTION 10 AND 11, TOWNSHIP 20 NORTH, RANGE 20 EAST,
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
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NOT 1 of 3

By John J. Smith 11-1-76
Attest of the City Clerk of the City of Los Angeles
Date 11-1-76
By John J. Smith 11-1-76
Attest of the City Clerk of the City of Los Angeles
Date 11-1-76

Arch 17784