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01190

FINAL MAP OF TALON POINTE UNIT 2 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 2 OF PARCEL MAP
AS RECORDED IN FILE 88, PAGE 34

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

<u>Mitch Roseberry</u>	<u>7-27-98</u>
COMMUNITY CABLE T.V. MITCH ROSEBERRY	DATE
<u>Yolanda M. Benito</u>	<u>7-24-98</u>
NEVADA POWER COMPANY YOLANDA M. BENITO	DATE
<u>Nyles Smith</u>	<u>7-24-98</u>
SPRINT NYLES SMITH	DATE
<u>Clark G. McCarrell, Jr.</u>	<u>7-24-98</u>
SOUTHWEST GAS CORPORATION CLARK G. MCCARRELL, JR.	DATE
<u>Gary L. Lange</u>	<u>8/14/98</u>
LAS VEGAS VALLEY WATER DISTRICT GARY LANGE	DATE
<u>Charles Kajkowski, Jr.</u>	<u>8/27/98</u>
CITY PLANNING ENGINEER - CHARLES KAJKOWSKI, JR.; P.E.#4784	DATE

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

CONTAINING APPROXIMATELY 10.08 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. Havis 8-21-98
FELIX H. HAVIS DATE

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 2, 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 8/10/99

Rita M. Lumos 9/10/98
RITA M. LUMOS, PLS 5094
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.

Robert Coache 8-21-98
DIVISION OF WATER RESOURCES DATE
ROBERT COACHE, P.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 5TH DAY OF DECEMBER, 1998

Douglas S. Powell 9-3-98
DOUGLAS S. POWELL, DEPUTY
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY
OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

BASIS OF BEARING

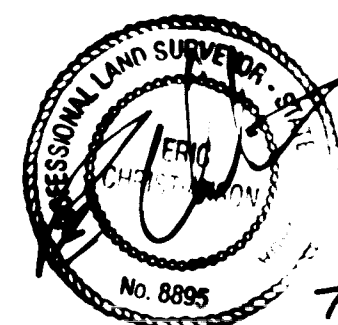
S88°50'11"E BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER AS BOOK 71 OF PLATS, PAGE 13.

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 CAPITAL PACIFIC HOLDINGS, L.L.C.
- 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 8/10/99 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
LICENSE NO. 8895



7/25/98

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

CAPITAL PACIFIC HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, 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 2, 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 SIDEWALKS OR 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 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 28th DAY OF July, 1998

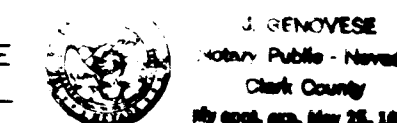
Scott Coler
SCOTT COLER, PRESIDENT
CAPITAL PACIFIC HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY,
BY: CAPITAL PACIFIC HOLDINGS, INC., A DELAWARE CORPORATION, MANAGING MEMBER
BY: CAPITAL PACIFIC HOMES, INC., A NEVADA CORPORATION, AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JULY 28, 1998 BY
SCOTT COLER AS PRESIDENT OF CAPITAL PACIFIC HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

J. Genovese
J. GENOVESE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES MAY 25, 1999



FM-176-96 SHEET 1 of 3

No. 01190
Filed at the request of
Post, Buckley, Schuh & Jernigan, Inc.
Date 9-17-98 Time 13:17
Book 86 Page 12
of PLATS
Official Records Book No. 980917
Clark County, Nevada Records
JUDITH A. VANDEVER, Recorder
Fee 47.95 Deputy AB

87872C

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