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RANCH HOUSE ESTATES PARCEL 7 - PHASE I

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP & EASEMENT DEDICATION

WE, RECO CONSTRUCTION, INC., A CALIFORNIA CORPORATION AND CENTENNIAL 95 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF RANCH HOUSE ESTATES PARCEL 7 - PHASE I AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, 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 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 PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICE; (III) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ADJUT PUBLIC AND PRIVATE STREETS, AND COMMON ELEMENTS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER 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, 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 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 6 DAY OF SEPT, 1994.

RECO CONSTRUCTION, INC., A CALIFORNIA CORPORATION A GENERAL PARTNER

Tommy Cook
TOMMY COOK - PRESIDENT

CENTENNIAL 95 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

Jordan S. Primack
THE SCHULMAN GROUP AS GENERAL PARTNER
JORDAN S. PRIMACK - PRESIDENT

CERTIFICATE OF EASEMENT RECIPIENTS

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

John P. Hazard
SOUTHWEST GAS CORPORATION - JOHN P. HAZARD 11-6-94
DATE

Yolanda M. Benito
NEVADA POWER COMPANY - YOLANDA M. BENITO 11-1-94
DATE

Dean T. Whitman
SPRINT CENTRAL TELEPHONE-NEVADA - DEAN T. WHITMAN 11-5-94
DATE

Ben Cravey
COMMUNITY CABLE T.V., INC - BEN CRAVEY 11-5-94
DATE

George A. Jacoby
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY 10/19/94
DATE

Dennis Anderson
CITY OF LAS VEGAS - DENNIS ANDERSON, CITY ENGINEER 11-27-94
DATE

ACKNOWLEDGMENT

STATE OF NEVADA))
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPT 6, 1994 BY TOMMY COOK AS PRESIDENT OF RECO CONSTRUCTION, INC., A CALIFORNIA CORPORATION AND JORDAN S. PRIMACK AS PRESIDENT OF THE SCHULMAN GROUP AS GENERAL PARTNER FOR CENTENNIAL 95 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.

Paul Chad
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCT. 5, 1996.

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 RANCH HOUSE ESTATES PARCEL 7 - PHASE I 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 12-18-95.

Rita M. Lumos
RITA M. LUMOS
CITY SURVEYOR P.L.S. 5094 11/16/94



CERTIFICATE OF PLANNING COMMISSION/ DIRECTOR OF COMMUNITY 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 12th DAY OF SEPTEMBER, 1994.

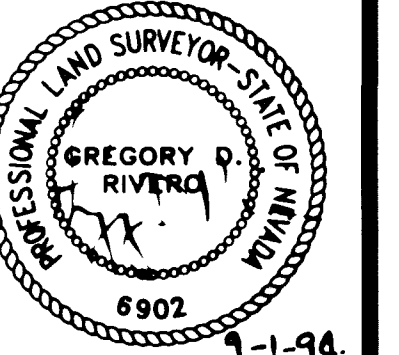
John L. Schlegel
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA 11-16-94

SURVEYOR'S CERTIFICATE

I, GREGORY D. RIVERO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR ENGINEERS & SURVEYORS, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RECO CONSTRUCTION, INC., A CALIFORNIA CORPORATION AND CENTENNIAL 95 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.
- THE LANDS SURVEYED LIE WITHIN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON July 7, 1994.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND 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 12-18-95 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

G. D. Rivero
GREGORY D. RIVERO, PLS 6902



LEGAL DESCRIPTION APN: 125-27-101-004,101-005, & 201-001

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 00°55'30" EAST, 1118.78 FEET, THENCE DEPARTING SAID LINE, SOUTH 86°19'44" EAST, 481.58 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN MAP RECORDED IN BOOK 54, PAGE 95 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE NORTH 00°55'40" EAST, 347.14 FEET TO A POINT OF CURVATURE, THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 511.50 FEET, THROUGH A CENTRAL ANGLE OF 44°43'37", AN ARC DISTANCE OF 399.29 FEET, THENCE NORTH 45°39'17" EAST, 112.03 FEET, THENCE SOUTH 44°20'43" EAST, 625.01 FEET TO A POINT ON A CURVE, THENCE FROM A TANGENT BEARING OF SOUTH 45°42'23" WEST, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 678.00 FEET, THROUGH A CENTRAL ANGLE OF 35°38'58", AN ARC DISTANCE OF 421.85 FEET TO THE NORTHERLY LINE OF SAID MAP RECORDED IN BOOK 54, PAGE 95 OF PLATS, THENCE ALONG SAID LINE, NORTH 86°19'44" WEST, 483.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.37 ACRES, MORE OR LESS

DIVISION OF WATER RESOURCES

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.

Richard A. Molee, PE
DIVISION OF WATER RESOURCES - RICHARD A. MOLEE, PE 10/11/94
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.

Edmund J. Westkir
EDMUND J. WESTKIR 10-28-94
DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS SOUTH 86°19'44" EAST AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER IN FILE 53 ON PAGE 56 OF SURVEY MAPS.

TITLE COMPANY CERTIFICATE

NEVADA TITLE COMPANY, DOES HEREBY CERTIFY THAT RECO CONSTRUCTION INC., A CALIFORNIA CORPORATION AND CENTENNIAL 95 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP OWNS OF RECORD AN INTEREST IN THE LAND AND THAT ALL OF THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP. FURTHER, EXBER INC., A NEVADA CORPORATION IS THE LIEN OR MORTGAGE HOLDERS OF RECORD AND THERE ARE NO LIENS AGAINST THE COMMON-INTEREST COMMUNITY OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS RECORDED IN CLARK COUNTY NEVADA OFFICIAL RECORDS. Nevada Title's Liability herein is limited to \$1,000.00.

Tina Roper
TITLE OFFICER TINA ROPER 10/27/94
DATE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 278.5695

SHEET 1 OF 2

No. <u>02016</u>
FILED AT THE REQUEST OF:
ENGINEERS & SURVEYORS, INC.
DATE <u>11-22-94</u> AT <u>16:42</u> W
BOOK <u>65</u> PAGE <u>3</u>
OF PLATS
OFFICIAL RECORDS BOOK No. <u>941123</u>
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE <u>49.35</u> DEPUTY <u>151</u>

BOOK 65 PAGE 3
4239-7-1

W.C. # <u>806-8880</u>	# LOTS: <u>41</u>	DATE: <u>9/2/94</u>	BY: <u>PJM</u>
DATE	REVISION	"SC" IPTION	BY
<u>10-22-94</u>	<u>Revised Description</u>	<u>Amended</u>	<u>ENB</u>
<u>11-10-94</u>	<u>REVISED PER CITY COMMENTS</u>		<u>D.F.</u>
<u>11-23-94</u>	<u>Revised Description w/ Title Co. Cons</u>		<u>ENB</u>

RANCH HOUSE ESTATES PARCEL 7 - PHASE I

A PORTION OF THE NORTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 80 EAST, N.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP & EASEMENT DESCRIPTION

THESE EASEMENTS ARE GRANTED BY THE UNDERSIGNED TO THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, FOR THE PURPOSES OF THE RANCH HOUSE ESTATES PARCEL 7 - PHASE I, AS SHOWN ON THE MAP ATTACHED HERETO, AND AS MORE FULLY SET FORTH IN THE LEGAL DESCRIPTION HEREON.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office at Las Vegas, Nevada, this 11th day of February, 1988.

[Signature]

 Mayor, City of Las Vegas

NOTED AND APPROVED:

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NOTED AND APPROVED:

CERTIFICATE OF CITY SUEYTOR

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map and plat as the same appears on file in the office of the City Surveyor, City of Las Vegas, Nevada, and that the same is a true and correct copy of the original map and plat as the same appears on file in the office of the City Surveyor, City of Las Vegas, Nevada.

[Signature]

 City Surveyor

NOTED AND APPROVED:



CERTIFICATE OF PLANNING COMMISSION DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT APPROVAL

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map and plat as the same appears on file in the office of the Director of Community Planning and Development, City of Las Vegas, Nevada, and that the same is a true and correct copy of the original map and plat as the same appears on file in the office of the Director of Community Planning and Development, City of Las Vegas, Nevada.

[Signature]

 Director of Community Planning and Development

NOTED AND APPROVED:

DIVISION OF WATER RESOURCES

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map and plat as the same appears on file in the office of the Director of Water Resources, City of Las Vegas, Nevada, and that the same is a true and correct copy of the original map and plat as the same appears on file in the office of the Director of Water Resources, City of Las Vegas, Nevada.

[Signature]

 Director of Water Resources

NOTED AND APPROVED:

DISTRICT BOARD OF HEALTH CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map and plat as the same appears on file in the office of the District Board of Health, City of Las Vegas, Nevada, and that the same is a true and correct copy of the original map and plat as the same appears on file in the office of the District Board of Health, City of Las Vegas, Nevada.

[Signature]

 District Board of Health

NOTED AND APPROVED:

BASES OF BEARINGS

ALL BEARINGS ARE TO THE CENTER OF THE EARTH, UNLESS OTHERWISE SPECIFIED.

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map and plat as the same appears on file in the office of the Surveyor, City of Las Vegas, Nevada, and that the same is a true and correct copy of the original map and plat as the same appears on file in the office of the Surveyor, City of Las Vegas, Nevada.

1. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
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6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.

NOTED AND APPROVED:



LEGAL DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 80 EAST, N.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THE MAP ATTACHED HERETO, AND AS MORE FULLY SET FORTH IN THE LEGAL DESCRIPTION HEREON.

LEGAL DESCRIPTION: A PORTION OF THE NORTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 80 EAST, N.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THE MAP ATTACHED HERETO, AND AS MORE FULLY SET FORTH IN THE LEGAL DESCRIPTION HEREON.

TITLE COMPANY CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map and plat as the same appears on file in the office of the Title Company, City of Las Vegas, Nevada, and that the same is a true and correct copy of the original map and plat as the same appears on file in the office of the Title Company, City of Las Vegas, Nevada.

[Signature]

 Title Company

NOTED AND APPROVED:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MUST BE DETERMINED BY REFERENCE TO THE COUNTY RECORDS'S DEPARTMENTAL MAP BOOK, VRS 078,040.

SHEET 1 OF 2

SEARCHED	INDEXED
SERIALIZED	FILED
FEB 11 1988	
CLARK COUNTY, NEVADA	
RECORDS & ADMINISTRATION	

SEARCHED	INDEXED
SERIALIZED	FILED
FEB 11 1988	
CLARK COUNTY, NEVADA	
RECORDS & ADMINISTRATION	



BOOK 65 PAGE 4637-1