

950526

00790/10-17-71

RANCHO SANTA FE - UNIT 4

A PORTION OF LOT 3 OF PARCEL MAP: FILE 76, PAGE 89 LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

RANCHO SANTA FE RESIDENTIAL LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF RANCHO SANTA FE - UNIT 4 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT, AND DOES 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, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS 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 PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICES; (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABOUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS; AND (iv) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND ABOVE GROUND TELEPHONE EQUIPMENT PADS 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 ABOUT PUBLIC STREETS FOR PURPOSES OF PLACING 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.

RANCHO SANTA FE RESIDENTIAL LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, BY: VISTA HOMES LIMITED LIABILITY COMPANY, PARTNER BY:

REX H. LEWIS Oct. 3, 1994
REX H. LEWIS - MANAGER DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 3, 1994, BY REX H. LEWIS, MANAGER OF VISTA HOMES LIMITED LIABILITY COMPANY, PARTNER OF RANCHO SANTA FE RESIDENTIAL LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.

Loretta D. Nagy
LORETTE D. NAGY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCT. 5, 1996

CERTIFICATE OF EASEMENT RECIPIENTS

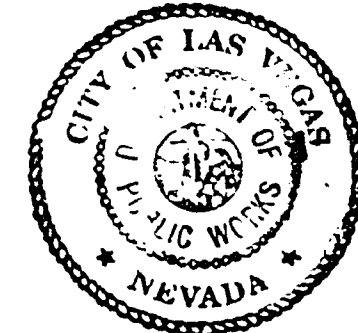
WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

- BEN CRAVEY 11-22-94
COMMUNITY CABLE T.V., INC. - BEN CRAVEY DATE
- SHARON McSHEA 11-23-94
NEVADA POWER COMPANY - SHARON McSHEA DATE
- S.G. TURNER 11-29-94
SPRINT CENTRAL TELEPHONE - NEVADA - S.G. TURNER DATE
- JOE CLEMENT 11-22-94
SOUTHWEST GAS CORPORATION - JOE CLEMENT DATE
- GEORGE A. JACOBY 11/22/94
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE
- DENNIS ANDERSON 5-11-95
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

CERTIFICATE OF CITY SURVEYOR

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE AMENDED FINAL SUBDIVISION MAP OF RANCHO SANTA FE - UNIT 4, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 2-25-96

Rita M. Lumos speaks
RITA M. LUMOS, P.L.S. DATE
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094



LEGAL DESCRIPTION

RANCHO SANTA FE - UNIT 4
THAT PORTION OF LOT 3 OF THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 76 OF PARCEL MAPS, AT PAGE 89 LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

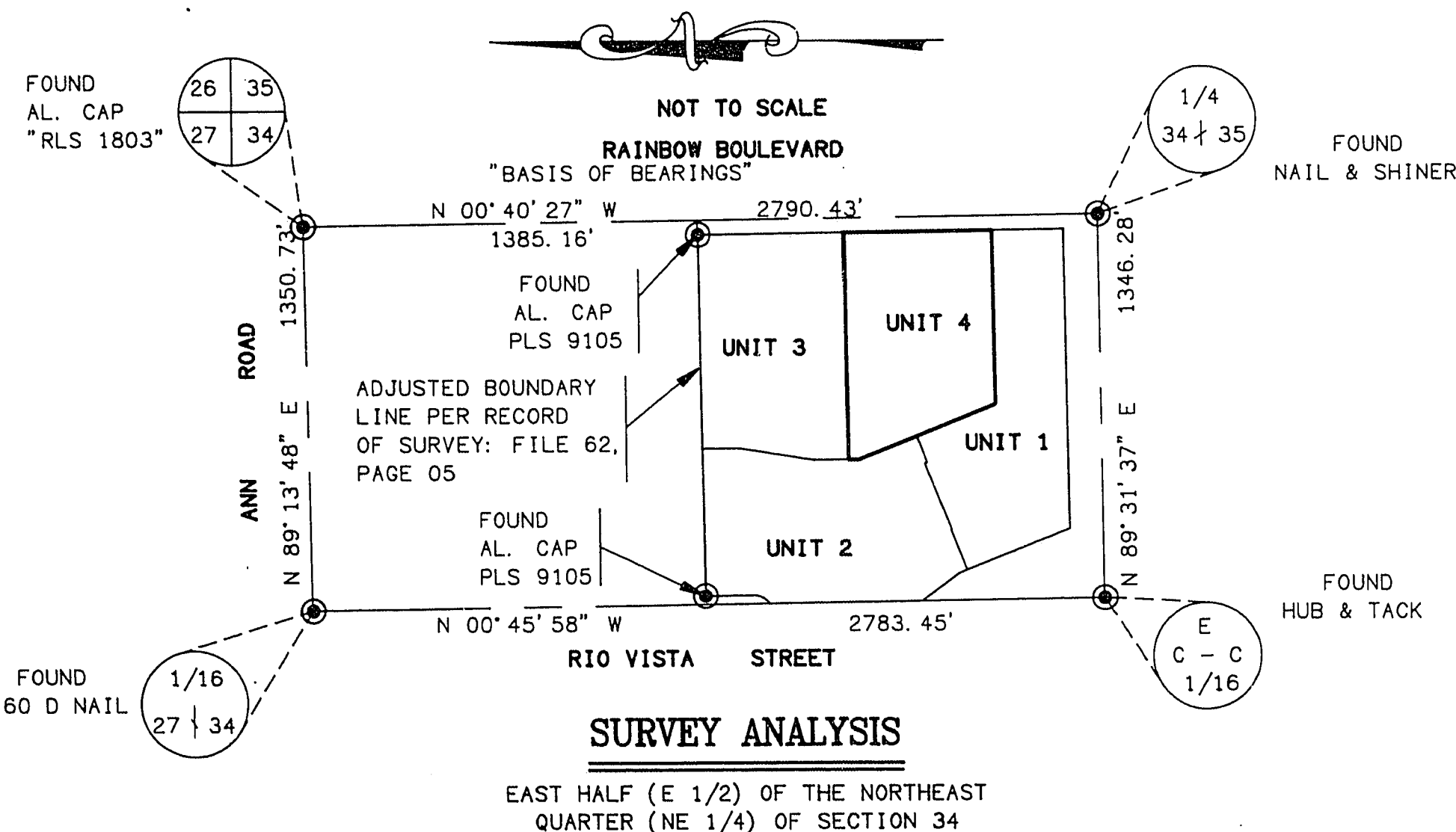
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4), ALSO BEING THE CENTERLINE OF RAINBOW BOULEVARD (100 FEET WIDE); THENCE NORTH 00° 40' 27" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) COINCIDENT WITH SAID CENTERLINE OF RAINBOW BOULEVARD, 371.27 FEET; THENCE SOUTH 89° 22' 46" WEST, DEPARTING SAID EAST LINE AND SAID CENTERLINE, 50.01 FEET TO THE WEST RIGHT-OF-WAY OF SAID RAINBOW BOULEVARD, BEING THE MOST EASTERLY NORTHEAST CORNER OF THAT CERTAIN MAP OF RANCHO SANTA FE-UNIT 1, AS SHOWN ON A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 58 OF PLATS, AT PAGE 44, SAME BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 22' 46" WEST, DEPARTING SAID WEST RIGHT-OF-WAY, ALONG THE NORTHERLY BOUNDARY OF SAID RANCHO SANTA FE - UNIT 1, 609.50 FEET TO THE EASTERLY BOUNDARY OF SAID RANCHO SANTA FE - UNIT 1; THENCE NORTH 21° 38' 19" WEST, DEPARTING SAID NORTHERLY BOUNDARY, ALONG SAID EASTERLY BOUNDARY, 301.24 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN MAP OF RANCHO SANTA FE - UNIT 2, AS SHOWN ON A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 60 OF PLATS, AT PAGE 81; THENCE CONTINUING NORTH 21° 38' 19" WEST, DEPARTING SAID EASTERLY BOUNDARY OF RANCHO SANTA FE - UNIT 1, ALONG SAID EASTERLY BOUNDARY OF RANCHO SANTA FE - UNIT 2, 219.01 FEET; THENCE NORTH 00° 45' 58" WEST,
CONTINUING ALONG SAID EASTERLY BOUNDARY OF RANCHO SANTA FE - UNIT 2, 36.36 FEET; THENCE NORTH 89° 22' 46" EAST, DEPARTING SAID EASTERLY BOUNDARY, 795.70 FEET TO SAID WEST RIGHT-OF-WAY OF RAINBOW BOULEVARD; THENCE SOUTH 00° 40' 27" EAST, ALONG SAID WEST RIGHT-OF-WAY, 522.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.497 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

N. 00° 40' 27" W., BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 62 OF SURVEYS, AT PAGE 25.

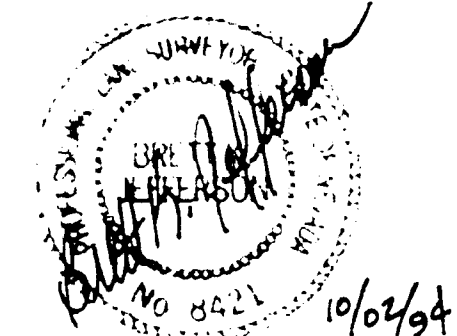


SURVEYOR'S CERTIFICATE

I, BRETT K. JEFFERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AN AGENT FOR VTN NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RANCHO SANTA FE RESIDENTIAL LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 34, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 09/20/93.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 2-25-96 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.

Brett K. Jefferson
BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NO. 8421



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.

Richard A. Moles 5/10/95
DIVISION OF WATER RESOURCES - RICHARD A. MOLES, P.E. 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.

G. Robert Yager, R.S. 5-10-95
DISTRICT BOARD OF HEALTH - G. ROBERT YAGER, R.S. DATE

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 23rd DAY OF NOVEMBER, 1994.

John L. Schlegel 5-17-95
JOHN L. SCHLEGEL DATE
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

COUNTY RECORDER NOTE

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

W.O. 4228-4
SHEET 1 OF 2
T.H.

NO. 00790
FILED AT THE REQUEST OF:
VTN Nevada
DATED 5/26/95 AT 09:39 AM
BOOK 68 PAGE 17
OF PLATS
OFFICIAL RECORDS BOOK, NO. 950526
CLARK COUNTY, NEVADA RECORDS
JUDITH A. WANDERER RECORDER
FEE \$ 52.20 DEPUTY AWW

4277-4
BOOK 68 Page 17