

OWNER'S CERTIFICATE & DEDICATION

COVINGTON TECHNOLOGIES DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF THE SUMMIT AT PECCOLE RANCH-PHASE I AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES OFFER AND DEDICATE THE PUBLIC STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS INDICATED AND OUTLINED HEREON, TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC.

THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE TV, INC., JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, ABOVE GROUND TRANSFORMER PADS, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, AND A PERMANENT EASEMENT SHOWN HEREON AS COMMON AREA WITHIN PLOTTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN AND ABOVE-GROUND UTILITY LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. FURTHERMORE, THE UNDERSIGNED HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR FIRE HYDRANTS AND STREET LIGHTING PURPOSES.

Ronald R. Evans
COVINGTON TECHNOLOGIES
BY: MR. RONALD R. EVANS, DEVELOPMENT MANAGER

12-20-90
DATE

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

ON THIS 20th DAY OF December, 1990, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, Ronald R. Evans, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Shannon L. Sarver
SHANNON L. SARVER
NOTARY PUBLIC
MY APPOINTMENT EXPIRES THE 29th DAY OF June, 1993

UTILITY AGENCIES & APPROVALS

"WE THE UTILITY COMPANIES AND AGENCIES NAMED BELOW, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS."

Gary A. Presswood
GARY A. PRESSWOOD
CITY ENGINEER
1-3-91
DATE

N. Braybrooke
LAS VEGAS VALLEY WATER DISTRICT
N. BRAYBROOKE
7-24-90
DATE

Lynn A. Malloy
SOUTHWEST GAS CORPORATION
LYNN A. MALLOY
July 24, 1990
DATE

Susan R. Ho for Joseph P. Fielding
NEVADA POWER CORPORATION
SUSAN R. HO for JOSEPH P. FIELDING
7-24-90
DATE

Gary L. Moore
COMMUNITY CABLE TV, INC. GARY L. MOORE
7-25-90
DATE

Nyles Smith
CENTRAL TELEPHONE COMPANY NYLES SMITH
7-24-90
DATE

DIVISION OF WATER RESOURCES

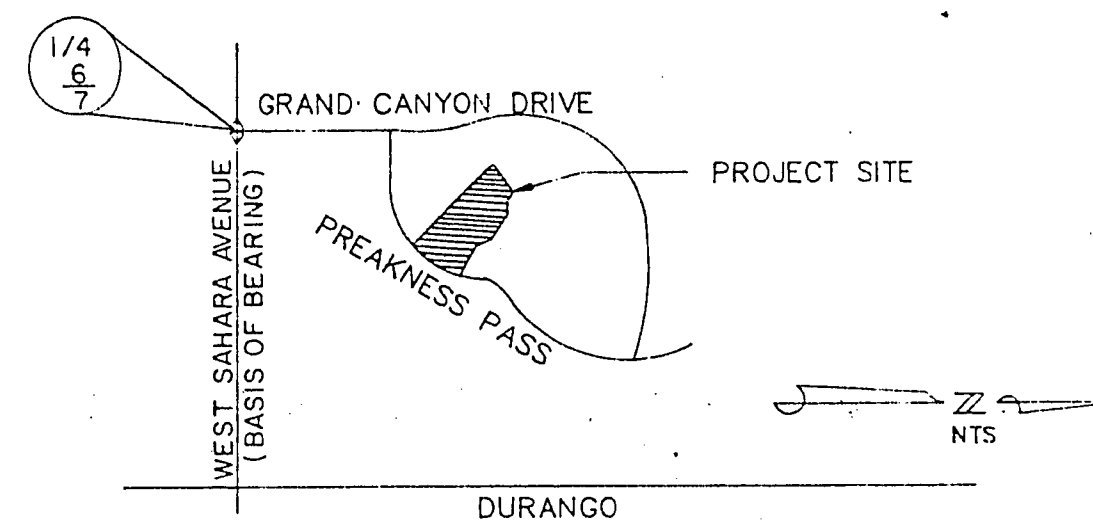
THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

George H. Quinn
GEORGE H. QUINN
DIVISION OF WATER RESOURCES
11/21/90
DATE

THE SUMMIT

AT PECCOLE RANCH PHASE 1

A SUBDIVISION OF A PORTION OF LOT 13, PECCOLE RANCH, BOOK 44, PAGE 72, BEING A PART OF THE SOUTH HALF (S1/2) OF SECTION 6, TOWNSHIP 21 SOUTH, (T.21S.) RANGE 60 EAST, (R.60E.) M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.



VICINITY MAP

BASIS OF BEARING

S 89°47'47"W, BEING THE SOUTH LINE OF THE SE 1/4 OF SEC. 6, T.21S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY THE PLAT OF PECCOLE RANCH, BOOK 44, PAGE 72, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

LEGAL DESCRIPTION

A portion of Lot 13, Peccole Ranch, Book 44, Page 72 of plat maps, being a portion of the South half of Section 6, Township 21 South, Range 60 East, Mount Diablo Meridian, in the City of Las Vegas, Clark County, Nevada, being more particularly described as follows:

BEGINNING AT A POINT DUE EAST, 1200.53 FEET AND DUE NORTH, 1527.17 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6, SAID POINT BEING ON THE SOUTHEASTERLY BOUNDARY OF SAID LOT 13 AND RUNNING THENCE N 57°33'27"W, 122.50 FEET; THENCE N 32°26'33"E, 17.97 FEET; THENCE N 57°33'27"W, 122.50 FEET; THENCE S 32°26'33"W, 5.11 FEET; THENCE N 57°33'27"W, 122.50 FEET; THENCE N 32°26'33"E, 49.85 FEET; THENCE N 57°33'27"W, 119.50 FEET; THENCE N 32°26'33"E, 50.00 FEET; THENCE N 43°52'00"W, 98.79 FEET; THENCE N 37°05'10"E, 27.56 FEET; THENCE N 53°57'42"W, 119.50 FEET TO A POINT ON A 1325.50 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS N 53°57'42"W); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 22.79 FEET, THROUGH A CENTRAL ANGLE OF 00°59'06"; THENCE N 54°56'48"W, 125.50 FEET TO A POINT ON A 1200.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS N 54°56'48"W), SAID POINT BEING ON THE WESTERLY BOUNDARY OF SAID LOT 13; THENCE ALONG THE SAID BOUNDARY THE FOLLOWING TWO COURSES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE 193.25 FEET, THROUGH A CENTRAL ANGLE OF 09°13'37", AND N 25°49'35"E, 52.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTH BOUNDARY OF SAID LOT 13: S 74°25'01"E, 145.27 FEET; N 83°11'33"E, 192.68 FEET; S 67°12'15"E, 236.92 FEET; AND S 38°54'30"E, 339.85 FEET, TO A POINT ON A 2550.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS S 53°20'13"E), POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 13; THENCE THE FOLLOWING TWO COURSES ALONG THE EASTERLY BOUNDARY OF SAID LOT 13: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 187.85 FEET, THROUGH A CENTRAL ANGLE OF 04°13'14"; AND S 32°26'33"W, 351.60 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9.381 ACRES

CLARK COUNTY HEALTH DISTRICT

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, AIR 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
FELIX H. HAVIS
CLARK COUNTY HEALTH DISTRICT
12-14-90
DATE

SURVEYOR'S CERTIFICATE

I, JAMES D. PITKIN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF COVINGTON TECHNOLOGIES
- THE LANDS SURVEYED LIE WITHIN THE S. 1/2 OF SEC. 6, T.21S., R.60E., M.D.M., CITY OF LAS VEGAS, NEVADA. THE SURVEY WAS COMPLETED ON 1-14-90
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY S-14-90 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

James D. Pitkin
JAMES D. PITKIN
PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 8217
July 17, 1990

CITY ENGINEER'S CERTIFICATE

I, GARY A. PRESSWOOD, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF THE SUMMIT AT PECCOLE RANCH-PHASE I AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE AUG. 19, 1992

DATED THIS 30th DAY OF AUGUST, 1991

Gary A. Presswood
GARY A. PRESSWOOD, R.P.E. No. 7569

PLANNING COMMISSION APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR THE DEDICATION ARE ACCEPTED THIS 22nd DAY OF July, 1991, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Norman R. Standerfer
NORMAN R. STANDERFER
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

COMMUNITY PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY ALTERATION THERETO; THAT THE MAP COMPLIES WITH THE APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

Norman R. Standerfer
NORMAN R. STANDERFER
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS
8/30/91
DATE

RECORDERS NOTE

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

PREPARED BY:

JHR ASSOCIATES
CONSULTING ENGINEERS / LAND SURVEYORS
P.O. BOX 28631
LAS VEGAS, NEVADA 89126

SHEET 1 OF 2 SHEETS

INSTRUMENT NO. 00779
FILED AT THE REQUEST OF
JHR ASSOCIATES
DATE 9-6-91 AT 12:13 P.M.
BOOK 50 PAGE 75
OF PLATS
OFFICIAL RECORDS
BOOK NO. 910906
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE 38.00 DEPUTY NE

Book 50 PAGE 75
4157