

P50811

810747

MONUMENTATION TIE MAP

FINAL MAP OF

SUMMIT HILLS UNIT - 1

BEING A PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CERTIFICATE OF OWNERSHIP AND EASEMENT
DEDICATION

WE, SNIC II, A NEVADA LIMITED PARTNERSHIP DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF SUMMIT HILLS UNIT - 1 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 CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE, 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 DRIVES, COMMON ELEMENTS, LANDSCAPE EASEMENTS AND RECREATION AREA 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 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 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 25th DAY OF APRIL 1995

James C. Saxton
JAMES C. SAXTON, GENERAL PARTNER

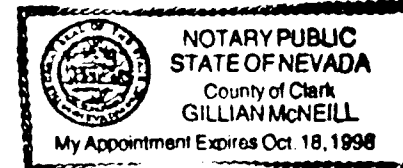
ACKNOWLEDGEMENT

STATE OF NEVADA SS
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 25, 1995 BY

James C. Saxton

NOTARY PUBLIC
MY APPOINTMENT EXPIRES THE 16th DAY OF October, 1996.



Gillian McNeill

UTILITY RECIPIENTS APPROVAL:

WE THE UTILITY RECIPIENTS NAMED BELOW, APPROVED THE GRANT OF THE DESIGNATED EASEMENTS.

Sharon McShea 4-20-95
SHARON MCSHEA
NEVADA POWER COMPANY DATE

Nyles Smith 4-17-95
NYLES SMITH
SPRINT CENTRAL TELEPHONE-NEVADA DATE

John P. Hazard 4-17-95
JOHN P. HAZARD
SOUTHWEST GAS CORPORATION DATE

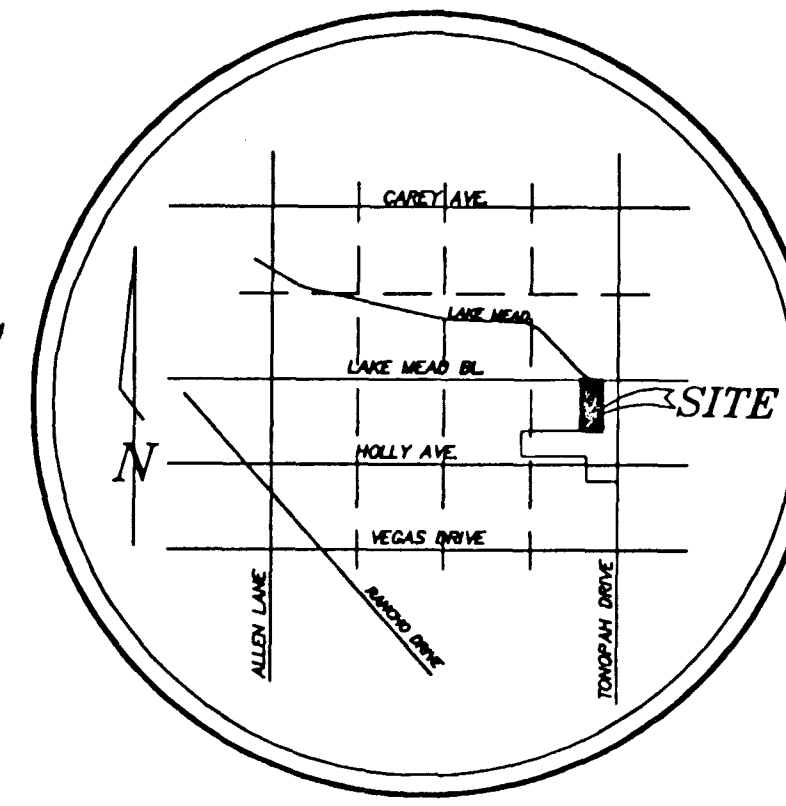
George A. Jacoby 4-17-95
GEORGE A. JACOBY
LAS VEGAS VALLEY WATER DISTRICT DATE

W.C. Mares 4/17/95
W.C. MARES
COMMUNITY CABLE DATE

Dennis Anderson 7-24-95
DENNIS ANDERSON, CITY ENGINEER
CITY OF LAS VEGAS DATE

RECORDER'S 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.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION: PT OF APN 300-180-003

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MT. DIABLO BASE AND MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE QUARTER CORNER OF SAID SECTION 20, THENCE SOUTH 89°03'09" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 20, 440.78 FEET; TO THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING, CONTINUING WESTERLY ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 20, SOUTH 89°03'09" WEST 108.79 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°33'59" EAST 727.84 FEET; THENCE NORTH 89°26'01" EAST, 388.56 FEET; THENCE NORTH 00°33'59" WEST 226.00 FEET; THENCE SOUTH 89°26'01" WEST, 95.50 FEET; THENCE NORTH 00°33'59" WEST 226.00 FEET; THENCE NORTH 89°26'01" EAST, 131.50 FEET; THENCE NORTH 00°33'59" WEST, 81.85 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 08°41'44", AN ARC LENGTH OF 7.59 FEET TO A POINT OF REVERSE CURVATURE CONCAVE WESTERLY, HAVING A RADIAL BEARING OF NORTH 81°52'15" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 33°36'12", AN ARC LENGTH OF 21.70 FEET TO A NON-TANGENT POINT HAVING A RADIAL BEARING OF SOUTH 64°31'32" WEST; THENCE NORTH 51°21'47" EAST, 122.40 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIAL BEARING OF SOUTH 77°56'07" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 54.00 FEET AND HAVING A CENTRAL ANGLE OF 77°39'07", AN ARC LENGTH OF 73.19 FEET TO A POINT OF REVERSE CURVATURE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE MEAD BOULEVARD HAVING A RADIAL BEARING OF NORTH 77°56'07" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1550.00 FEET AND A CENTRAL ANGLE OF 13°21'47" AN ARC LENGTH OF 361.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.18 ACRES OF LAND.

The monuments as shown were set by me or under my direction and were set on

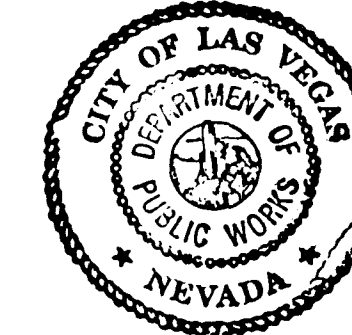
Kenneth L. Kreeger
P.L.S. 8305

TITLE COMPANY GUARANTEE NOTE:

TITLE COMPANY GUARANTEE IS OBTAINED BY SEPARATE DOCUMENT AS PER BOOK _____, INST.

BASIS OF BEARINGS:

NORTH 89°22'55" EAST BEING THE CENTERLINE OF VEGAS DRIVE, AS SHOWN ON THE MAP OF SIERRA NEVADA NO. 1, AS RECORDED IN BOOK 8, OF PLATS, PAGE 95, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, AND BEING THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



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 SUMMIT HILLS UNIT - 1, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE JUNE 9, 1996.

Rita M. Lumos
RITA M. LUMOS
CITY SURVEYOR PLS 5094

8/3/95
DATE

SURVEYOR'S CERTIFICATE:

I, CHARLES W. MUNCY, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SARATOGA LAND AND DEVELOPMENT CO.
- THE LAND SURVEYED LIES WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, T. 20 S., R. 61 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON April 17, 1995.
- 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 POSITION INDICATED BY JUNE 9, 1996 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Charles W. Muncy
CHARLES W. MUNCY
NEVADA CERTIFICATE NO. 3161

17 APR 1995

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.

Richard S. Moles
RICHARD S. MOLES, P.E.
DIVISION OF WATER RESOURCES

7-3-95
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.

Edward J. Wojcik
EDWARD J. WOJCICK, P.E.
DISTRICT BOARD OF HEALTH

6-17-95
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 30 DAY OF MARCH, 1995.

John L. Schlegel 7.18.95
JOHN L. SCHLEGEL
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS DATE

FM-17-95

FINAL MAP OF SUMMIT HILLS UNIT - 1 BEING A PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		INSTRUMENT NO. <u>01747</u> FILED AT THE REQUEST OF HUNSAKER & ASSOCIATES INC. DATE <u>8-11-95</u> AT <u>15:49</u> M. BOOK <u>69</u> PAGE <u>46</u>
Planning • Engineering • Surveying 3551 WEST POST ROAD LAS VEGAS, NEVADA 89103 (702) 887-4233	SCALE(H): 1"=1' SCALE(V): 1"=1' DES. BY: _____ DWD. BY: CC CHK. BY: CM DATE: <u>4/14/95</u> CLIENT NO. <u>1512</u> PROJECT NO. <u>1512-1</u>	OF PLATS OFFICIAL RECORDS BOOK NO. <u>950811</u> CLARK COUNTY, NEVADA RECORDS JUDITH A. VANDEVER, RECORDER FEE <u>52.50</u> DEPUTY <u>CCO</u>
Hunsaker & Associates, Inc. Nevada, Inc. Irvine • San Bernardino • San Diego • Las Vegas	SHEET <u>1</u> OF <u>4</u>	

Book 69 Page 46
058-4413-1

MONUMENTATION THE MAP

FINAL MAP OF

SUMMIT HILLS UNIT - 1

BEING A PART OF THE SW 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CERTIFICATE OF OWNERSHIP AND EASEMENT
INDICATION

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

NOTARY PUBLIC FOR THE STATE OF NEVADA
My Commission Expires on 1-1-65

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

Notary Public for the State of Nevada



VICINITY MAP

LEGAL DESCRIPTION: PT OF APN 300-180-003

1.00 AC. OF THE SUMMIT HILLS UNIT - 1

BEING A PART OF THE SW 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

THE UNDERSIGNED, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

On this 1st day of April, 1964, I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada.

Notary Public for the State of Nevada

TITLE COMPANY GUARANTEE NOTE
AND EASEMENT IN FAVOR OF THE CITY OF LAS VEGAS

BASIS OF RECORDS

THE UNDERSIGNED, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.



CERTIFICATE OF CITY SERVICE

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

Notary Public for the State of Nevada

SURVEYOR'S CERTIFICATE

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

1. I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

Notary Public for the State of Nevada

DIVISION OF WATER RECORDS

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

Notary Public for the State of Nevada

DISTRICT BOARD OF HEALTH CERTIFICATE

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

Notary Public for the State of Nevada

CERTIFICATE OF PLANNING COMMISSION/DIRECTOR
OF COMMISSION PLANNING AND DEVELOPMENT AFFAIRS

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

Notary Public for the State of Nevada

ACKNOWLEDGMENT

STATE OF NEVADA

COUNTY OF CLARK

THE UNDERSIGNED, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

Notary Public for the State of Nevada

Notary Public for the State of Nevada

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RECORDING'S NOTE

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal of office at Las Vegas, Nevada, this 1st day of April, 1964.

Notary Public for the State of Nevada

Notary Public for the State of Nevada

Notary Public for the State of Nevada

FINAL MAP OF SUMMIT HILLS UNIT - 1 BEING A PART OF THE SW 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		PLANNING AND DEVELOPMENT AFFAIRS CLARK COUNTY, NEVADA 1964-1965
RECORDED 1964-1965	RECORDED 1964-1965	RECORDED 1964-1965

Book 18, Page 122
202-4415-1