

FINAL MAP OF
SUMMIT HILLS UNIT - 2
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

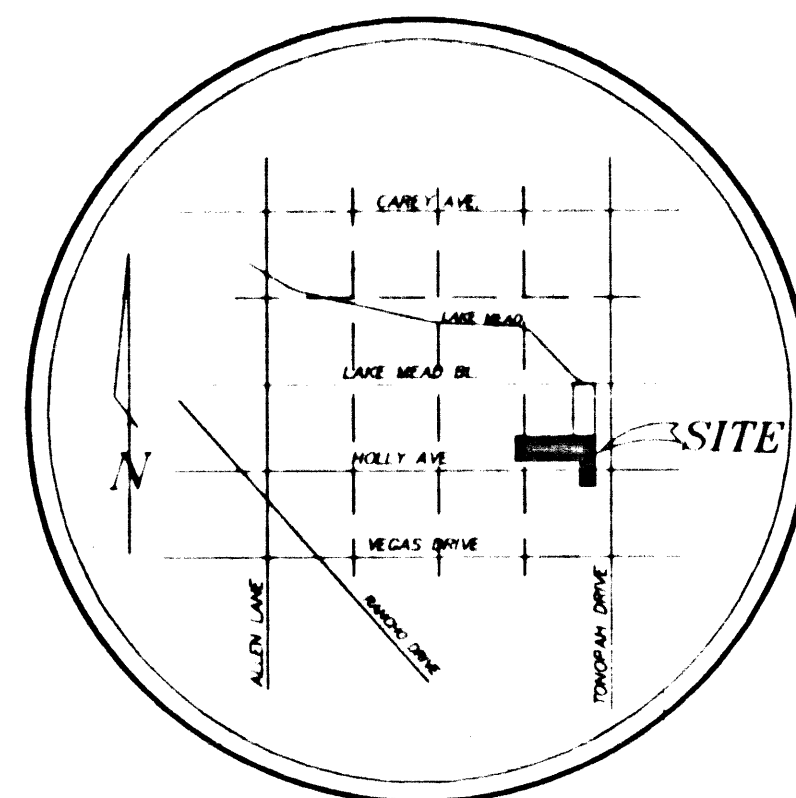
WE, SUMMIT HILLS, INC., A NEVADA CORPORATION, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF SUMMIT HILLS UNIT - 2 AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS, 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 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 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 15th DAY OF AUGUST, 1995

James C. Saxton
JAMES C. SAXTON, PRESIDENT



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION: PT OF APN 300-180-003

BEING A PART OF LOT 2, AS SHOWN IN FILE 81, OF PARCEL MAPS, PAGE 79
OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, AND BEING

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, 549.57 FEET; THENCE DEPARTING SAID NORTH LINE,
SOUTH 00°33'59" EAST, 738.78 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°03'41" WEST, 1116.16 FEET;
THENCE SOUTH 00°33'05" EAST, 354.53 FEET; THENCE NORTH 89°12'52" EAST,
999.67 FEET; THENCE SOUTH 00°33'08" EAST, 220.20 FEET; THENCE
NORTH 89°12'49" EAST, 636.18 FEET; THENCE NORTH 00°33'59" WEST,
1213.95 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE
WESTERLY, HAVING A RADIUS OF 54.00 FEET AND A CENTRAL ANGLE
OF 18°43'28", FOR AN ARC LENGTH DISTANCE OF 17.65 FEET; THENCE
DEPARTING SAID CURVE, SOUTH 55°08'44" WEST, 101.98 FEET;
THENCE SOUTH 39°41'28" WEST, 23.31 FEET; THENCE SOUTHEASTERLY
ALONG A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIAL
BEARING AT THIS POINT OF SOUTH 51°35'33" WEST, A RADIUS OF 36.50 FEET
AND A CENTRAL ANGLE OF 44°00'17", FOR AN ARC LENGTH DISTANCE OF
28.03 FEET TO A POINT OF REVERSE CURVATURE CONCAVE EASTERLY, HAVING A
RADIAL BEARING AT THE POINT OF REVERSE CURVATURE OF NORTH 84°24'11" WEST,
A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 06°09'48", FOR AN ARC
LENGTH DISTANCE OF 5.38 FEET; THENCE TANGENT TO SAID CURVE,
SOUTH 00°33'59" EAST, 85.71 FEET; THENCE SOUTH 89°26'01" WEST, 131.50
FEET; THENCE, SOUTH 00°33'59" EAST, 226.00 FEET; THENCE NORTH
89°26'01" EAST, 95.50 FEET; THENCE SOUTH 00°33'59" EAST, 226.00
FEET; THENCE SOUTH 89°26'01" WEST, 388.56 FEET; THENCE SOUTH
00°33'59" EAST, 10.94 FEET TO THE POINT OF BEGINNING. CONTAINS
18.93 ACRES, MORE OR LESS.

TITLE COMPANY GUARANTEE NOTE:

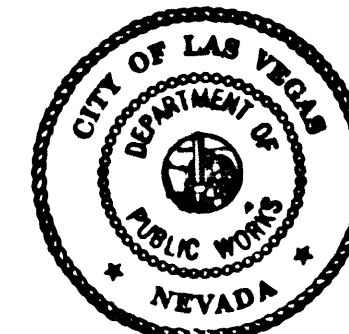
TITLE COMPANY GUARANTEE IS OBTAINED BY SEPARATE DOCUMENT AS PER
BOOK 960326, INST. 00896.

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 - 2,
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 MARCH 8, 1997.



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

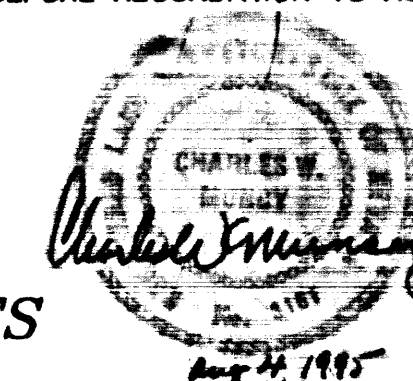
3/24/96
DATE

SURVEYOR'S CERTIFICATE:

I, CHARLES W. MUNCY, 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 SUMMIT HILLS INC., A NEVADA CORPORATION
- 2) 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.
- 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) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY
THE POSITION INDICATED BY MARCH 8, 1997 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. 3181



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 W. Quinn, P.E.
GEORGE W. QUINN, P.E.
DIVISION OF WATER RESOURCES

2/2/96
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.

Felix H. Hays
FELIX H. HAYS
DISTRICT BOARD OF HEALTH

2-28-96
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 27th DAY OF
JULY, 1995.

Dan Mathis
DAN MATHIS
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

3/19/96
DATE

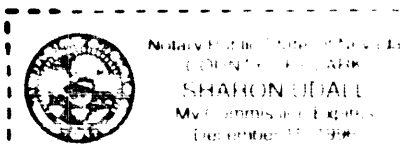
FM-89-95

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON AUGUST 15, 1995 BY
JAMES C. SAXTON, PRESIDENT OF SUMMIT HILLS, INC., A NEVADA CORPORATION

Sharon Udall
SHARON UDALL



NOTARY PUBLIC
MY APPOINTMENT EXPIRES THE 15 DAY OF December, 1996.

UTILITY RECIPIENTS APPROVAL:

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

Laurie L. Jones
LAURIE L. JONES
NEVADA POWER COMPANY

8-10-95
DATE

Jane Stokes
JANE STOKES
SPRINT CENTRAL TELEPHONE-NEVADA

8-4-95
DATE

Joe Clement
JOE CLEMENT
SOUTHWEST GAS CORPORATION

8-4-95
DATE

George A. Jacoby
GEORGE A. JACOBY
LAS VEGAS VALLEY WATER DISTRICT

8/04/95
DATE

Randall Black
RANDALL BLACK
COMMUNITY CABLE

8-8-95
DATE

Dennis Anderson
DENNIS ANDERSON, CITY ENGINEER
CITY OF LAS VEGAS

8-8-96
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 MAPS 278 5085.

FINAL MAP OF SUMMIT HILLS UNIT - 2 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>00937</u> FILED AT THE REQUEST OF HUNSAKER & ASSOCIATES INC. DATE <u>3-26-96</u> AT <u>9:31 AM</u> BOOK <u>072</u> PAGE <u>0086</u>	
Planning • Engineering • Surveying LAS VEGAS, NEVADA 89101 (702) 897-4200		OF PLATS OFFICIAL RECORDS BOOK NO. <u>960326</u> CLARK COUNTY, NEVADA RECORDS JUDITH A. VANDEVER, RECORDER FEE <u>45.25</u> DEPUTY <u>Jme</u>	
Hunsaker & Associates Nevada, Inc. Drives • San Bernardino • San Diego • Las Vegas		SCALE (H) 1" = 1' SCALE (V) 1" = 1' DES. BY: _____ DWD. BY: GJR CHK. BY: CM DATE: <u>7-28-95</u> CLIENT NO. <u>1512</u> PROJECT NO. <u>1512-1</u> SHEET <u>1</u> OF <u>7</u>	

Book 072 Page 0086
4413-2