

960720

21-17-206

01660

### OWNER'S CERTIFICATE & DEDICATION

SUMMER TRAIL LLC, a Nevada Limited Liability Company

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF

SUMMERTRAIL

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY 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. FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, SPRINT CENTRAL TELEPHONE - NEVADA, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, AND COMMUNITY CABLE T.V. INC., JOINTLY AND SEVERALLY, AND TO THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS, AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER, CABLE TELEVISION LINES AND APPURTENANCES, ABOVE-GROUND ELECTRICAL TRANSFORMERS, AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

DATED THIS 27<sup>th</sup> DAY OF APRIL, 1995

SUMMER TRAIL LLC, a Nevada Limited Liability Company

BY: James Blasco  
JAMES BLASCO, MEMBER

### ACKNOWLEDGMENT

STATE OF NEVADA }  
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27<sup>th</sup> DAY OF April, 1995, BY JAMES BLASCO AS A MEMBER OF SUMMER TRAIL LLC.

Sue Blackford  
SUE BLACKFORD  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES 11/21/96

### UTILITY AGENCIES & APPROVALS

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

George A. Jacoby 4/26/95  
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE  
Clark G. McCarrell, Jr. 4-25-95  
SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL, JR. DATE  
Juanita Rodriguez 4-21-95  
NEVADA POWER COMPANY - JUANITA RODRIGUEZ DATE  
Jane F. Stokes 4-19-95  
SPRINT CENTRAL TELEPHONE - NEVADA - JANE F. STOKES DATE  
Teressa Parker 4-25-95  
COMMUNITY CABLE T.V. INC. - TERESSA PARKER DATE  
Dennis Anderson 7.10.95  
CITY OF LAS VEGAS - DENNIS ANDERSON - CITY ENGINEER DATE

## SUMMERTRAIL

### SUMMERLIN VILLAGE 7 - THE TRAILS - UNIT NO. 2C

A CONDOMINIUM COMMON INTEREST COMMUNITY

BEING ALL OF LOT 5 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 62 PAGE 96 OF PLATS RECORDED IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 24 OF TOWNSHIP 20 SOUTH RANGE 59 EAST AND SECTION 19 OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

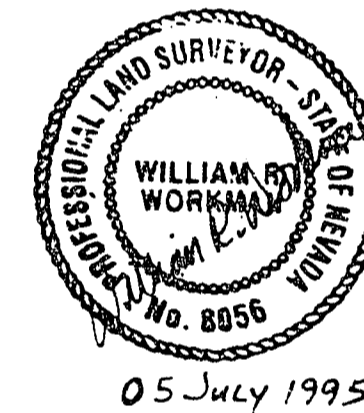
ASSESSOR'S PARCEL NO. 138-19-211-001

### SURVEYOR'S CERTIFICATE

I, WILLIAM R. WORKMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR THE KEITH COMPANIES, NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SUMMERTRAIL LLC.
- THE LANDS SURVEYED LIE WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND SECTION 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON MARCH 8, 1994.
- 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 JULY 27<sup>th</sup> 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

WILLIAM R. WORKMAN  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE NO. 8056



### LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND SECTION 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER COMMON TO LOTS 4 AND 5 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 62, PAGE 96 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE SOUTH 44°27'07" WEST, A DISTANCE OF 161.82 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1580.00 FEET AND A CENTRAL ANGLE OF 07°56'42";  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 214.93 FEET TO A POINT OF TANGENCY;  
THENCE SOUTH 36°30'25" WEST, A DISTANCE OF 152.39 FEET;  
THENCE NORTH 53°29'35" WEST, A DISTANCE OF 12.00 FEET;  
THENCE SOUTH 36°30'25" WEST, A DISTANCE OF 12.00 FEET;  
THENCE NORTH 53°29'35" WEST, A DISTANCE OF 12.00 FEET;  
THENCE SOUTH 36°30'25" WEST, A DISTANCE OF 12.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1588.00 FEET AND A CENTRAL ANGLE OF 14°33'30";  
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 850.10 FEET; TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 84°48'00" WEST, ALSO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 138.00 FEET AND A CENTRAL ANGLE OF 53°48'12";  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH A TANGENT LINE BEARS NORTH 82°08'32" EAST, A DISTANCE OF 128.77 FEET; TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 61°39'40" EAST, ALSO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 65°39'40";  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 68.78 FEET; TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 04°00'00" EAST, ALSO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 16°28'00";  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 214.89 FEET; TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 20°25'00" EAST, ALSO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 33°35'00";  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 128.02 FEET; TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 13°10'00" EAST, ALSO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF 15°05'11";  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 200.11 FEET; TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 28°15'11" EAST, ALSO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE;  
THENCE SOUTH 29°57'00" EAST, A DISTANCE OF 248.89 FEET;  
THENCE SOUTH 73°02'35" EAST, A DISTANCE OF 692.70 FEET;  
THENCE SOUTH 45°32'53" EAST, A DISTANCE OF 187.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 19.0304 ACRES.

### CERTIFICATE OF CITY SURVEYOR

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF SUMMERTRAIL 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 THE 27<sup>th</sup> DAY OF JULY, 1996.

Rita M. Lumos 7/19/95  
RITA M. LUMOS, CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA  
NEVADA CERTIFICATE NO. 05094



### BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS MAP IS THE MIDDLE LOT LINE COMMON TO LOTS 4 AND 5 AS SHOWN BY MAP ON FILE IN BOOK 62, PAGE 96 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, BEING NORTH 73°02'35" WEST.

### 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 THE DISPOSAL OF SEWAGE.

Edmund J. Wojcik  
DISTRICT BOARD OF HEALTH - EDMUND J. WOJCIK  
DATE 5-18-95

### TITLE COMPANY CERTIFICATE

NEVADA TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS ISSUED A GUARANTEE FOR THE BENEFIT OF THE LOCAL GOVERNMENT IN COMPLIANCE WITH NRS 278.374, WHICH LISTS EACH OWNER OF RECORD OF THE LAND, EACH LIEN OR MORTGAGE HOLDER OF RECORD, AND IF SAID SUBDIVISION IS A COMMON-INTEREST COMMUNITY, SHOWS THAT 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.

Robbie D. Graham  
VICE-PRESIDENT, NEVADA TITLE COMPANY  
EFFECTIVE DATE

### 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, P.E.  
RICHARD A. MOLES, P.E.  
DIVISION OF WATER RESOURCES  
DATE 4/19/95

### CERTIFICATE OF PLANNING COMMISSION / DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT APPROVAL

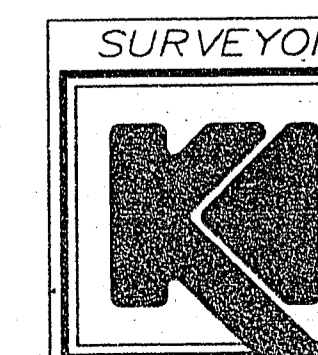
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY

THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 23<sup>rd</sup> DAY OF MARCH, 1995

John L. Schlegel  
JOHN L. SCHLEGEL  
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION, CITY OF LAS VEGAS, NEVADA  
DATE 2-6-95

### 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



THE KEITH COMPANIES, NEVADA

- PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- DEVELOPER SERVICES
- PUBLIC WORKS
- WATER RESOURCES

4062 SOUTH INDUSTRIAL ROAD, LAS VEGAS, NV 89103 (702)738-0550 FAX(702)738-8282

INSTRUMENT NO. 01660  
BOOK NO. 92020  
PAGE 10  
DATE 7/20/95 AT 10:17P  
FILED AT THE REQUEST OF THE KEITH COMPANIES, NV.  
CLARK COUNTY, NEVADA RECORDS  
JUDITH A. VANDEVER, RECORDER  
FEE \$ 74.20 DEPUTY DAC

BOOK 09 PAGE 10  
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