

Book No. \_\_\_\_\_

Instrument No. \_\_\_\_\_

# A FINAL MAP OF SUN CITY LAS VEGAS - UNIT NO. 31 A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 71, PAGE 17 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AND SECTION 18, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

### OWNER'S CERTIFICATE & DEDICATION

DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

"SUN CITY LAS VEGAS - UNIT NO. 31"

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, CENTRAL TELEPHONE COMPANY, 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 AREAS SHOWN AS COMMON LOT A THROUGH D, 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 TELEPHONE EQUIPMENT PADS AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS, WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN AND ABOVEGROUND UTILITY LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON. FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR FIRE HYDRANT AND STREET LIGHT PURPOSES, AND AN ADDITIONAL TWO FEET AT FIRE HYDRANT AND STREET LIGHT LOCATIONS.

THE COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS, AND INVITEES. RIGHTS-OF-WAY AND COMMON AREAS ARE SUBJECT TO AND SUBORDINATE TO THE RIGHT OF PUBLIC AND PRIVATE UTILITY COMPANIES TO INSTALL AND IMPROVE FACILITIES INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION FACILITIES, SEWERS AND ABOVEGROUND ELECTRIC TRANSFORMERS AND PEDESTALS AND UNDERGROUND FACILITIES. NO OVERHEAD LINES SHALL BE USED.

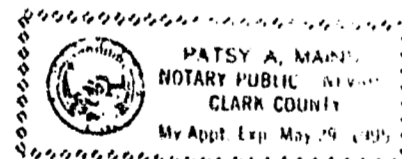
DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION DATED THIS 30<sup>th</sup> DAY OF September, 1991.

BY: Richard A. Mastin  
RICHARD A. MASTIN  
VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS.  
ON THIS 30<sup>th</sup> DAY OF September, 1991, BEFORE ME,  
PATSY A. MAINS, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED RICHARD A. MASTIN  
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THIS INSTRUMENT.

Patsy A. Mains  
PATSY A. MAINS  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY APPOINTMENT EXPIRES: MAY 29, 1995



### UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

- George A. Jacoby 10-21-91  
LAS VEGAS VALLEY WATER DISTRICT GEORGE A. JACOBY DATE
- Douglas E. Gapp 10-1-91  
SOUTHWEST GAS CORPORATION DOUGLAS E. GAPP DATE
- Sharon McShea 10-1-91  
NEVADA POWER COMPANY SHARON MCSHEA DATE
- Nyles Smith 10-1-91  
CENTRAL TELEPHONE COMPANY NYLES SMITH DATE
- Gary L. Moore 10-1-91  
COMMUNITY CABLE T.V. INC. GARY L. MOORE DATE
- Dennis Anderson 2-19-92  
CITY OF LAS VEGAS DENNIS ANDERSON DATE

### SURVEYOR'S CERTIFICATE

ALLEN L. HAGEN 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: DEL WEBB COMMUNITIES INC. AN ARIZONA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN SECTIONS 13, 14 AND 24, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AND SECTION 18, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 2 JANUARY, 1992.
- 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 FEBRUARY 24, 1992 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

ALLEN L. HAGEN  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE NO. 7785

Allen L. Hagen  
1-8-92

### LEGAL DESCRIPTION

SEE SHEET 2 OF 8 FOR LEGAL DESCRIPTION

### BASIS OF BEARINGS

NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SHOWN AS SOUTH 89°41'23" EAST ON RECORD OF SURVEY ON FILE IN FILE 53, PAGE 3, OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

### CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, NEVADA CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF:

"SUN CITY LAS VEGAS - UNIT NO. 31"

AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER SHOWN AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 24<sup>th</sup> DAY OF FEBRUARY 24, 1992.

Dennis Anderson 2-19-92  
DENNIS ANDERSON  
CITY ENGINEER, CITY OF LAS VEGAS, NEVADA  
NEVADA P.E. CERTIFICATE NO. 09160



### CLARK COUNTY HEALTH DISTRICT CERTIFICATE

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, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz 11-27-91  
CLARK COUNTY HEALTH DISTRICT CLARE A. SCHMUTZ DATE

### DIVISION OF WATER RESOURCES CERTIFICATE

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.

Jason King 10/21/91  
DIVISION OF WATER RESOURCES JASON KING DATE

### COMMUNITY PLANNING AND DEVELOPMENT

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.

Norman R. Standerfer by John J. Schlegel 2/19/92  
NORMAN R. STANDERFER BY JOHN J. SCHLEGEL  
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS, NEVADA DATE

### APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 4<sup>th</sup> DAY OF JANUARY, 1992, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA

CERTIFIED BY:

Norman R. Standerfer by John J. Schlegel  
NORMAN R. STANDERFER BY JOHN J. SCHLEGEL  
SECRETARY OF THE PLANNING COMMISSION  
CITY OF LAS VEGAS, NEVADA

### TITLE COMPANY CERTIFICATE

FIRST AMERICAN TITLE CO. OF NEVADA, A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT EACH PERSON SIGNING THE FINAL MAP OWNS OF RECORD AN INTEREST IN THE LAND AND THAT ALL OF THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP. FURTHER FIRST INTERSTATE BANK OF NEVADA AND VALLEY BANK OF NEVADA ARE THE LIEN OR MORTGAGE HOLDERS OF RECORD AND THERE ARE NO LIENS OF RECORD 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, AS SHOWN BY OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Jeff Perkins  
JEFF PERKINS  
VICE PRESIDENT  
EFFECTIVE DATE

SUN CITY LAS VEGAS - UNIT NO. 31

INSTRUMENT NO. 00794  
OFFICIAL RECORDS BOOK NO. 920226  
FILED AT THE REQUEST OF  
G.C. WALLACE INC.  
DATE 2-26-92 AT 11:22  
BOOK 52 PAGE 1  
OF PLATS  
CLARK COUNTY, NEVADA RECORDS  
JOAN L. SWIFT, RECORDER  
FEE \$ 56.00 DEPUTY NE

NOTE:  
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX.  
M.R.S. 278.5695

SHEET 1 OF 8.

Book 52 Page 1

4/4/-31