

29-12-90

Book No. 920526

Instrument No. 00782

SUN CITY LAS VEGAS - UNIT NO. 36

AT SUMMERLIN

A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST 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. 36 AT SUMMERLIN"
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. FURTHER, 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 THREE FOOT WIDE EASEMENT AND UNDERGROUND SERVICES TO METER PANELS ON ALL SIDE PROPERTY LINES FOR LOTS TO BE OCCUPIED BY SINGLE-FAMILY HOMES, AND A BLANKET EASEMENT FOR UNDERGROUND SERVICES TO METER PANELS UPON COMMON AREAS SURROUNDING MULTI-FAMILY DWELLING UNITS, TOGETHER WITH A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR ABOVE-GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION AND FINAL REMOVAL OF UNDERGROUND LINES AND ABOVE-GROUND UTILITY APPURTENANCES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO WITH THE RIGHT TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE AND REPAIR UNDERGROUND FACILITIES AND APPURTENANCES. FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR FIRE HYDRANT AND STREET LIGHT PURPOSES, AND AN ADDITIONAL TWO FEET AT FIRE HYDRANT AND STREET LIGHT LOCATIONS.

COMMON LOT A IS RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF LOTS WITHIN MULTI-FAMILY HOUSING AREAS WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES AND SHALL BE DEEDED TO AN ASSOCIATION OF SUCH OWNERS, SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS SET FORTH IN BOOK 890109 INSTRUMENT NO. 00220, RECORDS OF CLARK COUNTY, NEVADA AND SUBJECT TO RIGHTS RESERVED BY GRANTOR IN THE DEEDS OF COMMON AREAS TO THE OWNERS' ASSOCIATION AND AS ESTABLISHED IN ADDITIONAL RESTRICTIONS TO BE RECORDED. ALL 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 ABOVE-GROUND ELECTRIC TRANSFORMERS AND PEDESTALS AND UNDERGROUND FACILITIES. NO OVERHEAD UTILITY LINES SHALL BE USED.

DATED THIS 5 DAY OF MARCH, 1992
DEL WEBB COMMUNITIES INC., AN ARIZONA CORPORATION
BY: Richard A. Mastin
RICHARD A. MASTIN, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK }
ON THIS 5 DAY OF MARCH, 1992, 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.

<u>H. Braybrooke</u>	4-9-92
LAS VEGAS VALLEY WATER DISTRICT N. BRAYBROOKE	DATE
<u>Douglas E. Gapp</u>	3-11-92
SOUTHWEST GAS CORPORATION DOUGLAS E. GAPP	DATE
<u>Joseph P. Fielding</u>	4-10-92
NEVADA POWER COMPANY JOSEPH P. FIELDING	DATE
<u>Dean T. Whitman</u>	3-11-92
CENTRAL TELEPHONE COMPANY DEAN T. WHITMAN	DATE
<u>Gary L. Moore</u>	4-8-92
COMMUNITY CABLE T.V. INC. GARY L. MOORE	DATE
<u>Dennis Anderson</u>	5-20-92
CITY OF LAS VEGAS DENNIS ANDERSON	DATE

SURVEYOR'S CERTIFICATE

I, ALLEN L. HAGEN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
1. 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.
2. THE LANDS SURVEYED LIE WITHIN SECTION 18, T.20 S., R.60 E. AND SECTION 13, T.20 S., R.59 E., M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 3 MARCH, 1992.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY MAY 23, 1993 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. 7755

LEGAL DESCRIPTION

THAT PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AND THAT PORTION OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 18; THENCE SOUTH 01°11'07" EAST, 50.00 FEET TO THE NORTHEAST CORNER OF "SUN CITY LAS VEGAS - UNIT NO. 29" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 51, PAGE 07 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE CONTINUING SOUTH 01°10'47" EAST ALONG THE EAST LINE OF SAID TRACT, 719.45 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 3000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24°11'01", AN ARC LENGTH OF 1266.25 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 66°59'46" EAST, SAID POINT BEING ON THE CENTERLINE OF SUN CITY BOULEVARD (110.00 FEET WIDE); THENCE NORTH 75°01'40" WEST ALONG SAID CENTERLINE, 684.22 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 14°58'28" WEST, 55.00 FEET TO THE NORTHWEST CORNER OF LOT 10 OF "SUN CITY LAS VEGAS - UNIT NO. 31" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 52, PAGE 1 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE ALONG THE WESTERLY LINE OF SAID LOT 10, THE FOLLOWING EIGHT (8) COURSES: FROM A TANGENT BEARING SOUTH 26°41'19" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 2335.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 05°18'41", AN ARC LENGTH OF 216.46 FEET; THENCE SOUTH 32°00'00" WEST, 1202.61 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 3665.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 20°38'18", AN ARC LENGTH OF 1320.16 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 78°38'18" WEST; THENCE NORTH 78°38'18" WEST ALONG THE WESTERLY PROLONGATION OF SAID RADIAL LINE, 105.00 FEET; THENCE FROM A TANGENT BEARING SOUTH 11°21'42" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 3770.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°48'57", AN ARC LENGTH OF 53.68 FEET TO THE POINT OF BEGINNING TO WHICH A RADIAL LINE BEARS NORTH 79°27'15" WEST; THENCE SOUTH 75°07'53" EAST, 255.78 FEET; THENCE FROM A TANGENT BEARING SOUTH 10°13'53" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 3515.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°13'53", AN ARC LENGTH OF 198.24 FEET; THENCE SOUTH 07°00'00" WEST, 430.00 FEET TO A POINT ON THE BOUNDARY LINE OF COMMON LOT D IN SAID "SUN CITY LAS VEGAS - UNIT NO. 31"; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES: NORTH 83°00'00" WEST, 1744.05 FEET; THENCE FROM A TANGENT BEARING NORTH 22°17'13" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 669.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 43°40'09", AN ARC LENGTH OF 509.89 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 68°37'04" EAST; THENCE NORTH 84°35'49" WEST, 48.90 FEET; THENCE NORTH 03°47'43" EAST, 103.39 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTTON WILLOW DRIVE (60.00 FEET WIDE); THENCE CONTINUING NORTH 03°47'43" EAST, 60.00 FEET TO A POINT ON THE AFOREMENTIONED BOUNDARY LINE OF LOT 3 IN SAID "SUN CITY LAS VEGAS - UNIT NO. 31"; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES: CONTINUING NORTH 03°47'43" EAST, 106.32 FEET; THENCE SOUTH 84°35'49" EAST, 332.40 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 5000.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 09°27'56", AN ARC LENGTH OF 826.03 FEET; THENCE SOUTH 75°07'53" EAST, 405.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGH RANGE DRIVE (60.00 FEET WIDE); THENCE CONTINUING SOUTH 75°07'53" EAST, 60.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 29.817 ACRES.

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. 36 AT SUMMERLIN"
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 23RD DAY OF MAY, 1993.
Dennis Anderson 5-20-92
DENNIS ANDERSON DATE
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 7-16-92
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.
George W. Quinn 4/16/92
DIVISION OF WATER RESOURCES GEORGE W. QUINN 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 5/19/92
NORMAN R. STANDERFER DATE
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
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 3-13-92
JEFF PERKINS EFFECTIVE DATE
VICE PRESIDENT

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 23RD DAY OF APRIL, 1992, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA
CERTIFIED BY:
Norman R. Standerfer
NORMAN R. STANDERFER
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA
SUN CITY LAS VEGAS - UNIT NO. 36

NOTE:

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

INSTRUMENT NO. 00782
OFFICIAL RECORDS BOOK NO. 920526
FILED AT THE REQUEST OF
G.C. WALLACE INC.
DATE 5-26-92 AT 11:44
BOOK 52 PAGE 93
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 116.00 DEPUTY IST