

920514

29-12-196

00689

Book No. _____

FINAL MAP OF
SUN CITY LAS VEGAS - UNIT NO. 35
AT SUMMERLIN
A PLANNED DEVELOPMENT

Instrument No. _____

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 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 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 FINAL MAP OF:

"SUN CITY LAS VEGAS - UNIT NO. 35 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. 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 C,
INCLUSIVE, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES FOR
UNDERGROUND SERVICES TO METER PANELS NOT OCCUPIED BY ANY BUILDINGS, A FIVE
FOOT WIDE EASEMENT ON ALL PROPERTY LINES ADJUTING 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 AND CABLE T.V. LINES AND APPURTENANCES, TOGETHER
WITH THE RIGHT OF INGRESS AND EGRESS THERETO. FURTHERMORE, THE UNDERSIGNED
OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS, A FIVE FOOT WIDE
EASEMENT ON ALL PROPERTY LINES ADJUTING PUBLIC STREETS FOR FIRE HYDRANT
AND STREET LIGHT PURPOSES, AND AN ADDITIONAL TWO FEET AT FIRE HYDRANT AND
AND STREET LIGHT LOCATIONS.

THE COMMON LOTS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND
CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN SUN CITY LAS VEGAS AT SUMMERLIN,
THEIR GUESTS, AND INVITES. 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 5 DAY OF MARCH, 1992

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

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.
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>12-13-92</u>	<u>2-13-92</u>
LAS VEGAS VALLEY WATER DISTRICT	GEORGE A. JACOBY
<u>3-12-92</u>	<u>3-12-92</u>
SOUTHWEST GAS CORPORATION	DOUGLAS E. GAPP
<u>2-18-92</u>	<u>2-18-92</u>
NEVADA POWER COMPANY	SHARON MCSHEA
<u>2-18-92</u>	<u>2-18-92</u>
CENTRAL TELEPHONE COMPANY	NYLES SMITH
<u>2-13-92</u>	<u>2-13-92</u>
COMMUNITY CABLE T.V. INC.	GARY L. MOORE
<u>5-11-92</u>	<u>5-11-92</u>
CITY OF LAS VEGAS	DENNIS ANDERSON

SURVEYOR'S CERTIFICATE

I, ALLEN L. HAGEN, A 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 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 6 FEB, 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 ALLEN L. HAGEN 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 PARCEL 3 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 AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 18; THENCE SOUTH 01°10'47"
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°58'20" 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 01, OF PLATS IN THE CLARK COUNTY
RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE ALONG THE WESTERLY LINE OF SAID
"SUN CITY LAS VEGAS - UNIT NO. 31", THE FOLLOWING TWO (2) 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, 1149.65 FEET TO THE
POINT OF BEGINNING AND THE SOUTHEAST CORNER OF "SUN CITY LAS VEGAS - UNIT NO. 34"
AS SHOWN BY MAP THEREOF ON FILE IN BOOK 52, PAGE 04, OF PLATS IN THE CLARK
COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE WESTERLY ALONG THE SOUTHERLY
LINE OF SAID LOT FOLLOWING TEN (10) COURSES: NORTH 58°00'00" WEST, 135.00
FEET; THENCE SOUTH 32°00'00" WEST, 47.99 FEET; THENCE FROM A TANGENT BEARING NORTH
70°02'26" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE,
CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 23°52'54", AN ARC LENGTH OF
416.81 FEET; THENCE SOUTH 86°04'40" WEST, 281.57 FEET; THENCE CURVING TO THE RIGHT
ALONG THE ARC OF A 1750.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTLY, THROUGH A CENTRAL
ANGLE OF 17°23'08" WEST, AN ARC LENGTH OF 530.98 FEET; THENCE NORTH 76°32'18" WEST,
56.15 FEET; THENCE FROM A TANGENT BEARING NORTH 16°44'28" EAST, CURVING TO THE
LEFT ALONG THE ARC OF A 4000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH
A CENTRAL ANGLE OF 03°34'58", AN ARC LENGTH OF 250.13 FEET TO A POINT TO WHICH A
RADIAL LINE BEARS SOUTH 76°50'29" EAST; THENCE NORTH 76°32'18" WEST, 261.92 FEET;
THENCE FROM A TANGENT BEARING NORTH 13°27'42" EAST, CURVING TO THE LEFT ALONG THE
ARC OF A 4130.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE
OF 00°56'22", AN ARC LENGTH OF 67.72 FEET TO A POINT TO WHICH A RADIAL LINE BEARS
SOUTH 77°28'40" EAST; THENCE NORTH 77°28'40" WEST ALONG SAID RADIAL LINE, 130.00
FEET TO A POINT ON THE BOUNDARY LINE OF LOT 3 OF SAID "SUN CITY LAS VEGAS - UNIT
NO. 31; THENCE SOUTHERLY ALONG THE BOUNDARY LINE OF SAID LOT 3, THE FOLLOWING NINE (9)
COURSES: FROM A TANGENT BEARING SOUTH 12°31'20" WEST, CURVING TO THE RIGHT ALONG
THE ARC OF A 4000.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE
OF 10°33'43", AN ARC LENGTH OF 737.36 FEET; THENCE SOUTH 23°05'03" WEST, 291.54
FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, CONCAVE
NORTHEASTLY, THROUGH A CENTRAL ANGLE OF 106°10'37", AN ARC LENGTH OF 370.63 FEET;
THENCE SOUTH 83°05'34" EAST, 152.45 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC
OF A 5300.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF
08°11'55", AN ARC LENGTH OF 758.39 FEET; THENCE SOUTH 74°53'39" EAST, 289.56 FEET;
THENCE FROM A TANGENT BEARING SOUTH 15°06'21" WEST, CURVING TO THE LEFT ALONG THE
ARC OF A 3935.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTLY, THROUGH A CENTRAL ANGLE OF
03°02'30", AN ARC LENGTH OF 208.90 FEET TO A POINT TO WHICH A RADIAL LINE BEARS
NORTH 77°56'09" WEST; THENCE SOUTH 77°56'09" EAST ALONG SAID RADIAL LINE, 105.00
FEET; THENCE FROM A TANGENT BEARING SOUTH 12°03'51" WEST, CURVING TO THE LEFT ALONG
THE ARC OF A 3830.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTLY, THROUGH A CENTRAL ANGLE
OF 01°27'02", AN ARC LENGTH OF 96.96 FEET TO A POINT TO WHICH A RADIAL LINE BEARS
NORTH 79°23'11" WEST; THENCE DEPARTING THE BOUNDARY LINE OF SAID LOT THREE SOUTH
75°01'53" EAST, 60.17 FEET TO A POINT ON THE BOUNDARY LINE OF LOT 10 IN SAID "SUN
CITY LAS VEGAS - UNIT NO. 31; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING FOUR (4)
COURSES: FROM A TANGENT BEARING NORTH 10°32'45" EAST, CURVING TO THE RIGHT ALONG THE
ARC OF A 3770.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTLY, THROUGH A CENTRAL ANGLE OF
00°48'57", AN ARC LENGTH OF 53.68 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH
78°38'18" WEST; THENCE SOUTH 78°38'18" EAST ALONG SAID RADIAL LINE, 105.00 FEET;
THENCE FROM A TANGENT BEARING NORTH 11°21'42" EAST, CURVING TO THE RIGHT ALONG THE
ARC OF A 3665.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTLY, THROUGH A CENTRAL ANGLE
OF 20°38'18", AN ARC LENGTH OF 1320.16 FEET; THENCE NORTH 32°00'00" EAST, 52.92
FEET TO THE POINT OF BEGINNING.

CONTAINING 42.504 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. 35 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 23 DAY OF MARCH, 1992.

DENNIS ANDERSON
CITY ENGINEER, CITY OF LAS VEGAS, NEVADA
NEVADA P.E. CERTIFICATE NO. 9160

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.

Lonnie C. Empey
CLARK COUNTY HEALTH DISTRICT LONNIE C. EMPEY
DATE 5/11/92

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
DIVISION OF WATER RESOURCES JASON KING
DATE 5/11/92

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 L. Schlegel
NORMAN R. STANDERFER BY JOHN L. SCHLEGEL
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA
DATE 5/11/92

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE
ACCEPTED THIS 23 DAY OF APRIL, 1992, BY THE PLANNING
COMMISSION OF THE CITY OF LAS VEGAS, NEVADA

CERTIFIED BY:

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

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

SHEET 1 OF 7

Book 52 Page 80

4141-35