

21-17-94

OWNER'S CERTIFICATE & DEDICATION

COLEMAN HOMES, INC., A California Corporation,

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

SUNSET CREST

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 THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES, UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS, ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS, AND A PERMANENT EASEMENT SHOWN HEREON AS

COMMON LOTS "A" THROUGH "E"

WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN AND ABOVE-GROUND UTILITY AND CABLE TV LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. 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 AND PRIVATE STREETS FOR FIRE HYDRANT AND STREET LIGHT PURPOSES, AND AN ADDITIONAL TWO FEET AT FIRE HYDRANT AND STREET LIGHT LOCATIONS.

DATED THIS 14th DAY OF JULY, 1995.
COLEMAN HOMES, INC., A California Corporation

BY: Gary M. Mayo
GARY M. MAYO
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF July, 1995, BY GARY M. MAYO AS A VICE PRESIDENT OF COLEMAN HOMES.

Christina Joy Sigmond
Christina Joy Sigmond
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES June 8, 1998

UTILITY AGENCIES & APPROVALS

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

- Nick Braybrooke 7-7-95
LAS VEGAS VALLEY WATER DISTRICT - NICK BRAYBROOKE DATE
- Clark G. McCarrell Jr. 7/16/95
SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL JR. DATE
- Rita R. Alberts 7-7-95
NEVADA POWER COMPANY - RITA R. ALBERTS DATE
- Nyles Smith 7-7-95
SPRINT CENTRAL TELEPHONE - NEVADA - NYLES SMITH DATE
- Teresa Parker 7-7-95
COMMUNITY CABLE T.V. INC. - TERESA PARKER DATE
- Dennis Anderson 8-18-95
CITY OF LAS VEGAS - DENNIS ANDERSON - CITY ENGINEER DATE

SUNSET CREST

A SUBDIVISION OF LOT 1 OF SUMMERLIN VILLAGE 7 - THE TRAILS - UNIT NO. 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 63 PAGE 79 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING IN SECTIONS 18 AND 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, AND SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NO.s 137-13-814-002, 137-24-511-002

SURVEYOR'S CERTIFICATE

WILLIAM R. WORKMAN, A PROFESSIONAL LAND SURVEYOR REGISTERED 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 COLEMAN HOMES
- THE LANDS SURVEYED LIE WITHIN SECTIONS 18 AND 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, AND SECTIONS 13 AND 24 TOWNSHIP 20 SOUTH, RANGE 59 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 SEPTEMBER 16, 1996 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



19 July 1995

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 18 AND 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, AND SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULAR DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1, SAID CORNER BEING COMMON TO LOTS 1 AND 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 63 PAGE 79 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE NORTH 41°53'45" WEST, A DISTANCE OF 607.21 FEET;
THENCE NORTH 05°43'37" EAST, A DISTANCE OF 654.08 FEET;
THENCE SOUTH 84°16'23" EAST, A DISTANCE OF 161.80 FEET;
THENCE SOUTH 83°00'00" EAST, A DISTANCE OF 176.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 282.00 FEET AND A CENTRAL ANGLE OF 10°59'17";
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 54.08 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 17°59'17" EAST, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.00 FEET AND A CENTRAL ANGLE OF 10°59'17";
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 60.99 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 83°00'00" EAST, A DISTANCE OF 341.14 FEET;
THENCE SOUTH 07°00'00" WEST, A DISTANCE OF 22.00 FEET;
THENCE SOUTH 83°00'00" EAST, A DISTANCE OF 22.00 FEET;
THENCE SOUTH 07°00'00" WEST, A DISTANCE OF 22.00 FEET;
THENCE SOUTH 83°00'00" EAST, A DISTANCE OF 22.00 FEET;
THENCE SOUTH 07°00'00" WEST, A DISTANCE OF 266.94 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 414.00 FEET AND A CENTRAL ANGLE OF 06°43'38";
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 48.61 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°43'38" WEST, ALSO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 20°06'24";
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 135.48 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 69°37'14" EAST, ALSO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 791.00 FEET AND A CENTRAL ANGLE OF 27°43'29";
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 382.78 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 48°06'15" WEST, A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 15.9289 ACRES, MORE OR LESS.

CERTIFICATE OF CITY SURVEYOR

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

SUNSET CREST
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 16th DAY OF SEPTEMBER, 1996.

Rita M. Lumos
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 LOT LINE COMMON TO LOTS 1 AND 3 AS SHOWN BY FINAL MAP ON FILE IN BOOK 63, PAGE 79 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, BEING NORTH 41°53'45" 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
EDMUND J. WOJCIK
DISTRICT BOARD OF HEALTH

7-19-95
DATE

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 REQUIRES 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.

George W. Quinn
GEORGE W. QUINN
DIVISION OF WATER RESOURCES

7-19-95
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; 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 22ND DAY OF

JUNE, 1995.

John L. Schegel
JOHN L. SCHEGEL
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION, CITY OF LAS VEGAS, NEVADA

8-14-95
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. NRS 278.5695



4052 SOUTH INDUSTRIAL ROAD, LAS VEGAS, NV 89103 (702)733-0350 FAX(702)733-9282

INSTRUMENT NO. 1808
BOOK NO. 950838
OF OFFICIAL RECORDS
FILED AT THE REQUEST OF
THE KEITH COMPANIES, NV.
DATED 8-30-95 AT 14:27
BOOK 69 PAGE 71
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JUDITH A. WANDEVER, RECORDER
FEE \$ 67.20 DEPUTY CEO

BOOK 69 PAGE 71
4409