

950302

00958

20-17-115

THE PLAT OF HIGHPOINTE AT SUMMERLIN UNIT 1

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA BEING LOT 3 OF SUMMERLIN VILLAGE No. 7 - THE TRAILS UNIT NO. 3 AS SHOWN ON IN BOOK 63 OF PLATS ON PAGE 79, ALSO BEING PORTIONS OF SECTIONS 24 TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

OWNER'S CERTIFICATE & DEDICATION

A MICHIGAN CORPORATION,
PULTE HOME CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF HIGHPOINTE AT SUMMERLIN UNIT 1 AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC, NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION. FURTHERMORE, THE OWNER DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS; (I) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES; (II) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICE; (III) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TELEPHONE AND TRANSFORMER PADS; (IV) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS; AND (V) AN EASEMENT OVER ALL COMMON LOTS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS 11TH DAY OF JANUARY, 1995.

Steve Petruska
STEVE PETRUSKA, PRESIDENT
LAS VEGAS DIVISION

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

Sharon McShea 1-13-95
NEVADA POWER COMPANY
SHARON MCSHEA DATE

Nyles Smith 1-13-95
SPRINT CENTRAL TELEPHONE - NEVADA
NYLES SMITH DATE

John P. Hazard 1-13-95
SOUTHWEST GAS CORPORATION
JOHN P. HAZARD DATE

Dennis Anderson 2-2-95
CITY OF LAS VEGAS
Dennis Anderson DATE

Teresa Parker 1-13-95
COMMUNITY CABLE TV, INC.
TERESA PARKER DATE

George Jacoby 1-17-95
LAS VEGAS VALLEY WATER DISTRICT
GEORGE JACOBY DATE

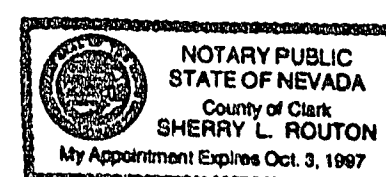
ACKNOWLEDGEMENT

STATE OF NEVADA

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 11th 1995
AS STEVE PETRUSKA PRESIDENT OF
PULTE HOME CORPORATION, LAS VEGAS DIVISION
A MICHIGAN CORP.,

Sherry L. Routon
SHERRY L. ROUTON
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 3, 1997



CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF HIGHPOINTE UNIT 1 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 FEBRUARY 19, 1996.

Rita M. Lumos 2/13/95
RITA M. LUMOS, PLS 5094
CITY SURVEYOR DATE



DIVISION OF WATER RESOURCES

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. 1/17/95
DIVISION OF WATER RESOURCES
RICHARD A. MOLES, P.E. DATE

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 DISPOSAL OF SEWAGE.

Edmund J. Wojcik 1-17-95
CLARK COUNTY DISTRICT BOARD OF HEALTH
EDMUND J. WOJCIK DATE

APPROVAL

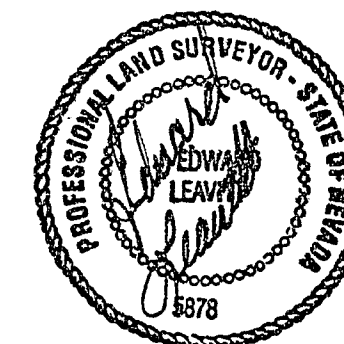
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREON; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 22th DAY OF NOVEMBER 1994.

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

SURVEYOR'S CERTIFICATE

I, J. EDWARD LEAVITT, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, ACTING AS AGENT FOR ALPHA ENGINEERING COMPANY, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PULTE HOME CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN SECTIONS 24, T. 20 S., R. 59 E., AND 19, T. 20 S., R. 60 E., M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 20, 1994.
3. 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.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY FEBRUARY 19, 1996 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



J. EDWARD LEAVITT, P.L.S.
NEVADA CERTIFICATE No. 5878

01-11-95

DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA BEING A PORTIONS OF SECTIONS 24, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 AS SHOWN ON THE OFFICIAL PLAT OF SUMMERLIN VILLAGE 7 - THE TRAILS UNIT NO. 3 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 63 OF PLATS ON PAGE 79.

SAID LOT 3 BEING 15.0687 ACRES AS SHOWN THEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF THAT PORTION OF TRAIL VISTA DRIVE WHICH LIES EASTERLY OF ANASAZI DRIVE AND BEARS SOUTH 75°47'09" EAST AS SHOWN ON THE OFFICIAL PLAT OF SUMMERLIN VILLAGE 7 - THE TRAILS UNIT NO. 3 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 63 OF PLATS ON PAGE 79.

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

SHEET 1 OF 4 SHEETS

No.	00958
FILED AT THE REQUEST OF:	ALPHA ENGINEERING COMPANY
DATE:	3-2-95 AT 13:27 M.
BOOK:	66 PAGE: 60
OF PLATS	
OFFICIAL RECORDS BOOK No.	950302
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VANDEVER, RECORDER	
FEE:	\$52.50 DEPUTY JST

4364-1

BOOK 66 PAGE 60