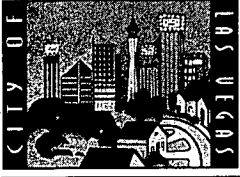


Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 5, 2005

Mr. Jaki Stoltz
US Home Corporation
2920 North Green Valley Parkway, Suite #811
Henderson, Nevada 89014

RE: FMP-10201 - Cliff's Edge Pods 115, 116 & 117 Unit 3A Model

Dear Mr. Stoltz:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on December 5, 2005.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map for *Cliff's Edge Pods 115, 116 & 117* (TMP-6845).
2. The Final Map for Cliff's Edge Pods 115, 116 & 117 Unit 2A Model shall record prior to the approval of this Final Map or approval of any building permits for this subdivision as required by the Planning and Development Department and Department of Public Works.
3. The Final Map shall be revised in accordance with the corrections as required by the Planning and Development Department prior to the submittal of the original mylar for signature by the City.

Public Works

4. This Final Map shall be labeled as a "Merger and Resubdivision".
5. Per conditions of approval for Tentative Map TMP-6845, petition of Vacation VAC-6698 shall record prior to the recordation of this Final Map.
6. In the Owner's Certificate, in the fourth paragraph, change "Public and Private Streets" to "Public Streets".
7. On the cover sheet, add the Final Map number, FMP-10201 above the recorder's block.
8. In the legend on sheet 3, add the word "Private" to the 4 foot pedestrian access easement note.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

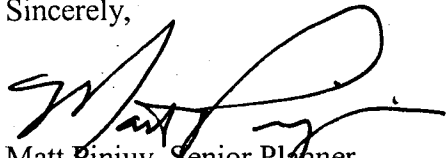


Mr. Jaki Stoltz
FMP-10201 - Page Two
December 5, 2005

9. In the legend on sheet 3, note "P" shall be revised to read "Private Street, Public Sewer Easement, P.U.E. and Public Drainage Easement To Be Privately Maintained by the Homeowner's Association".
10. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that the street names do not match. Revise drawings as necessary.
11. Site development to comply with all previous conditions of approval for the Cliff's Edge Pods 115, 116, and 117 Tentative Map.
12. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

This action by the Planning and Development Department on December 5, 2005 is final unless a written appeal is filed with the Director of Planning and Development within seven days of receiving written notice of the decision. A nonrefundable fee must accompany the appeal. The Planning Commission shall hear the appeal within 30 days after the appeal is filed with the Director.

Sincerely,



Matt Pinjuv, Senior Planner
Planning and Development Department
Current Planning Division

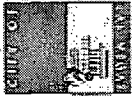
MP:clb

cc: Ms. Colleen Bauman
Carter & Burgess
6655 Bermuda Road
Las Vegas, Nevada 89119

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Final Map Technical Review
Project Address (Location): Egan Crest & Elkhorn
Project Name: Cliff's Edge 115, 116, AND 117 Unit 3A MODEL Proposed Use
Assessor's Parcel #(s): 126-13-810-001 Ward #
General Plan: existing proposed Zoning: existing PD proposed
Commercial Square Footage Floor Area Ratio
Gross Acres .60 Lots/Units 4 Density .15
Additional Information Models

PROPERTY OWNER U.S. Home Corporation Contact Jaki Stoltz
Address 2920 North Green Valley Parkway #811 Phone: (702) 458-7700 Fax: (702) 458-7708
City Henderson State Nevada Zip 89014

APPLICANT Same As Above Contact
Address
City State Zip

REPRESENTATIVE Carter & Burgess, Inc. Contact Colleen Bauman
Address 6655 Bermuda Road Phone: (702) 938-5520 Fax: (702) 938-5537
City Las Vegas State Nevada Zip 89119

FOR DEPARTMENT USE ONLY

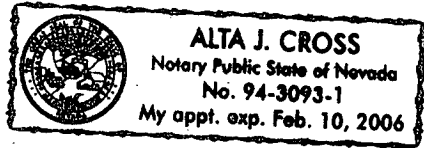
Property Owner Signature* [Signature]

Print Name ROBERT JOHNSON

Subscribed and sworn before me
This 26th day of October, 2005
Alta J Cross
Notary Public in and for said County and State

Case # FMP-10201
Meeting Date:
Total Fee: 750.00
Date Received: 11/3/05
Received By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

FMP-10201

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	LUCIEN PAET	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
UNITED STATES POSTAL SERVICE

WALTER ROSS

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOCIATE ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax**

11/4/05

FMP-10201 - CLIFF'S EDGE PODS 115, 116 & 117 UNIT 3A MODEL - Request for a Final Map Technical Review FOR A 4-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on .60 acres west of Egan Crest Drive, south of Severence Lane (APN 126-13-810-001), PD (Planned Development) Zone, Ward 6 (Ross).

CASE PLANNER: MATT PINJUV 229-6793

ADMINISTRATIVE

Comments Due: NOVEMBER 14, 2005

NOTE: Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to MATT PINJUV (mpinjuv@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

Hansen Sheet



Separator Sheet

Report Date 11/03/2005 04:57 PM

Submitted By

Page 1

A/P # 10201 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/03/2005 15:37	880280	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	Valuation
Dept of Commerce	0	Declared Valuation 0.00
Priority	0	Calculated Valuation 0.00
<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation 0.00

Description of Work

FMP-10201 - CLIFF'S EDGE PODS 115, 116 & 117 UNIT 3A MODEL - Request for a Final Map Technical Review FOR A 4-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on .60 acres west of Egan Crest Drive, south of Severence Lane (APN 126-13-810-001), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P # 1234
 Project # 10201 Project/Phase Name CLIFF'S EDGE PODS 115, 116 & 1 Phase #
 Size/Area 1.44 ACRES Size Description
 Proposed Start Proposed Stop % Completed 0.00
 % Complete Formula

Property/Site Information

Parcel 12613810001

Location

Owner/Tenant

Contact ID AC792306 Name U S HOME CORPORATION
 Mailing Address 8920 N GREEN VALLEY PKWY #811 Organization
 City HENDERSON State/Province NV
 ZIP/PC 89014-0409 Country
 Day Phone (702)458-7700 x Evening Phone
 Fax (702)458-7708 Mobile # Foreign

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12613810001

Report Date 11/03/2005 04:57 PM

Submitted By

Page 2

FINAL MAP

Technical Review Process

Mylar Process

4 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

1 # of Common Element Lots

0 # of Common Element Lots

11/01/2005 **Blueline Submitted**

Mylar Submitted

12/25/2007 **Blueline Accepted for Processing**

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map **NEW**

Y Parent Project link required? Flood Study required? Street Name Has Been Changed

Y Is this a Residential Subdivision? Traffic Study required? Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision

None'S EDGE PODS 115, 116 & 117 UNIT 3A MODEL

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

880202	PINJUV	MATTHEW	J	
--------	--------	---------	---	--

Log Action Hours	Description Comments	Entered By	Start	Stop
------------------	----------------------	------------	-------	------

PAYMNT 0.00	CK NAME,# WHO PICKED UP PERMIT STAR TONKINSON, US HOME LAS VEGAS LAND CK 3255677	970040	11/03/2005 15:49	
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SOFI



S O F I

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-10201 APN: 126-13-810-001

Name of Property Owner: U.S. Home Corporation

Name of Applicant: U.S. Home Corporation

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

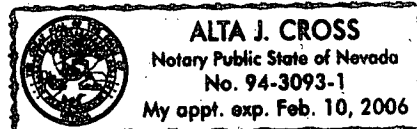
Signature of Property Owner: _____

Print Name: ROBERT JOHNSON

Subscribed and sworn before me

This 26th day of October, 2005

Alta J. Cross
Notary Public in and for said County and State



Deed



Separator Sheet

CarterBurgess

6655 Bermuda Road
Las Vegas, Nevada 89119-3605

**LEGAL DESCRIPTION
OF
CLIFF'S EDGE POD 115, 116 AND 117 UNIT 3A MODEL**

A SUBDIVISION OF A PORTION OF LOT 116 OF THE FINAL MAP OF "CLIFFS EDGE PARENT" AS SHOWN IN BOOK 118, PAGE 88 OF PLATS, IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4), SAME BEING THE CENTERLINE INTERSECTION OF EGAN CREST DRIVE AND ELKHORN ROAD; THENCE ALONG THE EAST LINE THEREOF, SAME BEING THE CENTERLINE OF EGAN CREST DRIVE, NORTH 00°26'16" WEST, A DISTANCE OF 485.09 FEET; THENCE DEPARTING SAID CENTERLINE AND SAID EAST LINE, SOUTH 89°33'44" WEST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE, SOUTH 89°33'44" WEST, A DISTANCE OF 267.00 FEET; THENCE NORTH 00°26'16" WEST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 39.00 FEET; THENCE EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 94.36 FEET, THROUGH A CENTRAL ANGLE OF 138°37'21" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 48°11'05" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 16.97 FEET, THROUGH A CENTRAL ANGLE OF 48°37'21"; THENCE NORTH 89°33'44" EAST, A DISTANCE OF 183.73 FEET; THENCE SOUTH 00°26'16" EAST, A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 26,050 SQUARE FEET.



20040427-0003160

Fee: \$29.00 RPTT: \$147,698.55
04/27/2004 13:58:54 T20040009471
Req: UNITED TITLE OF NEVADA

Frances Deane
Clark County Recorder Pgs: 18

APN: 126-13-401-004/005/006/003
126-13-701-001 (New APN: 126-13-801-019/020)
126-13-801-004/001/005/006/002/007
126-13-801-003 (New APN: 126-13-801-021)

R.P.T.T. \$ 147,698.55

Escrow No. 03-20-5774-112-LMH

**RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:**

United Title of Nevada, Inc.
1700 West Horizon Ridge Parkway
Suite 203
Henderson, Nevada 89012
Attention: Lorraine Hill

(Space above line for Recorder's use only)

GRANT BARGAIN AND SALE DEED

CLIFFS EDGE, LLC a Nevada limited liability company ("Grantor"), having an office at 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to U.S. HOME CORPORATION, a Delaware corporation, its successors and assigns, all right, title and interest in, to and under the tracts, pieces or parcels of real property situated in the County of Clark, State of Nevada, more particularly described in Attachment A attached hereto and incorporated herein by reference, together with all improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

RESERVING UNTO Grantor all mineral rights, but without right of entry on the surface of such real property nor the right to drill, mine, store, explore or operate through the surface of such real property or within five hundred feet (500') from the surface of such real property;

RESERVING UNTO Grantor an exclusive easement in, to, upon, over, under, across and through the Community Common Areas described in Attachments B-1 through B-6 hereto, to be used by Grantor, its agents and contractors, for the construction and installation of common area improvements and landscaping, which easement may be assigned by Grantor to the Cliffs Edge Master Association;

////

////

ATTACHMENT "A"
TO GBS DEED
DESCRIPTION OF THE PROPERTY

COPY

ASSESSOR'S

Attachment "A"

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

PARCEL A:

PARCEL 1: POD 115

The West Half (W ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 13, Township 19 South, Range 59 East, M.D.B.&M.

PARCEL 2: POD 115

The East Half (E ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 13, Township 19 South, Range 59 East, M.D.B.&M.

PARCEL 3: POD 115

The West Half (W ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 13, Township 19 South, Range 59 East, M.D.B.&M.

EXCEPTING THEREFROM the North Thirty feet (30.00') and the West Thirty feet (30.00') together with that certain spandrel area in the Northwest Corner thereof as conveyed to Clark County by Deed recorded April 8, 1977, in Book 726 as Document No. 685008, of Official Records.

PARCEL 4: POD 115

The East Half (E ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 13, Township 19 South, Range 59 East, M.D.B. & M.

PARCEL 5: PODS 115, 116 AND 117

POD 115

The West Half (W ½) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 13, Township 19 South, Range 59 East, M.D.M., Clark County, Nevada..

POD 116

The East Half (E ½) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); The East Half (E ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); The West Half (W ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); and The East Half (E ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 13, Township 19 South, Range 59 East, M.D.M., Clark County, Nevada.

ASSESSOR'S

POD 117

The West Half (W 1/2) of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 59 East, M.D.M., Clark County, Nevada.

PARCEL 6: POD 115

The West Half (W1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 59 East, M.D.B. & M., Clark County, Nevada.

PARCEL 7: POD 116

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 59 East, M.D.M.

PARCEL 8: POD 116

The West Half (W 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 59 East, M.D.B. & M.

PARCEL 9: POD 116

The East Half (E 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 59 East, M.D.M.

PARCEL 10: POD 117

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 59 East, M.D.M.

PARCEL 11: POD 117

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 59 East, M.D.M., Clark County, Nevada.

PARCEL 12: POD 117

The East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 13, Township 19 South, Range 59 East, M.D.B. & M.

PARCEL B:

Non-exclusive easements for vehicular and pedestrian traffic, as provided for and subject to the terms and conditions as set forth in that certain "Master Declaration of Covenants Conditions and Restrictions and Reservation of Easements for Cliff's Edge", recorded October 15, 2003, in Book 20031015 as Document No. 02964, of Official Records.

ASSESSOR

COPY

PROPOSED LEGAL FOR POD 115

Being the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4),
and the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the
Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 59 East, M.D.M.

ASSESSOR'S

COPY

PROPOSED LEGAL FOR POD 116

Being the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), and the East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 39 East, M.D.M.

ASSESSOR'S

COPY

PROPOSED LEGAL FOR POD 117

Being the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 19 South, Range 59 East, M.D.M.

ASSESSOR'S

COPY

ATTACHMENT "B-1"

TO GBS DEED

COMMUNITY COMMON AREA EASEMENT

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 13; THENCE NORTH 88°31'50" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 13, A DISTANCE OF 3.35 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID SHAUMBER ROAD, SAME BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 88°31'50" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY AND CONTINUING ALONG SAID NORTH LINE, 15.00 FEET; THENCE SOUTH 00°45'44" EAST, DEPARTING SAID NORTH LINE, 661.33 FEET; THENCE SOUTH 88°38'11" WEST, 15.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID SHAUMBER ROAD; THENCE NORTH 00°45'44" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, 661.30 FEET TO THE **POINT OF BEGINNING**.

ATTACHMENT "B-2"

TO GBS DEED

COMMUNITY COMMON AREA EASEMENT

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST SIXTEENTH CORNER COMMON TO SECTION 13, AND SECTION 24, SAID TOWNSHIP AND RANGE; THENCE SOUTH 88°46'46" WEST, 40.01 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 13, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°46'46" WEST, ALONG SAID SOUTH LINE, 99.51 FEET; THENCE NORTH 01°13'14" WEST, DEPARTING SAID SOUTH LINE, 35.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, 133.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°18'19"; THENCE NORTH 00°26'16" WEST, 249.96 FEET; THENCE NORTH 00°50'07" EAST, 225.06 FEET; THENCE NORTH 00°26'16" WEST, 725.20 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 13; THENCE NORTH 88°34'47" EAST, ALONG SAID NORTH LINE, 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF EGAN CREST WAY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID EGAN CREST WAY THROUGH THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°26'16" EAST, 725.91 FEET; (2) SOUTH 00°50'07" WEST, 225.06 FEET; (3) SOUTH 00°26'16" EAST, 380.76 FEET; (4) SOUTH 00°08'51" WEST, 0.75 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "B-3"

TO GBS DEED

COMMUNITY COMMON AREA EASEMENT

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 13, SAME BEING THE CENTERLINE INTERSECTION OF ELKHORN ROAD AND HUALAPAI WAY; THENCE SOUTH $88^{\circ}46'46''$ WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 13, AND ALONG THE CENTERLINE OF SAID ELKHORN ROAD, 117.45 FEET; THENCE NORTH $01^{\circ}13'14''$ WEST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 45.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID ELKHORN ROAD, SAME BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID ELKHORN ROAD THROUGH THE FOLLOWING VARIOUS CURVES AND COURSES: THENCE SOUTH $88^{\circ}46'46''$ WEST, 271.37 FEET; THENCE SOUTH $87^{\circ}30'23''$ WEST, 225.06 FEET; THENCE SOUTH $88^{\circ}46'46''$ WEST, 463.05 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, 31.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}11'42''$ TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 100.00 FEET; A RADIAL LINE TO SAID BEGINNING BEARS NORTH $16^{\circ}58'28''$ EAST; THENCE WESTERLY, 31.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}11'42''$; THENCE SOUTH $88^{\circ}46'46''$ WEST, 125.67 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 54.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}46'58''$ TO THE EASTERLY RIGHT-OF-WAY OF EGAN CREST WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THROUGH THE FOLLOWING THREE (3) COURSES: (1) NORTH $00^{\circ}26'16''$ WEST, 275.67 FEET; (2) NORTH $01^{\circ}42'39''$ WEST, 225.06 FEET; (3) NORTH $00^{\circ}26'16''$ WEST, 727.11 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 13; THENCE NORTH $88^{\circ}34'47''$ EAST, ALONG SAID NORTH LINE, 15.00 FEET; THENCE SOUTH $00^{\circ}26'16''$ EAST, DEPARTING SAID NORTH LINE, 727.20 FEET; THENCE SOUTH $01^{\circ}42'39''$ EAST, 225.06 FEET; THENCE SOUTH $00^{\circ}26'16''$ EAST, 242.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH $11^{\circ}05'57''$ EAST; THENCE SOUTHEASTERLY, 99.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $57^{\circ}11'35''$; THENCE NORTH $88^{\circ}46'46''$ EAST, 91.87 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 125.00 FEET; THENCE EASTERLY, 39.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}11'42''$ TO THE

BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH $16^{\circ}58'28''$ WEST; THENCE EASTERLY, 23.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}11'42''$; THENCE NORTH $88^{\circ}46'46''$ EAST, 462.77 FEET; THENCE NORTH $87^{\circ}30'23''$ EAST, 225.06 FEET; THENCE NORTH $88^{\circ}46'46''$ EAST, 210.20 FEET RADIALLY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, 153.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $88^{\circ}02'12''$; THENCE NORTH $00^{\circ}19'04''$ WEST, 54.97 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 125.00 FEET; THENCE NORTHERLY, 39.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}11'42''$ TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 75.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH $72^{\circ}07'23''$ EAST; THENCE NORTHERLY, 23.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}11'42''$; THENCE NORTH $00^{\circ}19'04''$ WEST, 87.83 FEET; THENCE NORTH $00^{\circ}57'19''$ EAST, 225.06 FEET; THENCE NORTH $00^{\circ}19'04''$ WEST, 68.54 FEET; THENCE NORTH $88^{\circ}40'46''$ EAST, 20.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF HUALAPAI WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THROUGH THE FOLLOWING VARIOUS CURVES AND COURSES: SOUTH $00^{\circ}19'04''$ EAST, 69.11 FEET; THENCE SOUTH $00^{\circ}57'19''$ WEST, 225.06 FEET; THENCE SOUTH $00^{\circ}19'04''$ EAST, 87.61 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHERLY, 30.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}11'42''$ TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 105.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH $72^{\circ}07'23''$ WEST; THENCE SOUTHERLY, 33.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}11'42''$; THENCE SOUTH $00^{\circ}19'04''$ EAST, 126.45 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHWESTERLY, 83.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}05'51''$ TO THE POINT OF BEGINNING.

ASS

ATTACHMENT "B-4"
TO GBS DEED
COMMUNITY COMMON AREA EASEMENT

BEING THE SOUTH 35.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

ATTACHMENT "B-5"

TO GBS DEED

COMMUNITY COMMON AREA EASEMENT

BEING THE SOUTH 35.00 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE SOUTH 35.00 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EAST 40.00 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 13.

ASSESSOR'S COPY

ATTACHMENT "B-6"

TO GBS DEED

COMMUNITY COMMON AREA EASEMENT

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 24, SAID TOWNSHIP AND RANGE; THENCE NORTH 88°46'46" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 205.78 FEET; THENCE NORTH 01°13'14" WEST, DEPARTING SAID SOUTH LINE, 35.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 01°13'14" WEST, 24.00 FEET; THENCE NORTH 88°46'46" EAST, 270.00 FEET; THENCE SOUTH 01°13'14" EAST, 24.00 FEET; THENCE SOUTH 88°46'46" WEST, 270.00 FEET TO THE **POINT OF BEGINNING**.

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

- a) 126-13-401-004/005/006/005
- b) 126-13-701-001 (New APN: 126-13-801-019/020)
- c) 126-13-801-004/001/005
- d) 126-13-801-006/002
- e) 126-13-801-003 (New APN 126-13-801-021)
- f) 126-13-801-007

2. Type of Property

- a) Vacant Land
- b) Single Fam. Resi
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Documentation/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	(M)

3. Total Value/Sales Price of Property: \$28,960,310.00
 Deed in Lieu of Foreclosure Only (value of property): ()
 Transfer Tax Value: \$ 28,960,310.00
 Real Property Transfer Tax Due: \$ 147,698.55

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____
 Signature: _____

Capacity: Agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cliffs Edge, LLC
 Address: 3455 Cliff Shadows Pkwy #220
 City: Las Vegas
 State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: U.S. Home Corporation
 Address: 3765 E. Sunset B-1
 City: Las Vegas
 State: NV Zip: 89120

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: United Title of Nevada
 Address: P.O. Box 70480
 City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 03205774-027

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

3/160

Comments



Separator Sheet

February 24, 2006

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

Gentlemen:

SUBJECT: WATER AVAILABILITY - FMP-10201, CLIFFS EDGE UNIT
3A MODELS (POD 116/117)

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map consisting of a 4 lot single-family development. Our records indicate the project qualifies for a water commitment in accordance with the District's Service Rules. Therefore, domestic and fire protection water service can be provided from the District's system.

If you have any questions, please contact Gary Lange at 258-3164.

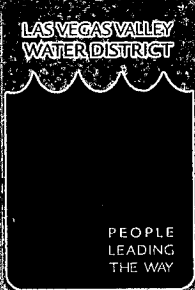
Sincerely,

Original Signed By:
GEORGE A. JACOBY

George A. Jacoby, Manager
Engineering Services Division

GAJ/tg

cc: Clark County Health District
~~Clark County Current Planning~~ - CLV
Carter & Burgess, Inc.



1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: Thomas Ruschewicz, PLS
Carter Burgess

From: Alan R. Riecki, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: December 14, 2005

Re: **CLIFF'S EDGE POD 115, 116 & 117 UNIT 3A MODEL
FMP-10201**


Attached is a redlined drawing delineating comments from Survey review. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

Please ensure that all recording information is complete prior to returning the mylar for final approval.

Otherwise the map is technically correct as submitted.

Nice JOB  tom?
A.

	<p>City of Las Vegas</p> <p>COMBINED FIRE COMMUNICATIONS CENTER</p> <p>SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS</p> <p>FIRE SERVICES / STREET NAME VALIDATION</p> <p>SUBDIVISION LISTING</p>	<p>12/13/2005 9:56:44 AM</p>
---	---	------------------------------

FIRM: Carter Burgess

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Cliffs Edge POD 115, 116 & 117

PLANNING No.: FMP-10201

DESCRIPTION: Unit 3A

REF NO: 11810

Street Name	Street Type	Disposition
Silver Maple		Street name duplicate
Pepperwood		Street name duplicate
Cypress Glen		Street name duplicate

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: December 2, 2005
Re: **FMP-10201** Cliff's Edge Pods 115, 116, and 117 Unit 3A Model W. of Egan Crest Dr., S. of Severance Lane
Request for a Final Map Technical Review

COMMENTS:

We note that an accepted Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works. We also note that an approved Traffic Impact Analysis is on file with the Traffic Engineering Division for the Easton Place at Cliff's Edge Pod's 115, 116, and 117 subdivision.

CONDITIONS OF APPROVAL:

1. This Final Map shall be labeled as a "Merger and Resubdivision".
2. Per conditions of approval for Tentative Map TMP-6845, petition of Vacation VAC-6698 shall record prior to the recordation of this Final Map.
3. Appropriate adjacent units such as Cliff's Edge Pods 115, 116, and 117 Unit 2A shall record prior to the recordation of this Final Map to provide legal access.
4. In the Owner's Certificate, in the fourth paragraph, change "Public and Private Streets" to "Public Streets".
5. On the cover sheet, add the Final Map number, FMP-10201 above the recorder's block.
6. In the legend on sheet 3, add the word "Private" to the 4 foot pedestrian access easement note.
7. In the legend on sheet 3, note "P" shall be revised to read "Private Street, Public Sewer Easement, P.U.E and Public Drainage Easement To Be Privately Maintained by the Homeowner's Association".
8. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that the street names do not match. Revise drawings as necessary.
9. Site development to comply with all previous conditions of approval for the Cliff's Edge Pods 115, 116, and 117 Tentative Map.
10. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

FINAL MAP PROCESSING
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: Cliffs Edge Pod 115, 116, 117 U-3A Model
F MP - 10201 SURVEYOR/ENGINEER: CB

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	3/7/06	KB	Approved	3/8/06	USE ONLY	
TRAFFIC ENGINEER	3/8/06	JP	Approved	3/8/06		
RIGHT-OF-WAY	3/14/06	CNC/MC	Approved	3/15/06		
FLOOD CONTROL	3/13/06	RAE	APPROVED	3/13/06		
SANITATION	3/13/06	TP	APP'D	3/13/06		
DEVELOPMENT COORDINATION	3/16/06	David G.	O.K.	3/16/06		
TRAFFIC (RICK S.)	3/8	RSA	app'd	3/8		
PLANNING & DEVELOPMENT	3/21	Tom Schmitt	Approved	3/21		
SURVEY 1ST						
SURVEY 2ND						

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

LAND DEV. _____

TRAFFIC ENG _____

RIGHT-OF-WAY See R-Of-Way Comment on BACK →
CAROLYN 229-0342

ZESA X6171
 FLOOD CONTROL REVISE PRIVATE STREET NOTE IN LEGEND - SEE MYLAR.

SANITATION _____

DEVELOPMENT COORDINATION _____

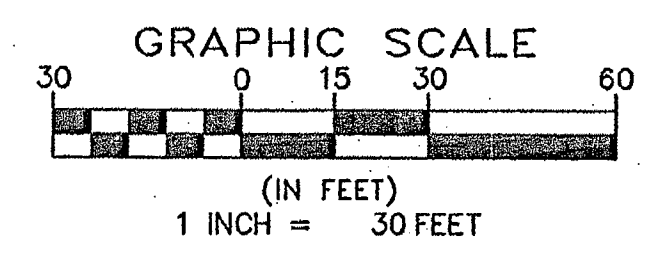
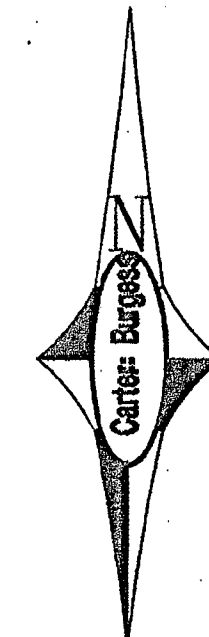
PLANNING & DEVELOPMENT _____

Please check box IF STREET NAME HAS BEEN CHANGED. Engineer shall revise construction plans to reflect all changes.

SURVEY _____

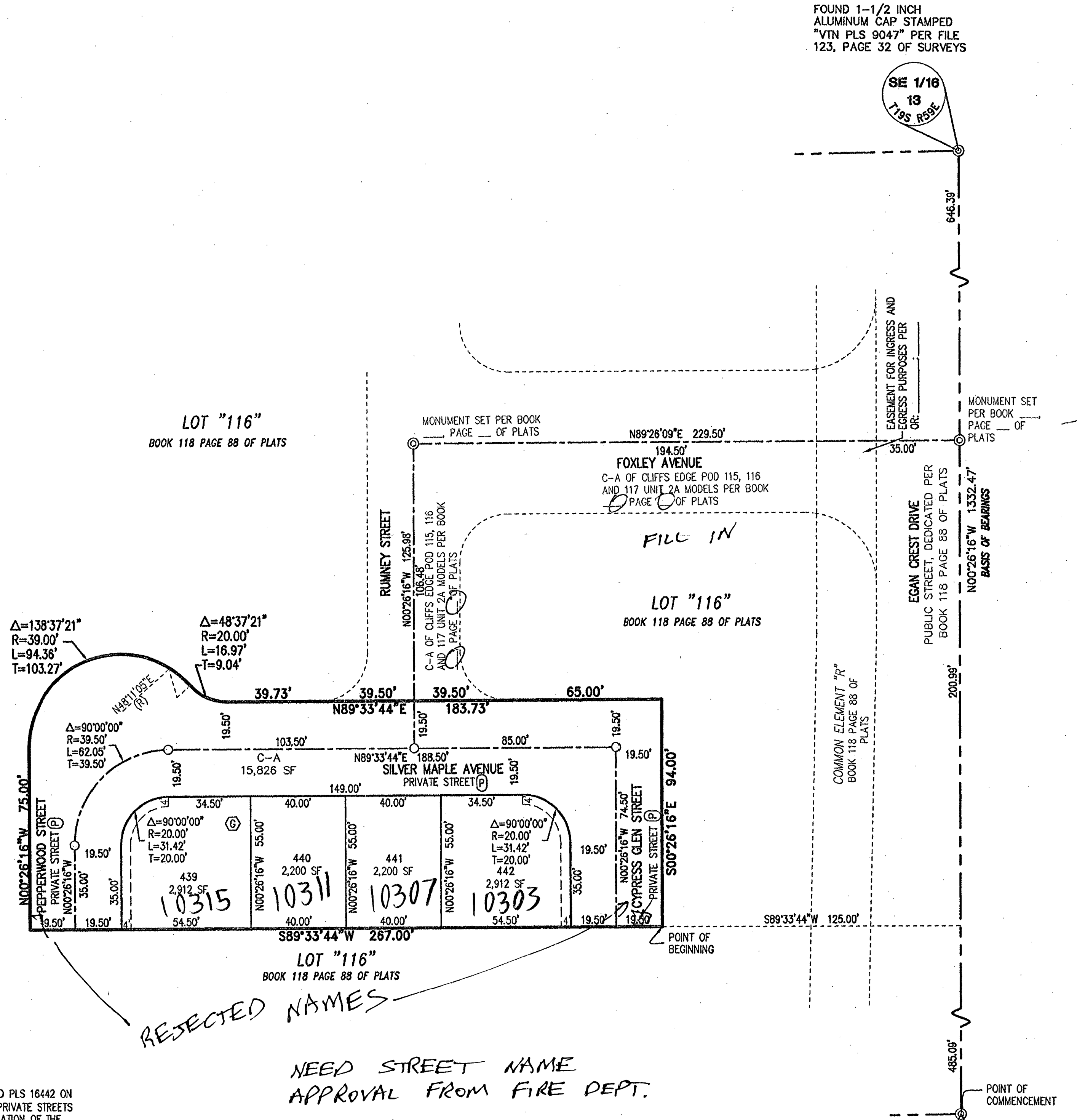
FINAL MAP OF CLIFF'S EDGE POD 115, 116 AND 117 UNIT 3A MODEL

A COMMON INTEREST COMMUNITY
A SUBDIVISION OF A PORTION OF LOT 116 OF THE FINAL MAP OF "CLIFFS EDGE PARENT"
AS SHOWN IN BOOK 118, PAGE 88 OF PLATS, IN THE COUNTY RECORDER'S OFFICE, CLARK
COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA.



FOUND 1-1/2 INCH ALUMINUM CAP STAMPED "VTN PLS 9047" PER FILE 123, PAGE 32 OF SURVEYS

SE 1/16
13
1795 R59E



MSA:
7301 EGAN CREST DRIVE

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTIONAL LINE
- CENTERLINE
- LOT LINE
- 4' EASEMENT FOR PEDESTRIAN ACCESS AND SIDEWALK PURPOSES GRANTED TO THE HOA PER THIS MAP
- MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT WITH TYPE IV REFERENCE MONUMENTS STAMPED PLS 16442 UNLESS OTHERWISE DESCRIBED
- LOT NUMBER / RESIDENTIAL = 4
- COMMON ELEMENTS = 1
- SQUARE FEET
- OFFICIAL RECORD
- UTILITY EASEMENT
- HOMEOWNERS' ASSOCIATION
- BLOCK DESIGNATION
- PRIVATE DRIVE, PUBLIC SEWER EASEMENT, UE, AND PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY HOA
- RADIAL BEARING

NOTES

1. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG STAMPED PLS 16442 ON BLOCK WALLS. ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC AND/OR PRIVATE STREETS SHALL BE MARKED BY SANCUTTING THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.

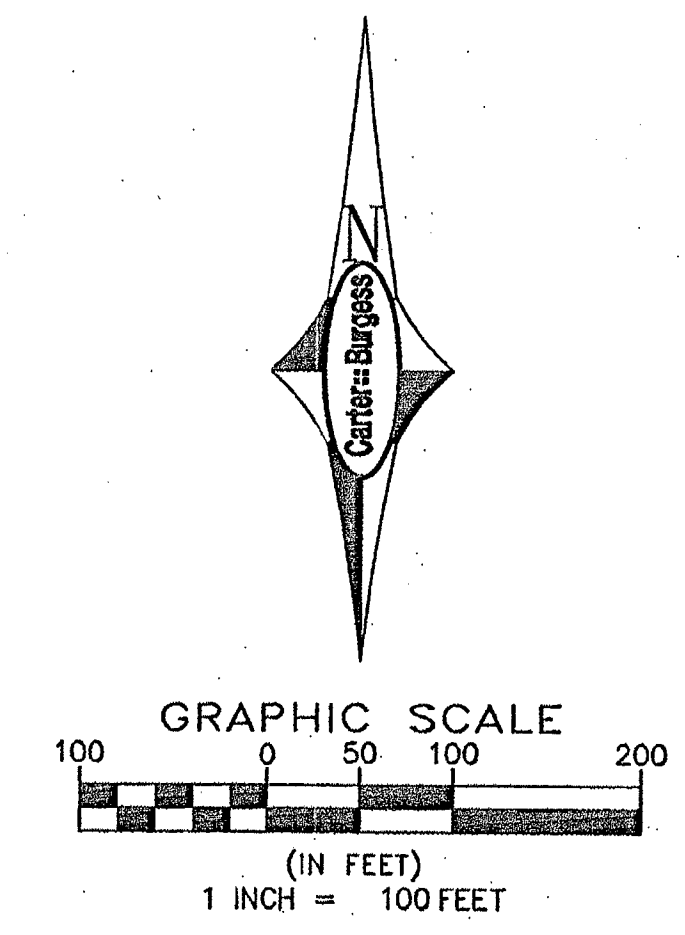
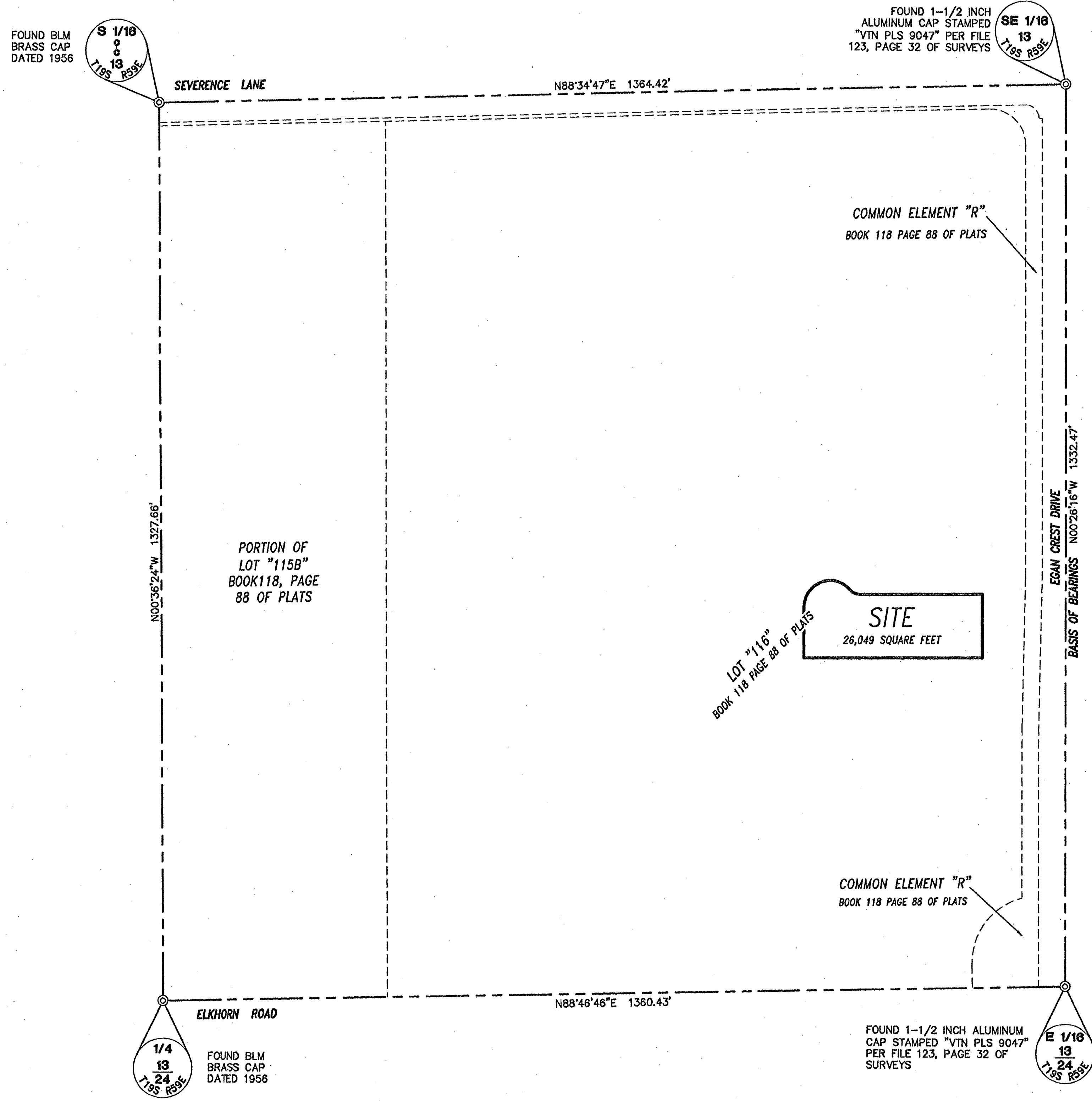
REJECTED NAMES

NEED STREET NAME APPROVAL FROM FIRE DEPT.

Carter Burgess		6655 Bermuda Road Las Vegas, Nevada 89119 (702) 938-5400 (702) 938-5454	
Consultants in Planning, Engineering, Construction Management, and Related Services			
SCALE:	1" = 30'	JOB NO.:	240853
DRAWING FILE:	0853_U3AFM	DRN. BY:	DMP
DATE:	07-20-2005	CKD. BY:	TR
		SHEET	OF
		3	3

FINAL MAP OF CLIFF'S EDGE POD 115, 116 AND 117 UNIT 3A MODEL

A COMMON INTEREST COMMUNITY
A SUBDIVISION OF A PORTION OF LOT "116" OF "CLIFFS EDGE PARENT" AS SHOWN IN BOOK 118
PAGE 88, OF PLATS, IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA. SITUATE WITHIN
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13,
TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



LEGEND

	SUBDIVISION BOUNDARY LINE
	SECTIONAL LINE
	LOT LINE
	MONUMENT AS DESCRIBED

Carter::Burgess		6655 Bermuda Road Las Vegas, Nevada 89119 (702) 938-5400 (702) 938-5454	
Consultants in Planning, Engineering, Construction Management, and Related Services			
SCALE:	1"=100'	JOB NO.:	240853
DRAWING FIDB53FM-U2-SA	DRN. BY:	EO	SHEET 2 OF 3
DATE:	07-13-2005	CKD. BY:	TR

**FINAL MAP OF
CLIFF'S EDGE POD 115, 116 AND 117 UNIT 3A MODEL**

A COMMON INTEREST COMMUNITY
A SUBDIVISION OF A PORTION OF LOT 116 OF THE FINAL MAP OF "CLIFFS EDGE PARENT"
AS SHOWN IN BOOK 118, PAGE 88 OF PLATS, IN THE COUNTY RECORDER'S OFFICE, CLARK
COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

U.S. HOME CORPORATION, A DELAWARE CORPORATION
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON
THIS PLAT OF:

"CLIFF'S EDGE POD 115, 116 AND 117 UNIT 3A MODEL"
AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES
HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, ALL OF THE PUBLIC STREETS,
RIGHTS-OF-WAY AND GRANT EASEMENTS AS INDICATED AND OUTLINED HEREON FOR THE USE
OF THE PUBLIC.

FURTHERMORE, WE THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY
GRANT AND CONVEY TO NEVADA POWER COMPANY, SPRINT, SOUTHWEST GAS CORPORATION, AND
COX COMMUNICATIONS LAS VEGAS, INC., JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE
SUCCESSORS AND ASSIGNS, THE FOLLOWING: (I) AN EASEMENT ACROSS ALL LANDS DELIMITED
HEREON AS UTILITY EASEMENTS AND COMMON ELEMENT LOTS, EXCEPTING THEREFROM, ANY
PORTION THEREOF LYING WITHIN BUILDING STRUCTURES; (II) A THREE (3) FEET WIDE EASEMENT
CONTIGUOUS TO ALL SIDE RESIDENTIAL LOT LINES AND ALONG ALL UNDERGROUND SERVICES TO
METER PANELS; (III) A FIVE (5) FOOT WIDE EASEMENT CONTIGUOUS TO ALL PROPERTY LINES
ABUTTING PUBLIC OR PRIVATE STREETS, FOR ABOVE GROUND TRANSFORMERS, TELEPHONE
EQUIPMENT PADS, AND UNDERGROUND DISTRIBUTION LINES WITH ATTACHED APPURTENANCES,
EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN BUILDING STRUCTURES, WHERE NO
SIDEWALKS EXIST, THE WIDTH OF SAID EASEMENT ABUTTING PUBLIC OR PRIVATE STREETS SHALL
BE DEFINED AS TEN (10) FEET WIDE LYING PARALLEL WITH THE BACK OF CURBS, AND WHERE
SIDEWALKS EXIST, THE WIDTH OF SAID EASEMENT ABUTTING PUBLIC OR PRIVATE STREETS SHALL
BE DEFINED AS FIVE (5) FEET WIDE LYING PARALLEL WITH THE BACK OF ANY STREET FRONTAGE
SIDEWALKS, AND (IV) AN ADDITIONAL TWO (2) FOOT WIDE EASEMENT AROUND ABOVE GROUND
TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS. ALL EASEMENTS ARE
FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND THE FINAL REMOVAL
AND/OR ABANDONMENT OF STREET LIGHT, ELECTRICAL, COMMUNICATION, GAS, AND CABLE
TELEVISION FACILITIES WITH ATTACHED APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS
AND EGRESS THERETO.

FURTHERMORE, WE THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANT
AND CONVEY TO LAS VEGAS VALLEY WATER DISTRICT AND TO THEIR SUCCESSORS AND ASSIGNS,
A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING ALL BACK OF SIDEWALKS OR
BACK OF CURBS, IF NO SIDEWALK EXISTS, AND AN ADDITIONAL TWO FEET AROUND PADS FOR
THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF FIRE HYDRANTS, WATER
LINES, AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO,
OVER ALL AREAS DESIGNATED AS LAS VEGAS VALLEY WATER DISTRICT EASEMENTS AND/OR
UTILITY EASEMENTS.

FURTHERMORE, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS
VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL
PROPERTY LINES WHERE LOTS OR COMMON ELEMENTS ABUT PUBLIC AND PRIVATE STREETS FOR
PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, CONDUITS, TRAFFIC
SIGNALS AND APPURTENANCES THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN
RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE,
TO EXTEND BEYOND THE FIVE-FOOT EASEMENT, IF NECESSARY, TOGETHER WITH THE RIGHT OF
INGRESS TO AND EGRESS FROM THESE EASEMENTS.

U.S. HOME CORPORATION, A DELAWARE CORPORATION

ROBERT W. JOHNSON, VICE PRESIDENT DATE

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY ROBERT W. JOHNSON AS VICE PRESIDENT OF U.S. HOME CORPORATION,
A DELAWARE CORPORATION

NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

(NOTARY SIGNATURE)

(PRINT NAME)
MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A SUBDIVISION OF A PORTION OF LOT 116 OF THE FINAL MAP OF "CLIFFS EDGE PARENT" AS
SHOWN IN BOOK 118, PAGE 88 OF PLATS, IN THE COUNTY RECORDER'S OFFICE, CLARK
COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4), SAME
BEING THE CENTERLINE INTERSECTION OF EGAN CREST DRIVE AND ELKHORN ROAD; THENCE
ALONG THE EAST LINE THEREOF, SAME BEING THE CENTERLINE OF EGAN CREST DRIVE, NORTH
00°26'16" WEST, A DISTANCE OF 485.09 FEET; THENCE DEPARTING SAID CENTERLINE AND SAID
EAST LINE, SOUTH 89°33'44" WEST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE, SOUTH 89°33'44" WEST, A DISTANCE OF 267.00 FEET;
THENCE NORTH 00°26'16" WEST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE
CONCAVE TO THE SOUTH, HAVING A RADIUS OF 39.00 FEET; THENCE EASTERLY ALONG SAID
CURVE, AN ARC LENGTH OF 94.36 FEET, THROUGH A CENTRAL ANGLE OF 138°37'21" TO THE
BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00
FEET, FROM WHICH A RADIAL LINE BEARS NORTH 48°11'05" EAST; THENCE SOUTHEASTERLY
ALONG SAID CURVE, AN ARC LENGTH OF 16.97 FEET, THROUGH A CENTRAL ANGLE OF
48°37'21"; THENCE NORTH 89°33'44" EAST, A DISTANCE OF 183.73 FEET; THENCE SOUTH
00°26'16" EAST, A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 26,050 SQUARE FEET.

BASIS OF BEARINGS

NORTH 00°26'16" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER
(SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE
59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 118,
PAGE 88 OF PLATS, IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

UTILITY APPROVAL

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

NEVADA POWER COMPANY - _____ DATE

SOUTHWEST GAS CORPORATION - _____ DATE

SPRINT - _____ DATE

COX COMMUNICATIONS LAS VEGAS, INC. - _____ DATE

LAS VEGAS VALLEY WATER DISTRICT - _____ DATE

CHARLES KAJKOWSKI, JR., PE 4784
CITY ENGINEER, CITY OF LAS VEGAS _____ DATE

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT
TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: _____ DATE
DIVISION OF WATER RESOURCES

SURVEYOR'S CERTIFICATE

I, THOMAS E. RUSCHKIEWICZ, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA,
AS AN AGENT FOR CARTER AND BURGESS, INC., DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION
AT THE INSTANCE OF U.S. HOME CORPORATION, A DELAWARE CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP
19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS SURVEY
WAS COMPLETED ON JULY 20, 2005.
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 _____ AND AN APPROPRIATE FINANCIAL GUARANTEE
WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION
OF THE MONUMENTS.

THOMAS E. RUSCHKIEWICZ
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 16442



CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT
I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "CLIFF'S EDGE POD 115, 116 AND 117 UNIT 3A
MODEL" 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 _____ DAY OF _____, 200__.

ALAN R. RIEKKI, PLS _____ DATE
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 12469

**CERTIFICATE OF DIRECTOR
OF 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 AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA ON THE _____ DAY
OF _____, 200__.

M. MARGO WHEELER, AICP _____ DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

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 COMMUNITY SYSTEM FOR
DISPOSAL OF SEWAGE.

DATE

COUNTY RECORDERS NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED
BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. (PER NRS 278.5695)

Carter & Burgess		6655 Bermuda Road Las Vegas, Nevada 89119 (702) 938-5400 (702) 938-5454	
Consultants in Planning, Engineering, Construction Management, and Related Services			
FINAL MAP OF CLIFF'S EDGE POD 115, 116 AND 117 UNIT 3A MODEL A COMMON INTEREST COMMUNITY			
A SUBDIVISION OF A PORTION OF LOT 116 OF THE FINAL MAP OF "CLIFFS EDGE PARENT" AS SHOWN IN BOOK 118 PAGE 88 OF PLATS, IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.			
SCALE: NONE	JOB NO.: 240853	SHEET	OF
DRAWING FILE: 0853FM-U3A	DRN. BY: DMP	1	3
DATE: 07-20-2005	CKD. BY: TR		

FILED AT THE REQUEST OF:
CARTER & BURGESS, INC.
DATED _____ AT _____
BOOK _____ PAGE _____
OF PLATS _____
BOOK NO. _____
INSTRUMENT NO. _____
OFFICIAL RECORDS _____
CLARK COUNTY, NEVADA RECORDS
FRANCES DEANE, RECORDER
FEE \$ _____ DEPUTY _____

BOOK _____ PAGE _____ RECEIVED
STAFF NOV 9 3 2005

CLIFF'S EDGE POD 115, 116 AND 117 UNIT 3A MODEL