

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 12, 2005

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

RE: FMP- 10246 - Cliff's Edge Pods 115, 116 & 117 Unit 4A Model

Dear Jaki:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on December 12, 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 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

3. This Final Map shall be labeled as a "Merger and Resubdivision".
4. Per conditions of approval for Tentative Map TMP-6845, petition of Vacation VAC-6698 shall record prior to the recordation of this Final Map.
5. In the Owner's Certificate, in the fourth paragraph, change "Public and Private Streets" to "Public Streets".
6. On the cover sheet, add the Final Map number, FMP-10246 above the recorder's block.
7. On Sheet 3, show an ingress/egress easement at the entry to this subdivision crossing the Providence common lot abutting Severance Lane.
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

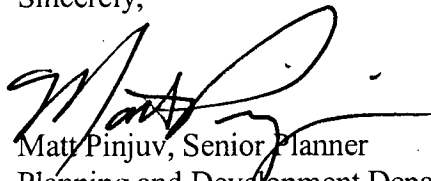


Jaki Stoltz
FMP-10246 - Page Two
December 12, 2005

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 Lot 265, perimeter and street width and dimensions 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 12, 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, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119

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

August 12, 2005

Ms. Marnie Hilton
US Home Corporation
2920 North Green Valley Parkway, Suite #811
Henderson, Nevada 89014

RE: ABEYANCE - TMP-6845 - TENTATIVE MAP - CLIFF'S EDGE POD'S 115, 116 & 117

Dear Ms. Hilton:

Your request for a Tentative Map FOR A 612-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 94.0 acres adjacent to the west side Hualapai Way, between Severance Lane and Elkhorn Road (APNs 126-13-410-002 and 003; 126-13-810-001; 126-24-510-002; 126-13-101-003; 126-13-110-001 and 002; 126-13-210-002; 126-13-410-001; 126-24-310-003 and 004; and portions of 126-13-110-004 and 126-13-610-001), PD (Planned Development) Zone [ML (Medium-Low Density Residential), RSL (Residential Small Lot), and L (Low Density Residential) Cliffs Edge Special Land Use Designations], Ward 6 (Ross), was considered by the Planning Commission on August 11, 2005.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning applications (ZON-2184, ZON-1520 and ZON-3241), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement, as well as the conformance to the 07/06/05 date stamped plans.
3. A lot fit analysis shall be submitted prior to the recordation of the Final Map.
4. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting pedestrian access to the Multi-Use Transportation Trail along Hualapai Way and the pedestrian park located on Elkhorn Paseo via any coinciding drainage and or utility easements, cul-de-sacs or common lots shall be approved by the Planning and Development Department and Public Works Department staff.

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



5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. As an attachment to the civil bond, any part of which shall not be released until this has been satisfied, and prior to the sale of any lots or units, the developer is required to adopt a plan for the maintenance of infrastructure improvements, which shall be reviewed and approved by the Field Operations Division of the Public Works Department. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to either common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Fire Department

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

9. A Petition of Vacation to vacate all rights-of-way in conflict with this site plan, such as VAC-6698, shall record prior to the recordation of a Final Map for this site.
10. The Final Map for this site shall be labeled as a Merger and Resubdivision.

11. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to recordation of a Final Map or the issuance of any building permits for this site, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments on record on this site.
12. If not already constructed by the Master Developer, construct half street improvements on Shaumber Road, Severance Lane, Elkhorn Road, Egan Crest Way and Hualapai Way, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
13. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Shaumber Road, Severance Lane, Hualapai Way, Egan Crest Way and Elkhorn Road adjacent to this site concurrent with development of this site.
14. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
15. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a. The throat depth at all access driveways shall be a minimum of 150-feet, unless otherwise allowed by the City Traffic Engineer.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

Ms. Marnie Hilton
TMP-6845 - Page Four
August 12, 2005

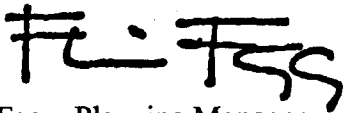
18. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
19. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association. It is noted that the 33-foot street section shown on Sheet 1 of this map is not applicable.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
23. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004, Waiver WVR-6704 and all other applicable site-related actions.

Ms. Marnie Hilton
TMP-6845 - Page Five
August 12, 2005

24. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on August 11, 2005 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,



Flinn Fagg, Planning Manager
Planning and Development Department
Current Planning Division

FF:clc

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

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**

11/10/05

FMP-10246 - CLIFF'S EDGE PODS 115, 116 & 117 UNIT 4A MODEL - Request for a Final Map Technical Review FOR A 4-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 0.82 acres adjacent to the south side of Severence Lane, west of Egan Crest Drive (APN 126-13-410-003), PD (Planned Development) Zone, Ward 6 (Ross).

CASE PLANNER: **MATT PINJUV 229-6793**

ADMINISTRATIVE

Comments Due: **NOVEMBER 20, 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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

FMP-10246

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**

Hansen Sheet



Separator Sheet

Report Date 11/09/2005 04:44 PM

Submitted By

Page 1

A/P # 10246 FINAL MAP

Application Information

Stages

| | Date / Time | By | | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 11/08/2005 16:12 | 983486 | Temp COO | | |
| Approved | | | COO Issued | | |
| Final | | | Expires | | |

Associated Information

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

Description of Work

FMP-10246 - CLIFF'S EDGE PODS 115, 116 & 117 UNIT 4A MODEL - Request for a Final Map Technical Review FOR A 4-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 0.82 acres adjacent to the south side of Severence Lane, west of Egan Crest Drive (APN 126-13-410-003), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P #

| | | | | | |
|--------------------|------------|--------------------|--------------------------------|-------------|------|
| Project # | 10246 | Project/Phase Name | CLIFF'S EDGE PODS 115, 116 & 1 | Phase # | |
| Size/Area | 0.82 ACRES | Size Description | | % Completed | 0.00 |
| Proposed Start | | Proposed Stop | | | |
| % Complete Formula | | | | | |

Property/Site Information

Parcel 12613410003

Location

Owner/Tenant

| | | | | | |
|-----------------|-------------------------|---------------|-------------------------|----------------|----------------------------------|
| Contact ID | 1048378 | Name | US HOME CORPORATION INC | Organization | |
| Mailing Address | 920 N GREEN VALLEY #811 | City | HENDERSON | State/Province | NV |
| ZIP/PC | 89014 | Day Phone | (702)458-7700 x | Country | <input type="checkbox"/> Foreign |
| Fax | | Evening Phone | (702)458-7708 x | Mobile # | |

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

12613410003

Report Date 11/09/2005 04:44 PM

Submitted By

Page 2

FINAL MAP

Technical Review Process

Mylar Process

4 # of Residential/Commercial Lots
 3 # of Common Element Lots
 11/08/2005 Blueline Submitted
 11/09/2005 Blueline Accepted for Processing
 Action Letter Sent

0 # of Residential/Commercial Lots
 0 # of Common Element Lots
 Mylar Submitted
 Mylar Accepted for Processing
 Mylar Comments Sent
 Mylar Released for Recordation

Type of Map NEW

N 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

NAME S EDGE PARENT

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 Entered By Start Stop

PAYMNT 0.00 CK NAME,# WHO PICKED UP PERMIT US HOME CK 325678 / STAR 938-5400 983657 11/08/2005 16:16

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: U.S. Home Corporation

Project Address (Location): Severance & Egan Crest

Project Name: Cliff's Edge ^{PODS} 115, 116, & 117 Unit 4A ^{MODEL} Proposed Use _____

Assessor's Parcel #(s) 126-13-410-003 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing PD proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 82 acres Lots/Units 4 Density 1.21

Additional Information _____

PROPERTY OWNER U.S. Home Corporation Contact Jaki Stoltz

Address 2920 North Green Valley Parkway #811 Phone: 458-7700 Fax: 458-7708

City Henderson State Nevada Zip 89014

APPLICANT Same As Above Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

REPRESENTATIVE Carter & Burgess, Inc. Contact Colleen Bauman

Address 6655 Bermuda Road Phone: 938-5520 Fax: 938-5537

City Las Vegas State NV 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

[Signature]

Notary Public in and for said County and State

Case # FMP 10246

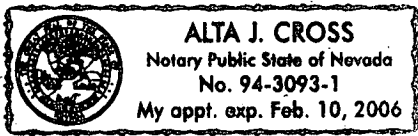
Meeting Date: [Signature]

Total Fee: \$ 1750⁰⁰

Date Received: 11/8/05

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.



SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Fmp 10240 APN: 123-13-410-003

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: _____

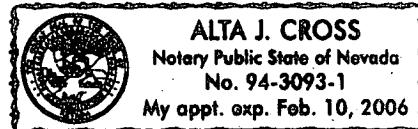
Signature of Property Owner: *Robert Johnson*

Print Name: ROBERT JOHNSON

Subscribed and sworn before me

This 20th day of October, 2005

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





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;

////

////

SUBJECT TO current taxes and assessments and all covenants, conditions, restrictions, easements, encumbrances, liens and other matters of record.

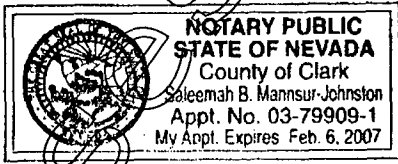
Dated as of the 21st day of April, 2004.

CLIFFS EDGE/LLC,
a Nevada limited liability company
By: Holdings Manager, LLC, its Manager

By: *John A. Ritter*
John A. Ritter, Manager

STATE OF NEVADA)
)
COUNTY OF CLARK)

This instrument was acknowledged before me on April 21st, 2004, by John A. Ritter, as Manager of Holdings Manager, LLC, Manager of Cliffs Edge, LLC, a Nevada limited liability company.



Saleemah B. Mannsur-Johnston
(Signature of notarial officer)

ASSETS COPY

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 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); 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); The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); and The East Half (E 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., 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 59 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

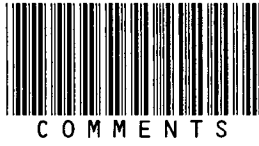
COMMUNITY COMMON AREA EASEMENT

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**.

Comments



Separator Sheet

February 23, 2006

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

Gentlemen:

SUBJECT: WATER AVAILABILITY - FMP-10246, CLIFFS EDGE UNIT
4A MODELS

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.

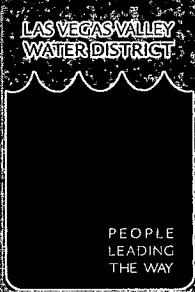
If you have any questions, please contact Gary Lange at 258-3164.

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~~ - CLKV
Carter & Burgess, Inc.



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

Board of Directors
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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 4A MODEL
FMP-10246**

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 describe your commencing point more closely in the legal description as marked. It is not clear to which south half you are referring.

Please ensure that all text meets the minimum size requirement of 0.1 inches.


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

Please check the square footage of Common Lot C-A.

Please add L-12 to the table as marked.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.



| | |
|---|---|
|  | <p style="text-align: center;">City of Las Vegas COMBINED FIRE COMMUNICATIONS CENTER SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS FIRE SERVICES / STREET NAME VALIDATION SUBDIVISION LISTING</p> <p style="text-align: right;">12/14/2005 7:28:44 AM</p> |
|---|---|

FIRM: Carter Burgess

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Cliffs Edge POD 115, 116 & 117

PLANNING No.: FMP-10246

DESCRIPTION: Unit 4A

REF NO: 11815

Street Name

Street Type

Disposition

Southampton

Street name sound alike

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. Riecki, Survey (FM, PM, & A's only)
Date: December 12, 2005
Re: **FMP-10246** Cliffs Edge Pods 115, 116 and 117 Unit 4A Model S side of Severance Lane, W of Egan Crest Drive
Request for a 4 lot residential subdivision

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 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. In the Owner's Certificate, in the fourth paragraph, change "Public and Private Streets" to "Public Streets".
4. On the cover sheet, add the Final Map number, FMP-10246 above the recorder's block.
5. On Sheet 3, show an ingress/egress easement at the entry to this subdivision crossing the Providence common lot abutting Severance Lane.
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 Lot 265, perimeter and street width and dimensions 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 U4A Model

F_{MP} - 10246 SURVEYOR/ENGINEER: _____

| 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 | 3/13/06 | cmc/mw | Hold | 3/15/06 | | |
| FLOOD CONTROL | 3/13/06 | RC | CONDITIONAL APPROVAL | 3/13/06 | | |
| SANITATION | 3/14/00 | TS | COND. APPL | 3/14/00 | | |
| DEVELOPMENT COORDINATION | 3/16/06 | Daw G | O.K. | 3/16/06 | | |
| TRAFFIC (RICK S.) | 3/8 | R S | APP'D | 3/8 | | |
| PLANNING & DEVELOPMENT | 3/16 | Daw | Approved | 3/22 | | |
| SURVEY 1 ST | | | | | | |
| 2 ND | | | | | | |

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

LAND DEV. _____
 TRAFFIC ENG. _____
 RIGHT-OF-WAY see comments on BACK - Carolyn Caviness 229-634

ROSA x6171 SHEET 3: - ROSA CONTIG - 229-6171
 FLOOD CONTROL PROVIDE A PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOA ACROSS THE INGRESS/EGRESS EASEMENT. REVISE THE PRIVATE STREET NOTE IN LEGEND, SEE MYLAR
 SANITATION ADD (P) TO PRIVATE DRIVE (24') - TIM PARKS 229-2178

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

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

SURVEY: _____

CORRECT TITLE - ALL LOCATIONS

FINAL MAP OF & CLIFF'S EDGE PODS 115, 116 AND 117 UNIT 4A MODEL A COMMON INTEREST COMMUNITY

A SUBDIVISION OF A PORTION OF LOT 115B 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 SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) 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 PODS 115, 116 AND 117 UNIT 4A 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 } SS

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 _____

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

LEGAL DESCRIPTION

A SUBDIVISION OF A PORTION OF LOT 115B 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 SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) 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 NORTHEAST CORNER OF SAID SOUTH HALF (S 1/2); THENCE ALONG THE NORTH LINE THEREOF, SOUTH 88°34'47" WEST, A DISTANCE OF 1,281.98 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 01°25'13" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; SAME BEING THE COMMON BOUNDARY LINE OF COMMON ELEMENT LOT "R" OF CLIFFS EDGE PARENT PER BOOK 118, PAGE 88 OF PLATS, SAID COUNTY RECORDER'S OFFICE AND SAID LOT 115B;

THENCE DEPARTING SAID COMMON BOUNDARY LINE, SOUTH 00°45'09" EAST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 43°54'34" WEST, A DISTANCE OF 25.61 FEET; THENCE SOUTH 88°34'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°45'09" EAST, A DISTANCE OF 70.37 FEET; THENCE NORTH 88°40'07" EAST, A DISTANCE OF 54.72 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 7.85 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 01°19'53" EAST, A DISTANCE OF 14.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 7.85 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 89°26'09" EAST, A DISTANCE OF 9.75 FEET; THENCE SOUTH 00°33'51" EAST, A DISTANCE OF 147.59 FEET; THENCE SOUTH 89°14'51" WEST, A DISTANCE OF 133.72 FEET; THENCE NORTH 00°45'09" WEST, A DISTANCE OF 111.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 31.63 FEET, THROUGH A CENTRAL ANGLE OF 90°36'40"; THENCE SOUTH 88°38'11" WEST, A DISTANCE OF 9.87 FEET; THENCE NORTH 01°21'49" WEST, A DISTANCE OF 39.00 FEET; THENCE NORTH 00°45'09" WEST, A DISTANCE OF 70.39 FEET; THENCE SOUTH 88°31'50" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 46°06'39" WEST, A DISTANCE OF 25.30 FEET; THENCE NORTH 00°45'09" WEST, A DISTANCE OF 12.00 FEET TO THE COMMON BOUNDARY LINE OF SAID COMMON ELEMENT LOT "R" AND LOT 115B; THENCE ALONG SAID COMMON BOUNDARY LINE THE FOLLOWING TWO COURSES: NORTH 88°31'50" EAST, A DISTANCE OF 77.59 FEET; THENCE NORTH 88°34'46" EAST, A DISTANCE OF 82.42 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 35,587 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 _____

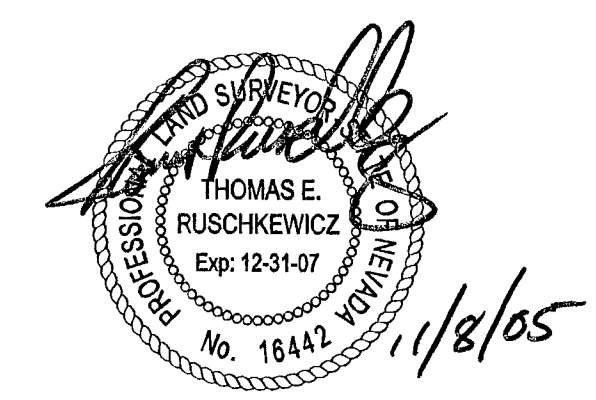
CHARLES KAJKOWSKI, JR. PE 4784
CITY ENGINEER, CITY OF LAS VEGAS _____ DATE _____

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 SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS SURVEY WAS COMPLETED ON AUGUST 01, 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. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "CLIFF'S EDGE PODS 115, 116 AND 117 UNIT 4A 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. RIEKKE, 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)

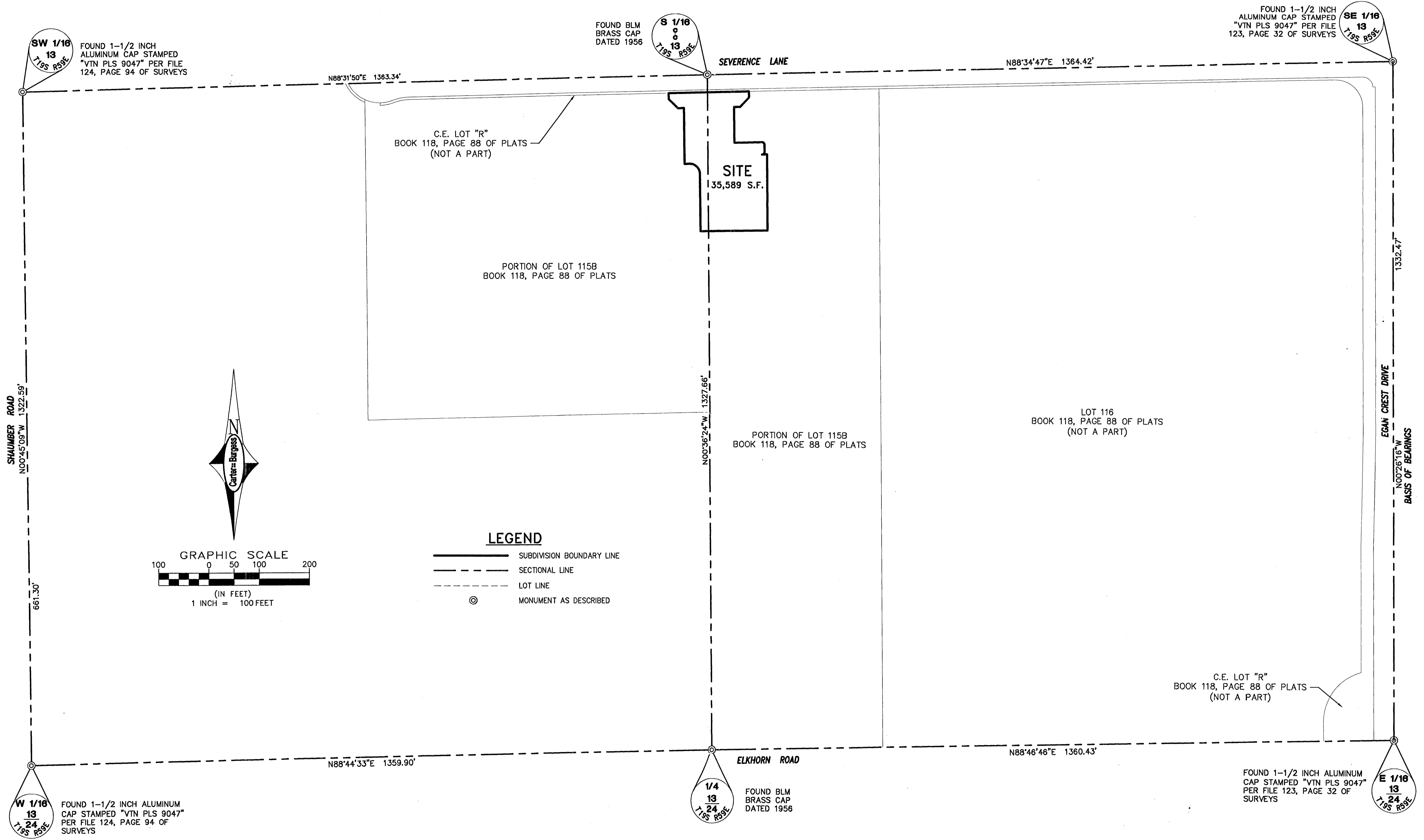
| | | | |
|--|-----------------|--|----|
| Carter :: Burgess 6655 Bermuda Road Las Vegas, Nevada 89119 (702) 938-5400 (702) 938-5454 Consultants in Planning, Engineering, Construction Management, and Related Services | | FILED AT THE REQUEST OF: CARTER & BURGESS, INC. DATED _____ AT _____ BOOK _____ PAGE _____ OF PLATS _____ BOOK NO. _____ INSTRUMENT NO. _____ OFFICIAL RECORDS CLARK COUNTY, NEVADA RECORDS FRANCES DEANE, RECORDER FEE \$ _____ DEPUTY _____ | |
| FINAL MAP OF CLIFF'S EDGE PODS 115, 116 AND 117 UNIT 4A MODEL A COMMON INTEREST COMMUNITY | | | |
| A SUBDIVISION OF A PORTION OF LOT 115B 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 SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) 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 |
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| DATE: 08-01-2005 | CKD. BY: TR | | |



BOOK _____ PAGE
11/8/2005
STAFF

FINAL MAP OF CLIFF'S EDGE POD 115, 116 AND 117 UNIT 4A MODEL

A COMMON INTEREST COMMUNITY
A SUBDIVISION OF A PORTION OF LOT "115B" 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 SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 13, TOWNSHIP 19 SOUTH,
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



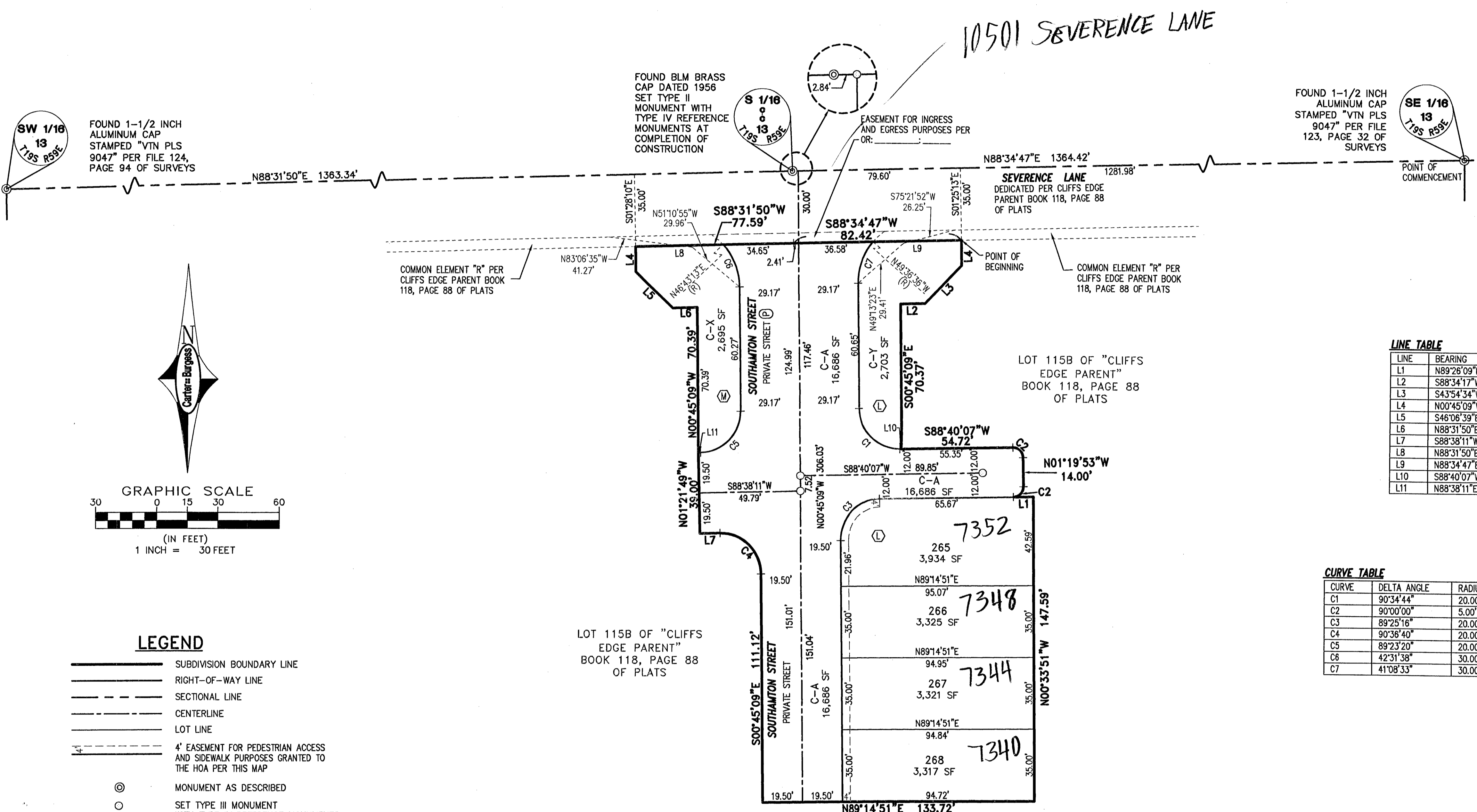
Carter::Burgess 6655 Bermuda Road
Las Vegas, Nevada 89119
(702) 938-5400
(702) 938-5454

Consultants in Planning, Engineering,
Construction Management, and Related Services

| | | | |
|------------------------|-----------------|-------|----|
| SCALE: 1"=100' | JOB NO.: 240853 | SHEET | OF |
| DRAWING FILE: FM-U2-SA | DRN. BY: EO | 2 | 3 |
| DATE: 07-13-2005 | CKD. BY: TR | | |

FINAL MAP OF CLIFF'S EDGE POD 115, 116 AND 117 UNIT 4A MODEL

A COMMON INTEREST COMMUNITY
A SUBDIVISION OF A PORTION OF LOT 115B 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 SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2)
OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA.

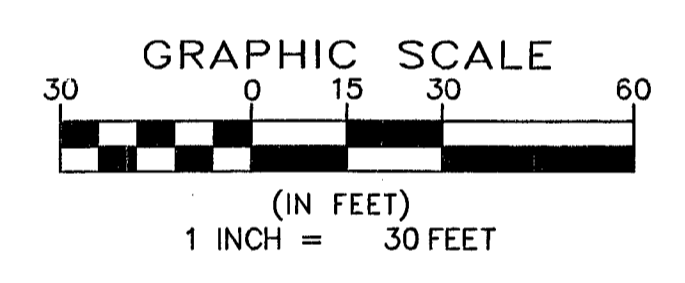


LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N89°26'09"E | 9.75' |
| L2 | S88°34'17"W | 12.00' |
| L3 | S43°54'34"W | 25.61' |
| L4 | N00°45'09"W | 12.17' |
| L5 | S46°06'39"E | 25.30' |
| L6 | N88°31'50"E | 12.00' |
| L7 | S88°38'11"W | 9.87' |
| L8 | N88°31'50"E | 42.94' |
| L9 | N88°34'47"E | 43.43' |
| L10 | S88°40'07"W | 0.63' |
| L11 | N88°38'11"E | 1.04' |

CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | TANGENT |
|-------|-------------|--------|------------|---------|
| C1 | 90°34'44" | 20.00' | 31.62' | 20.20' |
| C2 | 90°00'00" | 5.00' | 7.85' | 5.00' |
| C3 | 89°25'16" | 20.00' | 31.21' | 19.80' |
| C4 | 90°36'40" | 20.00' | 31.63' | 20.21' |
| C5 | 89°23'20" | 20.00' | 31.20' | 19.79' |
| C6 | 42°31'38" | 30.00' | 22.27' | 11.67' |
| C7 | 41°08'33" | 30.00' | 21.54' | 11.26' |



- 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
- 1 LOT NUMBER / RESIDENTIAL = 4
- C-A COMMON ELEMENTS = 3
- SF SQUARE FEET
- OR OFFICIAL RECORD
- UE UTILITY EASEMENT
- HOA HOMEOWNERS' ASSOCIATION
- (A) BLOCK DESIGNATION
- (P) PRIVATE STREET TO BE MAINTAINED BY THE HOA; UTILITY EASEMENT GRANTED PER THIS MAP; PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP
- (R) RADIAL BEARING
- (SVRZ) SIGHT VISIBILITY RESTRICTION ZONE (SVRZ) - SEE NOTE #2

NOTES

- 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 SAW CUTTING THE BACK OF CURB ON THE PROLONGATION OF THE PROPERTY LINES.
- SIGHT VISIBILITY RESTRICTION ZONE - TO BE PRIVATELY MAINTAINED. NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREETLIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONES UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN TWENTY-FOUR INCHES (24") IN HEIGHT, MEASURED FROM THE TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF TWENTY-SEVEN INCHES (27") MEASURED FROM TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE PER CLARK COUNTY AREA STANDARD DRAWING 201.2.

NEED APPROVAL OF
STREET NAME 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

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| SCALE: 1" = 30' | JOB NO.: 240853 | SHEET | OF |
| DRAWING FILE: 853_U4A-FM | DRN. BY: DMP | 3 | 3 |
| DATE: 07-20-2005 | CKD. BY: TR | | |