

Action Letter



Separator Sheet



June 12, 2007

Ms. Temple Mullen
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: FMP-21871 - CLIFFS EDGE POD 201 AND 203 - AMENDED UNIT 4

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

Dear Ms. Mullen:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on June 12, 2007. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – Cliffs Edge Pod 201 and 203 (TMP- 20526).
2. The Final Map shall be revised in accordance with the corrections noted below. Such corrections shall include the following:
 - a. On the cover sheet, insert the file number “FMP-21871” above the signature block in the lower right-hand corner.
 - b. On the cover sheet, the name: “M. Margo Wheeler, AICP” should be inserted between “Director of Planning and Development” and the signature line.
 - c. On the cover sheet, under the signature line for the Certificate of Director of Planning and Development Approval, remove the title “SECRETARY OF PLANNING COMMISSION.”
 - d. Provide verification of street name approval from the Las Vegas Fire and Rescue Communications Division. If you have questions, please contact Sharon Ozuna at 229-0236.

Public Works

3. We note that a Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works and that a Traffic Impact Analysis is on file with the Traffic Engineering Division for the Cliff's Edge Pod 201 & 203 subdivision.
4. 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 the recordation of this Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

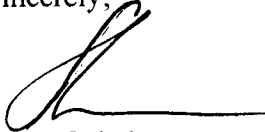
VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Ms. Temple Mullen
FMP-21871 - Page Two
June 12, 2007

5. In the Legend on Sheets 2 and 3, 10 Common Lots are indicated but 11 are shown on the Final Map. Revise as necessary.
6. We note that the square footage of lots 107 and 245 are the same as the recorded Final Map, yet the boundaries of these lots have changed.
7. All drainage easements shall be located within a common lot. Label all drainage easements as "Public Drainage Easement to be Privately Maintained by the Homeowners' Association".
8. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. Revise drawings as necessary to match changes to this amended Final Map.
9. Site development to comply with all previous conditions of approval for the Cliff's Edge Pod 201 & 203 Amended Unit 4 Tentative Map (TMP-5290).
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.

If you have any questions concerning this matter, please contact me.

Sincerely,



Steve Gebeke
Senior Planner
Planning and Development Department

SG:clb

cc: Ms. Jessica Flores
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89103

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

FMP-21871

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	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
*STREETS & SANITATION		2009 RONEMUS
*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



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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

05/14/07

FMP-21871 - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER:
K B HOME NEVADA, INC. - Request for a Final Map technical review FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.33 acres at the southwest corner of Grand Teton Drive and Schaumber Road (APN 126-13-110-015), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Ross).

CASE PLANNER: **STEVE GEBEKE 229-5410**



ADMINISTRATIVE

Comments Due: **MAY 24, 2007**

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 STEVE GEBEKE (sgebeke@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

Hansen Sheet



Separator Sheet

Report Date 05/14/2007 10:15 AM

Submitted By

Page 1

A/P # 21871 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/10/2007 10:40	984062	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

FMP-21871 - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER: K B HOME NEVADA, INC. - Request for a Final Map technical review FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.33 acres at the southwest corner of Grand Teton Drive and Schaumber Road (APN 126-13-110-015), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliffs Edge Special Land Use Designations], Ward 6 (Ross).

Parent A/P # 20526
Project # 21871 Project/Phase Name CLIFFS EDGE POD 201 & 203 AMEN Phase #
Size/Area 11.33 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12613110015

Location

Owner/Tenant

Contact ID AC1071477 Name K B HOME NEVADA INC
Mailing Address 5655 W BADURA AVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89118-4705 Country ☐ Foreign
Day Phone (702)266-8388 x Evening Phone
Fax (702)266-8623 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

12613110015

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

Report Date 05/14/2007 10:15 AM

Submitted By

Page 2

FINAL MAP

Technical Review Process

Mylar Process

33 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

10 # of Common Element Lots

0 # of Common Element Lots

05/10/2007 Blueline Submitted

Mylar Submitted

05/14/2007 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map AMENDED

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 Name

CLIFFS EDGE POD 201 AND 203 - AMENDED UNIT 4

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

983922

GEBEKE

STEVEN

A

Planning 229-5410

Log

Action

Description

Entered By

Start

Stop

Hours

Comments

PAYMNT CK NAME,# WHO PICKED UP PERMIT
JESSICA FLORES/KB HOME CK 4834403 253-2410

980110

05/10/2007 10:43

0.00

Application



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Amended Final Map
Project Address (Location) Grand Teton Dr. & Puli Rd.
Project Name Cliff's Edge Pod 201 & 203 Amended Unit 4 Proposed Use _____
Assessor's Parcel #(s) 126-13-110-015 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing PD proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 11.33 Lots/Units 32 | 10 CE Density _____
Additional Information TMP-20526

PROPERTY OWNER KB Home Nevada Inc. Contact Temple Mullen
Address 5655 Badura Ave. Phone: 266-8425 Fax: 266-8623
City Las Vegas State NV Zip 89118

APPLICANT KB Home Contact Temple Mullen
Address 5655 Badura Ave. Phone: 266-8425 Fax: 266-8623
City Las Vegas State NV Zip 89118

REPRESENTATIVE VTN Nevada Contact Jessica Flores
Address 2727 S. Rainbow Blvd. Phone: 873-7550 Fax: 362-2597
City Las Vegas State NV Zip 89103

Property Owner Signature* [Signature]

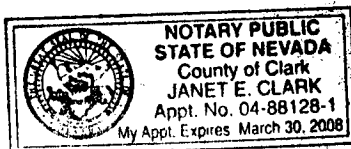
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LISA Kremer, V.P. Forward Planning

Subscribed and sworn before me

This 26th day of April, 2007.

[Signature]
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>FMP-21871</u>
Meeting Date:	_____
Total Fee:	<u>\$ 750</u>
Date Received:*	<u>5/10/07</u>
Received By:	<u>[Signature]</u>

*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.

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MAY 10 2007

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-13-110-015

Name of Property Owner: KB Home Nevada Inc.

Name of Applicant: KB Home

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

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the names(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: _____

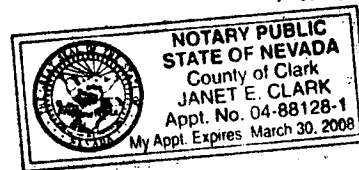
Signature of Property Owner *Lisa Kremer*

Print Name: LISA Kremer, V.P. Forward Planning

Subscribed and sworn before me

This 26th day of April, 20 07

Janet E. Clark
Notary Public in and for said County and State



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Revised 12/3/04

MAY 10 2007

f:\depot\Application Packet\Statement of Financial Interest.pdf

Deed



Separator Sheet

GENERAL INFORMATION	
PARCEL NO.	126-13-110-015
OWNER AND MAILING ADDRESS	K B HOME NEVADA INC 5655 W BADURA AVE LAS VEGAS NV 89118-4705
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	CLIFFS EDGE PARENT PLAT BOOK 118 PAGE 88 PT LOT 201A BLOCK 1 & PT LOT 203
RECORDED DOCUMENT NO.	* 20050114:00702
RECORDED DATE	01/14/2005
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2006
FISCAL YEAR	06-07
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2006-07	2007-08
LAND	0	2144450
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	0	2144450
TAXABLE VALUE LAND+IMP	0	6127000
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	11.14 Acres	
ORIGINAL CONST. YEAR	0	
LAST SALE PRICE MONTH/YEAR	0	
LAND USE	VACANT	
DWELLING UNITS	0	

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126-13-101-001/002/003/004/009/010/011
APN: 126-13-201-001 (New Parcel No. 126-13-201-019)

Escrow No. 03206210-112-LMH

R.P.M.T. \$ 66,045.00
MAIL TAX STATEMENTS TO:

WHEN RECORDED, RETURN TO:

Chicago Title Agency of Nevada
3455 Cliff Shadows Parkway
Suite 110
Las Vegas, Nevada 89129
Attention: Lorraine Hill

20050114-0000702

Fee: \$20.00 RPTT: \$66,045.00
N/C Fee: \$0.00

01/14/2005 09:22:01

120050009534

Requestor:
CHICAGO TITLE

Frances Deane
Clark County Recorder

BGN

Pgs: 7

(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 KB HOME NEVADA INC., a Nevada 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 and B-2 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 Providence Master Association;

Grantee:
KB Home NV Inc.
750 Pilot Rd. # F
LV, NV 89119

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MAY 10 2007

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

Dated as of the 5th day of January, 2005.

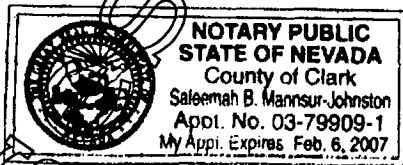
CLIFFS EDGE, LLC,
a Nevada limited liability company

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

By: [Signature]
John A. Ritter, Manager

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on January 5, 2005, by John A. Ritter as Manager of Holdings Manager, LLC, Manager of Cliffs Edge, LLC, a Nevada limited liability company.



[Signature]
(Signature of notarial officer)

Attachment "A"
To GBS Deed

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

PARCEL A:

PARCELS 1, 2 and 4:

Lots 201A and 201B in Block One (1) of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 3:

The West Half (W ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

PARCEL B:

PARCELS 5, 6, 7 and 8

Lot 203 in Block One (1) of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

PARCEL C:

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 Cliffs Edge (a Nevada Master Planned Community)", recorded October 15, 2003, in Book 20031015 as Document No. 02964, as Amended and Restated by that instrument recorded June 22, 2004 in Book 20040622 as Document No. 03301, of Official Records.

ATTACHMENT "B-1"

TO GBS DEED

COMMUNITY COMMON AREA EASEMENT

LS POD 201

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 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 SECTION CORNER COMMON TO SECTION 11, 12, 13, AND SECTION 14, SAID TOWNSHIP AND RANGE, ALSO BEING THE CENTERLINE INTERSECTION OF GRAND TETON DRIVE AND PULI ROAD; THENCE SOUTH 00°54'05" EAST, ALONG THE WEST LINE OF SAID SECTION 13, AND ALONG THE CENTERLINE OF PULI ROAD, 107.17 FEET; THENCE NORTH 89°05'55" EAST, DEPARTING SAID WEST LINE AND SAID CENTERLINE, 55.00 FEET, RADially, TO THE EASTERLY RIGHT-OF-WAY OF SAID PULI ROAD, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 54.00 FEET, ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY, 92.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°12'04" TO THE SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY THROUGH THE FOLLOWING VARIOUS CURVES AND COURSES: THENCE SOUTH 82°42'01" EAST, 50.59 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY, 4.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44"; THENCE NORTH 87°50'15" EAST, 74.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 30.00 FEET;

THENCE EASTERLY, 7.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE NORTH 73°48'04" EAST, 35.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY, 4.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE NORTH 87°50'15" EAST, 86.98 FEET; THENCE NORTH 86°33'52" EAST, 225.11 FEET; THENCE NORTH 87°50'15" EAST, 642.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHEASTERLY, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, 86.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°23'50" TO THE WESTERLY RIGHT-OF-WAY OF SHAUMBER ROAD; THENCE NORTH 89°14'05" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 5.00 FEET; THENCE SOUTH 00°45'55" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, 555.14 FEET; THENCE SOUTH 87°56'49" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY, 15.00 FEET; THENCE NORTH 00°45'55" WEST, 542.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 10°46'18" WEST; THENCE NORTHWESTERLY, 80.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE

OF 61°35'59"; THENCE SOUTH 87°50'15" WEST, 631.05 FEET; THENCE SOUTH 86°33'52" WEST, 225.06 FEET; THENCE SOUTH 87°50'15" WEST, 87.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5.00 FEET; THENCE WESTERLY, 1.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE SOUTH 73°48'04" WEST, 35.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY, 11.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE SOUTH 87°50'15" WEST, 74.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY, 7.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44"; THENCE NORTH 82°42'01" WEST, 43.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 75.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 74°51'01" EAST; THENCE SOUTHWESTERLY, 86.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°17'12"; THENCE SOUTH 00°54'05" EAST, 105.02 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHERLY, 34.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 72°42'23" WEST; THENCE SOUTHERLY, 28.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE SOUTH 00°54'05" EAST, 87.66 FEET; THENCE SOUTH 00°22'18" WEST, 225.06 FEET; THENCE SOUTH 00°54'05" EAST, 53.80 FEET;

THENCE SOUTH 87°56'49" WEST, 5.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PULI ROAD; THENCE NORTH 00°54'05" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, 53.96 FEET; THENCE NORTH 00°22'18" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 225.06 FEET; THENCE NORTH 00°54'05" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 87.61 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 95.00 FEET; THENCE NORTHERLY, 30.17 FEET ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 105.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 72°42'23" EAST; THENCE NORTHERLY, 33.34 FEET ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE NORTH 00°54'05" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 121.09 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "B-2"
TO GBS DEED
COMMUNITY COMMON AREA EASEMENT

LS POD 2035

BEING THE EAST 5.00 FEET OF THE WEST 45.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING THE WEST 15.00 FEET OF THE EAST 81.88 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

State of Nevada Declaration of Value

1. Assessor's Parcel Number(s)

- a) 126-13-101-001/002/003/004
- b) 126-13-101-009/010/011
- c) 126-13-201-019
- d)

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: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): ()
Transfer Tax Value: \$12,949,550.00
Real Property Transfer Tax Due: \$66,045.00

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: Seller
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: KB HOME Nevada, Inc.
Address: 750 Pilot Road, #F
City: Las Vegas
State: NV Zip: 89119

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

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

Escrow #: 03206210-112

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

702

Comments



Separator Sheet



CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 5/7/2007

**PLEASE RETURN THIS TRANSMITTAL WITH ANY
RESUBMITTAL FOR THIS PROJECT**

To: ENGINEER FIRM: VTN NEVADA CONSULTING ENG 2727 S RAINBOW BLVD LAS VEGAS, NV 89102- PHONE NUMBER: (702)873-7550 x FAX NUMBER: (702)362-2597	From: JEFF GALAMBAS City of Las Vegas Land Development
--	--

PROJECT INFORMATION:

PROJECT NUMBER: 21295

PROJECT NAME: CE POD 201 & 203 U4 (NEW)

APPLICATION TYPE: L-CIVIL **WORK TYPE:** L-SUB

MAP ID: 126-13-1
F-13-1

DEVELOPER CO.: K B HOME NEVADA INC
5655 W BADURA AVE
LAS VEGAS, NV 89118-4705

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1 CIVILBLUE REC:4/19/07 RET: 5/4/07 Result: Approvable with Condition(s)

DESCRIPTION OF ITEMS ATTACHED

- ☒ LAND DEVELOPMENT COMMENTS
- ☒ CURRENT PLANNING COMMENTS (RETAIN FOR YOUR USE)
- ☒ FIRE DEPARTMENT COMMENTS (RETAIN FOR YOUR USE)
- ☐ BOND ESTIMATE
- ☒ DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM
- ☐ DUPLICATE MYLAR (S) ☐ OFF-SITE CONST. PERMIT - PLEASE FOWARD TO CONTRACTOR
- ☐

REMARK (S):

Please address all redlines and resubmit revised plans (2 Sets of MYLAR) with Land Development Redlines Set.

Additional information may be required (if checked).

- ☐ Provide Legal description(s), sketch and ownership document for all public ROW or easement grant/dedication.
- ☒ Bond Must be posted.
- ☒ Fee(s) - see bond estimate and plans for breakdown.

☒ Permit request form must be filled out and signed by contractor and return to CLV Land Development.

☒ FINAL MAP COMMENTS INCLUDED

☐

RECEIVED
MAY 10 2007

June 26, 2007

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

Gentlemen:

SUBJECT: WATER AVAILABILITY - FMP-21871, CLIFF'S EDGE PODS
201 & 203 AMENDED UNIT 4

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map consisting of a 32 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.

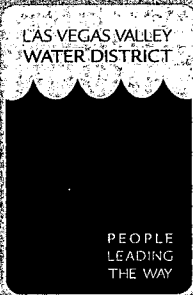
If you have any questions, please contact Gary Lange at 258-3164.

Sincerely,
Original Signed By:
GEORGE A. JACOBY

George A. Jacoby, Manager
Engineering Services Division

GAJ/kjh

cc: Clark County Health District
City of Las Vegas Planning and Development ✓
VTN Nevada



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

Board of Directors

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Lawrence Weekly

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER



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

6/21/2007 7:38:36 AM

FIRM: VTN Engineers**ENTITY: City Of Las Vegas Planning****SUBDIVISION: Cliffs Edge POD 201 and 203****PLANNING No.: FMP-21871****DESCRIPTION: Unit 4****REF NO: 11466**

Street Name	Street Type	Disposition
Charles Ireland		Approved
Fred Hesse		Approved
Horace Jones		Approved
Jan Laverly Jones		Extension of existing street
Oscar Goodman		Extension of existing street
Oran Gragson		Extension of existing street
Ron Lurie		Extension of existing street
William Briare		Extension of existing street
Inchrye Lodge		Approved
Morvern Hills		Approved
• Tarberts Cottage		Approved
• Bayview House		Extension of existing street
Beach House		Extension of existing street
• Broxden Junction		Extension of existing street
• Old Ironsides		Extension of existing street
• Iona Island		Extension of existing street
• Lindores Loch		Approved
Tay River		Previously recorded
Brodie Castle		Previously recorded
Granite City		Previously recorded
Shingle Beach		Previously recorded
Beach House		Previously recorded



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

6/14/2007 10:05:39 AM

FIRM: VTN Engineers**ENTITY: City Of Las Vegas Planning****SUBDIVISION: Cliffs Edge POD 201 and 203****PLANNING No.: FMP-21871****DESCRIPTION: Unit 4****REF NO: 11466**

Street Name	Street Type	Disposition
Charles Ireland		Approved
Fred Hesse		Approved
Horace Jones		Approved
Jan Lavery Jones		Extension of existing street
Oscar Goodman		Extension of existing street
Oran Gragson		Extension of existing street
Ron Lurie		Extension of existing street
William Briarc		Extension of existing street
Inchrye Lodge		Approved
Morvern Hills		Approved
Tarberts Cottage		Approved
Bayview House		Extension of existing street
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Iona Island		Extension of existing street
Lindores Loch		Approved
Tay River		Previously recorded
Brodie Castle		Previously recorded
Granite City		Previously recorded
Shingle Beach		Previously recorded
Beach House		Previously recorded

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. Riekkki, Survey (FM, PM, & A's only)
Date: June 11, 2007
Re: **FMP-21871** Cliff's Edge Pod 201 & 203 Amended Unit 4 SWC Grand Teton Dr. & Schaumber Rd.
Request for a Final Map Technical Review

COMMENTS:

We note that a Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works and that a Traffic Impact Analysis is on file with the Traffic Engineering Division for the Cliff's Edge Pod 201 & 203 subdivision.

CONDITIONS OF APPROVAL:

1. 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 the recordation of this Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
2. In the Legend on Sheets 2 and 3, 10 Common Lots are indicated but 11 are shown on the Final Map. Revise as necessary.
3. We note that the square footage of lots 107 and 245 are the same as the recorded Final Map, yet the boundaries of these lots have changed.
4. All drainage easements shall be located within a common lot. Label all drainage easements as "Public Drainage Easement to be Privately Maintained by the Homeowners' Association".
5. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. Revise drawings as necessary to match changes to this amended Final Map.
6. Site development to comply with all previous conditions of approval for the Cliff's Edge Pod 201 & 203 Amended Unit 4 Tentative Map (TMP-5290).
7. 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.

June 8, 2007

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

Gentlemen:

SUBJECT: WATER AVAILABILITY - FMP-21871, CLIFF'S EDGE PODS
201 & 203 UNIT 4

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map consisting of a 32 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/kjh

cc: Clark County Health District
City of Las Vegas Planning and Development
VTN Nevada

LAS VEGAS VALLEY
WATER DISTRICT

PEOPLE
LEADING
THE WAY

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

Board of Directors

Chip Maxfield
PRESIDENT

Rory Reid
VICE PRESIDENT

Susan Brager

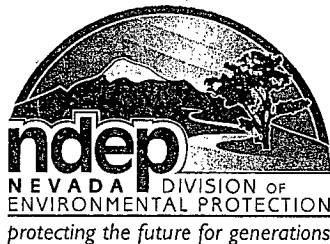
Tom Collins

Chris Giunchigliani

Lawrence Weekly

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER



STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Jim Gibbons, Governor

Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

June 6, 2007

WALTER B. ROSS

CLARK COUNTY HEALTH DISTRICT
P.O. BOX 3902/625 SHADOW LANE
LAS VEGAS NV 89127

**Re: Final Map
Cliffs Edge Pod 201 & 203-Amended Unit 4
32 lots in the City of Las Vegas**

Dear Mr. ROSS:

The Division of Environmental Protection has reviewed the above referenced subdivision and approves said subdivision with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Steve McGoff of NDEP at (775) 687-9429.

Sincerely,

Chad Schoop, P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:

LINDA HARTMAN-MAYNARD the City of Las Vegas, Planning and Development
Development Services Center, 731 S. 4th Street Las Vegas 89101
TRACY GETER Water Resources, Southern Nevada Branch, - Las Vegas -
Engineer: VTN NEVADA 2727 S. RAINBOW BLVD. LAS VEGAS, NV 89146
Developer Name: KB HOME NEVADA 5655 Badura Avenue Las Vegas, NV 89118

Control No. 15241

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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: Vernon C. Little, PLS
VTN Nevada

From: Alan R. Riecki, PLS
City Surveyor

CC: Steve Gebeke
Planning and Development

Date: June 5, 2007

Re: **CLIFF'S EDGE PODS 201 & 203 UNIT 4 (AMD)**
FMP-21871

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:

There does not appear to be an original Unit 4 recorded, therefore we believe that the word amended should be removed from the title.

Please check the legal description as marked; there appears to be a curve missing.

Due to changes in Municipal Code Title 18, final maps can be approved administratively and do not have to be heard in a public hearing of the Planning Commission. Please change the certificate of the Planning Director in accordance with those changes.

Please include a firm name and contact information on your cover sheet.

The curve data missing in the legal description is also missing on Sheet 2.

Please make a note on Lot A that it is a non-residential lot.

Please check the square footage of lot 107, Block 3.





6/4/2007

Linda Hartman-Maynard
City of Las Vegas
Department of Community
Planning & Development
400 Stewart Ave
Las Vegas, NV 89101-2987

Dear Linda:

There are no conflicts with the proposed street names for the following subdivision:

CLIFFS EDGE POD 201 & 203 (FMP-21871)
REF NO: 11466

LINDORES LOCH ST
TARBERTS COTTAGE ST

The above comments refer only to the subdivision listed. Please notify the U.S. Postal Service of any approved street names that are subsequently transferred to another subdivision. This will help to eliminate the duplication of street names.

Sincerely,

A handwritten signature in black ink that reads "Mark Martinez". The signature is fluid and cursive, with the first and last names being clearly legible.

Mark Martinez
Postmaster, Las Vegas

VTN/Jessica Flores - fax # (702-253-2597)
AMS file

May 17, 2007

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

Gentlemen:

SUBJECT: WATER AVAILABILITY – FMP-21871 CLIFFS EDGE PODS 201
AND 203 UNIT 4 (AMENDED); A.P.N. 126-13-110-015

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the District's system without a water commitment.

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 24.5 acre-feet/year.

If you have any questions, please contact Karen Jensen at 258-3276.

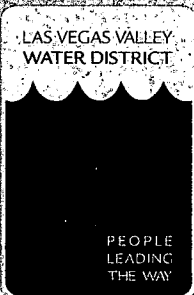
Sincerely,

Original signed by:
GEORGE A. JACOBY

George A. Jacoby, Manager
Engineering Services Division

GAJ/kj

cc: Clark County Health District
City of Las Vegas Planning Department ✓
VTN Nevada



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

Board of Directors
Chip Maxfield
PRESIDENT

Rory Reid
VICE PRESIDENT

Susan Brager

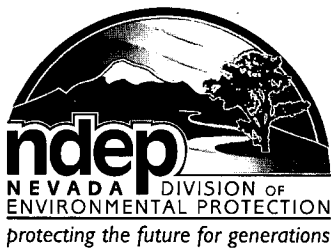
Tom Collins

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Lawrence Weekly

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GENERAL MANAGER



STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Jim Gibbons, Governor

Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

04-12-07P02:15 RCVD

April 9, 2007

LINDA HARTMAN-MAYNARD

PLANNING AND DEVELOPMENT

731 S. 4TH STREET

LAS VEGAS NV 89101

**Re: Tentative Map
Cliffs Edge Pod 201 & 203 Amended Unit 4
32 lots in the City of Las Vegas**

Dear Ms. HARTMAN-MAYNARD:

The Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Steve McGoff of NDEP at (775) 687-9429.

Sincerely,

Chad Schoop, P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:

TRACY GETER Water Resources, Southern Nevada Branch, - Las Vegas -

WALTER B. ROSS Clark County Health District, Clark County Health District, P.O. Box 3902/625

Shadow Lane Las Vegas 89127

Engineer: VTN NEVADA 2727 S. RAINBOW BLVD. LAS VEGAS, NV 89146

Developer Name: KB HOME NEVADA 5655 Badura Avenue Las Vegas, NV 89118



Control No. 15096

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

PROJECT NAME/LOCATION: CLIFF'S EDGE POD 201+203 AMENDED UNIT 4
FMP - 21871 SURVEYOR/ENGINEER: VTN VERNON LITTLE 873-7550

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	7/30/07	J. GALAND	APPROVED	7/2	USE ONLY	
TRAFFIC ENGINEER	8/2/07	JES	Approved	8/2		
RIGHT-OF-WAY	8/2/07	cmc	Hold	8/6/07		
FLOOD CONTROL	8/3/07	RC	Approved	8/3/07		
SANITATION	8/6/07	TR	APP'D	8/6/07		
DEVELOPMENT COORDINATION	8/8/07	Ymv	App'd	8/6/07		
TRAFFIC (RICK S.)	8/2/07	REA	App'd	8/2/07		
PLANNING & DEVELOPMENT	8/8/07	RS	App'd	8/8/07		
SURVEY 1ST						
2ND						

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

LAND DEV. MYLAR PROCESSING FEE COLLECTED UNDER H-21295

TRAFFIC ENG. No Comment

RIGHT-OF-WAY OWNER'S CERT: 4th PAR of CNU EASEMENT Statement

Remove the word "Private". Survey. Do not Release map until I email you. We need to verify

FLOOD CONTROL Area that will eventually be dedicated to CNU &

SANITATION Neil W. says has the AutoCAD file in on VAC

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

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

SURVEY _____

CLIFF'S EDGE POD 201 & 203 - AMENDED UNIT 4

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

KB HOME NEVADA INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "CLIFF'S EDGE POD 201 & 203 - AMENDED UNIT 4", AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL EASEMENTS, AND RIGHTS-OF-WAY, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC; NO PART OF THE PARCELS MARKED "NOT A PART" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND EMBARQ, JOINTLY AND SEVERALLY, AND TO SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (i) A PERMANENT EASEMENT WITHIN THE AREA SHOWN AS PRIVATE STREETS, AND COMMON ELEMENTS; (ii) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES, EXCLUSIVE OF EASEMENTS FOR DRAINAGE, SEWER, TRAILS, AND ALL OTHER PUBLIC USE EASEMENTS; (iii) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICE; (iv) AN EASEMENT ALONG ALL PROPERTY LINES ABUTTING PUBLIC STREETS AND PRIVATE STREETS, EXCEPTING THEREFROM ANY PORTION LYING WITHIN A BUILDING OUTLINE, WHERE NO SIDEWALKS EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC STREET OR PRIVATE STREETS; WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALKS, FOR ABOVE GROUND TRANSFORMER PADS, ABOVE GROUND TELEPHONE EQUIPMENT PADS AND WATER FACILITIES; AND (v) A TWO FOOT WIDE EASEMENT AROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER, AND CABLE T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. PROVIDED, HOWEVER, THAT NO ABOVE-GROUND UTILITY VAULT THAT WOULD SUBSTANTIALLY INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR SHALL BE ALLOWED WITHIN ANY EASEMENTS, CORRIDORS, OR COMMON LOTS DESIGNATED AS PUBLIC MULTI-USE TRAIL EASEMENT AREAS, AND NO SUCH EASEMENT RIGHTS SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THE STATEMENT.

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

KB HOME NEVADA INC., A NEVADA CORPORATION, BY:

RANDALL J. TARR SENIOR VICE PRESIDENT DATE
LAND DEVELOPMENT AND FORWARD PLANNING

ACKNOWLEDGEMENT

STATE OF NEVADA } } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 200 BY RANDALL J. TARR AS SENIOR VICE PRESIDENT OF KB HOME NEVADA INC., A NEVADA CORPORATION.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES:

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

SOUTHERN NEVADA HEALTH DISTRICT DATE

CERTIFICATE OF EASEMENT RECIPIENTS

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

COX COMMUNICATIONS LAS VEGAS, INC. DATE

NEVADA POWER COMPANY DATE

EMBARQ DATE

SOUTHWEST GAS CORPORATION DATE

LAS VEGAS VALLEY WATER DISTRICT DATE

CITY OF LAS VEGAS - JORGE CERVANTES, P.E. 13977 DATE
CITY ENGINEER

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 201A AND 203 OF "CLIFF'S EDGE PARENT", BOOK 118, PAGE 88, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "CLIFF'S EDGE POD 201 & 203 - AMENDED UNIT 4", AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE

ALAN R. RIEKKI, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 12489

LEGAL DESCRIPTION

CLIFF'S EDGE POD 201 & 203 - AMENDED UNIT 4

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 201A AND 203 OF THAT CERTAIN PLAT OF "CLIFF'S EDGE PARENT" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 118 OF PLATS, PAGE 88, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 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 NORTH SIXTEENTH CORNER COMMON TO SECTIONS 13 AND 14, SAID TOWNSHIP AND RANGE; THENCE NORTH 88°03'24" EAST, 45.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°54'05" WEST, 711.98 FEET; THENCE NORTH 00°22'18" EAST, 225.08 FEET; THENCE NORTH 00°54'05" WEST, 87.86 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY, 28.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 110.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 72°42'23" EAST; THENCE NORTHERLY, 34.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE NORTH 00°54'05" WEST, 105.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 75.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 08°33'49" EAST; THENCE NORTHEASTERLY, 88.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°17'12"; THENCE SOUTH 82°42'01" EAST, 43.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE EASTERLY, 7.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44"; THENCE NORTH 87°50'15" EAST, 74.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE EASTERLY, 11.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'10"; THENCE NORTH 73°48'04" EAST, 35.08 FEET; THENCE NORTH 87°50'15" EAST, 87.14 FEET; THENCE NORTH 88°33'52" EAST, 21.59 FEET; THENCE NORTH 88°33'52" EAST, 203.46 FEET; THENCE NORTH 87°50'15" EAST, 21.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 57°37'37" EAST; THENCE SOUTHEASTERLY, 18.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'24"; THENCE SOUTH 00°49'59" EAST, 93.04 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, 33.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°42'49" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 880.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 04°52'50" WEST; THENCE WESTERLY, 21.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'51" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 769.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 08°15'41" EAST; THENCE WESTERLY, 11.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'57"; THENCE SOUTH 05°25'44" WEST, 39.00 FEET RADIAL TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 730.50 FEET; THENCE EASTERLY, 10.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'57" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 919.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 08°15'41" WEST; THENCE EASTERLY, 38.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'08"; THENCE SOUTH 03°59'35" WEST, 63.43 FEET; THENCE SOUTH 87°25'38" EAST, 48.95 FEET; THENCE SOUTH 04°33'48" WEST, 107.43 FEET RADIAL TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 769.50 FEET; THENCE EASTERLY, 21.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°35'56"; THENCE SOUTH 02°57'50" WEST, 63.00 FEET; THENCE SOUTH 88°47'13" EAST, 2.53 FEET; THENCE SOUTH 01°14'24" WEST, 84.28 FEET RADIAL TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 780.50 FEET; THENCE WESTERLY, 46.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°24'08" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1289.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 04°38'32" EAST; THENCE WESTERLY, 146.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°37'05"; THENCE SOUTH 01°58'33" EAST, 39.00 FEET RADIAL TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1230.50 FEET; THENCE EASTERLY, 3.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'38"; THENCE SOUTH 02°03'11" EAST, 76.30 FEET; THENCE SOUTH 87°56'49" WEST, 145.63 FEET; THENCE SOUTH 02°03'11" EAST, 107.86 FEET; THENCE SOUTH 06°09'27" EAST, 39.00 FEET RADIAL TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1980.50 FEET; THENCE EASTERLY, 14.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°25'23"; THENCE SOUTH 02°01'31" EAST, 109.23 FEET; THENCE SOUTH 87°58'49" WEST, 68.45 FEET; THENCE SOUTH 00°54'05" EAST, 250.25 FEET; THENCE SOUTH 03°22'43" EAST, 10.00 FEET RADIAL TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 980.50 FEET; THENCE WESTERLY, 24.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°26'07"; THENCE SOUTH 88°03'24" WEST, 33.85 FEET; THENCE SOUTH 01°56'36" EAST, 144.00 FEET; THENCE SOUTH 88°03'24" WEST, 189.69 FEET TO THE POINT OF BEGINNING.

CONTAINING: 11.33 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

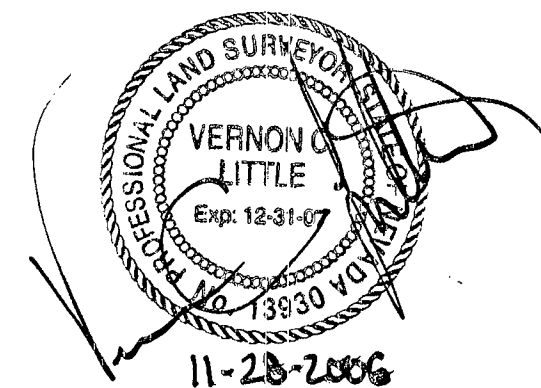
NORTH 87°50'15" EAST, BEING THE NORTH LINE OF NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PLAT OF "CLIFF'S EDGE PARENT" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 118 OF PLATS, AT PAGE 88.

SURVEYOR'S CERTIFICATE

I, VERNON C. LITTLE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR VTN NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF KB HOME NEVADA, INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON DECEMBER 16, 2004.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY: AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.

VERNON C. LITTLE, P.L.S.
NEVADA LICENSE NO. 13930



DIVISION OF WATER RESOURCES CERTIFICATE

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

DIVISION OF WATER RESOURCES - DATE

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT PLANNING COMMISSION

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; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF LAS VEGAS, NEVADA,

ON THE DAY OF , 200.

M. MAALO WHEELER, AICP DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
~~SECRETARY OF PLANNING COMMISSION~~
CITY OF LAS VEGAS

SURVEY ANALYSIS

SEE SHEET 4 FOR SURVEY ANALYSIS

COUNTY RECORDER'S NOTE

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

RECEIVED
MAY 10 2007

W.O. 6335-4
SHEET 1 OF 4
JAH/SP

FMP 21871

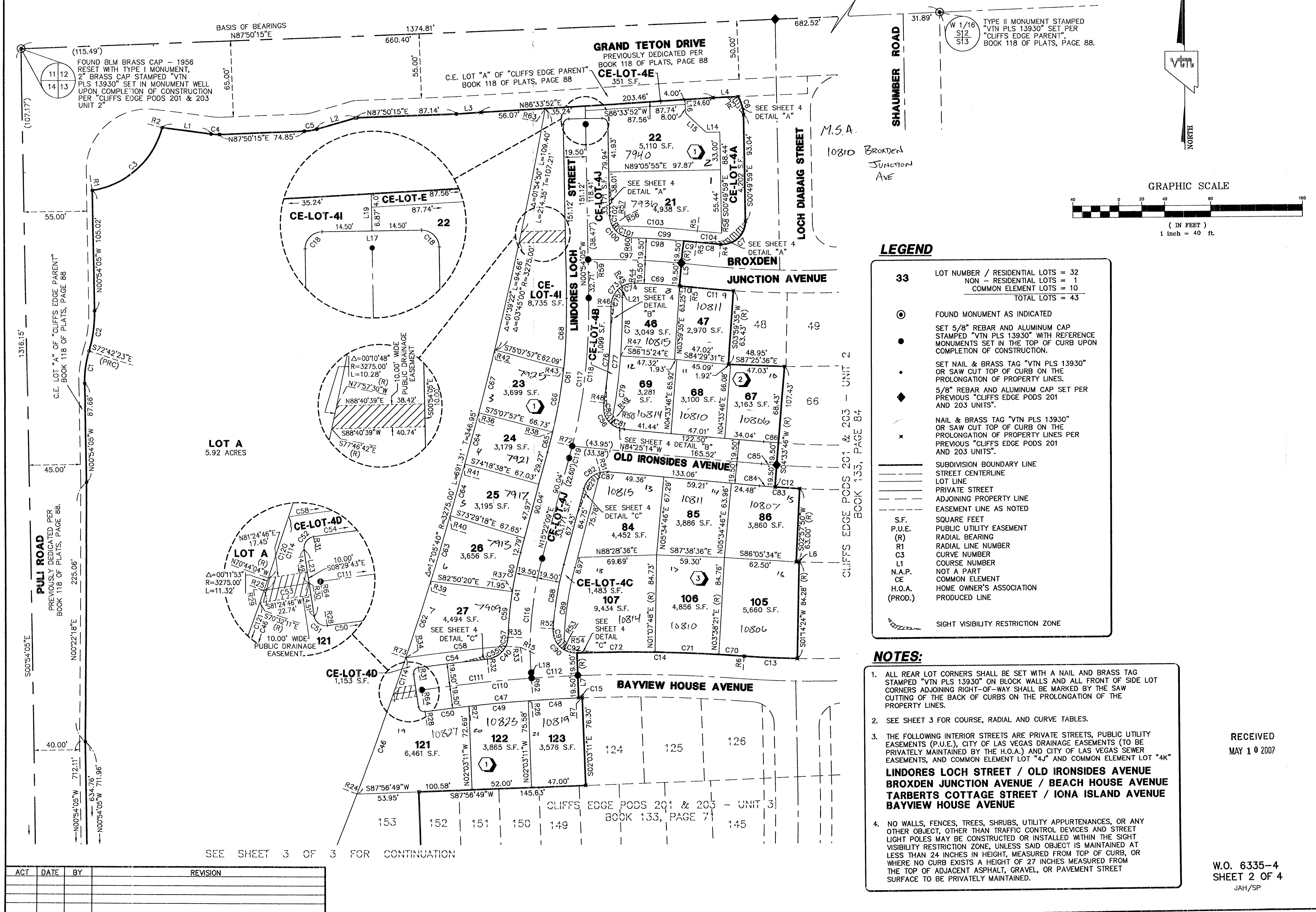
NO. _____
FILED AT THE REQUEST OF : VTN nevada
DATED _____ AT _____ M
BOOK _____ PAGE _____
OF PLATS
OFFICIAL RECORDS BOOK, NO. _____
CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER
FEE \$ _____ DEPUTY

STAFF COPY

CLIFF'S EDGE POD 201 & 203 - AMENDED UNIT 4

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 201A AND 203 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88,
LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13,
TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

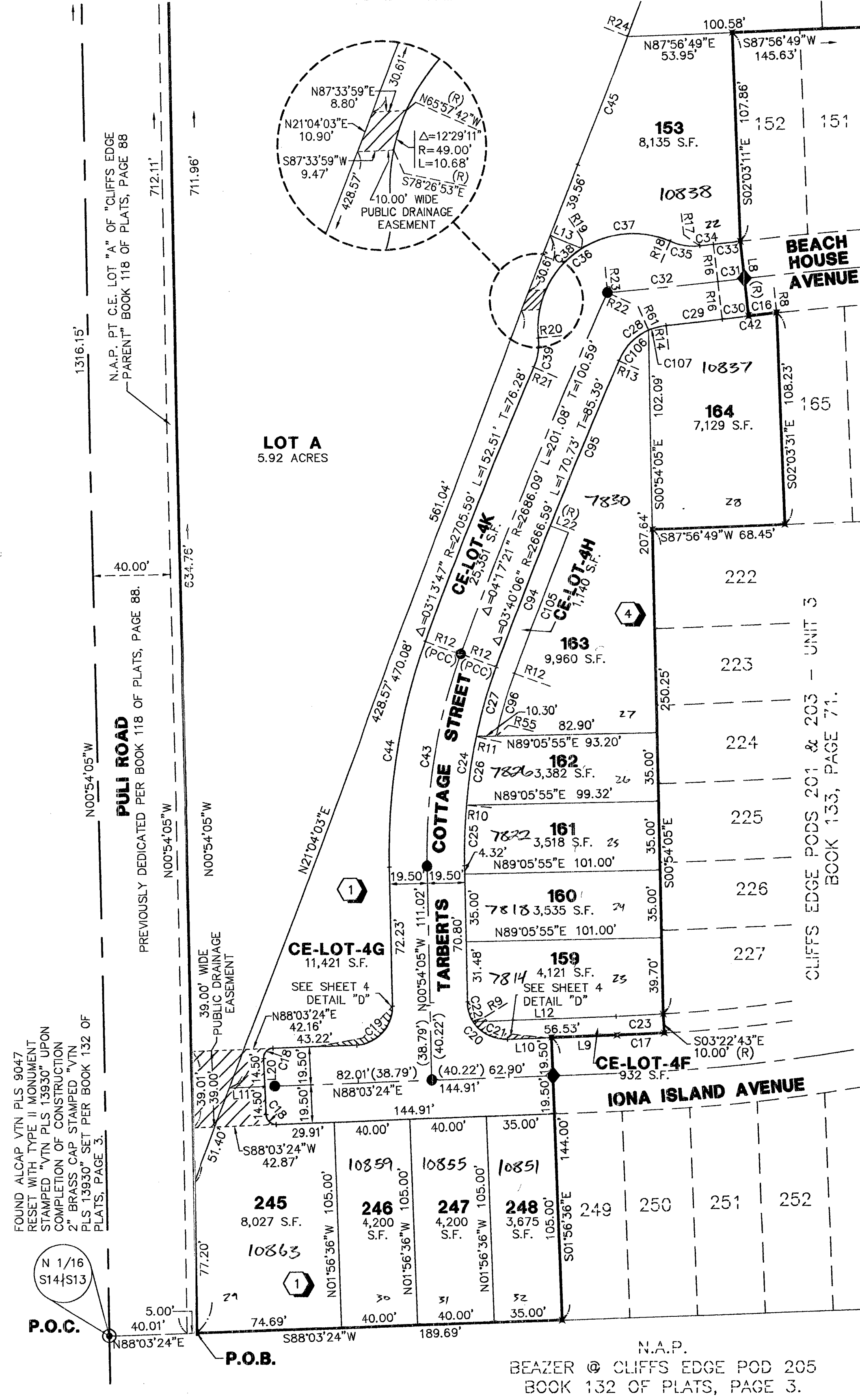


CLIFF'S EDGE POD 201 & 203 - AMENDED UNIT 4

(A COMMON INTEREST COMMUNITY)

BEING A SUBDIVISION OF A PORTION OF LOTS 201A AND 203 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88,
LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13,
TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

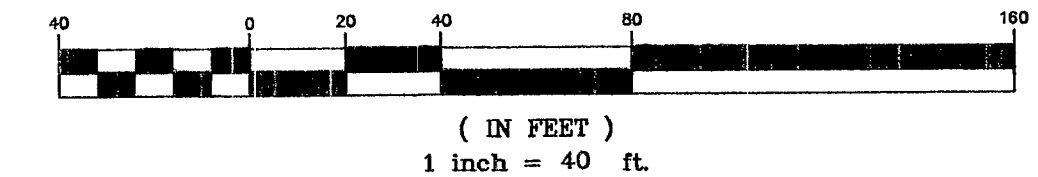
SEE SHEET 2 OF 3 FOR CONTINUATION



LEGEND

P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
33	LOT NO. / RESIDENTIAL LOTS = 32 NON - RESIDENTIAL LOTS = 1 COMMON ELEMENT LOTS = 10 TOTAL LOTS = 43
⊙	FOUND MONUMENT AS INDICATED
•	SET 5/8" REBAR AND ALUMINUM CAP STAMPED "VTN PLS 13930" WITH REFERENCE MONUMENTS SET IN THE TOP OF CURB UPON COMPLETION OF CONSTRUCTION.
•	SET NAIL & BRASS TAG "VTN PLS 13930" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES.
◆	5/8" REBAR AND ALUMINUM CAP SET PER PREVIOUS "CLIFFS EDGE PODS 201 & 203 UNITS"
×	NAIL & BRASS TAG "VTN PLS 13930" OR SAW CUT TOP OF CURB PROLONGATION OF PROPERTY LINES PER PREVIOUS PODS 201 & 203 UNITS"
---	SUBDIVISION BOUNDARY LINE
---	STREET CENTERLINE
---	LOT LINE
---	PRIVATE STREET
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE AS NOTED
S.F.	SQUARE FEET
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R1	RADIAL LINE NUMBER
C3	CURVE NUMBER
L1	COURSE NUMBER
N.A.P.	NOT A PART
CE	COMMON ELEMENT
H.O.A.	HOME OWNER'S ASSOCIATION
(PROD.)	PRODUCED LINE
---	SIGHT VISIBILITY RESTRICTION ZONE

GRAPHIC SCALE



NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "VTN PLS 13930" ON BLOCK WALLS AND ALL FRONT OF SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
- SEE SHEET 3 FOR COURSE, RADIAL AND CURVE TABLES.
- THE FOLLOWING INTERIOR STREETS ARE PRIVATE STREETS, PUBLIC UTILITY EASEMENTS (P.U.E.), CITY OF LAS VEGAS DRAINAGE EASEMENTS (TO BE PRIVATELY MAINTAINED BY THE H.O.A.) AND CITY OF LAS VEGAS SEWER EASEMENTS, AND COMMON ELEMENT LOT "4J" AND COMMON ELEMENT LOT "4K"
LINDORES LOCH STREET / OLD IRONSIDES AVENUE
BROXDEN JUNCTION AVENUE / BEACH HOUSE AVENUE
TARBERTS COTTAGE STREET / IONA ISLAND AVENUE
BAYVIEW HOUSE AVENUE
- NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES, OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE, UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE TO BE PRIVATELY MAINTAINED.

RADIAL TABLE

NO.	BEARING	TYPE
R1	N08°33'49"W	PRC
R2	S74°51'01"E	
R3	S57°37'37"W	
R4	N04°52'50"E	PCC
R5	S06°15'41"W	PRC
R6	S04°38'32"W	PRC
R7	S01°49'55"E	
R8	S05°44'04"E	
R9	N58°03'24"E	
R10	S84°37'17"E	
R11	N77°21'33"W	
R12	S69°46'24"E	PCC
R13	S66°06'19"E	PCC
R14	S05°43'34"E	PRC
R15	N65°07'27"W	
R16	S06°33'05"E	PRC
R17	N06°20'41"W	PCC
R18	S23°21'26"W	PRC
R19	N32°32'17"W	
R20	N84°43'11"E	PRC
R21	S66°32'38"E	
R22	S65°29'03"E	
R23	N04°54'34"W	
R24	N69°01'00"W	
R25	N70°38'00"W	
R26	S04°01'15"E	
R27	N06°28'45"W	
R28	S08°14'45"E	PRC
R29	S09°24'04"E	
R30	S08°28'40"E	
R31	S08°15'06"E	PCC
R32	S05°30'35"E	PRC
R33	S04°44'13"E	
R34	N08°41'14"W	
R35	S88°00'48"E	PRC
R36	N75°07'30"W	
R37	S80°49'22"E	
R38	S76°51'35"E	
R39	N72°27'00"W	
R40	S73°28'50"E	
R41	N74°18'10"W	
R42	S76°07'20"E	
R43	N83°41'17"W	
R44	S02°21'11"W	PCC
R45	S30°42'31"E	

RADIAL TABLE

NO.	BEARING	TYPE
R46	S89°56'28"W	PRC
R47	N85°26'11"W	
R48	N80°42'01"W	PRC
R49	N40°13'26"E	
R50	N78°50'36"W	
R51	S14°37'51"E	
R52	S86°16'02"E	PCC
R53	N31°50'44"E	
R54	N89°59'37"E	
R55	S76°50'54"E	
R56	N61°24'03"E	
R57	S00°45'59"W	
R58	N04°52'11"E	
R59	S00°49'59"E	
R60	S02°01'53"W	PRC
R61	S23°48'47"E	
R62	S03°49'50"E	
R63	N79°52'20"W	
R64	S08°14'55"E	
R65	N06°02'50"E	
R66	N87°54'55"W	
R67	N82°45'19"W	
R68	S80°42'01"E	PRC
R69	S06°30'07"E	
R70	N01°58'33"W	PRC
R71	S01°07'44"E	
R72	N75°51'03"W	
R73	N71°13'07"W	

COURSE TABLE

NO.	BEARING	LENGTH
L1	N82°42'01"W	43.00'
L2	S73°48'04"W	35.08'
L3	S86°33'52"W	21.59'
L4	S87°50'15"W	21.80'
L5	S05°25'44"W	39.00'
L6	N88°47'13"W	2.53'
L7	S01°58'33"E	39.00'
L8	S06°09'27"E	39.00'
L9	S88°03'24"W	33.85'
L10	S88°03'24"W	22.68'
L11	S88°03'24"W	18.28'
L12	S88°03'24"W	73.85'
L13	N67°05'44"W	17.57'
L14	N89°10'01"E	12.00'
L15	N47°08'04"W	24.10'
L16	N03°26'08"W	12.00'
L17	N89°05'55"E	29.00'
L18	S03°49'55"E	4.53'
L19	N00°54'05"W	10.87'
L20	S01°56'36"E	29.00'
L21	S00°54'05"E	9.42'
L22	N68°04'44"W	10.00'
L23	S08°29'43"E	29.00'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	90.00'	18°11'42"	28.58'	14.41'
C2	110.00'	18°11'42"	34.93'	17.61'
C3	75.00'	66°17'12"	86.77'	48.97'
C4	45.00'	09°27'44"	7.43'	3.72'
C5	45.00'	14°02'11"	11.02'	5.54'
C6	30.00'	31°32'24"	16.51'	8.47'
C7	20.00'	95°42'49"	33.41'	22.10'
C8	880.50'	01°22'51"	21.22'	10.61'
C9	769.50'	00°49'57"	11.18'	5.59'
C10	730.50'	00°49'57"	10.61'	5.31'
C11	919.50'	02°16'06"	36.40'	18.20'
C12	769.50'	31°55'56"	21.47'	10.74'
C13	780.50'	03°24'08"	46.35'	23.18'
C14	1269.50'	06°37'05"	146.64'	73.40'
C15	1230.50'	00°08'38"	3.09'	1.55'
C16	1980.50'	00°25'23"	14.62'	7.31'
C17	980.50'	01°26'07"	24.56'	12.28'
C18	5.00'	90°00'00"	7.85'	5.00'
C19	20.00'	88°57'29"	31.05'	19.64'
C20	20.00'	91°02'31"	31.78'	20.37'
C21	20.00'	60°00'00"	20.94'	11.55'
C22	20.00'	31°02'31"	10.84'	5.55'
C23	970.50'	01°26'07"	24.31'	12.16'
C24	280.50'	21°07'41"	103.44'	52.31'
C25	280.50'	06°16'48"	30.74'	15.39'
C26	280.50'	07°15'44"	35.55'	17.80'
C27	280.50'	07°35'09"	37.14'	18.60'
C28	30.00'	60°22'45"	31.61'	17.45'
C29	2019.50'	00°49'31"	29.09'	14.54'
C30	1980.50'	00°23'38"	13.62'	6.81'
C31	2000.00'	00°23'38"	13.75'	6.87'
C32	2000.00'	01°38'31"	57.31'	28.66'
C33	2019.50'	00°23'38"	13.88'	6.94'
C34	1980.50'	00°12'24"	7.14'	3.57'
C35	30.00'	29°42'07"	15.55'	7.95'
C36	49.00'	118°38'15"	101.46'	82.59'
C37	49.00'	55°53'43"	47.80'	26.00'
C38	49.00'	62°44'32"	53.66'	29.88'
C39	30.00'	28°44'11"	15.05'	7.68'
C40	20.00'	82°30'13"	28.80'	17.54'
C41	319.50'	13°22'57"	74.63'	37.48'
C42	1980.50'	00°49'01"	28.24'	14.12'
C43	300.00'	21°07'41"	110.63'	55.95'
C44	319.50'	21°07'41"	117.82'	59.59'
C45	3275.00'	01°14'20"	70.81'	35.41'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C46	3275.00'	01°37'00"	92.41'	46.21'
C47	1230.50'	06°16'12"	134.66'	67.40'
C48	1230.50'	02°11'20"	47.01'	23.51'
C49	1230.50'	02°25'30"	52.08'	26.04'
C50	1230.50'	01°48'00"	38.66'	19.33'
C51	5.00'	89°45'02"	7.83'	4.98'
C52	5.00'	90°14'37"	7.88'	5.02'
C53	1250.00'	00°55'24"	20.14'	10.07'
C54	1269.50'	02°44'31"	60.75'	30.38'
C55	20.00'	59°36'52"	20.81'	11.46'
C56	20.00'	93°43'13"	32.71'	21.34'
C57	20.00'	22°53'21"	7.99'	4.05'
C58	1279.50'	03°57'01"	88.22'	44.13'
C59	319.50'	07°11'26"	40.10'	20.07'
C60	319.50'	06°11'31"	34.53'	17.28'
C61	480.50'	16°16'14"	136.45'	68.69'
C62	3275.00'	01°13'53"	70.39'	35.19'
C63	3275.00'	01°01'50"	58.91'	29.45'
C64	3275.00'	00°49'20"	47.00'	23.50'
C65	480.50'	02°13'44"	18.69'	9.35'
C66	480.50'	06°49'42"	57.26'	28.67'
C67	3275.00'	00°59'50"	57.00'	28.50'
C68	480.50'	07°12'48"	60.49'	30.29'
C69	730.50'	03°04'33"	39.22'	19.61'
C70	1269.50'	01°00'11"	22.22'	11.11'
C71	1269.50'	02°30'33"	55.60'	27.80'
C72	1269.50'	03°06'21"	68.82'	34.42'
C73	20.00'	92°24'43"	32.26'	20.86'
C74	20.00'	33°03'42"	11.54'	5.94'
C75	20.00'	59°21'01"	20.72'	11.40'
C76	519.50'	09°21'31"	84.85'	42.52'
C77	529.50'	12°03'29"	111.43'	55.92'
C78	529.50'	05°27'54"	50.50'	25.27'
C79	529.50'	06°35'35"	60.93'	30.50'
C80	20.00'	59°04'33"	20.62'	11.33'
C81	20.00'	34°38'40"	12.09'	6.24'
C82	20.00'	80°12'37"	28.00'	16.84'
C83	769.50'	02°36'56"	35.13'	17.57'
C84	769.50'	01°01'00"	13.65'	6.83'
C85	750.00'	01°01'00"	13.31'	6.65'
C86	730.50'	01°01'00"	12.96'	6.48'
C87	20.00'	20°12'37"	7.05'	3.56'
C88	280.50'	11°38'11"	56.97'	28.58'
C89	270.50'	15°22'32"	72.59'	36.51'
C90	20.00'	95°42'31"	33.41'	22.10'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C91	20.00'	61°53'14"	21.60'	11.99'
C92	20.00'	33°49'17"	11.81'	6.08'
C93	519.50'	02°08'37"	19.44'	9.72'
C94	2666.59'	01°41'41"	78.87'	39.44'
C95	2666.59'	01°58'25"	91.85'	45.93'
C96	270.50'	07°04'30"	33.40'	16.72'
C97	750.00'	06°15'43"	81.97'	41.03'
C98	769.50'	03°23'51"	45.63'	22.82'
C99	769.50'	04°13'48"	56.81'	28.42'
C100	20.00'	87°04'02"	30.39'	19.00'
C101	20.00'	59°22'10"	20.72'	11.40'
C102	20.00'	27°41'52"	9.67'	4.93'
C103	779.50'	05°29'42"	74.76'	37.41'
C104	870.50'	01°23'30"	21.14'	10.57'
C105	2666.59'	01°41'40"	78.57'	39.29'
C106	30.00'	42°17'32"	22.14'	11.60'
C107	30.00'	18°05'13"	9.47'	4.77'
C108	519.50'	02°03'18"	18.63'	9.32'
C109	1269.50'	00°50'49"	18.77'	9.38'
C110	1250.00'	06°16'22"	136.85'	68.49'
C111	1250.00'	04°25'05"	96.39'	48.22'
C112	1250.00'	01°51'17"	40.46'	20.23'
C113	1269.50'	00°59'32"	21.98'	10.99'
C114	3275.00'	00°35'07"	33.45'	16.73'
C115	880.50'	01°01'00"	17.93'	8.96'
C116	300.00'	19°12'04"	100.54'	50.74'
C117	500.00'	16°16'14"	141.99'	71.47'
C118	500.00'	15°03'02"	131.34'	66.05'
C119	500.00'	01°13'12"	10.65'	5.32'
C120	3275.00'	00°29'03"	27.67'	13.84'
C121	3275.00'	01°31'11"	86.87'	43.44'

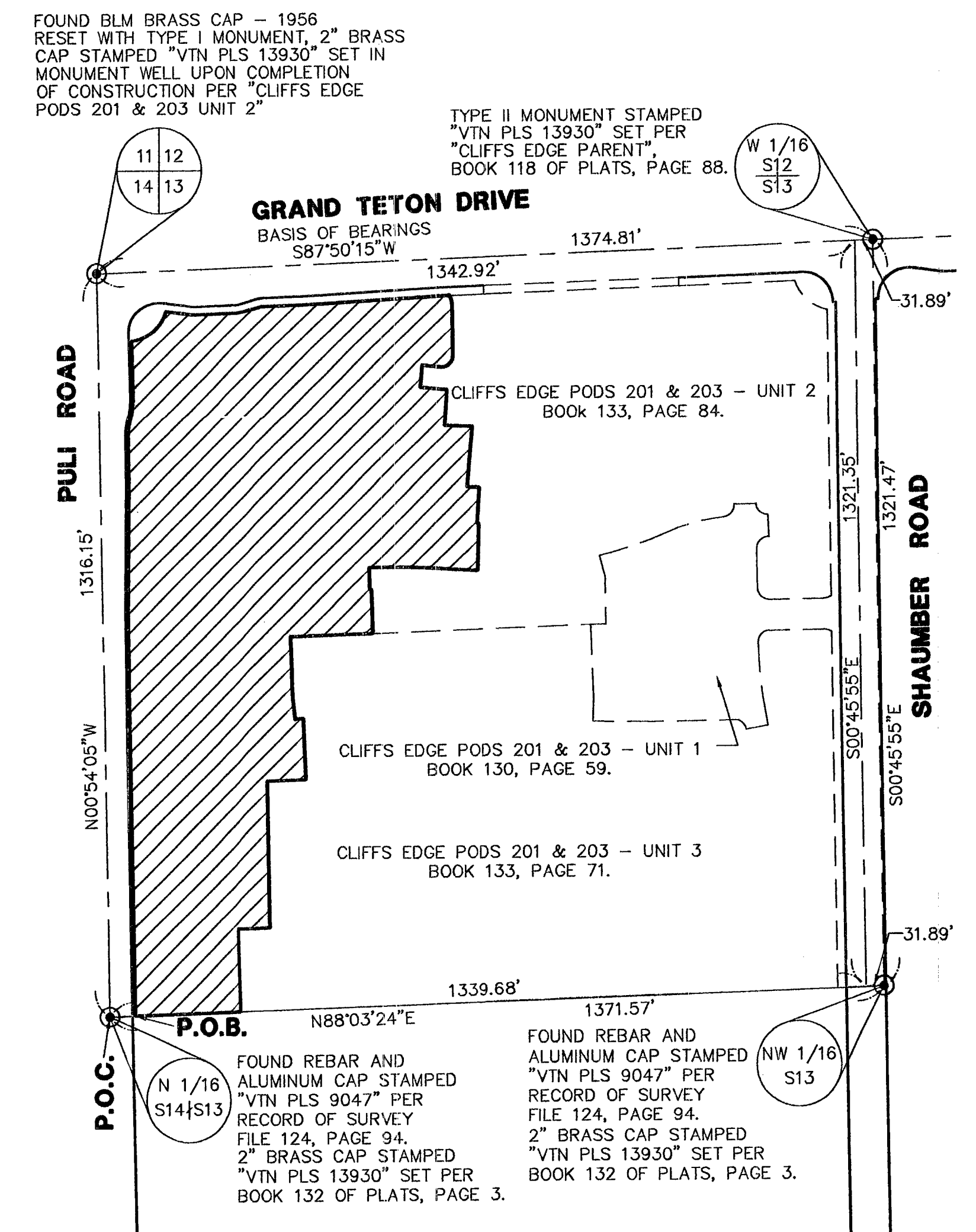
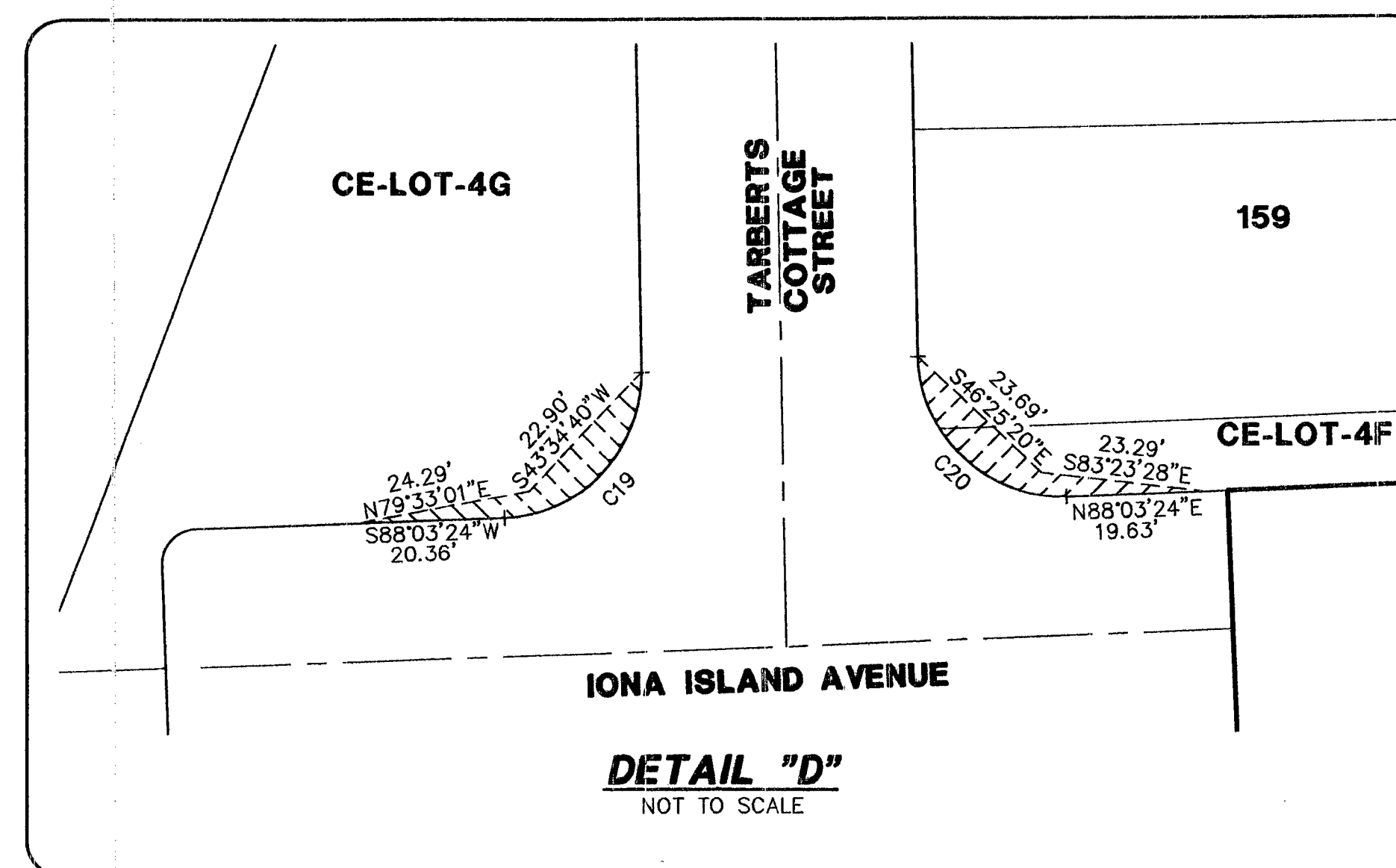
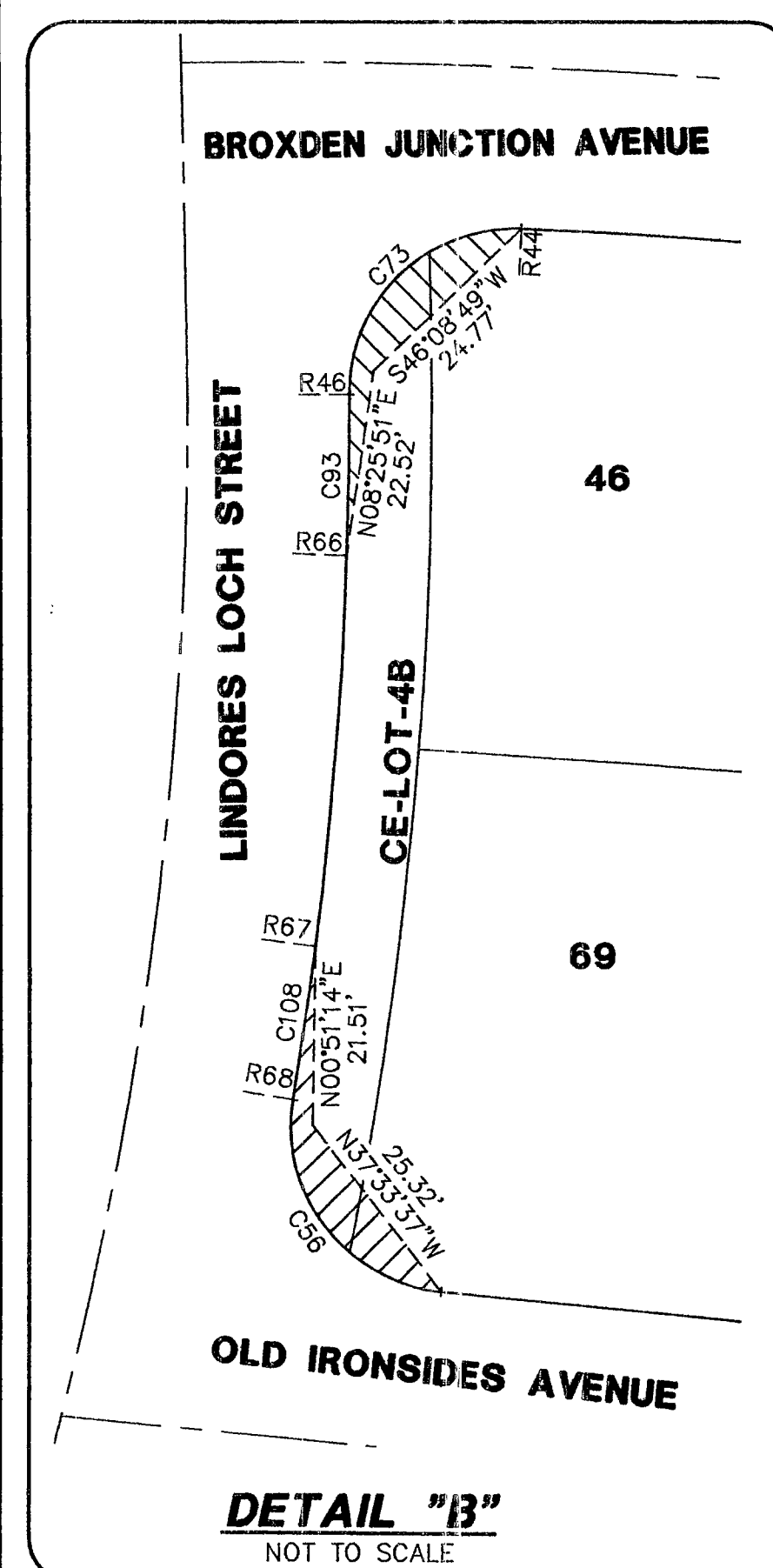
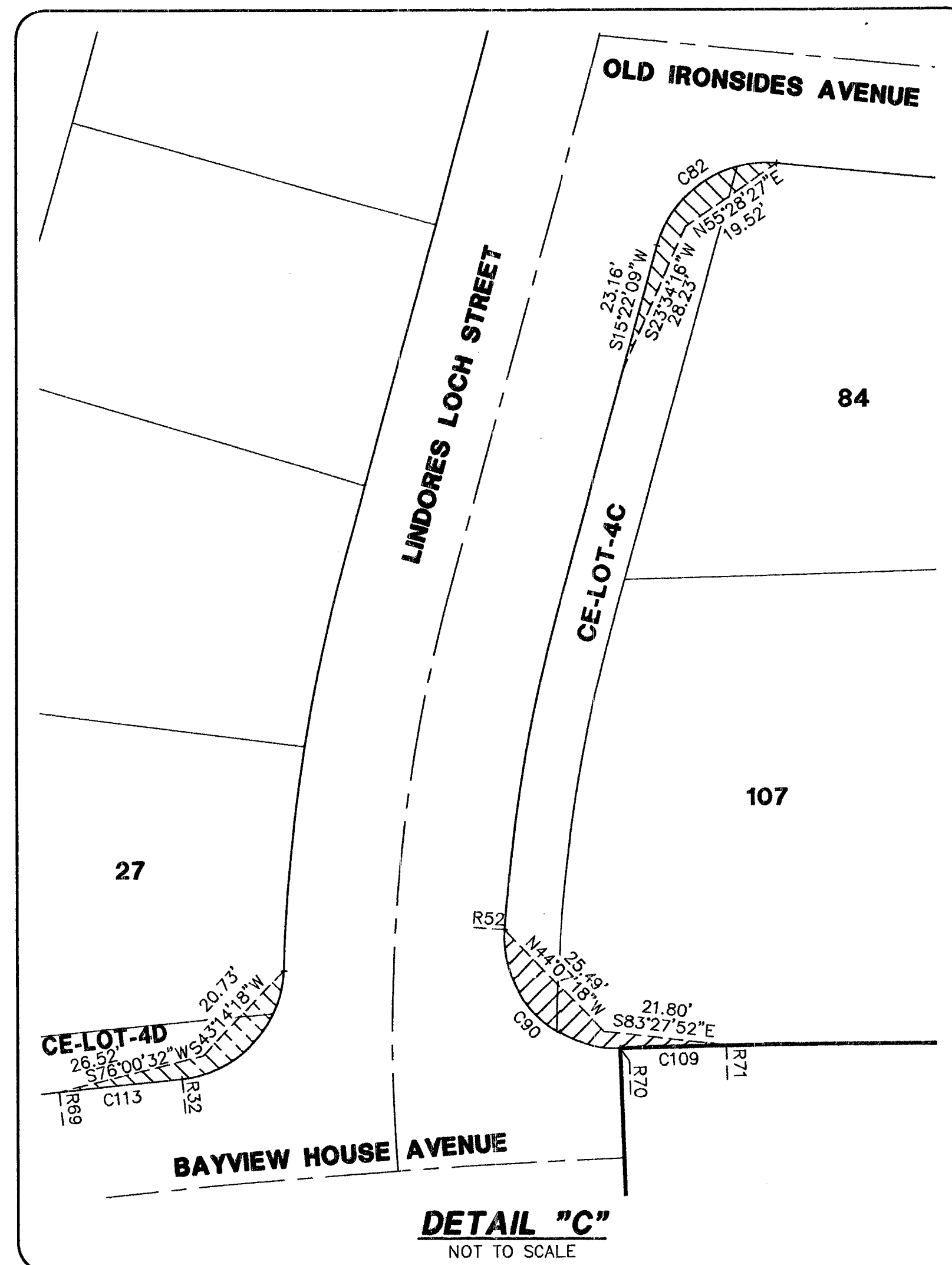
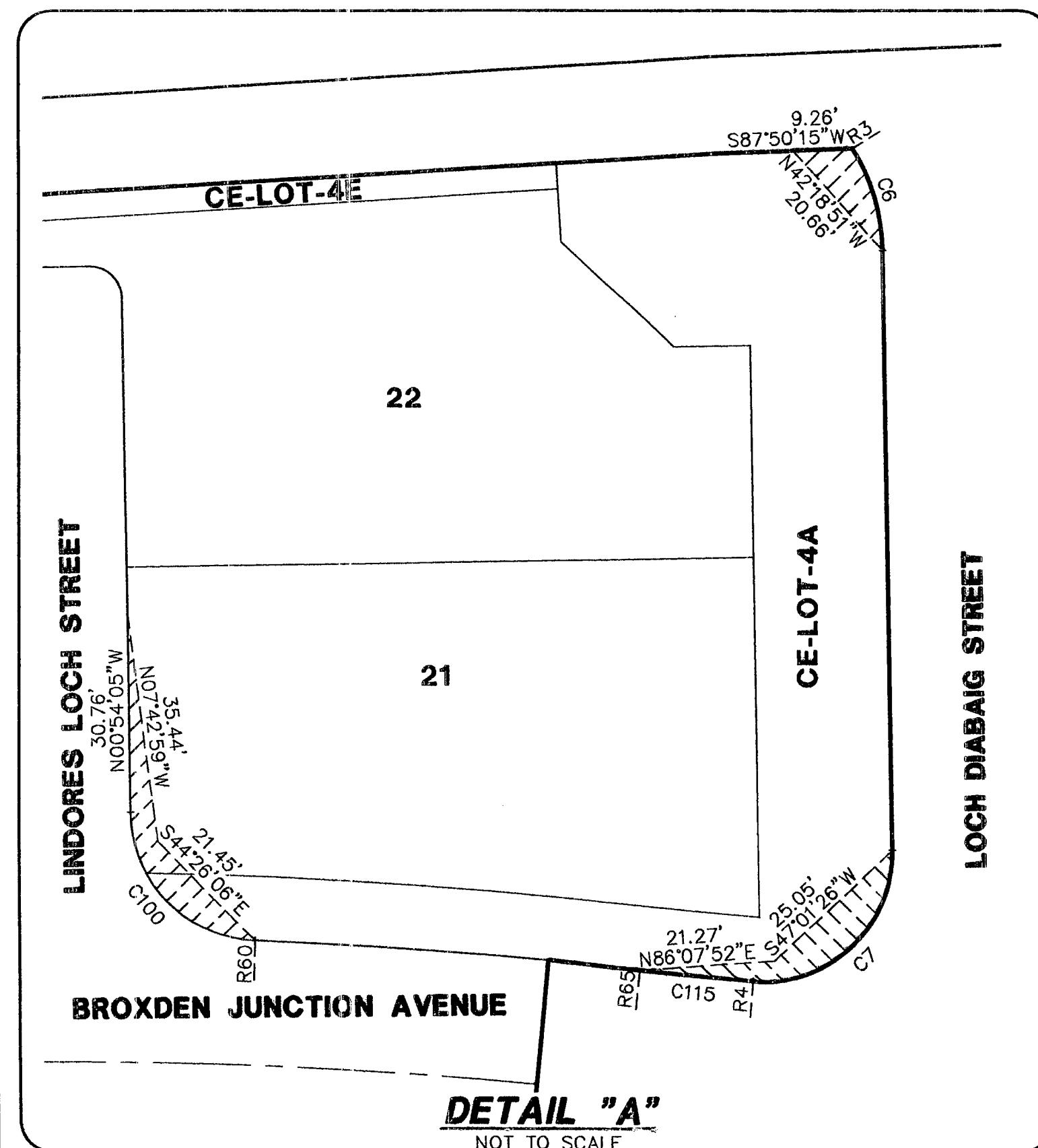
ACT	DATE	BY	REVISION

W.O. 6335-4
SHEET 3 OF 4
JAH/SP

RECEIVED
MAY 10 2007

CLIFF'S EDGE POD 201 & 203 - AMENDED UNIT 4

(A COMMON INTEREST COMMUNITY)
BEING A SUBDIVISION OF A PORTION OF LOTS 201A AND 203 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88,
LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13,
TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



ACT	DATE	BY	REVISION

RECEIVED
MAY 10 2007

W.O. 6335-4
SHEET 4 OF 4
JAH/SP