

CEDAR PARK II

(A CONDOMINIUM)

BEING A PORTION NE 1/4 OF THE NW 1/4 OF SECTION 36 T20S, R61E, M.D.M. CITY OF LAS VEGAS CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION:

NORMAN E. MOTT & MAXINE A. MOTT, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF CEDAR PARK II, AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND HEREBY OFFER AND DEDICATE ALL THE STREETS, RIGHTS-OF-WAY AND EASEMENTS AS INDICATED AND OUTLINED FOR THE USE OF THE PUBLIC; FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT AND CONVEY TO THE LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS DESIGNATED HEREON AS "PRIVATE DRIVEWAYS" AND COMMON AREAS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN ELECTRIC, TELEPHONE, NATURAL GAS, AND WATER LINES AND APPURTENANCES AND FOR ABOVE GROUND ELECTRICAL TRANSFORMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS.

Norman E. Mott
NORMAN E. MOTT

Maxine A. Mott
MAXINE A. MOTT

ACKNOWLEDGEMENT:

STATE OF NEVADA;
COUNTY OF CLARK; SS

ON THIS 21st DAY OF APRIL, 1982, NORMAN E. MOTT & MAXINE A. MOTT, PERSONALLY APPEARED BEFORE ME, Marie Torrez, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Marie Torrez
MARIE TORREZ
NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE.
MY COMMISSION EXPIRES: DEC. 13, 1983.

CLARK COUNTY HEALTH DISTRICT CERTIFICATION:

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH THE NEVADA REVISED STATUTES, THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Clare A. Schmutz
CLARK COUNTY HEALTH DISTRICT
CLARE A. SCHMUTZ
4-27-82
DATE

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.

Thomas J. Smales
DIVISION OF WATER RESOURCES
THOMAS J. SMALES
4-22-82
DATE

CITY ENGINEER'S CERTIFICATE:

I, WILLIAM J. PURVIS, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF CEDAR PARK II, THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT PROVISIONS OF NRS 278.010 THROUGH 278.630 AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAD BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE APRIL 21, 1983.

William J. Purvis
WILLIAM J. PURVIS (NEVADA REGISTRATION NO. 3336)
4/21/82
DATE

APPROVALS:

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 8th DAY OF APRIL, 1982 BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER - SECRETARY
4/8/82
DATE

APPROVED AND ACCEPTED THIS 21st DAY OF APRIL, 1982, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE - MAYOR
4/21/82
DATE

ATTEST: *Carole Ann Hawley*
CAROL ANN HAWLEY - CITY CLERK
BY: LINDA M. OWENS - ACTING CITY CLERK

UTILITY COMPANIES & AGENCIES APPROVALS:

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

Howard Vander Meer
HOWARD VANDER MEER
LAS VEGAS VALLEY WATER DISTRICT
4-20-82
DATE

John P. Hazard
JOHN P. HAZARD
SOUTHWEST GAS CORPORATION
4-20-82
DATE

Joseph P. Fielding
JOSEPH P. FIELDING
NEVADA POWER COMPANY
4-20-82
DATE

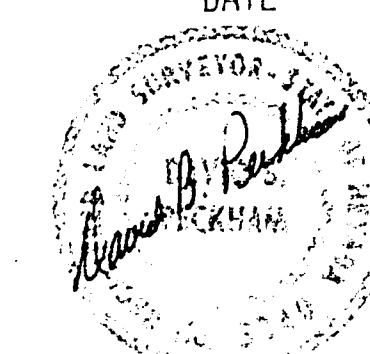
James F. Gordon
JAMES F. GORDON
CENTRAL TELEPHONE COMPANY
4/20/82
DATE

SURVEYOR'S CERTIFICATE:

I, DAVID B. PECKHAM, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF NORMAN E. AND MAXINE A. MOTT.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 14, 1981.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY APRIL 21, 1983 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

David B. Peckham
DAVID B. PECKHAM
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE NO. 3340
March 22, 1982
DATE



LEGAL DESCRIPTION:

BEING A PORTION OF THE WEST HALF (W 1/2) OF LOTS 5 AND 6, BLOCK 2 OF ARTESIAN ACRES RECORDED IN BOOK 1, PAGE 38 OF PLATS, CLARK COUNTY RECORDS IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, AS SHOWN UPON THE PLAT OF ARTESIAN PLAZA, RECORDED IN BOOK 8 PAGE 76 OF PLATS, CLARK COUNTY RECORDS: THENCE NORTH 88° 00' 00" WEST 660.00 FEET ALONG THE CENTERLINE OF CEDAR AVENUE (60 FEET WIDE) TO THE CENTERLINE OF WARDLELL STREET; THENCE NORTH 00° 10' 05" WEST 252.39 FEET ALONG THE CENTERLINE OF WARDLELL STREET (60 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 10' 05" WEST 407.61 FEET; THENCE SOUTH 88° 00' 00" EAST 315.00 FEET; THENCE SOUTH 00° 10' 05" EAST 430.00 FEET; THENCE NORTH 88° 00' 00" WEST 150.00 FEET; THENCE NORTH 00° 10' 05" WEST 28.63 FEET; THENCE SOUTH 89° 49' 55" WEST 164.88 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.0147 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 88° 00' 00" WEST, THE CENTERLINE BEARING OF CEDAR AVENUE AS SHOWN ON PLAT OF ARTESIAN PLAZA RECORDED IN BOOK 8, PAGE 76, OF CLARK COUNTY RECORDS.

NO. 1522319
FILED AT THE REQUEST OF
NORMAN MOTT
DATE 5-10-82 AT 2:01 P.M.
BOOK 28 OF PLATS
PAGE 5
OFFICIAL RECORDS BOOK 1563
CLARK COUNTY, NEVADA RECORDS
JOAN L SWIFT, RECORDER
FEE \$ 37.00 DEPUTY JWS

1025-II.1

SHEET 1 OF 3

