

Book 880404

00281

CARMEL POINT NO. 5 - BY LEWIS HOMES

SITUATED IN THE SOUTH HALF (S1/2) OF SECTION 8, T 21 S, R 60 E, M.D.M.,

OWNER'S CERTIFICATE & DEDICATION

LEWIS HOMES OF NEVADA, A PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF "CARMEL POINT NO. 5 - BY LEWIS HOMES", AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY OFFER AND DEDICATE THE PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS AS INDICATED AND OUTLINED HEREON, TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC.

THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., JOINTLY AND SEVERALLY, AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, ABOVE GROUND TRANSFORMER PADS, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, WITHIN THE PLATTED LANDS, AND A PERMANENT EASEMENT SHOWN HEREON AS COMMON AREA LOT A, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN AND ABOVE-GROUND UTILITY LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. FURTHERMORE, I HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR FIRE HYDRANTS AND STREET LIGHT PURPOSES.

DATED THIS 29th DAY OF January, 1988.
LEWIS HOMES OF NEVADA, A PARTNERSHIP.

William N. Dane
WILLIAM N. DANE, AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA)
SS
COUNTY OF CLARK)

ON THIS 29th DAY OF January IN THE YEAR 1988, BEFORE ME,
DIANA H. KOVACH, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED WILLIAM N. DANE, PERSONALLY KNOWN TO ME TO
BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN STATED.

Diana H. Kovach
DIANA H. KOVACH
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE
MY COMMISSION EXPIRES: APRIL 21, 1989

UTILITY COMPANIES & AGENCIES APPROVAL

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

David A. Donnelly 1/25/88
LAS VEGAS VALLEY WATER DISTRICT
DAVID A. DONNELLY DATE

Thomas J. Hoose 1-25-88
SOUTHWEST GAS CORPORATION
THOMAS J. HOSEA DATE

Joseph P. Seidling 2/3/88
NEVADA POWER COMPANY
JOSEPH P. SEIDLING DATE

Dean T. Whitman 1/25/88
CENTRAL TELEPHONE COMPANY
DEAN T. WHITMAN DATE

Robert J. Owen 1-25-88
COMMUNITY CABLE T.V.
ROBERT J. OWEN DATE

Gary A. Presswood 3-23-88
CITY OF LAS VEGAS - GARY A. PRESSWOOD DATE

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BEING A SUBDIVISION OF A PORTION OF LOT 2 AS SHOWN BY MAP THEREOF
ON FILE IN FILE 46, PAGE 91, OF PARCEL MAPS, CLARK COUNTY, NEVADA RECORDS.
SURVEYOR'S CERTIFICATE

I, KAY L. ADAMS, 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 LEWIS HOMES OF NEVADA.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTH HALF (S1/2) OF SECTION 8, T 21 S, R 60 E, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

- AND THE SURVEY WAS COMPLETED ON 2/9, 1988.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY FEBRUARY 20, 1988 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

KAY L. ADAMS, R.L.S.
NEVADA CERTIFICATE NO. 2050

LEGAL DESCRIPTION

BEING A PORTION OF LOT 2 AS DELINEATED ON THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE AS PAGE 91 OF FILE 46 OF PARCEL MAPS, LYING WITHIN THE SOUTH HALF (S1/2) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 8; THENCE NORTH 02°08'09" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) 1261.53 FEET; THENCE DEPARTING SAID WEST LINE NORTH 87°51'51" EAST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE TANGENT TO A BEARING OF NORTH 02°08'09" WEST, CURVING TO THE RIGHT ALONG A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 07°33'54", AN ARC LENGTH OF 3.30 FEET TO A POINT (A RADIAL LINE TO SAID POINT BEARS NORTH 84°34'15" WEST); THENCE TANGENT TO A BEARING OF SOUTH 89°14'41" EAST, CURVING TO THE RIGHT ALONG A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 8364.08 FEET, THROUGH A CENTRAL ANGLE OF 03°30'35", AN ARC LENGTH OF 512.35 FEET TO THE NORTHWEST CORNER OF "CARMEL POINT NO. 4 - BY LEWIS HOMES" AS SHOWN BY MAP THEREOF ON FILE IN SAID RECORDER'S OFFICE AT PAGE 79 OF BOOK 37 OF PLATS (A RADIAL LINE TO SAID POINT BEARS NORTH 04°15'54" EAST); THENCE THE NEXT SEVEN COURSES

ALONG THE WESTERLY LINE OF SAID "CARMEL POINT NO. 4 - BY LEWIS HOMES", SOUTH 05°25'47" WEST, 133.27 FEET; THENCE SOUTH 84°34'13" EAST, 4.25 FEET; THENCE SOUTH 05°25'47" WEST, 128.00 FEET; THENCE SOUTH 84°34'13" EAST, 45.54 FEET; THENCE SOUTH 05°25'47" WEST, 131.00 FEET; THENCE NORTH 84°34'13" WEST, 2.60 FEET; THENCE SOUTH 05°25'47" WEST, 128.00 FEET; THENCE DEPARTING SAID WESTERLY LINE NORTH 87°33'51" WEST, 490.66 FEET; THENCE NORTH 02°08'09" WEST, 521.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.064 ACRES.

BASIS OF BEARING

NORTH 89°22'10" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS PAGE 36 OF BOOK 9 OF PLATS ("CARMEL POINT NO. 3 - BY LEWIS HOMES")

CITY ENGINEER'S CERTIFICATE

I, GARY A. PRESSWOOD, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "CARMEL POINT NO. 5 - BY LEWIS HOMES" AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 20th OF FEBRUARY, 1988.

Gary A. Presswood 3-23-88
GARY A. PRESSWOOD DATE
CITY ENGINEER
NEVADA CERTIFICATE NO. 7569

CLARK COUNTY HEALTH DISTRICT CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. 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.

Clare A. Schmutz 3-3-88
CLARK COUNTY HEALTH DISTRICT DATE
CLARE A. SCHMUTZ

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.

George W. Quinn 5 FEBRUARY 1988
DIVISION OF WATER RESOURCES DATE
GEORGE W. QUINN

COMMUNITY PLANNING AND DEVELOPMENT

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.

Harold P. Foster 1/20/88
DATE DIRECTOR OF COMMUNITY PLANNING
AND DEVELOPMENT - CITY OF LAS VEGAS
HAROLD P. FOSTER

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 20th DAY JANUARY, 1988, BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS.

Ron Lurie
RON LURIE - MAYOR

ATTEST: Kathleen M. Tighe
KATHLEEN M. TIGHE - CITY CLERK



INSTRUMENT No. 00281
OFFICIAL RECORDS BOOK 880404
FILED AT THE REQUEST OF
G.C. Wallace Inc
DATE 4-4-88 AT 9:25
BOOK 39 PAGE 22
OF PLATS

CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 35.00 DEPUTY VS

SHEET 1 OF 3

Book 39 Page 22

1029-5