BOOK 900202

12-12-64

00569

CASA DE ELEGANTE

GOVERNMENT LOT #74; BEING A PORTION OF THE W½ OF THE NE¼ OF THE NW¼ OF THE SE¼ OF SEC. 3, T21S, R60E, M.D.B. & M.

OWNER'S CERTIFICATE & DEDICATION

LOTMAN INVESTMENTS, A NEVADA GENERAL PARTNERSHIP WHOSE PARTNERS ARE FRANK L. LOTRUGLIO, JR., DAVID M. EASTMAN AND GREGORY J. OLSON, DO HEREBY CERTIFY THAT ~~THE~~ (WE ARE) THE OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF CASA DE ELEGANTE, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DO HEREBY OFFER AND DEDICATE ALL THE STREETS AND PUBLIC WAYS, SEWER EASEMENTS AS SHOWN, AND A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PRIVATE STREETS FOR FIRE HYDRANT PURPOSES, AS INDICATED AND DEDICATED HEREON TO THE CITY OF LAS VEGAS, PUBLIC. FURTHERMORE, (I)(WE) THE UNDERSIGNED OWNER(S) OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS, NEVADA POWER CO., CENTRAL TELEPHONE OF LAS VEGAS, VALLEY WATER DISTRICT AND SOUTHWEST GAS CO., JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS, ABOVE GROUND TRANSFORMER PADS AND AN ADDITIONAL TWO FOOT WIDE UNDERGROUND TRANSFORMER PADS AND PRIVATE DRIVES WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND ELECTRIC AND TELEPHONE LINES AND APPURTENANCES AND FOR ABOVE GROUND ELECTRIC TRANSFORMERS AND UNDERGROUND GAS FACILITIES AND ABOVE GROUND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, INCLUDING UNDERGROUND SERVICES TO METER PANELS.

DATED THIS 16TH DAY OF MAY, 1989

5/16/89
FRANK L. LOTRUGLIO, JR., GENERAL PARTNER

5/16/89
DAVID M. EASTMAN, PARTNER

5/16/89
GREGORY J. OLSON, PARTNER

THE PARTNERS OF LOTMAN INVESTMENTS, A NEVADA GENERAL PARTNERSHIP

UTILITY COMPANIES & AGENCIES APPROVAL

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

NEVADA POWER COMPANY — DIANE M. FITCH FOR JOSEPH P. FIELDING — DATE 7/31/89

CENTRAL TELEPHONE COMPANY — NYLES SMITH — DATE 7-31-89

SOUTHWEST GAS CORPORATION — DOUGLAS E. GAPP — DATE 7-31-89

CITY OF LAS VEGAS FIRE DEPARTMENT — DAVID BOVERMAN — DATE 7/28/89

LVVWD — GEORGE A. JACOBY — DATE 7-25-89

CITY OF LAS VEGAS — GARY A. REDSWOOD — DATE 12-21-89

LIENHOLDER'S APPROVAL

I, HENRY R. GORDON, BEING TRUSTEE, OR AND ON THE BEHALF OF A PROFESSIONAL CORPORATION KNOWN AS CHARTERED MONEY PURCHASE PROTOTYPE PENSION PLAN AND TRUST AGREEMENT NO. 1, HEREBY APPROVE AND AGREE TO THE SUBDIVISION OF THE PROPERTY SHOWN HEREON.

HENRY R. GORDON — DATE 2/1/90

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } S.S.

ON THIS 1ST DAY OF FEBRUARY, 1990, HENRY R. GORDON PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT.

LINDA L. CARPENTER
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES 12-23-93

CITY ENGINEER'S CERTIFICATE

I, GARY A. REDSWOOD, ~~ACTING~~ CITY ENGINEER OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF CASA DE ELEGANTE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE PLANNING AND ZONING ACT OF THE STATE OF NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT. I FURTHER CERTIFY THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY 7/27/90 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION UNDER THE PROVISIONS OF N.R.S. 117

GARY A. REDSWOOD, P.E. 1501
~~ACTING~~ CITY ENGINEER, LAS VEGAS, NEVADA — DATE 12-21-89

APPROVALS

I CERTIFY THAT THIS ~~FINAL MAP~~ SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, THAT THE MAP COMPLIES WITH APPLICABLE STATE STATUTES AND ORDINANCES PERTAINING, AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT, HAROLD P. FOSTER, CITY OF LAS VEGAS — DATE 6-27-89

THIS MAP IS APPROVED AND THE EASEMENTS HEREON OFFERED FOR DEDICATION ARE ACCEPTED THIS 27TH DAY OF JUNE, 1989 BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA.

SECRETARY OF THE PLANNING COMMISSION, HAROLD P. FOSTER — DATE 6-27-89

CLARK COUNTY HEALTH DISTRICT CERTIFICATION

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 ~~(OR INDIVIDUAL SYSTEM)~~ FOR DISPOSAL OF SEWAGE.

CLARK COUNTY HEALTH DISTRICT, V.H. VECKERT — DATE 9-6-89

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, GEORGE W. QUINN P.E. — DATE 31 JULY 1989

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } S.S.

ON THIS 16TH DAY OF MAY, 1989, FRANK L. LOTRUGLIO, JR., DAVID M. EASTMAN, AND GREGORY J. OLSON PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT.

MARYANNE C. CLEVELAND
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE — DATE MAY 16, 1989

MY COMMISSION EXPIRES ON DECEMBER 21ST, 1992

SURVEYOR'S CERTIFICATE

I, ROBERT FULSTONE 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 FRANK L. LOTRUGLIO JR., DAVID M. EASTMAN AND GREGORY J. OLSON
2. THE LANDS SURVEYED LIE WITHIN THE NW¼SE¼ SEC. 3, T21S, R60E, M.D.B.M., AND THE SURVEY WAS COMPLETED ON MAY 15, 1989
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JULY 27, 1990, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION

5/15/89
ROBERT FULSTONE R.L.S.
NEVADA CERTIFICATE NO. 5269

LEGAL DESCRIPTION

GOVERNMENT LOT #74; BEING THE WEST ONE-HALF (W½) OF THE NORTHEAST ONE-QUARTER (NE¼) OF THE NORTHWEST ONE-QUARTER (NW¼) OF THE SOUTHEAST ONE-QUARTER (SE¼) OF SECTION 3, T21S, R60E, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER (E¼) CORNER OF SAID SECTION 3, THENCE SOUTH 88° 57' 24" WEST ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE¼) OF SAID SECTION 3 A DISTANCE OF 1689.30 FEET TO THE NORTHEAST (NE) CORNER OF SAID GOVERNMENT LOT #74, ALSO BEING THE TRUE POINT OF BEGINNING. THENCE CONTINUING SOUTH 88° 57' 24" WEST A DISTANCE OF 337.94 FEET TO THE NORTHWEST (NW) CORNER OF SAID GOVERNMENT LOT #74; THENCE SOUTH 03° 04' 18" EAST A DISTANCE OF 687.58 FEET TO THE SOUTHWEST (SW) CORNER OF SAID GOVERNMENT LOT #74; THENCE NORTH 88° 44' 12" EAST A DISTANCE OF 336.97 FEET TO THE SOUTHEAST (SE) CORNER OF SAID GOVERNMENT LOT #74; THENCE NORTH 02° 58' 10" WEST A DISTANCE OF 686.24 FEET TO THE NORTHEAST (NE) CORNER OF GOVERNMENT LOT #74, ALSO BEING THE TRUE POINT OF BEGINNING. SAID PROPERTY CONTAINING 4.3247 ACRES MORE OR LESS.

BASIS OF BEARINGS

SOUTH 88° 57' 24" EAST BEING THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE¼) OF SECTION 3, T21S, R60E, M.D.B.&M. PER FILE 27, PAGE 26 OF PARCEL MAPS, RECORDED IN THE OFFICE OF THE RECORDER, CLARK COUNTY, NEVADA

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)

CASA DE ELEGANTE, GOV'T. LOT #74, BEING A PTN. W½ NE¼ NW¼ SE¼ OF SEC. 3, T21S, R60E, M.D.B.&M.		No: 00569 FILED AT THE REQUEST OF GREG OLSON
SCALE: NONE	CLARK COUNTY, NEVADA	DWN. BY: GB.
DATE: 5/11/89		CHK'D. BY:
FOR: FRANK L. LOTRUGLIO, JR., DAVID M. EASTMAN AND GREGORY J. OLSON		DATE 7-2-90 AT 12:35 BOOK 045 PAGE 0005 OF PLATS
FULSTONE ENTERPRISES BY: 940 S. MARTIN LUTHER KING BLVD. LAS VEGAS, NEVADA 89106 PHONE: (702) 382-8141	SHEET 1 OF 2	OFFICIAL RECORDS BOOK NO. 900202 CLARK COUNTY, NEVADA RECORDS JOAN L. SWIFT, RECORDER
	DWG. NO. F1-13	FEE 27.25 DEPUTY CJK

BOOK 045 PAGE 0005
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