

Book 900523

DESERT DREAM ESTATES UNIT 1

A PORTION OF THE NW 1/4 OF THE SE 1/4, SEC. 35, T. 19 S., R. 60 E., M.D.B. & M.,
LAS VEGAS, NEVADA

00872
SHEET 1 OF 2

OWNER'S CERTIFICATE

WE, BIVINS CONSTRUCTION CO., INC. A NEVADA CORPORATION DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF DESERT DREAM ESTATES UNIT 1, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL THE STREETS, ALLEYS, EASEMENTS AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, WE DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, THE CITY OF LAS VEGAS AND COMMUNITY CABLE T.V., INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (I) A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES; (II) AND UNDERGROUND EASEMENT TO METER PANELS; (III) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT ON PUBLIC AND PRIVATE STREETS, AND ABOVE-GROUND TRANSFORMER PADS; AND (IV) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. FURTHERMORE, WE ALSO HEREBY GRANT AND CONVEY TO ABOVE MENTIONED UTILITY COMPANIES, ALL PRIVATE DRIVES AND PUBLIC AND PRIVATE UTILITY EASEMENTS AS INDICATED AND OUTLINED HEREON.

BIVINS CONSTRUCTION CO., INC. A NEVADA CORPORATION

Donald C. Bivins 10-25-89
DONALD C. BIVINS - PRESIDENT DATE

SECURITY PACIFIC BANK NEVADA

Doug French 3-2-90
DOUG FRENCH - BENEFICIARY AND AUTHORIZED OFFICER DATE

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

Gary L. Moore 10-26-89
COMMUNITY CABLE T.V., INC. - GARY L. MOORE DATE

Sharon McShea for Joseph P. Filding 3-16-90
NEVADA POWER COMPANY - SHARON MCSHEA FOR JOSEPH P. FILDING DATE

Nyles Smith 10/26/89
CENTRAL TELEPHONE COMPANY - NYLES SMITH DATE

Thomas J. Hosea 11-8-89
SOUTHWEST GAS CORPORATION - THOMAS J. HOSEA DATE

George A. Jacoby 11-9-89
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

Gary A. Presswood 5-16-90
CITY OF LAS VEGAS - GARY A. PRESSWOOD DATE

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

ON THIS 25th DAY OF October, 1989, PERSONALLY APPEARED BEFORE ME LULA M. BERG, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DONALD C. BIVINS KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Lula M. Berg
LULA M. BERG
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 13, 1991.

CITY ENGINEER'S CERTIFICATE

I, GARY A. PRESSWOOD, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF DESERT DREAM ESTATES UNIT 1 AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 5-16-91

GARY A. PRESSWOOD, R.P.E. NO. 7569
CITY ENGINEER, LAS VEGAS, NEVADA DATE

DIVISION OF WATER RESOURCES CERTIFICATION

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

George W. Quinn 3/21/90
DATE

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 FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz 3-26-90
CLARK COUNTY HEALTH DISTRICT - CLARE A. SCHMUTZ DATE

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 27th DAY OF February, 1990 BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster 2/27/90
SECRETARY OF THE PLANNING COMMISSION - HAROLD P. FOSTER DATE

DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT CERTIFICATION

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 2/27/90
DATE
DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT
CITY OF LAS VEGAS

SURVEYOR'S CERTIFICATE

I, ROBERT M. CRAIG, A PROFESSIONAL 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 BIVINS CONSTRUCTION CO., INC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 1-24-90
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 MAY 16, 1991 AND THAT AN APPROPRIATE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Robert M. Craig, PLS
NEVADA CERTIFICATE NO. 05765

DESERT DREAM ESTATES UNIT 1

That portion of the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) of Section 35, T. 19 S., R. 60 E., M.D.B. & M., City of Las Vegas, Clark County, Nevada, further described as follows:

Commencing at the Southwest corner (SW Cor.) of said Southeast quarter (SE1/4) thence N 00° 07' 39" W along the West line of said Southeast quarter 1365.37 feet to the TRUE POINT OF BEGINNING; thence continuing N 00° 07' 39" W along said West line 414.04 feet; thence N 89° 52' 21" E 191.00 feet; thence S 00° 07' 39" E 27.24 feet; thence N 89° 52' 21" E 101.25 feet; thence S 00° 07' 39" E 19.66 feet; thence N 89° 52' 21" E 152.25 feet; thence S 00° 07' 39" E 12.03 feet; thence N 89° 52' 21" E 152.25 feet; thence S 00° 07' 39" E 19.65 feet; thence N 89° 52' 21" E 101.24 feet; thence S 00° 07' 39" E 12.04 feet; thence N 89° 52' 21" E 101.24 feet; thence N 00° 07' 39" W 7.10 feet; thence N 89° 52' 21" E 160.00 feet; thence S 00° 07' 39" E 98.96 feet; thence N 89° 51' 27" E 169.42 feet; thence S 00° 08' 33" W 437.24 feet; thence N 83° 00' 05" W 1237.38 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 13.11 acres more or less

BASIS OF BEARINGS

N 83° 40' 36" W BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 35, T. 19 S., R. 60 E., M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE COUNTY RECORDER'S OFFICE IN FILE 22 OF PARCEL MAPS, PAGE 95.

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

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

ON THIS 2d DAY OF March, 1990, PERSONALLY APPEARED BEFORE ME LULA M. BERG, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DOUG FRENCH KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Lula M. Berg
LULA M. BERG
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 13, 1991.

NO. 00872
FILE AT THE REQUEST OF
E.J. WOJCIK ENGINEERING
DATE 5-23-91 AT 11:24
BOOK 46 PAGE 14
OF PLATS
OFFICIAL RECORDS
BOOK NO. 900523
CLARK COUNTY, NEVADA,
RECORDS
JOAN L. SWIFT, RECORDER
FF 36.00

9002 Book 46 PAGE 14 4090-1

