

960415

OWNER'S CERTIFICATE & DEDICATION

WATT RESIDENTIAL PARTNERS, A California General Partnership

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF ELKHORN SPRINGS - PARCEL 3C

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. FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE - NEVADA, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, 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) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICES; (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS AND ABOVE-GROUND TELEPHONE EQUIPMENT PADS AND (iv) A TWO-FOOT WIDE EASEMENT AROUND EACH ABOVE-GROUND TRANSFORMER PAD AND ABOVE-GROUND TELEPHONE EQUIPMENT PAD; AND A PERMANENT EASEMENT OVER AREAS SHOWN HEREON AS COMMON LOTS N/A;

WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS, AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND AND PUBLIC STREET LIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS 8th DAY OF February, 1996
WATT RESIDENTIAL PARTNERS / NEVADA DIVISION - A California General Partnership

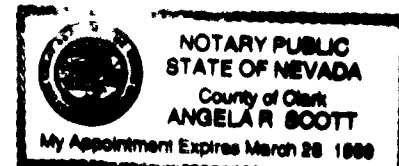
Susan Camara
SUSAN CAMARA, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 8th DAY OF FEBRUARY 1996, BY SUSAN CAMARA AS PRESIDENT OF WATT RESIDENTIAL PARTNERS

Angela R. Scott
ANGELA R. SCOTT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 3/28/99



UTILITY AGENCIES & APPROVALS

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

Gary Lange 2-8-96
LAS VEGAS VALLEY WATER DISTRICT - GARY LANGE DATE

Clark G. McCarrell 2-8-96
SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL DATE

Laurie L. Jones 2-8-96
NEVADA POWER COMPANY - LAURIE L. JONES DATE

Jane F. Stokes 2-8-96
SPRINT CENTRAL TELEPHONE - NEVADA - JANE F. STOKES DATE

Teressa Parker 2-8-96
COMMUNITY CABLE T.V. INC. - TERESSA PARKER DATE

Dennis Anderson 2-22-96
CITY OF LAS VEGAS - DENNIS ANDERSON - CITY ENGINEER DATE

ELKHORN SPRINGS - PARCEL 3C

A SUBDIVISION OF A PORTION OF LOT 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 60 PAGE 72 OF PLATS RECORDED IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN SECTION 16, OF TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NO's. 125-16-410-003 & 125-16-810-002

SURVEYOR'S CERTIFICATE

I, KEVIN E. MOTT, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR L. BRUCE NYBO, INC., CERTIFY THAT:

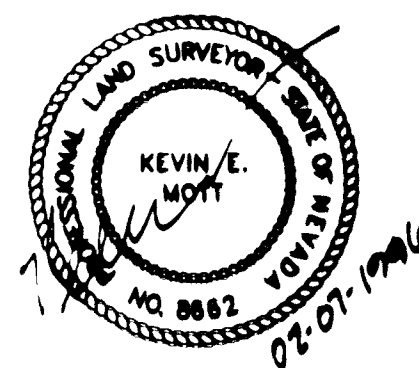
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WATT/LV, INC.

2. THE LANDS SURVEYED LIE WITHIN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON FEBRUARY 1, 1996

3. 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.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY MARCH 14, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

KEVIN E. MOTT
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 8662



LEGAL DESCRIPTION

A PARCEL OF LAND WITHIN THE SOUTH HALF (S 1/2) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;
THENCE NORTH 00°20'00" EAST, A DISTANCE OF 397.18 FEET;
THENCE NORTH 88°30'00" EAST, A DISTANCE OF 782.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 17°25'30";
THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 212.89 FEET TO A POINT OF TANGENCY;
THENCE NORTH 78°04'30" EAST, A DISTANCE OF 330.66 FEET;
THENCE SOUTH 13°55'30" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 78°04'30" EAST, A DISTANCE OF 98.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 755.00 FEET AND A CENTRAL ANGLE OF 14°30'00";
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 191.07 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 61°34'30" EAST, A DISTANCE OF 89.34 FEET;
THENCE SOUTH 28°25'30" EAST, A DISTANCE OF 151.00 FEET;
THENCE NORTH 61°34'30" EAST, A DISTANCE OF 2.74 FEET;
THENCE SOUTH 28°25'30" EAST, A DISTANCE OF 108.57 FEET;
THENCE SOUTH 61°34'30" WEST, A DISTANCE OF 168.00 FEET;
THENCE SOUTH 13°58'38" EAST, A DISTANCE OF 54.93 FEET;
THENCE SOUTH 17°16'32" EAST, A DISTANCE OF 168.00 FEET;
THENCE SOUTH 63°58'37" EAST, A DISTANCE OF 50.96 FEET;
THENCE SOUTH 85°49'02" EAST, A DISTANCE OF 84.00 FEET;
THENCE SOUTH 04°10'58" WEST, A DISTANCE OF 104.00 FEET;
THENCE SOUTH 85°49'02" EAST, A DISTANCE OF 319 FEET;
THENCE SOUTH 04°10'58" WEST, A DISTANCE OF 151.00 FEET;
THENCE NORTH 85°49'02" WEST, A DISTANCE OF 306.87 FEET;
THENCE NORTH 17°16'49" WEST, A DISTANCE OF 676.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.6423 ACRES.

CERTIFICATE OF CITY SURVEYOR

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "ELKHORN SPRINGS - PARCEL 3C"

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 12-31-96

Rita M. Lumos 4/9/96
RITA M. LUMOS
CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 05094



BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS MAP IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST (THE CENTERLINE OF DURANGO DRIVE FROM ELKHORN ROAD TO FARM ROAD) AS SHOWN BY MAP THEREOF ON FILE IN FILE 53, PAGE 40 OF SURVEYS, IN THE CLARK COUNTY RECORDER'S OFFICE, BEING NORTH 00°20'00" EAST

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. 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.

Edmund J. Webb 2-8-96
EDMUND J. WEBB
DISTRICT BOARD OF HEALTH

CERTIFICATE OF WATER RESOURCES DIVISION

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 2-9-96
GEORGE W. QUINN
DIVISION OF WATER RESOURCES

CERTIFICATE OF PLANNING COMMISSION / DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT APPROVAL

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, AND THAT THE MAP WAS APPROVED AND THE PARCEL'S HEREIN WERE ACCEPTED BY

THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 23rd DAY OF JUNE, 1996

Donna Kristaponis 4/8/96
DONNA KRISTAPONIS
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION, CITY OF LAS VEGAS, NEVADA

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

ELKHORN SPRINGS - PARCEL 3C
SHEET 1 OF 3

L. BRUCE NYBO, INC.
civil engineering • planning • surveying

Hughes Airport Center
6700 South Paradise Road, Suite A-1
Las Vegas, Nevada 89119
Tel (702) 896-3262 Fax (702) 896-1574



INSTRUMENT NO. 00923
BOOK NO. 960415
OF ORIGINAL RECORDS
FILED AT THE REQUEST OF
L. BRUCE NYBO, INC.
DATE 4-15-96 AT 1:14
BOOK 73 PAGE 27
IF PLATS
CLARK COUNTY NEVADA RECORDS
JUDITH A. VANDEVER RECORDER
FEE \$ 49 DEPUTY 10

SHEET 1 OF 3 SHEETS

9991 BOOK 73 PAGE 27 4299-30

