

951206

21-17-45

00705

ELEGANCE 2

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

OWNER'S CERTIFICATE & DEDICATION

LARRY S. LARKIN FAMILY TRUST

DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF
LAND WHICH IS SHOWN UPON THE MAP OF
ELEGANCE 2

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP,
AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL PUBLIC
STREETS, EASEMENTS AND RIGHT-OF-WAY AS INDICATED AND OUTLINE HEREON
FOR THE USE OF THE PUBLIC ON PART OF THE PARCELS MARKED "NOT A PART
OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, WE HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND
SPRINT/CENTRAL TELEPHONE COMPANY, 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 SERVICE; (iii) A FIVE-FOOT WIDE
EASEMENT ON ALL PROPERTY LINES THAT ADJUT PUBLIC AND PRIVATE STREETS,
TO INCLUDE ACCESS TO ABOVEGROUND TRANSFORMER PADS AND TELEPHONE
EQUIPMENT PADS; AND (iv) A TWO FOOT WIDE

EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED
LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION 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 ADJUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE
HYDRANTS AND PUBLIC STREETLIGHTS AND AN ADDITIONAL EASEMENT OF UP
TO TEN 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.

LARRY S. LARKIN FAMILY TRUST

[Signature] 5/18/95
LARRY S. LARKIN, TRUSTEE DATE

[Signature] 5/18/95
MARILYN A. LARKIN, TRUSTEE DATE

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

May 18, 1995 BY
LARRY S. LARKIN & MARILYN A. LARKIN AS TRUSTEES OF

LARRY S. LARKIN FAMILY TRUST

[Signature]
SALLY PELHAM
NOTARY OFFICER
MY COMMISSION EXPIRES June 8, 1996

UTILITY AGENCIES AND APPROVALS

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

[Signature] 11-1-95
DENNIS ANDERSON
CITY ENGINEER DATE

[Signature] 5-3-95
SOUTHWEST GAS CORPORATION DATE

[Signature] 5-3-95
SHARON MCSHEA
NEVADA POWER COMPANY DATE

[Signature] 5-3-95
NYLES SMITH
SPRINT/CENTRAL TELEPHONE NEVADA DATE

[Signature] 5-3-95
NICK BRAYBROOKE
LAS VEGAS VALLEY WATER DISTRICT DATE

[Signature] 5-4-95
RANDALL BLACK
PRIME CABLE TV, INC. DATE

CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, COUNTY OF CLARK,
STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF
ELEGANCE 2

THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. I FURTHER CERTIFY THAT THE
MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED BY
SEPT. 9TH 1996

[Signature]
RITA M. LUMOS
NEVADA CERT. NO. 5094

11/9/95
DATE

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 FINAL MAP COMPLIES WITH THE APPLICABLE STATUTORY
AND ORDINANCE PROVISIONS; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.
AND THAT THIS MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION,
OF LAS VEGAS, NEVADA ON THE 9TH DAY OF FEBRUARY, 1995

[Signature] 10/24/95
DONNA H. KRISTAPONIS
DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT AND DEVELOPMENT AND SECRETARY
OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

DIVISION OF WATER RESOURCES

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.

[Signature] 9/7/95
GEORGE W. QUINN
DIVISION OF WATER RESOURCES DATE

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.

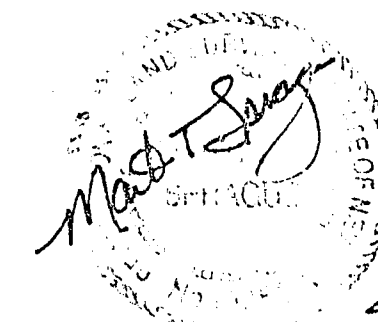
[Signature] 9-1-95
EDMUND J. WOJCIK
DISTRICT BOARD OF HEALTH DATE

SURVEYOR'S CERTIFICATE

I, MARTIN T. SPRAGUE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA,
CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION
AT THE INSTANCE OF LARRY S. LARKIN & MARILYN A. LARKIN
2. THE LANDS SURVEYED LIE WITHIN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.
AND THE SURVEY WAS COMPLETED ON NOVEMBER 22, 1994
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 SEPT. 9TH 1996 AND AN APPROPRIATE FINANCIAL GUARANTEE
WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.

[Signature]
MARTIN T. SPRAGUE, P.L.S.
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 10355



4/25/95

LEGAL DESCRIPTION

A PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.,
CITY OF LAS VEGAS, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S 1/4) OF SAID SECTION 35,
ALSO BEING THE INTERSECTION OF LONE MOUNTAIN ROAD (100' FEET WIDE) AND
TORREY PINES DRIVE (80' FEET WIDE); THENCE NORTH 00°07'56" WEST 682.67'
FEET; THENCE SOUTH 83°19'57" EAST 40.28' FEET TO THE EASTERLY RIGHT-OF-
WAY LINE OF SAID TORREY PINES DRIVE ALSO THE POINT OF BEGINNING; THENCE
SOUTH 83°19'57" EAST 576.31' FEET TO THE WEST BOUNDARY LINE OF COUNTRY
LANE SERIES II SUBDIVISION; THENCE SOUTH 00°00'01" WEST ALONG WESTERLY
BOUNDARY LINE OF SAID SUBDIVISION 628.42' FEET TO THE NORTHERLY RIGHT-OF-
WAY LINE OF SAID LONE MOUNTAIN ROAD; THENCE NORTH 83°40'50" WEST ALONG
SAID RIGHT-OF-WAY 574.44' FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF
TORREY PINES DRIVE; THENCE NORTH 00°07'56" WEST ALONG THE RIGHT-OF-WAY
LINE OF SAID TORREY PINES DRIVE 682.67' FEET TO THE POINT OF BEGINNING.

CONTAINING 8.27 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARING BETWEEN THE SOUTH QUARTER
(S 1/4) AND THE EASTERLY ONE SIXTEENTH (E 1/16) OF
SECTION 35, T. 19 S., R. 60 E., M.D.B. & M. AS SHOWN ON RECORD OF SURVEY MAP IN
FILE 50, PAGE 45 OF SURVEYS ON FILE AT THE CLARK
COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BEARING: SOUTH 83°40'50" EAST.

NOTES

- 1) 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

SHEET 1 OF 2

INSTRUMENT NO. 00705
BOOK NO. 951206
OF OFFICIAL RECORDS
FILED AT THE REQUEST OF
SOUTHWEST ENGINEERING
DATED 12-06-95 AT 9:50
BOOK 071 PAGE 006
OF PLATS
CLARK COUNTY, NEVADA REC.
JUDITH A. VANDEVER, RECORD.
FEE \$48.30 DEPUTY JM

BOOK 071
PAGE 44/19