

27-12-14

00606

Book 900514

DAVE BROWN WEST UNIT 2

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, T. 20. S., R. 60. E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

HILLSIDE RESIDENTIAL OF NEVADA DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF DAVE BROWN WEST UNIT 2, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS, PUBLIC UTILITY EASEMENTS, AND PUBLIC RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, WE, THE UNDERSIGNED OWNERS OF THE PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE SOUTHWEST GAS COMPANY, NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY, COMMUNITY CABLE T.V., INC., LAS VEGAS VALLEY WATER DISTRICT, AND THE CITY OF LAS VEGAS, THEIR SUCCESSORS AND ASSIGNS A 3 - FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND UNDERGROUND SERVICES TO METER PANELS AND A 5 - FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS AND ABOVE-GROUND ELECTRICAL TRANSFORMER PADS, AND A 2 - FOOT WIDE EASEMENT AROUND TRANSFORMER PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREETLIGHTS, FIREHYDRANTS, UNDERGROUND GAS, WATER, CABLE T.V., POWER, AND TELEPHONE LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, ALSO SHOWN HEREON AS P.U.E.

DATED THIS 2 DAY OF May, 1990

HILLSIDE RESIDENTIAL OF NEVADA

C. Segal

HARRY SEGAL
VICE PRESIDENT

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

Randy Ortlinghaus 12/28/88
SOUTHWEST GAS COMPANY - RANDY ORTLINGHAUS

Joseph P. Fielding 1/5/89
NEVADA POWER COMPANY - JOSEPH P. FIELDING

Nyles Smith 12/27/88
CENTRAL TELEPHONE COMPANY - NYLES SMITH

Robert J. Withers 1-9-89
COMMUNITY CABLE T.V., INC. - ROBERT J. WITHERS

Leanne L. Miller 1/9/89
LAS VEGAS VALLEY WATER DISTRICT - LEANNE L. MILLER

Gary A. Presswood 5-8-90
CITY OF LAS VEGAS - GARY A. PRESSWOOD, CITY ENGINEER

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 DAVE BROWN WEST UNIT 2 AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE May 26, 1991.

Gary A. Presswood

GARY A. PRESSWOOD
CITY ENGINEER P.E. 7569

5-8-90
DATE



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.

Harold P. Foster

HAROLD P. FOSTER
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

5/23/89
DATE

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 23 DAY OF May, 1989, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:

Harold P. Foster

SECRETARY OF THE PLANNING COMMISSION - HAROLD P. FOSTER
CITY OF LAS VEGAS

5/23/89
DATE

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.

George W. Quinn

DIVISION OF WATER RESOURCES
GEORGE W. QUINN

18 January 1989
DATE

CLARK COUNTY HEALTH DIST. CERT.

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 ON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz

CLARK COUNTY HEALTH DISTRICT
CLARE A. SCHMUTZ

1-18-89
DATE

ACKNOWLEDGMENT

STATE OF NEVADA

COUNTY OF CLARK

ON THIS 2 DAY OF May, 1990, PERSONALLY APPEARED BEFORE ME, MARK A. HERDT, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HARRY SEGAL, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Mark A. Herdt
MARK A. HERDT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 17, 1992



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 01°59'54" EAST AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 45 OF PARCEL MAPS ON PAGE 56.

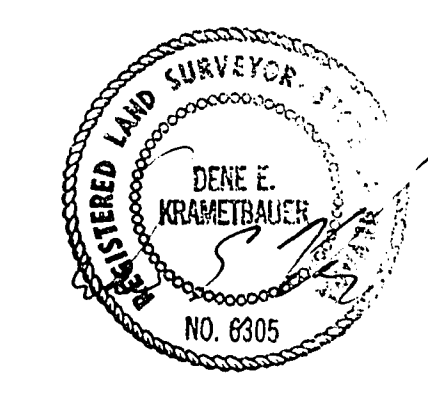
SURVEYOR'S CERTIFICATE

I, DENE E. KRAMETBAUER, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF NEVADA COMMUNITIES CORPORATION, A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, T. 20. S., R. 60.E., M.D.M. AND THE SURVEY WAS COMPLETED ON 11/14/88.
- 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 5-26-91 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN OR WILL BE POSTED WITH THE CITY COUNCIL TO ASSURE THEIR INSTALLATION.

Dene E. Krametbauer

DENE E. KRAMETBAUER
RLS 6305



LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EASTERLY LINE THEREOF, NORTH 01°59'54" EAST, 1355.04 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4; THENCE ALONG SAID NORTHERLY LINE, NORTH 87°53'15" WEST, 320.00 FEET; THENCE DEPARTING SAID LINE, SOUTH 01°59'54" WEST, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HICKAM AVENUE (60 FEET WIDE) AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE ON PAGE OF PARCEL MAPS, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 87°53'15" WEST, 780.00 FEET; THENCE SOUTH 01°59'54" WEST, 529.19 FEET; THENCE SOUTH 88°00'06" EAST, 155.00 FEET; THENCE NORTH 01°59'54" EAST, 18.97 FEET; THENCE SOUTH 87°34'41" EAST, 218.28 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 44°28'18", AN ARC DISTANCE OF 248.38 FEET; THENCE SOUTH 43°08'23" EAST, 32.67 FEET; THENCE NORTH 48°53'37" EAST, 100.00 FEET; THENCE NORTH 43°06'23" WEST, 17.80 FEET; THENCE NORTH 46°53'37" EAST, 130.00 FEET; THENCE NORTH 137°15" EAST, 53.73 FEET; THENCE NORTH 01°59'54" EAST, 398.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.49 ACRES, MORE OR LESS.

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

SHEET 1 OF 2

No.	00606
FILED AT THE REQUEST OF:	ENGINEERS & SURVEYORS, INC.
DATE:	5-14-90 AT 10:40 A.M.
BOOK:	46 PAGE: 6
OF PLATS	
OFFICIAL RECORDS BOOK No.	900514
CLARK COUNTY, NEVADA RECORDS	
JOAN L. SWIFT, RECORDER	
FEE: 34.25	DEPUTY: M.A.

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4077-2