920325

27-12-137

00803

DAVE BROWN WEST UNIT 4

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.

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 4, 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 CORPORATION, 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, FIRE HYDRANTS, 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 30 DAY OF January, 1991.

HILLSIDE RESIDENTIAL OF NEVADA

HARRY SEGAL, VICE – PRESIDENT

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

SOUTHWEST GAS CORPORATION – DOUGLAS E. GAPP — DATE 3-21-91

NEVADA POWER COMPANY – SUSAN R. HO — DATE 3-14-91

CENTRAL TELEPHONE COMPANY – NYLES SMITH — DATE 2-22-91

COMMUNITY CABLE T.V., INC. – GARY L. MOORE — DATE 2-25-

LAS VEGAS VALLEY WATER DISTRICT – GEORGE A. JACOBY — DATE 4/19/91

CITY OF LAS VEGAS – DENNIS ANDERSON — DATE 3-13-92

ACKNOWLEDGMENT

STATE OF NEVADA

COUNTY OF CLARK

ON THIS 30 DAY OF January, 1991, 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
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 17, 1992.

MARK A. HERDT
Notary Public - State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Oct. 17, 1992

CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF DAVE BROWN WEST UNIT 4 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 3-15-93.

DENNIS ANDERSON
CITY ENGINEER P.E. 9160

CITY OF LAS VEGAS – PUBLIC WORKS – NEVADA

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.

NORMAN R. STANDERFER — DATE 12/18/91
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 14th DAY OF March, 1991, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:

NORMAN R. STANDERFER
SECRETARY OF THE PLANNING COMMISSION

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.

DIVISION OF WATER RESOURCES – JASON KING — DATE 10/30/91

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

CLARK COUNTY HEALTH DISTRICT – CHRER A. SCHMUTZ — DATE 9-16-91

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 01°59'54" EAST AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER IN FILE 59 ON PAGE 03 OF PARCEL MAPS.

SURVEYOR'S CERTIFICATE

I, EUGENE HOUSTON, 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 HILLSIDE RESIDENTIAL OF NEVADA.
2. 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 1-14-91.
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 1-14-92 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN OR WILL BE POSTED WITH THE CITY COUNCIL TO ASSURE THEIR INSTALLATION.

EUGENE HOUSTON, PLS 8186

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA – EUGENE HOUSTON – 8186

1/28/91

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 NORTHEAST CORNER OF SAID SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4; THENCE ALONG THE NORTHERLY LINE THEREOF, ALSO BEING THE CENTERLINE OF HICKAM AVENUE (30.00 FEET TO CENTERLINE) AS SHOWN BY PARCEL MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 59, PAGE 03, NORTH 87°53'15" WEST, 1100.00 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 01°59'54" WEST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°59'54" WEST, 609.08 FEET; THENCE NORTH 87°34'41" WEST, 89.62 FEET; THENCE SOUTH 02°25'19" WEST, 25.00 FEET; THENCE NORTH 87°34'41" WEST, 31.17 FEET; THENCE SOUTH 02°25'19" WEST, 125.00 FEET; THENCE NORTH 87°34'41" WEST, 340.17 FEET; THENCE NORTH 00°27'49" WEST, 85.08 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.50 FEET, THROUGH A CENTRAL ANGLE OF 88°02'30", AN ARC DISTANCE OF 23.82 FEET; THENCE NORTH 87°34'41" WEST, 32.32 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 246.09 FEET; THENCE NORTH 57°34'41" WEST, 56.57 FEET; THENCE NORTH 32°25'19" EAST, 150.00 FEET; THENCE SOUTH 57°34'41" EAST, 18.75 FEET; THENCE NORTH 32°25'19" EAST, 100.00 FEET; THENCE NORTH 57°34'41" WEST, 177.13 FEET; THENCE NORTH 32°25'19" EAST, 50.00 FEET; THENCE NORTH 01°59'54" EAST, 224.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED HICKAM AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°53'15" EAST, 780.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11.92 ACRES, MORE OR LESS.

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. 00803
FILED AT THE REQUEST OF:
ENGINEERS & SURVEYORS, INC.
DATE: 3-25-92 AT 11:01 M.
BOOK: 52 PAGE: 40
OF PLATS
OFFICIAL RECORDS BOOK No. 920325
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE: 36.50 DEPUTY NE

W.O.# : 756 – 5263	# LOTS : 46	DATE : JANUARY 1991	BY : D. BARRY
DATE	REVISION DESCRIPTION		BY

Book 52 PAGE 40
4077-4