

ELEGANCE - UNIT 1

A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M. CITY OF LAS VEGAS CLARK COUNTY NEVADA

CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DO HEREBY CERTIFY:

THAT I HAVE EXAMINED THE FINAL MAP OF ELEGANCE - UNIT 1 SUBDIVISION 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 JUNE 16, 1995.



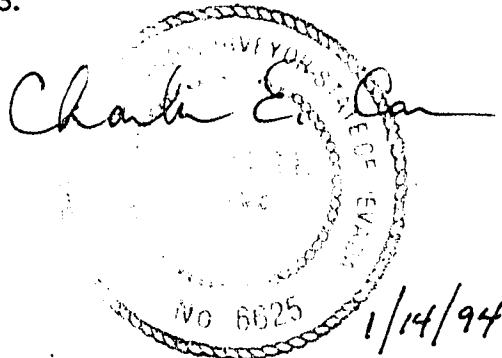
*[Signature]* 7-13-94  
DENNIS ANDERSON DATE  
R.P.E. NO. 9160

SURVEYOR'S CERTIFICATE

I, CHARLES E. CAVE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, ACTING AS AGENT FOR BAUGHMAN & TURNER, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF: CHERRY RIVER LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. AND THE SURVEY WAS COMPLETED ON DECEMBER 14, 1993.
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 JUNE 16th, 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

CHARLES E. CAVE  
NEVADA P.L.S. NO. 6625



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3; THENCE NORTH 00°49'52" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 420.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°49'52" EAST ALONG SAID EAST LINE A DISTANCE OF 424.79 FEET; THENCE NORTH 89°52'55" WEST A DISTANCE OF 535.74 FEET; THENCE SOUTH 00°40'38" WEST A DISTANCE OF 3.08 FEET; THENCE NORTH 89°19'22" WEST A DISTANCE OF 130.00 FEET TO A POINT ON THE CENTERLINE OF MONTE CRISTO WAY (60.00 FEET WIDE); THENCE SOUTH 00°40'38" WEST ALONG SAID CENTERLINE OF MONTE CRISTO WAY A DISTANCE OF 419.16 FEET; THENCE SOUTH 89°33'14" EAST A DISTANCE OF 664.58 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 280,955 SQUARE FEET OR 6.450 ACRES; MORE OR LESS.

22.3 ACRE FEET OF WATER HAS BEEN COMMITTED FOR THIS PROJECT.

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

OWNER'S CERTIFICATE & DEDICATION

WE, CHERRY RIVER LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND SHOWN UPON THIS PLAT OF "ELEGANCE-UNIT 1" PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION HEREON; HAVE CONSENTED TO THE PREPARATION AND THE RECORDATION OF THIS MAP AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL OF THE STREETS AND PUBLIC RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC AND DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, SPRINT/CENTRAL TELEPHONE, NEVADA SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, CITY OF LAS VEGAS AND COMMUNITY CABLE TELEVISION, THEIR SUCCESSORS AND ASSIGNS, A THREE (3) FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES UNDERGROUND SERVICES TO METER PANELS, A FIVE (5) FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS ABOVE GROUND ELECTRIC TRANSFORMERS, AND ABOVE GROUND TELEPHONE EQUIPMENT PADS AND CABLE TELEVISION AND AN ADDITIONAL TWO (2) FEET AROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND GAS, WATER, TELEPHONE, POWER LINE AND APPURTENANCES, FIRE HYDRANTS, AND STREETLIGHTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON.

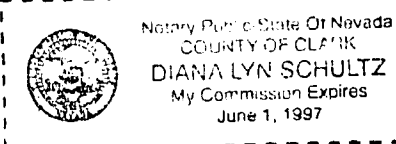
*[Signature]* 1-14-94  
CHERRY RIVER LIMITED PARTNERSHIP, DATE  
A NEVADA LIMITED PARTNERSHIP  
LARRY LARKIN, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF NEVADA }  
COUNTY OF CLARK } S.S.

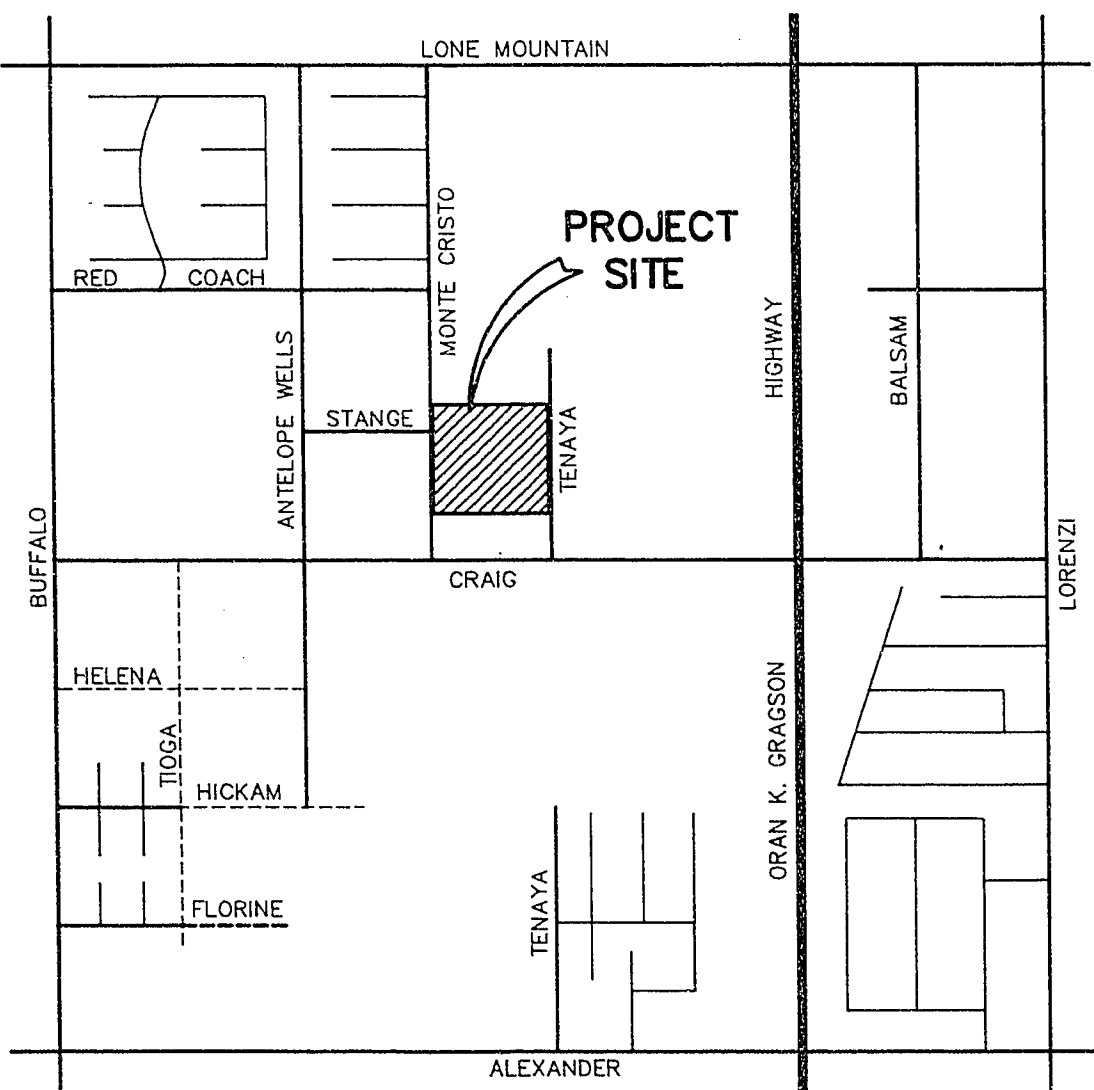
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 14, 1994 BY LARRY LARKIN AS GENERAL PARTNER OF CHERRY RIVER LIMITED PARTNERSHIP.

*[Signature]*  
DIANA LYN SCHULTZ  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE  
MY APPOINTMENT EXPIRES JUNE 1, 1997.



BASIS OF BEARINGS

SOUTH 89°33'14" EAST - THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. AS SHOWN ON PARCEL MAP FILE 50, PAGE 54, CLARK COUNTY RECORDS, NEVADA.



VICINITY MAP  
NO SCALE

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY 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]* 6-21-94  
LONNIE C. EMPEY 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.

*[Signature]* 6-21-94  
RICHARD A. MOLES, P.E. DATE  
DIVISION OF WATER RESOURCES

UTILITY APPROVALS

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

*[Signature]* 1-19-94  
SHARON MCSHEA DATE  
NEVADA POWER COMPANY

*[Signature]* 1-18-94  
JANE F. STOKES DATE  
SPRINT/CENTRAL TELEPHONE, NEVADA

*[Signature]* 1-19-94  
JOHN B. HAZARD DATE  
SOUTHWEST GAS CORPORATION

*[Signature]* 5/11/94  
GEORGE A. JACOBY DATE  
LAS VEGAS VALLEY WATER DISTRICT

*[Signature]* 1-18-94  
FRANK CARDENAS DATE  
COMMUNITY CABLE TELEVISION, INC.

*[Signature]* 7-13-94  
DENNIS ANDERSON DATE  
CITY OF LAS VEGAS ENGINEER

APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, THAT THIS MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

*[Signature]* 7.8.94  
JOHN L. SCHLEGEL DATE  
ACTING DIRECTOR OF PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 10th DAY OF FEBRUARY, 1994, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:  
*[Signature]* 7.8.94  
JOHN L. SCHLEGEL DATE  
SECRETARY OF THE PLANNING COMMISSION  
CITY OF LAS VEGAS

DOCUMENT NO. 00973  
FILED AT THE REQUEST OF  
CHARLES E. CAVE  
DATE 7/29/94 AT 10:50  
BOOK 63 PAGE 6  
OF PLATS  
OFFICIAL RECORDS BOOK NO. 440730  
CLARK COUNTY NEVADA RECORDS  
JOAN L. SMITH, RECORDER  
FEE \$165 DEPUTY PDR