

950621

20-17-65

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**DIAMOND POINTE UNIT 1**

BEING A PORTION OF LOT 1 OF PARCEL MAP: FILE 82, PAGE 74  
 LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)  
 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST,  
 M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

**CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION**

LDP, INCORPORATED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF DIAMOND POINTE UNIT 1 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY GRANT AND CONVEY 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 ABOUT PUBLIC STREETS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS, ABOVE GROUND TELEPHONE EQUIPMENT PADS AND (iv) A TWO-FOOT WIDE EASEMENT AROUND EACH ABOVE GROUND TRANSFORMER PAD AND ABOVE GROUND TELEPHONE EQUIPMENT PAD 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 ABOUT PUBLIC STREETS FOR PURPOSES OF PLACING FIRE HYDRANTS AND PUBLIC STREETLIGHTS 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.

LDP, INCORPORATED, BY:

John K. Murtagh 3/22/95  
 JOHN K. MURTAGH DATE

**ACKNOWLEDGEMENT**

STATE OF NEVADA }  
 COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 22, 1995  
 BY JOHN K. MURTAGH AS PRESIDENT OF LDP, INCORPORATED.

Joan Curtis Farcich  
 JOAN CURTIS FARCICH  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 MY COMMISSION EXPIRES 6-6-98

**CERTIFICATE OF EASEMENT RECIPIENTS**

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

Wil S. Nares 4-3-95  
 COMMUNITY CABLE T.V., INC. - WIL S. NARES DATE

Sharon McShea 4-3-95  
 NEVADA POWER COMPANY - SHARON MCSHEA DATE

Nyles Smith 4-3-95  
 SPRINT CENTRAL TELEPHONE - NEVADA - NYLES SMITH DATE

John P. Hazard 4-3-95  
 SOUTHWEST GAS CORPORATION - JOHN P. HAZARD DATE

N. Braybrooke 4-3-95  
 LAS VEGAS VALLEY WATER DISTRICT - N. BRAYBROOKE DATE

Dennis Anderson 6-12-95  
 CITY OF LAS VEGAS - DENNIS ANDERSON DATE

**CERTIFICATE OF CITY SURVEYOR**

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF DIAMOND POINTE UNIT 1, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE

5-7-96  
Rita M. Lumos 6/14/95  
 RITA M. LUMOS  
 CITY OF LAS VEGAS SURVEYOR  
 NEVADA CERTIFICATE NO. 5094

**LEGAL DESCRIPTION**

DIAMOND POINTE UNIT 1

BEING A PORTION OF LOT 1 OF THAT CERTAIN MAP ON FILE AT THE OFFICE OF THE COUNTY RECORDER IN FILE 82 OF PARCEL MAPS, AT PAGE 74, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER, COMMON TO SECTIONS 21 AND 28 OF SAID TOWNSHIP, MARKED BY A 3" BRASS CAP BEING ON THE CENTERLINE OF VEGAS DRIVE (100 FEET WIDE); THENCE NORTH 00°11'22" WEST, DEPARTING THE SOUTH LINE OF SAID SECTION 21 AND THE CENTERLINE OF SAID VEGAS DRIVE AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4), OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21, 50.00 FEET TO THE NORTH LINE OF SAID VEGAS DRIVE BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°56'40" WEST, ALONG WITH SAID NORTH LINE 719.14 FEET TO A POINT OF CURVE A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, DEPARTING SAID NORTH LINE 39.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2091.95 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 89°56'40" EAST; THENCE NORTHERLY, 70.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'53" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET A RADIAL LINE TO SAID BEGINNING BEARS NORTH 88°00'47" EAST; THENCE NORTHWESTERLY 23.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°04'07" TO THE INTERSECTION OF A NON-TANGENT LINE TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 00°03'20" WEST; THENCE NORTH 00°09'51" EAST, 51.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 00°03'20" EAST; THENCE NORTHEASTERLY, 24.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°09'37" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2096.45 FEET A RADIAL LINE TO SAID BEGINNING BEARS NORTH 85°47'03" EAST; THENCE NORTHWESTERLY, 184.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°01'50"; THENCE NORTH 09°14'47" WEST, 3.59 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY, 21.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°48'33" TO THE INTERSECTION OF A NON-TANGENT LINE TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 00°03'20" WEST; THENCE NORTH 14°28'03" WEST; 52.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS 15.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 00°03'20" EAST; THENCE NORTHEASTERLY, 25.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°11'27"; THENCE NORTH 09°14'47" WEST, 176.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY 21.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°48'33" TO THE INTERSECTION WITH A NON-TANGENT LINE TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 00°03'20" WEST; THENCE NORTH 14°23'26" WEST, 52.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 00°03'20" EAST; THENCE NORTHEASTERLY, 25.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°42'34" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2025.50 FEET A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 81°14'06" WEST; THENCE NORTHWESTERLY 83.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'38" TO THE INTERSECTION OF A NON-TANGENT LINE TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 83°35'45" WEST; THENCE NORTH 89°56'40" EAST, 629.51 FEET; THENCE NORTH 00°11'22" WEST, 62.65 FEET; THENCE NORTH 89°48'38" EAST, 151.00 FEET TO THE SAID EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 00°11'22" EAST ALONG SAID EAST LINE, 845.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.318 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

**BASIS OF BEARINGS**

NORTH 89°56'40" EAST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 82 OF PARCEL MAPS, AT PAGE 74.

**SURVEYOR'S CERTIFICATE**

I, BRETT K. JEFFERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AN AGENT FOR VTN NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LDP, INCORPORATED.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 21, T. 20 S., R. 61 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 7/11/94.
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 5-7-96, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.

Brett K. Jefferson  
 BRETT K. JEFFERSON, P.L.S.  
 NEVADA CERTIFICATE NO. 8421

**DIVISION OF WATER RESOURCES CERTIFICATE**

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.

Richard A. Moles 5/12/95  
 DIVISION OF WATER RESOURCES - RICHARD A. MOLES, P.E. 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.

Edmund J. Wojcik 5-8-95  
 DISTRICT BOARD OF HEALTH - EDMUND J. WOJCICK 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 MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA, ON THE 2nd DAY OF MARCH, 1995.

John L. Schlegel 6-8-95  
 JOHN L. SCHLEGEL DATE  
 ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION  
 CITY OF LAS VEGAS

**COUNTY RECORDER'S NOTE**

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS'S CUMULATIVE MAP INDEX. NRS 278.5695

W.O. 4726-1  
 SHEET 1 OF 3  
 T. J.

|                              |                    |
|------------------------------|--------------------|
| NO.                          | 01321              |
| FILED AT THE REQUEST OF :    | VTN Nevada         |
| DATED                        | 6-21-95 AT 15:26 M |
| BOOK                         | 68 PAGE 64         |
| OF PLATS                     |                    |
| OFFICIAL RECORDS BOOK, NO.   | 95264              |
| CLARK COUNTY, NEVADA RECORDS |                    |
| JUDITH A. VANDEVER, RECORDER |                    |
| FEE \$33.05 DEPUTY           | 180                |

BOOK 68 PAGE 64  
 4378-1