

960531

20-17-57

01350

DIAMOND POINTE UNIT 2

BEING A PORTION OF PARCEL 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 2 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, AND RIGHTS-OF-WAY 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 ABUT PUBLIC AND PRIVATE 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.

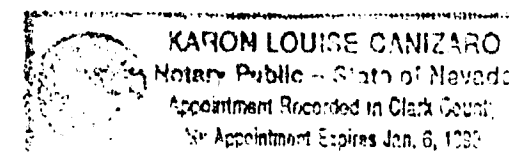
FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING FIRE HYDRANTS AND PUBLIC STREETLIGHTS AND AN ADDITIONAL EASEMENT 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, pro 2/21/96
JOHN K. MURTAGH, PRESIDENT DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 21, 1996
BY JOHN K. MURTAGH AS PRESIDENT OF LDP, INCORPORATED.

Karon Louise Canizaro
Karon Louise Canizaro
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 01-08-98

CERTIFICATE OF EASEMENT RECIPIENTS

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

<u>Teresa Parker</u>	3-12-96
COMMUNITY CABLE T.V. INC. -	DATE
<u>James L. Jones</u>	3-13-96
NEVADA POWER COMPANY	DATE
<u>James L. Jones</u>	3-12-96
SPRINT CENTRAL TELEPHONE - NEVADA -	DATE
<u>Joe Clement</u>	3-13-96
SOUTHWEST GAS CORPORATION -	DATE
<u>Gary Lange</u>	3-12-96
LAS VEGAS VALLEY WATER DISTRICT -	DATE
<u>Dennis Anderson</u>	5-8-96
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 2, 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 MAY 5, 1997

Rita M. Lumos 5/22/96
RITA M. LUMOS, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094

**LEGAL DESCRIPTION****DIAMOND POINTE UNIT 2**

BEING A PORTION OF PARCEL 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1, SAME BEING ON THE EAST RIGHT-OF-WAY OF TONOPAH DRIVE (60' FEET WIDE); THENCE S. 00° 10' 08" E., ALONG THE WEST LINE OF SAID PARCEL 1, COINCIDENT WITH SAID EAST RIGHT-OF-WAY, 757.05 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, 39.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 53' 12" TO THE SOUTH LINE OF SAID PARCEL 1, SAME BEING ON THE NORTH RIGHT-OF-WAY OF VEGAS DRIVE (100 FEET WIDE); THENCE NORTH 89° 56' 40" EAST, ALONG SAID SOUTH LINE, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY, 558.82 FEET TO THE WESTERLY LINE OF THAT CERTAIN PLAT OF DIAMOND POINTE UNIT 1 AS RECORDED IN BOOK 88 OF PLATS, PAGE 64, SAME BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID DIAMOND POINTE UNIT 1 THROUGH THE FOLLOWING CURVES AND COURSES: NORTHEASTERLY, DEPARTING SAID SOUTH LINE AND SAID RIGHT-OF-WAY, 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, 23.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 04' 07"; 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"; THENCE NORTH 14° 28' 03" WEST, 52.66 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, 25.97 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"; 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 AN INTERSECTION WITH THE NORTH LINE OF SAID PARCEL 1, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 83° 35' 45" WEST; THENCE S. 89° 56' 40" W. DEPARTING SAID WESTERLY BOUNDARY, 522.12 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 10.284 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

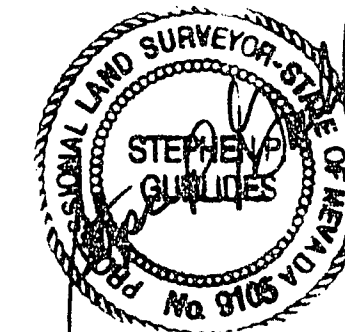
BASIS OF BEARINGS

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, STEPHEN P. GURLIDES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS 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 SECTION 21, T. 20 S., R. 61 E., M.D.M., 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 WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED MAY 5, 1997, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.



Stephen P. Gurlides
STEPHEN P. GURLIDES, P.L.S.
NEVADA CERTIFICATE NO. 9105

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.

Robert Coombs, P.E. 4-18-96
DIVISION OF WATER RESOURCES - ROBERT COOMBS, 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 4-17-96
DISTRICT BOARD OF HEALTH - EDMUND J. WOJCICKI DATE

CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF 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 28TH DAY OF MARCH, 1996.

Donna H. Kristaponis 5/22/96
DONNA H. KRISTAPONIS
DIRECTOR OF 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. 4993
SHEET 1 OF 4
A.R. / VCL

NO.	1350
FILED AT THE REQUEST OF:	VTN nevada
DATED	5-31-96 AT 9:37 W
BOOK	74 PAGE 16
OF PLATS	
OFFICIAL RECORDS BOOK, NO.	9603
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VANDEVER, RECORDER	
FEE \$625	DEPUTY EAH

Book 74 Page 16 4378-2