

# DURANGO TRAILS TOWNHOMES - UNIT 3

(A COMMON INTEREST COMMUNITY)  
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

## CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

STANPARK CONSTRUCTION COMPANY, INC., A NEVADA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF DURANGO TRAILS TOWNHOMES-UNIT 3 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, 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, A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS, AND ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE, GAS WATER AND CABLE T.V. LINES AND APPURTENANCES, AND FOR ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS, 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 ADJUT 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.

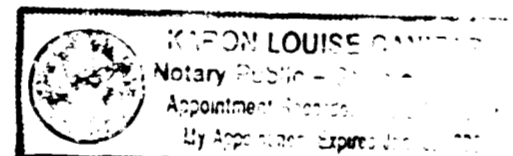
STANPARK CONSTRUCTION COMPANY, INC., A NEVADA CORPORATION BY:

*Kevin M. Parkinson*  
KEVIN M. PARKINSON - VICE PRESIDENT 10-30-96 DATE

SEE SHEET 3 FOR BENEFICIARY STATEMENT

## ACKNOWLEDGEMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 30 1996, BY KEVIN M. PARKINSON AS VICE PRESIDENT OF STANPARK CONSTRUCTION COMPANY, INC., A NEVADA CORPORATION

*Karon Louise Canizaro*  
Karon Louise Canizaro  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES 01-06-98

SEWER PROVIDED BY THE CITY OF LAS VEGAS

## CERTIFICATE OF EASEMENT RECIPIENTS

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

- Mitch Roseberry* 7-14-97 DATE
- Teresa Parker* 1-9-96 DATE
- COMMUNITY CABLE T.V., INC. - *Teresa Parker* DATE
- Mitch Roseberry* DATE
- Dee Ann Kirk* 7-15-97 DATE
- NEVADA POWER COMPANY - *Dee Ann Kirk* DATE
- Steve G. Turner* 7-10-97 DATE
- SPRINT CENTRAL TELEPHONE - NEVADA - *Steve G. Turner* DATE
- Joe Clement* 4-14-97 1-11-96 DATE
- SOUTHWEST GAS CORPORATION - *Joe Clement* DATE
- George A. Jacoby* 7-10-97 1-19-96 DATE
- LAS VEGAS VALLEY WATER DISTRICT - *George A. Jacoby* DATE
- Lewis A. Rinker* DATE
- Dennis Anderson* 12-5-96 DATE
- CITY OF LAS VEGAS - DENNIS ANDERSON

## 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 DURANGO TRAILS TOWNHOMES-UNIT 3, 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 10-3-99

*Rita M. Lumos* 1/21/97  
RITA M. LUMOS, PLS  
CITY OF LAS VEGAS SURVEYOR  
NEVADA CERTIFICATE NO. 5094



## LEGAL DESCRIPTION

DURANGO TRAILS TOWNHOMES- UNIT 3  
APN 138-28-101-004

BEING THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 5.333 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

## BASIS OF BEARINGS

N. 89°12'59" E., BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY THAT CERTAIN MAP OF RIDGEVIEW WEST 11 - UNIT 9 ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 56 OF PLATS, AT PAGE 28.

## SURVEYOR'S CERTIFICATE

I, STEPHEN P. GURLIDES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AN AGENT FOR VTN NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STANPARK CONSTRUCTION COMPANY, INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SEC. 28, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 8/20/94.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 10-3-97 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.

*George W. Quinn*  
DIVISION OF WATER RESOURCES - GEORGE W. QUINN 11-6-96 DATE  
ROBERT COACH, P.E.

## 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 S. Wojcik*  
DISTRICT BOARD OF HEALTH - Edmund S. Wojcik 11-5-96 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 DECEMBER, 1996

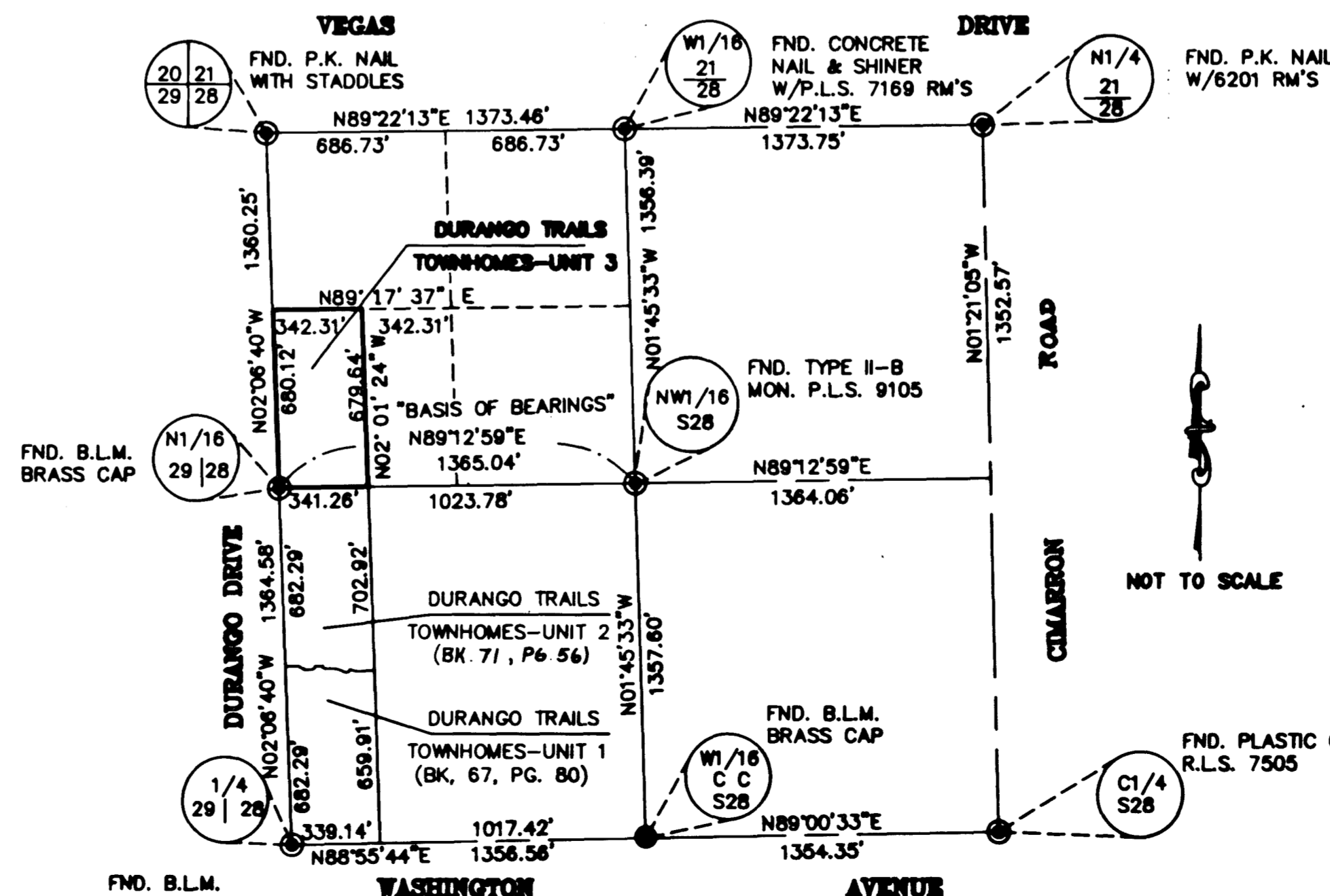
*John A. Schlegel*  
JOHN A. SCHLEGEL 1-13-97 DATE  
DEPUTY DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION  
CITY OF LAS VEGAS

## 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. 4706-3  
SHEET 1 OF 3  
T.H.

NO.	00851
FILED AT THE REQUEST OF:	VTN Nevada
DATED	07-29-97 AT 09:40 AM
BOOK	80 PAGE 78
OF PLATS	
OFFICIAL RECORDS BOOK NO.	970729
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VAN DER BRUG	
FEE \$67.00 DEPUTY RMM	



SURVEY ANALYSIS  
THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28

