

DURANGO ESTATES - UNIT 3

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

LEWIS HOMES OF NEVADA, A NEVADA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF DURANGO ESTATES - UNIT 3, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS 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 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 AND ABOVE GROUND TELEPHONE EQUIPMENT PADS; AND (iv) A TWO-FOOT WIDE EASEMENT AROUND EACH 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 PUBLIC 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.

LEWIS HOMES OF NEVADA, A NEVADA GENERAL PARTNERSHIP, BY:

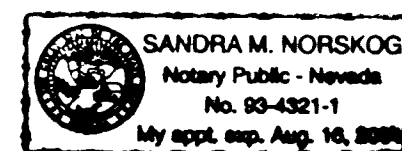
Robert E. Lewis March 26, 1998
Robert E. Lewis, Its Authorized Agent DATE

ACKNOWLEDGEMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 26, 1998
1998, BY Robert E. Lewis AS Authorized Agent OF LEWIS HOMES OF NEVADA,
A NEVADA GENERAL PARTNERSHIP.

Sandra M. Norskog
Sandra M. Norskog



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 8-16-01

CERTIFICATE OF EASEMENT RECIPIENTS

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

<u>Laury Norman</u>	<u>3-30-98</u>
COMMUNITY CABLE T.V., INC. - Laury Norman	DATE
<u>Dee Ann Kirk</u>	<u>3-31-98</u>
NEVADA POWER COMPANY - Dee Ann Kirk	DATE
<u>Dean T. Whitman</u>	<u>4-22-98</u>
SPRINT - Dean T. Whitman	DATE
<u>Clark G. McCasaul, Jr.</u>	<u>3-30-98</u>
SOUTHWEST GAS CORPORATION - Clark G. McCasaul, Jr.	DATE
<u>Gray Lange</u>	<u>3-31-98</u>
LAS VEGAS VALLEY WATER DISTRICT - Gray Lange	DATE
<u>Dennis Anderson</u>	<u>7-22-98</u>
CITY OF LAS VEGAS - DENNIS ANDERSON	DATE

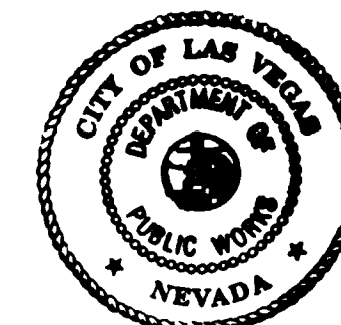
BASIS OF BEARINGS

SOUTH 01°02'24" EAST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN FILE 67 OF SURVEYS, AT PAGE 80.

CITY SURVEYOR'S CERTIFICATE

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 ESTATES - 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 4-22-98

Rita M. Lumos 7/28/98
RITA M. LUMOS, PLS
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094



LEGAL DESCRIPTION

DURANGO ESTATES - UNIT 3

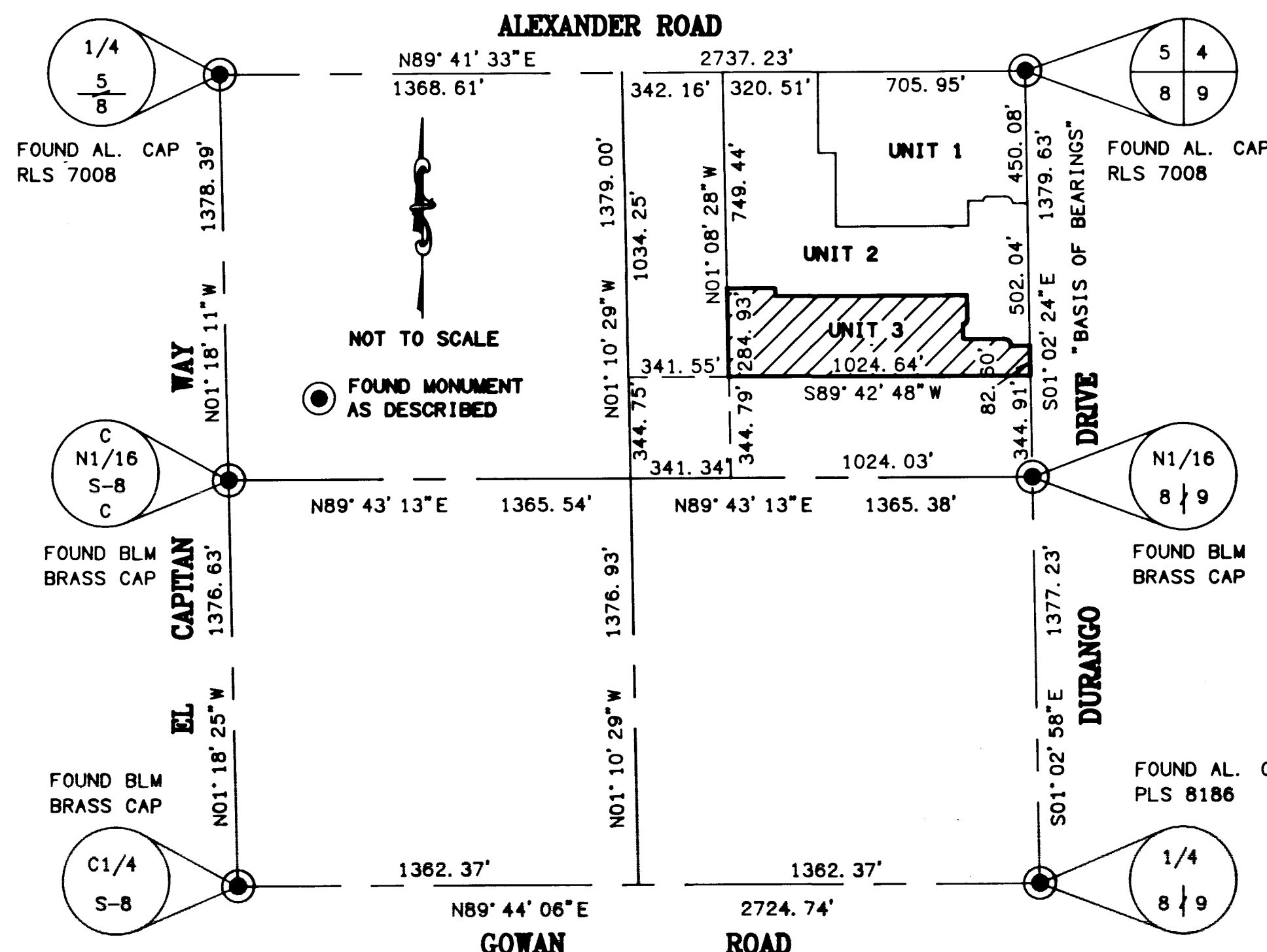
BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH CORNER COMMON TO SECTIONS 8, AND 9, SAME BEING ON THE CENTERLINE OF DURANGO DRIVE (100 FEET WIDE); THENCE N.01°02'24"W., ALONG THE EAST LINE OF SAID SECTION 8, COINCIDENT WITH THE CENTERLINE OF SAID DURANGO DRIVE, 344.91 FEET TO THE POINT OF BEGINNING;

THENCE S. 89°42'48"W., DEPARTING SAID EAST LINE AND SAID CENTERLINE, AND ALONG THE NORTHERLY BOUNDARY LINE OF EL CAPITAN RANCH - UNIT 7 AS RECORDED IN BOOK 73 OF PLATS, AT PAGE 03, 1024.64 FEET; THENCE N.01°08'28"W., DEPARTING SAID NORTHERLY BOUNDARY LINE AND ALONG THE EASTERLY BOUNDARY LINE OF EL CAPITAN RANCH - UNIT 8 AS RECORDED IN BOOK 73 OF PLATS, AT PAGE 04, 284.93 FEET; THENCE N.89°41'33"E., DEPARTING SAID EASTERLY BOUNDARY LINE, 159.61 FEET; THENCE S.00°18'27"E., 27.64 FEET; THENCE N.89°41'33"E., 664.87 FEET; THENCE S.01°02'24"E., 84.82 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY, 23.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°43'57"; THENCE S.00°18'27"E., 51.00 FEET; THENCE N.89°41'33"E., 142.17 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, 38.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°16'03" TO THE WESTERLY RIGHT-OF-WAY OF SAID DURANGO DRIVE; THENCE N.88°57'36"E., DEPARTING SAID WESTERLY RIGHT-OF-WAY, 50.00 FEET TO THE EAST LINE OF SAID SECTION 8, SAME BEING THE CENTERLINE OF SAID DURANGO DRIVE; THENCE S.01°02'24"E., ALONG SAID EAST LINE AND SAID CENTERLINE, 82.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.411 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

SURVEY ANALYSIS

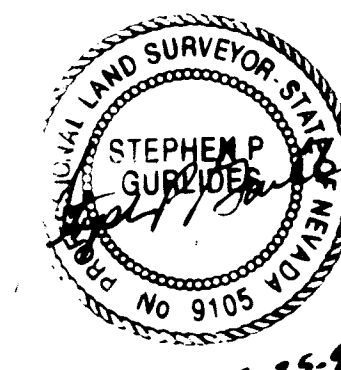


SURVEYOR'S CERTIFICATE

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 LEWIS HOMES OF NEVADA, A NEVADA GENERAL PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, T. 20 S., R. 60 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 04/12/95.
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 AND OCCUPY THE POSITIONS INDICATED BY 4-22-98, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE 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 Conche, P.E. 4-16-98
ROBERT CONCHE, P.E. DATE
DIVISION OF WATER RESOURCES

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 4-15-98
DISTRICT BOARD OF HEALTH - Edmund J. Wojcik 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 11th DAY OF JULY 1996.

Theresa A. O'Donnel 7/23/98
THERESA A. O'DONNELL DATE
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF
THE PLANNING COMMISSION
CITY OF LAS VEGAS

COUNTY RECORDERS 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. 4677-3
SHEET 1 OF 2
A. R. R.

NO.	00495
FILED AT THE REQUEST OF:	VTN Nevada
DATED	8-2-98 AT 10:18 AM
BOOK	85 PAGE 48
OF PLATS	
OFFICIAL RECORDS BOOK, NO.	7722
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VANDEVER, RECORDER	
FEE \$	49.00
DEPUTY	LD

Book 85 Page 48

