

941128

20-17-146

DIAMOND HILLS

A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE & DEDICATION

SUNSHINE PARTNERS III, A NEVADA LIMITED PARTNERSHIP

DOES HEREBY CERTIFY IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF:

DIAMOND HILLS

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS, PUBLIC RIGHTS-OF-WAY AND PUBLIC DRAINAGE EASEMENTS AS INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS FOR THE USE OF THE PUBLIC; FURTHERMORE, THE UNDERSIGNED OWNER OF THE PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO THE SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, SPRINT CENTRAL TELEPHONE - NEVADA, COMMUNITY CABLE T.V., INC., LAS VEGAS VALLEY WATER DISTRICT, AND THE CITY OF LAS VEGAS, THEIR SUCCESSORS AND ASSIGNS, A 3-FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND UNDERGROUND SERVICES TO METER PANELS AND 5-FOOT WIDE UTILITY EASEMENTS ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, ABOVE GROUND TRANSFORMER PADS, TELEPHONE EQUIPMENT PADS AND AN ADDITIONAL 2-FOOT WIDE EASEMENT AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND GAS, WATER, CABLE T.V., POWER AND TELEPHONE LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

DATED THIS 6th DAY OF October, 1994.

SUNSHINE PARTNERS III, A NEVADA LIMITED PARTNERSHIP

William C. Kuhn
WILLIAM C. KUHN, GENERAL PARTNER

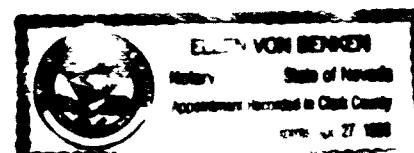
ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 6, 1994
BY WILLIAM C. KUHN, AS GENERAL PARTNER OF SUNSHINE PARTNERS III, A NEVADA LIMITED PARTNERSHIP.

Ellen Von Benken

ELLEN VON BENKEN
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES:
April 27, 1998



CERTIFICATE OF EASEMENT RECIPIENTS

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

Clark G. McCarrell, Jr. 9/29/94
SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL, JR. DATE

Sharon McShea 9/29/94
NEVADA POWER COMPANY - SHARON MCSHEA DATE

Dean T. Whitman 9/29/94
SPRINT CENTRAL TELEPHONE - NEVADA DEAN T. WHITMAN DATE

Randall Black 10-4-94
COMMUNITY CABLE, T.V., INC. - RANDALL BLACK DATE

Laura B. Jacobsen 9/29/94
LAS VEGAS VALLEY WATER DISTRICT - LAURA B. JACOBSEN DATE

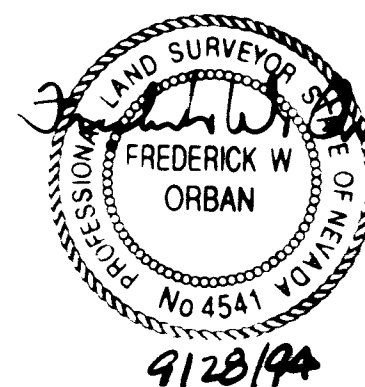
Dennis Anderson 11-4-94
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

SURVEYOR'S CERTIFICATE

I, FREDERICK W. ORBAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SUNSHINE PARTNERS III, A NEVADA LIMITED PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MAY 21, 1994.
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 SEPT. 29, 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

FREDERICK W. ORBAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 4541



LEGAL DESCRIPTION

BEING A PORTION OF THE EAST HALF (E 1/2), OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHWEST QUARTER (NW 1/4), OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4), OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4, THENCE SOUTH 88°59'48" EAST, 332.75 FEET; TO A POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2), OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHWEST QUARTER (NW 1/4), OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4; THENCE NORTH 04°14'05" WEST, ALONG THE WEST LINE OF THE EAST HALF (E 1/2), OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHWEST QUARTER (NW 1/4), OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4, A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 04°14'05" WEST, ALONG SAID WEST LINE, 648.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHWEST QUARTER (NW 1/4), OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4; THENCE SOUTH 89°13'44" EAST, ALONG SAID NORTH LINE, 302.35 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LISA LANE (60 FEET WIDE), THENCE SOUTH 04°14'47" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 237.70 FEET, THENCE SOUTH 85°45'13" WEST, 2.00 FEET; THENCE SOUTH 04°14'47" EAST, 8.00 FEET, THENCE NORTH 85°45'13" EAST, 2.00 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF LISA LANE, THENCE SOUTH 04°14'47" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 384.60 FEET, THENCE SOUTH 43°22'42" WEST, 25.57 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF O'BANNON DRIVE (60.00 FEET WIDE), THENCE NORTH 88°59'48" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 283.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.48 ACRES

BASIS OF BEARINGS

NORTH 04°13'29" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 53, PAGE 89 OF SURVEYS.



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:

DIAMOND HILLS

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY SEPT. 29, 1995.

Rita M. Lumos 11/3/94
RITA M. LUMOS, CITY SURVEYOR
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 5094 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.

Clare A. Schmutz 10-25-94
CLARK COUNTY DISTRICT BOARD OF HEALTH - CLARE A. SCHMUTZ DATE

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 10-26-94
DIVISION OF WATER RESOURCES - GEORGE W. QUINN 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 PARCEL HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 26th DAY OF June, 1994.

John L. Schlegel 11-14-94
JOHN L. SCHLEGEL, A.I.C.P.
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

RECORDER'S 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

PENTACORE
Surveying Inc.

INSTRUMENT NO. 02468
OFFICIAL RECORDS BOOK NO. 941128
FILED AT THE REQUEST OF
PENTACORE SURVEYING INC.
DATE 11/29/94 AT 11:48
BOOK 65 PAGE 5
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 4200 DEPUTY AHL

SHEET 1 OF 2

28 SEP 94

JOB# 0155.0002

10,043

Book 65 Page 5

