

951222

22-17-75

01727

ESTATES AT PEBBLE RIVER

BEING A PORTION OF THE NORTHWEST QUARTER (NW 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

DIAMOND SPRINGS II, LTD., A NEVADA LIMITED LIABILITY COMPANY
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE
MAP OF

ESTATES AT PEBBLE RIVER

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO
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.

FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO NEVADA POWER
COMPANY, SPRINT CENTRAL TELEPHONE - NEVADA, SOUTHWEST GAS CORPORATION, LAS VEGAS
VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., JOINTLY AND SEVERALLY, AND TO THEIR
RESPECTIVE SUCCESSORS AND ASSIGNS: (I) A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY
LINES AND UNDERGROUND SERVICES TO METER PANELS; (II) 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 WITHIN THE PLATTED LANDS, FOR THE
CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS,
UNDERGROUND POWER, TELEPHONE, GAS, WATER, AND CABLE TELEVISION LINES AND
APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHERMORE, 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 THE PURPOSES OF
PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET LIGHTS 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 THOSE EASEMENTS.

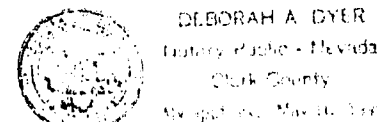
DATED THIS 20 DAY OF OCTOBER, 1995

DIAMOND SPRINGS II, LTD., A NEVADA LIMITED LIABILITY COMPANY

Frank A. Wyatt
FRANK A. WYATT

ACKNOWLEDGMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK }



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 24th December 1995
BY

Deborah A. Dyer
DEBORAH A. DYER

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES May 16, 1999

UTILITY / AGENCY APPROVALS

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

<u>Laura B. Jacobson</u>	<u>10-24-95</u>
LAS VEGAS VALLEY WATER DISTRICT - LAURA B. JACOBSON	DATE
<u>John P. Hazard</u>	<u>10-23-95</u>
SOUTHWEST GAS CORPORATION - JOHN P. HAZARD	DATE
<u>Laurie L. Jones</u>	<u>10-24-95</u>
NEVADA POWER COMPANY - LAURIE L. JONES	DATE
<u>Nyles Smith</u>	<u>10-23-95</u>
SPRINT CENTRAL TELEPHONE - NEVADA - NYLES SMITH	DATE
<u>Teresa Parker</u>	<u>10-24-95</u>
COMMUNITY CABLE T.V., INC. - TERESA PARKER	DATE
<u>Dennis Anderson</u>	<u>12-22-95</u>
CITY OF LAS VEGAS - DENNIS ANDERSON	DATE

BASIS OF BEARINGS

NORTH 04°14'21" WEST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4), OF
SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON THE PLAT OF "VALLEY WEST
XI - PHASE 1" ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE AS FILE 42, PAGE 9 OF
PLATS.

SURVEYOR'S CERTIFICATE

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

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY
SUPERVISION AT THE INSTANCE OF DIAMOND SPRINGS II, LTD., A NEVADA LIMITED LIABILITY
COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4), OF SECTION 4, TOWNSHIP
21 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON
MAY 1, 1995.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY
OCTOBER 12TH 1996 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN OR WILL BE
POSTED WITH THE GOVERNING BODY.



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

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 4; THENCE SOUTH 89°27'53" EAST ALONG THE
SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 4, A DISTANCE OF 684.61 FEET; THENCE NORTH 04°13'56" WEST, 40.14 FEET TO A POINT
ON THE NORTHERLY RIGHT-OF-WAY LINE OF OAKLEY BOULEVARD (80.00 FEET WIDE) BEING THE POINT
OF BEGINNING; THENCE CONTINUING NORTH 04°13'56" WEST, 639.31 FEET; THENCE
SOUTH 89°43'56" EAST, 332.30 FEET; THENCE SOUTH 04°14'31" EAST, 640.87 FEET; TO A POINT
ON SAID NORTHERLY RIGHT-OF-WAY LINE OF OAKLEY BOULEVARD; THENCE
NORTH 89°27'53" WEST ALONG SAID RIGHT-OF-WAY LINE, 332.53 FEET TO THE POINT OF
BEGINNING.

CONTAINING 4.86 ACRES.

CITY SURVEYOR'S CERTIFICATE

I, Paul Sullivan, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY
THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF

ESTATES AT PEBBLE RIVER

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT
BEEN SET, BUT AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO
GUARANTEE THEIR SETTING ON OR BEFORE OCTOBER 12TH 1996

Paul Sullivan 12-22-95
ASSISTANT CITY SURVEYOR - PAUL SULLIVAN DATE
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 9886

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.

Lonnie C. Empey 12-8-95
CLARK COUNTY DISTRICT BOARD OF HEALTH - LONNIE C. EMPEY 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 12/8/95
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 22ND DAY OF JUNE, 1995.

Donna H. Kristaponis 12-22-95
DONNA H. KRISTAPONIS
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

INSTRUMENT NO. 01727
OFFICIAL RECORDS BOOK NO. 951222
FILED AT THE REQUEST OF
PENTACORE SURVEYING INC.
DATE 12-22-95 AT 11:07 AM
BOOK 71 PAGE 31
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$ 43.40 DEPUTY ARC

SHEET 1 OF 2

Book 71 Page 31
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