

180224

01255

# GLENVIEW RANCH ESTATES

## A RESIDENTIAL PLANNED DEVELOPMENT

WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4)  
OF SECTION 24 TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.  
CITY OF LAS VEGAS CLARK COUNTY NEVADA

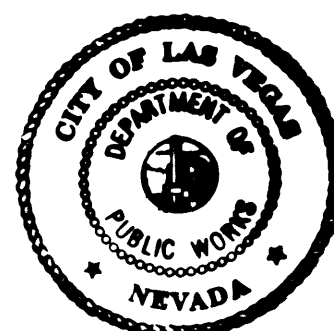
### CITY SURVEYOR'S CERTIFICATE

I, RITA LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS,  
COUNTY OF CLARK, STATE OF NEVADA, DO HEREBY CERTIFY:

THAT I HAVE EXAMINED THE FINAL MAP OF "GLENVIEW RANCH ESTATES"  
AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN  
DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE January 27, 1999.

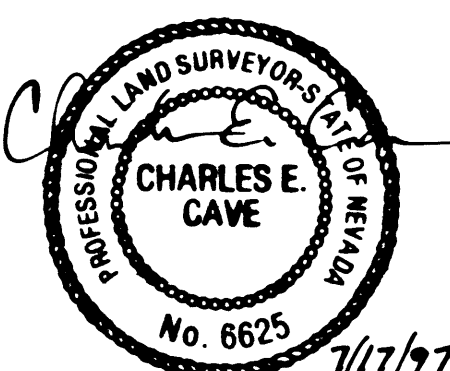
*Rita Lumos* 4/20/98  
RITA LUMOS  
P.L.S. 5094



### SURVEYOR'S CERTIFICATE

I, CHARLES E. CAVE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE  
STATE OF NEVADA, ACTING AS AGENT FOR BAUGHMAN & TURNER, INC.,  
CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED  
UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF:  
LAWRENCE C. MURPHY AND MADELINE MURPHY-LESKY.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF  
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.  
AND THE SURVEY WAS COMPLETED ON MARCH 20, 1997.
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 January 27, 1999  
199, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH  
THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION  
OF THE MONUMENTS.



CHARLES E. CAVE  
NEVADA P.L.S. NO. 6625

### LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)  
OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE  
SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 24; THENCE SOUTH 02°20'24" WEST ALONG THE  
EAST LINE THEREOF A DISTANCE OF 1001.00 FEET; THENCE NORTH 88°04'40" WEST A DISTANCE OF  
30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LEONARD LANE (60.00' WIDE),  
SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°20'24" WEST ALONG  
SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 333.73 FEET; THENCE NORTH 88°11'12" WEST  
A DISTANCE OF 630.36 FEET; THENCE NORTH 02°19'49" EAST A DISTANCE OF 21.34 FEET TO A POINT  
ON THE EASTERLY RIGHT-OF-WAY LINE OF TEQUESTA STREET, SAID POINT ALSO BEING ON A  
NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.00 FEET, A RADIAL LINE  
TO SAID CURVE BEARS SOUTH 22°49'18" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID  
CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 91°27'10" AN ARC  
LENGTH OF 95.77 FEET TO A POINT ON A TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST  
HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID  
EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 26°36'17" AN ARC LENGTH OF 11.61 FEET;  
THENCE NORTH 02°19'49" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 221.39  
FEET; THENCE SOUTH 88°04'40" EAST A DISTANCE OF 804.91 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 202,594 SQUARE FEET OR 4.651 ACRES; MORE OR LESS.

### BASIS OF BEARINGS

S 02°20'24" W - THE CENTERLINE OF LEONARD LANE AS SHOWN ON RECORD OF  
SURVEY MAP FILE 53, PAGE 41, CLARK COUNTY RECORDS, NEVADA.

### OWNER'S CERTIFICATE & DEDICATION:

WE, THE LAWRENCE V. MURPHY REVOCABLE TRUST AGREEMENT AND THE MADELINE MURPHY-LESKY  
REVOCABLE TRUST AGREEMENT, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL  
OF LAND SHOWN UPON THIS PLAT OF "GLENVIEW RANCH ESTATES" PARTICULARLY DESCRIBED IN  
THE LEGAL DESCRIPTION HEREON, HAVE CONSENTED TO THE PREPARATION AND RECORDATION  
OF THIS MAP AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, ALL OF THE  
STREETS AND PUBLIC RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF  
THE PUBLIC AND DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, SPRINT  
TELEPHONE COMPANY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT,  
CITY OF LAS VEGAS AND COMMUNITY CABLE TELEVISION, THEIR SUCCESSORS AND ASSIGNS A  
THREE (3) FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES FOR UNDERGROUND SERVICES  
TO METER PANELS, A FIVE (5) FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING  
PUBLIC AND PRIVATE STREET, FOR ABOVE GROUND TRANSFORMER PADS, ABOVE GROUND  
TELEPHONE EQUIPMENT PADS AND CABLE TELEVISION AND AN ADDITIONAL TWO (2) FEET AROUND  
TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, WITHIN THE PLATTED  
LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND  
GAS, WATER, TELEPHONE, POWER, TELEVISION CABLE AND APPURTENANCES, TOGETHER WITH THE  
RIGHT OF INGRESS AND EGRESS THERETO. FURTHER THE UNDERSIGNED OWNER HEREBY GRANTS  
AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS A FIVE (5) FOOT WIDE EASEMENT  
ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS  
FOR THE PURPOSE OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS AND AN  
ADDITIONAL EASEMENT OF UP TO TWO (2) FOOT IN RADIUS FROM EACH FIRE HYDRANT AND  
STREETLIGHT, TO EXTEND BEYOND THE FIVE (5) FOOT WIDE EASEMENT IF NECESSARY,  
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

*Madeline Murphy-Lesky* 7/23/97  
MADELINE MURPHY-LESKY DATE  
TRUSTEE OF THE MADELINE MURPHY-LESKY  
REVOCABLE TRUST AGREEMENT, AND  
SUCCESSOR TRUSTEE OF THE LAWRENCE V.  
MURPHY REVOCABLE TRUST AGREEMENT

### ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.  
COUNTY OF CLARK } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JULY 23, 1997.

BY MADELINE MURPHY-LESKY AS TRUSTEE OF THE MADELINE MURPHY-LESKY REVOCABLE  
TRUST AGREEMENT, AND SUCCESSOR TRUSTEE OF THE LAWRENCE V. MURPHY  
REVOCABLE TRUST AGREEMENT

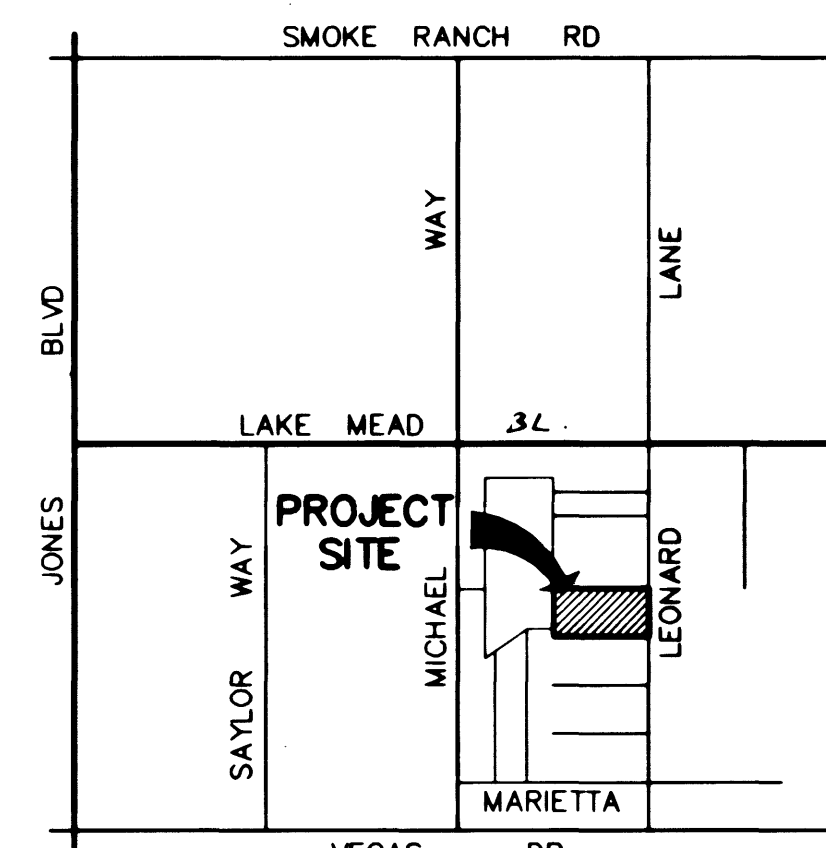
*Terry D. Szostek*  
TERRY D. SZOSTEK  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY APPOINTMENT EXPIRES JANUARY 4, 1998.



### 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

15 ACRE FEET OF WATER HAS BEEN COMMITTED FOR THIS PROJECT  
THIS SUBDIVISION CONSISTS OF A TOTAL OF FOURTEEN (14) LOTS.



VICINITY MAP  
NO SCALE

### 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* 1-16-98  
EDMUND J. WOJCIN DATE

### DIVISION OF WATER RESOURCES

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 Coache, P.E.* 1-20-98  
ROBERT COACHE, P.E. DATE  
DIVISION OF WATER RESOURCES

### UTILITY APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT  
OF THE DESIGNATED EASEMENTS:

*Gregory P. Kodweis* 8-4-97  
GREGORY P. KODWEIS DATE  
LAS VEGAS VALLEY WATER DISTRICT

*Cliff G. McCarrell* 7-25-97  
CLIFF G. MCCARRELL DATE  
SOUTHWEST GAS CORPORATION

*Kay Mihalke-Coop* 8-4-97  
KAY MIHALKE-COOP DATE  
NEVADA POWER COMPANY

*Janet F. Stokes* 7-25-97  
JANET F. STOKES DATE  
SPRINT

*Mitch Roseberry* 7-25-97  
MITCH ROSEBERRY DATE  
COMMUNITY CABLE TELEVISION

*Don M. Ralle* 2-5-98  
Don M. Ralle for CITY ENGINEER DATE

### APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP  
AND ANY APPROVED ALTERATIONS THERETO, THAT THIS 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 16th DAY OF December, 1997.

*Theresa O'Donnell* 4/14/98  
THERESA O'DONNELL DATE  
DIRECTOR OF PLANNING AND DEVELOPMENT  
AND SECRETARY OF THE PLANNING COMMISSION,  
CITY OF LAS VEGAS, NEVADA

BAUGHMAN & TURNER, INC.  
CIVIL ENGINEERS LAND PLANNERS  
1210 HINSON STREET LAS VEGAS, NEVADA  
(702) 870-8771 89102

NO. 01255  
FILED AT THE REQUEST OF  
CHARLES E. CAVE  
DATE 8/21/98 AT 13:50 PM  
BOOK 83 PAGE 19  
OF PLATS

OFFICIAL RECORDS BOOK NO. 01255  
CLARK COUNTY NEVADA RECORDS  
JUDITH A. VANDEVER, RECORDER  
FEE 57.00 DEPICT. CD

C:\BCC\FM1 04/08/97 11:42:27 PST

30983

4529

SHEET 1 OF 2

Book 83 Page 19

# GLENVIEW RANCH ESTATES

## A RESIDENTIAL PLANNED DEVELOPMENT

BEING A PORTION OF THE UNINCORPORATED AREA OF THE  
OF THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

**CITY ENGINEER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE  
OF THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
ARE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S  
REQUIREMENTS FOR ALL THE PURPOSES OF THE  
CITY ENGINEER'S CERTIFICATE.



**RECORDING INFORMATION & COMMENTS**  
[REDACTED]

**DISTRICT BOARD OF HEALTH CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE  
OF THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
ARE IN ACCORDANCE WITH THE DISTRICT BOARD OF HEALTH'S  
REQUIREMENTS FOR ALL THE PURPOSES OF THE  
DISTRICT BOARD OF HEALTH CERTIFICATE.

**OFFICE OF WATER RESOURCES**  
I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE  
OF THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
ARE IN ACCORDANCE WITH THE OFFICE OF WATER RESOURCES'S  
REQUIREMENTS FOR ALL THE PURPOSES OF THE  
OFFICE OF WATER RESOURCES CERTIFICATE.

**SEWERAGE CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE  
OF THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
ARE IN ACCORDANCE WITH THE SEWERAGE DEPARTMENT'S  
REQUIREMENTS FOR ALL THE PURPOSES OF THE  
SEWERAGE CERTIFICATE.



### ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge that I am the  
owner of the above described property and that I am  
the person who has caused the above described plans to be  
prepared and recorded.

**NOTE:**  
THESE PLANS AND SPECIFICATIONS FOR THE  
OF THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
ARE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S  
REQUIREMENTS FOR ALL THE PURPOSES OF THE  
CITY ENGINEER'S CERTIFICATE.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Los Angeles, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.



PROPERTY MAP

**UTILITY APPROVALS**  
I HEREBY APPROVE THE PLANS AND SPECIFICATIONS FOR THE  
OF THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
FOR THE PURPOSES OF THE  
UTILITY APPROVALS.

**APPROVAL**  
I HEREBY APPROVE THE PLANS AND SPECIFICATIONS FOR THE  
OF THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
FOR THE PURPOSES OF THE  
APPROVAL.

|         |           |
|---------|-----------|
| DATE    | 19____    |
| TIME    | ____:____ |
| BY      | ____      |
| FOR     | ____      |
| REMARKS | ____      |

**SCALE OF RECORD**  
1" = 100'