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GOWAN / FORT APACHE - PHASE 5 UNIT C

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 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

GOWAN PROPERTIES INCORPORATED, A NEVADA CORPORATION, AND AMERICAN WEST HOMES, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF GOWAN / FORT APACHE PHASE 5 - UNIT C, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY OFFER AND DEDICATE 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, GOWAN PROPERTIES INCORPORATED, A NEVADA CORPORATION, AND CAROUSEL SERVICES, DO 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: (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 SERVICE; (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 OWNERS HEREBY GRANT AND CONVEY 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 STREETLIGHT 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

GOWAN PROPERTIES INCORPORATED, A NEVADA CORPORATION, BY:

Lawrence D. Canarelli 3/1/95
LAWRENCE D. CANARELLI - PRESIDENT DATE

AMERICAN WEST HOMES BY:

Lawrence D. Canarelli 3/1/95
LAWRENCE D. CANARELLI - PRESIDENT DATE

ACKNOWLEDGEMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 1, 1995, BY LAWRENCE D. CANARELLI, PRESIDENT OF GOWAN PROPERTIES INCORPORATED, A NEVADA CORPORATION, AND AMERICAN WEST HOMES.

Lorette D. Nagy
LORETTA D. NAGY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 5, 1996

CERTIFICATE OF EASEMENT RECIPIENTS

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

Teresa Parker 2-27-95
COMMUNITY CABLE T.V., INC. - TERESA PARKER DATE

Yolanda M. Benito 2-27-95
NEVADA POWER COMPANY - YOLANDA M. BENITO DATE

Nyles Smith 2-27-95
SPRINT CENTRAL TELEPHONE - NEVADA - NYLES SMITH DATE

Clark G. McCarrell, Jr. 2-27-95
SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL, JR. DATE

George A. Jacoby 2-28-95
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

Dennis Anderson 6-8-95
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

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 GOWAN / FORT APACHE PHASE 5 UNIT C, 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 2-27-95

Rita M. Lumos 4/4/95
RITA M. LUMOS, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094

LEGAL DESCRIPTION

GOWAN / FORT APACHE PHASE 5 UNIT C

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 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:

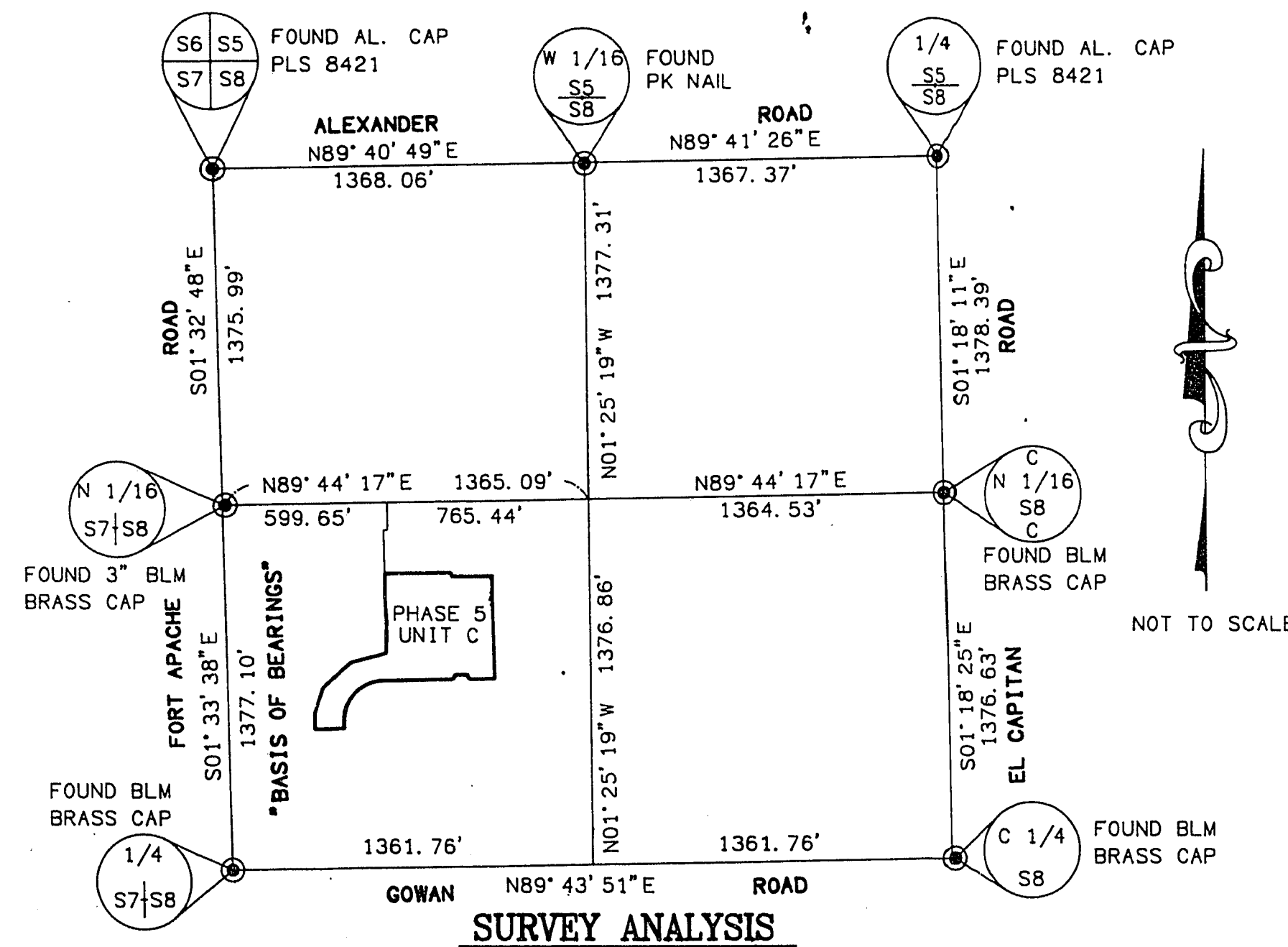
COMMENCING AT THE NORTH SIXTEENTH CORNER COMMON TO SECTION 7 AND SECTION 8, BEING THE CENTERLINE INTERSECTION OF FORT APACHE ROAD (100 FEET WIDE) AND GILMORE AVENUE (60 FEET WIDE); THENCE N. 89° 44' 17" E., ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) COINCIDENT WITH THE CENTERLINE OF SAID GILMORE AVENUE, 599.65 FEET; THENCE S. 00° 15' 42" E., DEPARTING SAID NORTH LINE AND SAID CENTERLINE, 135.00 FEET; THENCE S. 89° 44' 18" W., 14.42 FEET; THENCE S. 00° 15' 42" E., 163.00 FEET TO THE POINT OF BEGINNING;

THENCE N. 89° 44' 18" E., 256.79 FEET; THENCE S. 01° 25' 19" E., 17.41 FEET; THENCE N. 88° 34' 41" E., 151.00 FEET; THENCE S. 01° 25' 19" E., 374.38 FEET TO THE NORTH RIGHT-OF-WAY OF GRAY BLUFF DRIVE (48 FEET WIDE); THENCE S. 89° 43' 51" W., ALONG SAID NORTH RIGHT-OF-WAY OF GRAY BLUFF DRIVE, 83.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 16.50 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID CURVE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY, 25.59 FEET THROUGH A CENTRAL ANGLE OF 88° 50' 49" TO AN INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID INTERSECTION BEARS S. 88° 34' 40" W.; THENCE N. 89° 28' 37" W., CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, AND SAID NON-TANGENT LINE, 48.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 16.50 FEET. A RADIAL LINE TO SAID BEGINNING BEARS N. 88° 34' 41" E.; THENCE SOUTHWESTERLY CONTINUING ALONG SAID CURVE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY, 26.25 FEET THROUGH A CENTRAL ANGLE 91° 09' 11"; THENCE S. 89° 43' 51" W., CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, 257.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 148.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID CURVE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY 232.48 FEET THROUGH A CENTRAL ANGLE OF 90° 00' 00" TO THE WEST RIGHT OF WAY OF FOX HEATHER DRIVE (48 FEET WIDE); THENCE S. 00° 16' 09" E., ALONG SAID WEST RIGHT-OF-WAY, 30.01 FEET; THENCE S. 89° 43' 51" W., DEPARTING SAID WEST RIGHT-OF-WAY, 107.53 FEET; THENCE ALONG THE FOLLOWING SIX (6) COURSES: (1) N. 01° 33' 38" W., 56.16 FEET; (2) N. 10° 52' 57" E., 146.74 FEET; (3) N. 66° 09' 29" E., 160.53 FEET; (4) N. 78° 54' 14" E., 99.53 FEET; (5) N. 00° 15' 42" W., 131.86 FEET; (6) N. 08° 30' 45" W., 65.68 FEET; THENCE N. 00° 15' 42" W., 86.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.457 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

S. 01° 33' 38" E., BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 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, CLARK COUNTY, NEVADA, IN FILE 63 OF SURVEYS, PAGE 60.



SURVEY ANALYSIS

SURVEYOR'S CERTIFICATE

I, BRETT K. JEFFERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AGENT FOR VTN NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GOWAN PROPERTIES INCORPORATED, A NEVADA CORPORATION, AND AMERICAN WEST HOMES.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, T. 20 S., R. 60 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 10/06/94.
- 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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 2-27-95, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Brett K. Jefferson
BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NO. 8421

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.

Richard A. Moles, P.E.
DIVISION OF WATER RESOURCES DATE
RICHARD A. MOLES, 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 J. Wosick 5-9-95
DISTRICT BOARD OF HEALTH - EDMUND J. WOSICK 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 PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA, ON THE 27 DAY OF FEBRUARY, 1995.

John L. Schlegel 6-2-95
JOHN L. SCHLEGEL DATE
ACTING DIRECTOR OF COMMUNITY 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' CUMULATIVE MAP INDEX. NRS 278.5695

W.O. 4182-5C
SHEET 1 OF 2
VCL

NO. 01359
FILED AT THE REQUEST OF: VTN nevada
DATED <u>6-20-95</u> AT <u>14:34</u> M BOOK <u>68</u> PAGE <u>60</u>
OF PLATS OFFICIAL RECORDS BOOK, NO. <u>9268</u>
CLARK COUNTY, NEVADA RECORDS JUDITH A. VANDEVER, RECORDER FEE \$4305 DEPUTY <u>185</u>

BOOK 68 PAGE 60
4214-5C