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20-17-3 01398

FINAL MAP OF
CANYON CREEK WEST
UNIT 3

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE AND DEDICATION

ROBERT V. JONES, CORP., A NEVADA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND THAT IS SHOWN UPON THIS MAP OF:

CANYON CREEK WEST UNIT 3

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY OFFER AND DEDICATE THE PUBLIC STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, 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 A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES, A THREE FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICE, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS, AND TELEPHONE EQUIPMENT PADS, AND A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER 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 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.

ROBERT V. JONES, CORP., A NEVADA CORPORATION

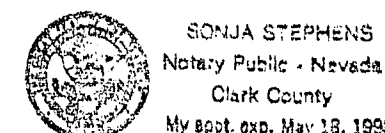
Robert V. Jones 11-2-94
ROBERT V. JONES
PRESIDENT DATE

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-2-94 BY
ROBERT V. JONES AS PRESIDENT OF ROBERT V. JONES, CORP., A NEVADA CORPORATION.

Gonja Stephens
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 5-18-98



UTILITY AGENCIES AND APPROVALS

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

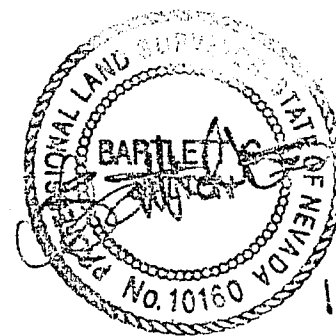
Clark G. McCarrell 11-9-94
SOUTHWEST GAS CORPORATION CLARK G. MCCARRELL DATE
Rebecca G. Tippet 11-30-94
NEVADA POWER COMPANY REBECCA G. TIPPIT DATE
Nyles Smith 11-30-94
SPRINT/CENTRAL TELEPHONE - NEVADA NYLES SMITH DATE
Ben Cravey 11/10/94
COMMUNITY CABLE T.V. INC. BEN CRAVEY DATE
George A. Jacoby 11/09/94
LAS VEGAS VALLEY WATER DISTRICT GEORGE A. JACOBY DATE
Dennis Anderson 7-6-95
CITY OF LAS VEGAS DENNIS ANDERSON DATE

SURVEYOR'S CERTIFICATE

I, BARTLETT C DALTON, 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 ROBERT V. JONES, CORP. A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. AND THE SURVEY WAS COMPLETED ON OCTOBER 17, 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 APRIL 27, 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

BARTLETT C DALTON
PROFESSIONAL LAND SURVEYOR
NEVADA PLS No. 10160



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 01°21'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1163.95 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE SOUTH 89°29'53" EAST, 1341.14 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 33; THENCE SOUTH 00°43'37" WEST ALONG SAID EAST LINE, 170.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°29'53" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 33, A DISTANCE OF 1343.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°21'22" EAST ALONG THE AFOREMENTIONED WEST LINE, 170.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.237 ACRES, MORE OR LESS.

BENEFICIARY STATEMENT

CHRISTINA M. HIXSON, TRUSTEE OF THE LIED FOUNDATION TRUST, AS TO AN UNDIVIDED 89.5% AND CHRISTINA M. HIXSON, TRUSTEE OF THE CHRISTINA M. HIXSON TRUST CREATED BY DECLARATION OF TRUST DATED DECEMBER 12, 1984, AS TO AN UNDIVIDED 10.5%, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.

Christina M. Hixson 4/24/95
CHRISTINA M. HIXSON, TRUSTEE
LIED FOUNDATION TRUST DATE

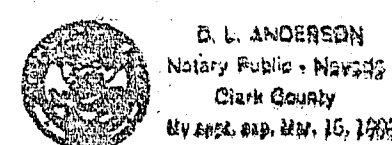
Christina M. Hixson 4/24/95
CHRISTINA M. HIXSON, TRUSTEE
CHRISTINA M. HIXSON TRUST DATE

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/24/95 BY
CHRISTINA M. HIXSON AS TRUSTEE OF THE LIED FOUNDATION TRUST, AND AS TRUSTEE OF THE CHRISTINA M. HIXSON TRUST.

D. L. Anderson
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 3-15-99



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:

CANYON CREEK WEST UNIT 3

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER SHOWN AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 27TH DAY OF APRIL, 1995.

Rita M. Lumos 4/17/95
RITA M. LUMOS
CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA
NEVADA P.L.S. CERTIFICATE NO. 5094 DATE

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 AND 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 17TH DAY OF DECEMBER, 1994.

John L. Schlegel 7-3-95
JOHN L. SCHLEGEL
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA 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.

Richard A. Moles, D.E. 5-1-95
DIVISION OF WATER RESOURCES RICHARD A. MOLES 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.

G. Robert Yager, P.E. 5-1-95
G. ROBERT YAGER DATE

BASIS OF BEARING

NORTH 89°59'46" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF ANN ROAD AS SHOWN BY A MAP THEREOF ON FILE IN BOOK 52, PAGE 77 OF PLATS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

RECORDER'S NOTE

SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 278.5695

PREPARED BY:

L.R. NELSON CONSULTING ENGINEERS
STRUCTURAL 3035 E. Patrick Lane #9
CIVIL Las Vegas, NV 89120
SURVEY (702) 798-7978

DRAWN BY: DBL
CHECKED BY: L.R. NELSON
JOB NO. 218-055-942

SHEET 1 OF 2

INSTRUMENT NO. 01398
OFFICIAL RECORDS BOOK NO. 960809
FILED AT THE REQUEST OF
L.R. NELSON
CONSULTING ENGINEERS, INC.
DATE 8/6/95 AT 10:34 AM
BOOK 69 PAGE 43
CLARK COUNTY, NEVADA RECORDER
FEE \$ 30.95 DEPUTY PAC

BOOK 69 Page 43
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