

950809

01023

21-17-107

FINAL MAP SCOTTSBLUFF

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF
SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

(I/WE), SCOTTSBLUFF, LLC A LIMITED LIABILITY COMPANY
DO HEREBY CERTIFY THAT (I/WE) AM/ARE THE OWNER(S) OF THE PARCEL OF LAND
WHICH IS SHOWN UPON THE MAP OF SCOTTSBLUFF
AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP,
AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS,
RIGHTS-OF-WAY AND PUBLIC PLACES 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, (I/WE) 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
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 AND FIRE HYDRANTS AND UNDERGROUND
POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES,
TOGETHER WITH THE RIGHT OF INGRESS THERE TO AND EGRESS THEREFROM.

FURTHER, 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 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 STREET LIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT
IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM
THESE EASEMENTS.

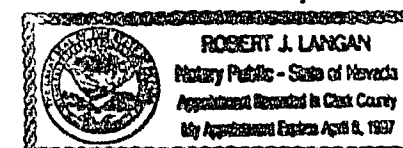
Spiridon Filios 5-19-95
DATE
SPRIDON FILIOS
SCOTTSBLUFF, LLC - OPERATING MANAGER

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 19, 1995
BY SPRIDON FILIOS AS OPERATING MANAGER
OF SCOTTSBLUFF, LLC

Robert J. Langan
ROBERT J. LANGAN



MY COMMISSION EXPIRES 4-8-97

CERTIFICATE OF EASEMENT RECIPIENTS

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

Sharon McShea 6-7-95
DATE
NEVADA POWER COMPANY - SHARON MCSHEA

Nyles Smith 6-7-95
DATE
SPRINT/CENTRAL TELEPHONE-NEVADA - NYLES SMITH

Joe Clement 6-8-95
DATE
SOUTHWEST GAS CORPORATION - JOE CLEMENT

George A. Jacoby 6/07/95
DATE
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY

Teresa Parker 6-7-95
DATE
COMMUNITY CABLE T.V., INC. - TERESA PARKER

Dave Seevers for Dennis Anderson 7-12-95
DATE
CITY OF LAS VEGAS - DAVE SEEVERS FOR
DENNIS ANDERSON, CITY ENGINEER

CERTIFICATE OF CITY SURVEYOR

I, RITA LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO
CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF
SCOTTSBLUFF 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 7-14-96.

Rita Lumos 8/3/95
DATE
RITA LUMOS, P.L.S. 5094
CITY SURVEYOR, LAS VEGAS, NEVADA



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 7-6-95
DATE
RICHARD A. MOLES

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, PRIVATE)
WATER SUPPLY AND A (COMMUNITY, INDIVIDUAL) SYSTEM FOR DISPOSAL OF SEWAGE.

Lonnie C. Empey 7-6-95
DATE
LONNIE C. EMPEY

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 27th DAY OF APRIL, 1995.

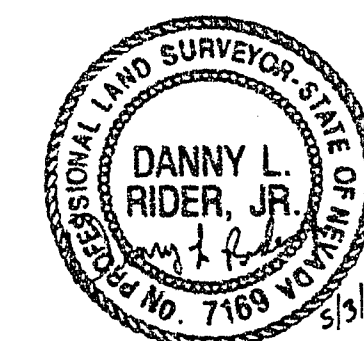
John L. Schlegel 7-12-95
DATE
JOHN L. SCHLEGEL
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

SURVEYOR'S CERTIFICATE

I, DANNY L. RIDER, JR., A PROFESSIONAL LAND SURVEYOR 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 SCOTTSBLUFF, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SEC. 9, TOWNSHIP 20 S., RANGE 60 E.,
M.D.M., CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 1-15-95.
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 7-14-96 AND AN APPROPRIATE FINANCIAL
GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE
INSTALLATION OF THE MONUMENTS.

Danny L. Rider, Jr. 5/3/95
DATE
DANNY L. RIDER, JR.
NEVADA CERTIFICATE NO. 7169



LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW
1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 9, TOWNSHIP 20
SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER
OF SAID SECTION 9; THENCE NORTH 88° 04' 25" WEST ALONG THE
NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SAID SECTION 9, COINCIDENT WITH THE CENTERLINE OF GOWAN ROAD,
678.92 FEET TO THE TRUE POINT OF BEGINNING AT THE NORTHWEST
CORNER OF LOT "A", NORTHSORE PHASE I, AS SHOWN IN BOOK 61
OF PLATS, PAGE 99, CLARK COUNTY RECORDER'S OFFICE; THENCE
SOUTH 00° 59' 22" EAST ALONG THE WEST LINE OF SAID LOT "A"
342.02 FEET TO THE NORTHEAST CORNER OF LOT "H", NORTHSORE
PHASE II, AS SHOWN IN BOOK 63 OF PLATS, PAGE 62 IN THE CLARK
COUNTY RECORDER'S OFFICE; THENCE NORTH 88° 07' 34" WEST
ALONG THE NORTH LINE OF LOT "H" AND LOT "I" 678.39 FEET;
THENCE NORTH 01° 02' 18" WEST 342.66 FEET TO THE NORTH LINE
OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID
SECTION 9; THENCE SOUTH 88° 04' 25" EAST 678.71 FEET TO THE
TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.32 ACRES, MORE OR LESS.

BASIS OF BEARING

S 88°04'25" E BEING THE CENTERLINE OF
GOWAN ROAD AND THE NORTH LINE OF
THE NE 1/4 OF THE SW 1/4 OF SECTION 9,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
AS SHOWN IN FILE 69 OF SURVEYS, PAGE 72,
RECORDED FEBRUARY 10, 1994, CLARK COUNTY
RECORDER'S OFFICE

ANY 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

TOTAL NUMBER OF LOTS = 32

NO. 01023
FILED AT THE REQUEST OF:
SCOTTSBLUFF, LLC
DATED 8/9/95 AT 12:32 PM
BOOK 69 PAGE 39
OF PLATS
OFFICIAL RECORDS BOOK NO. 900009
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$ 46.20 DEPUTY PAC

SHEET 1 OF 2

Book 69 Page 39
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