

960401

22-17-55

FINAL MAP OF MOUNTAIN VIEW ESTATES — PHASE 1

A RESIDENTIAL PLANNED DEVELOPMENT

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

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

<u>Dee Ann Kirk</u>	10/4/95
NEVADA POWER COMPANY	DATE
<u>Jane F. Stokes</u>	10-3-95
SPRINT CENTRAL TELEPHONE COMPANY	DATE
<u>Joe Clement</u>	10-3-95
SOUTHWEST GAS CORPORATION	DATE
<u>George A. Jacoby</u>	10-04-95
LAS VEGAS VALLEY WATER DISTRICT	DATE
<u>David Seevers</u>	3-14-96
CITY OF LAS VEGAS	DATE

CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO
HEREBY CERTIFY I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF
MOUNTAIN VIEW ESTATES — PHASE 1, 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 February 7, 1997

Rita M. Lumos 3/21/96
RITA M. LUMOS, P.L.S., No. 5094
CITY SURVEYOR, LAS VEGAS, NEVADA



DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS HEREBY APPROVED BY THE DIVISION OF WATER RESOURCES OF
THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, CONCERNING WATER
QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

George W. Quinn 2/13/96
DIVISION OF WATER RESOURCES DATE
GEORGE W. QUINN

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. Wozick 3-5-96
EDMUND J. WOZICK DATE

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

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID
SECTION 7; THENCE SOUTH 88°14'16" WEST, ALONG THE EAST-WEST MID-
SECTION LINE OF SAID SECTION 7, ALSO BEING THE CENTERLINE OF GOWAN ROAD,
A DISTANCE OF 327.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
SOUTH 88°14'16" WEST, A DISTANCE OF 336.89 FEET; THENCE ALONG THE
FOLLOWING COURSES:

NORTH 01°16'48" WEST, A DISTANCE OF 545.88 FEET;
NORTH 88°43'14" EAST, A DISTANCE OF 77.11 FEET;
THENCE FROM A TANGENT WHICH BEARS NORTH 12°49'01" WEST A
CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 55.00 FEET,
ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF
119°03'27" AN ARC LENGTH OF 114.29 FEET; THENCE FROM A TANGENT
WHICH BEARS SOUTH 73°45'34" EAST A CURVE CONCAVE NORTHERLY
HAVING A RADIUS OF 25.00 FEET, ALONG SAID CURVE TO THE LEFT THROUGH
THROUGH A CENTRAL ANGLE OF 181°14'2" AN ARC LENGTH OF 7.94 FEET;
NORTH 88°02'44" EAST, A DISTANCE OF 143.21 FEET;
SOUTH 01°57'16" EAST, A DISTANCE OF 25.50 FEET;
SOUTH 88°02'44" WEST, A DISTANCE OF 17.82 FEET;
SOUTH 01°57'16" EAST, A DISTANCE OF 108.95 FEET;
SOUTH 88°02'44" WEST, A DISTANCE OF 0.35 FEET;
SOUTH 01°57'16" EAST, A DISTANCE OF 108.95 FEET;
SOUTH 88°02'44" WEST, A DISTANCE OF 1.57 FEET;
SOUTH 01°57'16" EAST, A DISTANCE OF 108.95 FEET;
SOUTH 88°02'44" WEST, A DISTANCE OF 0.98 FEET;
SOUTH 01°57'16" EAST, A DISTANCE OF 109.41 FEET;
NORTH 88°14'16" EAST, A DISTANCE OF 52.36 FEET;

THENCE SOUTH 01°45'44" EAST, A DISTANCE OF 145.50 TO THE POINT OF
BEGINNING.

CONTAINING 4.01 ACRES, MORE OR LESS.

BASIS OF BEARING

SOUTH 89°30'09" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST
QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS
SHOWN BY A MAP ON FILE IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY,
NEVADA AS FILE 54, PAGE 82 OF PARCEL MAPS.

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
PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY
OF LAS VEGAS, NEVADA ON THE 27th DAY OF APRIL, 1995

Donna Kristaponis 3/25/96
DONNA KRISTAPONIS DATE
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

WALTER HOMES, LTD., A NEVADA LIMITED LIABILITY COMPANY,
DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE LAND WHICH IS SHOWN UPON
THE PLAT OF MOUNTAIN VIEW ESTATES — PHASE 1, AND DO HEREBY CONSENT TO
THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO HEREBY OFFER AND DEDICATE
THE PUBLIC STREETS AND RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON, TO THE
CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC. FURTHERMORE, THE UNDERSIGNED OWNERS
OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY,
CENTRAL TELEPHONE COMPANY, SOUTHWEST GAS COMPANY, AND THE LAS VEGAS VALLEY
WATER DISTRICT, JOINTLY AND SEVERALLY, AND TO THEIR SUCCESSORS AND ASSIGNS,
A PERMANENT EASEMENT WITHIN THE AREAS SHOWN AS COMMON ELEMENTS, A THREE
(3) FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES
TO METER PANELS, A TEN (10) FOOT WIDE EASEMENT ALONG ON ALL PROPERTY LINES
ABUTTING PUBLIC STREETS, FOR ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND
TELEPHONE EQUIPMENT PADS, AND AN ADDITIONAL TWO (2) FEET EASEMENT AROUND
TRANSFORMER PADS AND EQUIPMENT PADS, WITHIN THE PLATTED LANDS FOR THE
CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF UNDERGROUND POWER,
TELEPHONE LINES, GAS LINES, WATER LINES, STREET LIGHTS AND APPURTENANCES
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. FURTHERMORE, THE
UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS, A SEVEN
(7) FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR FIRE
HYDRANTS AND STREET LIGHT PURPOSES.

DATED THIS 24th DAY OF January, 1996
WALTER HOMES, LTD.
David Allsop
BY: DAVID ALLSOP

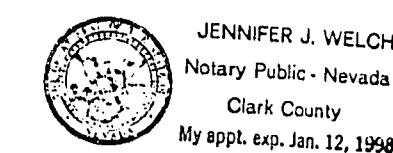
ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 24, 1996 BY

David Allsop AS managing member

OF Walter Homes, Ltd.



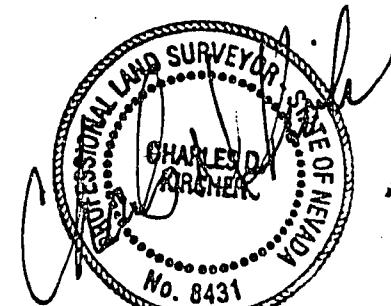
Jennifer J. Welch
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES 1-12-98

SURVEYOR'S CERTIFICATE

I, CHARLES D. KIRCHER, 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
WALTER HOMES, LTD., A NEVADA LIMITED LIABILITY COMPANY.
- 2) THE LANDS SURVEYED, LIE WITHIN SECTION 7, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
AND THAT THE SURVEY WAS COMPLETED ON JANUARY 27, 1995.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE
STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE
THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THAT MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER
SHOWN AND OCCUPY THE POSITIONS INDICATED BY February 7, 1997
AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED
WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE
THE INSTALLATION OF THE MONUMENTS.

CHARLES D. KIRCHER
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
REGISTRATION No. 8431



3-20-95

FM-47-95 SHEET 1 OF 4

No.	<u>50613</u>
Filed at the request of	<u>Post, Buckley, Schuh & Jernigan Inc.</u>
Date	<u>4-1-96</u> Time <u>10:02</u>
Book	<u>13</u> Page <u>5</u>
of PLATS	
Official Records Book No.	<u>960401</u>
Clark County, Nevada Records	
JUDITH A. VANDEYER, Recorder	
Fee <u>43.00</u> Deputy <u>TL</u>	

MV-PHFC

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