

00765

METROPOLITAN'S FIRST COLONY NORTH

A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST
QUARTER (SW1/4) OF SECTION 23, T 20 S, R 60 E, M.D.M.,
CITY OF LAS VEGAS CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

SUNKIST SERVICE COMPANY, A NEVADA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "FIRST COLONY NORTH" AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS, RIGHTS-OF-WAY AND EASEMENTS AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC: FURTHERMORE, I, THE UNDERSIGNED AGENT OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS, LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY AND COMMUNITY CABLE T.V., JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT (3') WIDE UTILITY EASEMENT ON ALL SIDE LOT LINES (EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN BUILDING OUTLINES), AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT (5') WIDE UTILITY EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS AND ABOVE GROUND TRANSFORMER PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND WATER, GAS, POWER, TELEPHONE AND T.V. CABLE AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

DATED THIS 29th DAY OF April, 1986.
SUNKIST SERVICE COMPANY, A NEVADA CORPORATION

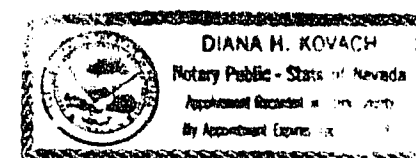
Eric L. Horn
ERIC L. HORN-PRESIDENT, NEVADA DIVISION
FIRST CITY PROPERTIES, INC. dba
METROPOLITAN DEVELOPMENT COMPANY, AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

ON THIS 29th DAY OF April, IN THE YEAR 1986, BEFORE ME,
DIANA H. KOVACH, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED ERIC L. HORN, PERSONALLY KNOWN TO ME TO
BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN STATED.

Diana H. Kovach
DIANA H. KOVACH
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE
MY COMMISSION EXPIRES: APRIL 21, 1989



UTILITY COMPANIES & AGENCIES APPROVAL

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

David A. Donnelly 5/8/86
LAS VEGAS VALLEY WATER DISTRICT
DAVID A. DONNELLY DATE

Randy S. Ortlinghaus 5/8/86
SOUTHWEST GAS CORPORATION
RANDY S. ORTLINGHAUS DATE

Joseph P. Fielding 5/8/86
NEVADA POWER COMPANY
JOSEPH P. FIELDING DATE

Nyles Smith 5/8/86
CENTRAL TELEPHONE COMPANY
NYLES SMITH DATE

Robert J. Withers 5/12/86
COMMUNITY CABLE T.V.
ROBERT J. WITHERS DATE

Charles Kajkowski, Jr. 4-16-86
CLV. CITY ENGINEER - CHARLES KAJKOWSKI, JR. DATE

SURVEYOR'S CERTIFICATE

I, KAY L. ADAMS, A REGISTERED LAND SURVEYOR IN THE STATE OF
NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF SUNKIST SERVICE COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW1/4 OF SECTION 23, T 20 S, R 60 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
- AND THE SURVEY WAS COMPLETED ON 3/3, 1986.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY APRIL 16, 1987 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Kay L. Adams
KAY L. ADAMS, R.L.S.
NEVADA CERTIFICATE NO. 2050

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 23; THENCE SOUTH 89°13'45" EAST ALONG THE NORTH LINE THEREOF, 339.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°13'45" EAST ALONG SAID NORTH LINE, 1019.58 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 23; THENCE SOUTH 00°09'25" WEST ALONG THE EAST LINE THEREOF, 668.63 FEET TO A POINT BEING THE NORTHEAST CORNER OF PARK VISTA UNIT NO.5 AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS PAGE 83 OF BOOK 29 OF PLATS; THENCE NORTH 89°20'45" WEST, ALONG THE NORTH LINE OF SAID PARK VISTA UNIT NO.5 AND THE WESTERLY EXTENSION THEREOF, 1017.32 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 00°02'04" WEST, 670.73 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 15.656 ACRES.

BASIS OF BEARING

NORTH 00°09'25" EAST BEING THE BEARING OF THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23, T 20 S, R 60 E, M.D.M., AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, AS PAGE 83 OF BOOK 29 OF PLATS.

CITY ENGINEER'S CERTIFICATE

I, CHARLES KAJKOWSKI, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "FIRST COLONY NORTH" THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF; THAT PROVISIONS OF N.R.S. 278.010 THROUGH 278.630 AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 16th OF APRIL, 1987.

Charles Kajkowski 4-16-86
CHARLES KAJKOWSKI, CITY ENGINEER
NEVADA CERTIFICATE NO. 4784 DATE

CLARK COUNTY HEALTH DISTRICT CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. 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.

Lonnie C. Empey 6-2-86
CLARK COUNTY HEALTH DISTRICT
LONNIE C. EMPEY 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.

Thomas J. Smales 6-23-86
DIVISION OF WATER RESOURCES
THOMAS J. SMALES DATE

APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 25th DAY OF MARCH, 1986, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 16th DAY OF APRIL, 1986, BY
THE CITY COUNCIL OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE - MAYOR

ATTEST: Carol Ann Hawley
CAROL ANN HAWLEY - CITY CLERK

NO. <u>00765</u>	
FILED AT THE REQUEST OF <u>G.C. WALLACE</u>	
DATE <u>7-1-86</u> AT <u>1:45 P.M.</u>	BOOK <u>35</u> PAGE <u>10</u>
OF PLATS	
OFFICIAL RECORDS BOOK NO. <u>86076</u> CLARK COUNTY, NEVADA RECORDS	
JOAN L. SHIFF, RECORDER FEE \$ <u>50.00</u> DEPUTY <u>K.S.</u>	

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