

BOOK: 871006

METROPOLITAN'S CYPRESS STATION

00692

A PORTION OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF
SECTION 14, T 20 S, R 60 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

FIRST CITY PROPERTIES INC., dba METROPOLITAN DEVELOPMENT COMPANY, A DELAWARE CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "METROPOLITAN'S CYPRESS STATION". 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 OWNER OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT AND CONVEY TO LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY AND COMMUNITY CABLE T.V., INC., 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, EASEMENTS OVER COMMON AREAS LOT A, LOT B AND LOT C GRANTED TO NEVADA POWER COMPANY ONLY AND ONLY AS PERTAINS TO INSTALLATION AND MAINTENANCE OF ORIGINAL EQUIPMENT. DATED THIS 11th DAY OF SEPTEMBER, 1987
FIRST CITY PROPERTIES INC., dba METROPOLITAN DEVELOPMENT COMPANY

Eric L. Horn
ERIC L. HORN, DIVISION PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

ON THIS 11th DAY OF SEPTEMBER IN THE YEAR 1987, 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 4/5/87
LAS VEGAS VALLEY WATER DISTRICT
DAVID A. DONNELLY DATE

Thomas J. Hosea 2-3-86
SOUTHWEST GAS CORPORATION
THOMAS J. HOSEA DATE

Joseph P. Fielding 4-13-87
NEVADA POWER COMPANY
JOSEPH P. FIELDING DATE

Nyles Smith 12-3-86
CENTRAL TELEPHONE COMPANY
NYLES SMITH DATE

Robert J. Withers 3-6-87
COMMUNITY CABLE T.V., INC.
ROBERT J. WITHERS DATE

GARY A. PRESSWOOD DATE
C.L.V. CITY ENGINEER

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 FIRST CITY PROPERTIES INC.
- THE LANDS SURVEYED LIE WITHIN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, T 20 S, R 60 E, M.D.M.
- AND THE SURVEY WAS COMPLETED ON Dec 8, 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 SECTION 27th 1988 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

SITUATED IN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, NEVADA.

THAT PORTION OF PARCEL IV AS SHOWN BY MAP THEREON ON FILE IN FILE 49, PAGE 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, BOUNDED BY THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 14; THENCE SOUTH 03°38'14" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (1/4) 57.71 FEET; THENCE SOUTH 86°21'46" WEST 40.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TORREY PINES DRIVE AND THE POINT OF BEGINNING; THENCE SOUTH 03°38'14" EAST 596.17 FEET; THENCE TURNING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, WHICH IS CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 104°12'25" AN ARC LENGTH OF 36.38 FEET TO A POINT OF COMPOUND CURVATURE FROM WHICH A RADIAL LINE NORTH 10°34'11" EAST; THENCE TURNING TO THE RIGHT ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE, WHICH IS CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 10°12'36" AN ARC LENGTH OF 39.20 FEET; THENCE NORTH 68°13'17" WEST 190.67 FEET; THENCE TURNING TO THE LEFT ALONG THE ARC OF A 795.00 FOOT RADIUS CURVE, WHICH IS CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24°56'15" AN ARC LENGTH OF 346.02 FEET; THENCE SOUTH 85°50'28" WEST 189.66 FEET; THENCE TURNING TO THE LEFT ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE, WHICH IS CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 13°35'09" AN ARC LENGTH OF 149.38 FEET; THENCE SOUTH 72°15'19" WEST 106.29 FEET; THENCE NORTH 04°50'10" WEST 93.61 FEET; THENCE NORTH 03°09'50" EAST 178.00 FEET; THENCE NORTH 18°09'50" EAST 102.30 FEET; THENCE NORTH 03°09'50" EAST 268.00 FEET; THENCE SOUTH 86°50'10" EAST 906.56 FEET; THENCE TURNING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, WHICH IS CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83°11'56" AN ARC LENGTH OF 36.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.798 ACRES OF LAND.

BASIS OF BEARING

NORTH 86°50'10" WEST BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREON ON FILE IN FILE 49, PAGE 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

CITY ENGINEER'S CERTIFICATE

I, GARY PRESSWOOD, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "METROPOLITAN'S CYPRESS STATION" 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 21st OF SEPTEMBER, 1988.

Gary A. Presswood
GARY A. PRESSWOOD
NEVADA CERTIFICATE NO. 7569 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.

Felix H. Havis 8-15-87
CLARK COUNTY HEALTH DISTRICT
FELIX H. HAVIS 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.

Robert Coache 8-15-87
DIVISION OF WATER RESOURCES
ROBERT COACHE DATE

APPROVALS

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

Harold P. Foster
HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 17th DAY OF DECEMBER, 1986, BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

Ron Lurie
RON LURIE - MAYOR

ATTEST: Sandra R. LeBoeuf
SANDRA R. LEBOEUF, CHIEF DEPUTY CITY CLERK

NO.	00692
FILED AT THE REQUEST OF	G C Wallace
DATE	10-06-87 AT 16:24
BOOK	38 PAGE 10
OF PLATS	
OFFICIAL RECORDS BOOK NO.	871006
CLARK COUNTY, NEVADA RECORDS	
JOAN L. SWIFT, RECORDER	
FEE \$	30.00 DEPUTY SAW

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