

25-12-107

BOOK 891027

00703

# MOONLIGHT BAY UNIT 3

A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER AS FILE 58 PAGE 45 OF PARCEL MAPS SITUATED IN SECTION 16 T.20S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

## OWNER'S CERTIFICATE & DEDICATION

COVINGTON TECHNOLOGIES, INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF MOONLIGHT BAY UNIT 3 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES 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.

I, THE UNDERSIGNED OWNER OF THE WITHIN PLOTTED LANDS, HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE TV, INC. JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, ABOVE GROUND TRANSFORMER PADS, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, AND A PERMANENT EASEMENT SHOWN HEREON AS COMMON AREA WITHIN THE PLOTTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN AND ABOVE-GROUND UTILITY LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. FURTHERMORE, HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR FIRE HYDRANTS AND STREET LIGHTING PURPOSES.

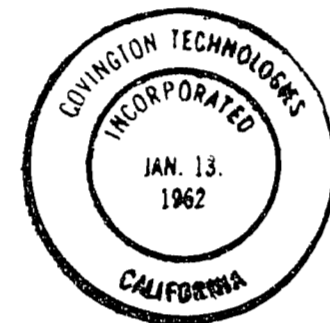
COVINGTON TECHNOLOGIES, INC.

*George A. Lialios*  
GEORGE A. LIALIOS

8-22-89  
DATE

*Joanna Bandy*  
JOANNA BANDY

8-22-89  
DATE



## ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF ORANGE

ON THIS 22<sup>nd</sup> DAY OF AUGUST, 1989, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, GEORGE A. LIALIOS AND JOANNA BANDY KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

*Lesa A. Ankrom*  
LESA A. ANKROM

NOTARY PUBLIC  
MY APPOINTMENT EXPIRES THE 23<sup>rd</sup> DAY OF MARCH, 1993.

## UTILITY AGENCIES & APPROVALS

"WE THE UTILITY COMPANIES AND AGENCIES NAMED BELOW, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS."

GARY PRESSWOOD  
CITY ENGINEER

DATE

*George A. Jacoby*  
GEORGE A. JACOBY  
LAS VEGAS VALLEY WATER DISTRICT

8-30-89  
DATE

*Thomas J. Hosea*  
THOMAS J. HOSEA  
SOUTHWEST GAS CORPORATION

8-31-89  
DATE

*Susan R. Ho for Joseph P. Fielding*  
SUSAN R. HO FOR JOSEPH P. FIELDING  
NEVADA POWER COMPANY

9-15-89  
DATE

*Virginia E. Lasucker*  
VIRGINIA E. LASUCKER  
CENTRAL TELEPHONE COMPANY

8-30-89  
DATE

*Gary L. Moore*  
GARY L. MOORE  
COMMUNITY CABLE TV, INC.

8-31-89  
DATE

## DIVISION OF WATER RESOURCES

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

*George W. Quinn*  
GEORGE W. QUINN  
DIVISION OF WATER RESOURCES

22 September 1989  
DATE

## BASIS OF BEARING

SOUTH 0°20'44" WEST - BEING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., LAS VEGAS, NEVADA, BEING MORE M. AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 52, PAGE 83 OF PARCEL MAPS.

## LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., LAS VEGAS, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION, THENCE NORTH 0°20'41" EAST ALONG SECTION LINE A DISTANCE OF 132.03 FEET; THENCE NORTH 88°39'19" WEST A DISTANCE OF 142.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°39'19" WEST ALONG THE SOUTH LINE OF LOT 1 AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER AS FILE 58 PAGE 45 OF PARCEL MAPS A DISTANCE OF 730.76 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE CONCAVE TO THE WEST WITH A RADIAL WHICH BEARS SOUTH 88°50'59" EAST HAVING A RADIUS OF 1042.00 FEET, A CENTRAL ANGLE OF 0°48'16" AND AN ARC LENGTH OF 14.63 FEET; THENCE NORTH 0°20'45" EAST A DISTANCE OF 455.17 FEET; THENCE SOUTH 88°39'15" EAST A DISTANCE OF 95.33 FEET; THENCE SOUTH 88°39'14" EAST A DISTANCE OF 50.01 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST WITH A RADIAL WHICH BEARS SOUTH 88°24'28" EAST HAVING A RADIUS OF 1441.12 FEET, A CENTRAL ANGLE OF 0°19'59" AND AN ARC LENGTH OF 8.38 FEET; THENCE SOUTH 88°44'27" EAST A DISTANCE OF 104.63 FEET; THENCE SOUTH 1°20'41" WEST A DISTANCE OF 250.78 FEET; THENCE SOUTH 88°39'19" EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 1°20'41" EAST A DISTANCE OF 7.50 FEET; THENCE SOUTH 88°39'19" EAST A DISTANCE OF 257.33 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST WITH A RADIAL WHICH BEARS SOUTH 87°31'13" EAST HAVING A RADIUS OF 2838.63 FEET, A CENTRAL ANGLE OF 1°21'54" AND AN ARC LENGTH OF 67.63 FEET; THENCE SOUTH 3°50'41" WEST A DISTANCE OF 1.21 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87°30'00" AND AN ARC LENGTH OF 45.81 FEET; THENCE SOUTH 1°20'41" WEST A DISTANCE OF 55.73 FEET THENCE SOUTH 78°15'59" EAST A DISTANCE OF 18.20 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 43°39'24" AND AN ARC LENGTH OF 43.62 FEET; THENCE SOUTH 29°55'23" EAST A DISTANCE OF 103.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.934 ACRES

## CLARK COUNTY HEALTH DISTRICT

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, AIR QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

*Clare A. Schmutz*  
CLARE A. SCHMUTZ  
CLARK COUNTY HEALTH DISTRICT

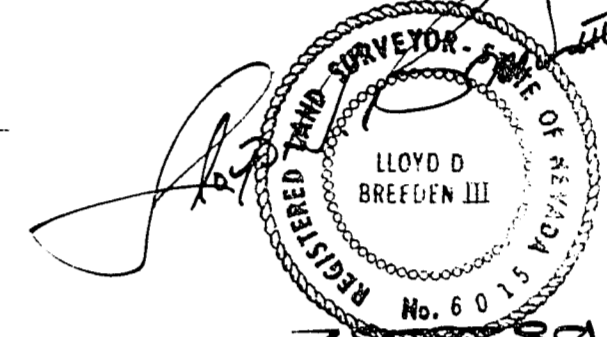
9-22-89  
DATE

## SURVEYOR'S CERTIFICATE

I, LLOYD DAN BREEDEN, III, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- 1- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY DIRECT SUPERVISION AT THE THE INSTANCE OF COVINGTON TECHNOLOGIES, INC.
- 2- THE LAND SURVEYED LIES WITHIN THE NE1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 7/1/89.
- 3- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUES AND ANY LOCAL ORDINANCES.
- 4- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY SEPTEMBER 24, 1989 AND THAT ANY APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

*Lloyd Dan Breedren III*  
LLOYD DAN BREEDEN, III  
NEVADA CERTIFICATE NO. 6015



## CITY ENGINEER'S CERTIFICATE

I, GARY A. PRESSWOOD, CITY ENGINEER OF THE CITY OF LAS VEGAS, HEREBY CERTIFY THAT I EXAMINED THIS FINAL MAP OF MOONLIGHT BAY UNIT 3, THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF NRS 117.010 THROUGH 117.120 AND ANY LOCAL ORDINANCES 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 SEPTEMBER 24, 1990.

DATED THIS 22<sup>nd</sup> DAY OF AUGUST, 1989.

*Gary A. Presswood*  
GARY A. PRESSWOOD, R.P.E. NO. 7569



## APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR THE DEDICATION ARE ACCEPTED THIS 22<sup>nd</sup> DAY OF AUGUST, 1989, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:  
*Harold P. Foster*  
HAROLD P. FOSTER  
SECRETARY OF THE PLANNING COMMISSION  
CITY OF LAS VEGAS

## COMMUNITY PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH THE APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

*Harold P. Foster*  
HAROLD P. FOSTER  
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS

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.

OFFICIAL PLAT FOR MOONLIGHT BAY UNIT 3 A PORTION OF LOT 1 IN THE SE 1/4 OF THE NE 1/4 OF SECTION 16, T. 20S., R.60E., MDM, LAS VEGAS, NEVADA		INSTRUMENT NO. <u>00703</u> FILED AT THE REQUEST OF CIVILTEC
SCALE (H) _____ SCALE (V) _____ DES. _____ DR. _____ CHK. BY: _____		DATE <u>10-27-89</u> AT <u>10:41</u> M. FILE <u>044</u> PAGE <u>0014</u>
JOB NO. <u>2279 B</u>		OF PLATS OFFICIAL RECORDS BOOK NO. <u>891027</u> CLARK COUNTY, NEVADA RECORDS JOAN L. SWIFT, RECORDER
SHEET 1 OF 2		FEE <u>33.75</u> DEPUTY <u>CJK</u>

4023-3  
BOOK 044 PAGE 0014