

25-12-89

# NEWCASTLE ESTATES

BEING A PORTION OF THE W.1/2) OF SECTION 16, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, NEVADA

## OWNER'S CERTIFICATE

DALY HOMES OF NEVADA DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF NEWCASTLE ESTATES AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS, PUBLIC UTILITY EASEMENTS, AND PUBLIC RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, WE, THE UNDERSIGNED OWNERS OF THE PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE SOUTHWEST GAS COMPANY, NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY, COMMUNITY CABLE T.V., INC., LAS VEGAS VALLEY WATER DISTRICT, AND THE CITY OF LAS VEGAS, THEIR SUCCESSORS AND ASSIGNS A 3 - FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND UNDERGROUND SERVICES TO METER PANELS AND A 5 - FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS AND ABOVE-GROUND ELECTRICAL TRANSFORMER PADS, AND A 2 - FOOT WIDE EASEMENT AROUND TRANSFORMER PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREETLIGHTS, FIREHYDRANTS, UNDERGROUND GAS, WATER, CABLE T.V., POWER, AND TELEPHONE LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, ALSO SHOWN HEREON AS P.U.E.

DATED THIS 21<sup>st</sup> DAY OF July, 1988.

DALY HOMES OF NEVADA

Michael Nimon  
MICHAEL NIMON, PRESIDENT

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

Randy Ortlinghaus 9/14/88  
SOUTHWEST GAS COMPANY - RANDY ORTLINGHAUS

Joseph P. Fielding 9/28/88  
NEVADA POWER COMPANY - JOSEPH P. FIELDING

S.G. Turner 09-02-88  
CENTRAL TELEPHONE COMPANY - S.G. TURNER

Patricia A. Thornberry 09-08-88  
COMMUNITY CABLE T.V., INC. - PATRICIA A. THORNBERRY

Leanne L. Miller 9/14/88  
LAS VEGAS VALLEY WATER DISTRICT - LEANNE L. MILLER

Gary A. Presswood 12-5-88  
CITY OF LAS VEGAS - GARY A. PRESSWOOD, CITY ENGINEER

## ACKNOWLEDGMENT

STATE OF NEVADA

COUNTY OF CLARK

ON THIS 21<sup>st</sup> DAY OF July, 1988, PERSONALLY APPEARED BEFORE ME, RITA J. MARGOLIAN, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, MICHAEL NIMON, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Rita J. Margolian  
RITA J. MARGOLIAN  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES MAY 18, 1989.



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 00°32'07" EAST AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 39 OF PLATS ON PAGE 26.

## CITY ENGINEER'S CERTIFICATE

I, GARY A. PRESSWOOD, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF NEWCASTLE ESTATES AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE DECEMBER 29, 1989.

Gary A. Presswood  
GARY A. PRESSWOOD  
CITY ENGINEER P.E. 7569

12-5-88  
DATE

## 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 AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

Harold P. Foster 9/8/88  
HAROLD P. FOSTER  
DIRECTOR OF PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

## APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 8<sup>th</sup> DAY OF September, 1988, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:

Harold P. Foster 9/8/88  
SECRETARY OF THE PLANNING COMMISSION - HAROLD P. FOSTER 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 QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON-FILE IN THIS OFFICE.

George W. Quinn 11 OCTOBER 1988  
DIVISION OF WATER RESOURCES - GEORGE W. QUINN DATE

## CLARK COUNTY HEALTH DIST. CERT.

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 ON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Clara A. Schmutz 10-11-88  
CLARK COUNTY HEALTH DISTRICT - CLARA A. SCHMUTZ DATE

## SURVEYOR'S CERTIFICATE

I, DENE E. KRAMETBAUER, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF DALY HOMES OF NEVADA
2. THE LANDS SURVEYED LIE WITHIN THE WEST ONE-HALF (W 1/2) OF SECTION 16, T. 20 S., R. 60 E., M.D.M. AND THE SURVEY WAS COMPLETED ON JULY 21, 1988.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DEC. 29, 1989 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN OR WILL BE POSTED WITH THE CITY COUNCIL TO ASSURE THEIR INSTALLATION.

Dene E. Krametbauer  
DENE E. KRAMETBAUER  
RLS 6305



## LEGAL DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA BEING A PORTION OF THE WEST ONE-HALF OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00°32'07" WEST ALONG THE WESTERLY LINE THEREOF, 2316.42 FEET; THENCE SOUTH 89°27'53" EAST, 67.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING SOUTH 89°27'53" EAST, 561.01 FEET; THENCE SOUTH 00°32'07" WEST, 9.14 FEET; THENCE SOUTH 89°27'53" EAST, 100.00 FEET TO A POINT ON THE WESTERLY LINE OF THAT PORTION OF LOT "U" WHICH ADJOINS HARBOR ISLAND DRIVE (52.00 FEET WIDE) AS SHOWN ON THE OFFICIAL PLAT OF DESERT SHORES NO. 1 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 39 OF PLATS ON PAGE 26; THENCE SOUTH 00°32'07" WEST ALONG SAID WESTERLY LINE, 786.53 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1042.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 29°00'00", AN ARC DISTANCE OF 527.40'; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 28°27'53" EAST, 26.00 FEET; THENCE SOUTH 61°32'07" WEST, 150.00 FEET WIDE; THENCE NORTH 28°27'53" WEST, 26.00 FEET THENCE SOUTH 61°32'07" WEST, 92.24 FEET TO A POINT ON CURVE; THENCE, FROM A TANGENT BEARING OF NORTH 75°14'14" WEST, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1411.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 141°3'39", AN ARC DISTANCE OF 350.38 FEET; THENCE NORTH 89°27'53" WEST, 238.00 FEET TO A POINT ON THE EASTERLY LINE OF THAT PORTION OF LOT "U" WHICH ADJOINS RAMPART BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT; THENCE, ALONG SAID EASTERLY LINE NORTH 00°32'07" EAST, 65.50 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 89°27'53" EAST, 5.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00°32'07" EAST, 156.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 89°27'53" WEST, 5.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00°32'07" EAST, 156.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 89°27'53" EAST, 5.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00°32'07" EAST, 155.39 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 89°27'53" WEST, 5.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00°32'07" EAST, 156.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 89°27'53" EAST, 5.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00°32'07" EAST, 156.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 89°27'53" WEST, 5.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 89°27'53" EAST, 5.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00°32'07" EAST, 156.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 89°27'53" WEST, 62.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21.77 ACRES MORE OR LESS.

SHEET 1 OF 3 SHEETS

No.	00658
FILED AT THE REQUEST OF:	ENGINEERS & SURVEYORS, INC.
DATE:	2-16-89 AT 11:00 AM
BOOK:	41 PAGE: 86
OF PLATS	
OFFICIAL RECORDS BOOK No.	890216
CLARK COUNTY, NEVADA RECORDS	
JOAN L. SWIFT, RECORDER	
FEE:	53.75 DEPUTY Pam

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