

28-12-94

NEVADA CLASSIC NORTH

BEING A POR. OF THE SE1/4 OF THE SE1/4 OF SEC. 3, T. 20 S., R. 60 E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

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

OWNER'S CERTIFICATE

RANCHO CLASSIC LIMITED PARTNERSHIP, A NEVADA PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF NEVADA CLASSIC NORTH AND DOES HEREBY CONSENT TO THE PREPARATION AND REPRODUCTION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL STREETS AND RIGHTS-OF-WAY AS INDICATED AND SET FORTH HEREON FOR THE USE OF THE PUBLIC. FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS, SOUTH WEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V. IN THE MAP AND THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT IN ALL CITY PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANS, A FOUR FOOT WIDE EASEMENT ON ALL PROPERTY LINES ADJUTING PUBLIC AND PRIVATE STREETS AND ABOVE GROUND TRANSFORMER PADS AND AN ADDITIONAL EASEMENT AND TRANSFORMER PADS WITHIN THE PLATTED LANDS FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET LIGHTS AND THE HYDANT, AND UNDERGROUND POWER, TELEPHONE, CABLE TELEVISION AND OTHER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS THERE TO.

8-2-90
DATE

SECURITY PACIFIC NATIONAL BANK, BENEFICIARY, HEREBY CONSENTS TO THE PREPARATION AND REPRODUCTION OF THIS MAP BY SECURITY PACIFIC NATIONAL BANK BY

8/14/90
DATE

WE, THE HEAVENLY UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DECLARATORY EASEMENTS

6-7-90
DATE

6-6-90
DATE

6-6-90
DATE

6-5-90
DATE

6-5-90
DATE

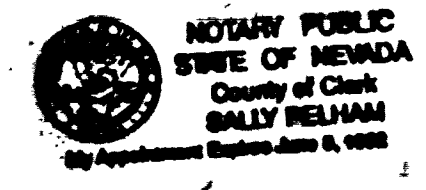
8-2-90
DATE

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK)

ON THIS 2 DAY OF AUGUST, 1990, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ERIC L. HORN KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

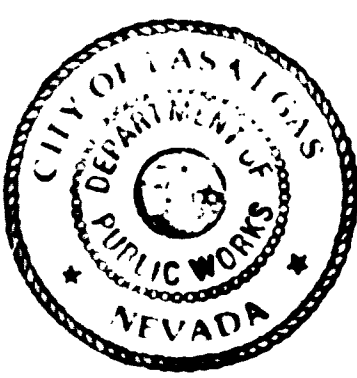
Sally Pelham
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES JUNE 8, 1992.



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 NEVADA CLASSIC NORTH AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THE SETTING ON OR BEFORE OCTOBER 12, 1991.

GARY A. PRESSWOOD, R.P.E. 7569
CITY ENGINEER, LAS VEGAS, NEVADA



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.

8/3/90
DATE

CLARK COUNTY HEALTH DISTRICT CERTIFICATION

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, WASTEWATER) WATER SUPPLY AND A (COMMUNITY, WASTEWATER) SYSTEM FOR DISPOSAL OF SEWAGE.

8-2-90
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 IMPONED UPON THE FINAL MAP HAVE BEEN MET.

7/12/90
DATE

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 12th DAY OF JULY, 1990, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

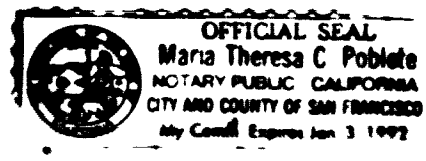
7/12/90
DATE

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK)

ON THIS 14th DAY OF AUGUST, 1990, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, MICHAEL J. SEDICE KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Maria Theresa C. Poblete
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES JANUARY 3, 1992



SURVEYOR'S CERTIFICATE

I, GENE D. KRAMETBAUER, A PROFESSIONAL LAND SURVEYOR REGISTERED 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 RANCHO CLASSIC LIMITED PARTNERSHIP
- THE LANDS SURVEYED LIE WITHIN A POR. OF THE SE1/4 OF THE SE1/4 OF SEC. 3, T. 20 S., R. 60 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 4/30/90.
- 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 OCTOBER 12, 1991, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

GENE D. KRAMETBAUER, P.L.S.
NEVADA CERTIFICATE NO. 6201



LEGAL DESCRIPTION

NEVADA CLASSIC NORTH
BEING A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 3, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS

(PARCEL 1)
COMMENCING AT THE SOUTHEAST CORNER (SE COR.) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION, THENCE N 00°30'51"E, ALONG THE EAST LINE THEREOF AND CENTERLINE OF LORENZI BOULEVARD, 285.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE DEPARTING FROM SAID CENTERLINE, N 89°29'09"W, 286.00 FEET, THENCE N 00°30'51"E, 15.21 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 82-B AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 26 OF PLATS, PAGE 87, THENCE CONTINUING N 00°30'51"E, ALONG SAID EASTERLY BOUNDARY, 320.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 82-A AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 25 OF PLATS, PAGE 73, THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES, N 00°30'51"E, 230.00 FEET, THENCE S 89°29'09"E, 226.00 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT, THENCE S 89°29'09"E, ALONG A RADIAL LINE, 40.00 FEET TO A POINT THAT SHALL HEREAFTER BE KNOWN AS POINT "A", SAID POINT BEING A POINT ON THE AFOREMENTIONED EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND CENTERLINE OF LORENZI BOULEVARD, THENCE S 00°30'51"W, ALONG SAID EAST LINE AND CENTERLINE, 545.21 FEET TO THE TRUE POINT OF BEGINNING.

(PARCEL 2)
COMMENCING FROM THE AFOREMENTIONED POINT "A", THENCE N 00°30'51"E, ALONG THE AFOREMENTIONED EAST LINE AND CENTERLINE THEREOF, 100.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE EASTERLY BOUNDARY OF THE AFOREMENTIONED CHARLESTON HEIGHTS TRACT NO. 82-A, THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES, N 89°29'09"W, ALONG A RADIAL LINE, 40.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY, THENCE N 89°29'09"W, 217.00 FEET, THENCE N 00°30'51"E, 427.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SUNWEST MEADOWS - UNIT 1 AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 25 OF PLATS, PAGE 7, THENCE S 89°36'30"E, ALONG SAID SOUTHERLY BOUNDARY, 277.00 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND CENTERLINE OF LORENZI BOULEVARD, THENCE S 00°30'51"W, ALONG SAID EAST LINE AND CENTERLINE, 418.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.766 ACRES, MORE OR LESS.
BASIS OF BEARINGS
N 00°30'51"E, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 3, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY A MAP CHARLESTON HEIGHTS TRACT NO. 82-A ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 25 OF PLATS, PAGE 73.

SHEET 1 OF 2

V.O. No. 4003
NO 01182
FILED AT THE REQUEST OF:
VTN Nevada
DATED 10-9-90 AT 47 PAGE 70
OF PLATS
OFFICIAL RECORDS BOOK NO. 901009
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ DEPUTY

BK. 47, PG. 70
4/25

