

NEVADA CLASSIC NORTH II - UNIT 3
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 PLAT OF NEVADA CLASSIC NORTH II - UNIT 3 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL STREETS AND RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND CENTRAL TELEPHONE, JOINTLY AND SEVERALLY, AND TO THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION, THE LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V. INCORPORATED 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 AND PRIVATE STREETS AND ABOVE GROUND TRANSFORMER PADS AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE T.V. INC. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.
RANCHO CLASSIC LIMITED PARTNERSHIP, BY:
HORN CO., GENERAL PARTNER, BY:

Eric Horn 10-12-90
ERIC HORN, PRESIDENT THE HORN COMPANY, GENERAL PARTNER DATE

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

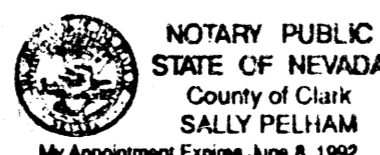
Gary L. Moore 10-3-90
COMMUNITY CABLE T.V. INC. GARY L. MOORE DATE
Sharon McShea for Joseph P. Fuldling 10-3-90
NEVADA POWER COMPANY SHARON MCSHEA FOR JOSEPH P. FULDLING DATE
Nyles Smith 10-1-90
CENTRAL TELEPHONE COMPANY NYLES SMITH DATE
Douglas E. Gapp 10-03-90
SOUTHWEST GAS CORPORATION DOUGLAS E. GAPP DATE
George A. Jacoby 10-01-90
LAS VEGAS VALLEY WATER DISTRICT GEORGE A. JACOBY DATE
Gary A. Presswood 6-12-91
CITY OF LAS VEGAS - GARY A. PRESSWOOD DATE

ACKNOWLEDGEMENT

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

ON THIS 18 DAY OF OCTOBER, 1990, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ERIC 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
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 II - UNIT 3 AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE APRIL 22, 1992.



Gary A. Presswood 6-12-91
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.

Robert Coache DECEMBER 5, 1990
DIVISION OF WATER RESOURCES - ROBERT COACHE 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, PRIVATE) WATER SUPPLY AND A (COMMUNITY, INDIVIDUAL) SYSTEM FOR DISPOSAL OF SEWAGE.

Felix H. Haasis 1-17-91
CLARK COUNTY HEALTH DISTRICT FELIX H. HAASIS 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.

Norman R. Standerfer 3/18/91
NORMAN R. STANDERFER
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 10TH DAY OF JANUARY, 1991, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:
Norman R. Standerfer
NORMAN R. STANDERFER
SECRETARY OF THE PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, GENE D. KRAMETBAUER, A PROFESSIONAL LAND SURVEYOR REGISTERED 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 RANCHO CLASSIC LIMITED PARTNERSHIP.
- 2. 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 8/30/90.
- 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 APRIL 22, 1992, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

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



LEGAL DESCRIPTION

NEVADA CLASSIC NORTH II - UNIT 3

THAT 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:

COMMENCING AT THE NORTHWEST CORNER (NW COR.) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 3; THENCE S.89°36'30"E., ALONG THE NORTH LINE THEREOF, 165.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S.89°36'30"E., 274.29 FEET; THENCE S.00°23'30"W., 115.73 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 85.00 FEET, A RADIAL LINE TO SAID POINT BEARS N.35°01'39"W.; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°31'11", AN ARC DISTANCE OF 14.12 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS N.44°32'50"W.; THENCE N.89°29'09"W., 14.83 FEET; THENCE S.00°30'51"W., 640.73 FEET; THENCE N.89°29'09"W., 316.63 FEET; THENCE N.00°40'22"E., 24.39 FEET; THENCE N.05°04'17"E., 651.92 FEET; THENCE N.10°24'13"E., 92.12 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5.122 ACRES, MORE OR LESS.

BASIS OF BEARINGS
S.89°36'30"E., BEING THE NORTH 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 ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 65 OF PARCEL MAPS, PAGE 91.

W.O. No. 4045-3

NO. 01171
FILED AT THE REQUEST OF :
VTN nevada
DATED 6-18-91 AT _____ M
BOOK 50 PAGE 04
OF PLATS
OFFICIAL RECORDS BOOK, NO. 910618
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ _____ DEPUTY _____

