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NORTHSTAR ESTATES UNIT 2

BEING A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

OWNER'S CERTIFICATE

NORTHSTAR LIMITED PARTNERSHIP DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF NORTHSTAR ESTATES UNIT 2, 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 CORPORATION, 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 ADJUTING 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, FIRE HYDRANTS, 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 10 DAY OF May, 1991.

Frank V. Silvaggio Sr. & Trustee Rose F. Silvaggio - Trustee
FRANK V. SILVAGGIO SR. - TRUSTEE ROSE F. SILVAGGIO - TRUSTEE
BENEFICIARY BENEFICIARY

NORTHSTAR LIMITED PARTNERSHIP BY WAYNE KRYGIER DATE 9/19/92
WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

George E. Gapp 5-9-91
SOUTHWEST GAS CORPORATION - DOUGLAS E. GAPP DATE

Sharon McShea 5-9-91
NEVADA POWER COMPANY - SHARON MCSHEA DATE

Nyles Smith 5-9-91
CENTRAL TELEPHONE COMPANY - NYLES SMITH DATE

G.L. Moore 5-9-91
COMMUNITY CABLE T.V., INC. - G.L. MOORE DATE

George A. Jacoby 5-10-91
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

Dennis Anderson 9-10-92
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

ACKNOWLEDGMENT

ON THIS 10 DAY OF SEPTEMBER, 1992, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, WAYNE KRYGIER, 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.

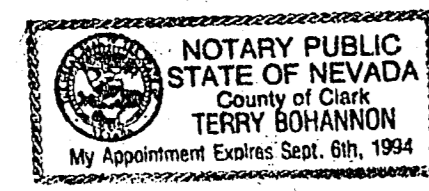
Valerie M. Saccanore
VALERIE M. SACCANORE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 5-16-94

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

ON THIS 10 DAY OF May, 1991, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, FRANK V. SILVAGGIO SR. TRUSTEE & ROSE F. SILVAGGIO TRUSTEE, 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.

Terry Bohannon
TERRY BOHANNON
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 09-06-94



CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF NORTHSTAR ESTATES UNIT 2, 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 September 21, 1993

Dennis Anderson
DENNIS ANDERSON
CITY ENGINEER P.E. 9160



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 9/9/92
NORMAN R. STANDERFER
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 26th DAY OF MARCH, 1991, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:
Norman R. Standerfer 9/9/92
NORMAN R. STANDERFER
SECRETARY OF THE PLANNING COMMISSION

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.

G.W. Quinn 5/13/91
DIVISION OF WATER RESOURCES
G.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 UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Close A. Schmutz 9-3-92
CLARK COUNTY HEALTH DISTRICT
CLOSE A SCHMUTZ DATE

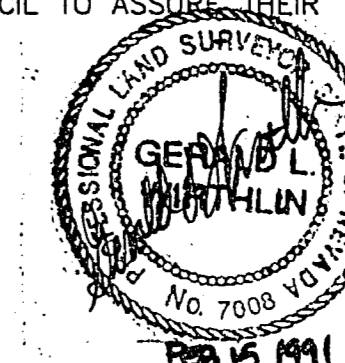
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 83°40'36" WEST AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER IN FILE 36 ON PAGE 76 OF PARCEL MAPS.

SURVEYOR'S CERTIFICATE

I, GERALD L. WIRTHLIN, A PROFESSIONAL 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 FRANK V. SR. & ROSE F. SILVAGGIO.
2. THE LANDS SURVEYED LIE WITHIN THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, AND THE SURVEY WAS COMPLETED ON FEB. 15, 1991
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 Sept. 21, 1993 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN OR WILL BE POSTED WITH THE CITY COUNCIL TO ASSURE THEIR INSTALLATION.



GERALD L. WIRTHLIN, PLS 7008

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE ALONG THE EASTERLY LINE THEREOF, SAID LINE ALSO BEING THE CENTERLINE OF TORREY PINES DRIVE (80.00 FEET WIDE), NORTH 00°08'21" WEST, 682.66 FEET TO A POINT ON SAID LINE; THENCE DEPARTING SAID CENTERLINE, NORTH 83°20'56" WEST, 40.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID TORREY PINES DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°08'21" WEST, 252.77 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 83°20'56" WEST, 535.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°20'56" WEST, 398.89 FEET; THENCE SOUTH 00°24'29" EAST, 32.50 FEET; THENCE NORTH 83°20'56" WEST, 110.00 FEET; THENCE SOUTH 00°24'29" EAST, 41.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 82°56'27", AN ARC DISTANCE OF 43.43 FEET; THENCE ALONG A NON-TANGENT BEARING OF NORTH 88°50'43" WEST, 81.60 FEET; THENCE SOUTH 89°35'31" WEST, 95.74 FEET; THENCE NORTH 00°24'29" WEST, 557.71 FEET; THENCE SOUTH 83°01'26" EAST, 605.63 FEET; THENCE SOUTH 08°39'04" WEST, 179.46 FEET; THENCE SOUTH 83°20'56" EAST, 32.50 FEET; THENCE SOUTH 06°39'04" WEST, 151.00 FEET; THENCE SOUTH 83°20'56" EAST, 74.66 FEET; THENCE SOUTH 08°39'04" WEST, 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.57 ACRES MORE OR LESS.

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

SHEET 1 OF 2

No.	00703
FILED AT THE REQUEST OF:	SOUTHWEST SURVEYING, INC.
DATE:	9-15-92 AT 9:52 A.M.
BOOK:	53 PAGE: 97
OF PLATS	
OFFICIAL RECORDS BOOK No.	920915
CLARK COUNTY, NEVADA RECORDS	
JOAN L. SWIFT, RECORDER	
FEE:	32.50 DEPUTY: NA.

BOOK 53 PAGE 97 4175-2