

920812

14-17-150
00839

MISSION PARK

APN 310-470-003

A PORTION OF THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, T. 21 S., R. 60 EAST., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

SUNSHINE PARTNERS I, A NEVADA LIMITED PARTNERSHIP DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF MISSION PARK, AND FIRST AMERICAN TITLE COMPANY OF NEVADA, A NEVADA CORPORATION AS TRUSTEE, ON BEHALF OF THE BENEFICIARIES UNDER THAT CERTAIN DEED OF TRUST RECORDED 7/21/92 IN BOOK 920721, AS DOCUMENT NO. 00481, HOLDING BENEFICIAL INTEREST IN THE HEREIN PLATTED LANDS, 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, THE UNDERSIGNED OWNERS OF THE PLATTED LANDS, HEREBY GRANTS AND CONVEYS 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 ABUTTING PUBLIC AND PRIVATE STREETS AND ABOVE GROUND ELECTRICAL TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT 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.

SUNSHINE PARTNERS I, A NEVADA LIMITED PARTNERSHIP FIRST AMERICAN TITLE COMPANY OF NEVADA, A NEVADA CORPORATION AS TRUSTEE, ON BEHALF OF THE BENEFICIARIES UNDER THAT CERTAIN DEED OF TRUST RECORDED 7/21/92 IN BOOK 920721, AS DOCUMENT NO. 00481.

William C. Kuhn W. R. Smith
WILLIAM C. KUHN - GENERAL PARTNER W. R. SMITH - VICE PRESIDENT

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

Lynn A. Malloy 05/27/92
SOUTHWEST GAS CORPORATION - LYNN A. MALLOY

Susan R. Ho 5-26-92
NEVADA POWER COMPANY - SUSAN R. HO

Dean T. Whitman 5-27-92
CENTRAL TELEPHONE COMPANY - DEAN T. WHITMAN

D. F. Cravey 4/17/92
COMMUNITY CABLE T.V., INC. - D. F. CRAVEY

George A. Jacoby 7/29/92
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY

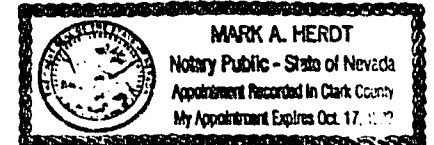
Dennis Anderson 8-7-92
CITY OF LAS VEGAS - DENNIS ANDERSON, CITY ENGINEER

ACKNOWLEDGMENT

STATE OF NEVADA))SS
COUNTY OF CLARK)

ON THIS 23 DAY OF July, 1992, PERSONALLY APPEARED BEFORE ME, MARK A. HERDT, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, WILLIAM C. KUHN W. R. SMITH KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

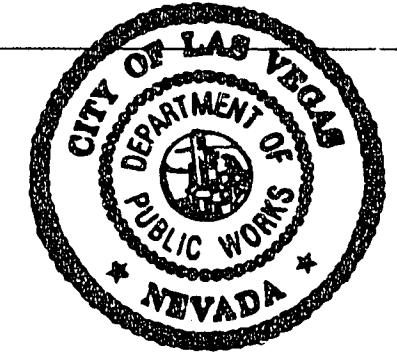
Mark A. Herdt
MARK A. HERDT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 17, 1992.



CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT MAP OF MISSION PARK 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 August 22, 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 by John L. Schmutz 8/6/92
NORMAN R. STANDERFER BY JOHN L. SCHMUTZ, DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 23 DAY OF MAY, 1992, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:
Norman R. Standerfer by John L. Schmutz 8/6/92
NORMAN R. STANDERFER BY JOHN L. SCHMUTZ, 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.

Jason King 7-29-92
DIVISION OF WATER RESOURCES - JASON KING

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.

Clare A. Schmutz 7-29-92
CLARK COUNTY HEALTH DISTRICT - CLARE A. SCHMUTZ

BASIS OF BEARINGS

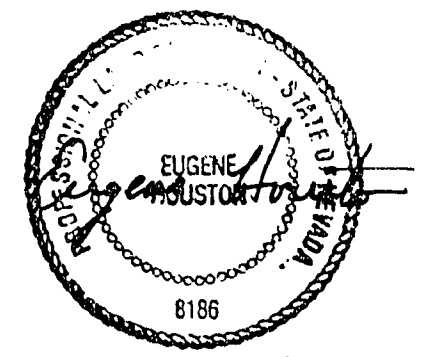
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 00°15'37" WEST AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER IN FILE 35 ON PAGE 46 OF SURVEYS.

SURVEYOR'S CERTIFICATE

I, EUGENE HOUSTON, A PROFESSIONAL LAND SURVEYOR 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 SUNSHINE PARTNERS I, A NEVADA LIMITED PARTNERSHIP & FIRST AMERICAN TITLE COMPANY OF NEVADA, A NEVADA CORPORATION AS TRUSTEE.
- THE LANDS SURVEYED LIE WITHIN THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON 3-17-92.
- 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 B-22-93 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN OR WILL BE POSTED WITH THE CITY COUNCIL TO ASSURE THEIR INSTALLATION.

Eugene Houston
EUGENE HOUSTON, PLS 8186



3/24/92

LEGAL DESCRIPTION

BEING THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 30.00 FEET THEREOF, AS DESCRIBED IN THAT DEED TO THE COUNTY OF CLARK, RECORDED JUNE 22, 1973, AS DOCUMENT NO. 298986.

SAID PARCEL CONTAINS 4.64 ACRES, MORE OR LESS.

RECORDER'S NOTE

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

W.O.#	DATE	# LOTS	BY
280-A350	MARCH 1992	18	JANIS
	REVISION DESCRIPTION		
	Gene		
6/9/92	Fix B.O.B. Reference Map		
6/9/92	Added Set Statement for all lot corners		
7-25-92	Rev. Survey; Cont. Acknowledgment & Signatures Chart		
08-05-92	REV. NAMES OF UTILITY SIGNATURES		
08-15-92	REV. NAME & BENEFICIARY		

No. 00839
FILED AT THE REQUEST OF:
ENGINEERS & SURVEYORS, INC.
DATE: 8-12-92 AT 14:59 M.
BOOK: 53 PAGE: 60
OF PLATS
OFFICIAL RECORDS BOOK No.
920812
CLARK COUNTY, NEVADA RECORDS
JOAN L. SMIT, RECORDER
FEE: 29.50 DEPUTY: NA