950516

16-17-96

01124

AMENDED PLAT OF
A PORTION OF NORTHSHORE – PHASE I (PLAT: BOOK 61, PAGE 99)
TOGETHER WITH ADDITIONAL ACREAGE

INCLUDING LOT F OF BLOCK 3 OF SUBDIVISION PLAT: BOOK 61, PAGE 99,
LOCATED IN THE SOUTH HALF (S 1/2) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

CHEYENNE INVESTMENTS, LLC, AND S.B.A. DEVELOPMENT, INC., A NEVADA CORPORATION DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE AMENDED PLAT OF A PORTION OF NORTHSHORE – PHASE I (PLAT: 61, PAGE 99) TOGETHER WITH ADDITIONAL ACREAGE AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE-NEVADA, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (i) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES: (ii) a THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICES: (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS: AND (iv) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND ABOVE GROUND TELEPHONE EQUIPMENT 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 TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING FIRE HYDRANTS AND PUBLIC STREETLIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

S.B.A. DEVELOPMENT INC., A NEVADA CORPORATION, BY:

Stephen B. Aizenberg — 11/28/95

STEPHEN B. AIZENBERG, PRESIDENT — DATE

CHEYENNE INVESTMENTS, LLC, BY:

George K. Connor — 11/28/95

GEORGE K. CONNOR, MANAGER — DATE

SEE SHEET 4 OF 4 FOR BENEFICIARY STATEMENTS

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT	WATER COMMITMENT ACRE-FEET/ACRE
F	1.0

APPROVED: Laura B. Jacobsen 4/10/95

LAS VEGAS VALLEY WATER DISTRICT
LAURA B. JACOBSEN

CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED UTILITY RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Teresa Parker — 2.27.95

COMMUNITY CABLE T.V., INC. – TERESA PARKER — DATE

Traci A McCormick — 4/11/95

NEVADA POWER COMPANY – Traci A. McCORMICK — DATE

Myles Smith — 2.27.95

SPRINT CENTRAL TELEPHONE – NEVADA – MYLES SMITH — DATE

Clark C. McCarrell Jr. — 2-27-95

SOUTHWEST GAS CORPORATION – CLARK C. McCARRELL, JR. — DATE

George A. Jacobi — 2.28.95

LAS VEGAS VALLEY WATER DISTRICT – GEORGE A. JACOBI — DATE

Dennis C — 5-4-95

CITY OF LAS VEGAS – DENNIS ANDERSON — DATE

CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE AMENDED PLAT OF A PORTION OF NORTHSHORE – PHASE I (PLAT: BOOK 61, PAGE 99) TOGETHER WITH ADDITIONAL ACREAGE 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 8, 1996

Rita M. Lumos — 3/10/95

RITA M. LUMOS, PLS — DATE
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094

LEGAL DESCRIPTION

AMENDED PLAT OF A PORTION OF NORTHSHORE – PHASE I
(PLAT: BOOK 61, PAGE 99) TOGETHER WITH ADDITIONAL ACREAGE

INCLUDING LOT F OF BLOCK 3 OF THAT CERTAIN FINAL MAP KNOWN AS NORTHSHORE – PHASE I ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 61 OF PLATS, AT PAGE 99, TOGETHER WITH THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 9 AND SECTION 16 OF SAID TOWNSHIP AND RANGE, MARKED BY AN AL CAP "PLS 5088" ALSO BEING ON THE CENTERLINE OF CHEYENNE AVENUE (100 FEET WIDE); THENCE NORTH 88° 35' 35" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 9 COINCIDENT WITH SAID CENTERLINE, 338.22 FEET; THENCE NORTH 00° 59' 49" WEST, DEPARTING SAID CENTERLINE AND SAID SOUTH LINE AND ALONG THE EASTERLY BOUNDARY OF LOT G AS SHOWN ON SAID PLAT OF NORTHSHORE – PHASE I, 870.45 FEET; THENCE NORTH 35° 26' 30" WEST, CONTININUING ALONG SAID EASTERLY BOUNDARY, 351.57 FEET TO AN INTERSECTION WITH A RADIAL LINE BEARING SOUTH 35° 22' 31" EAST ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT G, SAME BEING THE MOST SOUTHERLY CORNER OF COMMON AREA LOT F-1 AS SHOWN ON SAID NORTHSHORE – PHASE I, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY 594.68 FEET DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID CURVE, COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID LOT F-1, THROUGH A CENTRAL ANGLE OF 45° 25' 49" TO AN INTERSECTION WITH A RADIAL LINE BEARING SOUTH 80° 48' 19" EAST ALSO BEING THE NORTHEAST CORNER OF SAID COMMON AREA LOT F-1, ALSO BEING THE MOST NORTHERLY, SOUTHWEST CORNER OF LOT E OF SAID NORTHSHORE – PHASE I; THENCE SOUTH 74° 08' 01" EAST, DEPARTING SAID EASTERLY BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT E, 264.75 FEET; THENCE SOUTH 42° 57' 54" EAST, CONTINUING ALONG SAID SOUTHERLY BOUNDARY, 978.93 FEET TO THE MOST SOUTHERLY, SOUTHWEST CORNER OF SAID LOT E ALSO BEING ON THE NORTHERLY BOUNDARY OF LOT D OF SAID NORTHSHORE – PHASE I; THENCE SOUTH 43° 10' 23" WEST, DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID NORTHERLY BOUNDARY, 499.24 FEET TO THE WEST BOUNDARY OF SAID LOT D; THENCE SOUTH 00° 57' 08" EAST, DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID WEST BOUNDARY, 171.27 FEET; THENCE NORTH 88° 30' 02" WEST, DEPARTING SAID WEST BOUNDARY, 338.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 00° 58' 53" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 341.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.739 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 00° 58' 53" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, T. 20 S., R. 60 E., M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN FINAL MAP KNOWN AS NORTHSHORE – PHASE I ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 61 OF PLATS, AT PAGE 99.

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 21, 1995 BY GEORGE K. CONNOR AS MANAGER OF CHEYENNE INVESTMENTS, LLC, AND STEPHEN B. AIZENBERG, AS PRESIDENT OF S.B.A. DEVELOPMENT, INC., A NEVADA CORPORATION.

Lonette D. Nagy

LONETTE D. NAGY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 5, 1996.

SURVEYOR'S CERTIFICATE

I, BRETT K. JEFFERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AGENT FOR VTN NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHEYENNE INVESTMENTS, LLC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE S 1/2 SEC. 9, T. 20 S., R. 60 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 09/02/93.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY APRIL 8, 1996 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Brett K. Jefferson — 12/02/94

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NO. 8421

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.

4/7/95

DIVISION OF WATER RESOURCES — DATE
RICHARD A. MOLES, P.E.

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. 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.

Edmund J. Wojcik — 4-7-95

DISTRICT BOARD OF HEALTH – EDMUND J. WOJCIK — DATE

CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT 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; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA, ON THE 12TH DAY OF JANUARY 1995.

John L. Schlegel — 5.3.95

JOHN L. SCHLEGEL — DATE
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

CLARK COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS'S CUMULATIVE MAP INDEX. NRS 278.5695

W.O. 4662-3
SHEET 1 OF 4
D.J.S.

NO. 01124
FILED AT THE REQUEST OF :
VTN nevada
DATED 5/16/95 AT 15:42 M
BOOK 67 PAGE 89
OF PLATS
OFFICIAL RECORDS BOOK, NO. 950516
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE $ 35.35 DEPUTY AHH

Amended 4318-1

Book 67 Page 89