

19-1761

NORTHSHORE - LOT F - UNIT 1

BEING A PORTION OF 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

OWNER'S CERTIFICATE

S.B.A. DEVELOPMENT, INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF NORTHSHORE - LOT F, UNIT 1, 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 PUBLIC 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 SPRINT CENTRAL TELEPHONE - NEVADA, JOINTLY AND SEVERALLY, AND TO SOUTHWEST GAS CORPORATION AND COMMUNITY CABLE T.V., INC., AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS, AND TO NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE - NEVADA, JOINTLY AND SEVERALLY, AND TO THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION AND THE LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., AND TO THEIR SUCCESSORS AND ASSIGNS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, ABOVE GROUND TRANSFORMER PADS AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS 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, CABLE T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

S.B.A. DEVELOPMENT, INC., A NEVADA CORPORATION
Stephen B. Aizenberg 8/30/94
BY STEPHEN B. AIZENBERG, PRESIDENT DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 30 1994, BY STEPHEN B. AIZENBERG AS PRESIDENT OF S.B.A. DEVELOPMENT, INC., A NEVADA CORPORATION.

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

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

Randall Black 9-1-94
COMMUNITY CABLE T.V., INC. - RANDALL BLACK DATE

Rita R. Alberts 9.1.94
NEVADA POWER COMPANY - RITA R. ALBERTS DATE

Jane F. Stokes 8.31.94
SPRINT CENTRAL TELEPHONE - NEVADA - JANE F. STOKES DATE

John P. Hazard 9-1-94
SOUTHWEST GAS CORPORATION - JOHN P. HAZARD DATE

George A. Jacoby 8/31/94
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

Dennis Anderson 10.9.94
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

CITY SURVEYOR'S CERTIFICATE

I, RITA LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF NORTHSHORE - LOT F - UNIT 1, 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 SEPTEMBER 26, 1995.

Rita Lumos 9/23/94
RITA LUMOS, PLS 5094 DATE
CITY SURVEYOR, LAS VEGAS, NEVADA



LEGAL DESCRIPTION

NORTHSHORE - LOT F - UNIT 1
BEING A PORTION OF LOT F 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, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER COMMON TO SECTION 9 AND SECTION 16 OF SAID TOWNSHIP BEING MARKED BY AN ALUMINUM CAP STAMPED "PLS 5088" AND BEING ON THE CENTERLINE OF CHEYENNE AVENUE (100 FEET WIDE), THENCE N. 00° 58' 53" E., DEPARTING SAID CENTERLINE AND ALONG THE NORTH-SOUTH CENTERSECTION LINE OF SAID SECTION, 341.56 FEET TO THE SOUTH LINE OF SAID LOT F BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION MARKED BY AN ALUMINUM CAP STAMPED "VTN PLS 8421";

THENCE N. 88° 31' 18" W., ALONG SAID SOUTH LINE, 338.33 FEET TO THE SOUTHWEST CORNER OF SAID LOT F BEING MARKED BY AN ALUMINUM CAP STAMPED "VTN PLS 8421"; THENCE N. 00° 59' 49" W., ALONG THE WEST LINE OF SAID LOT F, 528.46 FEET TO AN ALUMINUM CAP STAMPED "VTN PLS 8421"; THENCE N. 35° 26' 30" W., ALONG THE SOUTHWESTERLY LINE OF SAID LOT F, 351.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 750.00 FEET AND A RADIAL LINE TO WHICH BEGINNING BEARS S. 35° 22' 31" E., SAID BEGINNING ALSO BEING THE SOUTHEASTERLY CORNER OF COMMON AREA LOT LOT F-1 AS SHOWN ON SAID FINAL MAP; THENCE 412.06 FEET ALONG SAID CURVE COINCIDENT WITH SAID LOT F-1 AND SAID LOT F COMMON BOUNDARY THROUGH A CENTRAL ANGLE OF 31° 28' 44" TO AN INTERSECTION WITH A RADIAL LINE BEARING S. 66° 51' 15" E.; THENCE S. 66° 51' 15" E., ALONG SAID RADIAL LINE 156.00 FEET TO THE BEGINNING OF AN NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 906.00 FEET; THENCE 53.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 24' 25" TO AN INTERSECTION WITH A RADIAL LINE BEARING S. 63° 26' 50" E.; THENCE ALONG THE FOLLOWING FOURTEEN (14) COURSES: (1) S. 47° 39' 31" E., 155.02 FEET; (2) S. 47° 50' 45" W., 150.50 FEET; (3) S. 43° 06' 09" W., 48.27 FEET; (4) S. 33° 36' 25" E., 309.13 FEET; (5) S. 64° 57' 09" W., 32.55 FEET; (6) S. 11° 45' 39" W., 102.53 FEET; (7) S. 11° 47' 29" E., 122.03 FEET; (8) S. 65° 41' 49" E., 92.02 FEET; (9) S. 88° 30' 03" E., 132.29 FEET; (10) N. 46° 49' 37" W., 66.17 FEET; (11) N. 43° 10' 23" E., 239.54 FEET; (12) S. 46° 49' 37" E., 105.00 FEET; (13) N. 43° 10' 23" E., 0.36 FEET; (14) S. 46° 49' 37" E., 156.00 FEET; TO THE SOUTHEASTERLY LINE OF SAID LOT F; THENCE S. 43° 10' 23" W., ALONG SAID SOUTHEASTERLY LINE, 186.81 FEET TO AN ALUMINUM CAP STAMPED "VTN PLS 8421"; THENCE S. 00° 57' 08" E., ALONG THE EAST LINE OF SAID LOT F, 171.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT F MARKED BY AN ALUMINUM CAP STAMPED "VTN PLS 8421"; THENCE N. 88° 30' 03" W., ALONG THE SOUTH LINE OF SAID LOT F, 338.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.89 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

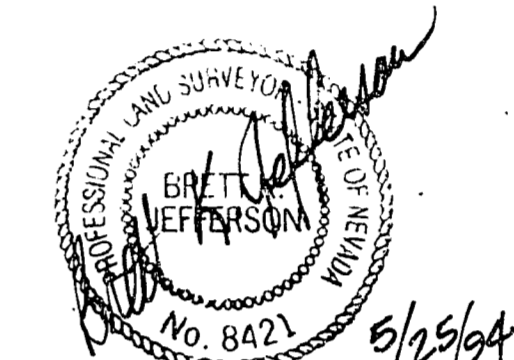
THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 00° 58' 53" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, T. 20 S., R. 60 E., M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN FINAL MAP KNOWN AS NORTHSHORE - PHASE I ON FILE IN THE OFFICE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

SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF S.B.A. DEVELOPMENT, INC.
- 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.
- 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.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY SEPTEMBER 26, 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Brett K. Jefferson
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.

Richard A. Moles, P.E. 9/19/94
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.

Clare A. Schmutz 9-15-94
DISTRICT BOARD OF HEALTH - CLARE A. SCHMUTZ 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 11th DAY OF August, 1994.

John L. Schlegel 9.28.94
JOHN L. SCHLEGEL DATE
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

COUNTY RECORDER NOTE

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

W.O. 4662-1
SHEET 1 OF 5
J.T.G.

NO. 01940
FILED AT THE REQUEST OF:
VTN nevada
DATED 10-05-94 AT 11:31 M
BOOK 61 PAGE 99
OF PLATS
OFFICIAL RECORDS BOOK, NO. 4100
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 50.00 DEPUTY JDR