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19-17-24 51088

# MOUNTAIN SPA - UNIT 2

## A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF THE WEST HALF (W 1/2) OF SECTION 10 AND THE EAST HALF (E 1/2) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

### OWNER'S CERTIFICATE & DEDICATION

MOUNTAIN SPA DEVELOPMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

DO HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF:

MOUNTAIN SPA - UNIT 2

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, 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.

FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, SPRINT CENTRAL TELEPHONE - NEVADA, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (I) A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS; (II) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS; AND (IV) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER, AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS 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 THE PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET LIGHTS 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 THOSE EASEMENTS.

FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE - NEVADA AND TO THEIR SUCCESSORS AND ASSIGNS A PERMANENT UTILITY EASEMENT SHOWN HEREON AS PRIVATE STREETS AND COMMON AREAS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, AND FOR ABOVE GROUND ELECTRIC TRANSFORMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

DATED THIS 28 DAY OF June, 1995

MOUNTAIN SPA DEVELOPMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP BY: MOUNTAIN SPA DEVELOPMENT, INC., A NEVADA CORPORATION ITS: GENERAL PARTNER

Jack Sommer  
JACK SOMMER - PRESIDENT

### ACKNOWLEDGMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 28, 1995 BY JACK SOMMER AS PRESIDENT OF MOUNTAIN SPA DEVELOPMENT, INC., A NEVADA CORPORATION BEING THE GENERAL PARTNER OF, MOUNTAIN SPA DEVELOPMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.

Lisa Christian  
LISA CHRISTIAN

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES 11/2/97

### UTILITY / AGENCY APPROVALS

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

George A. Jacoby 5-25-95  
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

John P. Hazard 5-25-95  
SOUTHWEST GAS CORPORATION - JOHN P. HAZARD DATE

Sharon McShea 5-25-95  
NEVADA POWER COMPANY - SHARON MCSHEA DATE

Dean T. Whitman 5-25-95  
SPRINT CENTRAL TELEPHONE - NEVADA - DEAN T. WHITMAN DATE

Teresa Parker 5-25-95  
COMMUNITY CABLE T.V., INC. - TERESA PARKER DATE

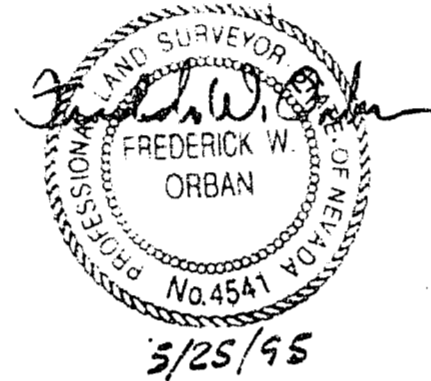
Dennis Anderson 6-19-96  
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

### SURVEYOR'S CERTIFICATE

I, FREDERICK W. ORBAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MOUNTAIN SPA DEVELOPMENT LIMITED PARTNERSHIP, A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN THE WEST HALF (W 1/2) OF SECTION 10, AND THE EAST HALF OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 31, 1994.
- 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 DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JULY 11, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

FREDERICK W. ORBAN  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE NO. 4541



### LEGAL DESCRIPTION

BEING A PORTION OF THE WEST HALF (W 1/2) OF SECTION 10 AND THE EAST HALF (E 1/2) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 00°25'50" EAST ALONG THE WEST LINE OF SAID SECTION 10 A DISTANCE OF 1842.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°34'10" EAST, 205.48 FEET; THENCE SOUTH 38°50'44" EAST, 153.07 FEET; THENCE SOUTH 07°31'08" EAST, 361.83 FEET; THENCE SOUTH 28°47'57" WEST, 354.82 FEET; THENCE SOUTH 00°47'01" EAST, 187.00 FEET; THENCE SOUTH 23°29'39" EAST, 47.02 FEET; THENCE SOUTH 58°03'39" EAST, 89.04 FEET; THENCE ALONG A RADIAL BEARING OF SOUTH 54°28'52" EAST, 63.40 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH 35°31'08" WEST CURVING TO THE RIGHT ALONG AN 800.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 00°42'51", AN ARC LENGTH OF 9.97 FEET; THENCE SOUTH 38°13'58" WEST, 340.73 FEET; THENCE CURVING TO THE LEFT ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 38°38'48", AN ARC LENGTH OF 351.94 FEET; THENCE SOUTH 00°25'50" EAST, 6.55 FEET; THENCE NORTH 87°43'47" WEST, 341.41 FEET; THENCE NORTH 00°21'24" WEST, 420.03 FEET; THENCE NORTH 87°43'47" WEST, 308.52 FEET; THENCE NORTH 00°21'24" WEST, 347.51 FEET; THENCE SOUTH 88°47'05" EAST, 10.33 FEET; THENCE CURVING TO THE LEFT ALONG A 575.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 57°00'00", AN ARC LENGTH OF 572.03 FEET; THENCE NORTH 34°12'55" EAST, 90.92 FEET; THENCE CURVING TO THE LEFT ALONG A 545.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 34°38'45", AN ARC LENGTH OF 329.55 FEET; THENCE NORTH 00°25'50" WEST, 289.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.02 ACRES.

### BASIS OF BEARINGS

NORTH 00°37'59" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 70, PAGE 15 OF SURVEYS.

### CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF

MOUNTAIN SPA - UNIT 2

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT MONUMENTS HAVE NOT BEEN SET, BUT AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE July 11, 1997



Rita M. Lumos 7/18/96  
RITA M. LUMOS, CITY SURVEYOR  
CITY OF LAS VEGAS SURVEYOR  
NEVADA CERTIFICATE NO. 5094

### 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.

Felix H. Havis 5-25-95  
CLARK COUNTY DISTRICT BOARD OF HEALTH - FELIX H. HAVIS DATE

### 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. McLespe 6-1-95  
DIVISION OF WATER RESOURCES - RICHARD A. MCLESPE DATE

### CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF 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 PARCEL HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 23RD DAY OF MARCH, 1995.

Donna H. Kristaponis  
DONNA H. KRISTAPONIS  
DIRECTOR OF PLANNING AND DEVELOPMENT AND  
SECRETARY OF THE PLANNING COMMISSION  
CITY OF LAS VEGAS, NEVADA

### 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. N.R.S. 278.5695

Final Map Prepared By:

**PENTACORE**  
Surveying Inc.  
6763 W. Charleston Blvd. (702) 258-4110  
Las Vegas, Nevada 89102

SHEET 1 OF 5

INSTRUMENT NO. 01088  
OFFICIAL RECORDS BOOK NO. 960725  
FILED AT THE REQUEST OF  
PENTACORE SURVEYING INC.  
DATE 7-25-96 AT 10:59  
BOOK 75 PAGE 25  
OF PLATS  
CLARK COUNTY, NEVADA RECORDS  
JUDITH A. VANDEVER, RECORDER  
FEE \$ 58.00 DEPUTY EAH

Book 75 Page 25 4344-2