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20-17-88

00624

MIRA VISTA - UNIT 2

(A COMMON INTEREST OWNERSHIP COMMUNITY)
A PORTION OF THE NORTHWEST QUARTER (NW 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

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

MARTIN M. COLLINS, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF MIRA VISTA - UNIT 2 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT, AND DOES 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 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, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (i) A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS AND COMMON AREAS; (ii) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AS INDICATED ON SHEET (2) OF (3), AND UNDERGROUND SERVICES TO METER PANELS; (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING 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 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 AND CABLE T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

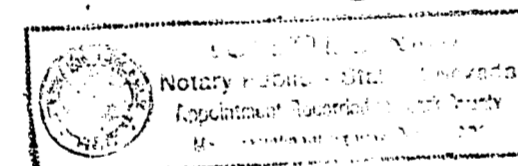
MARTIN M. COLLINS BY:

Martin M. Collins 2-2-95
MARTIN M. COLLINS DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 2
1995, BY MARTIN M. COLLINS.



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

CERTIFICATE OF EASEMENT RECIPIENTS

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

Ben Cravey 11-22-94
COMMUNITY CABLE T.V., INC. - BEN CRAVEY DATE

Sharon McShea 1-18-95
NEVADA POWER COMPANY - SHARON MCSHEA DATE

Nyles Smith 1-16-95
SPRINT/CENTRAL TELEPHONE - NEVADA - NYLES SMITH DATE

Joe Clement 11-22-94
SOUTHWEST GAS CORPORATION - JOE CLEMENT DATE

George A. Jacoby 11/22/94
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

Dennis Anderson 3-15-95
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 FINAL SUBDIVISION MAP OF MIRA VISTA - UNIT 2, 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 FEBRUARY 15, 1996

Rita M. Lumos 3/20/95
RITA M. LUMOS, PLS 5094 DATE
CITY SURVEYOR, LAS VEGAS, NEVADA



LEGAL DESCRIPTION

MIRA VISTA - UNIT 2

THAT PORTION OF THE NORTHWEST QUARTER (NW 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 SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 8 AND 9, BEING ON THE CENTERLINE OF DURANGO DRIVE (100 FEET WIDE); THENCE N. 01° 01' 50" W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9, COINCIDENT WITH THE CENTERLINE OF SAID DURANGO DRIVE, 566.68 FEET; THENCE N. 88° 58' 10" E., DEPARTING SAID WEST LINE AND SAID CENTERLINE, AND ALONG A RADIAL LINE 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00"; THENCE N. 88° 58' 10" E., 26.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS S. 42° 26' 24" E.; THENCE NORTHWESTERLY, 29.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 26' 25" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 111.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS N. 54° 07' 11" E.; THENCE NORTHWESTERLY, 15.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 13' 51" TO AN INTERSECTION WITH A RADIAL LINE BEARING N. 45° 53' 20" E.; THENCE N. 45° 53' 20" E., ALONG SAID RADIAL LINE, 43.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 154.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS S. 45° 53' 20" W.; THENCE SOUTHEASTERLY, 5.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 06' 08" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS S. 47° 59' 28" W.; THENCE SOUTHEASTERLY, 16.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 18' 05"; THENCE S. 88° 18' 37" E., 39.13 FEET; THENCE S. 01° 41' 23" W., ALONG A RADIAL LINE 43.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHWESTERLY, 5.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 18' 30" TO AN INTERSECTION WITH A RADIAL LINE BEARING N. 18° 37' 07" W., SAID INTERSECTION BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 169.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS N. 72° 15' 39" E.; THENCE SOUTHERLY 95.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 31' 59" TO AN INTERSECTION WITH A RADIAL LINE BEARING S. 01° 28' 22" E., SAID INTERSECTION BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 16.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS S. 15° 40' 23" W.; THENCE SOUTHEASTERLY, 3.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 59' 00"; THENCE S. 88° 18' 37" E., 769.19 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 16.00 FEET; THENCE NORTHEASTERLY, 25.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 43' 48"; THENCE N. 88° 57' 35" E., ALONG A RADIAL LINE, 49.00 FEET TO THE WEST BOUNDARY OF LOT 1 AS SHOWN ON THAT CERTAIN PLAT OF "NORTHSHORE - PHASE 11" RECORDED AUGUST 23, 1994, IN BOOK 63 OF PLATS, AT PAGE 62, ON FILE IN THE OFFICE OF THE COUNTY RECORDER; THENCE S. 01° 02' 25" E., ALONG SAID WEST BOUNDARY, 485.64 FEET; THENCE N. 88° 18' 37" W., DEPARTING SAID WEST BOUNDARY, 1015.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.352 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 00° 01' 50" WEST, BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 69 OF SURVEY MAPS, AT PAGE 72.

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 AMERICAN WEST HOMES, INC., A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T. 20 S., R. 60 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 1/16/93.
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 FEBRUARY 15, 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
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 3/13/95
RICHARD A. MOLES, P.E. DATE
DIVISION OF WATER RESOURCES

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 3-13-95
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 10th DAY OF NOVEMBER, 1994.

John L. Schlegel 3-15-95
JOHN L. SCHLEGELE 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'S CUMULATIVE MAP INDEX. NRS 278.5695

W.O. 4639-2

SHEET 1 OF 3

J.T.G.

NO. 00624
FILED AT THE REQUEST OF:
VTN Nevada
DATED 4-4-95 AT 9:15 M
BOOK 67 PAGE 10
OF PLATS
OFFICIAL RECORDS BOOK, NO. 95024
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER RECORDER
FEE \$ 77.00 DEPUTY JST

BOOK 67 PAGE 10
4370-2