

160202

22-17-67

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# MOUNTAIN SHADOWS

BEING GOVERNMENT LOT 114  
OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

### OWNER'S CERTIFICATE

FRIDAY ESTATES INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF MOUNTAIN SHADOWS AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS AND RIGHTS-OF-WAY 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, 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: (ii) A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND TO METER PANELS FOR UNDERGROUND SERVICES; (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 AND EGRESS THEREFROM.

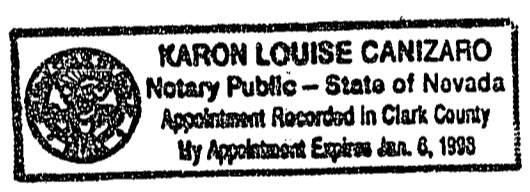
FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PRIVATE STREETS FOR PURPOSES OF PLACING FIRE HYDRANTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET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

FRIDAY ESTATES INC., A NEVADA CORPORATION, BY:  
*[Signature]* 8/27/95  
JAMES JARIV-PRESIDENT DATE

### ACKNOWLEDGEMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 27 1995, BY JAMES JARIV, PRESIDENT OF FRIDAY ESTATES INC., A NEVADA CORPORATION.



*Karon Louise Canizaro*  
Karon Louise Canizaro  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES 08-06-99

### CERTIFICATE OF EASEMENT RECIPIENTS

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

*Teresa Parker* 10-16-95  
COMMUNITY CABLE T.V., INC. - Teresa Parker DATE

*Dee Ann Kirk* 10/16/95  
NEVADA POWER COMPANY - Dee Ann Kirk DATE

*Jane F. Stokes* 10-16-95  
SPRINT CENTRAL TELEPHONE - NEVADA - Jane F. Stokes DATE

*Clark G. McCarroll, Sr.* 10-16-95  
SOUTHWEST GAS CORPORATION - Clark G. McCarroll, Sr. DATE

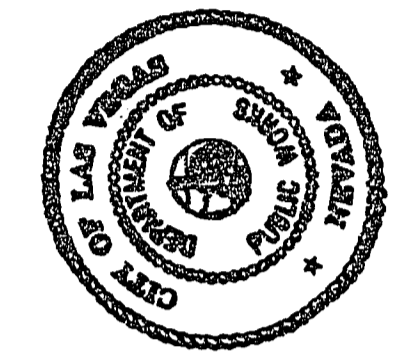
*George A. Jacoby* 10-16-95  
LAS VEGAS VALLEY WATER DISTRICT - George A. Jacoby DATE

*Dennis Anderson* 12-18-95  
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 MOUNTAIN SHADOWS, 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 November 20th 1996.

*Rita Lumos* 12/15/95  
RITA LUMOS, PLS 5094 DATE  
CITY SURVEYOR, LAS VEGAS, NEVADA

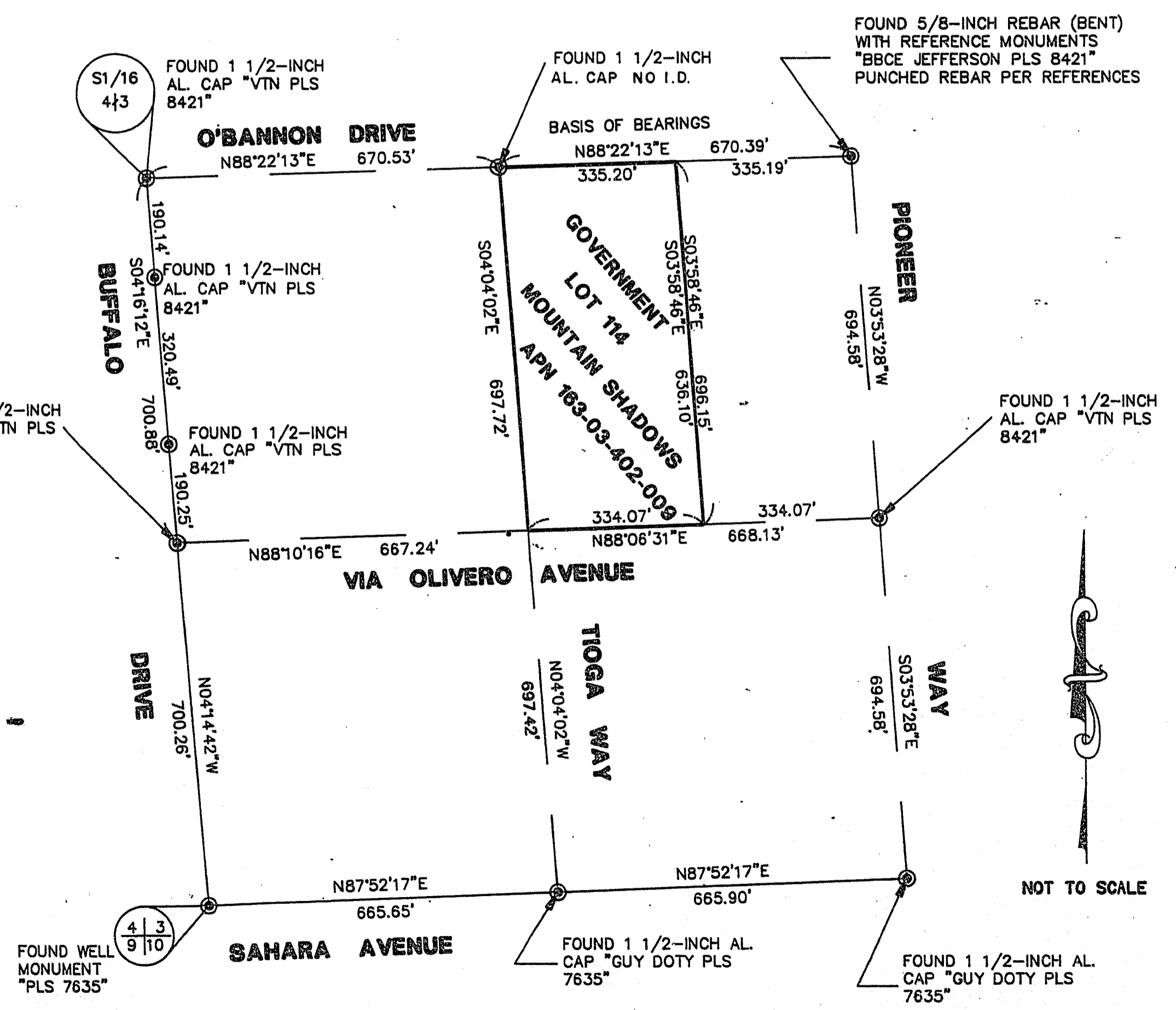


### LEGAL DESCRIPTION

MOUNTAIN SHADOWS  
BEING GOVERNMENT LOT 114 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.  
CONTAINING 5.350 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

### BASIS OF BEARINGS

SOUTH 88° 22' 13" WEST, BEING THE NORTH LINE OF GOVERNMENT LOT 114, ALSO BEING THE CENTERLINE OF O'BANNON DRIVE AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER'S OFFICE IN FILE 67 OF SURVEYS, AT PAGE 84.



### SURVEY ANALYSIS

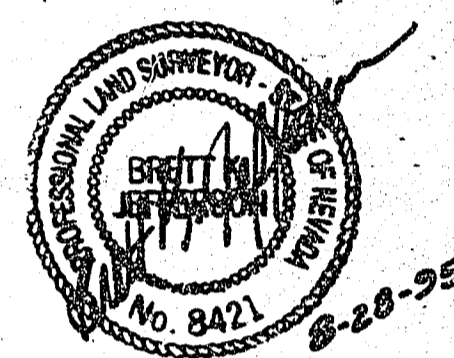
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3

### 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 FRIDAY ESTATES INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 3, T. 21 S., R. 60 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 1/16/93.
- 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 November 20th 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.

*George W. Quinn* 11/9/95  
GEORGE W. QUINN 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.

*Felix H. Havis* 11-09-95  
DISTRICT BOARD OF HEALTH - Felix H. Havis 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 OCTOBER 1995.

*Donna H. Kristaponis* 12/11/95  
DONNA H. KRISTAPONIS DATE  
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. 4889  
SHEET 1 OF 2  
T.H.

NO.	552
FILED AT THE REQUEST OF:	VTN Nevada
DATED	2-2-96 AT 9:45 M
BOOK	71 PAGE 88
OF PLATS	
OFFICIAL RECORDS BOOK, NO.	
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VANDEVER, RECORDER	
FEE \$ 37.80 DEPUTY	GAN

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