

01917

FINAL MAP OF MOUNTAIN VIEW ESTATES - PHASE 3

A RESIDENTIAL PLANNED DEVELOPMENT
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

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

<u>Teressa Parker</u>	TERESA PARKER	2-9-96
COMMUNITY CABLE T.V.		DATE
<u>Yolanda M. Benito</u>	YOLANDA M. BENITO	12-18-96
NEVADA POWER COMPANY		DATE
<u>Nyles Smith</u>	NYLES SMITH	12-5-96
SPRINT		DATE
<u>Clark G. McCarrell</u>	CLARK G. MCCARRELL	12-5-96
SOUTHWEST GAS CORPORATION		DATE
<u>Lewis E. Riniker</u>	LEWIS E. RINIKER	12-11-96
LAS VEGAS VALLEY WATER DISTRICT		DATE
<u>Dennis Anderson</u>	DEMIS ANDERSON	1-7-97
CITY OF LAS VEGAS		DATE

CITY SURVEYOR'S CERTIFICATE

I, PAUL H. SULLIVAN, ASSISTANT CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF MOUNTAIN VIEW ESTATES - PHASE 3, 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 Feb 18, 1997.

Paul H. Sullivan 1-23-97
PAUL H. SULLIVAN
ASSISTANT CITY SURVEYOR, LAS VEGAS, NEVADA
PLS 9886



DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS HEREBY APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

Robert Coache 12-13-96
DIVISION OF WATER RESOURCES
ROBERT COACHE, P.E. DATE

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 1-3-97
FELIX H. HAVIS DATE

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

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 01°33'57" WEST, ALONG THE EAST LINE OF SAID SECTION 7, ALSO BEING THE CENTERLINE OF FORT APACHE ROAD, A DISTANCE OF 688.55 FEET; THENCE SOUTH 88°02'44" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°33'57" EAST, A DISTANCE OF 55.17 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH 01°33'57" EAST A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°36'41" AN ARC LENGTH OF 39.10 FEET; THENCE SOUTH 88°02'44" WEST, A DISTANCE OF 431.47 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH 88°02'44" WEST A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 181°14'2" AN ARC LENGTH OF 7.94 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 73°45'34" WEST A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 55.00 FEET, ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 119°03'27" AN ARC LENGTH OF 114.29 FEET; THENCE SOUTH 88°43'14" WEST, A DISTANCE OF 77.11 FEET; THENCE NORTH 01°16'46" WEST, A DISTANCE OF 140.47 FEET; THENCE NORTH 88°02'44" EAST, A DISTANCE OF 611.29 TO THE POINT OF BEGINNING.

CONTAINING 1.23 ACRES, MORE OR LESS.

BASIS OF BEARING

SOUTH 01°34'31" EAST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, T.20 S., R.60 E., M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN FILE 63 OF SURVEYS, PAGE 60.

**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 PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 19TH DAY OF DECEMBER, 1996.

John L. Schlegel 1-16-97
JOHN L. SCHLEGEL DATE
DEPUTY DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

WALTER HOMES, LTD., A NEVADA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT ARE THE OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON PLAT OF MOUNTAIN VIEW ESTATES - PHASE 3, AND DO 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. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, WE HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT, 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 AS SHOWN HEREON AS PRIVATE STREETS AND COMMON AREAS; (II) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES; (III) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICE; (IV) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TELEPHONE AND TRANSFORMER PADS; AND (V) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD 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 OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OF COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC 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.

DATED THIS 19 DAY OF December 1996

WALTER HOMES, LTD., A NEVADA LIMITED LIABILITY COMPANY,

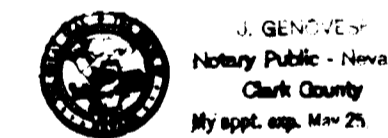
David Allsop 12-19-96
DAVID ALLSOP DATE

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DECEMBER 19, 1996 BY

DAVID ALLSOP AS
OF WALTER HOMES, LTD., A NEVADA LIMITED LIABILITY COMPANY



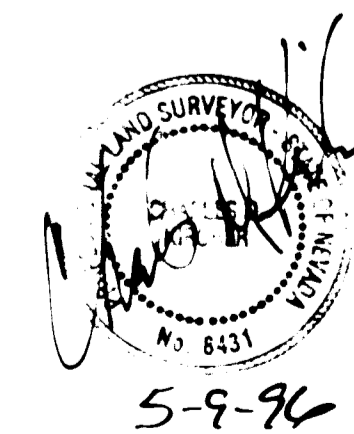
U. GENOVESE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES MAY 25, 1999

SURVEYOR'S CERTIFICATE

I, CHARLES D. KIRCHER, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WALTER HOMES, LTD., A NEVADA LIMITED LIABILITY COMPANY.
- 2) THE LANDS SURVEYED, LIE WITHIN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THAT THE SURVEY WAS COMPLETED ON JANUARY 27, 1995.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THAT MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY FEBRUARY 18, 1997, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

CHARLES D. KIRCHER
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
REGISTRATION No. 8431



No. 00897
Filed at the request of
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Official Records Book No.
170129
Clark County, Nevada Records
JUDITH A. VANDEVER, Recorder
Fee \$55.00 Deputy EST

FINAL MAP OF MOUNTAIN VIEW ESTATES - PHASE 3

A RESIDENTIAL PLANNED DEVELOPMENT
A PORTION OF THE HIGHWAY 24/25 AND 1/26 OF SECTION 2,
TOWNSHIP 25 NORTH, RANGE 26 WEST, BUREAU, CO. OF THE STATE
OF OKLAHOMA

BY THE CITY OF BARTLESVILLE, OKLAHOMA

APPROVED: _____ **1-13-77**

APPROVED: _____ **1-13-77**

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APPROVED: _____ **1-13-77**

BY THE BOARD OF SUPERVISORS

APPROVED: _____ **1-13-77**

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APPROVED: _____ **1-13-77**

STATE OF OKLAHOMA

COUNTY OF BUREAU

NOTARY PUBLIC

APPROVED: _____ **1-13-77**

STATE OF OKLAHOMA

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APPROVED: _____ **1-13-77**

STATE OF OKLAHOMA

COUNTY OF BUREAU

NOTARY PUBLIC

APPROVED: _____ **1-13-77**

- RECORDING INFORMATION**
1. THIS MAP IS SUBJECT TO THE RECORDING ACT OF THE STATE OF OKLAHOMA.
 2. THIS MAP IS SUBJECT TO THE RECORDING ACT OF THE STATE OF OKLAHOMA.
 3. THIS MAP IS SUBJECT TO THE RECORDING ACT OF THE STATE OF OKLAHOMA.
 4. THIS MAP IS SUBJECT TO THE RECORDING ACT OF THE STATE OF OKLAHOMA.

STATE OF OKLAHOMA

COUNTY OF BUREAU

NOTARY PUBLIC

APPROVED: _____ **1-13-77**



BOOK 71 PAGE 40

1-13-77

APPROVED: _____ **1-13-77**