

FINAL MAP OF MANNETTA LANE CONDOMINIUMS

(A CONDOMINIUM DEVELOPMENT AND COMMON INTEREST COMMUNITY)
A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF
SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
LOT 1 OF PARCEL MAP: FILE 4, PAGE 50

OWNER'S CERTIFICATE

MANNETTA LANE DEVELOPMENT CORP., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF MANNETTA LANE CONDOMINIUMS AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL THE PUBLIC STREETS, ALLEYS, EASEMENTS 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 OWNERS OF THE WITHIN PLATTED LANDS DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE-NEVADA, JOINTLY AND SEVERALLY, CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND PRIME CABLE OF LAS VEGAS AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (1) A PERMANENT EASEMENT WITHIN THE AREAS SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES AND ABOVE GROUND ELECTRIC TRANSFORMERS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS 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 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 THEREFROM.

MANNETTA LANE DEVELOPMENT CORP., A NEVADA CORPORATION

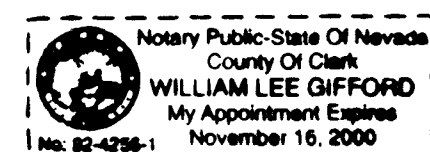
Michael C. Braunstein Nov 25 1996
MICHAEL C. BRAUNSTEIN - PRESIDENT DATE

OWNER'S ACKNOWLEDGEMENT

STATE OF NEVADA)) SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 25, 1996
BY Michael C. Braunstein AS PRESIDENT
OF MANNETTA LANE DEVELOPMENT CORP., A NEVADA CORPORATION

William Lee Gifford
WILLIAM LEE GIFFORD
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES Nov 16, 1997



UTILITY/AGENCY APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS

Dee Ann Kirk 12/1/96
NEVADA POWER COMPANY
DEE ANN KIRK DATE

Theresa Parker 11-1-96
PRIME CABLE OF LAS VEGAS
THERESA PARKER DATE

John R. Hazard 11-1-96
SOUTHWEST GAS CORPORATION
JOHN R. HAZARD DATE

Nyles Smith 11-4-96
SPRINT CENTRAL TELEPHONE COMPANY
NYLES SMITH DATE

Gary Lange 11-04-96
LAS VEGAS VALLEY WATER DISTRICT
GARY LANGE DATE

Dennis Anderson 2-10-97
CITY OF LAS VEGAS - CITY ENGINEER
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 MAP OF MANNETTA LANE CONDOMINIUMS 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 27, 1997

Rita M. Lumos 9/3/97
RITA M. LUMOS, CITY SURVEYOR
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 5094



PROPERTY DESCRIPTION

LOT 1 OF PARCEL MAP: FILE 4, PAGE 50, OFFICIAL RECORD OF CLARK COUNTY, NEVADA
CONTAINS 7.18 ACRES, MORE OR LESS

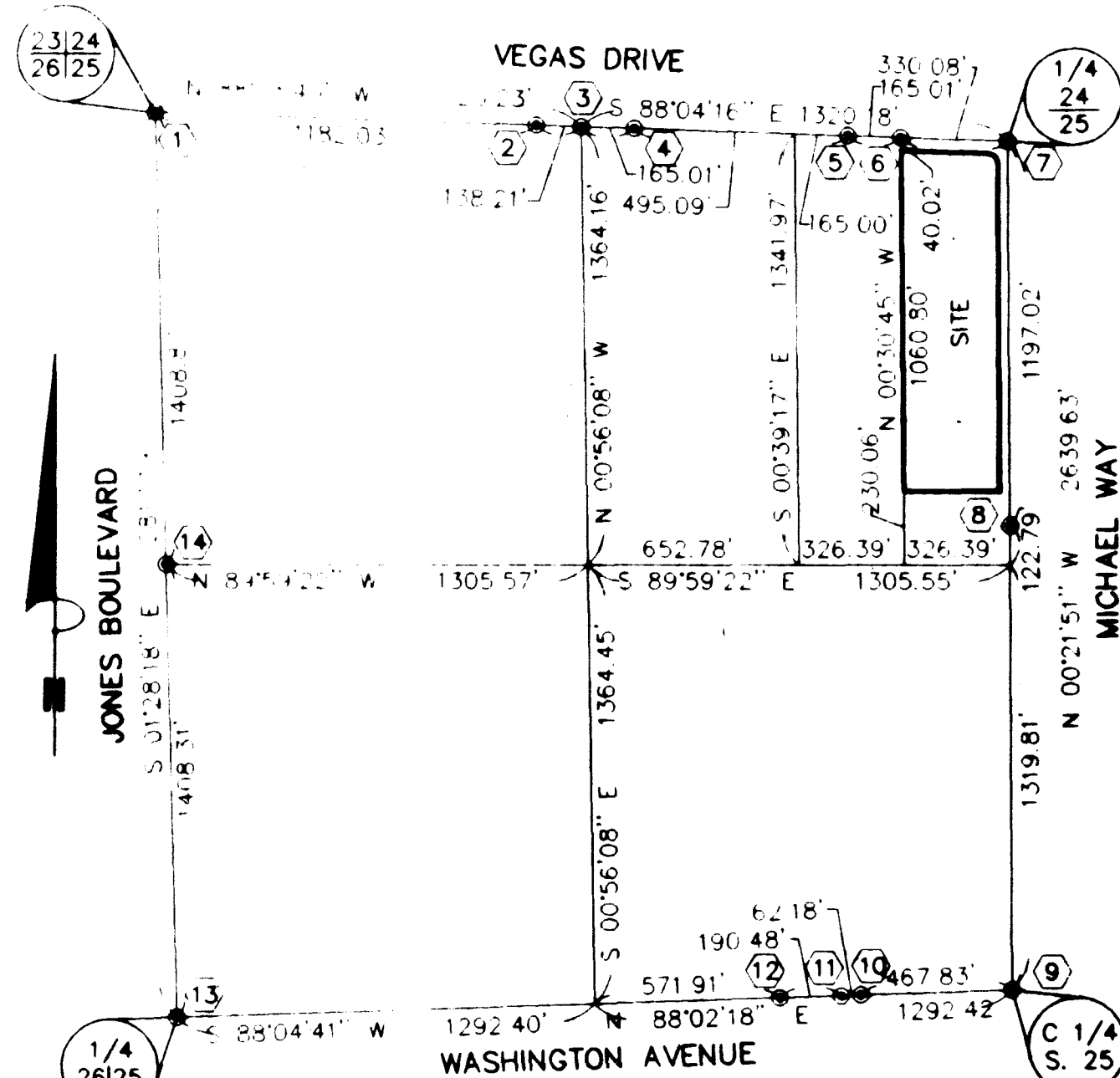
BASIS OF BEARING

THE CENTERLINE OF MICHAEL WAY, ALSO BEING THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., BEARS SOUTH 00°21'51" EAST, PER PARCEL MAP: FILE 4, PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

TITLE COMPANY CERTIFICATE

DOES HEREBY CERTIFY THAT EACH PERSON SIGNING THIS FINAL MAP OF RECORD OWNS AN INTEREST IN THE LAND AND THAT ALL OF THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP. FURTHER, THERE ARE NO LIEN OR MORTGAGE HOLDERS OF RECORD AND THERE ARE NO LIENS OF RECORD AGAINST THE COMMON-INTEREST COMMUNITY OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS RECORDED IN CLARK COUNTY, NEVADA OFFICIAL RECORDS.

EFFECTIVE DATE



MONUMENT DESC.

- ① FOUND 2" BRASS CAP IN WELL MONUMENT
PLS 4541 T20S.R60E 26125
- ② FOUND NAIL AT BACK OF WELL
- ③ FOUND 3" BRASS CAP CITY OF LAS VEGAS
- ④ FOUND 1 1/2" ALCAF - PLS 8047
- ⑤ FOUND PL NAIL
- ⑥ FOUND 2" BRASS CAP IN WELL MONUMENT
PLS 3720
- ⑦ FOUND 3" BRASS CAP CITY OF LAS VEGAS
- ⑧ FOUND PL NAIL
- ⑨ FOUND 1 1/2" ALCAF - PLS 8652
- ⑩ FOUND ALCAF (ILLEGIBLE)
- ⑪ FOUND ALCAF (ILLEGIBLE) - 0.3' S. OF CENTERLINE
- ⑫ FOUND BRASS CAP IN WELL MONUMENT - NO MARKINGS
- ⑬ FOUND 1 1/2" ALCAF - G.C. WALLACE PLS 2050
- ⑭ FOUND 3" BRASS CAP NO MARKINGS

TOTAL NUMBER OF UNITS = 90

SURVEY ANALYSIS

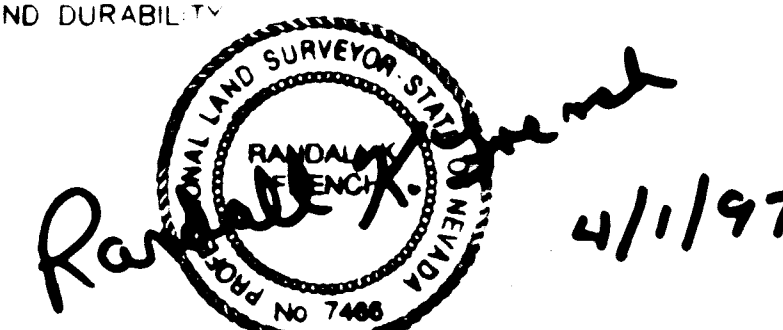
SCALE: 1"=500'
NW 1/4, S25 T20S.R60E

SURVEYOR'S CERTIFICATE

I, RANDALL K. FRENCH, 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 ERNIE FREGGIARO.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON OCTOBER 22, 1996.
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 DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY Sept 27, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RANDALL K. FRENCH, P.L.S.
NEVADA CERTIFICATE NO. 7466



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.

DIVISION OF WATER RESOURCES - ROBERT COACHE, PE.

8-6-97
DATE

DISTRICT BOARD OF HEALTH CERTIFICATION

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 PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

DISTRICT BOARD OF HEALTH
LONNIE C. EMERY

8-6-97
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; AND 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 24th DAY OF JULY, 1997.

Theresa O'Donnell Aug 27, 1997
THERESA O'DONNELL
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA DATE

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

FM-117-97

FINAL MAP OF MANNETTA LANE CONDOMINIUMS (A CONDOMINIUM DEVELOPMENT AND COMMON INTEREST COMMUNITY) A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. CITY OF LAS VEGAS CLARK COUNTY NEVADA		NO. <u>00913</u> FILED AT REQUEST OF: FRENCH CONSULTING SERVICES, INC. DATE: <u>9-8-97</u> AT: <u>13:15</u> M. BOOK: <u>81</u> PAGE: <u>24</u> OF PLATS
JOB NO. <u>000004</u> DRAWN BY: <u>D.L.S.</u> CHECKED BY: <u>R.K.F.</u> DATE: <u>10/24/96</u> DRAWING NAME: <u>FINAL</u> SHEET <u>01</u> OF <u>01</u>	FRENCH CONSULTING SERVICES, INC. 3016 WEST POST LAS VEGAS, NEVADA 89118 (702) 897-7613	
OFFICIAL RECORDS BOOK NO. CLARK COUNTY, NEVADA RECORDS JUDITH A. VANDEVER, RECORDER FEE: <u>66.50</u> DEPUTY: <u>0.10</u>		PLAT FOR 107-V2655 BOOK 81 PAGE 24

