

PINECREST

A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 34,
T 20S, R 60E, MDM., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA

OWNER'S CERTIFICATE

COLLINS HOME MANUFACTURING CORP. A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF PINECREST AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS AND PUBLIC RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE COMMUNITY CABLE TV, SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY AND THE LAS VEGAS VALLEY WATER DISTRICT, THEIR SUCCESSORS AND ASSIGNS, A 3-FOOT WIDE EASEMENT ON ALL SIDE LOT LINES, INCLUDING UNDERGROUND SERVICES TO METER PANELS, AND A 5 FOOT WIDE EASEMENT ON ALL FRONT PROPERTY LINES AND ABOVE GROUND ELECTRICAL TRANSFORMER PADS OF THE WITHIN PLATTED LANDS AND ALSO AS MAY BE DESIGNATED ON THE WITHIN PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND GAS, POWER AND TELEPHONE LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

COLLINS HOME MANUFACTURING CORP. BY:

E. A. Collins 9-28-82
E. A. COLLINS DATE

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

Reavis D. Gibb 9/27/82
COMMUNITY CABLE TV - REAVIS D. GIBB
Joseph P. Fielding 8/24/82
NEVADA POWER COMPANY - JOSEPH P. FIELDING

CENTRAL TELEPHONE COMPANY - JAMES F. GORDON

Barry W. Rich
SOUTHWEST GAS CORPORATION - BARRY W. RICH

Howard Vander Meer 6-23-82
LAS VEGAS VALLEY WATER DISTRICT - HOWARD VANDER MEER

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS

ON THIS 28th DAY OF SEPTEMBER, 1982, PERSONALLY APPEARED BEFORE ME, PATRICIA A. HOWARD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE E. A. COLLINS

KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT (THEY HE SHE) EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Patricia A. Howard
PATRICIA A. HOWARD
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES APRIL 3, 1985.

CITY ENGINEER'S CERTIFICATE

I, C. E. GILPIN, CITY ENGINEER OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF PINECREST THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE PLANNING AND ZONING ACT OF THE STATE OF NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT. I FURTHER CERTIFY THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY SEPTEMBER 1, 1983 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION UNDER THE PROVISIONS OF N.R.S. 278.

C. E. Gilpin R.P.E. NO. 5977
CITY ENGINEER, LAS VEGAS, NEVADA

9/1/82 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.

Thomas J. Smiles 9-13-82
DIVISION OF WATER RESOURCES - THOMAS J. SMILES DATE

CLARK COUNTY HEALTH DISTRICT CERTIFICATION

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES, THAT THE MAP REPRESENTS (COMMUNITY, ~~INDIVIDUAL~~) WATER SUPPLY AND (COMMUNITY, ~~INDIVIDUAL~~) SEWAGE DISPOSAL.

C. A. Schmitz 9-22-82
C. A. SCHMITZ DATE
CLARK COUNTY HEALTH DISTRICT

APPROVAL

IN CONFORMITY WITH THE TENTATIVE MAP, APPROVED THIS 12th DAY OF August, 1982, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

Harold P. Foster
HAROLD P. FOSTER, SECRETARY

APPROVAL

THIS IS TO CERTIFY THAT THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, APPROVE AND ACCEPT ON BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SHOWN HEREON.

William H. Briare 9/1/82
WILLIAM H. BRIARE, MAYOR DATE
Carol Ann Hawley 9/1/82
ATTEST: CAROL ANN HAWLEY, CITY CLERK DATE

SURVEYOR'S CERTIFICATE

I, JERRY E. BARNSON, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF COLLINS HOME MANUFACTURING CORP.
2. THE LANDS SURVEYED LIE WITHIN THE S 1/2 OF THE SW 1/4 OF SECTION 34, T 20S, R 60E, MDM. AND THE SURVEY WAS COMPLETED ON JUNE 14, 1982.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY SEPTEMBER 1, 1983 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Jerry E. Barnson 9-28/82
JERRY E. BARNSON, R.L.S. DATE
NEVADA CERTIFICATE NO. 4046

LEGAL DESCRIPTION

PINECREST

That portion of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 34, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southeast Corner (SE Cor) of said South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence N. 00° 01'44" W., along the East line thereof, 50.00 feet; thence S. 89°41'59" W., along a line parallel with and 50.00 feet North from the South line of said South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$), 255.32 feet to the TRUE POINT OF BEGINNING; thence S. 89°41'59" W., continuing along said South line, 300.90 feet to the most Southeasterly corner of Charleston Rainbow Unit 11-D as shown by a map on file in the Office of the County Recorder, Clark County, Nevada in Book 17 of Plats, Page 15; thence N. 00°01'44" W., along the Easterly boundary thereof, 488.15 feet to the most Southwesterly corner of Charleston Rainbow Unit 11-C as shown by a map on file in the Office of the County Recorder, Clark County, Nevada in Book 16 of Plats, Page 81; thence N. 89°58'16" E., along the Southerly boundary thereof, 258.57 feet to a point on the Westerly right-of-way line of Neil Armstrong Circle; thence along said Westerly right-of-way line thereof, the following described courses: S. 32°09'22" W., 117.59 feet to the beginning of a curve concave Northwesterly and having a radius of 15.00 feet, the tangent to said point bears the last described course; thence Southwesterly along said curve through a central angle of 90°00'00" an arc distance of 23.56 feet to a point of reverse curvature with a curve concave Southeasterly and having a radius of 50.00 feet, a radial line to said point bears N. 2°01'33" W.; thence Southerly along said curve through a central angle of 18°00'11" an arc distance of 62.47 feet to a point of tangency; thence S. 00°01'44" E., 19.41 feet; thence N. 89°58'16" E., departing said Westerly right-of-way line, 51.00 feet to a point on the Easterly right-of-way line of said Neil Armstrong Circle; thence along said Easterly right-of-way line the following described courses: N. 00°01'44" W., 19.41 feet to the beginning of a curve concave Easterly and having a radius of 147.81 feet; the tangent to said point bears the last described course; thence Northerly along said curve through a central angle of 32°11'06" an arc distance of 83.03 feet to a point of tangency; thence N. 32°09'22" E., 47.29 feet to the beginning of a curve concave Southeasterly and having a radius of 15.00 feet, the tangent to said point bears the last described course; thence Northeasterly along said curve through a central angle of 90°00'00" an arc length of 23.56 feet to a point of reverse curvature with a curve concave Northwesterly and having a radius of 50.00 feet, a radial line to said point bears S. 32°09'22" W.; thence Southeasterly along said curve through a central angle of 80°00'00" an arc distance of 157.08 feet to a point of reverse curvature with a curve concave Northeasterly and having a radius of 15.00 feet, a radial line to said point bears S. 32°09'22" W.; thence Northwesterly along said curve through a central angle of 90°00'00" an arc distance of 23.56 feet to a point of tangency; thence N. 32°09'22" E., 25.00 feet to the beginning of a curve concave Northwesterly and having a radius of 195.81 feet, the tangent to said point bears the last described course; thence Northeasterly along said curve through a central angle of 32°11'06" an arc distance of 111.68 feet to a point of reverse curvature with a curve concave Southeasterly and having a radius of 15.00 feet, a radial line to said point bears S. 89°58'16" W., said point also being a point on the Southerly right-of-way line of Astronaut Avenue as dedicated by Document No. 369159 on file in the office of the County Recorder, Clark County, Nevada; thence Northerly along said Southerly right-of-way line and curve through a central angle of 90°00'00" an arc distance of 23.56 feet to a point of tangency; thence N. 89°58'16" E., 85.00 feet; thence S. 00°01'44" E., departing said Southerly right-of-way line, 330.76 feet; thence S. 89°41'59" W., 136.53 feet; thence S. 00°18'01" E., 255.32 feet to the TRUE POINT OF BEGINNING.

Containing an area of 3.6847 acres, more or less.

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 34, T. 20 S., R. 60 E., M.D.M., AS SHOWN BY CHARLESTON RAINBOW UNIT NO. 11-A FILED FOR RECORD MAY 20, 1977 IN BOOK 20 OF PLATS, PAGE 9, CLARK COUNTY, NEVADA RECORDS; SAID SOUTH LINE BEARS S. 89°41'59" W.

SHEET 1 OF 2

VTN NO. N° 3028	
NO. <u>1599864</u>	
FILED AT THE REQUEST OF: <u>VTN-NEVADA</u>	
DATED <u>10-29-82</u> AT <u>11:33 A.M.</u>	
BOOK <u>28</u> PAGE <u>58</u>	
OF PLATS	
OFFICIAL RECORDS BOOK NO. <u>1640</u>	
CLARK COUNTY, NEVADA RECORDS	
JOAN L. SWIFT, RECORDER	
FEE \$ <u>31.25</u>	DEPUTY

BOOK 28, PAGE 58 2493-1

