

960410

01607

RANCHO GOWAN COMMERCIAL CENTER

(A COMMERCIAL SUBDIVISION)

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE AND DEDICATION

CARMINE VENTO AND ANN M. VENTO, TRUSTEES OF THE
CARMINE VENTO AND ANN M. VENTO REVOCABLE FAMILY TRUST
DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND
WHICH IS SHOWN UPON THIS MAP OF
RANCHO GOWAN COMMERCIAL CENTER

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF
THIS MAP AND DO 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,
DO 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 SUCCESSORS AND ASSIGNS: (I) A THREE
FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES; (II) A THREE FOOT
WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE
ACCESS FOR UNDERGROUND SERVICE; (III) A FIVE FOOT WIDE EASEMENT ON
ALL PROPERTY LINES THAT ABUT 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 EACH TRANSFORMER PAD AND ABOVE GROUND
TELEPHONE EQUIPMENT 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 APPUR-
TENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS
THEREFROM. A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL OTHERS NOT
ACQUIRED BY ANY BUILDING STRUCTURES FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND POWER
FURTHER, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY 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 PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC
FIRE HYDRANTS AND STREET LIGHTS AND AN ADDITIONAL EASEMENT OF UP
TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT TO
EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER
WITH THE RIGHT OF INGRESS-TO AND EGRESS FROM THESE EASEMENTS.

Carmine Vento 2-23-96
CARMINE VENTO, TRUSTEE DATE

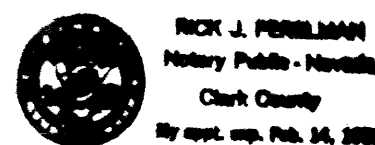
Ann M. Vento 2-23-96
ANN M. VENTO, TRUSTEE DATE

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-23-96
BY CARMINE VENTO AND ANN M. VENTO AS TRUSTEES
OF THE CARMINE VENTO AND ANN M. VENTO REVOCABLE FAMILY TRUST

SEAL



Rick J. Perelman
RICK J. PERELMAN
MY COMMISSION EXPIRES ON 2-14-1997
DATE

CERTIFICATE OF EASEMENT RECIPIENTS

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

Rebecca G. Tippet 2-14-96
REBECCA G. TIPPET
NEVADA POWER COMPANY DATE

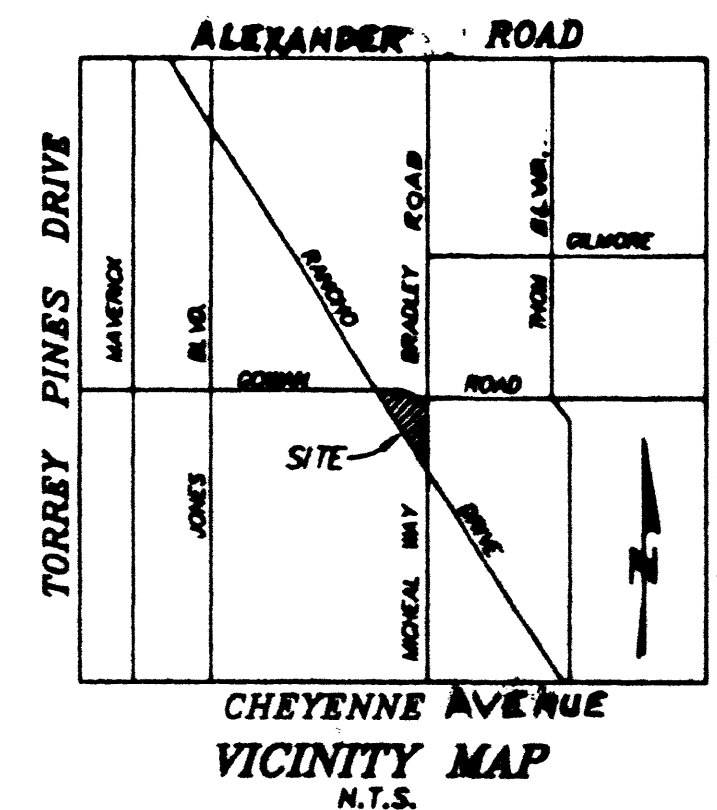
Nyle S. Smith 2-27-96
NYLE S. SMITH
SPRINT CENTRAL TELEPHONE-NEVADA DATE

Joe Clement 2-27-96
JOE CLEMENT
SOUTHWEST GAS CORPORATION DATE

Felix Sandoval 2-29-96
FELIX SANDOVAL
CITY OF LAS VEGAS, PLANNING AND DEVELOPMENT DIVISION (WATER) DATE

John Proffers 3-12-96
JOHN PROFFERS
PRIME CABLE T.V. DATE

Dave Beevers 3-21-96
DAVE BEEVERS, CITY ENGINEER
CITY OF LAS VEGAS DATE



LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, LYING NORTHEASTERLY OF THE
NORTHEASTERLY LINE OF U.S. HIGHWAY NO. 95 (125 FEET WIDE).

EXCEPT FROM SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4), THOSE PORTIONS THEREOF AS CONVEYED TO SAID CLARK
COUNTY FOR ROAD PURPOSES AS FOLLOWS:

THE NORTHERLY 40.00 FEET OF SAID NORTHEAST QUARTER (NE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) AS DESCRIBED BY DOCUMENT RECORDED
MARCH 1, 1961 AS DOCUMENT NO. 230718, CLARK COUNTY OFFICIAL RECORDS.

THE EASTERLY 40.00 FEET OF SAID NORTHEAST QUARTER (NE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) AS DESCRIBED BY DOCUMENT RECORDED
MARCH 1, 1961 AS DOCUMENT NO. 230717, CLARK COUNTY OFFICIAL RECORDS,
EXCEPTING FROM SAID EASTERLY 40.00 FEET ALL THAT PART THEREOF AS
VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED IN BOOK
960401 AS DOCUMENT NO. 00844, CLARK COUNTY OFFICIAL RECORDS.

BASIS OF BEARINGS

N 00°24'27" E, BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 12,
T. 20 S., R. 60 E., M.D.M., AS SHOWN ON THE PLAT OF ELSTNER ESTATES IN BOOK
1, PAGE 22 OF PLATS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

DIVISION OF WATER RESOURCES

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 AND APPROVAL ON FILE IN THIS
OFFICE.

Robert Cochran, P.E. 2-13-96
ROBERT COCHRAN, P.E.
DIVISION OF WATER RESOURCES DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

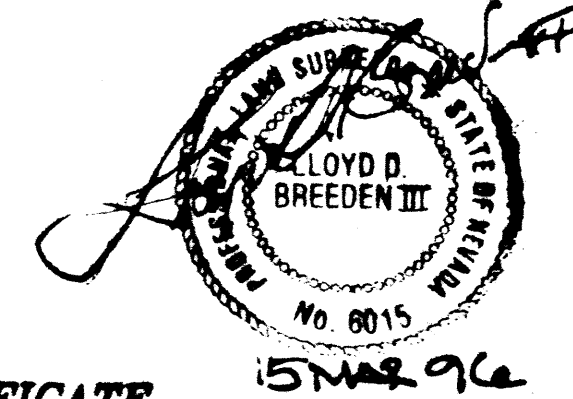
THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH.
THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY,
AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC
WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz 3-16-96
CLARE A. SCHMUTZ
DISTRICT BOARD OF HEALTH DATE

SURVEYOR'S CERTIFICATE:

1. LLOYD D. BREEDEN III, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE
STATE OF NEVADA, CERTIFY THAT:
2. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY
DIRECT SUPERVISION AT THE INSTANCE OF:
CARMINE VENTO AND ANN M. VENTO
3. THE LAND SURVEYED LIES WITHIN THE:
NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
THE SURVEY WAS COMPLETED ON JANUARY 17, 1996.
4. 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.
5. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE
POSITIONS INDICATED. BY JANUARY 17, 1997 AND AN APPROPRIATE
FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE
RECORDATION TO ASSURE THEIR INSTALLATION OF THE MONUMENTS.

LLOYD D. BREEDEN III, P.L.S.
NEVADA CERTIFICATE NO. 8015



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
RANCHO GOWAN COMMERCIAL CENTER

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT
BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR
SETTING ON OR BEFORE JANUARY 17, 1997.

Rita M. Lumos 4/8/96
RITA M. LUMOS
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094 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 21st DAY OF FEBRUARY, 1996.

Donna H. Kristaponis 3/3/96
DONNA H. KRISTAPONIS
DIRECTOR OF PLANNING AND DEVELOPMENT
AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS 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. MRS 278.5695

	INSTRUMENT NO. 01607
	FILED AT THE REQUEST OF LLOYD D. BREEDEN III, P.L.S.
	DATE 4-10-96 AT 10:31 P.M.
	BOOK 973 PAGE 0023
	OF PLATS
	OFFICIAL RECORDS
	BOOK NO. 960410
	CLARK COUNTY, NEVADA
	RECORDS
	JUDITH A. YANDEVER, RECORDER
	FEE 35.35 DEPUTY JMC
SHEET 1 OF 2 SHEETS	