

Accepted/Conformed Copy
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PL 118 0018
CLARK COUNTY RECORDER

THE PLAT OF WASHBURN & DURANGO UNIT 2

A COMMON INTEREST COMMUNITY

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

OWNER'S CERTIFICATE & DEDICATION

COLEMAN-TOLL LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF **WASHBURN & DURANGO UNIT 2** AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES 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 THE SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, SPRINT, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE 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 PANELS TO PROVIDE ACCESS FOR UNDERGROUND SERVICE; (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK, FOR ABOVEGROUND TELEPHONE EQUIPMENT PADS, ABOVEGROUND TRANSFORMER PADS AND WATER FACILITIES TO INCLUDE ACCESS TO ABOVEGROUND TRANSFORMER PADS; (iv) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS; AND (v) AN EASEMENT ON COMMON LOTS CE-D, CE-E, CE-F AND CE-G AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREETLIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, AND 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 TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC AND PRIVATE STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS AND TRAFFIC SIGNALS AND APPURTENANCES AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT AND TRAFFIC SIGNAL, TO EXTEND BEYOND FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

DATED THIS 16th DAY OF MARCH 2004

COLEMAN-TOLL LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

Gary Mayo
VICE PRESIDENT

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

Jim Reilly Jim Reilly 4/12/04
NEVADA POWER COMPANY DATE

Dean T. Whitman 03/04
SPRINT DATE

Robert Conche 3-18-04
SOUTHWEST GAS CORPORATION DATE

Charles Kajkowski 6/9/2004
CITY OF LAS VEGAS DATE

Krista M. King 3/4/04
COX COMMUNICATIONS LAS VEGAS, INC. DATE

Gary Lange 3/19/04
LAS VEGAS VALLEY WATER DISTRICT DATE

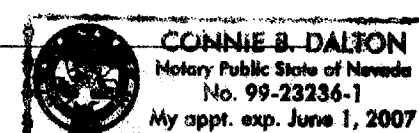
ACKNOWLEDGEMENT

STATE OF NEVADA

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 16, 04 BY GARY MAYO AS VICE PRESIDENT OF COLEMAN-TOLL LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

Annie B. Dalton
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES June 1, 2007



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF **WASHBURN & DURANGO UNIT 2** 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 4-15-05

Alan R. Riecki
ALAN R. RIEKKI, PLS 12469
CITY SURVEYOR

7/9/04
DATE

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 OF APPROVAL ON FILE IN THIS OFFICE.

Robert Conche, P.E. 4-28-04
DIVISION OF WATER RESOURCES - ROBERT CONCHE, 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 TO A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Walter B. Ross 04/27/04
CLARK COUNTY DISTRICT BOARD OF HEALTH DATE
Walter B. Ross

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 AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA ON THE 11th DAY OF JUNE, 2004.

MARGO M. WHEELER FOR:
Margo M. Wheeler 6-11-04
ROBERT S. GENZER
DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT - CITY OF LAS VEGAS, NEVADA

SURVEYOR'S CERTIFICATE

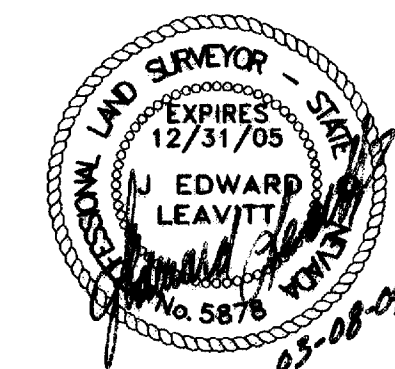
I, J EDWARD LEAVITT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, ACTING AS AGENT FOR ALPHA ENGINEERING COMPANY, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF COLEMAN-TOLL LIMITED PARTNERSHIP.

2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 33 TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 1, 2003.

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 4-15-05 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



J EDWARD LEAVITT, PLS
NEVADA CERTIFICATE No. 5878

DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, SOUTH 89°11'38" EAST, 1018.40 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF SAID NORTHWEST ONE-QUARTER; THENCE, ALONG THE EAST LINE OF SAID WEST ONE-HALF, SOUTH 00°39'19" WEST, 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WASHBURN ROAD AS DEDICATED BY DOCUMENT IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 0110 OF OFFICIAL RECORDS AS INSTRUMENT NO. 0087704, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE, SOUTH 00°39'19" WEST, 1282.61 FEET A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LA MADRE WAY AS DEDICATED BY SAID DOCUMENT; THENCE, ALONG SAID NORTH LINE, NORTH 88°43'04" WEST, 307.62 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 89°31'41", AN ARC DISTANCE OF 15.63 FEET; THENCE NORTH 00°48'38" EAST, 670.38 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 45°34'23", AN ARC DISTANCE OF 11.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LISA LANE AS GRANTED TO THE CITY OF LAS VEGAS BY DEED IN BOOK 193 O.R. INST. 0153610; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°48'38" EAST, 86.03 FEET TO A POINT ON A CURVE; THENCE, FROM A TANGENT WHICH BEARS NORTH 69°43'06" WEST, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 38°56'33", AN ARC DISTANCE OF 30.59 FEET; THENCE NORTH 00°48'38" EAST, 16.80 FEET; THENCE NORTH 89°02'36" WEST, 30.00 FEET; THENCE NORTH 00°48'38" EAST, 42.28 FEET TO A POINT ON A CURVE; THENCE, FROM A TANGENT WHICH BEARS SOUTH 87°04'27" WEST, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 705.47 FEET, THROUGH A CENTRAL ANGLE OF 03°50'46", AN ARC DISTANCE OF 47.36 FEET; THENCE NORTH 89°04'47" WEST, 103.44 FEET; THENCE NORTH 00°57'55" EAST, 117.97 FEET; THENCE SOUTH 89°05'18" EAST, 150.44 FEET TO A POINT ON A CURVE; THENCE, FROM A TANGENT WHICH BEARS NORTH 00°50'52" EAST, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 109°30'31", AN ARC DISTANCE OF 86.01 FEET TO A POINT ON THE FOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF LISA LANE; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°48'38" EAST, 86.03 FEET TO A POINT ON A CURVE; THENCE, FROM A TANGENT WHICH BEARS NORTH 44°45'45" WEST, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 45°34'23", AN ARC DISTANCE OF 11.93 FEET; THENCE NORTH 00°48'38" EAST, 258.09 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'44", AN ARC DISTANCE OF 23.56 FEET TO A POINT ON THE FOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF WASHBURN ROAD; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°11'38" EAST, 299.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.84 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 01°07'23" EAST AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 101 OF SURVEYS ON PAGE 47.

ANY SUBSEQUENT CHANGES TO THIS MAP
SHOULD BE EXAMINED AND MAY BE
DETERMINED BY REFERENCE TO THE
COUNTY RECORDER'S CUMULATIVE MAP INDEX
NRS 278.5695

SHEET 1 OF 3 SHEETS 4789-2

FMP-3688	
No.	4551
FILED AT THE REQUEST OF:	
ALPHA ENGINEERING COMPANY	
DATE:	07-15-04 AT 1519 P.M.
BOOK:	118 PAGE: 18
OF PLATS	
OFFICIAL RECORDS BOOK No.	
20040715	
CLARK COUNTY, NEVADA RECORDS	
FRANCES DEANE, RECORDER	
FEE:	74.00 DEPUTY 184.00

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