

FINAL MAP  
OF  
WILLOWDALE PARK

A MERGER AND RESUBDIVISION OF WILLOWDALE PARK

SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER AND A PORTION OF THE NORTHWEST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60  
EAST, M.D.B.& M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNERS CERTIFICATE

ESTATES OF WILLOWDALE LLC, A NEVADA LIMITED LIABILITY COMPANY  
I/WE THE BRADLEY ALEXANDER INC. I, A NEVADA CORPORATION, BRADLEY ALEXANDER INCORPORATED II, A NEVADA CORPORATION, BRADLEY ALEXANDER INC III, A NEVADA CORPORATION AND EMERALD DEVELOPMENT INC. A NEVADA CORPORATION DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF:  
WILLOWDALE PARK

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 WAYS AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NOT PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE I/WE HEREBY GRANT AND CONVEYS TO NEVADA POWER COMPANY AND SPRINT CORPORATION (JOINTLY AND SEVERALLY), SOUTHWEST GAS, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC. AND THE CITY OF LAS VEGAS SANITATION AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:  
(I) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES,  
(II) A THREE-FOOT 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 (IV) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER, AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

PROVIDED, HOWEVER, THAT NO ABOVE-GROUND UTILITY VAULTS THAT WOULD SUBSTANTIALLY INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR SHALL BE ALLOWED WITHIN ANY EASEMENTS, CORRIDORS, OR COMMON LOTS DESIGNATED AS PUBLIC MULTI-USE TRAIL EASEMENTS AREAS, AND NO SUCH AND NO SUCH EASEMENT RIGHTS SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THIS STATEMENT.

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 PRIVATE STREETS FOR PURPOSES OF PUBLIC FIRE HYDRANTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS 10th October DAY OF 2001.

Donald W. Dennett 10/15/01  
DONALD W. DENNETT, AS PRESIDENT  
BRADLEY ALEXANDER INC. I A NEVADA CORPORATION  
BRADLEY ALEXANDER INC. II A NEVADA CORPORATION  
BRADLEY ALEXANDER INC. III A NEVADA CORPORATION  
EMERALD DEVELOPMENT INC.  
ESTATES OF WILLOWDALE, LLC, AS OWNER

ACKNOWLEDGEMENT

STATE OF NEVADA  
COUNTY OF CLARK  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
Oct 15th, 2001 BY  
DONALD W. DENNETT, AS PRESIDENT

Jan S. Spiker  
NOTARY PUBLIC, STATE OF NEVADA  
COMMISSION EXPIRES Feb 26, 2005

UTILITY AGENCIES AND APPROVALS

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

<u>Craig S. Sizoo</u> <u>8-16-01</u> SOUTHWEST GAS CORPORATION DATE	<u>Martina Thatcher</u> <u>8-14-01</u> COX COMMUNICATIONS LAS VEGAS, INC. DATE
<u>Yolanda M. Benito</u> <u>8-30-01</u> NEVADA POWER COMPANY DATE	<u>Peter J. Jauch</u> <u>8-14-01</u> LAS VEGAS VALLEY WATER DISTRICT DATE
<u>Sally Traylor</u> <u>8/14/01</u> SPRINT DATE	<u>Charles Kaszkowski</u> <u>11-14-2001</u> CITY OF LAS VEGAS DATE CHARLES KASZKOWSKI, PE #184 CITY ENGINEER

CITY SURVEYOR'S CERTIFICATE

I, Paul Sullivan, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE MERGER AND RESUBDIVISION FINAL SUBDIVISION MAP OF:  
WILLOWDALE PARK  
AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER SHOWN AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 8th DAY OF February, 2002.

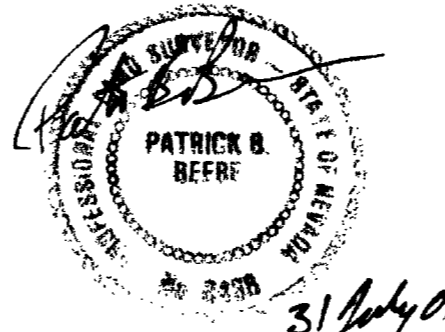
Paul Sullivan 1/2/02  
PAUL SULLIVAN, P.L.S.  
CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA  
NEVADA CERTIFICATE NO. 9886



SURVEYOR'S CERTIFICATE:

I, PATRICK B. BEEBE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA AS AGENT FOR "DELTA ENGINEERING INC." CERTIFY THAT:  
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BRADLEY ALEXANDER LLC'S I, II, AND III.  
2. THE LANDS SURVEYED LIE WITHIN SECTION 1, TOWNSHIP 20S., RANGE 60E., M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, AND WAS COMPLETED ON 1/21/99.  
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE NEVADA ADMINISTRATIVE CODE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.  
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 2/8/02 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY OF LAS VEGAS BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

PATRICK B. BEEBE, P.L.S.  
NEVADA CERTIFICATE NO. #8488



LEGAL DESCRIPTION

A PORTION OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M., CITY OF LAS VEGAS CLARK COUNTY, NEVADA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH 1/4 CORNER OF THE AFORESAID SECTION 1, THENCE NORTH 00°10'18" WEST ALONG THE CENTERLINE OF BRADLEY ROAD, A DISTANCE OF 294.4 FEET; THENCE NORTH 89°49'42" EAST, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°10'18" WEST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 1329.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 88°29'35" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HICKAM AVENUE (60.00 FEET WIDE); THENCE NORTH 88°19'17" EAST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 585.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 91°15'08" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.89 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF LAKE TAHOE STREET (60.00 FEET); THENCE SOUTH 00°25'35" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 266.03 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE 41°56'37" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 10.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 131°56'39" AND A RADIUS OF 45.50 FEET, A DISTANCE OF 104.78 FEET TO A POINT ON THE EASTERLY LINE OF "WILLOWDALE PARK" AS RECORDED IN BOOK 75 PAGE 9 OF PLATS; THENCE SOUTH 00°25'35" EAST ALONG THE EAST LINE OF SAID "WILLOWDALE PARK", A DISTANCE OF 1187.45 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALEXANDER ROAD AS SHOWN ON SAID "WILLOWDALE PARK"; THENCE SOUTH 85°40'08" WEST ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 53.42 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY WESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 22°37'30" AND A RADIUS OF 450.00 FEET, A DISTANCE OF 177.70 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 71°42'26" WEST, A DISTANCE OF 147.53 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY WESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 20°21'41" AND A RADIUS OF 550.00 FEET, A DISTANCE OF 198.45 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 87°55'53" WEST, A DISTANCE OF 35.38 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 91°53'49" AND A RADIUS OF 54.00 FEET, A DISTANCE OF 86.61 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF BRADLEY ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 00°10'18" WEST, A DISTANCE OF 49.15 FEET TO THE POINT OF BEGINNING.

EXCEPT:  
LOTS 20-36 AND LOT 41 INCLUSIVE OF "WILLOWDALE PARK"  
RECORDED IN BOOK 75, PAGE 9 OF PLATS.

SAID PARCEL CONTAINS 709,213.24 SQUARE FEET OR 16.28 ACRES MORE OR LESS.

BASIS OF BEARING

NORTH 00°10'18" WEST ALONG THE CENTERLINE OF BRADLEY ROAD AS SHOWN ON BOOK 75, PAGE 9 OF PLATS IN THE OFFICE OF THE RECORDER, CLARK COUNTY, NEVADA.

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT

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 FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE 28th DAY OF NOVEMBER, 2001.

Robert S. Genzer  
ROBERT S. GENZER  
DIRECTOR OF PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

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.

Robert Conche, P.E. 8-17-01  
DIVISION OF WATER RESOURCES DATE  
ROBERT CONCHE, P.E.

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS THE 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.

Walter B. Ross 10-15-01  
DISTRICT BOARD OF HEALTH DATE  
WALTER B. ROSS

RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE CLARK COUNTY RECORDER'S CUMULATIVE MAP INDEX PER N.R.S. 278.5695

FM 16-01	
FINAL MAP WILLOWDALE PARK	NO. <u>01228</u> FILED AT THE REQUEST OF DELTA ENGINEERING DATE <u>11/31/01</u> BOOK <u>103</u> PAGE <u>0230</u> OF PLATS
DELTA ENGINEERING 3131 MEADE AVE., SUITE "D" LAS VEGAS, NV, 89102 TEL: (702) 364-9777 FAX (702) 364-9333 E-MAIL: ENGRDELTA@AOL.COM	OFFICIAL RECORDS BOOK NO. <u>20080174</u>
DES. BY <u>PBB/JWG</u> BY <u>PBB/CHKD</u> BY <u>PBB</u>	CLARK COUNTY, NEVADA RECORDS
SCALE NA DATE 6/9/00	JUDITH H. MANEVEY, RECORDER FILE <u>11/31/01</u> DEPOSIT <u>11/31/01</u>
JOB NO. 98001	SHT. 1 OF 3

55095

4670