

960311

28-17-3

00820

THE PLAT OF SUNSET MESA UNIT 1

A COMMON INTEREST OWNERSHIP TOWNHOUSE SUBDIVISION
SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA BEING A PORTION OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE '59 EAST, M.D.M.
ALSO BEING PARCEL 1 AS SHOWN IN FILE 84 OF PARCEL MAPS ON PAGE 01.

OWNER'S CERTIFICATE & DEDICATION

PULTE HOME CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF SUNSET MESA UNIT 1 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE ANY PUBLIC STREETS AND RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS FOR THE USE OF THE PUBLIC.
FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS 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 RESPECTIVE SUCCESSORS AND ASSIGNS A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES EXCEPT ANY PORTION THEREOF THAT IS OCCUPIED BY BUILDINGS; A THREE FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICE EXCEPT ANY PORTION THEREOF THAT IS OCCUPIED BY BUILDINGS; A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PRIVATE DRIVES FOR WATER FACILITIES AND ABOVEGROUND ELECTRICAL TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS TO INCLUDE ACCESS TO ELECTRICAL TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS AND; A TWO FOOT WIDE EASEMENT AROUND EACH ELECTRICAL TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD WITHIN THE PLATTED LANDS AND A PERMANENT EASEMENT SHOWN HEREON AS PRIVATE DRIVE & P.U.E. AND ALL DESIGNATED COMMON LOTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE T.V. 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 PRIVATE DRIVES FOR THE PURPOSE OF PLACING PUBLIC FIRE HYDRANTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH PUBLIC FIRE HYDRANT, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

DATED THIS 22 DAY OF December, 1995:

PULTE HOME CORPORATION

Steve Petruska
STEVE PETRUSKA
PRESIDENT, LAS VEGAS DIVISION

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

Rebecca G. Tippit 12-28-95
NEVADA POWER COMPANY
REBECCA G. TIPPIT DATE

Steve Turner 12-28-95
SPRINT CENTRAL TELEPHONE - NEVADA
STEVE TURNER DATE

Clark McCarrell 12-27-95
SOUTHWEST GAS CORPORATION
CLARK MCCARRELL DATE

Dennis Anderson 2-2-96
CITY OF LAS VEGAS
DENNIS ANDERSON DATE

Randal Black 12-28-95
COMMUNITY CABLE TV, INC.
RANDAL BLACK DATE

George Jacoby, P.E. 12-26-95
LAS VEGAS VALLEY WATER DISTRICT
GEORGE JACOBY, P.E. DATE

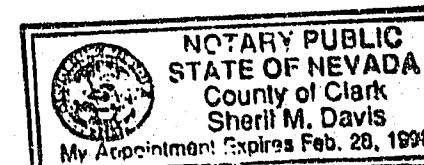
ACKNOWLEDGEMENT

STATE OF NEVADA

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 22, 1995 BY Steve Petruska AS PULTE HOME CORPORATION, LAS VEGAS DIVISION OF STEVE PETRUSKA

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 3-25-96



CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF SUNSET MESA UNIT 1 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 February 12, 1997

Rita M. Lumos
RITA M. LUMOS, PLS 5084
CITY SURVEYOR

3/2/96
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.

G.W. Quinn
DIVISION OF WATER RESOURCES - G.W. Quinn

1/29/96
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.

Edmund J. Wojcik, P.E. 1-29-96
CLARK COUNTY DISTRICT BOARD OF HEALTH
EDMUND J. WOJCICK, P.E. DATE

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 COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 22nd DAY OF December, 1995.

Donna Kristaponis 3/6/96
DONNA KRISTAPONIS
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY
OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA DATE

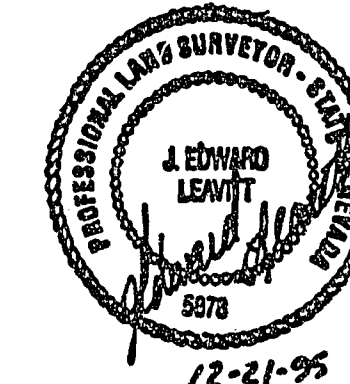
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. WHICH BEARS SOUTH 89°53'30" WEST AS SHOWN ON THE OFFICIAL PLAT OF THE CROSSING AT SUMMERLIN VILLAGE 8 UNIT 3 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 69 OF PLATS ON PAGE 99.

SURVEYOR'S CERTIFICATE

I, J. EDWARD LEAVITT, A PROFESSIONAL LAND SURVEYOR REGISTERED 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 PULTE HOME CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON NOVEMBER 30, 1995.
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 February 12, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



J. EDWARD LEAVITT, P.L.S.
NEVADA CERTIFICATE No. 5878

DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA BEING A PORTION OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. ALSO BEING PARCEL 1 AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 84 OF PARCEL MAPS ON PAGE 01.

SAID PARCEL CONTAINS 12.16 ACRES, MORE OR LESS AS SHOWN ON SAID PARCEL MAP.

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

NRS 278.5086

SHEET 1 OF 3 SHEETS

No.	00820
FILED AT THE REQUEST OF:	ALPHA ENGINEERING COMPANY
DATE:	2-11-96 AT 12:08 M.
BOOK:	72 PAGE: 59
OF PLATS	
OFFICIAL RECORDS BOOK No.	960311
CLARK COUNTY, NEVADA RECORDER	
JUDITH A. VANDEVER, RECORDER	
FEES:	70.70 DEPUTY: NLE

BOOK 72 / PAGE 59
4449-1