

9-40630

16-17-57

01366

RIO VISTA ESTATES UNIT 1

BEING LOT 1 OF A PARCEL MAP (FILE 76, PAGE 82) SITUATE IN THE NE 1/4 OF THE SE 1/4 OF SECTION 27, T.19S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

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

OWNER'S CERTIFICATE

U.S. HOME CORPORATION, A DELAWARE CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF RIO VISTA ESTATES UNIT 1 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL PUBLIC STREETS AND RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE, JOINTLY AND SEVERALLY, AND TO THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION AND THE LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINE AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, ABOVE GROUND TRANSFORMER PADS AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER, COMMUNITY CABLE T.V. INC. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

U.S. HOME CORPORATION, A DELAWARE CORPORATION, BY:

Curtis W. Meyer 4-19-94
CURTIS W. MEYER - VICE PRESIDENT DATE

BENEFICIARY

THE UNDERSIGNED BENEFICIARY CONSENTS TO THE PREPARATION OF THIS PLAT, BY: DAVID FERRADINO INVESTMENTS BY:

David Ferradino 9-21-93
DAVID FERRADINO DATE

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

Frank Cardenas 1-10-94
COMMUNITY CABLE T.V. INC. - FRANK CARDENAS DATE

Rebecca J. Tippit 1-10-94
NEVADA POWER COMPANY - REBECCA J. TIPPIT DATE

Nyles Smith 1-10-94
SPRINT CENTRAL TELEPHONE COMPANY - NYLES SMITH DATE

John P. Hazard 1-10-94
SOUTHWEST GAS CORPORATION - JOHN P. HAZARD DATE

George A. Jacoby 1-10-94
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

Dennis Anderson 6-27-94
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

ACKNOWLEDGEMENT

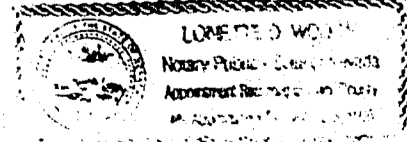
STATE OF NEVADA)
COUNTY OF CLARK)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 19
1994, BY CURTIS W. MEYER, AS VICE PRESIDENT OF U.S. HOME CORPORATION,
A DELAWARE CORPORATION

D. Michele Watowick
D. MICHELE WATOWICK
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES JUNE 5, 1995

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPT. 21,
1993, BY DAVID FERRADINO

Lonette D. Woods
LONETTE D. WOODS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCT. 5, 1996



CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF RIO VISTA ESTATES 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 July 29, 1995

Dennis Anderson 6-27-94
DENNIS ANDERSON, R.P.E. 9160
CITY ENGINEER, LAS VEGAS, NEVADA



LEGAL DESCRIPTION

RIO VISTA ESTATES UNIT 1

BEING LOT 1 OF A PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN FILE 76, PAGE 82, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (NW COR.) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 27, BEING THE CENTERLINE - CENTERLINE INTERSECTION OF TROPICAL PARKWAY (80' WIDE) AND RIO VISTA STREET (60' WIDE); THENCE S. 87° 19' 35" E., ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) COINCIDENT WITH SAID CENTERLINE OF TROPICAL PARKWAY 496.97 FEET; THENCE S. 02° 40' 25" W., DEPARTING SAID NORTH LINE AND SAID CENTERLINE 40.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID TROPICAL PARKWAY SAID POINT BEING THE MOST NORTHERLY AND EASTERLY CORNER OF SAID LOT 1 ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY AND ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1 THE FOLLOWING DESCRIBED COURSES: S. 02° 40' 25" W., 120.00 FEET, S. 87° 19' 35" E., 308.72 FEET, S. 02° 40' 25" W., 51.00 FEET, S. 00° 10' 17" E., 808.82 FEET, S. 00° 57' 04" W., 51.00 FEET, N. 89° 02' 56" W., 315.90 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 06' 13", A DISTANCE OF 23.85 FEET TO AN INTERSECTION WITH A RADIAL LINE BEARING S. 89° 50' 50" W.; THENCE N. 88° 24' 00" W., 51.02 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO SAID POINT BEARS N. 89° 50' 50" E.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 53' 48", A DISTANCE OF 23.27 FEET; THENCE N. 89° 02' 56" W., 190.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 06' 13", A DISTANCE OF 23.85 FEET, A RADIAL LINE TO SAID POINT BEARS S. 89° 50' 50" W.; THENCE N. 88° 24' 00" W., 51.02 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO SAID POINT BEARS N. 89° 50' 50" E.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 53' 47", A DISTANCE OF 23.27 FEET; THENCE N. 89° 02' 56" W., 80.01 TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 06' 13", A DISTANCE OF 23.85 FEET TO A POINT OF CUSP, COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF SAID RIO VISTA STREET AND THE WESTERLY BOUNDARY LINE OF SAID LOT 1, A RADIAL LINE TO SAID POINT BEARS S. 89° 50' 50" W.; THENCE N. 00° 09' 10" W., ALONG SAID WESTERLY RIGHT OF WAY LINE 483.25 FEET TO THE SOUTHWEST CORNER (SW COR.) OF LOT 2 OF A PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN FILE 1 OF PARCEL MAPS, PAGE 9; THENCE S. 87° 19' 35" E., DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2, 178.92 FEET; THENCE N. 00° 09' 10" W., ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2, 586.08 FEET TO THE NORTHEAST CORNER (NE COR) OF LOT 1 OF A PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN FILE 33 OF PARCEL MAPS, PAGE 14, COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY OF SAID TROPICAL PARKWAY; THENCE S. 87° 19' 35" E., ALONG SAID SOUTHERLY RIGHT OF WAY 286.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.097 ACRES, MORE OR LESS.

BASIS OF BEARINGS
N. 87° 19' 35" W., BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 76 OF PARCEL MAPS, PAGE 82.

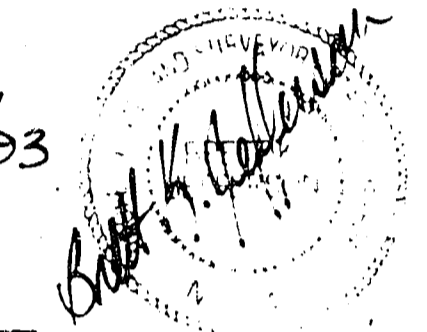
SURVEYOR'S CERTIFICATE

I, BRETT K. JEFFERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AN AGENT FOR VTN NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF U.S. HOME CORPORATION, A DELAWARE CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE1/4 OF THE SE1/4 OF SEC. 27, T. 19 S., R. 60 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 8/20/93.
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 July 29, 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Brett K. Jefferson
BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NO. 8421

9/13/93



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.

Richard A. Moles, P.E. 11/11/94
DIVISION OF WATER RESOURCES - RICHARD A. MOLES, 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 A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE

Clara A. Schmutz 6-16-94
DISTRICT BOARD OF HEALTH - CLARA A. SCHMUTZ 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; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

John L. Schlegel 6-24-94
JOHN L. SCHLEGEL
ACTING DIRECTOR OF COMMUNITY PLANNING
AND DEVELOPMENT
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 12th DAY OF May 1994
BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY John L. Schlegel 6-24-94
JOHN L. SCHLEGEL
ACTING SECRETARY OF THE PLANNING COMMISSION DATE

NO. 01366
FILED AT THE REQUEST OF:
VTN nevada
DATED 10-30-94 AT 14:10 M
BOOK 62 PAGE 75
OF PLATS
OFFICIAL RECORDS BOOK, NO. 440630
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 56.00 DEPUTY JST

W.O. 4508-1
SHEET 1 OF 2

T.Z.

BOOK 62 PAGE 75
4321-1