

# ROCK CREEK MANOR - UNIT I

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

## CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

ROCK CREEK MANOR LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF ROCK CREEK MANOR - UNIT I (A PLANNED UNIT DEVELOPMENT) AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE 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 THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES 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 RESPECTIVE SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET LIGHTS, IF ANY, AND FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER, CABLE TELEVISION LINES AND APPURTENANCES AND ABOVE-GROUND ELECTRIC TRANSFORMERS, AND TELEPHONE PADS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREETS LIGHT, IF ANY, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

ROCK CREEK MANOR LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP BY: ROBERT V. JONES CORPORATION, MANAGING PARTNER BY:

Robert V. Jones 11/28/94  
ROBERT V. JONES - PRESIDENT DATE

## CERTIFICATE OF EASEMENT RECIPIENTS

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

Randall Black 10-2-94  
COMMUNITY CABLE T.V., INC. - Randall Black. DATE

Burt H. Neller 10-3-94  
NEVADA POWER COMPANY - Burt H. Neller DATE

Dennis Whitman 10-3-94  
SPRINT CENTRAL TELEPHONE - NEVADA - Dennis Whitman DATE

John P. Hazard 9-30-94  
SOUTHWEST GAS CORPORATION - John P. Hazard DATE

George A. Jacoby 10/13/94  
LAS VEGAS VALLEY WATER DISTRICT - George A. Jacoby DATE

Dennis Anderson 12-21-94  
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

## CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF NEVADA )  
                          ) SS  
COUNTY OF CLARK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 16 1994, BY ROBERT V. JONES AS PRESIDENT OF THE ROBERT V. JONES CORPORATION, MANAGING PARTNER OF ROCK CREEK MANOR LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.

Karen Louise Canizares  
Karen Louise Canizares  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES 11-06-98

## 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 RESIDENTIAL SUBDIVISION MAP OF ROCK CREEK MANOR-UNIT I, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 09-02-95

Rita M. Lumos 11/10/94  
RITA M. LUMOS, P.L.S.  
CITY OF LAS VEGAS SURVEYOR  
NEVADA CERTIFICATE NO. 5094



## LEGAL DESCRIPTION

ROCK CREEK MANOR - UNIT I

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 00°53'44" EAST, ALONG THE WEST LINE THEREOF, 207.24 FEET; THENCE SOUTH 88°08'16" EAST, 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF JONES BOULEVARD (60 FEET WIDE), SAME BEING THE POINT OF BEGINNING;

THENCE NORTH 00°53'44" EAST, ALONG SAID EAST RIGHT-OF-WAY, 1057.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, 39.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°25'13" TO THE SOUTH RIGHT-OF-WAY OF CARL AVENUE (60 FEET WIDE); THENCE SOUTH 87°41'03" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, 143.16 FEET; THENCE SOUTH 00°53'44" WEST, 432.44 FEET; THENCE SOUTH 01°12'40" WEST, 181.64 FEET; THENCE SOUTH 00°48'39" WEST, 467.76 FEET; THENCE NORTH 88°08'16" WEST, 168.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.18 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

## BASIS OF BEARINGS

N. 00°53'44" E., BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, T. 20 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 47 OF PARCEL MAPS, AT PAGE 33.

## 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 PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROCK CREEK MANOR LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 24, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 03/08/93.
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 C9-C2-25 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.

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

Brett K. Jefferson 7/18/94

## CERTIFICATE OF WATER RESOURCES DIVISION

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 01/24/94  
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.

Edmund J. Wojcik 10-24-94  
DISTRICT BOARD OF HEALTH - Edmund J. Wojcik 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 27th DAY OF August 1994.

John L. Schlegel 12-4-94  
JOHN L. SCHLEGEL DATE  
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION  
CITY OF LAS VEGAS, NEVADA

## COUNTY 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. NRS 278.5695

W.O. 4457-1  
SHEET 1 OF 3

NO. 00876  
FILED AT THE REQUEST OF :  
VTN Nevada  
DATED 10-23-94 AT 10:00 M  
BOOK 65 PAGE 87  
OF PLATS  
OFFICIAL RECORDS BOOK, NO. 941203  
CLARK COUNTY, NEVADA RECORDS  
JOAN L. SWIFT, RECORDER  
FEE \$ 88 DEPUTY PDR

Book 65 Page 87 plat for 107-11833 24-2-98