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18-17-155

01131

TIERRA VISTA ESTATES - UNIT 2

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 34, T. 19 S., R. 60 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

STANPARK CONSTRUCTION CO., INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF TIERRA VISTA ESTATES - UNIT 2, 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 AND PUBLIC SEWER EASEMENTS 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 - NEVADA, JOINTLY AND SEVERALLY, AND TO THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION AND 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 LINES 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, CABLE T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

STANPARK CONSTRUCTION CO., INC., A NEVADA CORPORATION BY:

Kevin M. Parkinson
KEVIN M. PARKINSON - VICE PRESIDENT

8-1-94

DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug. 1,
1994, BY KEVIN M. PARKINSON, VICE PRESIDENT OF STANPARK CONSTRUCTION
CO., INC., A NEVADA CORPORATION.

Donette D. Nagy
LONETTE D. NAGY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 5, 1996

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

BEN CRAVEY
COMMUNITY CABLE T.V., INC. - BEN CRAVEY
DATE

ANN KICK
NEVADA POWER COMPANY - ANN KICK
DATE

DEAN T. WHITMAN
SPRINT CENTRAL TELEPHONE - NEVADA - DEAN T. WHITMAN
DATE

JOHN P. HAZARD
SOUTHWEST GAS CORPORATION - JOHN P. HAZARD
DATE

LAURA B. JACOBSEN
LAS VEGAS VALLEY WATER DISTRICT - LAURA B. JACOBSEN
DATE

DENNIS ANDERSON
CITY OF LAS VEGAS - DENNIS ANDERSON
DATE

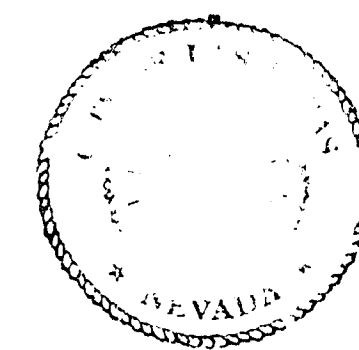
CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF TIERRA VISTA ESTATES - UNIT 2, 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
JANUARY 22, 1995

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

10/26/94
DATE



LEGAL DESCRIPTION

TIERRA VISTA ESTATES - UNIT 2
A PORTION OF APN 125-34-503-003

BEING A PORTION OF SECTION 34 AS SHOWN ON A CERTAIN MAP IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 62 OF SURVEYS PAGE 25, SITUATED IN THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST SIXTEENTH (1/16) CENTER SECTION CORNER OF SECTION 34 AS SHOWN ON SAID MAP; THENCE N.00°45'58"W., ALONG THE WEST LINE OF SAID EAST HALF (E 1/2) AND COINCIDENT WITH THE CENTERLINE OF RIO VISTA STREET (60 FEET WIDE) AS SHOWN ON SAID MAP AND USED AS THE BASIS OF BEARING FOR THIS DESCRIPTION, 1401.73 FEET; THENCE N.89°22'46"E., DEPARTING SAID WEST LINE AND CENTERLINE, 30.00 FEET, TO THE POINT OF BEGINNING, BEING ON THE EAST RIGHT OF WAY OF SAID RIO VISTA STREET;

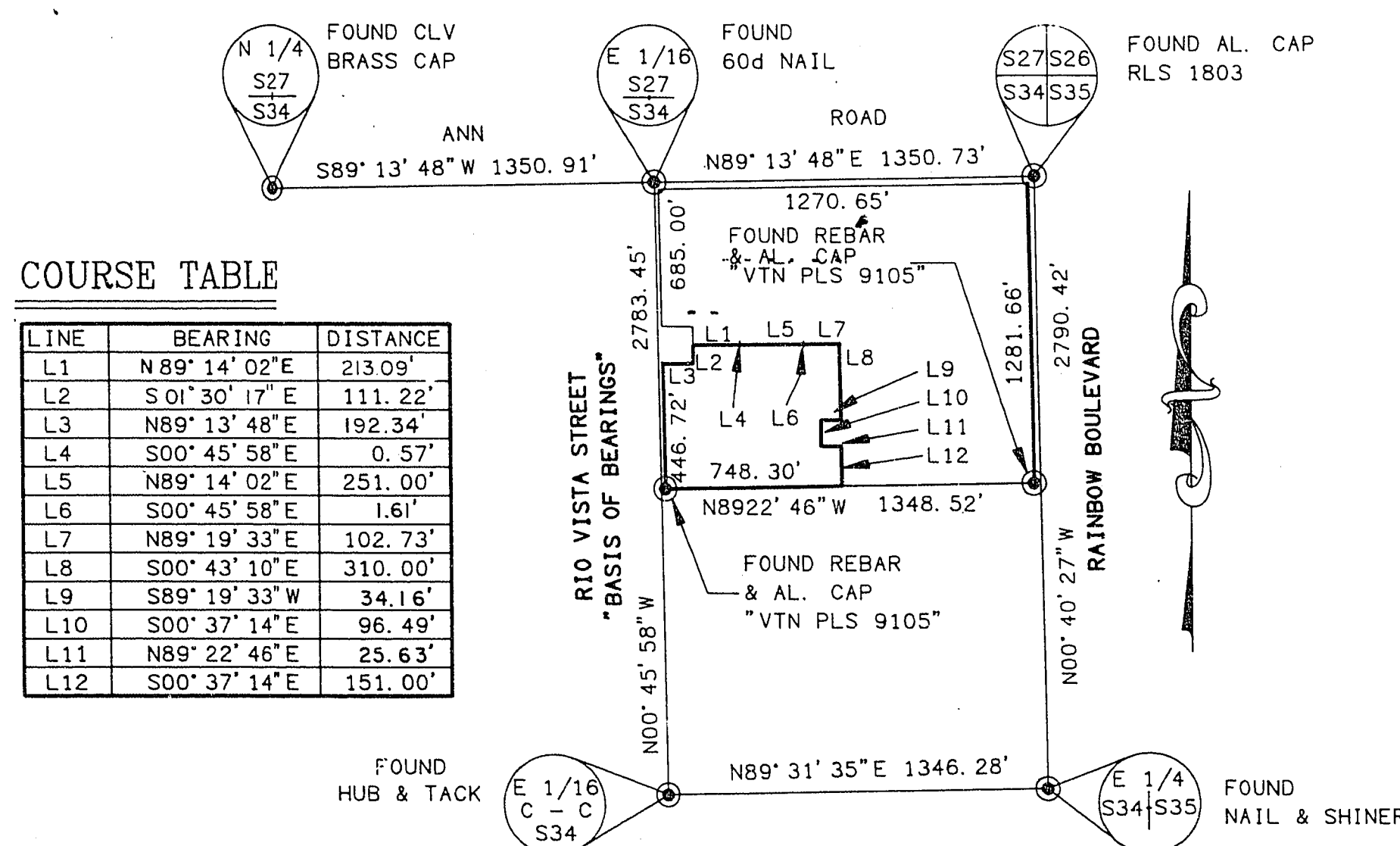
THENCE N.00°45'58"W., COINCIDENT WITH SAID EAST RIGHT-OF-WAY 446.72 FEET; THENCE N.89°13'48"E., DEPARTING SAID EAST RIGHT-OF-WAY, 192.34 FEET; THENCE N.01°30'17"W., 111.22 FEET, TO POINT ON THE SOUTHELY BOUNDARY OF TIERRA VISTA ESTATES - UNIT 1 AS SHOWN BY A MAP ON FILE IN THE OFFICE OF COUNTY RECORDER IN BOOK 61 OF PLATS AT PAGE 72; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) N.89°14'02"E., 213.09 FEET; (2) S.00°45'58"E., 0.57 FEET; (3) N.89°14'02"E., 251.00 FEET; (4) S.00°45'58"E., 1.61 FEET; (5) N.89°19'33"E., 102.73 FEET; THENCE S.00°43'10"E., DEPARTING SAID SOUTHERN BOUNDARY, 310.00 FEET; THENCE S.89°19'33"W., 34.16 FEET; THENCE S.00°37'14"E., 96.49 FEET; THENCE N.89°22'46"E., 25.63 FEET; THENCE S.00°37'14"E., 151.00 FEET; THENCE S.89°22'46"W., 748.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.115 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 00°45'58" EAST, BEING THE WEST LINE OF THE EAST HALF (E 1/2) OF SECTION 34, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 62 OF SURVEYS, PAGE 25.

SURVEY ANALYSIS



SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STANPARK CONSTRUCTION CO., INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 34, T. 19 S., R. 60 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 04/20/93.
- 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.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JANUARY 22, 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

1/28/94

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
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.

Donnie C. Empey
DISTRICT BOARD OF HEALTH - DONNIE C. EMPEY
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; 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 22 DAY OF SEPTEMBER, 1994.

John L. Schlegel
JOHN L. SCHLEGEL
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS
DATE

COUNTY RECORDER NOTE

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

W.O. 4479
SHEET 1 OF 2
VCL

NO. 01131
FILED AT THE REQUEST OF:
VTN nevada
DATED 2/19/95 AT 15:52 M
BOOK 666 PAGE 35
OF PLATS
OFFICIAL RECORDS BOOK, NO. 96009
JUDITH A. VANDEVER, RECORDER
CLARK COUNTY, NEVADA RECORDS
FEE \$ 51.10 DEPUTY A44

Book 666 Page 35