

950807

18-17-158

00600

TIERRA VISTA ESTATES - UNIT 3

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) 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

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

STANPARK CONSTRUCTION COMPANY INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF TIERRA VISTA ESTATES - UNIT 3 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, 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: (i) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES; (ii) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICES; (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS ABOVE GROUND TELEPHONE EQUIPMENT PADS AND (iv) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND ABOVE GROUND TELEPHONE EQUIPMENT PAD WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE, GAS WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERE TO 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 PUBLIC STREETS FOR PURPOSES OF PLACING FIRE HYDRANTS AND PUBLIC STREETLIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

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

Kevin M. Parkinson
KEVIN M. PARKINSON - VICE PRESIDENT
2-21-95
DATE

ACKNOWLEDGEMENT

STATE OF NEVADA | 55
COUNTY OF CLARK |

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 21, 1995, BY KEVIN M. PARKINSON AS VICE PRESIDENT FOR STANPARK CONSTRUCTION COMPANY, INC., A NEVADA CORPORATION.

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

CERTIFICATE OF EASEMENT RECIPIENTS

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

Teresa Parker
COMMUNITY CABLE T.V., INC. - TERESA PARKER
2-27-95
DATE

Sharon McShea
NEVADA POWER COMPANY - SHARON MC SHEA
2-27-95
DATE

Nyles Smith
SPRINT CENTRAL TELEPHONE - NEVADA - NYLES SMITH
2-27-95
DATE

Clark G. McCarrell, Jr.
SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL, JR.
2-27-95
DATE

George A. Jacoby
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY
2-28-95
DATE

Dennis Anderson
CITY OF LAS VEGAS - DENNIS ANDERSON
6-21-95
DATE

CERTIFICATE OF CITY SURVEYOR

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 3, 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 MAY 13, 1996

Rita M. Lumos
RITA M. LUMOS
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094

LEGAL DESCRIPTION

TIERRA VISTA ESTATES - UNIT 3
A PORTION OF APN 125-34-503-001

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

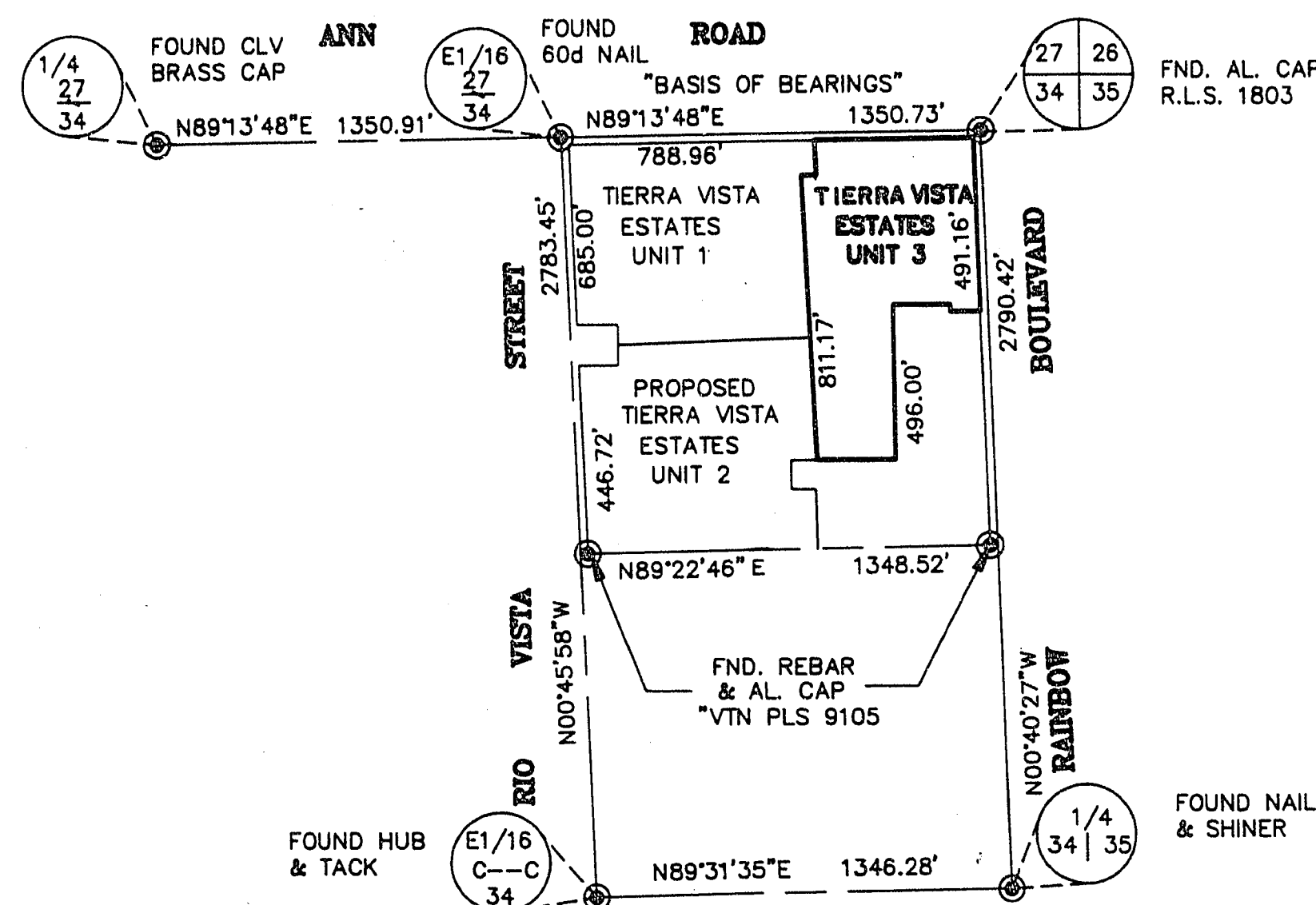
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, COMMON TO SECTIONS 27, 26 AND 35, MARKED BY AN ALUMINUM CAP R.L.S. 1803, ALSO BEING ON THE CENTERLINE INTERSECTION OF RAINBOW BOULEVARD (100 FEET WIDE) AND ANN ROAD (100 FEET WIDE); THENCE SOUTH 00°40'27" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) COINCIDENT WITH SAID CENTERLINE OF RAINBOW BOULEVARD, 50.08 FEET; THENCE SOUTH 89°19'33" WEST, DEPARTING SAID EAST LINE AND SAID CENTERLINE, 50.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID RAINBOW BOULEVARD, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°40'27" EAST, ALONG SAID WEST RIGHT-OF-WAY, 491.16 FEET; THENCE SOUTH 89°19'33" WEST, DEPARTING SAID WEST RIGHT-OF-WAY, 105.00 FEET; THENCE NORTH 00°40'27" WEST, 24.56 FEET; THENCE SOUTH 89°19'33" WEST, 151.98 FEET; THENCE SOUTH 00°40'27" EAST, 496.00 FEET; THENCE SOUTH 89°19'33" WEST, 151.98 FEET; THENCE SOUTH 00°40'27" EAST, 0.43 FEET; THENCE SOUTH 89°19'33" WEST, 102.57 FEET; THENCE NORTH 00°43'10" WEST, 186.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN FINAL MAP OF TIERRA VISTA ESTATES - UNIT 1 ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 61, OF PLATS, AT PAGE 68; THENCE CONTINUING, NORTH 00°43'10" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TIERRA VISTA ESTATES - UNIT 1, 825.17 FEET; THENCE NORTH 89°13'48" EAST, CONTINUING ALONG SAID EASTERLY BOUNDARY, 30.78 FEET; THENCE NORTH 00°48'12" WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY, 151.00 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID ANN ROAD; THENCE NORTH 89°13'48" EAST, DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTH RIGHT-OF-WAY, 481.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.335 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

SOUTH 89°13'48" WEST, BEING THE NORTH LINE 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, AS SHOWN BY THAT CERTAIN MAP OF TIERRA VISTA ESTATES - UNIT 1 ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 61 OF PLATS, AT PAGE 68.

**SURVEY ANALYSIS**

EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34

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:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STANPARK CONSTRUCTION COMPANY INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 34, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 4/20/93.
- 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 DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY MAY 13, 1996 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

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.
6-1-95
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.

Felix H. Havis
DISTRICT BOARD OF HEALTH - FELIX H. HAVIS
6-6-95
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 23RD DAY OF FEBRUARY, 1995.

John L. Schlegel
JOHN L. SCHLEGEL
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS
6-9-95
DATE

COUNTY RECORDER'S NOTE

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

W.O. 4479-3
SHEET 1 OF 3
T.H.

NO.	00600
FILED AT THE REQUEST OF:	VTN Nevada
DATED	8-7-95 AT 9:20 M
BOOK	29 PAGE 34
OF PLATS	
OFFICIAL RECORDS BOOK, NO.	2001
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. HANOVER, RECORDER	
FEE \$	49 DEPUTY

Book 69 Page 34
4308-3