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TORREY PINES 20 - UNIT 1

A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

DESERT PINES ASSOCIATES, A NEVADA GENERAL PARTNERSHIP DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF TORREY PINES 20 - 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 RIGHT-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 - NEVADA, JOINTLY AND SEVERALLY, AND TO THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION 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, AND TO NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE - NEVADA, 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 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.

DAVID R. MCENTIRE
PRESIDENT OF AMSTAR HOMES, INC. AND CO-MANAGING PARTNER OF
DESERT PINES ASSOCIATES

3-31-94
DATE

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

COMMUNITY CABLE T.V., INC. - FRANK CARDENAS

DATE

NEVADA POWER COMPANY - RAE H. HELLER

DATE

SPRINT CENTRAL TELEPHONE - NEVADA - JANE F. STOKES

DATE

SOUTHWEST GAS CORPORATION - JOHN P. HAZARD

DATE

LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY

DATE

CITY OF LAS VEGAS - DENNIS ANDERSON

DATE

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 TORREY PINES 20 - UNIT 1, 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
JUNE 13, 1995

DENNIS ANDERSON, R.P.E. 9160
CITY ENGINEER, LAS VEGAS, NEVADA.

LEGAL DESCRIPTION

TORREY PINES 20 - UNIT 1

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN FINAL MAP KNOWN AS FOXGLEN, RECORDED IN BOOK 49 OF PLATS, PAGE 02 IN THE OFFICE OF THE CLARK COUNTY RECORDER, BEING THE SOUTHWEST CORNER OF SAID SOUTH HALF (S 1/2) ALSO BEING ON THE CENTERLINE OF TORREY PINES DRIVE (80 FEET WIDE); THENCE NORTH 00° 29' 33" EAST, ALONG SAID CENTERLINE AND THE WEST LINE OF SAID SOUTH HALF (S 1/2), 673.45 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN FINAL MAP KNOWN AS BIG SKY RANCH ESTATES - UNIT 4, RECORDED IN BOOK 24 OF PLATS, PAGE 67 IN THE OFFICE OF THE CLARK COUNTY RECORDER, BEING THE NORTHWEST CORNER OF SAID SOUTH HALF (S 1/2); THENCE SOUTH 84° 01' 51" EAST, DEPARTING SAID CENTERLINE AND WEST LINE, ALONG THE SOUTH LINE OF SAID BIG SKY RANCH ESTATES COINCIDENT WITH THE NORTH LINE OF SAID SOUTH HALF (S 1/2) 997.86 FEET; THENCE SOUTH 05° 58' 09" WEST, DEPARTING SAID SOUTH LINE AND SAID NORTH LINE, 135.11 FEET; THENCE, ALONG A RADIAL LINE, SOUTH 18° 54' 43" WEST, 25.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 215.00 FEET; THENCE NORTHEASTERLY, 3.42 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 54' 36" TO THE INTERSECTION WITH A RADIAL LINE BEARING NORTH 18° 00' 07" EAST; THENCE SOUTH 18° 00' 07" WEST, ALONG SAID RADIAL LINE, 25.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY, 27.99 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106° 53' 55" TO AN INTERSECTION WITH A RADIAL LINE BEARING NORTH 88° 53' 48" WEST; THENCE NORTH 88° 53' 48" WEST, RADIALLY, 25.50 FEET; THENCE NORTH 01° 06' 12" EAST, 10.74 FEET; THENCE NORTH 88° 53' 48" WEST, ALONG A RADIAL LINE, 25.50 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY 22.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 08' 03"; THENCE NORTH 84° 01' 51" WEST, 215.69 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY, 24.84 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 51' 57" TO AN INTERSECTION WITH A RADIAL LINE BEARING SOUTH 88° 53' 48" EAST; THENCE NORTH 88° 53' 48" WEST, 25.50 FEET; THENCE NORTH 01° 06' 12" EAST, 6.90 FEET; THENCE NORTH 88° 53' 48" WEST, 25.50 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 88° 53' 48" WEST; THENCE NORTHWESTERLY, 22.29 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 08' 03"; THENCE NORTH 84° 01' 51" WEST, 109.46 FEET; THENCE SOUTH 05° 58' 09" WEST, 95.00 FEET; THENCE SOUTH 84° 01' 51" EAST, 12.00 FEET; THENCE SOUTH 05° 58' 09" WEST, 90.00 FEET; THENCE SOUTH 84° 01' 51" EAST, 3.08 FEET; THENCE SOUTH 05° 58' 09" WEST, 93.78 FEET; THENCE NORTH 88° 38' 58" EAST, 29.65 FEET; THENCE SOUTH 05° 58' 09" WEST, 113.70 FEET; THENCE NORTH 84° 03' 14" WEST, 24.46 FEET; THENCE SOUTH 05° 56' 46" WEST, 101.48 FEET TO THE NORTH LINE OF SAID PLAT OF FOXGLEN ALSO BEING THE SOUTH LINE OF SAID SOUTH HALF (S 1/2); THENCE NORTH 84° 03' 14" WEST, ALONG SAID NORTH LINE COINCIDENT WITH SAID SOUTH LINE, 448.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.424 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

SOUTH 01° 06' 21" WEST, BEING THE CENTERLINE OF MAVERICK STREET AS SHOWN BY PLAT OF FOXGLEN ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 49 OF PLATS, PAGE 02, IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 31, 1994, BY DAVID R. MCENTIRE, PRESIDENT OF AMSTAR HOMES, INC. AND CO-MANAGING PARTNER OF DESERT PINE ASSOCIATES.

LORE ANN STOVEREN
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES May 24, 1995

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 DESERT PINES ASSOCIATES, A NEVADA GENERAL PARTNERSHIP.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC. 11, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 11/30/93.
- 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 JUNE 13, 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 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.

DIVISION OF WATER RESOURCES - RICHARD A. MOLES, P.E.

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.

DISTRICT BOARD OF HEALTH - LONNIE C. EMPEY

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
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 28TH DAY OF APRIL, 1994, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

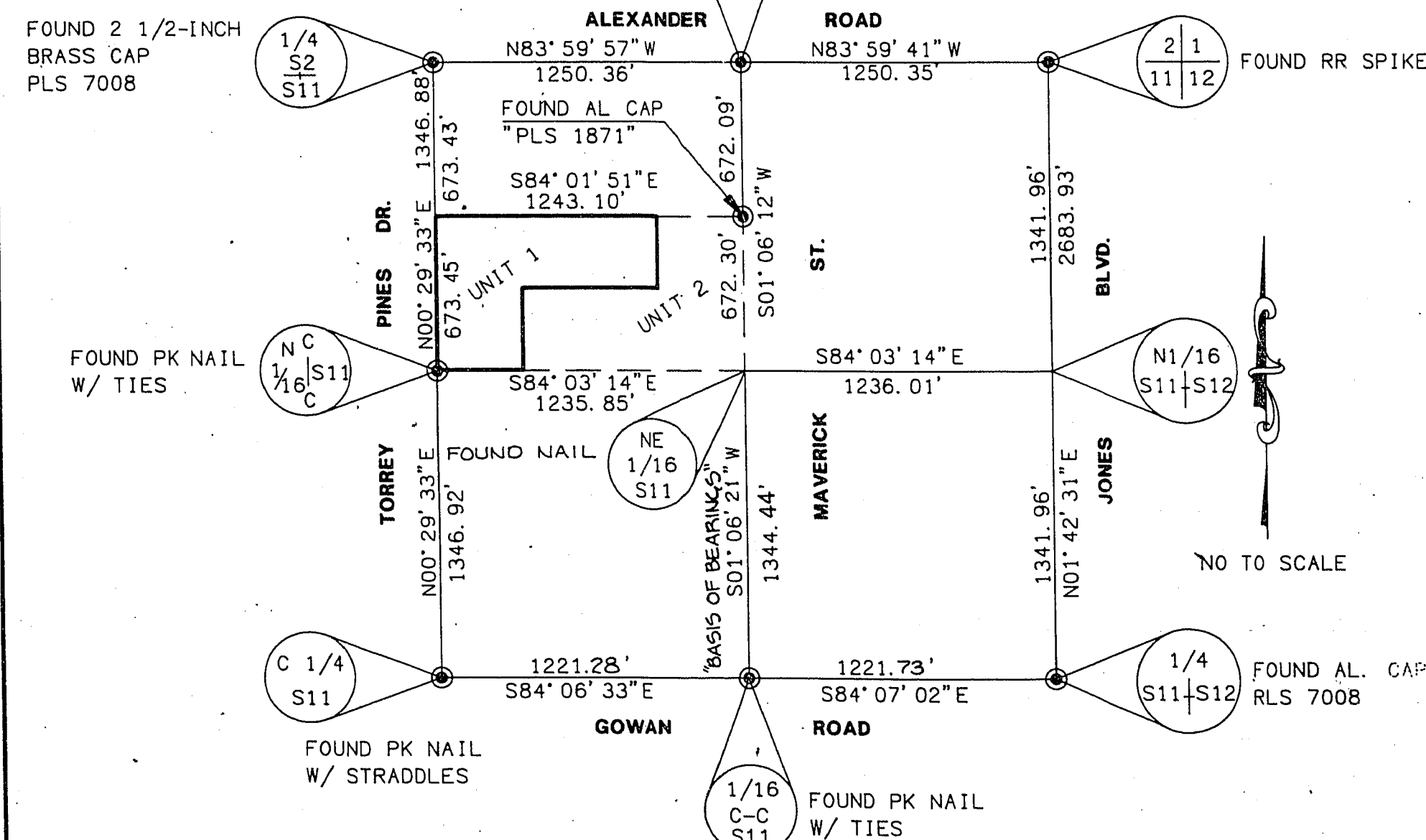
JOHN L. SCHLEGEL
SECRETARY OF THE PLANNING COMMISSION

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. 4589-1
SHEET 1 OF 2
DFD

NO. 01860
FILED AT THE REQUEST OF:
VTN Nevada
DATED 01/29/94 AT 11:31 M
BOOK 102 PAGE 70
OF PLATS
OFFICIAL RECORDS BOOK, NO. 940029
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 43.75 DEPUTY AMH



SURVEY ANALYSIS - NE 1/4 OF SECTION 11

© INDICATES MONUMENTS FOUND AS NOTED

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