

THE PLAT OF

TOUCAN TRAILS II @ ELKHORN SPRINGS

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA BEING A PORTION OF
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

OWNER'S CERTIFICATE & DEDICATION

PRATTE DEVELOPMENT OF NEVADA DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF TOUCAN TRAILS II @ ELKHORN SPRINGS AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DOES HEREBY OFFER AND DEDICATE THE PUBLIC STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS FOR THE USE OF THE PUBLIC. FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, SPRINT CENTRAL TELEPHONE-NEVADA, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, AND COMMUNITY CABLE TV, INC., AND TO THEIR SUCCESSORS AND ASSIGNS: A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES, A THREE FOOT WIDE EASEMENT FROM PROPERTY LINES TO METER PANELS TO PROVIDE ACCESS FOR UNDERGROUND SERVICE, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR WATER FACILITIES, ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN AND ABOVE-GROUND UTILITY AND CABLE TV LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

DATED THIS 13th DAY OF November, 1996

PRATTE DEVELOPMENT OF NEVADA

Linda Borg
LINDA BORG, SECRETARY-TREASURER

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

James A. Reilly 11/15/96
NEVADA POWER COMPANY, JAMES A. REILEY DATE

Jane F. Stokes 11-14-96
SPRINT CENTRAL TELEPHONE - NEVADA, JANE F. STOKES DATE

Clark G. McCarrell 11-14-96
SOUTHWEST GAS CORPORATION, CLARK G. MCCARRELL DATE

Dennis Anderson 12-18-96
CITY OF LAS VEGAS, DENNIS ANDERSON DATE

Randall Black 11-14-96
COMMUNITY CABLE TV, INC., RANDALL BLACK DATE

Gary Lange 11-14-96
LAS VEGAS VALLEY WATER DISTRICT, GARY LANGE DATE

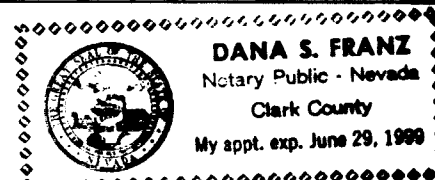
ACKNOWLEDGEMENT

STATE OF NEVADA

COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-13-96 BY LINDA BORG AS SECRETARY-TREASURER OF PRATTE DEVELOPMENT OF NEVADA

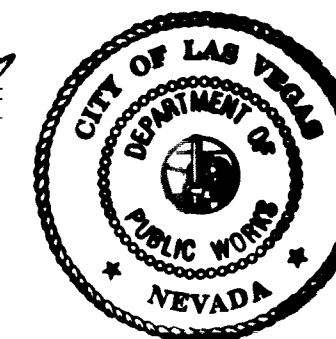
Dana S. Franz
DANA S. FRANZ
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 6-29-99

**CITY SURVEYOR'S CERTIFICATE**

I, RITA M. LUMOS, CITY SURVEY OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF TOUCAN TRAILS II @ ELKHORN SPRINGS 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 December 1, 1997.

Rita M. Lumos
RITA M. LUMOS, PLS 3094
CITY SURVEYOR

1/2/97
DATE

**DIVISION OF WATER RESOURCES**

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.

Robert Conner
DIVISION OF WATER RESOURCES
ROBERT CONNER, P.E.

11-15-96
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.

G. Robert Yager
CLARK COUNTY DISTRICT BOARD OF HEALTH
G. ROBERT YAGER

11-14-96
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; 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 12TH DAY OF SEPTEMBER, 1996

Paul K. Williams
PAUL K. WILLIAMS
DEPUTY DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS, NEVADA

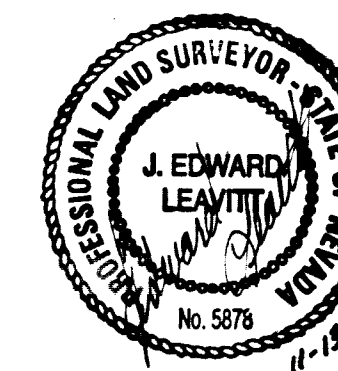
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS SOUTH 88°32'51" EAST AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 67 OF SURVEYS ON PAGE 98.

SURVEYOR'S CERTIFICATE

I, J. EDWARD LEAVITT, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, ACTING AS AGENT FOR ALPHA ENGINEERING COMPANY, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PRATTE DEVELOPMENT OF NEVADA.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 17, 1996.
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 December 1, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



J. EDWARD LEAVITT, PLS
NEVADA CERTIFICATE No. 5878

DESCRIPTION

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ALUMINUM CAP WHICH MARKS THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 88°32'51" EAST ALONG THE NORTH LINE OF THE AFOREMENTIONED SECTION 22, A DISTANCE OF 660.77 FEET; THENCE SOUTH 02°42'08" WEST, 601.67 FEET; THENCE SOUTH 87°38'56" EAST, 662.56 FEET; THENCE SOUTH 02°31'15" WEST, 612.03 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 22; THENCE NORTH 86°45'19" WEST, 1329.03 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 22; THENCE NORTH 02°53'25" EAST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1182.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27.38 ACRES MORE OR LESS.

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

SHEET 1 OF 3 SHEETS

FM431-96

No. 01917

FILED AT THE REQUEST OF:
ALPHA ENGINEERING COMPANY

DATE: 1-24-97 AT 16:11 M.

BOOK: 77 PAGE: 87

OF PLATS
OFFICIAL RECORDS BOOK No. 970124

CLARK COUNTY, NEVADA RECORDER
JUDITH A. VANDEVER, RECORDER

FEE: \$6.95 DEPUTY: JSJ

BOOK 77 PAGE 87
4496

