

24-12-66

TRADE WINDS - UNIT 4
A POR. OF LOT 2 AS SHOWN BY A MAP OF DESERT SHORES NO. 1 (BK.39,PG.26)
SITUATE IN SEC. 16, T. 20 S., R. 60 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

DURABLE HOMES, INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF TRADE WINDS - UNIT 4 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 STREETS AND RIGHTS-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 CENTRAL TELEPHONE, JOINTLY AND SEVERALLY, AND TO THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION, THE LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V. INCORPORATED 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 AND PRIVATE STREETS AND ABOVE GROUND TRANSFORMER PADS AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER 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 AND CABLE T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

DURABLE HOMES, INC. A NEVADA CORPORATION, BY:

Richard S. Priesing
RICHARD S. PRIESING, SECRETARY

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

Robert J. Owen 8/3/88
COMMUNITY CABLE T.V. INC. - ROBERT J. OWEN DATE

Joseph P. Fielding 8/11/88
NEVADA POWER COMPANY - JOSEPH P. FIELDING DATE

Nyles Smith 8/3/88
CENTRAL TELEPHONE COMPANY - NYLES SMITH DATE

Randy Ortlung 8/1/88
SOUTHWEST GAS CORPORATION - RANDY ORTLUNG DATE

Leanne L. Miller 8/3/88
LAS VEGAS VALLEY WATER DISTRICT - LEANNE L. MILLER DATE

Gary A. Presswood 5-9-89
CITY OF LAS VEGAS - GARY A. PRESSWOOD DATE

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS

ON THIS 16TH DAY OF FEBRUARY, 1989, PERSONALLY APPEARED BEFORE ME, VICKY S. TROY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RICHARD S. PRIESING, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY, AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Vicky S. Troy
VICKY S. TROY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES MARCH 18, 1991.

Vicky S. Troy
VICKY S. TROY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES MARCH 18, 1991.

CITY ENGINEER'S CERTIFICATE

I, GARY A. PRESSWOOD, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF TRADE WINDS - UNIT 4 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

JANUARY 9, 1990

Gary A. Presswood 5-9-89
GARY A. PRESSWOOD, R.P.E. 7569
CITY ENGINEER, LAS VEGAS, NEVADA

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.

George W. Quinn 27 February 1989
DIVISION OF WATER RESOURCES - GEORGE W. QUINN DATE

CLARK COUNTY HEALTH DISTRICT CERTIFICATION

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A (PUBLIC, PRIVATE) WATER SUPPLY AND A (COMMUNITY, INDIVIDUAL) SYSTEM FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz 2-27-89
CLARK COUNTY HEALTH DISTRICT - CLARE A. SCHMUTZ 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; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

Harold P. Foster 8/23/88
HAROLD P. FOSTER
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 23RD DAY OF AUGUST, 1988, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:

Harold P. Foster 8/23/88
HAROLD P. FOSTER
SECRETARY OF THE PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, GENE D. KRAMETBAUER, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF DURABLE HOMES, INC., A NEVADA CORPORATION.

2. THE LANDS SURVEYED LIE WITHIN A POR. OF THE NW1/4 OF SEC. 16, T. 20 S., R. 60 E., M.D.M. AND THE SURVEY WAS COMPLETED ON 2/20/88.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JANUARY 9, 1990, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Gene D. Krametbauer
GENE D. KRAMETBAUER, R.L.S.
NEVADA CERTIFICATE NO. 6201

LEGAL DESCRIPTION

Trade Winds - Unit 4
THAT PORTION OF LOT 2, AS SHOWN BY A MAP OF DESERT SHORES NO.1 IN BOOK 39 OF PLATS, PAGE 26, SITUATE IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (NW COR.) OF SAID NORTHWEST QUARTER (NW1/4); THENCE S.00°32'07"W., ALONG THE WEST LINE THEREOF, 1135.76 FEET; THENCE S.89°27'53"E., 62.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S.89°27'53"E., 130.00 FEET; THENCE S.00°32'07"W., 6.28 FEET; THENCE S.89°27'53"E., ALONG A RADIAL LINE, 25.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE S.89°27'53"E., 85.00 FEET; THENCE S.00°32'07"W., 100.00 FEET; THENCE N.89°27'53"W., 4.50 FEET; THENCE S.00°32'07"W., 90.00 FEET; THENCE S.89°27'53"E., 4.50 FEET; THENCE S.00°32'07"W., 45.00 FEET; THENCE S.89°27'53"E., 250.00 FEET; THENCE S.17°52'53"E., 191.56 FEET; THENCE S.10°50'56"W., 105.94 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 696.00 FEET, A RADIAL LINE TO SAID POINT BEARS N.19°02'20"E.; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°30'13", AN ARC DISTANCE OF 224.77 FEET TO A POINT OF TANGENCY; THENCE N.89°27'53"W., 300.17 FEET; THENCE N.44°27'53"W., 28.99 FEET; THENCE N.00°32'07"E., 30.00 FEET; THENCE N.89°27'53"W., 5.00 FEET; THENCE N.00°32'07"E., 160.00 FEET; THENCE S.89°27'53"E., 5.00 FEET; THENCE N.00°32'07"E., 160.00 FEET; THENCE N.89°27'53"W., 5.00 FEET; THENCE N.00°32'07"E., 105.78 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.4742 ACRES, MORE OR LESS.

BASIS OF BEARINGS

N.88°42'36"W., BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, T. 20 S., R. 60 E., M.D.M., CLARK COUNTY, NEVADA, IN FILE 52 OF PARCEL MAPS, PAGE 83.

W.O. No. 3590-4

NO. 8
FILED AT THE REQUEST OF:
VTN Nevada
DATED 3/14/89 AT M
BOOK 42 PAGE 7
OF PLATS
OFFICIAL RECORDS BOOK, NO. 890314
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ DEPUTY