

TROPICAL MEADOWS - UNIT 1

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, 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 TROPICAL MEADOWS - 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 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 SPRINT CENTRAL TELEPHONE - NEVADA, JOINTLY AND SEVERALLY, AND TO THE LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION AND COMMUNITY CABLE T.V., INC., AND TO THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS AND P.U.E., AND 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 AND PRIVATE 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

4-17-95
DATE

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 17 1995
BY KEVIN M. PARKINSON AS VICE PRESIDENT OF STANPARK CONSTRUCTION CO., INC., A NEVADA CORPORATION.

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

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

Ben Cravey
COMMUNITY CABLE T.V., INC. - BEN CRAVEY
9/25/94
DATE

Rae H. Heller
NEVADA POWER COMPANY - RAE H. HELLER
9-14-94
DATE

Dean T. Whitman
SPRINT CENTRAL TELEPHONE - NEVADA - DEAN T. WHITMAN
8-22-94
DATE

John P. Hazard
SOUTHWEST GAS CORPORATION - JOHN P. HAZARD
8-25-94
DATE

Laura B. Jacobsen
LAS VEGAS VALLEY WATER DISTRICT - LAURA B. JACOBSEN
8/25/94
DATE

Dennis Anderson
CITY OF LAS VEGAS - DENNIS ANDERSON
3-24-95
DATE

BASIS OF BEARINGS

NORTH 87°19'35" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN FILE 76 OF PARCEL MAPS, PAGE 82.

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 TROPICAL MEADOWS - 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 FEBRUARY 16, 1996.

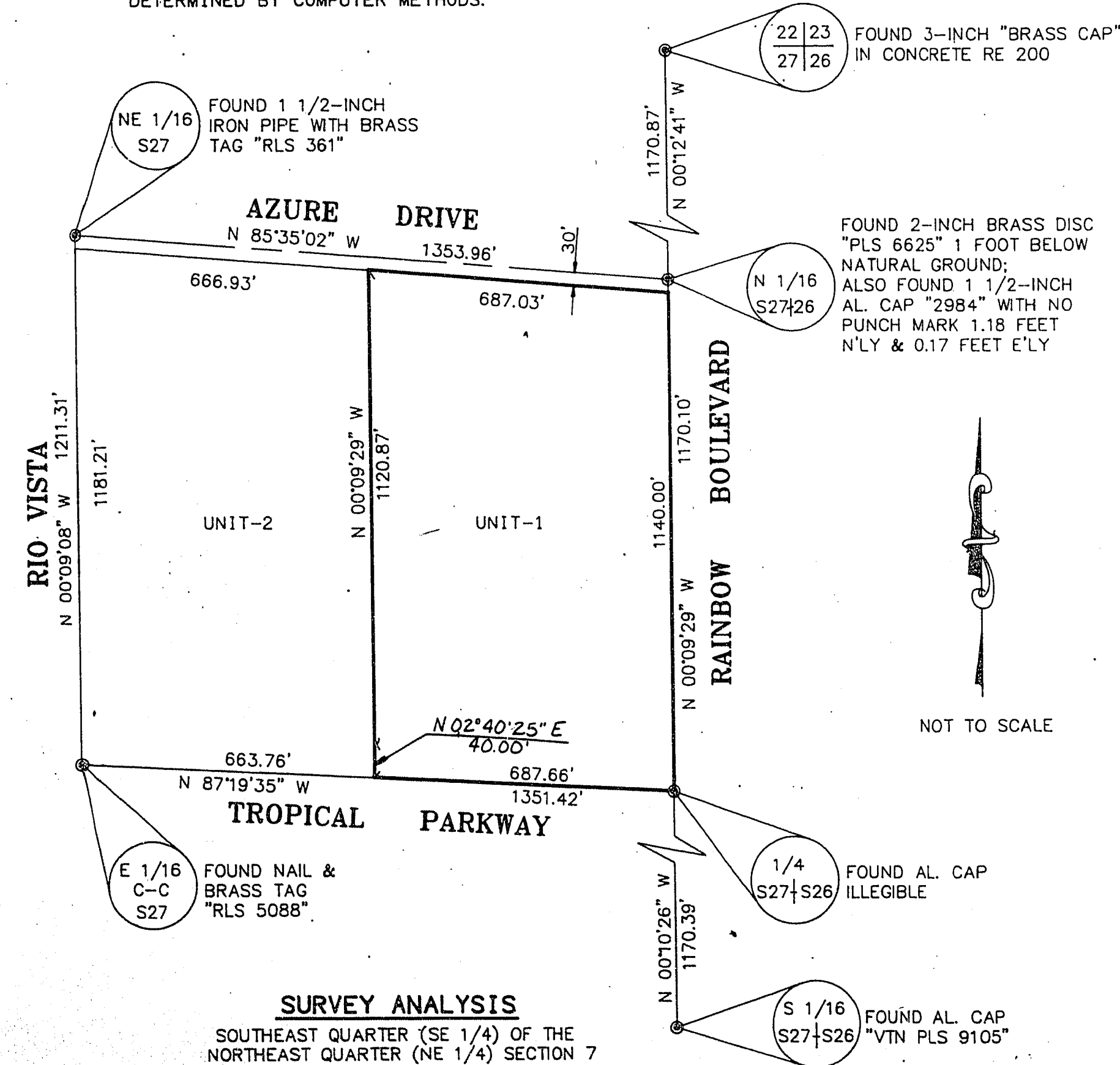
Rita M. Lumos
RITA M. LUMOS, PLS 5094
CITY SURVEYOR LAS VEGAS, NEVADA.
4/13/95
DATE

LEGAL DESCRIPTION

TROPICAL MEADOWS - UNIT 1
BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DISCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER (1/4 COR.) COMMON TO SAID SECTION 27 AND SECTION 26 OF SAID TOWNSHIP, ALSO BEING THE CENTERLINE INTERSECTION OF FUTURE RAINBOW BOULEVARD AND FUTURE TROPICAL PARKWAY MARKED BY A ONE AND ONE-HALF INCH ALUMINIUM CAP WITH NO MARKINGS; THENCE NORTH 87°19'35" WEST, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 27 COINCIDENT WITH SAID TROPICAL PARKWAY CENTERLINE, 687.66 FEET; THENCE NORTH 02°40'25" EAST, NORMAL TO SAID EAST-WEST CENTER SECTION LINE AND SAID CENTERLINE, 40.00 FEET; THENCE NORTH 00°09'29" WEST, 1120.87 FEET TO THE SOUTH RIGHT-OF-WAY OF AZURE DRIVE (60.00 FEET WIDE) PER THAT CERTAIN GRANT DEED TO CLARK COUNTY, NEVADA, FOR STREET AND ROAD PURPOSES RECORDED JULY 28, 1954, IN BOOK 17 OF DEEDS AS DOCUMENT NUMBER 16439 IN THE CLARK COUNTY RECORDER'S OFFICE; THENCE SOUTH 85°35'02" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, 687.03 FEET TO THE EAST LINE OF SAID SECTION 27 ALSO BEING THE CENTERLINE OF SAID RAINBOW BOULEVARD, AND FROM WHICH THE NORTH SIXTEENTH CORNER COMMON TO SAID SECTION 27 AND SAID SECTION 26 BEARS NORTH 00°09'29" WEST A DISTANCE OF 30.10 FEET, MARKED BY A TWO INCH BRASS DISC ONE FOOT BELOW NATURAL GROUND STAMPED "PLS 6625"; THENCE SOUTH 00°09'29" EAST, ALONG SAID EAST LINE COINCIDENT WITH SAID CENTERLINE, 1140.00 FEET TO THE POINT OF BEGINNING.

CONTAIN 18.088 ACRES (787920 SQUARE FEET) MORE OR LESS AS DETERMINED BY COMPUTER METHODS.



SURVEY ANALYSIS

SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) SECTION 7

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 CO., INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 27, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 03/03/94.
- 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 FEBRUARY 16, 1996 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
4/10/95
DATE

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.
3-13-95
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.

Edmund J. Wojcik
DISTRICT BOARD OF HEALTH - EDMUND J. WOJCICK
3-9-95
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 HERIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 11TH DAY OF August 1994.

John L. Schlegel
JOHN L. SCHLEGEL
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA
4-10-95
DATE

RECORDER 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. 4604-1
SHEET 1 OF 3
D.J.S.

NO.	01209
FILED AT THE REQUEST OF:	VTN nevada
DATED	4-19-95 AT 1442
BOOK	67 PAGE 35
OF PLATS	
OFFICIAL RECORDS BOOK, NO.	980418
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VANDEVER RECORDER	
FEE \$	48.00 DEPUTY PDR

4360-1

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