

TROPICAL MEADOWS - UNIT 2

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

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 THE PLAT OF TROPICAL MEADOWS - UNIT 2, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS AND RIGHTS-OF-WAY, 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, AND TO SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (i), A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS: (ii), A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS; (iii), A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS; AND (iv), A TWO-FOOT WIDE EASEMENT 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 AND CABLE T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS 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 PRIVATE STREETS FOR THE PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT 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

6-12-96
DATE

ACKNOWLEDGEMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 12
1996, BY KEVIN M. PARKINSON AS VICE PRESIDENT OF STANPARK CONSTRUCTION COMPANY, INC., A NEVADA CORPORATION.

Karen Louise Cantera
Karen Louise Cantera
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 07-06-98.

CERTIFICATE OF EASEMENT RECIPIENTS

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

Teresa Parker
TERESA PARKER
COMMUNITY CABLE T.V., INC. - TERESA PARKER
10-2-95
DATE

Rae H. Heller
RAE H. HELLER
NEVADA POWER COMPANY - RAE H. HELLER
10-5-95
DATE

Dean T. Whitman
DEAN T. WHITMAN
SPRINT CENTRAL TELEPHONE - NEVADA - DEAN T. WHITMAN
10-2-95
DATE

Joe Clement
JOE CLEMENT
SOUTHWEST GAS CORPORATION - JOE CLEMENT
10-6-95
DATE

George A. Jacoby
GEORGE A. JACOBY
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY
10-04-95
DATE

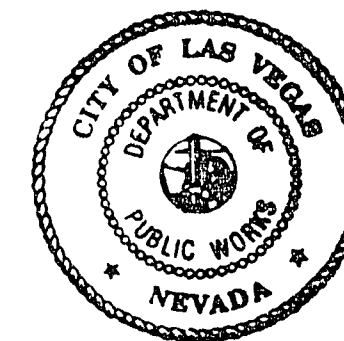
Dennis Anderson
DENNIS ANDERSON
CITY OF LAS VEGAS - DENNIS ANDERSON
6-21-96
DATE

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 TROPICAL MEADOWS - UNIT 2, 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 29, 1997

Rita M. Lumos
RITA M. LUMOS, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094

7/12/96



LEGAL DESCRIPTION

TROPICAL MEADOWS - UNIT 2

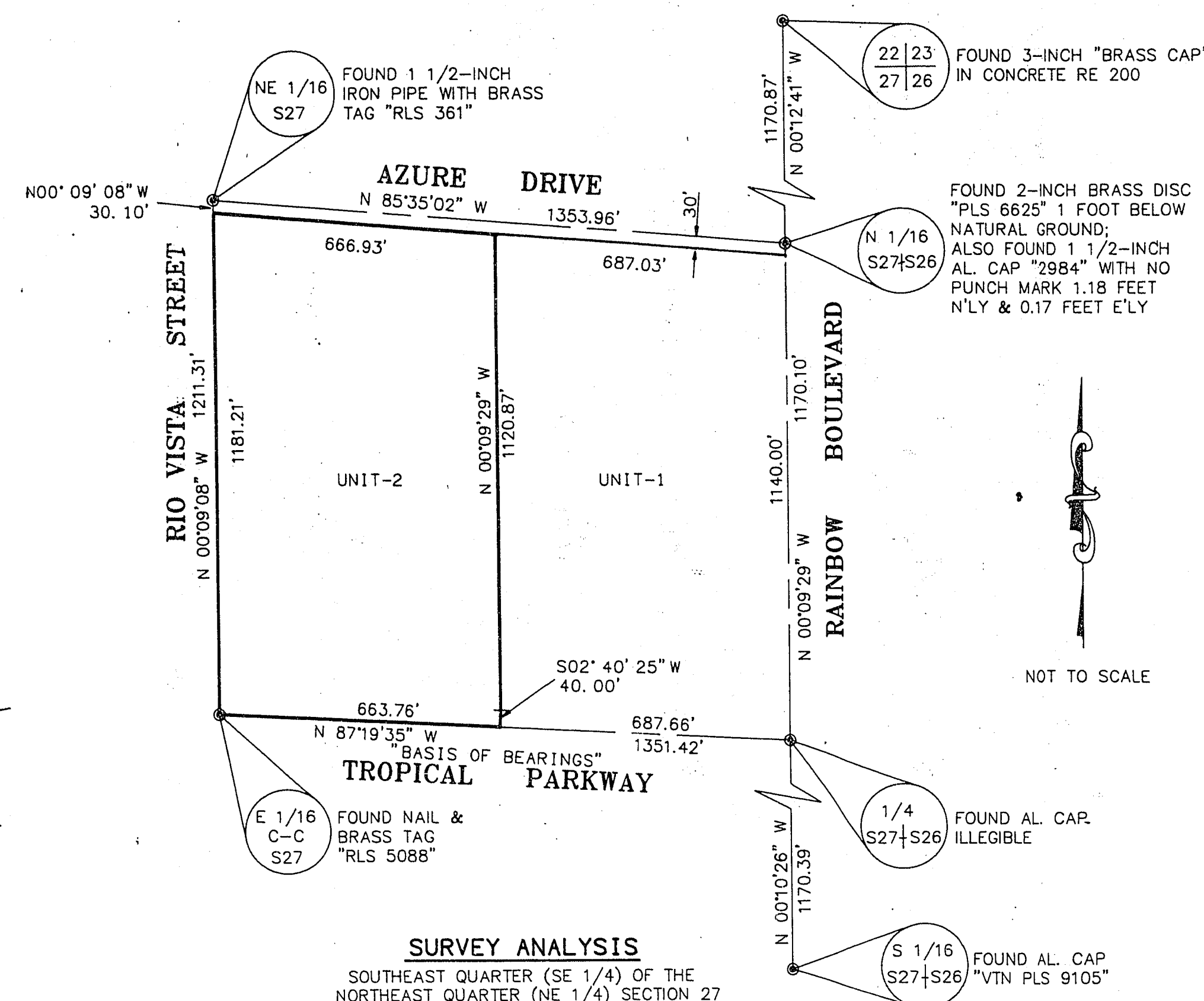
BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST SIXTEENTH CENTER SECTION CORNER OF SAID SECTION 27 ALSO BEING THE CENTERLINE INTERSECTION OF FUTURE RIO VISTA STREET (60 FEET WIDE) AND FUTURE TROPICAL PARKWAY (80 FEET WIDE) MARKED BY A NAIL AND BRASS TAG, "RLS 5088", THENCE NORTH 00°09'08" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27 COINCIDENT WITH THE CENTERLINE OF SAID RIO VISTA STREET, 1181.21 FEET TO THE SOUTH LINE OF AZURE DRIVE (60 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; THENCE SOUTH 85°35'02" EAST, DEPARTING SAID WEST LINE AND CENTERLINE AND ALONG SAID SOUTH LINE, 666.93 FEET; THENCE SOUTH 00°09'29" EAST, DEPARTING SAID SOUTH LINE, 1120.87 FEET TO THE NORTH LINE OF SAID FUTURE TROPICAL PARKWAY; THENCE SOUTH 02°40'25" WEST, NORMAL TO SAID TROPICAL PARKWAY, 40.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) ALSO BEING THE CENTERLINE OF SAID TROPICAL PARKWAY; THENCE NORTH 87°19'35" WEST, ALONG SAID SOUTH LINE COINCIDENT WITH SAID CENTERLINE, 663.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.873 ACRES (778,568 SQUARE FEET) MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

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.



SURVEY ANALYSIS

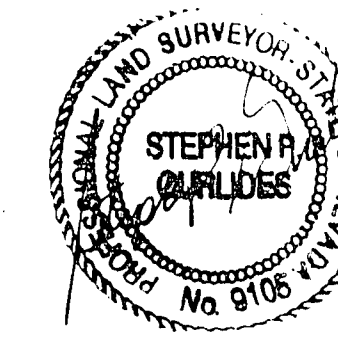
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) SECTION 27

SURVEYOR'S CERTIFICATE

I, STEPHEN P. GURLIDES, 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.
- 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 JUNE 29, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Stephen P. Gurlides
STEPHEN P. GURLIDES, PLS
NEVADA CERTIFICATE NO. 9105



1-25-96

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.

Robert Coache, P.E.
DIVISION OF WATER RESOURCES - ROBERT COACHE, P.E.
6-5-96
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.

Edmund S. Wojcik
EDMUND S. WOJCICK
6-7-96
DATE

CERTIFICATE OF PLANNING COMMISSION / DIRECTOR OF 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 29th DAY OF SEPTEMBER 1994.

Donna H. Kristaponis
DONNA H. KRISTAPONIS
DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA
7/11/96
DATE

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. 4604-2
SHEET 1 OF 3
J.P.D./LYZ

NO. 1751
FILED AT THE REQUEST OF:
VTN nevada
DATED 7-19-96 AT 10:18 M
BOOK 75 PAGE 11
OF PLATS
OFFICIAL RECORDS BOOK, NO. 60719
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$ 49.35 DEPUTY CAH

4360-2