

16-17-95

FINAL MAP OF  
**TROPICS — PHASE 3**

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4)  
OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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

T. Treadway 9/1/95  
COMMUNITY CABLE T.V. T. TREADWAY DATE  
7-20-93

Rita B. Alberts 9/1/95  
NEVADA POWER COMPANY RITA B. ALBERTS DATE  
10-28-93

Nyles Smith 9/1/95  
CENTRAL TELEPHONE COMPANY NYLES SMITH DATE  
7-15-93

Clark G. McCarrell, Jr. 9/1/95  
SOUTHWEST GAS CORPORATION CLARK G. MCCARRELL, JR. DATE  
7-4-93

George A. Jacoby 9/1/95  
LAS VEGAS VALLEY WATER DISTRICT GEORGE A. JACOBY DATE  
7/14/93

Dennis Anderson, PE 10-16-95  
CITY OF LAS VEGAS DENNIS ANDERSON, PE DATE  
10-16-95

**CITY SURVEYOR'S CERTIFICATE**

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS,  
DO HEREBY CERTIFY I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF  
TROPICS — PHASE 3 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  
JULY 21, 1996

Rita M. Lumos 10/8/95  
RITA M. LUMOS, PLS 5094  
CITY SURVEYOR, LAS VEGAS, NEVADA



**DIVISION OF WATER RESOURCES CERTIFICATE**

THIS FINAL MAP IS HEREBY APPROVED BY THE DIVISION OF WATER RESOURCES OF  
THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, CONCERNING WATER  
QUANTITY SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

George M. Quinn 9/10/95  
DIVISION OF WATER RESOURCES DATE  
GEORGE M. QUINN

**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  
AND COMMUNITY SYSTEMS FOR DISPOSAL OF SEWAGE.

Edmund J. Wojcik 9-8-95  
EDMUND J. WOJCIK DATE  
9-8-95

**LEGAL DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER  
(NW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY  
OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF  
SECTION 28, SAID POINT BEING THE CENTERLINE INTERSECTION OF CIMARRON ROAD  
AND WASHINGTON AVENUE; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST  
QUARTER (NW 1/4), SOUTH 89°00'59" WEST, A DISTANCE OF 1001.49 FEET TO  
THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE, SOUTH 89°00'59"  
WEST, A DISTANCE OF 352.88 FEET; THENCE LEAVING SAID LINE, NORTH 01°45'26"  
WEST, A DISTANCE OF 678.76 FEET; THENCE NORTH 89°07'02" EAST, A DISTANCE  
OF 394.32 FEET; THENCE SOUTH 00°59'01" EAST, A DISTANCE OF 132.00 FEET;  
THENCE NORTH 89°00'59" EAST, A DISTANCE OF 36.31 FEET; THENCE SOUTH  
00°59'01" EAST, A DISTANCE OF 375.00 FEET; THENCE SOUTH 89°00'59" WEST,  
A DISTANCE OF 65.00 FEET; THENCE SOUTH 03°02'43" WEST, A DISTANCE OF 51.13  
FEET; THENCE SOUTH SOUTH 00°59'01" EAST, A DISTANCE OF 120.00 FEET TO THE  
POINT OF BEGINNING.

SAID PARCEL CONTAINS APPROXIMATELY 6.26 ACRES.

**BASIS OF BEARING**

NORTH 02°06'40" WEST — BEING THE WESTERLY LINE OF THE SOUTHWEST QUARTER  
(SW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH,  
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN  
ON THE MAP THEREOF IN BOOK 50 OF PLATS, PAGE 31, OFFICIAL RECORDS, CLARK  
COUNTY, NEVADA.

**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  
PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY  
OF LAS VEGAS, NEVADA ON THE 10TH DAY OF AUGUST, 1995.

Donna Kristaponis 8-10-95  
DONNA KRISTAPONIS DATE  
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY  
OF THE PLANNING COMMISSION  
CITY OF LAS VEGAS, NEVADA

**NOTE**

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE  
EXAMINED AND MAY BE DETERMINED BY REFERENCE  
TO THE COUNTY RECORDER'S CUMULATIVE MAP  
INDEX. N.R.S. 278.5695

**CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION**

PAN PACIFIC DEVELOPMENT, (REEP #7) INC., A NEVADA CORPORATION  
DOES HEREBY CERTIFY THAT ARE THE OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP  
OF TROPICS — PHASE 3, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND  
DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC  
PLACES 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, WE HEREBY  
GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT/CENTRAL TELEPHONE COMPANY, JOINTLY  
AND SEVERALLY, 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 AS  
SHOWN HEREON AS PRIVATE STREETS AND COMMON AREAS; (II) A THREE-FOOT WIDE EASEMENT ON ALL SIDE  
PROPERTY LINES; (III) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE  
ACCESS FOR UNDERGROUND SERVICE; (IV) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT  
ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND AND TRANSFORMER PADS;  
AND (V) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD 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 TELEVISION LINES AND  
APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO 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  
OF COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC  
STREETLIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT  
AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE  
RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS 14th DAY OF August, 1995

David L. Adlard  
DAVID L. ADLARD, EXECUTIVE VICE PRESIDENT  
PAN PACIFIC DEVELOPMENT, (REEP #7) INC., A NEVADA CORPORATION

**ACKNOWLEDGEMENT**

California  
STATE OF NEVADA  
San Diego SS  
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 14, 1995 BY

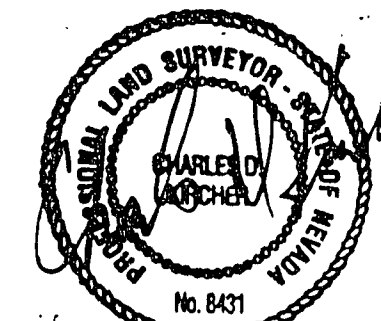
David L. Adlard AS Executive Vice President  
OF Pan Pacific Development (REEP 5) Inc., a Nevada corp.

Sandra L. Leidy  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY APPOINTMENT EXPIRES 2/13/99

**SURVEYOR'S CERTIFICATE**

I, CHARLES D. KIRCHER, A PROFESSIONAL LAND SURVEYOR REGISTERED  
IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED  
UNDER MY SUPERVISION AT THE INSTANCE OF  
PAN PACIFIC DEVELOPMENT, (REEP #7) INC., A NEVADA CORPORATION;
- 2) THE LAND SURVEYED LIES WITHIN THE SOUTHEAST QUARTER  
(SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION  
28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS  
VEGAS, CLARK COUNTY, NEVADA AND THAT THE SURVEY WAS  
COMPLETED ON APRIL 16, 1993;
- 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) THAT MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER  
SHOWN AND OCCUPY THE POSITIONS INDICATED BY July 21, 1996  
AND THAT AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED  
WITH THE GOVERNING BODY TO ASSURE THE INSTALLATION OF THE  
MONUMENTS.



CHARLES D. KIRCHER  
PROFESSIONAL LAND SURVEYOR  
STATE OF NEVADA  
REGISTRATION NO. 8431

SHEET 1 of 2

|                               |                                 |
|-------------------------------|---------------------------------|
| No.                           | <u>5122</u>                     |
| Filed at the request of       | <u>Church Engineering, Inc.</u> |
| Date: <u>8-14-95</u>          | Time: <u>12:33</u>              |
| Book: <u>75</u>               | Page: <u>49</u>                 |
| of PLATS                      |                                 |
| Official Records Book No.     | <u>751161</u>                   |
| Clark County, Nevada Records  |                                 |
| JUDITH A. VANDERKAM, Recorder |                                 |
| Fee: <u>9.00</u>              | Deputy: <u>0271</u>             |

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