

960227

22-17-37

01772

TUSCANY HILLS II

PARCEL 3 OF FILE 76, PAGE 66 OF PARCEL MAPS - LYING WITHIN SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



OWNER'S CERTIFICATE & DEDICATION

WANDA PECCOLE, TRUSTEE OF THE PECCOLE 1982 TRUST, AND WANDA PECCOLE, PARTNER OF WILLIAM PETER AND WANDA RUTH PECCOLE FAMILY LIMITED PARTNERSHIP.

DOES HEREBY CERTIFY IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN
UPON THE MAP OF:

TUSCANY HILLS II

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DOES
HEREBY OFFER AND DEDICATE ALL EASEMENTS, RIGHTS-OF-WAY AND PUBLIC
PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO NEVADA POWER
COMPANY, SPRINT CENTRAL TELEPHONE - NEVADA, 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 UTILITY EASEMENT OVER LOT "B"; (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 THAT ABUT 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 EACH
TRANSFORMER PAD WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION
AND FINAL REMOVAL OF STREET LIGHTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER, AND
CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO
AND EGRESS THEREFROM.

FURTHERMORE, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO THE CITY OF LAS
VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PUBLIC SEWER EASEMENT OVER LOT "B", A
FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS
ABUT PUBLIC STREETS FOR THE PURPOSE OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET
LIGHTS 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 THOSE EASEMENTS.

DATED THIS 8th DAY OF December, 1995

DATED THIS 2nd DAY OF February, 1996

WANDA PECCOLE, TRUSTEE OF THE PECCOLE 1982 TRUST,

WANDA PECCOLE, PARTNER OF THE WILLIAM PETER
AND WANDA RUTH PECCOLE FAMILY LIMITED
PARTNERSHIP.

Wanda L. Peccole
WANDA PECCOLE, TRUSTEE

Wanda Peccole
WANDA PECCOLE, PARTNER

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/8/95
BY WANDA PECCOLE, AS TRUSTEE OF THE PECCOLE 1982 TRUST.

Maureen Sutton
MAUREEN SUTTON

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: 11/3/98

UTILITY / AGENCY APPROVALS

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

H. Braybrooke 12-8-95
LAS VEGAS VALLEY WATER DISTRICT - N. BRAYBROOKE DATE

Clark G. McCarrell, Jr. 12-8-95
SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL, JR. DATE

Rae H. Heller 12-8-95
NEVADA POWER COMPANY - RAE H. HELLER DATE

Nyles Smith 12-8-95
SPRINT CENTRAL TELEPHONE - NEVADA - NYLES SMITH DATE

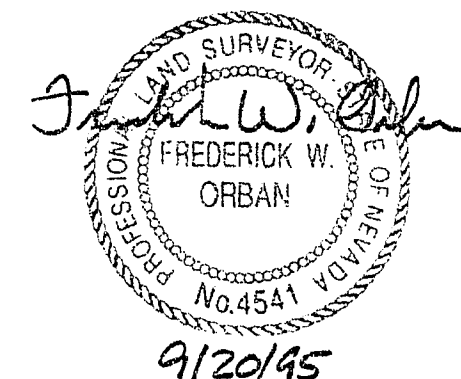
Teressa Parker 12-8-95
COMMUNITY CABLE T.V., INC. - TERESA PARKER DATE

Dennis Anderson 2-27-96
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

SURVEYOR'S CERTIFICATE

I, FREDERICK W. ORBAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA,
CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION
AT THE INSTANCE OF THE PECCOLE 1982 TRUST.
2. THE LANDS SURVEYED LIE WITHIN SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED
ON AUG 18, 1994.
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 FEBRUARY 11, 1997 AND AN APPROPRIATE FINANCIAL
GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE
INSTALLATION OF THE MONUMENTS.



FREDERICK W. ORBAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 4541

LEGAL DESCRIPTION

PARCEL 3 AS DELINEATED ON THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK
COUNTY, NEVADA RECORDER'S OFFICE AS FILE 76, PAGE 66 OF PARCEL MAPS
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20
SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 7.31 ACRES.

BASIS OF BEARINGS

NORTH 00°12'00" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST
QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S
OFFICE IN FILE 36, PAGE 89 OF SURVEYS.

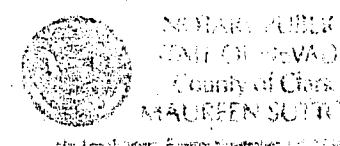
ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 2, 1996
BY WANDA PECCOLE, PARTNER OF THE WILLIAM PETER AND WANDA
RUTH PECCOLE FAMILY LIMITED PARTNERSHIP.

Maureen Sutton
MAUREEN SUTTON

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: 11/3/98



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

TUSCANY HILLS II

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT
BEEN SET, BUT AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO
GUARANTEE THEIR SETTING ON OR BEFORE FEBRUARY 11, 1997.

Rita M. Lumos 2/27/96
RITA M. LUMOS, CITY SURVEYOR
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 5094

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 1-24-96
CLARK COUNTY DISTRICT BOARD OF HEALTH
EDMUND J. WOJCIK 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.

George W. Quinn 1/24/96
DIVISION OF WATER RESOURCES
GEORGE W. QUINN 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 PARCEL HEREIN
WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA
ON THE 2nd DAY OF OCTOBER, 1995.

Donna H. Kristaponis
DONNA H. KRISTAPONIS
DIRECTOR OF PLANNING AND DEVELOPMENT
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

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.
N.R.S. 278.5695

Final Map Prepared By:

PENTACORE
Surveying Inc.
6763 W. Charleston Blvd.
Las Vegas, Nevada 89102 (702) 258-4110

SHEET 1 OF 2

INSTRUMENT NO.	<u>1772</u>
OFFICIAL RECORDS BOOK NO.	<u>960227</u>
FILED AT THE REQUEST OF	
PENTACORE SURVEYING INC.	
DATE	<u>2-27-96</u> AT <u>15:49</u>
BOOK	<u>72</u> PAGE <u>31</u>
OF PLATS	
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VANDEVER, RECORDER	
FEE \$ <u>45.15</u> DEPUTY <u>EAH</u>	

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