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TUSCANY VILLAGE NORTHSHORE - UNIT 1

(A COMMON INTEREST OWNERSHIP COMMUNITY)
 BEING A PORTION OF LOT I OF NORTHSHORE - PHASE II (PLAT: BOOK 63, PAGE 62) LOCATED IN
 THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
 M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

CHEYENNE INVESTMENTS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF TUSCANY VILLAGE NORTHSHORE - UNIT 1 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, 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, 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, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (i) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES: (ii) A THREE-FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICES: (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS, ABOVE GROUND TELEPHONE EQUIPMENT PADS AND (iv) A TWO-FOOT WIDE EASEMENT AROUND EACH ABOVE GROUND TRANSFORMER PAD AND ABOVE GROUND TELEPHONE EQUIPMENT 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 OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING 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.

CHEYENNE INVESTMENTS LIMITED LIABILITY COMPANY, BY:

George K. Connor Manager 6/6/95
 GEORGE K. CONNOR - MANAGER DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
 COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 6
 1995, BY GEORGE K. CONNOR AS MANAGER FOR CHEYENNE
 INVESTMENTS LIMITED LIABILITY COMPANY.

Lorette D. Nagy
 LORETTA D. NAGY
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES OCTOBER 5, 1996

CERTIFICATE OF EASEMENT RECIPIENTS

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

Teresa Parker 2-27-95
 COMMUNITY CABLE T.V., INC. - TERESA PARKER DATE

Laurie L. Jones 2-27-95
 NEVADA POWER COMPANY - Laurie L. Jones DATE

Nyles Smith 2-27-95
 SPRINT CENTRAL TELEPHONE - NEVADA - NYLES SMITH DATE

Clark G. McCarrell, Jr. 2-27-95
 SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL, JR. DATE

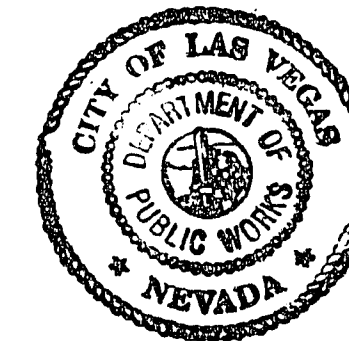
George A. Jacoby 2-28-95
 LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

Dennis Anderson 7-10-95
 CITY OF LAS VEGAS - DENNIS ANDERSON
 DAVID T. SEEVERS FOR DENNIS ANDERSON 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 TUSCANY VILLAGE NORTHSHORE - 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 May 20, 1996

Rita M. Lumos 7/2/95
 RITA M. LUMOS
 CITY OF LAS VEGAS SURVEYOR
 NEVADA CERTIFICATE NO. 5094

**LEGAL DESCRIPTION**

TUSCANY VILLAGE NORTHSHORE - UNIT 1

BEING A PORTION OF LOT I OF THAT CERTAIN PLAT OF NORTHSHORE - PHASE II, ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 63 OF PLATS, AT PAGE 62, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT I OF NORTHSHORE - PHASE II, ALSO BEING THE NORTHWEST CORNER OF LOT H OF SAID NORTHSHORE - PHASE II; THENCE SOUTH 00°59'33" EAST, ALONG THE EAST LINE OF SAID LOT I, COINCIDENT WITH THE WEST BOUNDARY OF SAID LOT H, 1032.40 FEET; THENCE SOUTH 40°39'33" EAST, CONTINUING ALONG SAID EAST LINE AND SAID WEST BOUNDARY, 372.77 FEET; THENCE SOUTH 23°34'33" EAST, CONTINUING ALONG SAID EAST LINE, SAID WEST BOUNDARY AND ALONG A RADIAL LINE, 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 750.00 FEET, SAME BEING THE NORTHERLY LINE OF COMMON AREA LOT A-2, AS SHOWN ON THAT CERTAIN MAP OF NORTHSHORE-PHASE I ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, IN BOOK 61 OF PLATS, AT PAGE 99; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY BOUNDARY 340.20 FEET THROUGH A CENTRAL ANGLE OF 25°59'21" TO AN INTERSECTION WITH A RADIAL LINE BEARING NORTH 49°33'54" WEST; THENCE NORTH 49°33'54" WEST, DEPARTING SAID NORTHERLY LINE, ALONG A RADIAL LINE, 147.60 FEET; THENCE NORTH 37°23'19" WEST, 137.14 FEET; THENCE NORTH 55°40'05" EAST, 39.99 FEET; THENCE NORTH 39°19'13" WEST, 28.55 FEET; THENCE NORTH 18°44'50" WEST, 187.97 FEET; THENCE NORTH 01°03'04" WEST, 215.01 FEET; THENCE NORTH 89°00'27" EAST, 1.10 FEET; THENCE NORTH 00°59'33" WEST, 647.55 FEET; THENCE NORTH 89°33'28" WEST, 259.71 FEET TO THE WEST LINE OF SAID LOT I; THENCE NORTH 01°02'25" WEST, ALONG SAID WEST LINE, 277.64 FEET TO THE NORTH LINE OF SAID LOT I; THENCE SOUTH 88°08'20" EAST, DEPARTING SAID WEST LINE, ALONG SAID NORTH LINE, 338.57 FEET; THENCE SOUTH 88°07'58" EAST, CONTINUING ALONG SAID NORTH LINE, 175.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.359 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

SOUTH 88°04'54" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY THAT CERTAIN MAP OF NORTHSHORE - PHASE II ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 63 OF PLATS, AT PAGE 62.

BENEFICIARY STATEMENT

RULON C. WHITEHEAD AND DARLENE B. WHITEHEAD, CO-TRUSTEES OF THE R.C. WHITEHEAD FAMILY TRUST DATED SEPTEMBER 1, 1970, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.
 BY: THE R.C. WHITEHEAD FAMILY TRUST

Rulon C. Whitehead 6-7-95
 RULON C. WHITEHEAD CO-TRUSTEE DATE

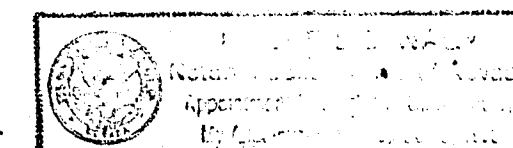
Darlene B. Whitehead 6-7-95
 DARLENE B. WHITEHEAD CO-TRUSTEE DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
 COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 7
 1995, BY RULON C. WHITEHEAD AND DARLENE B. WHITEHEAD, CO-TRUSTEES OF
 THE R.C. WHITEHEAD FAMILY TRUST.

Lorette D. Nagy
 LORETTA D. NAGY
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES OCTOBER 5, 1996.

**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:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHEYENNE INVESTMENTS LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF SEC. 9, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 12/13/94.
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 May 20, 1996 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.

Brett K. Jefferson
 BRETT K. JEFFERSON, P.L.S.
 NEVADA CERTIFICATE NO. 8421

**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 6/19/95
 DIVISION OF WATER RESOURCES - RICHARD A. MOLES, P.E. 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 6-16-95
 DISTRICT BOARD OF HEALTH - EDMUND J. WOJCICKI 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 HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA, ON THE 9th DAY OF MARCH, 1995.

John L. Schlegel 7-7-95
 JOHN L. SCHLEGEL DATE
 ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
 CITY OF LAS VEGAS

COUNTY RECORDER'S NOTE

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

W.O. 4745
 SHEET 1 OF 5
 T.H.

NO.	01210
FILED AT THE REQUEST OF:	VTN nevada
DATED	7/19/95 AT 11:41 A.M.
BOOK	69 PAGE 4
OF PLATS	
OFFICIAL RECORDS BOOK, NO.	95017
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VANDEVER, RECORDER	
FEE \$16.95	DEPUTY - <u>one</u>

BOOK 69 PAGE 4 4406-1