

940114

15-17-138
01211

WESTLAKE OAKLEY ESTATES 2

A SUBDIVISION OF GOVERNMENT LOT 40 OF SECTION 4,
TOWNSHIP 21 SOUTH, RANGE 60 EAST,
MOUNT DIABLO MERIDIAN,
CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

NHU T. TRAN, DOES HEREBY CERTIFY THAT SHE IS THE OWNER OF THE LAND WHICH IS SHOWN UPON THE PLAT OF WESTLAKE OAKLEY ESTATES 2, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, NEVADA, THE EASEMENT INDICATED AND OUTLINED IN DETAIL "A" AS SHOWN HEREON FOR THE PURPOSE OF INGRESS AND EGRESS; FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS HEREBY GRANTS AND CONVEYS TO THE NEVADA POWER CO., CENTRAL TELEPHONE CO., COMMUNITY CABLE INC., CITY OF LAS VEGAS, SOUTHWEST GAS CORP. AND LAS VEGAS VALLEY WATER DIST., THEIR SUCCESSORS AND ASSIGNS; AN EASEMENT WITHIN THE RIGHT-OF-WAY OF ALL PRIVATE STREETS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS FOR PUBLIC FIRE HYDRANTS, ABOVE GROUND TELEPHONE EQUIPMENT PADS, AND ABOVE GROUND TRANSFORMER PADS, WITH AN ADDITIONAL TWO FEET AROUND TWO FEET AROUND TRANSFORMER PADS, ALL WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND GAS, WATER, TELEPHONE, POWER AND CABLE T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. NO PARCELS MARKED "NOT A PART" ARE OFFERED FOR DEDICATION.

NHU T. TRAN
NHU T. TRAN

11-04-93
DATE

ACKNOWLEDGEMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

ON THIS 4th DAY OF November, 1993, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, NHU T. TRAN PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND DID, UPON OATH, DISPOSE AND SAY THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

JUDITH E. JAMES
JUDITH E. JAMES
NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES
MARCH 21, 1995

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

GARY L. MOORE
COMMUNITY CABLE T.V. INC. - GARY L. MOORE

10-30-92
DATE

SUSAN R. HO
NEVADA POWER COMPANY - SUSAN R. HO

11-2-92
DATE

NYLES SMITH
CENTRAL TELEPHONE COMPANY - NYLES SMITH

10-30-92
DATE

JOHN P. HAZARD
SOUTHWEST GAS CORPORATION - JOHN P. HAZARD

11-2-92
DATE

GEORGE A. JACOBY
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY

11/13/92
DATE

DENNIS ANDERSON
CITY OF LAS VEGAS - DENNIS ANDERSON, CITY ENGINEER

11-9-93
DATE

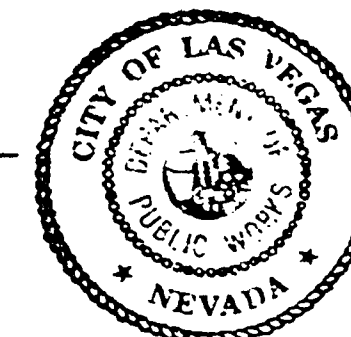
CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF WESTLAKE OAKLEY ESTATES 2

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE BEEN SET,

DENNIS ANDERSON
DENNIS ANDERSON, R.P.E. No. 9160
CITY ENGINEER, LAS VEGAS, NEVADA

11-9-93
DATE



DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT CERTIFICATION

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; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

NORMAN R. STANDERFER
NORMAN R. STANDERFER
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

5/6/93
DATE

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREOF OFFERED FOR DEDICATION ARE ACCEPTED THIS 13th DAY OF JANUARY, 1993, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:

NORMAN R. STANDERFER
NORMAN R. STANDERFER
SECRETARY OF THE PLANNING COMMISSION

5/6/93
DATE

DIVISION OF WATER RESOURCES

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

JASON KING
DIVISION OF WATER RESOURCES - JASON KING

11-2-92
DATE

CLARK COUNTY HEALTH DISTRICT CERTIFICATION

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. 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.

LONNIE C. EMPEY
CLARK COUNTY HEALTH DISTRICT
LONNIE C. EMPEY

11-3-92
DATE

BASIS OF BEARINGS

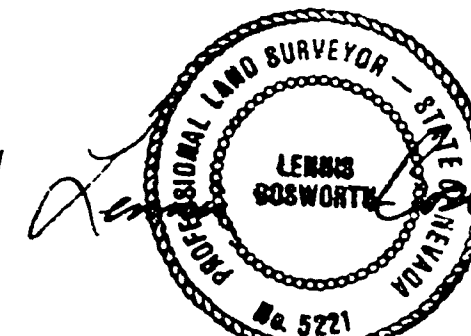
SOUTH 89°50'34" EAST, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, AS PER PARCEL MAP ON FILE 49, PAGE 98, CLARK COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

I, LENNIS BOSWORTH, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF CHARLES CT. LAM.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEV., AND THAT THE SURVEY WAS COMPLETED ON 02-15-1992.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES.
- MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

LENNIS BOSWORTH
P.L.S. 5221



10-30-92

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 89°20'25" EAST, ALONG THE CENTERLINE OF WEST OAKLEY BOULEVARD, A DISTANCE OF 332.47 FEET; THENCE SOUTH 04°08'45" EAST, ALONG THE EAST BOUNDARY LINE OF THE WEST HALF (W 1/2) OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 695.60 FEET TO A POINT ON THE CENTERLINE OF EL PARQUE AVENUE; THENCE NORTH 89°04'16" WEST, ALONG THE CENTERLINE OF EL PARQUE AVENUE, A DISTANCE OF 332.58 FEET, TO A POINT BEING THE CENTERLINE INTERSECTION OF EL PARQUE AVENUE AND WARBOONNET WAY; THENCE NORTH 04°08'52" WEST, ALONG THE CENTERLINE OF WARBOONNET WAY, A DISTANCE OF 594.03 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, FOR ROAD RIGHT-OF-WAY,

THE SOUTH 30.00 FEET AND THE WEST 30.00 FEET AND THAT CERTAIN SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF; BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EL PARQUE AVENUE AND WARBOONNET WAY, BOUNDED AS FOLLOWS: ON THE SOUTH BY THE NORTH LINE OF THE SOUTH THIRTY FEET (30.00') THEREOF; ON THE WEST BY THE EAST LINE OF THE WEST THIRTY FEET (30.00') THEREOF; ON THE NORTH BY THE SOUTH LINE OF THE NORTH FORTY FEET (40.00') THEREOF; AND ON THE SOUTHEAST BY THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF TWENTY FEET (20.00'), THROUGH A CENTRAL ANGLE OF 94°48'27" A DISTANCE OF 33.08 FEET.

FURTHER EXCEPTING THE NORTH FORTY FEET (40.00') THEREOF; AND THAT CERTAIN SPANDREL AREA IN THE NORTHWEST CORNER THEREOF; BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST OAKLEY BOULEVARD AND WARBOONNET WAY, BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF THE WEST THIRTY FEET (30.00') THEREOF; ON THE NORTH BY THE SOUTH LINE OF THE NORTH FORTY FEET (40.00') THEREOF; AND ON THE SOUTHEAST BY THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF TWENTY FEET (20.00'), THROUGH A CENTRAL ANGLE OF 94°48'27" A DISTANCE OF 33.08 FEET.

CONTAINS
5.285 acres GROSS
- 0.968 acres R/W
4.317 acres NET

RECORDER'S NOTE

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

INSTRUMENT NO. 01211
FILED AT THE REQUEST OF
NHU THI TRAN
DATE: 1-14-94 AT 14:49
BOOK 59 PAGE 95
OF PLATS
OFFICIAL RECORDS BOOK NO. 940114
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$38.15 DEPUTY GLS

SHEET 1 OF 2

BOOK 59 PAGE 95
4246-2