

960717

0135

WILLOWDALE PARK

A 46 LOT RESIDENTIAL SUBDIVISION

IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4)
OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

WILLOWDALE PARK LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF "WILLOWDALE PARK" SUBDIVISION, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS INDICATED AND OUTLINED HEREON, TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC. FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, 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, A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE ACCESS, COMMON AREAS, AND (1) A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS; (2) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC STREETS AND PRIVATE ACCESS, ABOVE GROUND TRANSFORMER PADS, AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET LIGHTS, FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE LINES, GAS, WATER, AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS, AND EGRESS THERETO. 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 PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS, AND AN ADDITIONAL EASEMENT UP TO TWO FEET AT EACH FIRE HYDRANT AND STREET LIGHT LOCATION.

DATED THIS 23rd DAY OF MAY, 1996

WILLOWDALE PARK LLC

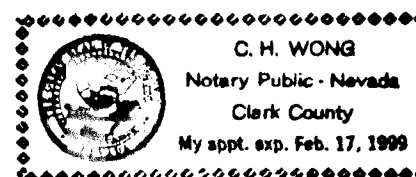
Sergio De Simone
SERGIO De SIMONE
MANAGER

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/23/96 BY
SERGIO DeSIMONE AS MANAGER OF WILLOWDALE PARK LLC.

John W. Wong
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



MY COMMISSION EXPIRES FEB. 17, 1999

UTILITIES AND AGENCIES APPROVALS

APPROVED BY THE UNDERSIGNED UTILITY AGENCIES AND COMPANIES.

Sergio De Simone 5-23-96
SPRINT/CENTRAL TELEPHONE DATE

Clark G. McCapell, Jr. 5-24-96
SOUTHWEST GAS CORPORATION DATE
CLARK G. MCCAPPELL, JR.

James L. Johnson 5-23-96
NEVADA POWER COMPANY DATE
JAMES L. JOHNSON

Garry Lange 5-28-96
LAS VEGAS VALLEY WATER DISTRICT DATE
GARRY LANGE

Dennis Anderson 5-28-96
COMMUNITY CABLE T.V., INC. DATE
DENNIS ANDERSON

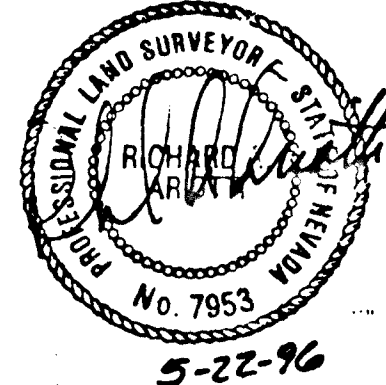
Dennis Anderson 6-27-96
CITY OF LAS VEGAS DATE
DENNIS ANDERSON

SURVEYOR'S CERTIFICATE

I, RICHARD A. ARIOTTI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WILLOWDALE PARK, INC.
2. THE LANDS SURVEYED LIE WITHIN THE SW 1/4 SE 1/4 SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AND THE SURVEY WAS COMPLETED ON NOVEMBER 1, 1995.
3. THIS PLAT COMPLIES WITH 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 JUNE 15, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE INSTALLATION OF THE MONUMENTS.

Richard A. Ariotti
RICHARD A. ARIOTTI, P.L.S. NO. 7953



LEGAL DESCRIPTION

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

CONTAINS 20.876 ACRES.

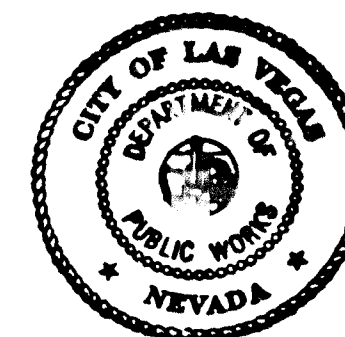
BASIS OF BEARING

N 00°10'18"W BEING THE CENTERLINE OF THE BRADLEY ROAD AS SHOWN ON BOOK 51, PAGE 30 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY RECORDER.

CITY SURVEYOR'S CERTIFICATE

I, RITA M. LUMOS, CITY SURVEYOR OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "WILLOWDALE PARK" AND THAT I 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 JUNE 15, 1997.

Rita M. Lumos 7/11/96
RITA M. LUMOS, CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA P.L.S. CERTIFICATE NO. 5094



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 Conner, P.E. 6-5-96
DEPARTMENT OF WATER RESOURCES DATE
ROBERT CONNER, P.E.

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 6-4-96
EDMUND J. WOJCICK DATE

CERTIFICATE OF PLANNING COMMISSION / DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY 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; 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

25th DAY OF APRIL, 1996.

Donna Kristafonis 7/2/96
DONNA KRISTAFONIS
DIRECTOR OF PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

7/2/96
DATE

SHEET 1 OF 3

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

E.G. RADIG, INC.
1577 FOOTHILL DR., SUITE 1
BOULDER CITY, NEVADA
89005
(702) 293-3330 FAX (702) 293-6153

WILLOWDALE PARK
A 46 LOT RESIDENTIAL SUBDIVISION
OF SECTION 1, T 20 S, R 60 E, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DATE: MAY 22, 1996

DWG# 240002F1

JOB NO. 240.002

NO. 0135

FILED AT THE REQUEST OF

RICHARD A. ARIOTTI

DATE 7-17-96 AT 15:29 M.BOOK 75 PAGE 9

OF PLATS

OFFICIAL RECORDS BOOK NO. 960717

CLARK COUNTY RECORDER

JUDITH A. VANDEVER

FEE 51.10 DEPUTY ESP

3587

BOOK 75 PAGE 9

4485