

941026

19-17-39

01092

A FINAL PLAT OF WINDGATE UNIT 1

A Subdivision of a Portion of the
SW 1/4 of the NW 1/4, Section 9, T. 20 S., R. 60 E.,
M.D.M., Clark County, Nevada

CERTIFICATE OF CITY ENGINEER

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF WINDGATE UNIT 1 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 A DAY CERTAIN: SEPTEMBER 23, 1995



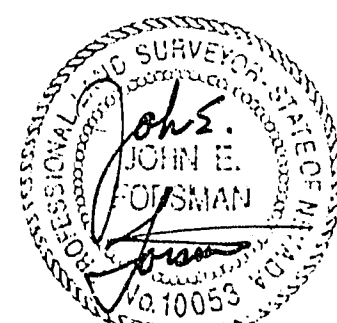
Dennis Anderson 10-11-94
DENNIS ANDERSON P.E. 9160

SURVEYOR'S CERTIFICATE

I, JOHN E. FORSMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR HORIZON SURVEYS, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF CALVIN H. OWENS OR VICTORIA P. OWENS, TRUSTEES OF THE OWENS TRUST AND GLENVIEW DEVELOPMENT CORPORATION.
- THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDM, AND THE SURVEY WAS COMPLETED ON 4-27-94
- 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.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED BY SEPTEMBER 23, 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

John E. Forsman
JOHN E. FORSMAN NEVADA P.L.S. NO. 10053



Sept 21, 1994

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 9; THENCE SOUTH 88°04'54" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, SAID LINE ALSO BEING THE CENTERLINE OF GOWAN ROAD, FOR A DISTANCE OF 677.20 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9;

THENCE LEAVING SAID CENTERLINE OF GOWAN ROAD NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, NORTH 01°01'26" WEST, FOR A DISTANCE OF 40.05 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID GOWAN ROAD; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 88°04'54" EAST, FOR A DISTANCE OF 245.90 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF GOWAN ROAD, NORTH 01°55'35" EAST, FOR A DISTANCE OF 98.27 FEET; THENCE NORTH 06°28'44" WEST, FOR A DISTANCE OF 51.55 FEET; THENCE NORTH 01°55'35" EAST, FOR A DISTANCE OF 96.50 FEET; THENCE SOUTH 81°04'25" EAST, FOR A DISTANCE OF 0.33 FEET; THENCE NORTH 01°01'03" WEST, FOR A DISTANCE OF 249.52 FEET; THENCE SOUTH 87°53'49" EAST, FOR A DISTANCE OF 274.95 FEET; THENCE NORTH 88°24'06" EAST, FOR A DISTANCE OF 51.00 FEET; THENCE NORTH 89°01'03" EAST, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 00°59'37" EAST, FOR A DISTANCE OF 542.97 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, SAID POINT ALSO BEING ON THE CENTERLINE OF GOWAN ROAD; THENCE WESTERLY ALONG SAID CENTERLINE NORTH 88°04'54" WEST, FOR A DISTANCE OF 677.20 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONSISTING OF 5.49 ACRES, MORE OR LESS.

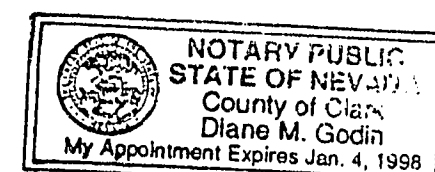
CERTIFICATE OF OWNER

WE, CALVIN H. OWENS OR VICTORIA P. OWENS, TRUSTEES OF THE OWENS TRUST, AND GLENVIEW DEVELOPMENT CORPORATION, A NEVADA CORPORATION DO HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF WINDGATE UNIT 1 AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL THE STREETS, ALLEYS, EASEMENTS 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 CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE TELEVISION, 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 SERVICE; (iii) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT ON PUBLIC OR PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS AND 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 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.

Calvin H. Owens 9-22-94
CALVIN H. OWENS TITLE
B.G. Dickstein 9-22-94
B.G. DICKSTEIN PRESIDENT TITLE

ACKNOWLEDGEMENT

STATE OF NEVADA SS
COUNTY OF CLARK

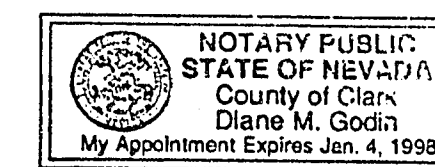


ON THIS 22nd DAY OF Sept. 1994, I PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, Calvin H. Owens KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Diane M. Godin
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DIANE M. GODIN
MY COMMISSION EXPIRES 1-4-98

ACKNOWLEDGEMENT

STATE OF NEVADA SS
COUNTY OF CLARK



ON THIS 22nd DAY OF Sept. 1994, I PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, B.G. Dickstein KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Diane M. Godin
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DIANE M. GODIN
MY COMMISSION EXPIRES 1-4-98

CERTIFICATE OF DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

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. THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 14th DAY OF JULY 1994, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

John L. Schlegel 10-10-94
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE
AND SECRETARY OF THE PLANNING COMMISSION
JOHN L. SCHLEGEL

DISTRICT BOARD OF HEALTH

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 9-23-94
EDMUND J. WOJCIK DATE

UTILITY APPROVALS

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

Dennis Anderson 10-11-94
CITY OF LAS VEGAS DENNIS ANDERSON DATE
Yolanda M. Benito 7-28-94
NEVADA POWER COMPANY YOLANDA M. BENITO DATE
Nyles Smith 7-27-94
CENTRAL TELEPHONE COMPANY OF NEVADA NYLES SMITH DATE
John P. Hazard 7-28-94
SOUTHWEST GAS CORPORATION JOHN P. HAZARD DATE
Laura B. Jacobson 9-21-94
LAS VEGAS VALLEY WATER DISTRICT LAURA B. JACOBSSON DATE
Randall Black 7-27-94
COMMUNITY CABLE TELEVISION, INC. RANDALL BLACK DATE

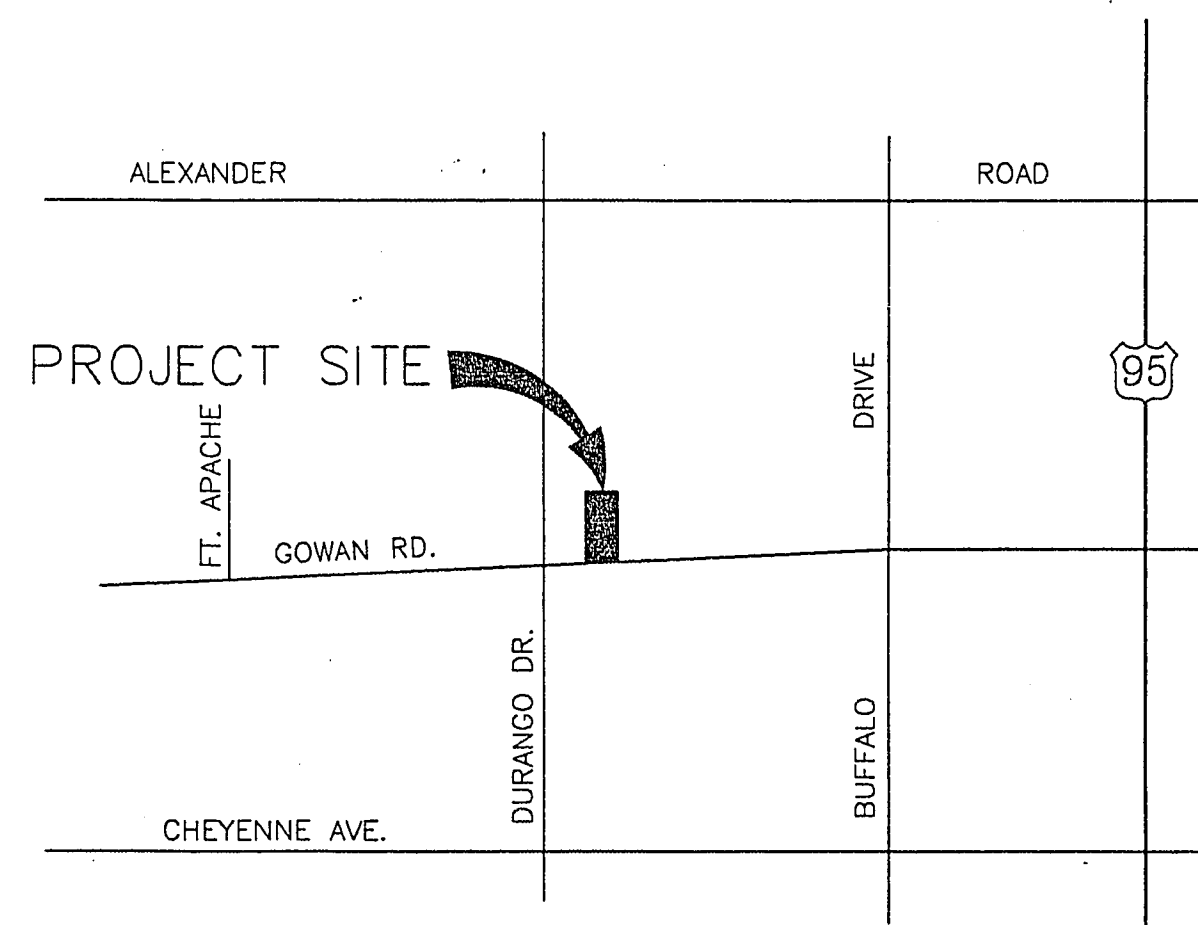
CERTIFICATE OF WATER RESOURCES DIVISION

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

George W. Quinn 9-23-94
GEORGE W. QUINN DATE

BASIS OF BEARINGS

S 88°04'54" E, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON RECORD OF SURVEY FILE 67, PAGE 80, SHEET 3 OF 3, ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, SAID LINE ALSO BEING THE CENTERLINE OF GOWAN ROAD.



VICINITY MAP

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

TOTAL LOTS: 33 SHEET 1 OF 2

NO. <u>01092</u>
FILED AT THE REQUEST OF HORIZON SURVEYS
DATE <u>10/26/94</u> AT <u>10:17</u> M.
BOOK <u>64</u> PAGE <u>60</u>
OF PLATS
RECORD BOOK NO.
<u>94-1026</u>
CLARK CO., NEVADA RECORDS
JOAN L. SMITH, RECORDER
FEE <u>46.55</u> DEPUTY <u>AHH</u>

Book 64 Page 60
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