

951128

19-17-35

01220

A FINAL PLAT OF WINDGATE UNIT 3

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 SURVEYOR

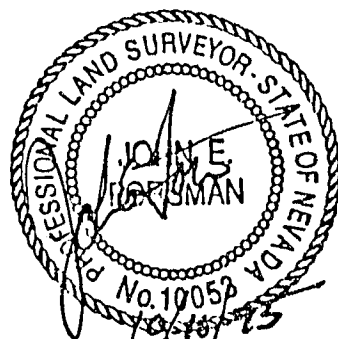
I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF WINDGATE UNIT 3 AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE A DAY CERTAIN SEPTEMBER 31, 1996.
Rita M. Lumos 11/14/95
RITA M. LUMOS P.V.S. NO. 5094

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:

1. THIS PLAT REPRESENTS THE RESULTS OF SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CALVIN H. OWENS OR VICTORIA P. OWENS, TRUSTEES OF THE OWENS TRUST.
2. 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.
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 SEPTEMBER 31, 1996 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY TO ASSURE THE INSTALLATION.

John E. Forsman
JOHN E. FORSMAN



NEVADA P.L.S. NO. 10053

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY BEING A PORTION OF THE SOUTHWEST 1/4 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 SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, SAID POINT BEING A POINT ON THE CENTERLINE OF GOWAN ROAD; THENCE LEAVING SAID CENTERLINE OF GOWAN ROAD NORTHERLY ALONG THE WESTERLY LINE OF THE SOUTHEAST 1/4 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 POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SAID WESTERLY LINE, NORTH 01° 01' 26" WEST, FOR A DISTANCE OF 990.78 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 87° 54' 10" EAST, FOR A DISTANCE OF 258.46 FEET; THENCE SOUTH 02° 06' 11" WEST, FOR A DISTANCE OF 149.54 FEET; THENCE SOUTH 87° 53' 49" EAST, FOR A DISTANCE OF 0.61 FEET; THENCE SOUTH 02° 06' 11" WEST, FOR A DISTANCE OF 247.80 FEET; THENCE SOUTH 87° 53' 49" EAST, FOR A DISTANCE OF 14.59 FEET; THENCE SOUTH 02° 06' 11" WEST, FOR A DISTANCE OF 96.50 FEET; THENCE SOUTH 87° 53' 49" EAST, FOR A DISTANCE OF 4.74 FEET; THENCE SOUTH 01° 01' 03" EAST, FOR A DISTANCE OF 249.52 FEET; THENCE NORTH 88° 04' 25" WEST, FOR A DISTANCE OF 0.33 FEET; THENCE SOUTH 01° 55' 35" WEST, FOR A DISTANCE OF 96.50 FEET; THENCE SOUTH 06° 28' 44" EAST, FOR A DISTANCE OF 51.55 FEET; THENCE SOUTH 01° 55' 35" WEST, FOR A DISTANCE OF 98.27 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOWAN ROAD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88° 04' 54" WEST, FOR A DISTANCE OF 245.90 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONSISTS OF 5.66 ACRE, MORE OR LESS.

CERTIFICATE OF OWNER

WE, CALVIN H. OWENS OR VICTORIA P. OWENS, TRUSTEES OF THE OWENS TRUST, DO HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF WINDGATE UNIT 3 AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, 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, WE HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, 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. FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND 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 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 AND EGRESS FROM THESE EASEMENTS.

DATED THIS 2nd DAY OF OCT. 1995

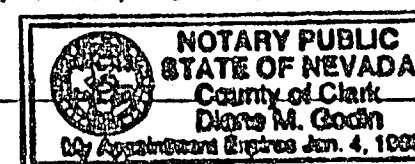
Calvin H. Owens Trustee
CALVIN H. OWENS TRUSTEE OF OWENS TRUST

Victoria P. Owens Trustee
VICTORIA P. OWENS TRUSTEE OF OWENS TRUST

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-14-95 BY CALVIN H. OWENS AND VICTORIA P. OWENS AS TRUSTEES OF OWENS TRUST.



(MY COMMISSION EXPIRES: 1-4-98)

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 THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 20th DAY OF SEPTEMBER, 1995.

Donna Kristaponis 11/14/95
DONNA KRISTAPONIS
DIRECTOR OF PLANNING AND DEVELOPMENT
AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

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 THE DISPOSAL OF SEWAGE.

Edmund J. Wojcik 10-23-95
EDMUND J. WOJCIK DATE

UTILITY APPROVALS

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

Dennis Anderson 11-16-95
CITY OF LAS VEGAS
DENNIS ANDERSON DATE

Yolanda M. Benito 7-22-94
NEVADA POWER COMPANY YOLANDA M. BENITO DATE

Nyles Smith 7-27-94
CENTRAL TELEPHONE COMPANY OF NEVADA NYLES SMITH DATE

John P. Hazard 7-27-94
SOUTHWEST GAS CORPORATION JOHN P. HAZARD DATE

Laura B. Jacobsen 10-11-95
LAS VEGAS VALLEY WATER DISTRICT LAURA B. JACOBSEN DATE

Randall Black 7-27-94
COMMUNITY CABLE TELEVISION, INC. RANDALL BLACK DATE

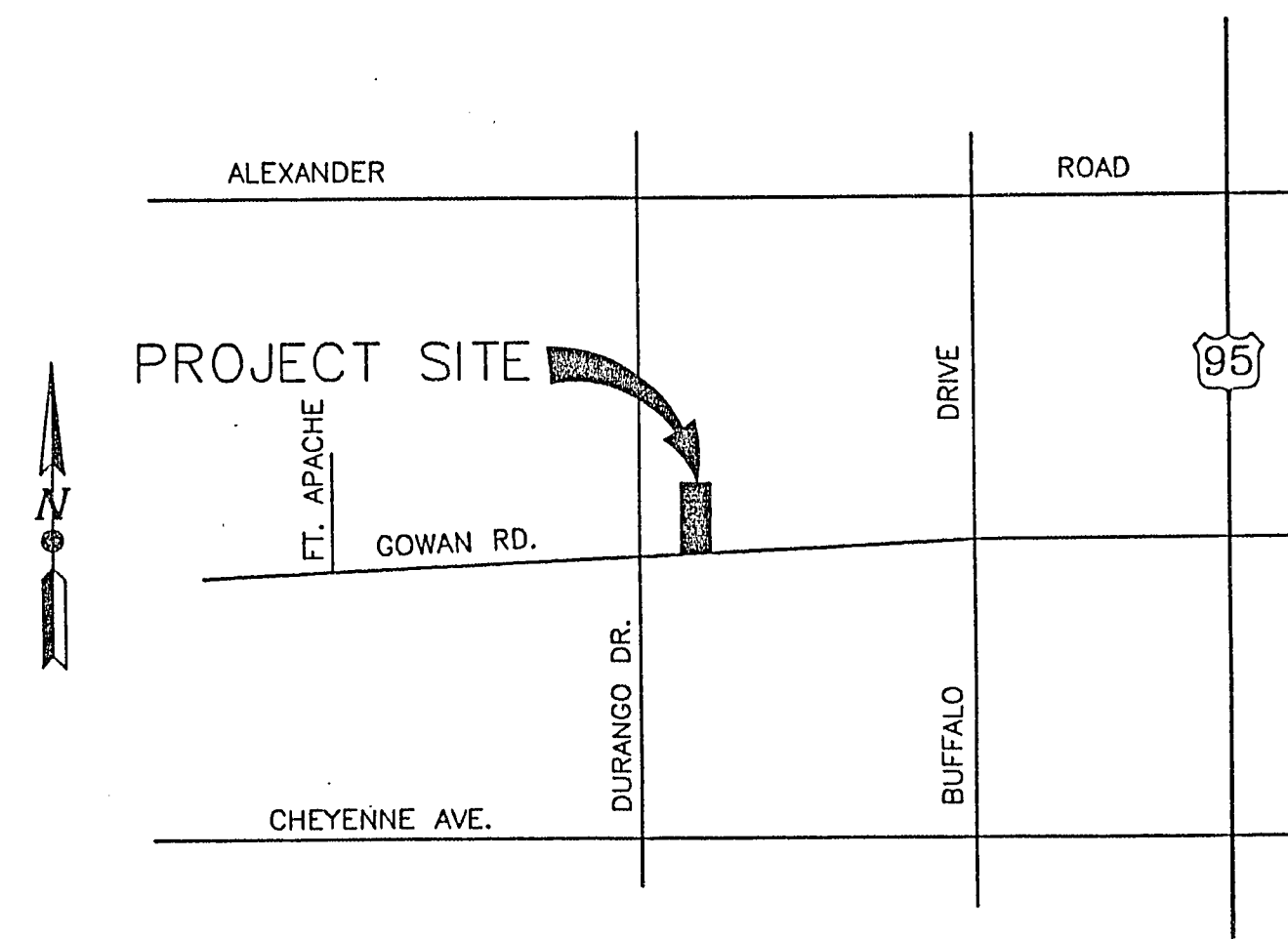
CERTIFICATE OF WATER RESOURCES DIVISION

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

Bill Quinn 10-24-95
BILL 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: 37 SHEET 1 OF 2

NO.	01220
FILED AT THE REQUEST OF	HORIZON SURVEYS
DATE	11-28-95 AT 3:45 PM
BOOK	70 PAGE 91
OF PLATS	
RECORD BOOK NO.	951128
CLARK CO., NEVADA RECORDS	
JUDITH A. VANDEVER, RECORDER	
FEE	47.95 DEPUTY C.R.O.

BOOK 70 PAGE 91
4343-3