

30-12-98
01071

WINDRUSH ESTATES
A PORTION OF THE NE1/4 NW1/4 SEC. 4, T. 21 S., R. 60 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

WE, RAYMOND H. WILLS AND BARBARA D. WILLS DO HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF WINDRUSH ESTATES AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO HEREBY OFFER AND DEDICATE ALL THE STREETS, PUBLIC UTILITY EASEMENTS AND PUBLIC RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, THE UNDERSIGNED OWNER(S) OF THE PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY, COMMUNITY CABLE T.V., INC., LAS VEGAS VALLEY WATER DISTRICT, AND THE CITY OF LAS VEGAS, THEIR SUCCESSORS AND ASSIGNS A 3-FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND UNDERGROUND SERVICES TO METER PANELS AND A 5-FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS AND ABOVE-GROUND ELECTRICAL TRANSFORMER AND TELEPHONE EQUIPMENT PADS AND A 2-FOOT WIDE EASEMENT TRANSFORMER AND EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREETLIGHTS, FIRE HYDRANTS, UNDERGROUND GAS, WATER, CABLE T.V., POWER AND TELEPHONE LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON.

RAYMOND H. WILLS & BARBARA D. WILLS

Raymond H. Wills 4-15-91
RAYMOND H. WILLS DATE

Barbara D. Wills 4-15-91
BARBARA D. WILLS DATE

UTILITY AND AGENCY APPROVALS

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

Nyles Smith 4-2-91
CENTRAL TELEPHONE COMPANY - NYLES SMITH DATE

Douglas E. Gapp 4-05-91
SOUTHWEST GAS CORPORATION - DOUGLAS E. GAPP DATE

George A. Jacoby 4-02-91
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

Joseph P. Fielding 4-9-91
NEVADA POWER COMPANY - JOSEPH P. FIELDING DATE

Gary L. Moore 4-4-91
COMMUNITY CABLE T.V., INC. - GARY L. MOORE DATE

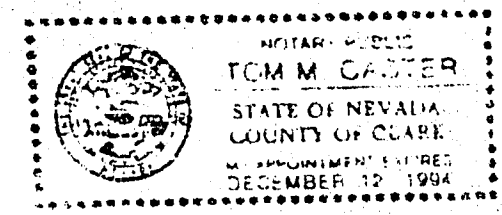
Gary A. Presswood 4-14-91
CITY OF LAS VEGAS - GARY A. PRESSWOOD DATE

ACKNOWLEDGMENT

STATE OF NEVADA SS
COUNTY OF CLARK

ON THIS 15TH DAY OF APRIL, 1991, PERSONALLY APPEARED BEFORE ME TOM M. CASTER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE RAYMOND H. WILLS & BARBARA D. WILLS KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

TOM M. CASTER
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 12-12-94



CITY ENGINEER'S CERTIFICATE

I, GARY A. PRESSWOOD, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF WINDRUSH ESTATES AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE SEPT. 2, 1992.

Gary A. Presswood 8-14-91
GARY A. PRESSWOOD, CITY ENGINEER DATE
CITY OF LAS VEGAS
R.P.E. 7569

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

George W. Quinn 4/17/91
DIVISION OF WATER RESOURCES - GEORGE W. QUINN 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

Clare A. Schmutz 4-22-91
CLARK COUNTY HEALTH DISTRICT - CLARE A. SCHMUTZ DATE

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

Norman R. Standerfer 7/2/91
NORMAN R. STANDERFER DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 14TH DAY OF MARCH 1991, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS

CERTIFIED BY:

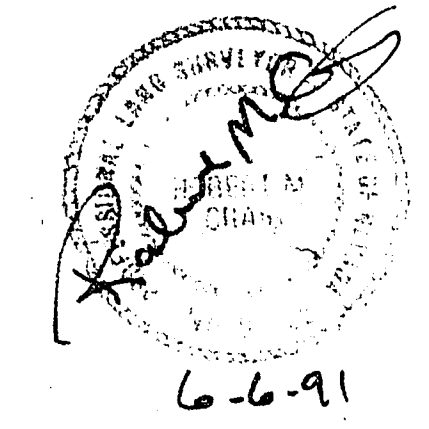
Norman R. Standerfer
NORMAN R. STANDERFER
SECRETARY OF THE PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, ROBERT M. CRAIG 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 RAYMOND H. WILLS AND BARBARA D. WILLS
2. THE LANDS SURVEYED LIE WITHIN THE NE1/4 NW1/4, SEC. 4, T. 21 S., R. 60 E., M.D.M., AND THAT THE SURVEY WAS COMPLETED ON 1-3-91
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY SEPT. 2, 1992, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Robert M. Craig
ROBERT M. CRAIG, P.L.S.
NEVADA CERTIFICATE NO. 05765



LEGAL DESCRIPTION

Being a portion of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 4, Township 21 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Commencing at the North Quarter Corner of Section 4; thence South 04 Degrees 05 Minutes 44 Seconds East along the North-South centerline of said Section 4, 1163.24 feet; thence South 89 Degrees 49 Minutes 00 Seconds West 40.09 feet to the POINT OF BEGINNING of this description; thence South 89 Degrees 49 Minutes 00 Seconds West 530.47 feet; thence North 04 Degrees 05 Minutes 44 Seconds West 165.39 feet; thence North 89 Degrees 49 Minutes 00 Seconds East 530.47 feet; thence South 04 Degrees 05 Minutes 44 Seconds East 165.39 feet to the POINT OF BEGINNING.

Said parcel containing 2.01 acres more or less.

BASIS OF BEARINGS

N 89° 49' 00" E BEING THE NORTH LINE OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, AS SHOWN ON RECORD OF SURVEY FILE 20, PAGE 44, CLARK COUNTY, NEVADA RECORDS.

NOTE:

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

NO.	01071
FILE AT THE REQUEST OF:	
E.J. WOJCIK ENGINEERING	
DATE	8-20-91 AT 15:31
BOOK	50
PAGE	63
OF PLATS	
OFFICIAL RECORDS BOOK NO.	91071
CLARK COUNTY, NEVADA, RECORDS	
JOAN L. SWIFT, RECORDER	
FEE \$27.00	DEPUTY JST

BOOK 50 PAGE 63
4180