

920302

13-17-78
00300

Book No. _____

Instrument No. _____

TWIN LAKES RANCH UNIT NO. 1

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF
SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE & DEDICATION

RANCHO CLASSIC LIMITED PARTNERSHIP, A NEVADA PARTNERSHIP

DOES HEREBY CERTIFY IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN
UPON THE MAP OF:

TWIN LAKES RANCH UNIT NO. 1

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS
PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS, PUBLIC RIGHTS-
OF-WAY AND PUBLIC DRAINAGE EASEMENTS AS INDICATED AND OUTLINED HEREON FOR
THE USE OF THE PUBLIC; FURTHERMORE, THE UNDERSIGNED OWNER 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 AS SHOWN HEREON FOR THE USE OF THE PUBLIC AND 5-FOOT
WIDE UTILITY EASEMENTS ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS
AND ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS, AND AN
ADDITIONAL 2-FOOT WIDE EASEMENT AROUND TRANSFORMER PADS AND TELEPHONE
EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION,
MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, FIRE
HYDRANTS, UNDERGROUND GAS, WATER, CABLE T.V., POWER, AND TELEPHONE LINES
AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS
THERE TO.

RANCHO CLASSIC LIMITED PARTNERSHIP, A NEVADA PARTNERSHIP, BY THE
HORN CO., GENERAL PARTNERDATED THIS 31ST DAY OF January, 1992BY: Eric L. Horn
ERIC L. HORN, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.

ON THIS 31ST DAY OF January, 1992 BEFORE ME, DIANA H.
BOSSARD, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ERIC L.
HORN AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THIS INSTRUMENT.

Diana H. Bossard
DIANA H. BOSSARD
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: April 21, 1993

UTILITY / AGENCY APPROVALS

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

George A. Jacoby 10-30-91
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY

Douglas E. Gapp 10-29-91
SOUTHWEST GAS CORPORATION - DOUGLAS E. GAPP

Sharon McShea 10-29-91
NEVADA POWER COMPANY - SHARON MCSHEA

Dean T. Whitman 10-30-91
CENTRAL TELEPHONE COMPANY - DEAN T. WHITMAN

Gary L. Moore 10-30-91
COMMUNITY CABLE T.V. INC. - GARY L. MOORE

Dennis Anderson 2-26-92
CITY OF LAS VEGAS - DENNIS ANDERSON

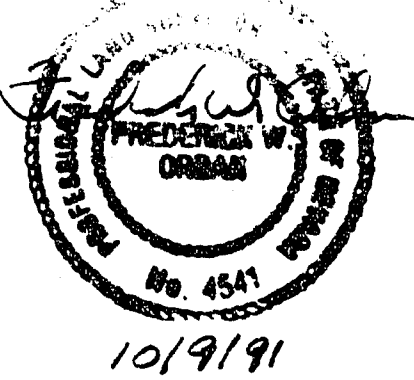
BASIS OF BEARINGS

NORTH 89°22'55" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THE PLAT
OF "SIERRA NEVADA NO. 1" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS
PAGE 95 OF BOOK 8 OF PLATS.

SURVEYOR'S CERTIFICATE

I, FREDERICK W. ORBAN, 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: RANCHO CLASSIC LIMITED PARTNERSHIP
- THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20,
T. 20 S., R. 61 E., M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED
ON OCTOBER 8, 1991.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL
ORDINANCES.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS
INDICATED BY 2 FEBRUARY 1992 AND THAT AN APPROPRIATE
PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR
INSTALLATION.

FREDERICK W. ORBAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 4541

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER
(SE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 20; THENCE NORTH 00°32'43"
WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF SAID SECTION 20, A DISTANCE OF 67.82 FEET; THENCE
DEPARTING SAID EAST LINE SOUTH 89°27'17" WEST, 30.00 FEET TO A POINT IN THE
WESTERLY RIGHT-OF-WAY LINE OF LUNING DRIVE (60.00 FEET WIDE) SAID POINT
ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°32'43" WEST ALONG SAID
RIGHT-OF-WAY LINE, 1101.18 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC
OF A 15.00 FOOT RADIUS CURVE BEING CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL
ANGLE OF 90°13'30", AN ARC LENGTH OF 23.62 FEET TO A POINT IN THE SOUTHERLY
RIGHT-OF-WAY LINE OF HOLLY AVENUE (60.00 FEET WIDE); THENCE SOUTH 88°13'47"
WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 305.58 FEET; THENCE DEPARTING
SAID RIGHT-OF-WAY LINE SOUTH 00°46'13" EAST, 76.43 FEET; THENCE FROM A
TANGENT WHICH BEARS NORTH 67°22'28" WEST, CURVING TO THE LEFT ALONG THE ARC
OF A 66.00 FOOT RADIUS CURVE BEING CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL
ANGLE OF 127°33'31", AN ARC LENGTH OF 146.94 FEET TO A POINT OF REVERSE
CURVATURE, A RADIAL LINE TO SAID POINT BEARS SOUTH 75°04'01" WEST; THENCE
CURVING TO THE RIGHT ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE BEING
CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 29°07'41", AN ARC LENGTH OF
48.30 FEET; THENCE DEPARTING SAID CURVE ON A RADIAL BEARING OF SOUTH
75°48'18" EAST, 51.00 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH
14°11'42" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 575.50 FOOT RADIUS
CURVE CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 02°31'35", AN ARC LENGTH
OF 25.38 FEET; THENCE DEPARTING SAID CURVE ON A RADIAL BEARING OF SOUTH
78°19'53" EAST, 75.00 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH
11°40'07" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 650.50 FOOT RADIUS
CURVE BEING CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 12°48'50", AN
ARC LENGTH OF 145.41 FEET; THENCE SOUTH 24°28'33" WEST, 274.35 FEET; THENCE
SOUTH 00°10'01" EAST, 88.77 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH
88°16'46" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 421.00 FOOT RADIUS
CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 25°05'11", AN ARC
LENGTH OF 184.33 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH
26°48'25" EAST; THENCE NORTH 38°10'52" EAST, 79.92 FEET; THENCE SOUTH
38°33'47" EAST, 89.26 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH
61°28'13" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 45.50 FOOT RADIUS
CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 39°14'44" AN ARC
LENGTH OF 31.17 TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE
BEARS SOUTH 77°48'31" WEST; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A
14.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF
115°13'41" AN ARC LENGTH OF 29.16 FEET; THENCE DEPARTING SAID CURVE ON A
RADIAL BEARING OF SOUTH 37°25'10" WEST A DISTANCE OF 25.50 FEET; THENCE
FROM A TANGENT WHICH BEARS SOUTH 52°34'50" EAST, CURVING TO THE RIGHT ALONG
THE ARC OF A 395.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A
CENTRAL ANGLE OF 45°41'41" AN ARC LENGTH OF 315.42 FEET TO A POINT OF
REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 83°06'51" EAST; THENCE
CURVING TO THE LEFT ALONG THE ARC OF A 55.50 FOOT RADIUS CURVE, CONCAVE
NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 83°39'34" AN ARC LENGTH OF 81.04
FEET; THENCE NORTH 89°27'17" EAST, 130.19 FEET; THENCE SOUTH 00°32'43"
EAST, 7.50 FEET; THENCE NORTH 89°27'17" EAST, 83.00 FEET; TO THE POINT OF
BEGINNING.

CONTAINING 12.27 ACRES

CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, NEVADA
CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF:

TWIN LAKES RANCH UNIT NO. 1

AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A
PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF
THE CHARACTER SHOWN AND OCCUPYING THE POSITIONS INDICATED WILL BE SET
ON OR BEFORE THE 9TH DAY OF FEBRUARY, 1992.

Dennis Anderson 2-26-92
CITY ENGINEER, CITY OF LAS VEGAS, NEVADA
PROFESSIONAL ENGINEER
NEVADA CERTIFICATE NO. 09160

CLARK COUNTY HEALTH DISTRICT CERTIFICATE

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
COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz 2-4-92
CLARK COUNTY HEALTH DISTRICT - CLARE A. SCHMUTZ DATE

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.

Jason King 1-23-92
DIVISION OF WATER RESOURCES - JASON KING DATE

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.

Norman R. Standerfer 2/19/92
NORMAN R. STANDERFER, A.I.C.P. BY John L. Schlegel
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE
ACCEPTED THIS 12TH DAY OF DECEMBER, 1991, BY THE PLANNING
COMMISSION OF THE CITY OF LAS VEGAS, NEVADA

CERTIFIED BY:

Norman R. Standerfer 2/19/92
NORMAN R. STANDERFER, A.I.C.P. BY John L. Schlegel
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

RECORDER'S 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

AFINAL MAP PREPARED BY:
PENTACORE SURVEYING, INC.
6763 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102.
(702) 258-4110

INSTRUMENT NO. 00300
OFFICIAL RECORDS BOOK NO. 920302
FILED AT THE REQUEST OF
PENTACORE ENGINEERING INC.
DATE 3-2-92 AT 09:10
BOOK 52 PAGE 4
OF PLATS
CLARK COUNTY, NEVADA RECORDS
JOAN L. SMITH, RECORDER
FEE \$ 45.25 DEPUTY NE