

WASHINGTON PARK ONE COMMERCIAL CONDOMINIUMS (A SUBDIVISION OF EXISTING BUILDINGS)

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 29, T20S, R61E,
M. D. B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

THE "BANDEL CORPORATION"
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN
UPON THE PLAT OF "WASHINGTON PARK ONE"
AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES
HEREBY OFFER AND DEDICATE ALL THE STREETS AND PUBLIC RIGHTS-OF-WAY AS INDICATED
AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, WE THE UNDERSIGNED
OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE COMMUNITY
CABLE T.V., SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, CENTRAL TELEPHONE
COMPANY AND THE LAS VEGAS VALLEY WATER DISTRICT, THEIR SUCCESSORS AND ASSIGNS,
PERMANENT EASEMENTS DESIGNATED HEREON AS "PRIVATE STREET" AND "COMMON AREA",
INCLUDING UNDERGROUND SERVICES TO METER PANELS AND ABOVE GROUND ELECTRICAL
TRANSFORMER PADS OF THE WITHIN PLATTED LANDS AND ALSO AS MAY BE DESIGNATED ON
THE WITHIN PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND
FINAL REMOVAL OF UNDERGROUND, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

William T. Curran May 17, 1983
WILLIAM T. CURRAN, PRESIDENT
THE "BANDEL CORPORATION" DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

ON THIS 17 DAY OF May, 1983, PERSONALLY APPEARED BEFORE ME,
LENA MANCINI, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE William T. Curran

KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING
INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT (THEY HE SHE) EXECUTED THE SAME
FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

LENA MANCINI
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES April 15, 1987

UTILITY APPROVALS

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

COMMUNITY CABLE T.V. N/A	DATE
<u>Joseph P. Felling</u>	<u>4/25/83</u>
JOSEPH P. FELLING	DATE
NEVADA POWER COMPANY	
<u>James V. Gordon</u>	<u>4/25/83</u>
JAMES V. GORDON	DATE
CENTRAL TELEPHONE COMPANY	
<u>Sammy W. Rich</u>	<u>4/25/83</u>
BARRY W. RICH	DATE
SOUTHWEST GAS CORPORATION	
<u>Howard Vander Meer</u>	<u>5-17-83</u>
HOWARD VANDER MEER	DATE
LAS VEGAS VALLEY WATER DISTRICT	

CITY ENGINEER'S CERTIFICATE

I, C.E. GILPIN, CITY ENGINEER OF THE CITY OF LAS VEGAS, COUNTY OF CLARK,
STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF
WASHINGTON PARK ONE THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY
THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS
THEREOF, THAT ALL THE PROVISIONS OF THE PLANNING AND ZONING ACT OF THE
STATE OF NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL
OF THE TENTATIVE MAP HAVE BEEN COMPLETED WITH, AND THAT I AM SATISFIED
THIS MAP IS TECHNICALLY CORRECT. I FURTHER CERTIFY THAT THE MONUMENTS
ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED UNDER THE
PROVISIONS OF N.R.S. 278.010 TO 278.630.

C.E. Gilpin 6-3-83 4-6-83
C.E. GILPIN, R.P.E. NO. 5977
CITY ENGINEER, LAS VEGAS, NEVADA DATE

APPROVAL

IN CONFORMITY WITH THE TENTATIVE MAP, APPROVED THIS 10 DAY OF March
1983, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, COUNTY OF CLARK,
STATE OF NEVADA.

Harold P. Foster 3/10/83
HAROLD P. FOSTER, SECRETARY DATE

APPROVAL

THIS IS TO CERTIFY THAT THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS,
COUNTY OF CLARK, STATE OF NEVADA, APPROVE AND ACCEPT ON BEHALF OF THE PUBLIC,
THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN
CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SHOWN HEREON.

William H. Briare 4/6/83
WILLIAM H. BRIARE, MAYOR DATE
Carol Ann Hawley 4/6/83
ATTEST: CAROL ANN HAWLEY, CITY CLERK 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.

Thomas J. Smiles 4-25-83
THOMAS J. SMILES DATE
DIVISION OF WATER RESOURCES

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.

Dick Reynolds 4-26-83
DICK REYNOLDS DATE
CLARK COUNTY HEALTH DISTRICT

SURVEYOR'S CERTIFICATE

I, DAVID L. HOUGH, A DULY REGISTERED 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 THE "BANDEL CORPORATION."
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE S.W. 1/4, N.E. 1/4,
SECTION 29, T20S, R61E, M.D.B. & M., CLARK COUNTY, NEVADA, AND
THE SURVEY WAS COMPLETED ON FEBRUARY 25, 1983.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY
LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY POSITIONS
INDICATED.

David L. Hough 5876
DAVID L. HOUGH, L.S.
NEVADA CERTIFICATE NO. 5876 DATE

LEGAL DESCRIPTION

(WASHINGTON PARK ONE
A CONDOMINIUM PROJECT)

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF
THE NORTHEAST QUARTER; THENCE NORTH 89°25'47" WEST ALONG THE
CENTER OF SECTION LINE, 295.19 FEET; THENCE NORTH 00°34'13"
EAST, 50.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 100°
33'56" EAST, 274.28 FEET; THENCE NORTH 51°03'42" WEST, 142.27
FEET TO A POINT OF NON-TANGENCY ON A CURVE, THE RADIUS POINT
OF SAID CURVE BEING ON THE LINE RADIAL TO THE LAST DESCRIBED
COURSE A DISTANCE OF 114.00 FEET; THENCE ALONG THE ARC OF SAID
CURVE, CONCAVE NORTHWESTERLY, CENTRAL ANGLE 56°37'55", 102.73
FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°25'47" WEST,
64.70 FEET; THENCE SOUTH 00°34'13" WEST, 14.00 FEET; THENCE
SOUTH 91°40'34" WEST, 45.56 FEET; THENCE SOUTH 100°33'56" WEST,
258.14 FEET; THENCE SOUTH 19°00'09" EAST, 9.06 FEET; THENCE
SOUTH 89°25'47" EAST 30.00 FEET; THENCE SOUTH 40°25'47" EAST,
12.00 FEET; THENCE SOUTH 89°25'47" EAST, 256.83 FEET TO THE
POINT OF BEGINNING.

TOGETHER WITH ALL EASEMENTS AND APPURTENANCES OF RECORD, IF ANY,
CONTAINING 2.18 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH,
RANGE 61 EAST BEARS N89°25'47"W.

SHEET 1 OF 3

NO. 1711259
FILED AT THE REQUEST OF:
Chicago Title
DATED 6-16-83 AT 1:50 P.M.
BOOK 29 PAGE 66
OF PLATS
OFFICIAL RECORDS BOOK NO. 252
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$22.75 DEPUTY R.V.