

WATKINS PARK

872809

BEING A PORTION OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECT. 19, T.20S., R.61E., M.D.M.
CITY OF LAS VEGAS,

OWNER'S CERTIFICATE

HOMESAVING ASSOCIATION, A NEVADA CORPORATION, DOES HEREBY
CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON
THE FINAL MAP OF WATKINS PARK PLAT AND HEREBY OFFER AND DEDICATE ALL THE STREETS
AND PUBLIC RIGHTS OF WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC,
TOGETHER, IN THE UNDERSIGNED MAP, OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND
CONVEY TO THE SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY AND CENTRAL
TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, A 3 FOOT WIDE EASEMENT ON ALL SIDE
EASEMENTS, A 4 FOOT WIDE EASEMENT ON ALL FRONT PROPERTY LINES, INCLUDING ABOVE
GROUND ELECTRICAL TRANSFORMER PADS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION
AND FINAL REMOVAL OF UNDERGROUND GAS, POWER AND TELEPHONE LINES AND APPURTENANCES,
TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS THERETO,

DATED THIS 12TH DAY OF June, 1978

Robert Banks 6-12-78
ROBERT BANKS - PRESIDENT DATE
HOMESAVING ASSOCIATION

ACKNOWLEDGMENT

STATE OF NEVADA } ss
COUNTY OF CLARK }

ON THIS 12TH DAY OF June, 1978, PERSONALLY APPEARED BEFORE ME,
DIANA H. KOVACH, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ROBERT BANKS, KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT
EXECUTED THE FOREGOING INSTRUMENT, AND UPON OATH DID DEPOSE THAT HE IS
THE OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT
IS THE CORPORATE SEAL OF SAID CORPORATION; THAT THE SIGNATURE TO
SAID INSTRUMENT WAS MADE BY OFFICER OF SAID CORPORATION AS INDICATED
AFTER SAID SIGNATURE; AND THAT THE SAID CORPORATION EXECUTED THE SAID
INSTRUMENT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN
MENTIONED.

Diana H. Kovach
DIANA H. KOVACH
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES APRIL 21, 1981

APPROVALS

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.

F.W. Thorne
DIVISION OF WATER RESOURCES
F.W. THORNE

6-16-78
DATE

SURVEYOR'S CERTIFICATE

I, RAY L. ADAMS, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA,
DO CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS
SURVEYED UNDER MY SUPERVISION AT THE REQUEST OF WATKINS PARK.
2. THE LANDS SURVEYED LIE WITHIN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION
19, T.20S., R.61E., M.D.M. AND THE SURVEY WAS COMPLETED ON
MAY 17, 1978
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 ON JUNE 7, 1978 AND THAT AN APPROPRIATE
PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE
THEIR INSTALLATION.

Ray L. Adams
RAY L. ADAMS
NLS REG. CERTIFICATE NO. 240

6/8/78
DATE

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 IN THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, T.20S.,
CLARK COUNTY, NEVADA; THENCE SOUTH 01°54'37" WEST ALONG THE WEST LINE
OF THE PARKCHESTER HOUSE SUBDIVISION AS SHOWN BY A PLAT THEREOF ON FILE
IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 14, PAGE 94 OF PLATS, A
DISTANCE OF 30.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINU-
ING SOUTH 01°54'37" WEST 366.12 FEET TO THE SOUTHWEST CORNER OF THE
AFORESAID PARKCHESTER HOUSE SUBDIVISION; THENCE SOUTH 38°11'21" EAST,
644.71 FEET TO A POINT ON THE WEST LINE OF PARKCHESTER DRIVE; THENCE
NORTH 01°48'20" EAST, 71.00 FEET; THENCE NORTH 38°11'21" WEST, 120.00
FEET; THENCE NORTH 31°52'09" WEST, 59.91 FEET; THENCE NORTH 01°48'20"
EAST 154.36 FEET; THENCE SOUTH 38°11'20" EAST, 153.00 FEET; THENCE NORTH
01°48'20" EAST, 619.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING
CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15.00 FEET; THENCE
CURVING TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°18'28"
AN ARCH DISTANCE OF 23.90 FEET TO A POINT ON THE SOUTH LINE OF CURAN LANE;
THENCE NORTH 39°30'03" WEST, ALONG SAID SOUTH LINE 627.31 FEET TO THE
TRUE POINT OF BEGINNING, CONTAINING 12.566 ACRES, MORE OR LESS.

CLARK COUNTY HEALTH DISTRICT CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT
CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER
SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES, 1969
APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE
DISPOSAL.

H.A. Stewart
CLARK COUNTY HEALTH DISTRICT
H.A. STEWART

DATE

CITY ENGINEER'S CERTIFICATE

I, WILLIAM L. FOSTER, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY
THAT I HAVE EXAMINED THE FINAL MAP OF WATKINS PARK, THAT IT IS SUB-
STANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPLICABLE ALTER-
ATIONS HEREON, THAT PROVIDED THE \$273,010 BOND OF 10% ADVANCE
LOCAL IMPROVEMENTS APPLICABLE TO THE FILING OF THE MAP OF THE TENTATIVE
MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS
TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED ASSUR-
ING THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS
INDICATED WILL BE SET ON OR BEFORE JUNE 7, 1978.

William L. Foster
WILLIAM L. FOSTER
NLS REG. NO. 3335

6/8/78
DATE

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 11TH DAY OF MAY
1978, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER, SECRETARY

5/11/78
DATE

APPROVED AND ACCEPTED THIS 7TH DAY OF JUNE, 1978, BY THE BOARD
OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

RON LURIE - MAYOR PRO TEM

6/7/78
DATE

ATTEST:
DOROTHY H. COLE, CITY CLERK

UTILITY AGENCIES & COMPANIES APPROVAL

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

Howard Vander Meer
LAS VEGAS VALLEY WATER DISTRICT
HOWARD VANDER MEER

6-7-78
DATE

Stephen A. Clarys
NEVADA POWER COMPANY
STEPHEN A. CLARYS

6/6/78
DATE

Richard M. Bredon
SOUTHWEST GAS CORPORATION
RICHARD M. BREEDON

6/4/78
DATE

James F. Gordon
CENTRAL TELEPHONE COMPANY
JAMES F. GORDON

6-6-78
DATE

N^o 872809
RECORDED AT THE REQUEST OF
G.C. Wallace
DATE 7-11-78 AT 4:12 P.M.
BOOK 22 PAGE 41
OF PLATS
OFFICIAL RECORDS BOOK N^o 913
CLARK COUNTY, NEVADA, RECORDS
JOAN L. SWIFT, RECORDER
FEE 39⁰⁰ DEPUTY MD. 08
SUB 1 OF 2

