

92.10.15

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13-17-3

FINAL MAP OF

WINDCHIME - PHASE 2

(A PORTION OF LOT 3, PARCEL MAP - F. 57, PG. 90)
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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

Table with 3 columns: Company Name, Name, Date. Includes entries for COMMUNITY CABLE T.V., NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, and CITY OF LAS VEGAS.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND BEING A PORTION OF LOT 3 AS SHOWN ON THE MAP THEREOF IN FILE 57 OF PARCEL MAPS, PAGE 90 OFFICIAL RECORDS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, SAID POINT BEING THE CENTERLINE INTERSECTION OF SIMMONS STREET AND VEGAS DRIVE; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND THE CENTERLINE OF SIMMONS STREET, NORTH 00°12'41" EAST, A DISTANCE OF 536.76 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°47'19" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF SIMMONS STREET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND CONTINUING, NORTH 89°47'19" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 00°12'41" EAST, A DISTANCE OF 113.34 FEET; THENCE SOUTH 89°58'30" WEST, A DISTANCE OF 255.27 FEET; THENCE NORTH 00°01'30" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 89°58'30" EAST, A DISTANCE OF 0.87 FEET; THENCE NORTH 00°01'30" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 89°58'30" WEST, A DISTANCE OF 1.24 FEET; THENCE NORTH 00°01'30" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89°58'30" WEST, A DISTANCE OF 17.19 FEET; THENCE NORTH 00°01'30" WEST, A DISTANCE OF 130.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HOLLY AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°58'30" EAST, A DISTANCE OF 340.37 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 89°58'30" EAST, A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°14'13", AN ARC LENGTH OF 23.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SIMMONS STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°12'41" WEST, A DISTANCE OF 728.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS APPROXIMATELY 5.13 ACRES.

BASIS OF BEARING

NORTH 89°52'24" WEST - BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON THE MAP THEREOF RECORDED IN FILE 57 OF PARCEL MAPS, PAGE 90 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENEFICIARY

I, MARY GENE McDONALD CONSENT TO THE PREPARATION OF THIS MAP.

Mary Gene McDonald

ACKNOWLEDGEMENT

STATE OF Idaho

COUNTY OF Ada

ON THIS 30th DAY OF September 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, MARY GENE McDONALD PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND DID, UPON OATH DEPOSE AND SAY THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Alicia A. Rogers

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY APPOINTMENT EXPIRES 1/27/93

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 27th DAY OF August 1992 BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY: Norman R. Standerfer 10/1/92 SECRETARY OF THE PLANNING COMMISSION DATE

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

OWNER'S CERTIFICATE AND DEDICATION

DURABLE HOMES, INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER(S) OF THE LAND WHICH IS SHOWN UPON THE PLAT OF WINDCHIME - PHASE 2, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DO HEREBY OFFER AND DEDICATE THE PUBLIC STREETS AND RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON, TO THE CITY OF LAS VEGAS, FOR THE USE OF THE PUBLIC. FURTHERMORE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY, SOUTHWEST GAS COMPANY, THE FRANCHISED CABLE T.V. COMPANY, AND THE LAS VEGAS VALLEY WATER DISTRICT, JOINTLY AND SEVERALLY, AND TO THEIR SUCCESSORS AND ASSIGNS, UTILITY EASEMENTS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF UNDERGROUND POWER, TELEPHONE LINES, GAS LINES, CABLE T.V. LINES, WATER LINES, STREET LIGHTS AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, SAID UTILITY EASEMENTS BEING DESIGNATED AS FOLLOWS: A THREE (3) FOOT WIDE EASEMENT ALONG ALL SIDE LOT LINES; A FIVE (5) FOOT WIDE EASEMENT ALONG ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, FOR ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT, PADS, WITH AN ADDITIONAL TWO (2) FEET EASEMENT AROUND TRANSFORMER PADS AND EQUIPMENT PADS; AND A UTILITY EASEMENT AS NECESSARY FOR UNDERGROUND SERVICE TO METER PANELS. FURTHERMORE, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS, A FIVE (5) FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS FOR FIRE HYDRANTS AND STREET LIGHT PURPOSES.

Rich Priessing 7/30/92 RICH PRIESSING, VICE-PRESIDENT DATE DURABLE HOMES, INC., A NEVADA CORPORATION

ACKNOWLEDGEMENT

STATE OF NEVADA SS COUNTY OF CLARK

ON THIS 20th DAY OF July 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, Rich Priessing PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND DID, UPON OATH DEPOSE AND SAY THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Elena M. Arellano Elena M. Arellano NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY APPOINTMENT EXPIRES 3-23-94

SURVEYOR'S CERTIFICATE

I, CHARLES D. KIRCHER, A PROFESSIONAL LAND SURVEYOR REGISTERED 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 DURABLE HOMES, INC., A NEVADA CORPORATION.
2) THE LAND SURVEYED LIES WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THAT THE SURVEY WAS COMPLETED ON NOVEMBER 21, 1991.
3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES.
4) THAT MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY AUGUST 16, 1993, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF WINDCHIME - PHASE 2 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 AUGUST 16, 1993.

Dennis Anderson DENNIS ANDERSON, P.E. NO. 9160 CITY ENGINEER, LAS VEGAS, NEVADA



DIVISION OF WATER RESOURCES CERTIFICATE

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

Jason King 9/2/92 DIVISION OF WATER RESOURCES DATE JASON KING

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 SYSTEMS FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz 9-2-92 CLARK COUNTY HEALTH DISTRICT DATE CLARE A. SCHMUTZ

DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT CERTIFICATION

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 10/1/92 DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE NORMAN R. STANDERFER



CHARLES D. KIRCHER PROFESSIONAL LAND SURVEYOR STATE OF NEVADA REGISTRATION No. 8431

Form with fields: No. 01230, Filed at the request of Church Engineering, Inc., Date 10-15-92, Time 15:09, Book 54, Page 30, of PLATS Official Records Book No. 921015, Clark County, Nevada Records JOAN L. SWIFT, Recorder Fee \$2.50 Deputy SAE

BOOK 54 PAGE 30 4219-2