

23-12-2

YELLOW ROSE ESTATES

A PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 19,
T. 20S., R. 61E., M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

CONCORD DEVELOPMENT COMPANY, A NEVADA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF YELLOW ROSE ESTATES 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 COMMUNITY CABLE TV, THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, CENTRAL TELEPHONE COMPANY AND THE LAS VEGAS VALLEY WATER DISTRICT, THEIR SUCCESSORS AND ASSIGNS, A 3-FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 5-FOOT WIDE EASEMENT ON ALL FRONT PROPERTY LINES 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.

DATED THIS 20TH DAY OF APRIL, 1982
CONCORD DEVELOPMENT CO., A NEV. CORP., BY:

David H. Creech 4-20-82
DAVID H. CREECH, VICE-PRESIDENT DATE

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

Dennis L. Garlington 1/12/82
COMMUNITY CABLE TV - DENNIS L. GARLINGTON

Joseph P. Fielding 1-13-82
NEVADA POWER COMPANY - JOSEPH P. FIELDING

James F. Gordon 2/16/82
CENTRAL TELEPHONE COMPANY - JAMES F. GORDON

Randy S. Ortlunghaus 1/11/82
SOUTHWEST GAS CORPORATION - RANDY S. ORTLUNGHAUS

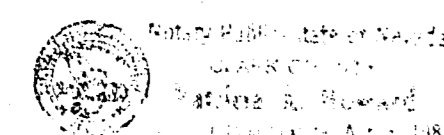
Howard Vander Meer 1-13-82
LAS VEGAS VALLEY WATER DISTRICT - HOWARD VANDER MEER

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS

ON THIS 20TH DAY OF APRIL, 1982, PERSONALLY APPEARED BEFORE ME, PATRICIA A. HOWARD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DAVID H. CREECH, VICE-PRESIDENT OF CONCORD DEVELOPMENT CO. KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT ~~HE~~ HE ~~SHE~~ EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Patricia A. Howard
PATRICIA A. HOWARD
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES APRIL 3, 1985.



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 YELLOW ROSE ESTATES 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 COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT. I FURTHER CERTIFY THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY APRIL 20, 1984 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION UNDER THE PROVISIONS OF N.R.S. 278.

C.E. Gilpin 5-9-83
C.E. GILPIN, D.P.E., NEV. CERT. 8977
CITY ENGINEER, LAS VEGAS, NEVADA 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. Smales 3-4-82
DIVISION OF WATER RESOURCES - THOMAS J. SMALES 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, SEWAGE) WATER SUPPLY AND A (COMMUNITY, ~~INDIVIDUAL~~ SYSTEM) FOR DISPOSAL OF SEWAGE.

Pick Reynolds 4-20-82
PICK REYNOLDS
CLARK COUNTY HEALTH DISTRICT DATE

APPROVAL

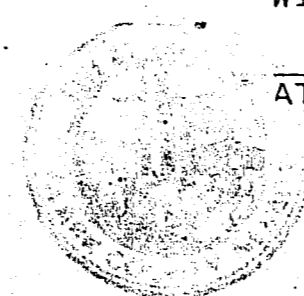
IN CONFORMITY WITH THE TENTATIVE MAP, APPROVED THIS 14TH DAY OF JANUARY 1982, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

Harold P. Foster
HAROLD P. FOSTER, SECRETARY

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 4/20/83
WILLIAM H. BRIARE, MAYOR DATE
Linda M. Owens 4/20/83
ATTEST: LINDA M. OWENS - ACTING CITY CLERK DATE



SURVEYOR'S CERTIFICATE

I, JERRY E. BARNSON, A 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 CONCORD DEVELOPMENT COMPANY, A NEV. CORP.
2. THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF THE SW 1/4 OF SEC. 19, T. 20S., R. 61E., M.D.M. AND THE SURVEY WAS COMPLETED ON OCTOBER 16, 1981.
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 APRIL 20, 1984 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Jerry E. Barnson 12/22/81
JERRY E. BARNSON, R.L.S.
NEVADA CERTIFICATE NO. 4046 DATE

LEGAL DESCRIPTION

YELLOW ROSE ESTATES

That portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 19, T. 20 S., R. 61 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southeast Corner (SE Cor) of said Southwest Quarter (SW 1/4); thence N. 89°56'00" W., along the South line thereof, 1086.59 feet to the Southeast Corner (SE Cor) of Parkchester Estates Unit No. 4A, filed for record May 17, 1977 in Book 20 of Plats, at Page 4, Clark County, Nevada Records; thence N. 01°48'19" E., along the Easterly boundary line of said Parkchester Estates Unit No. 4A, 457.22 feet to the Northeast Corner (NE Cor) thereof, said corner being the TRUE POINT OF BEGINNING; thence along the Northerly boundary line of said Parkchester Estates Unit No. 4A the following courses: N. 88°04'53" W., 147.05 feet; S. 01°55'07" W., 5.60 feet; N. 88°04'53" W., 122.50 feet to the Northwest Corner (NW Cor) thereof, said corner also being a point on the Easterly boundary line of Wildwood Manor, filed for record September 30, 1977 in Book 20 of Plats, at Page 76, Clark County, Nevada records; thence N. 01°55'07" E., along said Easterly boundary line and the West line of said East Half (E 1/2), 1262.47 feet to the Southwest Corner (SW Cor) of Watkins Park, filed for record July 11, 1978; in Book 22 of Plats, at Page 41, Clark County, Nevada Records; thence S. 88°11'40" E., along the Southerly boundary line of said Watkins Park, 244.99 feet to the Northwest corner (NW Cor) of Parkchester Estates Unit No. 3A, filed for record May 16, 1979 in Book 11 of Plats, at Page 74, Clark County, Nevada Records; thence S. 01°48'06" W., along the Westerly lines of said Parkchester Estates Unit No. 3A and Parkchester Estates Unit No. 2, filed for record December 1, 1961 in Book 6 of Plats, at Page 73, Clark County, Nevada Records, 893.00 feet to the Southwest Corner (SW Cor) of said Parkchester Estates Unit No. 2; thence S. 89°11'41" E., along the Southerly line thereof, 22.02 feet to the Northwest Corner (NW Cor) of Parkchester Estates, filed for record April 21, 1959 in Book 5 of Plats, at Page 49, Clark County, Nevada Records; thence S. 01°48'19" W., along the Westerly boundary line thereof, 364.78 feet to the TRUE POINT OF BEGINNING.

Containing an area of 7.3072 acres, more or less.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, T. 20 S., R. 61 E., M.D.M., AS SHOWN BY PARKCHESTER ESTATES UNIT NO. 4A, FILED FOR RECORD MAY 17, 1977, IN BOOK 20 OF PLATS, AT PAGE 4, CLARK COUNTY, NEVADA RECORDS; SAID SOUTH LINE BEARS N. 89°56'00" W..

W.O. # 2942

NO. 1694310
FILED AT THE REQUEST OF:
VTN NEVADA
DATED 5/14/83 AT _____ M.
BOOK 29 PAGE 51
OF PLATS
OFFICIAL RECORDS BOOK NO. 1735
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 38.15 DEPUTY