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16-17-85

ROSEWALK - UNIT 3

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T.20 S., R.62 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE
EXAMINED AND MAY BE DETERMINED BY REFERENCE
TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX.
NRS 278.5695

OWNER'S CERTIFICATE

70 LIMITED, A NEVADA LIMITED PARTNERSHIP,
AND CLARK CRAWFORD AND HELEN CRAWFORD AS TRUSTEES
OF THE CLARK CRAWFORD AND HELEN CRAWFORD REVOCABLE
TRUST DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF
LAND WHICH IS SHOWN UPON THE PLAT OF ROSEWALK - UNIT 3 AND DO HEREBY
CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DO HEREBY
OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL PUBLIC STREETS AND
RIGHTS-OF-WAY AND PUBLIC SEWER EASEMENTS AS INDICATED AND OUTLINED
HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, THE UNDERSIGNED OWNERS
OF THE WITHIN PLATTED LANDS DO HEREBY GRANT AND CONVEY TO NEVADA POWER
COMPANY AND CENTRAL TELEPHONE, JOINTLY AND SEVERALLY, AND TO THE CITY
OF LAS VEGAS, SOUTHWEST GAS CORPORATION AND THE LAS VEGAS VALLEY WATER
DISTRICT AND COMMUNITY CABLE T.V., INC., AND TO THEIR SUCCESSORS AND
ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINE AND
UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL
PROPERTY LINES ABUTTING PUBLIC STREETS, ABOVE GROUND TRANSFORMER PADS
AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND ABOVE GROUND
TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS, FOR THE
CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET
LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS,
WATER, COMMUNITY CABLE T.V. INC. LINES AND APPURTENANCES, TOGETHER WITH
THE RIGHT OF INGRESS AND EGRESS THERETO.

70 LIMITED, A NEVADA LIMITED PARTNERSHIP BY:

Jimmie Lee Beam 5-22-93
JIMMIE LEE BEAM DATE

CLARK CRAWFORD AND HELEN CRAWFORD REVOCABLE TRUST, BY:

Clark Crawford 6-4-93
CLARK CRAWFORD - TRUSTEE DATE

Helen Crawford 6-4-93
HELEN CRAWFORD - TRUSTEE DATE

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

Frank Cardenas 9-13-93
COMMUNITY CABLE T.V. INC. - FRANK CARDENAS DATE

Rae H. Heller 5-13-93
NEVADA POWER COMPANY - RAE H. HELLER DATE

Nyles Smith 5-12-93
CENTRAL TELEPHONE COMPANY - NYLES SMITH DATE

Clare G. McCarrell, JR. 5-12-93
SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL, JR. DATE

N. Braybrooke 5-12-93
LAS VEGAS VALLEY WATER DISTRICT - N. BRAYBROOKE DATE

Dennis Anderson 1-13-94
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

ACKNOWLEDGEMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

ON THIS 20TH DAY OF May 1993, PERSONALLY
APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
JIMMIE LEE BEAM, KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED
THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN
MENTIONED.

Julie B. Sanzone
JULIE B. SANZONE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES September 29, 1996

CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO
HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF
ROSEWALK - UNIT 3, 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
NOVEMBER 19, 1994.

Dennis Anderson 1/18/94
DENNIS ANDERSON, R.P.E. 9160
CITY ENGINEER, LAS VEGAS, NEVADA



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.

Richard A. Moles, P.E. 12/15/93
DIVISION OF WATER RESOURCES - RICHARD A. MOLES, PE DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH.
THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY
AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A (PUBLIC,
~~PRIVATE~~) WATER SUPPLY AND A (COMMUNITY, ~~INDIVIDUAL~~) SYSTEM FOR DISPOSAL
OF SEWAGE.

Clare A. Schmutz 12-5-93
DISTRICT BOARD OF HEALTH - CLARE A. SCHMUTZ DATE

APPROVAL

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 1/12/94
NORMAN R. STANDERFER DATE
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE
ACCEPTED THIS 18th DAY OF NOVEMBER 1993,
BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:

Norman R. Standerfer 1-12-94
NORMAN R. STANDERFER DATE
SECRETARY OF THE PLANNING COMMISSION

ACKNOWLEDGEMENT

STATE OF NORTH DAKOTA) SS
COUNTY OF BURLEIGH)

ON THIS 4th DAY OF June 1993, PERSONALLY
APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
CLARK AND HELEN CRAWFORD, KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN
MENTIONED.

Dawn Penrose
DAWN PENROSE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 8-28-98

DAWN PENROSE
Notary Public, State of North Dakota
My Commission Expires
STATE OF NORTH DAKOTA
NOTARY PUBLIC SEAL

SURVEYOR'S CERTIFICATE

I, STEPHEN P. GURLIDES, 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 70 LIMITED, A NEVADA LIMITED
PARTNERSHIP, AND CLARK AND HELEN CRAWFORD.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SEC. 29, T. 20 S.,
R. 62 E., M.D.M., AND THE SURVEY WAS COMPLETED ON 12/1/92.

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 11-19-94 AND AN APPROPRIATE
PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE
THEIR INSTALLATION.

Stephen P. Gurlides, P.L.S.
STEPHEN P. GURLIDES, P.L.S.
NEVADA CERTIFICATE NO. 9105

LEGAL DESCRIPTION

ROSEWALK - UNIT 3
APN 060-070-001

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER
(NW1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY
OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (NW COR.) OF SAID SECTION 29;
THENCE S. 89° 59' 07" E., ALONG THE NORTH LINE THEREOF, 1339.07 FEET;
THENCE S. 02° 16' 55" W., DEPARTING SAID NORTH LINE, 292.50 FEET TO THE
TRUE POINT OF BEGINNING; THENCE S. 87° 43' 05" E., 115.00 FEET; THENCE
N. 72° 55' 06" E., 125.26 FEET; THENCE S. 02° 16' 55" W., 226.45 FEET; THENCE
N. 75° 37' 02" W., 23.70 FEET; THENCE S. 02° 16' 55" W., 102.37 FEET; THENCE
S. 80° 53' 51" E., 30.17 FEET; THENCE S. 02° 15' 35" W., 104.00 FEET; THENCE
N. 87° 44' 25" W., 240.00 FEET; THENCE N. 02° 16' 55" E., 390.00 FEET TO THE
TRUE POINT OF BEGINNING.

CONTAINING 2.11 ACRES, MORE OR LESS.

BASIS OF BEARINGS

N. 89° 59' 07" W., BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4)
OF SECTION 29, T. 20 S., R. 62 E., M.D.M., AS SHOWN BY A MAP OF MARION
VIEW, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY,
NEVADA, IN BOOK 29 OF SUBDIVISION PLATS, PAGE 61.

W.O. 4417-I-3

NO. 01737
FILED AT THE REQUEST OF:
VTN nevada
DATED 1/20/94 AT 15:37 M
BOOK 60 PAGE 4
OF PLATS
OFFICIAL RECORDS BOOK, NO. 940120
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$40.25 DEPUTY 411

SHEET 1 OF 2

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