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16-17-85

ROSEWALK - UNIT 4

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 REVOCABLE TRUST DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF ROSEWALK - UNIT 4 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.

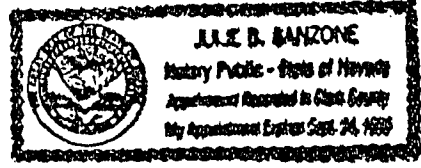
70 LIMITED, A NEVADA LIMITED PARTNERSHIP BY:
Jimma Lee Beam 5-21-93
JIMMA LEE BEAM DATE

CLARK CRAWFORD AND HELEN CRAWFORD REVOCABLE TRUST, BY:
Clark Crawford 5-4-93
CLARK CRAWFORD - TRUSTEE DATE
Helen Crawford 5-4-93
HELEN CRAWFORD - TRUSTEE DATE

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.
Frank Carls 5-15-93
COMMUNITY CABLE T.V. INC. - FRANK CARLS DATE
Bob Heller 5-3-93
NEVADA POWER COMPANY - BOB HELLER DATE
Nyle Smith 5-11-93
CENTRAL TELEPHONE COMPANY - NYLE SMITH DATE
Clark M. Campbell, Jr. 7-10-93
SOUTHWEST GAS CORPORATION - CLARK M. CAMPBELL, JR. DATE
Bia Burke 5-12-93
LAS VEGAS VALLEY WATER DISTRICT - BIA BURKE DATE
Dennis Anderson 1-28-94
CITY OF LAS VEGAS - DENNIS ANDERSON DATE

ACKNOWLEDGEMENT

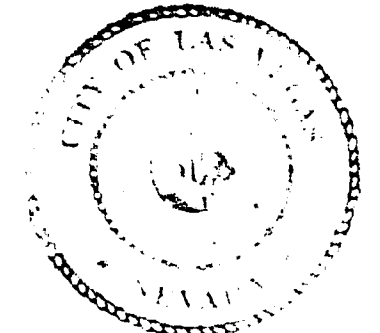
STATE OF NEVADA)
COUNTY OF CLARK) SS
ON THIS 17th DAY OF May, 1993, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, JIMMA LEE BEAM, KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
Julie Sklone
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES September 24, 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 4, 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 2/28/94
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. 2/15/93
DIVISION OF WATER RESOURCES - RICHARD A. MOLES, P.E. DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWER, 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 12-15-93
DISTRICT BOARD OF HEALTH - CLARE A. SCHMUTZ DATE

APPROVAL

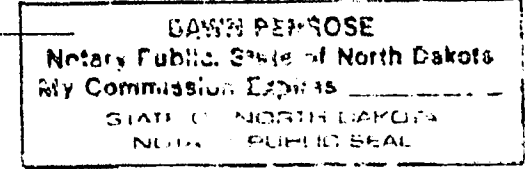
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.
Norman R. Standerfer 1-2-94
NORMAN R. STANDERFER 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 17th DAY OF May, 1993, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.
CERTIFIED BY:
Norman R. Standerfer 1-2-94
NORMAN R. STANDERFER DATE
SECRETARY OF THE PLANNING COMMISSION

ACKNOWLEDGEMENT

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS
ON THIS 17th 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
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 8-28-98



SURVEYOR'S CERTIFICATE

1. 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 NOVEMBER 19, 1994, AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

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

LEGAL DESCRIPTION

ROSEWALK - UNIT 4
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, 50.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OWENS AVENUE, BEING THE TRUE POINT OF BEGINNING; THENCE S. 89° 59' 07" E., ALONG SAID RIGHT-OF-WAY LINE, 351.98 FEET; THENCE S. 00° 00' 53" W., DEPARTING SAID RIGHT-OF-WAY LINE, 130.00 FEET; THENCE S. 89° 59' 07" E., 15.73 FEET; THENCE S. 00° 00' 53" W., 80.00 FEET; THENCE N. 89° 59' 07" W., 142.66 FEET; THENCE S. 72° 55' 06" W., 125.26 FEET; THENCE N. 87° 43' 05" W., 115.00 FEET; THENCE N. 02° 16' 55" E., 242.47 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 1.89 ACRES, 82,201 S.F., 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-4

NO. 01331
FILED AT THE REQUEST OF:
VTN nevada
DATED 2-3-94 AT 14:22
BOOK 60 PAGE 25
OF PLATS
OFFICIAL RECORDS BOOK, NO. 940203
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 39.90 DEPUTY GLS

BOOK 60 PAGE 25
4276-4