

**OWNER'S CERTIFICATE & DEDICATION**

ROYAL ESTATES DEVELOPMENT COMPANY, INC., a Nevada Corporation, does hereby certify that it is the owner of the parcel of land shown upon this plat of 'ROYAL ESTATES', and does hereby consent to the presentation and recordation of this plat and does hereby offer and dedicate the public streets, Tonopah Avenue and Owens Avenue, to Clark County, Nevada, its successors and assigns, for the use of the public, and does hereby set aside the private street and cul-de-sacs as common area, utility easement and drainage easement; further, the undersigned owner of the within platted lands does hereby offer and dedicate the drainage easements, designated as 'A' hereon, to Clark County, Nevada, and further the undersigned owner of the within platted lands, does hereby grant and convey to Nevada Power Co., Central Telephone Company, Southwest Gas Corp., City of North Las Vegas and the County of Clark, their successors and assigns, a benefit easement over, across and under the PRIVATE STREETS shown hereon, and any other areas designated as utility easement hereon, for the construction, maintenance, operation and final removal of any aerial and/or underground lines and appurtenances, together with the right of ingress and egress thereon.

**ACKNOWLEDGMENT**

State of Nevada }  
County of Clark }  
On this 2nd day of February, 1982, Louis B. Vogt personally appeared before me, a notary public in and for the County of Clark, State of Nevada, and he acknowledged to me that he executed this instrument.

**APPROVAL**

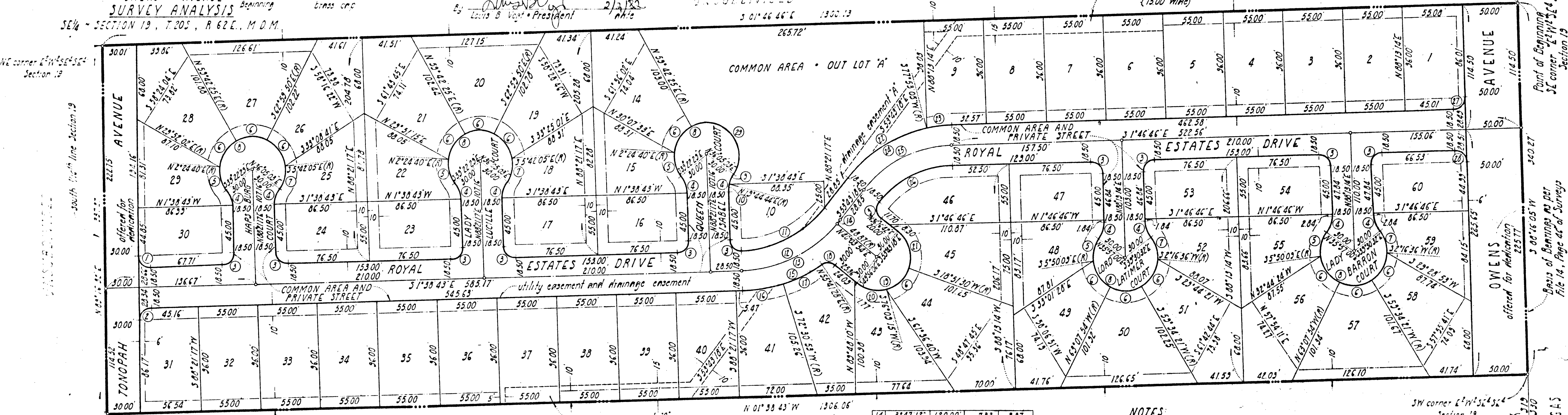
This is to certify that the Board of Commissioners of Clark County, Nevada, approves and accepts on behalf of the public, this map and any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication shown hereon.

Date: 2/16/82  
David Cantor  
Vice-Chairman  
attest: Jo Ann Soule  
County Clerk Deputy  
by: Jo Ann Soule - Deputy

**APPROVAL**

In conformity with the tentative map, approved this 19th day of May 1981, by the Clark County Planning Commission of Clark County, Nevada

Helen King  
Chairman  
Tess King



scale 1"=50'

NO	D	A	L	T
1	90°55'15"	10.00	15.87	10.16'
2	83°04'45"	10.00	15.55	9.84
3	90°00'00"	10.00	15.71	10.00'
4	37°43'46"	25.00	16.46	8.54
5	41°47'03"	30.00	21.88	11.45
6	51°17'45"	30.00	30.00	16.39
7	41°47'08"	30.00	21.88	11.45
8	255°27'32"	30.00	193.76	
9	16°20'13"	25.00	7.13	3.59
10	21°23'27"	25.00	9.33	4.72
11	52°04'35"	101.50	92.25	49.59
12	52°04'35"	120.00	109.07	58.63
13	48°17'23"	120.00	101.14	53.73

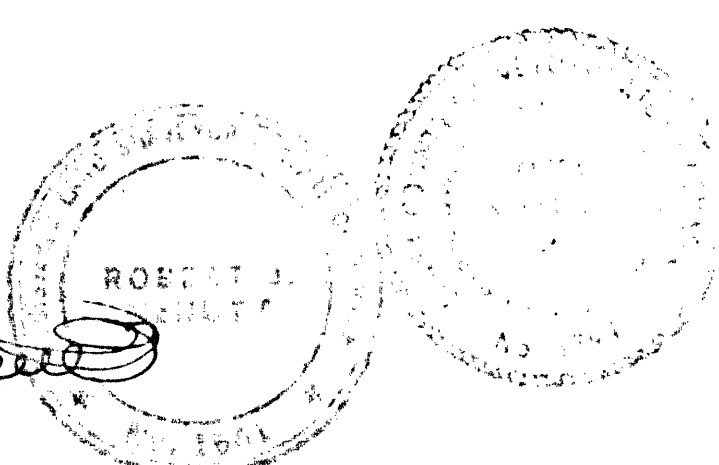
**ROYAL ESTATES**

A PLANNED UNIT DEVELOPMENT  
COUNTY OF CLARK - STATE OF NEVADA  
A PORTION OF THE SE 1/4 OF SECTION 19 - T.20S - R.62E - M.D.M.

**COUNTY SURVEYOR'S CERTIFICATE**

I, James L. Scholl, Jr., County Surveyor in and for Clark County, Nevada, do hereby certify that on this 16th day of February 1982, I did examine this final map of 'ROYAL 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 provisions of N.R.S. 278.010 to 278.630 inclusive, and any local ordinance applicable at the time of approval of the tentative map have been complied with and that the monuments shown will be of the character shown and will occupy the positions indicated by Jan. 1, 1983, and that no appropriate performance bond has been posted with the governing body to assure their installation, and that I am satisfied that this map is technically correct.

date 16th FEB. 1982



James L. Scholl, Jr.  
County Surveyor  
865 1793

**APPROVAL**

This final map of 'ROYAL ESTATES' is approved by the Clark County Health Division concerning sewage disposal, water pollution, water quality and water supply facilities in accordance with Nevada Revised Statutes. This approval prioritizes community water and community sewage disposal.

date 2-8-82

**APPROVAL**

This final map of 'ROYAL ESTATES' is approved by the Division of Water Resources concerning water quantity, subject to the review of approval on file in this office.

date 2-16-82

Thomas J. Smiles  
Division of Water Resources

14	3°47'12"	120.00	7.93	3.97
15	32°33'45"	138.50	78.96	40.58'
16	15°50'24"	138.50	38.29	19.27
17	16°43'25"	138.50	40.67	20.48
18	74°22'26"	10.00	12.98	7.52
19	143°47'12"	30.00	26.29	13.26
20	53°54'35"	30.00	28.23	15.26
21	72°34'48"	30.00	38.00	22.03
22	41°36'23"	125.00	30.77	47.49
23	10°20'03"	125.00	22.55	11.31
24	51°56'32"	125.00	113.32	60.85
25	54°56'32"	106.50	36.55	51.88
26	51°56'32"	88.00	33.78	42.87
27	63°57'06"	100.00	15.70	9.99
28	30°02'54"	100.00	15.71	10.01'
29	156°22'38"	30.00	81.88	143.46

**NOTES**

- Designates "unrestricted common area" adjacent to all public and private streets - width as shown.
- Designates "restricted common area" adjacent to rear lot lines - dimensions as shown.

**UTILITY APPROVALS**

We, the undersigned companies and agencies, approve the grant of the designated easements.

- Nevada Power Co. • Joseph P. Fielding 2/28/82
- Central Telephone Company • James E. Gordon 2/2/82
- Southwest Gas Corp. • John P. Hazard 9-28-81
- Clark County Fire Department • James Barrett 9-28-81
- North Las Vegas Water Department • Carl P. Malone 2/29/82
- Clark County Sanitation District • Kent D. Faulkner 9/29/81
- Clark County Flood Control • J. Dobrin 2/10/82

**BASIS OF BEARINGS**

The south line of Section 19, T.20S, R.62E, M.D.M. as per File 14, Page 46 of Surveys - 3 83'16 05' W

**LEGEND**

- point found - as shown
- set concrete monument
- subdivision boundary
- limit of dedicated street
- limit of private street
- lot number
- curve number
- limit of street
- utility easement
- lot line

**'ROYAL ESTATES'**

Document no 1488251  
Official Record Book No 1529  
filed at the request of Robert J. McNeill  
date 3-1-82 at 2:50 P.M.  
BOOK 27 PAGE 82  
OF PLATS  
Clark County, Nevada records  
Vern L. Smith  
Recorder  
fee 78.50

