

WASHINGTON & SANDHILL - UNIT 3

BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4)
OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, T.20S., R.62E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

HELLER HACIENDA LLC, A NEVADA LIMITED LIABILITY COMPANY
DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN
UPON THE PLAT OF WASHINGTON & SANDHILL - UNIT 3, AND DOES HEREBY CONSENT TO THE
PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL
PUBLIC STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS INDICATED AND OUTLINED HEREON, TO
THE CITY OF LAS VEGAS FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED
"NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

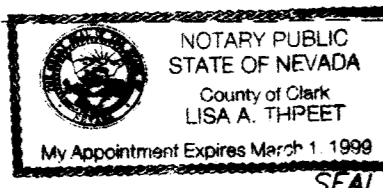
FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY
GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY,
AND TO SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS
LAS VEGAS, INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (I) A PERMANENT
EASEMENT WITHIN THE AREA SHOWN AS COMMON ELEMENTS; (II) A THREE-FOOT WIDE
EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS;
(III) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS TO
INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE
EQUIPMENT PADS WITHIN THE PLATTED LANDS; (IV) A TWO-FOOT WIDE EASEMENT AROUND
TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED
LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATIONS AND FINAL REMOVAL OF STREET
LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE T.V. LINES
AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE
EASEMENTS.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND COVEYS TO THE CITY OF LAS VEGAS
AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL
PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF
PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET LIGHTS AND AN ADDITIONAL EASEMENT
OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT, TO EXTEND
BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO
AND EGRESS FROM THESE EASEMENTS.

Richard Heller 2-26-99
RICHARD HELLER - PRESIDENT DATE
HELLER HACIENDA LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA SS
COUNTY OF CLARK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-26-99 BY
Richard Heller
Lisa A. Threet
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 3-1-99



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 AND APPROVAL ON FILE IN THIS OFFICE.

Robert Coane, P.E. 6-14-99
ROBERT COANE, P.E.
DIVISION OF WATER RESOURCES

CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS APPROVE THE GRANT OF THE
DESIGNATED EASEMENTS.

Perry Sovey 4-27-99
COX COMMUNICATIONS LAS VEGAS, INC.
PERRY SOVEY

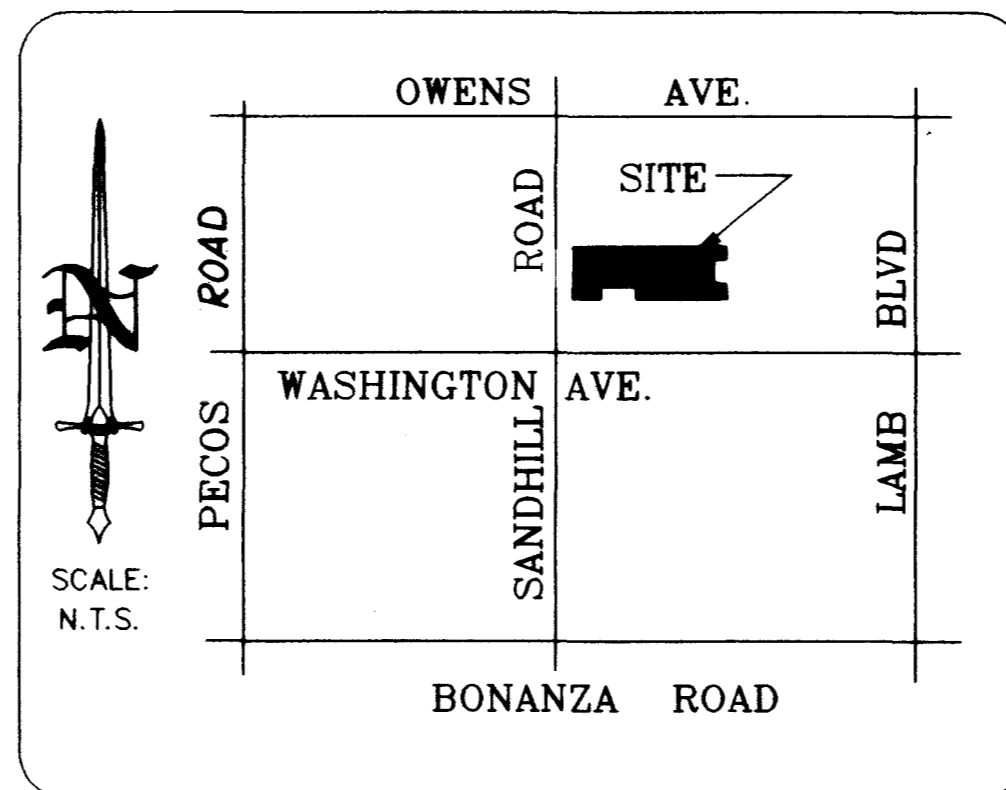
Yolanda M. Benito 4-20-99
NEVADA POWER COMPANY
YOLANDA M. BENITO

Niles Smith 4-23-99
SPRINT CENTRAL TELEPHONE-NEVADA
JAMES STOKES NILES SMITH

Clark G. McCarrrell 4-20-99
SOUTHWEST GAS CORPORATION
CLARK G. MCCARRRELL

Lewis E. Rinker 4-28-99
LAS VEGAS VALLEY WATER DISTRICT
LEWIS E. RINKER

Charles Kaszkowski, Jr. 6-24-99
CITY OF LAS VEGAS
CHARLES KASKOWSKI, JR.



VICINITY MAP

LEGAL DESCRIPTION A.P.No 140-30-601-014

BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST
QUARTER (NE1/4) OF SECTION 30, T.20S., R.62E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF (S1/2), SAID POINT ALSO BEING DESCRIBED AS THE
CENTERLINE OF WASHINGTON AVENUE (PRESENTLY 100.00 FEET IN WIDTH);
THENCE WESTERLY ALONG SAID CENTERLINE, N.89°39'10"W., 353.84 FEET;
THENCE DEPARTING SAID CENTERLINE, N.00°20'50"E., 358.80 FEET;
THENCE N.89°39'10"W., 25.50 FEET TO THE POINT OF BEGINNING;
THENCE N.00°20'50"E., 75.03 FEET;
THENCE S.89°58'00"W., 506.01 FEET;
THENCE N.00°20'50"E., 40.13 FEET;
THENCE N.89°39'10"W., 151.00 FEET;
THENCE S.00°20'50"W., 29.67 FEET;
THENCE N.89°39'10"W., 165.48 FEET TO A POINT,
SAID POINT BEING THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 30, SAID POINT ALSO BEING
DESCRIBED AS THE CENTERLINE OF SANDHILL ROAD (PROPOSED BY THIS MAP TO BE 80.00 FEET IN TOTAL WIDTH);
THENCE NORTHERLY ALONG SAID WEST LINE AND SAID CENTERLINE, N.00°57'28"E., 238.47 FEET;
THENCE DEPARTING SAID WEST LINE AND SAID CENTERLINE, N.89°58'00"E., 839.40 FEET TO A POINT ON A NON-TANGENT
CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2795.89 FEET, A RADIAL LINE TO SAID POINT BEARS N.13°48'58"E.,
SAID CURVE BEING THE SOUTH LINE OF A 150.00 FOOT WIDE RIGHT OF WAY GRANTED TO THE CITY OF LAS VEGAS BY
DEED FILED OF RECORD IN BOOK 382 AS INSTRUMENT No. 341210 AND DATED 11-21-1973;
THENCE SOUTHERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 3°12'49"
ALONG AN ARC LENGTH OF 156.82 FEET TO A POINT ON A CURVE, A RADIAL LINE TO SAID POINT BEARS THE NEXT
DESCRIBED COURSE;
THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND CURVE, S.10°36'09"W., 100.00 FEET TO A POINT ON A
NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2895.89 FEET, A RADIAL LINE TO SAID POINT
BEARS THE LAST DESCRIBED COURSE;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°08'56" ALONG AN ARC LENGTH OF 58.07 FEET
TO A POINT ON A CURVE, A RADIAL LINE TO SAID POINT BEARS THE NEXT DESCRIBED COURSE;
THENCE S.11°45'05"W., 51.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A
RADIUS OF 15.00 FEET, A RADIAL LINE TO SAID POINT BEARS THE LAST DESCRIBED COURSE;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°35'45" ALONG AN ARC LENGTH OF 20.58 FEET
TO A POINT OF TANGENCY;
THENCE S.00°20'50"W., 141.75 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 236,016 SQUARE FEET OR 5.42 ACRES MORE OR LESS AS DETERMINED BY COMPUTER METHOD.

SURVEYOR'S CERTIFICATE

I, KEVIN E. MOTT, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA,
ACTING AS AGENT FOR ORION ENGINEERING AND SURVEYING, INC. CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HELLER DEVELOPMENT COMPANY.
- LANDS SURVEYED LIE WITHIN SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, T.20S., R.62E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON APRIL 23, 1998.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JULY 1, 2000 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

KEVIN E. MOTT, P.L.S.
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 8662



CERTIFICATE OF CITY SURVEYOR

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY
CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "WASHINGTON &
SANDHILL - UNIT 3" AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.
MONUMENTS HAVE NOT BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN
DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE JULY 1, 2000

Rita M. Lumos 7/2/99
RITA M. LUMOS, P.L.S. No. 5094
CITY SURVEYOR,
LAS VEGAS, NEVADA

CERTIFICATE OF PLANNING COMMISSION/ DIRECTOR OF PLANNING AND DEVELOPMENT 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; THAT ALL CONDITIONS IMPOSED UPON THE
FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS
HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS,
NEVADA, ON THE 22nd DAY OF APRIL, 1999.

W.T. Chow 7-15-99
W.T. CHOW
DIRECTOR OF PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION

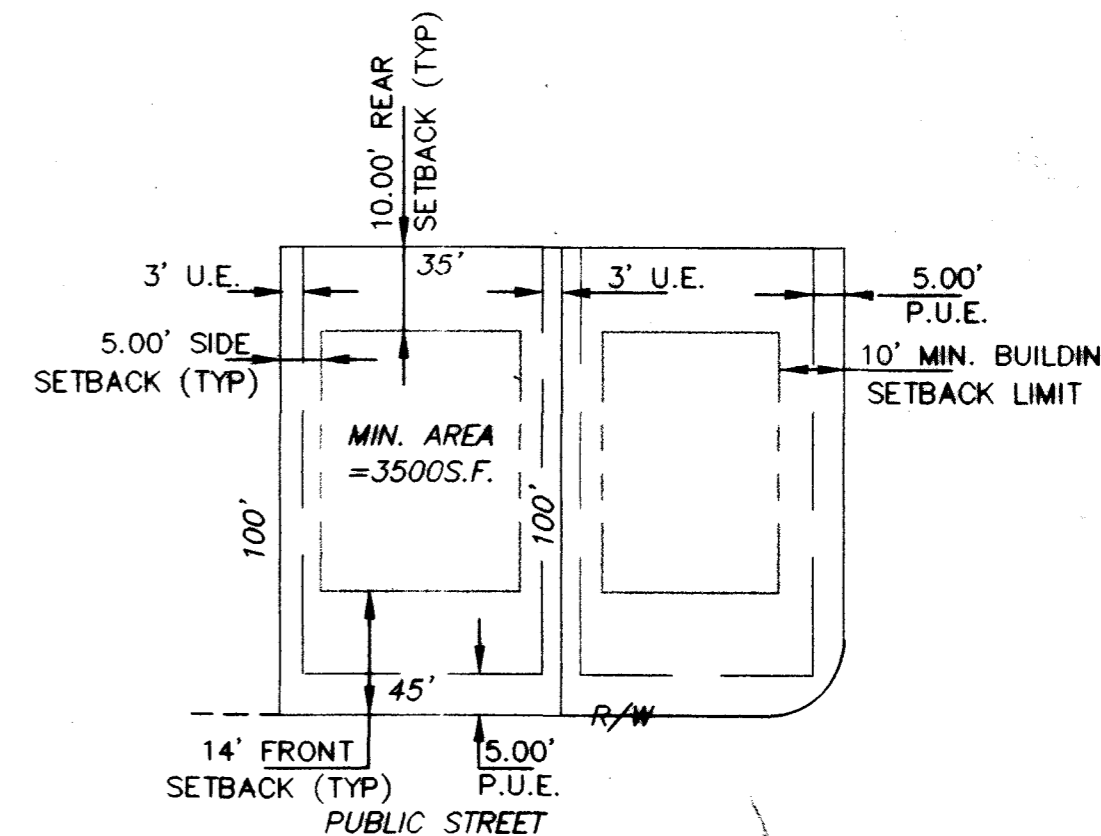
DISTRICT BOARD OF HEALTH CERTIFICATE

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
WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Felix H. Havis 6-14-99
DISTRICT BOARD OF HEALTH
FELIX H. HAVIS

BASIS OF BEARINGS

BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF
THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, T.20S., R.62E.,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. SAID LINE
BEARS N.89°39'10"W. PER R1 & R3.



TYPICAL LOT DETAIL

NOT TO SCALE

RECORDER'S 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

Orion
ORION ENGINEERING AND SURVEYING, INC.
3088 EAST SUNSET, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-5921 FAX (702) 739-5929

020.8001\WS3\FMS1.DWG SHEET 1 OF 4 SHEETS

FM-25-99
NO. _____
FILED AT THE REQUEST OF
ORION ENGINEERING
AND SURVEYING, INC.
DATE 7/23/99 AT 15:41 P.M.
BOOK 90 PAGE 64
OF PLATS
OFFICIAL RECORDS BOOK
NO. 990723
CLARK COUNTY, NEVADA
RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$1.00 CAD/COR DEPUTY

4556-3 Book 90 Page 64

