

8-12-19

CONTRACTORS SQUARE

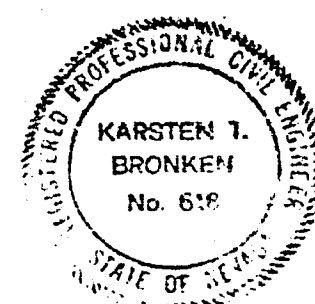
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.
CLARK COUNTY, NEVADA
BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES

Surveyor's Certificate

Karsten T. Bronken, a Registered Land Surveyor in the State of Nevada, certify that

1. This is a true and accurate representation of the land surveyed under my supervision at the instance of Charles D. Grangaard and Ellen M. Grangaard.
2. The lands surveyed lie within a portion of the Northeast 1/4, Southeast 1/4, Section 28, Township 20 South, Range 61 East, M.D.B. & M., Clark County, Nevada.
The survey was completed on March 20, 1979.
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 7-5-80 and that an appropriate performance bond has been posted with the Governing Body to assure their installation.

LEGAL DESCRIPTION— Commencing at the SE Corner of the NE 1/4, SE 1/4, Section 28, T.20S., R.61E., M.D.B. & M., Clark County, Nevada. Thence N 02°50'40"E a distance of 50.09 ft. to a point; Thence S 89°18'00"W a distance of 1076.86 ft. to a point; Thence N 01°24'00"E a distance of 10.00 ft. to the True Point of Beginning. Thence South 89°18'00" West a distance of 85.00 feet to a point; Thence North 01°24'00" East a distance of 391.58 feet to a point; Thence North 89°18'00" East a distance of 85.00 feet to a point; Thence South 01°24'00" West a distance of 391.58 feet to the True Point of Beginning.



Karsten T. Bronken
Karsten T. Bronken, Registered Professional Engineer and
Licensed Land Surveyor Nevada Certificate No. 618

Division of Water Resources

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.

E. Reynolds 7/2/79
Division of Water Resources E. Reynolds Date

Clark County Health District Certificate

This final map is approved by the Clark County Health District concerning Sewage disposal, Water pollution, water quality and water supply facilities in accordance with Nevada Revised Statutes. This approval indicates (community, individual) water supply and (community, individual) sewage disposal.

H. A. Stewart 7-5-79
Clark County Health District H. A. Stewart Date

Basis of Bearings

The Basis of Bearings for this map is the Center line of Bonanza Road as Recorded in File 3, Page 44 of Surveys, Clark County, Nevada Records. Bearing S 89°18'00"W.

Owner's Certificate and Dedication

We, Charles D. Grangaard and Ellen M. Grangaard, do hereby certify that we are the owners of the parcel of land shown upon the Plat of Contractors Square, Condominium, Subdivision and do hereby consent to the preparation and recording of this Plat and do hereby offer and dedicate all Streets and Easements as indicated and outlined hereon for the use of the Public, for construction and maintenance of Sewer, Water, Electrical, Gas, Telephone Poles, Lines and Related appurtenances, together with the right of access thereto to maintain service to any lot in the Subdivision.

Charles D. Grangaard 7/03/79
Charles D. Grangaard Date

Ellen M. Grangaard 7/03/79
Ellen M. Grangaard Date

Acknowledgement

State of Nevada S.S.
County of Clark

On this 3rd day of July, 1979, the following persons personally appeared before me, a Notary Public in and for the state of Nevada, known to me to be the authorized agents of said Owner that executed the within instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned and executed the foregoing document, Charles D. Grangaard and Ellen M. Grangaard.

My commission expires July 25, 1981.

A. Paul Stevens
Notary Public in and for said County and State
A. Paul Stevens
My Commission expires July 25, 1981.

Approvals

We, the utility companies and agencies named below, approve the grant of the designated easements.

<u>Joseph Yavner</u> 4-23-79 Central Telephone Co. Joseph Yavner Date	<u>Wazir Abdul Aziz</u> 7-3-79 Nevada Power Co. Wazir Abdul Aziz Date
<u>Howard Vander Meer</u> 6-27-79 Las Vegas Valley Water District Howard Vander Meer Date	<u>Solid Waste Service</u> Date
<u>John P. Haywood</u> 6-27-79 Southwest Gas Corp. John P. Haywood Date	<u>Flood Control</u> Date

In conformity with the Tentative Map, Approved this 22nd day of MAY, 1979, By the City Planning Commission of the City of Las Vegas, Clark County, Nevada.

Harold P. Foster 5/21/79
Harold P. Foster, Secretary Date

Approved and accepted this 5th day of JULY, 1979, By the Board of Commissioners of the City of Las Vegas, Clark County, State of Nevada.

Edwina M. Cole 7/5/79
Attest: City Clerk, Edwina M. Cole Date

William H. Briare 7/5/79
Mayor, William H. Briare Date

Utility Easement Dedication

We, the undersigned owner of the within platted lands, hereby grant and convey to the Nevada Power Co., Southwest Gas Corp., and Central Telephone Co., their successors and assigns, a three foot wide easement on all sidelot lines and a five foot easement on all front and rear property lines of the within platted lands and also as designated on the within platted land for the construction, maintenance, operation, and final removal of underground electric and telephone lines and appurtenances and for aboveground appurtenances, together with the right of ingress and egress thereto; This dedication applies to the Common Area shown hereon.

Charles D. Grangaard 7/03/79
Charles D. Grangaard Date

Ellen M. Grangaard 7/03/79
Ellen M. Grangaard Date

City Engineers Certificate

I, Gary W. Holler, City Engineer of the City of Las Vegas, Clark County, State of Nevada, do hereby certify that on the 5th day of July, 1979, I did examine the Final Map of Contractors Square Condominium, and 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 NRS 278.010 thru 278.630 inclusive and of any Local Ordinance Applicable at the time of approval have been complied with, and that the monuments have not been set, that a performance bond has been deposited guaranteeing their setting on or before July 5, 1980 and that I am satisfied that this map is technically correct.



Gary W. Holler 7-5-79
Gary W. Holler, City Engineer. R.P.E. #1920 Date

Legend

• Set R. L. S. 618 Bar & Cap
• As noted

NO. 1052845
FILED AT THE REQUEST OF
Anchor Corp.
DATE 7-30-79 BY 1124 B.M.
BOOK 24 PAGE 94
OF PLATS
OFFICIAL RECORDS BOOK NO. 1093
CLARK COUNTY, NEVADA, RECORDS
JOAN L. SWIFT, RECORDER
Fee 31.52 Deputy J.M. B.M.