

BEDFORD VILLAGE UNIT NO. 1

POINT OF BEGINNING
CENTER OF SECTION 31,
T20S, R62E,
M.D.B. & M.

BEING A PORTION OF THE W1/2, NW1/4, SE1/4, SECTION 31, T20S, R62E, M.D.B. & M.,
CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

OWNER'S CERTIFICATE

R. A. Homes, Inc., a Nevada Corporation, does hereby certify that they are the owner of the parcel of land which is shown upon the plat of Bedford Village Unit No. 1 and that they have consented to the preparation and recording of this plat, and does hereby offer and dedicate all the streets, alleys, easements, and public places as indicated and outlined herein, for the use of the public. Dated this _____ day of _____, 1984.

R.A. Homes, Inc. R.A. Homes, Inc.
Harold J. Foster, President Robert L. Belinger, Vice President

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

On this _____ day of _____, 1981, personally appeared before me, a Notary Public, Harold J. Ober, President, and Robert L. Belinger, Vice President, for R. A. Homes, Inc., who acknowledged that they executed the above instrument.

Dorleen Mast
My Commission expires _____ 1984

SURVEYOR'S CERTIFICATE

I, Evelyn Brenner, a registered land surveyor in the State of Nevada, certify that:

- This is a true and accurate representation of the lands surveyed under my supervision at the instance of R. A. Homes, Inc.
- The lands surveyed lie within the W1/2, NW1/4, SE1/4, Section 31, T20S, R62E, M.D.B. & M. and the survey was completed on 1-8-82.
- This plat complies with the applicable state statutes and any local ordinances.
- The monuments will be of the character shown and occupy the positions indicated by February 3, 1982, and that an appropriate performance bond has been posted with the City Commission to assure their installation.

Evelyn Brenner
Evelyn Brenner, R.L.S. 5088 Date 2-11-82

CITY ENGINEER'S CERTIFICATE

I, William J. Purvis, City Engineer of the City of Las Vegas, County of Clark, State of Nevada, do hereby certify that I have examined the final map of Bedford Village, Unit No. 1; that the subdivision as shown thereon is substantially the same as it appeared on the tentative map, and any approved alterations thereof, that all provisions of the Planning and Zoning Act of the State of Nevada and any local ordinances applicable at the time of approval of the tentative map have been complied with, and I am satisfied this map is technically correct. Monuments have not been set, but a proper performance bond has been deposited guaranteeing their setting on or before February 3, 1982.

William J. Purvis, R.P.E. No. 3336 Date 2-3-82

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 approval of the Commission on file in this office.

Dorleen Mast
Division of Water Resources Date 2-26-82

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 predicated (community, individual) water supply and (community, individual) sewage disposal.

E. Douglas Pushard, R.S.
Clark County Health District Date 2-26-82

APPROVAL

Approved and accepted this 2nd day of February, 1982, by the Board of Commissioners of the City of Las Vegas, Clark County, State of Nevada.

ATTEST: Carol Ann Hawley, City Clerk

William H. Briard, Mayor

APPROVAL

In conformity with the tentative map, approved this 23rd day of January, 1982, by the City Planning Commission of the City of Las Vegas, Clark County, Nevada.

Harold P. Foster, Secretary

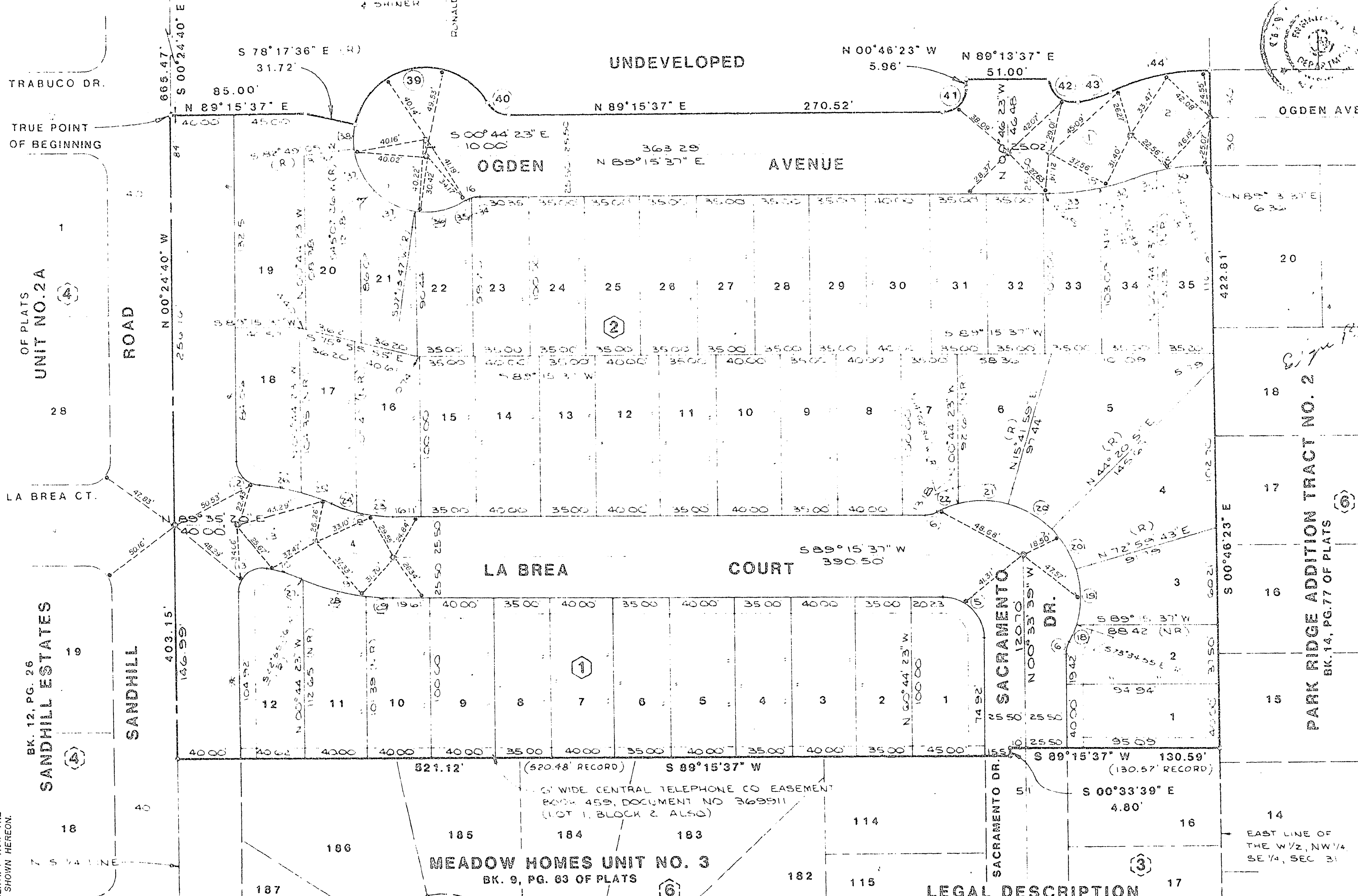
UTILITY CERTIFICATE

We, R. A. Homes, Inc., a Nevada Corporation, owners of the within platted lands, hereby offer and convey to the City of Las Vegas, Nevada Public Utility Company, Central Telephone Company, Southwest Gas Corporation and the Las Vegas Valley Water District, its successors and assigns, a 3-foot wide easement on all side lot lines including underground services for electric power and a 5-foot wide easement on all front property lines and above ground electrical transmission lines for the construction, maintenance, operation and final removal of underground gas power and telephone lines and appurtenances together with the right of ingress and egress thereon.

We, the herein named utility companies and agencies, approve the grant of the aforesaid easements.

Joseph P. Fjording
James Gordon
Raymond B. Orthwein
Harold P. Foster
Harold P. Foster
Las Vegas Valley Water District

FILED AT THE REGISTRY OF DEEDS
CLARK COUNTY, NEVADA
BOOK 1539 PAGE 122
DATE 2-23-82



CURVE DATA

NO.	Δ	R (ft.)	L (ft.)	T (ft.)	C (ft.)	NO.	Δ	R (ft.)	L (ft.)	T (ft.)	C (ft.)
1	210°42'56"	124.00	51.74	24.24	51.37	28	150°52'15"	150.50	41.69	20.98	41.55
2	1°40'07"	125.00	51.66	26.21	51.30	29	79°47'14"	150.50	20.45	10.24	20.44
3	23°28'20"	125.00	51.21	26.07	50.85	30	139°30'30"	125.00	29.03	14.56	28.97
4	23°48'01"	125.00	51.93	26.34	51.55	31	69°09'09"	125.00	14.51	7.26	14.51
5	90°10'44"	25.00	39.35	25.08	35.41	32	80°21'29"	150.50	21.95	11.00	21.93
6	280°21'28"	15.00	7.42	3.79	7.35	33	113°38'10"	150.50	30.56	15.34	30.51
7	166°53'39"	60.00	153.83	201.87	115.03	34	180°03'50"	15.00	4.73	2.38	4.71
8	23°48'01"	99.50	41.33	20.97	41.04	35	150°21'01"	15.00	4.02	2.02	4.01
9	23°48'01"	150.50	62.52	31.72	63.07	36	41°25'01"	45.50	32.89	17.20	32.18
10	130°14'49"	99.50	23.00	11.55	22.95	37	37°46'39"	45.50	30.00	15.57	29.46
11	180°16'19"	150.50	48.00	24.20	47.79	38	189°59'19"	45.50	15.00	7.57	14.93
12	84°47'59"	15.00	22.20	13.70	20.23	39	137°16'47"	45.50	109.02	116.34	84.75
13	100°13'31"	15.00	26.24	17.95	23.02	40	59°43'34"	15.00	15.64	8.61	14.94
14	195°73'07"	125.00	43.55	22.00	43.33	41	90°02'00"	15.00	23.57	15.01	21.22
15	195°59'39"	150.50	92.52	26.53	92.25	42	101°06'20"	15.00	26.47	18.23	23.17
16	130°24'51"	15.00	8.75	4.50	8.62	43	120°34'30"	95.00	20.85	10.47	20.81
17	135°51'36"	45.50	107.89	112.22	84.33	44	23°40'50"	155.00	64.06	32.49	63.61
18	110°22'44"	60.00	11.92	5.98	11.90						
19	330°25'21"	60.00	35.00	18.01	34.51						
20	289°25'52"	60.00	30.00	15.32	29.69						
21	29°44'39"	60.00	31.15	15.93	30.80						
22	150°31'11"	60.00	15.76	7.93	15.72						
23	135°32'27"	99.50	24.12	12.12	24.06						
24	95°43'36"	99.50	17.21	8.63	17.19						
25	70°35'43"	150.50	19.95	9.99	19.94						
26	100°40'36"	150.50	28.04	14.06	28.00						
27	00°00'34"	150.50	0.38	0.19	0.38						

LEGEND
① BLOCK NUMBER
7 LOT NUMBER
● EXISTING REBAR W/ CAP NO. 5088
○ MONUMENT W/ DISK & CAP
⊙ CONC. MONUMENT W/ BRASS CAP
- - - - - SETBACK LINE (10')

LEGAL DESCRIPTION
DESCRIPTION: Situate in the City of Las Vegas, County of Clark, State of Nevada, described as follows:
That portion of the West One-Half (W 1/2) of the Northwest One-Quarter (NW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 31, Township 20 South, Range 62 East, M.D.B. & M., more particularly described as follows:

Commencing at the center of said Section 31, which is also the centerline intersection of Stewart Avenue and Sandhill Road, thence Southerly and along the centerline of Sandhill Road a distance of 665.47 feet to the TRUE POINT OF BEGINNING; Thence North 89°15'37" East a distance of 35.00 feet; thence South 78°17'36" East a distance of 31.72 feet; thence on a curve concave to the Southeast having a radius of 45.50 feet, the chord for said curve bears North 80°20'48" East a distance of 84.75 feet, with a central angle of 137°16'47" and an arc length of 109.02 feet; thence on a curve concave to the Northeast having a radius of 15.00 feet, the chord for said curve bears South 80°52'36" East a distance of 14.94 feet, with a central angle of 99°43'34" and an arc length of 15.64 feet; thence North 89°15'37" East a distance of 270.52 feet; thence on a curve concave to the Northwest having a radius of 15.00 feet, the chord for said curve bears North 44°14'37" East a distance of 21.22 feet, with a central angle of 90°02'00" and an arc length of 23.57 feet; thence North 00°46'23" West a distance of 5.96 feet; thence North 89°13'37" East a distance of 51.00 feet; thence on a curve concave to the Northeast having a radius of 15.00 feet, the chord for said curve bears South 51°19'33" East a distance of 23.17 feet, with a central angle of 101°06'20" and an arc length of 26.47 feet; thence on a curve concave to the Northwest having a radius of 95.00 feet, the chord for said curve bears North 71°59'02" East, a distance of 20.81 feet, with a central angle of 120°34'30" and an arc length of 20.85 feet; thence on a curve concave to the Southeast having a radius of 155.00 feet, the chord for said curve bears North 72°23'12" East a distance of 64.06 feet, with a central angle of 23°40'50" and an arc length of 64.06 feet; the point of tangency for said curve being the Northerly right-of-way of Ogden Avenue, said point also lies on the East line of the West One-Half (W 1/2) of the Northwest One-Quarter (NW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section 31; thence South 00°46'23" East and along the aforementioned line which is also the Westerly boundary of the Amended Plat of Park Ridge Addition Tract No. 2 a distance of 422.81 feet to a point; said point being the Northeast corner of the Amended Plat of Meadow Homes Unit No. 3; thence on the following three courses along the Northerly boundary of the aforementioned unit: 1) South 89°15'37" West a distance of 130.59 feet, 2) South 00°33'39" East a distance of 4.80 feet, 3) South 89°15'37" West a distance of 521.12 feet to a point on the centerline of Sandhill Road which is also the North-South centerline of said Section 31, said point also being the Northwesterly corner of the Amended Plat of the Amended Plat of Meadow Homes Unit No. 3; thence North 00°24'40" West and along the centerline of Sandhill Road a distance of 403.15 feet to the TRUE POINT OF BEGINNING. Said Parcel containing 6.1 acres, more or less.

Basis of Bearings: The North line of the Southeast One-Quarter (SE 1/4) of said Section 31; said line bearing North 89°32'32" East; said line also being the centerline of Stewart Avenue. As recorded on the Amended Plat Park Ridge Addition Tract No. 2 in Book 14, Page 77 of Plats, Clark County, Nevada.
* There shall be no direct vehicular access to Sandhill Road from the abutting lots.

I, EVELYN BRENNER, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE MONUMENTS HAVE BEEN SET AND THE TIES ESTABLISHED AS SHOWN HEREON.

Evelyn Brenner, R.L.S. 5088
NEVADA CERTIFICATE NO. 5088

