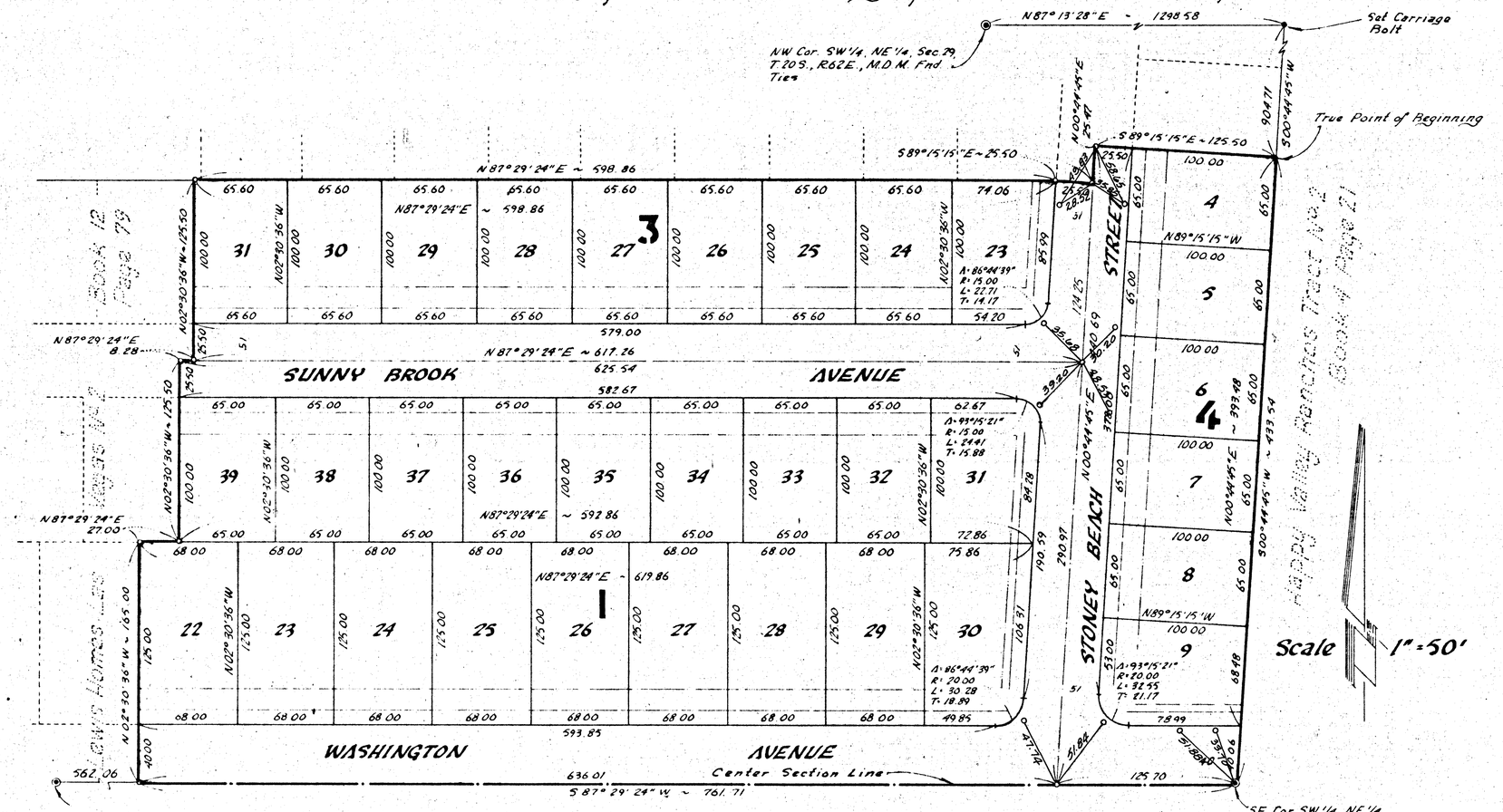
Book 89

70502

Lewis Homes - Las Vegas No. 3

A Portion Of The SW1/4 Of The NE1/4 Of Section 29, T. 20 S., R. 62 E., M.D.M.
City Of Las Vegas County Of Clark, State Of Nevada



Surveyor's Certificate

I, Kay L. Adams, a duly registered land surveyor in the State of Nevada, do hereby certify that this is a true and accurate plat of the land surveyed under my direct supervision at the instance of Lewis Building Co., Inc., a Nevada corporation, and laid out into lots, blocks, streets and easements as shown hereon and have been established and perpetuated in strict accordance with the law, and are situated wholly within a portion of the SW1/4 of the NE1/4 of Section 29, T. 20 S., R. 62 E., M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 29, thence N87°13'28"E along the North line thereof, 1298.58 feet to the Northeast corner of the Southwest quarter of the Northeast quarter of the aforesaid Section 29, said point also being the Northwest corner of Happy Valley Ranchos Tract No. 2, thence S00°44'45"W along the Westerly line of said Happy Valley Tract No. 2 a distance of 904.71 feet to the True Point Of Beginning; thence continuing S00°44'45"W a distance of 433.54 feet to the Southwest corner of the aforesaid Happy Valley Tract No. 2 said point also being the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 29; thence S87°29'24"W along the South line thereof a distance of 761.71 feet to the Southeast corner of Lewis Homes Las Vegas Unit No. 2 as shown on a map on file as Book 12, Page 79 of the Official Records in the office of the County Recorder, Clark County, Nevada; thence along the Westerly line of Lewis Homes Las Vegas No. 2 as follows; N02°30'36"W a distance of 165.00 feet; thence N87°29'24"E a distance of 27.00 feet; thence N02°30'36"W a distance of 125.50 feet; thence N87°29'24"E a distance of 8.28 feet; thence N02°30'36"W a distance of 125.50 feet to the Northeast corner of Lewis Homes Las Vegas No. 2

Thence N87°29'24"E a distance of 598.86 feet; thence S89°15'15"E a distance of 25.50 feet, thence N00°44'45"E a distance of 25.47 feet, thence S89°15'15"E a distance of 125.50 feet to the True Point Of Beginning. This parcel contains 7.2665 acres more or less. This survey was completed on Sept 18, 1970.

Kay L. Adams
Kay L. Adams
Registered Land Surveyor
Nevada Certificate No. 2050

Owner's Certificate & Dedication

Lewis Building Co., Inc. a Nevada corporation, owners of the parcel of land shown upon the map of "Lewis Homes Las Vegas No 3" subdivision, and more particularly described in the Surveyor's Certificate hereon, have consented to and hereby consent to the preparation and recordation of this map and do hereby offer for dedication all of the streets, easements and public places as indicated hereon, for the use of the public, and further do hereby grant and convey to Nevada Power Co. and Central Telephone Co. their successors and assigns a permanent easement and right-of-way as shown by the areas marked "Utility Easement" for the construction and maintenance of subterranean utility lines and appurtenances and also a three (3) foot easement on all sides of lot lines together with right of access thereto
Dated this 11th day of December, 1970

Lewis Building Co., Inc

Ralph M. Lewis
Ralph M. Lewis - President

Goldy S. Lewis
Goldy S. Lewis, Secretary-Treasurer

City Engineer's Certificate

I, R.P. Sauer, City Engineer of the City of Las Vegas, Nevada, do hereby certify that I have examined the final map of "Lewis Homes Las Vegas No 3", and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alteration 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 that I am satisfied this map is technically correct.
Dated this 16th day of December, 1970

R.P. Sauer
R.P. Sauer RPE # 996
City Engineer

Acknowledgement

State of Nevada } ss
County of Clark }

On this 11th day of December, 1970, personally appeared before me, a Notary Public in and for said County and State, Ralph M. Lewis, president, and Goldy S. Lewis, Secretary-Treasurer of the corporation that executed the foregoing instrument, and upon oath did each depose that he is the officer of said corporation as above designated; that they are acquainted with the seal of the said corporation and that the seal affixed to said instrument is the corporate seal of said corporation, that the signatures to said instrument were made by officers of said corporation as indicated after said signatures and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned

Patricia A. Howard
Patricia A. Howard
Notary Public in and for said County and State
My commission expires: April 3, 1973

Basis of Bearing

The Basis of Bearing being N87°13'28"E being the South line of the N1/2, of the NE1/4 of Section 29, T.20S., R.62E., M.D.M. as shown on a map on file in the office of the Clark County Recorder on Page 69, Book 3 of Plats, Clark County, Nevada Official Records

Approvals

Approved and accepted this 16th day of December, 1970, by the Board of Commissioners of the City of Las Vegas, Clark County, Nevada

Oran K. Gragson
Oran K. Gragson - Mayor

Attest Edwina M. Cole
Edwina M. Cole - City Clerk

In conformity with the tentative map approved this 28th day of OCTOBER, 1970, by the Planning Commission of the City of Las Vegas, Clark County, Nevada.

Don J. Saylor
Don J. Saylor - Secretary

MONUMENT TIE MAP

Note: All Ties are Lead and Tack in Top of Curb.

Legend

- ◉ Monument Found
- • Monument Set
- — — 25' Front Set Back Line
- — — 15' Side Set Back Line
- 9 Lot Number
- 2 Block Number
- _____ 10' Utility Easement

No. 70502
Recorded at the request of
TITLE INSURANCE
Date 12-29-70 At 9:33 A.m.
Book 12 Page 94 of Plats
Official Records Book No. 89
Clark County, Nevada Records
PAUL E. HORN, Recorder
Fee $ 8.75 G.T. Deputy E.M.

5-6-168

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