

Book 1657

LEWIS HOMES - RAINBOW PARK N^o 1

A PORTION OF THE NORTHWEST QUARTER(NW1/4) OF THE NORTHEAST QUARTER(NE1/4) OF SECT.27, T.20S., R.60E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

15-12-136
1616692

OWNER'S CERTIFICATE AND DEDICATION

LEWIS HOMES OF NEVADA, A PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF LEWIS HOMES-RAINBOW PARK NO. 1, AND HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS, RIGHTS-OF-WAY AND EASEMENTS AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, AND CENTRAL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN UTILITY LINES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO AND THIS INCLUDES A THREE FOOT (3') UTILITY EASEMENT ON ALL SIDE PROPERTY LINES, INCLUDING UNDERGROUND SERVICES TO METER PANELS, AND A FIVE FOOT (5') UTILITY EASEMENT ON ALL FRONT PROPERTY LINES FOR INGRESS AND EGRESS TO MAINTAIN ELECTRICAL, TELEPHONE, AND GAS SERVICES.

DATED THIS 12 DAY OF November, 1982.
LEWIS HOMES OF NEVADA, A PARTNERSHIP.

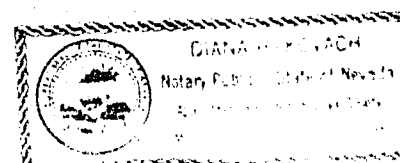
Earl W. Monson
EARL W. MONSON -AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

ON THIS 12th DAY OF November, 1982, PERSONALLY APPEARED BEFORE, DIANA H. KOVACH, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, EARL W. MONSON, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Diana H. Kovach
DIANA H. KOVACH, NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: APRIL 21, 1985



UTILITY COMPANIES & AGENCIES APPROVAL

WE THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Howard Vander Meer 11-12-82
HOWARD VANDER MEER DATE
LAS VEGAS VALLEY WATER DISTRICT

Randy S. Ortlinghaus 10/29/82
RANDY S. ORTLINGHAUS DATE
SOUTHWEST GAS CORPORATION

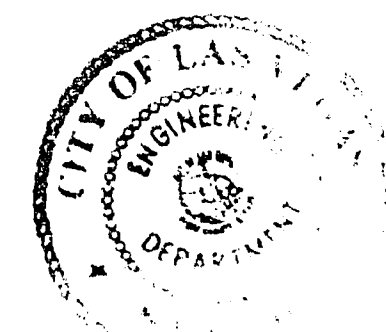
Joseph P. Fielding 11-15-82
JOSEPH P. FIELDING DATE
NEVADA POWER COMPANY

James F. Gordon 10/28/82
JAMES F. GORDON DATE
CENTRAL TELEPHONE COMPANY

CITY ENGINEER'S CERTIFICATE

I, C. E. GILPIN, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "LEWIS HOMES-RAINBOW PARK NO. 1" THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF; THAT PROVISIONS OF N.R.S. 278.010 THROUGH 278.630 AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE THE 20th OF OCTOBER, OF 1983.

C. E. Gilpin 10-20-82
C. E. GILPIN, CITY ENGINEER DATE
NEVADA REGISTRATION NO. 5977



LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27; THENCE SOUTH 89°21'58" EAST, ALONG THE NORTH LINE THEREOF, 586.89 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°21'58" EAST, ALONG SAID NORTH LINE, 196.79 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°27'29" EAST, 591.01 FEET; THENCE SOUTH 89°32'31" WEST, 151.00 FEET; THENCE NORTH 00°27'29" WEST, 27.79 FEET; THENCE NORTH 89°21'58" WEST, 322.66 FEET; THENCE NORTH 00°51'45" WEST, 283.09 FEET; THENCE SOUTH 89°21'58" EAST, 275.78 FEET; THENCE NORTH 00°38'02" EAST, 106.00 FEET; THENCE NORTH 89°21'58" WEST, 2.80 FEET; THENCE NORTH 00°38'02" EAST, 197.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.3390 ACRES.

BASIS OF BEARING

NORTH 89°21'58" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS PAGE 82 OF FILE 37 OF RECORDS OF SURVEY.

DIV. 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 REVIEWS OF APPROVAL ON FILE IN THIS OFFICE.

Thomas J. Smiles 11-15-82
THOMAS J. SMILES DATE
DIVISION OF WATER RESOURCES

SURVEYOR'S CERTIFICATE

I, KAY L. ADAMS, 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 LEWIS HOMES OF NEVADA.
- THE LANDS SURVEYED LIE WITHIN — THE NORTHWEST QUARTER (NW 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON OF 1982.
- 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 THE 20th OF OCTOBER, 1983, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Kay L. Adams 11/15/82
KAY L. ADAMS DATE
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE NO. 2050

CLARK CO. 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 PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Pick Reynolds 11-15-82
PICK REYNOLDS DATE
CLARK COUNTY HEALTH DISTRICT

APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 26th OF September, 1982, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER-SECRETARY

APPROVED AND ACCEPTED THIS 20th DAY OF OCTOBER, 1982, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE-MAYOR

ATTEST: Sandra R. Leboruf
SANDRA R. LEBORUF-ACTING CITY CLERK

NO. 1616692
FILED AT THE REQUEST OF G.C. WALLACE
DATE 12-8-82 AT 3:53 P.M.
BOOK 28 PAGE 71
OF 1657 PLATS
OFFICIAL RECORDS BX 1657
CLARK COUNTY, NEVADA
RECORDS
JOAN L. SWIFT, RECORDER
SEE 3235 DEPUTY

SHEET 1 OF 2

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2030.1