

WESTPORTER HOMES SUBDIVISION

A PORTION OF THE SW 1/4, SW 1/4, SEC. 26, T.20 S., R.60 E., M.D.B. & M., CITY OF LAS VEGAS,
COUNTY OF CLARK, STATE OF NEVADA, AS DESCRIBED THEREIN.

FOR CONDOMINIUM PURPOSES

(A CONDOMINIUM BEING A SUBDIVISION OF AIR
SPACE OF A PORTION OF LOTS 2,3,4,5,6,8,8,
AS SHOWN HEREON.)

Engineer's Certificate

I, Karsten T. Bronken, a duly Registered Professional Engineer and Licensed Land Surveyor in the State of Nevada, do hereby certify that this plat is a true and accurate map of the land shown hereon, surveyed under my direct supervision at the instance of GALE CONSTRUCTION CO., INC., owner of said land, and laid out into lots and streets as shown, that the location of said lots and streets have been definitely established and perpetuated in strict accordance with Chapter 117, Sections 117.020, 117.040, and 117.060 of the Nevada Revised Statutes, and as shown hereon, and that said lots and streets are situated wholly within the SW 1/4, S.W. 1/4, Sect. 26, T.20 S., R.60 E., M.D.B. & M., City of Las Vegas, Clark County, Nevada, and that the following description of the perimeter of the surface of the land included within the project is as follows: Commencing at the Southeast Corner of the S.W. 1/4, S.W. 1/4, of the above described Section 26, thence N. 89°-47'-30"W., along the South line of said Section 26, a distance of 300.00 feet to a point, thence N. 00°-05'-00"W., 112.44 feet to the TRUE POINT OF BEGINNING, thence N. 67°-18'-17"W., 215.32 feet to a point, thence N. 57°-37'-57"W., 203.37 feet to a point, thence N. 00°-07'-25"W., 1029.92 feet to a point, thence S. 88°-56'-28"E., 671.00 feet to a point, thence S. 00°-05'-00"E., 959.99 feet to a point, thence N. 89°-47'-30"W., 300.00 feet to a point, thence S. 00°-05'-00"E., 250.56 feet to the TRUE POINT OF BEGINNING. This parcel contains 16.258 Acres and the survey was completed July 19, 1971, and is true and complete as shown hereon.

Karsten T. Bronken

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

Owner's Certificate & Dedication

We, the undersigned, do hereby certify that we are the owners of the parcel of land shown on the final map of Westporter Homes Subdivision, and have consented to the preparation and recordation of this plat, and do hereby offer and convey to all public utility agencies and their successors and assigns a permanent easement and right of way, as shown by the areas marked "Utility Easement" and "Private Road" on the within plat, for the construction of, and the maintenance of subterranean electrical, telephone, natural gas, sewer, water and television lines and appurtenances, together with the right of access thereto. GALE Construction Co., Inc., in recording this plat of Westporter Homes Subdivision, has designated certain areas of land as "Common Properties", intended for use by the homeowners in such subdivision, and the homeowners of other land which might be annexed according to the Declaration of Restrictions, for recreation and other related activities. The above described "Common Properties" are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the home owners in the Westporter Homes Subdivision, and those future owners, as indicated above, and are reserved by GALE Construction Co., Inc., to be conveyed to a homeowners association composed of such home owners, all as more fully provided in a certain Declaration of Covenants, Conditions, and Restrictions applicable to Westporter Homes Subdivision, and future annexations thereto. The "Private Roads" as shown hereon are further reserved as easements for the construction and maintenance of public utilities. We, the undersigned, being record owners of the land included within this project and the record holders of security interests therein, hereby consent to the recordation of this plan, pursuant to the provisions of Chapter 117, Sections 117.020, 117.040, and 117.060 of the Nevada Revised Statutes, that Brook Lane and Silverstream Ave. are hereby dedicated as public right of ways. Dated this 16th day of August, 1971.

GALE CONSTRUCTION CO., INC.
A NEVADA CORPORATION, OWNER

By *John A. Gale*
John A. Gale, President

By *Clarence Edward Rabalais*
Clarence Edward Rabalais, Vice Pres.

Acknowledgments

State of Nevada } S.S.
County of Clark }

On this 16th day of August, 1971, personally appeared before me, Clara Arthurholtz, Notary Public in and for said County and State, the President and Vice Pres., respectively, of the corporation that executed the foregoing instrument, and upon oath depose that they are acquainted with the seal of said corporation, and 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 under signatures, and that the said corporation executed the said instrument freely and voluntarily, and for the uses and purposes therein mentioned.

Clara Arthurholtz
Clara Arthurholtz, Notary Public in and for said County and State
My Commission Expires July 15, 1973.

City Engineer's Certificate

I, R. P. Sauer, City Engineer, City of Las Vegas, County of Clark, State of Nevada, do hereby certify that I have examined the final map of Westporter Homes Subdivision, that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, that the provisions of the Planning and Zoning Act of the State of Nevada and any local ordinances at the time of approval of the tentative map have been complied with, and that I am satisfied that this map is technically correct.

R. P. Sauer October 6, 1971
R. P. Sauer, City Engineer Date
Nevada R.P.E. No. 396

Approvals

In conformity with the tentative map, approved this 28th day of September, 1971, by the City Planning Commission of the City of Las Vegas, County of Clark, State of Nevada.

Secretary *Don J. Sawyer*
Don J. Sawyer

Approved and accepted this 6th day of October, 1971, by the Board of Commissioners of the City of Las Vegas, County of Clark, State of Nevada.

Mayor *Oran K. Gragson*
Oran K. Gragson

Attested: *Edwina M. Cole*
Edwina M. Cole, City Clerk

This plat conforms to Nevada Revised Statute 116.040 relating to health, welfare, and rehabilitation concerning sewage disposal, water pollution, and water quality and quantity.

Olin O. Paine
Olin O. Paine, State Health Dept.
Sept 15, 1971

Basis Of Bearings

N 89°-47'-30"W., being the South Line of the SW 1/4 of Section 26, T.20 S., R.60 E., M.D.B. & M., as recorded in File 2, Page 77, of Clark County, Nevada, Official Records.

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