

WILLOW TREE UNIT NO. 2

A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE NE. 1/4 OF, SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA A CONDOMINIUM COMMUNITY

SURVEYOR'S CERTIFICATE

I, Stephen F. Turner, a Registered Land Surveyor in the State of Nevada, hereby certify that:

1. This is a true and accurate representation of lands surveyed under my supervision at the instance of WILLOW TREE ASSOCIATES, LTD. dba. WILLOW TREE CONDOMINIUMS.
2. The lands surveyed lie within Section 27, Township 20 South, Range 60 East, M.D.B.&M., and the survey was completed Nov. 8, 1978.
3. This plat complies with the applicable state statutes and local ordinances.
4. The monuments will be of the character shown and will occupy the positions indicated by Aug. 18, 1980, and that an appropriate performance bond has been posted with the governing body to assure their installation.

Date 10/23/79

Stephen F. Turner
R.L.S. 1803

LEGAL DESCRIPTION

That portion of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.B.&M., Clark County, Nevada, described as follows:

Commencing at the Center Quarter (C 1/4) of said Section 27; thence South 89°23'08" East along the East-West Quarter line of said Section 27 a distance of 1285.28 feet to the Southwest corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 27; thence North 00°27'25" West along the West line of said Southeast Quarter (SE 1/4) a distance of 522.72 feet to the TRUE POINT OF BEGINNING; thence continuing North 00°27'25" West along the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) a distance of 820.48 feet; thence South 89°22'57" East a distance of 528.06 feet to a point in the West right-of-way line of U.S. Highway 95, Rainbow Expressway, Las Vegas; thence along said right-of-way line South 05°29'09" East a distance of 221.67 feet; thence South 00°18'38" East a distance of 729.26 feet; thence separating said right-of-way line South 89°41'22" West a distance of 190.28 feet; thence North 00°18'38" West a distance of 132.34 feet; thence North 89°22'57" West a distance of 355.66 feet to the TRUE POINT OF BEGINNING; Containing 10.82 acres, more or less.

OWNER'S CERTIFICATE & DEDICATION

Willow Tree Associates, LTD. dba. Willow Tree Condominiums does hereby certify that it is the owner of the parcel of land shown upon this plat of Willow Tree Unit No. 2 and does hereby consent to the preparation and recordation of this plat and does hereby offer and dedicate all streets and easements as indicated and outlined hereon for the use of the public, to the City of Las Vegas. Further the Owner of said lands, does hereby grant and convey to Nevada Power Co., Central Telephone Co., Southwest Gas Corp., and Las Vegas Valley Water District, their successors and assigns, a blanket easement on all property within platted lands for construction, maintenance, operation and final removal of underground electric and telephone lines and appurtenances and for above ground electric transformers and underground gas and water facilities and above ground appurtenances, together with the right of ingress and egress thereto.

Date: 7/3/79

Willow Tree Associates, LTD. dba. Willow Tree Condominiums

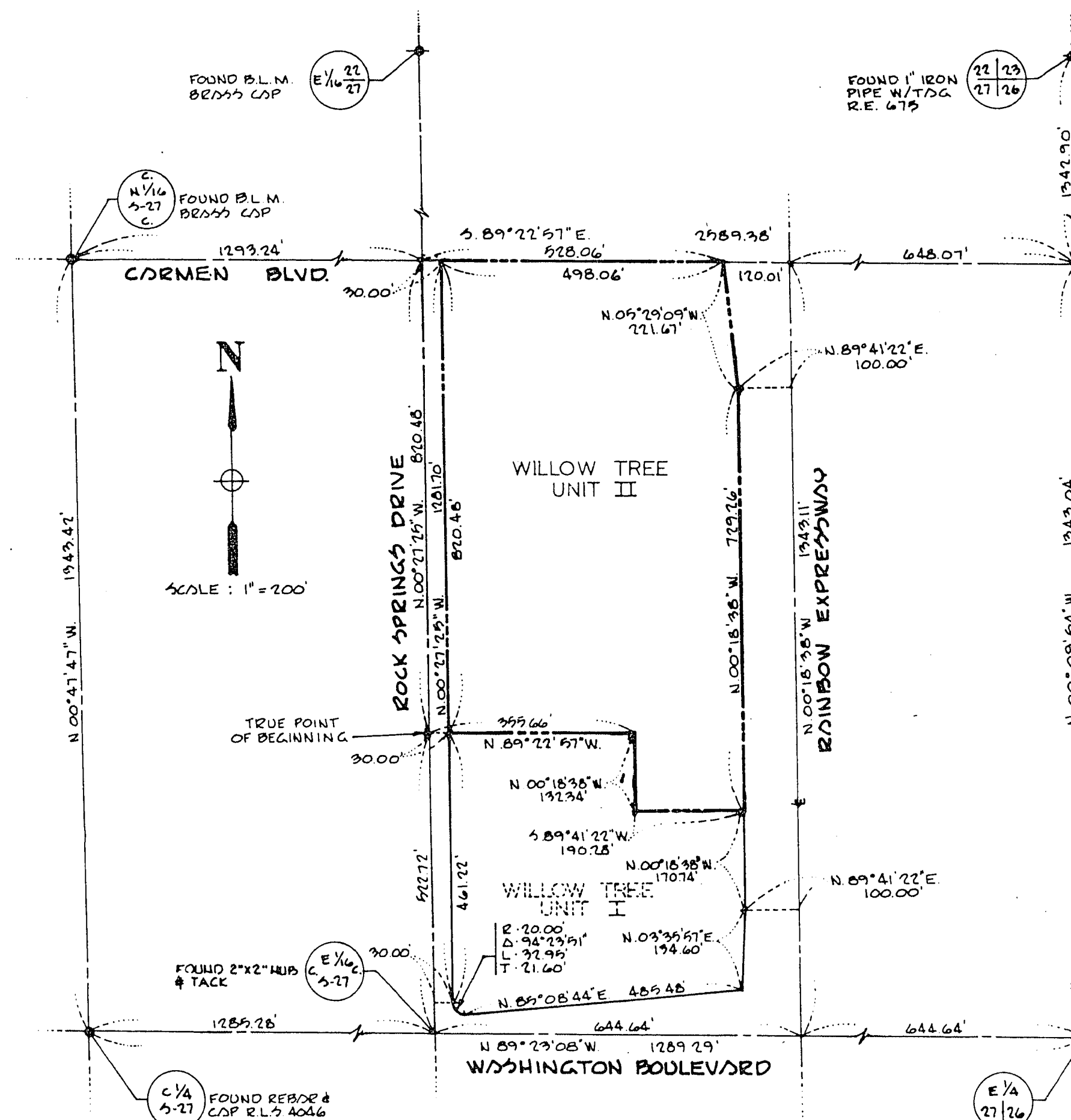
By: Dwight W. Jory CP
Dwight W. Jory

ACKNOWLEDGEMENT

STATE OF NEVADA SS
COUNTY OF CLARK

On this 3rd day of July, 1979, Dwight W. Jory personally appeared before me, a Notary Public, and acknowledged to me that he executed the above instrument.

Virginia L. Savalli
Notary Public
My Commission Expires June 21, 1980



SURVEY ANALYSIS

SCALE 1" = 200'

CITY ENGINEER'S CERTIFICATE

I, Gary W. Holler, City Engineer of the City of Las Vegas, Clark County, Nevada, do hereby certify that on the 1st day of August, 1979, I did examine this final map of WILLOW TREE UNIT NO. 2, 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 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 that this map is technically correct and that a proper performance bond has been deposited guaranteeing the setting of monuments as shown in the Surveyor's Certificate.

Date 8-1-79

Gary W. Holler
R.P.E. 1920

BASIS OF BEARINGS

N. 89°23'08" W. - as shown on the South line of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.B.&M., as shown on Record of Survey, City of Las Vegas, Nevada, File 21, Page 8, Clark County Nevada Records.

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.

Date 9-18-79

L. Reynolds
Division of Water Resources
L. REYNOLDS

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 predicate (community) water supply and (community) sewage disposal.

Date 10-8-79

H.A. Stewart
Clark County Health District
H.A. STEWART

APPROVALS

In conformity with the tentative map, approved this 12th day of JULY, 1979, by the Planning Commission of the City of Las Vegas, Clark County, Nevada.

Harold P. Foster
Harold P. Foster, Secretary

This is to certify that the Board of Commissioners of Las Vegas, Nevada, approve and accept on behalf of the public, this map and any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication shown hereon.

Date 8/1/79

RON LORIE, MAYOR PRO-TEM

Attest:

EDMUNA M. COLE, C.M.C.
CITY CLERK

Date 8/1/79

DOROTHY J. HYMAN,
DEPUTY CITY CLERK

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

James E. Gordon 9/18/79
Central Telephone Company
JAMES E. GORDON

Wazir Abdul Aziz 9-18-79
Nevada Power Company
WAZIR ABDUL AZIZ

John P. Hazard 9-17-79
Southwest Gas Corporation
JOHN P. HAZARD

Howard Van Der Meer 9-17-79
Las Vegas Valley Water District
HOWARD VAN DER MEER

LEGEND

- POINT FOUND AS SHOWN
- STREET CENTERLINE
- PROPERTY LINE

NOTE: SOLID WASTE DISPOSAL BY CITY FRANCHISED SERVICE

SHEET 1 OF 3 SHEETS

No. 1136371

FILED AT THE REQUEST OF
STEPHEN F. TURNER

DATE 1-24-80 AT 9:25 A.M.

FILE 25 PAGE 63
OF PLATS

OFFICIAL RECORDS BOOK No. 1177

CLARK COUNTY NEVADA RECORDS
JOAN L. SWIFT, RECORDER

FEE 67.50 DEPUTY SW