

BLOCK 4 OF MADISON TERRACE

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 T20S, R61E, M.D.B. & M. CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

636618

SURVEYOR'S CERTIFICATE:

I, NOLAN D. MITCHELL, 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 SPROUL HOMES INC., A NEW MEXICO CORPORATION, AND SUBDIVIDED INTO LOTS, BLOCK, AND EASEMENTS AS SHOWN HEREON, THAT SAID LOTS, BLOCK, AND EASEMENTS LIES WHOLLY WITHIN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., WHOLLY WITHIN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED BY METES-AND-BOUNDS AS FOLLOWS: COMMENCING, FOR A TIE, AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, AND BEARING S00°10'26"W ALONG THE EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28 FOR A DISTANCE OF 678.50 FEET TO A POINT; THENCE BEARING N89°10'45"W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF VAN BUREN AVENUE FOR A DISTANCE OF 350.68 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE BEARING S89°10'45"E ALONG SAID SOUTHERLY BOUNDARY OF VAN BUREN AVENUE FOR A DISTANCE OF 305.79 FEET TO A TANGENT-CURVE; THENCE ALONG A CURVE BEARING TO THE RIGHT WHICH CURVE HAS A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°21'11", AND AN ARC LENGTH OF 15.60 TO A CURVE-TANGENT AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE BEARING S00°10'26"W ALONG THE WESTERLY RIGHT OF WAY OF "J" STREET FOR A DISTANCE OF 227.62 FEET TO A TANGENT-CURVE AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG A CURVE BEARING TO THE RIGHT WHICH CURVE HAS A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°38'49", AND AN ARC LENGTH OF 15.82 FEET TO A CURVE-TANGENT; THENCE BEARING N89°10'45"W ALONG THE NORTHERLY RIGHT OF WAY OF JACKSON AVENUE FOR A DISTANCE OF 305.57 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE BEARING N00°10'26"E FOR A DISTANCE OF 247.62 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. SAID PARCEL OF LAND HEREIN CONTAINS 1.79341 ACRES, MORE OR LESS. THIS SURVEY WAS COMPLETED ON JANUARY 4, 1967

LEGEND:

MONUMENTS FOUND ○ MONUMENTS SET ●

25' FRONT SETBACK ————

15' SIDE SETBACK ————

3' PUBLIC UTILITY EASEMENT ————

6' POWER & TELEPHONE EASEMENT ————

LOT NUMBER ———— ⑤

BLOCK NUMBER ———— ⑤

LEAD PLUG IN T.C. ●
BOLT IN T.C. ●

BASIS OF BEARINGS:

N.0°15'00"W. being the East line of the N.W. 1/4 of Section 28, T.20S, R.61E, M.D.B. & M., as recorded on Page 47, Book I, Engineers File, Office of the County Recorder, Clark County, Nevada

CITY ENGINEER'S CERTIFICATE:

I, R.P. SAUER, 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 UNIT 2 BLK. 4 OF MADISON TERRACE, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENT-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 THE MAP IS TECHNICALLY CORRECT.
DATED THIS 15th DAY OF February, 1967

R.P. SAUER, CITY ENGINEER
R.P.E. NO. 396

OWNER'S CERTIFICATE AND DEDICATION:

SPROUL HOMES, INC., A NEW MEXICO CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF UNIT 2 BLK. 4 OF MADISON TERRACE AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND HEREBY OFFER AND DEDICATE EASEMENTS AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC, FURTHER DO HEREBY GRANT AND CONVEY TO NEVADA POWER CO. & CENTRAL TELEPHONE CO. THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS DESIGNATED AS "UTILITY EASEMENTS" ON THE PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL AND TELEPHONE POLES, LINES, AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.
Dated this 9th day of January, 1967

R.B. CLINE
R.B. CLINE, VICE PRESIDENT
SPROUL HOMES, INC.

ACKNOWLEDGEMENT:

STATE OF NEVADA SS
COUNTY OF CLARK
ON THIS 9th DAY OF JANUARY, 1967 PERSONALLY APPEARED BEFORE ME, MARVEL D. OATHOFF, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, R.B. CLINE KNOWN TO ME TO BE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND UPON OATH, DID DEPOSE THAT HE IS AN OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; THAT THE SIGNATURE TO SAID INSTRUMENT WAS MADE BY THE OFFICER OF SAID CORPORATION AS INDICATED AFTER SAID SIGNATURE; AND THAT SAID CORPORATION EXECUTED THE SAID INSTRUMENT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

MARVEL D. OATHOFF
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
MY COMMISSION EXPIRES 3/2/68

APPROVED:

IN CONFORMITY WITH THE TENTATIVE MAP APPROVED ON 9th DAY OF February, 1967 BY THE CITY PLANNING COMMISSION, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

DON SAYLOR
DON SAYLOR, SECRETARY

APPROVED:

APPROVED AND ACCEPTED THIS 15th DAY OF February, 1967 BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

ORAN K. GRAGSON, MAYOR

EDWINA M. COLE, CITY CLERK

NO. 636618
RECORDED AT THE REQUEST OF SPROUL HOMES, INC.
DATE 4-26-67 at 8:47 A.M.
BOOK 10 PAGE 95
OFFICIAL RECORDS
BOOK NO. 192
CLARK COUNTY, NEVADA
RECORDS
PAUL E. HORN, RECORDER
FEE \$2.75
DEPUTY 86

BOOK 10 PAGE 95

058-2038-2