

VALLEY WEST

PORTION OF E 1/2 SECTION 31, T. 20 S., R. 61 E., M.D.B.&M.
CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

SUNDOWN UNIT 1 BOOK 15, PAGE 8

UNDEVELOPED

SCALE: 1" = 50'

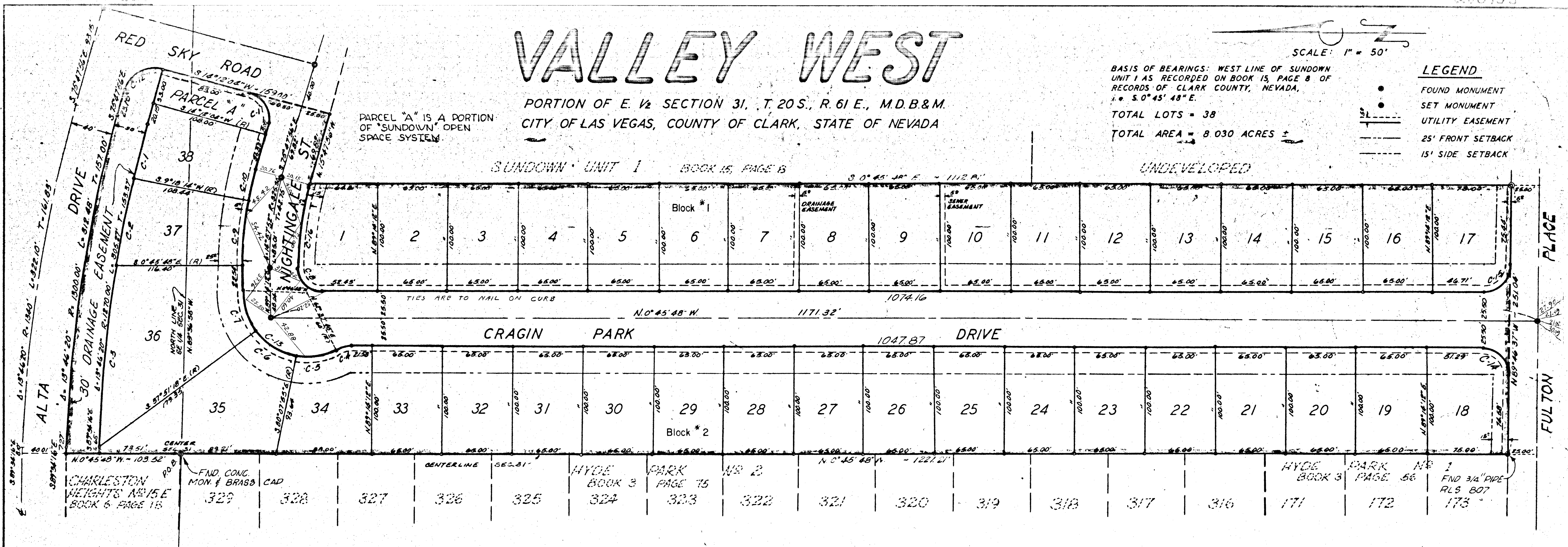
BASIS OF BEARINGS: WEST LINE OF SUNDOWN
UNIT 1 AS RECORDED ON BOOK 15, PAGE 8 OF
RECORDS OF CLARK COUNTY, NEVADA,
1. S. 0° 45' 48" E.

TOTAL LOTS = 38

TOTAL AREA = 8.030 ACRES ±

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- UTILITY EASEMENT
- 25' FRONT SETBACK
- 15' SIDE SETBACK



OWNER'S CERTIFICATE AND DEDICATION

LAKETREE - A PARTNERSHIP, does hereby certify that it is the owner of the tract of land which is shown on the plat of VALLEY WEST, and particularly described in the Engineer's Certificate hereon, and have consented to the preparation and recordation of this plat, and do hereby offer and dedicate all the streets, easements, and public places as indicated and outlined hereon, for the use of the public.

Dated this 18 day of JAN, 1973

LAKETREE - A PARTNERSHIP
by Wesley Bailey
WESLEY BAILEY

ACKNOWLEDGEMENT

STATE OF NEVADA } ss
COUNTY OF CLARK }

On JAN 18, 1973, personally appeared before me, a Notary Public in and for said county and state, WESLEY BAILEY, known to me to be the person described in the foregoing instrument, who acknowledged that he executed the same

Colleen L. Fletcher
COLLEEN FLETCHER, NOTARY PUBLIC
My commission expires August 10, 1976

UTILITY DEDICATION

We, the undersigned, do hereby certify that we are the owners of the parcel of land shown on the final map of VALLEY WEST, and consent to the preparation and recordation of the plat and hereby offer and convey to all public utilities and their successors and assigns, a permanent easement and right of way shown by the areas marked "utility easement, streets" on the plat for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water lines and appurtenances, together with the right of access thereto.

Dated this 18 day of JAN, 1973

LAKETREE - A PARTNERSHIP

Wesley Bailey
WESLEY BAILEY

STATE OF NEVADA } ss
COUNTY OF CLARK }

On JAN 18, 1973, personally appeared before me, a Notary Public in and for said county and state, WESLEY BAILEY, known to me to be the person described in the foregoing instrument, who acknowledged that he executed the same

Colleen L. Fletcher
COLLEEN FLETCHER, NOTARY PUBLIC
My commission expires August 10, 1976

CURVE DATA TABLE

NO.	Δ	RADIUS	LENGTH	TAN.	NO.	Δ	RADIUS	LENGTH	TAN.
C-1	2° 31' 21"	1270.00'	55.91'	27.96'	C-9	10° 04' 02"	351.00'	61.67'	30.92'
C-2	3° 41' 15"	"	81.72'	40.88'	C-10	4° 55' 50"	"	30.00'	15.01'
C-3	7° 33' 46"	"	167.64'	83.94'	C-11	90° 00' 00"	25.00'	39.27'	25.00'
C-4	26° 36' 27"	25.00'	11.61'	5.91'	C-12	90° 00' 00"	30.00'	47.12'	30.00'
C-5	37° 14' 20"	60.00'	39.00'	20.22'	C-13	116° 36' 27"	60.00'	122.11'	97.16'
C-6	42° 16' 37"	"	44.27'	23.20'	C-14	90° 59' 11"	25.00'	39.70'	25.43'
C-7	37° 05' 30"	"	58.84'	20.13'	C-15	89° 00' 49"	"	58.84'	24.57'
C-8	90° 00' 00"	22.54'	35.41'	22.54'	C-16	14° 57' 52"	300.00'	78.95'	39.40'

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 VALLEY WEST, that the subdivision as shown thereon is substantially the same as it appeared 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 this map is technically correct.

DATE: March 21st, 1973

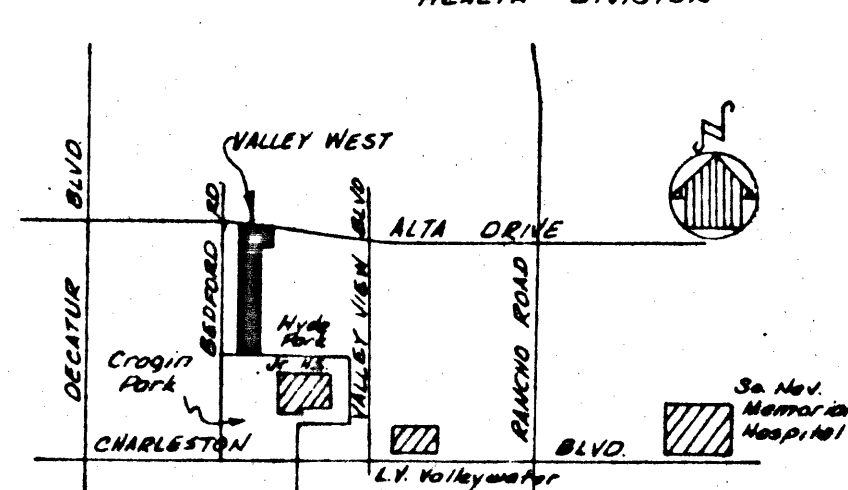
R.P. Sauer
R.P. SAUER, P.E.
LAS VEGAS CITY ENGINEER, R.P.E. # 396

HEALTH DEPARTMENT CERTIFICATE

This final map is approved by the Health Division of the Department of Health, Welfare, and Rehabilitation concerning sewage disposal, water pollution, water quality and quantity in accordance with Nevada Revised Statutes

DATE: FEB 12, 1973

Oliver O. Sauer
OLIVER O. SAUER
HEALTH DIVISION



VICINITY MAP
NOT TO SCALE

ENGINEER'S CERTIFICATE

I, RICHARD W. ARDEN, a duly registered professional engineer and licensed land surveyor, do hereby certify that this plat is a true and accurate map of the land surveyed by me or under my supervision at the instance of LAKETREE - A PARTNERSHIP, and laid out into lots, blocks, streets, and easements as shown; that the location of said lots, blocks, streets, and easements are situated wholly within a portion of the E 1/2 of Section 31, T. 20 S., R. 61 E., M.D.B.&M., in the City of Las Vegas, County of Clark, State of Nevada, being more particularly described as follows, to wit: BEGINNING at the center section monument of said Section 31; thence N. 0° 45' 48" W. 103.52 feet to a point on the southerly right-of-way line of Alta Drive; thence S. 89° 34' 16" E. 727 feet, thence along a curve to the right, the tangent of which bears the last described course, having a radius of 1300.00 feet, a central angle of 13° 46' 20" along an arc length of 312.48 feet; thence S. 75° 47' 56" E. 23.15 feet to a point on the west line of Red Sky Road as shown on the Official Plat of Sundown, Unit No. 1; thence along a curve to the right whose tangent bears the last described course, having a radius of 3000 feet, a central angle of 90° 00' 00" and an arc length of 47.12 feet; thence S. 14° 12' 04" W. 159.00 feet; thence N. 75° 47' 56" W. 69.82 feet; thence S. 0° 45' 48" E. 1112.81 feet to a point on the north line of Fulton Place; thence N. 89° 46' 37" W. 251.04 feet to a point on the west line of the southeast quarter of said Section 31; thence N. 0° 45' 48" W. 1227.21 feet to the true point of beginning. This parcel contains 8.030 Acres more or less, and the survey was completed JAN 12, 1973, and is a true and complete map as shown hereon.

Richard W. Arden
RICHARD W. ARDEN
REGISTERED ENGINEER & LAND SURVEYOR NO. 1643

APPROVALS

In conformity with the tentative map, approved this 8th day of February 1973, by the City Planning Commission of the City of Las Vegas, County of Clark, State of Nevada.

Don J. Saylor
DON J. SAYLOR, Secretary

Approved and accepted this 21st day of March, 1973, by the Board of Commissioners of the City of Las Vegas, County of Clark, State of Nevada.

Oran K. Gragau
ORAN K. GRAGAU, Mayor

Edwina M. Cole
EDWINA M. COLE, City Clerk

NO. 280153

RECORDED AT THE REQUEST OF

LAKETREE

DATE 4-23-73 AT 1:35 P.M.

BOOK 15 PAGE 91

OFFICIAL RECORD BOOK OF PLATS

CLARK COUNTY, NEVADA, RECORDS

PAUL E. HORN, RECORDER

BY G.V. E.S. DEPUTY

VALLEY WEST

S.E. & A. CONSULTING ENGINEERS
LAS VEGAS, NEVADA

JOB 271010
DES. DRW
CALC. WLD
CHKD. WLD/ROA
DATE JAN 1973

BOOK 15 PAGE 91