

Book 121

SANDHILL ESTATES UNIT NO. 3 B

A PORTION OF THE 4W 1/4 OF THE NE 1/4 OF SEC. 31, T.204, R.62E, MDM.
CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

MONUMENT TIE MAP

96465

CURVE DATA

NO.	Δ	R.	L.	T
1	16° 26' 21"	200.00	57.38	28.89
2	01° 22' 29"	250.00	6.00	3.00
3	73° 11' 22"	250.00	319.35	185.63
4	71° 48' 53"	250.00	313.35	181.02
5	71° 48' 53"	224.50	281.39	162.55
6	20° 55' 10"	224.50	81.97	41.44
7	09° 03' 23"	224.50	36.49	17.78
8	65° 10' 32"	275.50	313.39	176.11
9	04° 50' 13"	275.50	23.26	11.64
10	11° 36' 14"	275.50	59.80	27.99
11	11° 36' 13"	275.50	59.80	27.99
12	25° 31' 38"	275.50	122.75	62.41
13	81° 59' 10"	19.00	21.46	13.04
14	06° 50' 00"	225.00	26.89	13.46
15	79° 49' 16"	19.00	20.90	12.55
16	90° 34' 23"	19.00	23.71	15.15
17	26° 36' 17"	25.00	11.61	5.91
18	39° 14' 30"	60.00	41.10	21.39
19	38° 00' 00"	60.00	39.79	20.66
20	42° 18' 29"	60.00	44.31	23.22
21	23° 51' 35"	60.00	24.98	12.68
22	143° 24' 40"	60.00	150.18	181.48
23	90° 12' 06"	25.00	39.36	25.09
24	90° 21' 29"	19.00	23.66	15.09
25	89° 38' 31"	19.00	23.47	14.91
26	93° 06' 58"	19.00	13.91	7.50
27	28° 52' 12"	19.00	7.56	3.86

LEGEND

- ② MON. FD.
○ MON. SET
13 LOT NUMBER

- ⑨ BLOCK NUMBER

- 25' FRONT YARD SETBACK
--- 15' SIDE YARD SETBACK
--- PUBLIC UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I, KAY L. ADAMS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS MAP IS A TRUE AND ACCURATE PLAT OF THE LAND SURVEYED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF P.B.S. CORPORATION, A CALIFORNIA CORPORATION AND LAID OUT INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND SAID LOTS, BLOCKS, STREETS AND EASEMENTS HAVE BEEN DEFINITELY ESTABLISHED AND PERPETUATED IN STRICT ACCORDANCE WITH THE LAW AS SHOWN HEREON THAT SAID LOTS, BLOCKS, STREETS AND EASEMENTS ARE SITUATED WHOLLY WITHIN THAT PORTION OF THE 4W 1/4 OF THE NE 1/4 OF SEC. 31, T.204, R.62E, MDM, WHOLLY WITHIN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER 1/4 COR. OF SAID SEC. 31, SAID COR. BEING THE NE. COR. OF SANDHILL ESTATES UNIT NO. 2B AS RECORDED IN BOOK 12 OF PLATS, PAGE 27, CLARK COUNTY, NEVADA OFFICIAL RECORDS; SAID COR. ALSO BEING THE 4W COR. OF SANDHILL ESTATES UNIT NO. 3A AS RECORDED IN BOOK 12 OF PLATS, PAGE 89, CLARK COUNTY NEVADA OFFICIAL RECORDS; THENCE N 00° 26' 44" W, 528.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 00° 26' 44" W, 469.00 FEET; THENCE N 89° 55' 16" E, 100.00 FEET; THENCE N 00° 26' 44" W, 11.54 FEET; THENCE N 89° 55' 16" E, 125.90 FEET; THENCE N 00° 26' 44" W, 51.21 FEET; THENCE N 89° 55' 16" E, 783.52 FEET; THENCE N 00° 26' 44" W, 593.24 FEET; THENCE N 89° 55' 16" E, 26.74 FEET; THENCE N 00° 26' 44" W, 125.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SANDHILL ESTATE UNIT NO. 3A; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SANDHILL ESTATE UNIT NO. 3A AS FOLLOWS: 4 89° 55' 16" W, 161.76 FEET; THENCE FROM THE LAST NAMED BEARING CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 16° 26' 21", AN ARC LENGTH OF 57.38 FEET; THENCE 4 79° 49' 16" W, 90.01 FEET TO A POINT ON A CURVE, SAID POINT BEING ON A RADIAL BEARING OF 4 75° 06' 07" W, THENCE FROM A BEARING OF N 16° 55' 53" W, CURVING TO THE LEFT, ALONG A CURVE HAVING A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 01° 22' 29", AN ARC LENGTH OF 6.00 FEET; THENCE ON A RADIAL BEARING OF 4 71° 48' 53" W, 128.00 FEET; THENCE N 78° 45' 55" W, 44.30 FEET; THENCE N 89° 55' 16" W, 44.30 FEET; THENCE N 67° 25' 37" W, 44.82 FEET; THENCE N 89° 55' 16" W, 50.80 FEET; THENCE N 89° 55' 16" W, 200.00 FEET; THENCE N 00° 26' 44" W, 113.7 FEET; THENCE 5 89° 55' 16" W, 51.00 FEET; THENCE N 00° 26' 44" W, 400.00 FEET; THENCE 5 89° 55' 16" W, 140.00 FEET TO THE TRUE POINT OF BEGINNING. THAT THIS SURVEY WAS COMPLETED ON FEB 9, 1971 CONTAINING 12.3012 ACRES MORE OR LESS.

Kay L. Adams
KAY L. ADAMS
REAL LAND SURVEYOR
NEV. CERT. NO. 2090

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 SANDHILL ESTATES UNIT NO. 3B THAT THE SUBDIVISION SHOWN HEREON 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 HAS BEEN COMPLIED WITH AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT
DATED THIS 7TH DAY OF April 1971.

R.P. Sauer
R.P. SAUER
RPE NO. 396

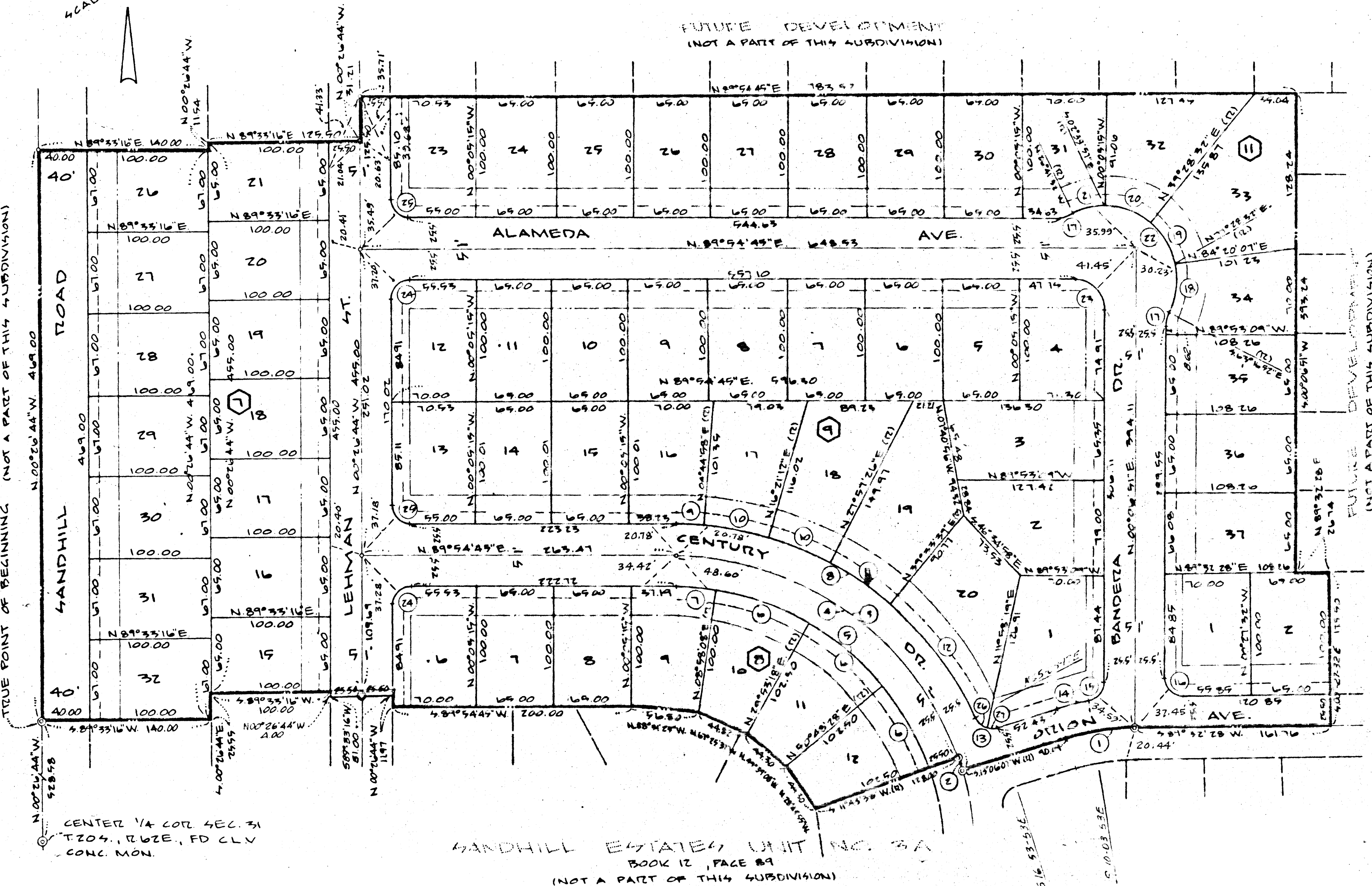
APPROVED

APPROVED AND ACCEPTED THIS 7TH DAY OF April 1971 BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

Edwina M. Zolb
EDWINA M. ZOLB
CITY CLERK

ATTEST: Edwina M. Zolb
EDWINA M. ZOLB - CITY CLERK

NO. 96465
RECORDED AT THE REQUEST OF
P.B.S. CORP.
DATE 4-23-71 AT 10:40 A.M.
BOOK 13 PAGE 35
OF PLATS
OFFICIAL RECORDS BK NO. 121
CLARK COUNTY NEV. RECORDS
PAUL E. HOZN, RECORDER
FEE 15.00 G.T. DEPUTY
N.A.



BASIS OF BEARING

N 00° 26' 44" W, BEING THE CENTER SECTION LINE OF SECTION 31, T.204, R.62E, MDM, NEVADA AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER AS PAGE 5, BOOK 7 OF PLATS, CLARK COUNTY NEVADA OFFICIAL RECORDS

OWNER'S CERTIFICATE

P.B.S. CORPORATION, A CALIFORNIA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND AS SHOWN UPON THE PLAT OF SANDHILL ESTATES UNIT NO. 3B 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 FURTHER DO HEREBY GRANT AND CONVEY TO NEVADA POWER CO. AND CENTRAL TELEPHONE CO., THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY, AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL AND TELEPHONE POLES LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS THERETO, AND THIS INCLUDES A 3 FOOT EASEMENT ON ALL SIDE PROPERTY LINES FOR INGRESS AND EGRESS TO MAINTAIN ELECTRICAL AND TELEPHONE SERVICES
DATED THIS 3RD DAY OF DECEMBER 1970

P.B.S. CORPORATION

By: John Parker
JOHN PARKER, PRESIDENT

SANDHILL ESTATES UNIT NO. 3A
BOOK 12, PAGE 89
(NOT A PART OF THIS SUBDIVISION)

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE }
ON THIS 3RD DAY OF DECEMBER 1970, PERSONALLY APPEARED BEFORE ME JUNE P. HUFF, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE JOHN PARKER, PRESIDENT, AND GLEN BRENGLE, ASST. SECRETARY, OF P.B.S. CORPORATION KNOWN TO ME TO BE THE AUTHORIZED AGENTS OF P.B.S. CORPORATION, A CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO AFFIXED THEIR NAMES THERETO AS SUCH AGENTS AND THAT THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR AND ON BEHALF OF SUCH CORPORATION AND UPON OATH THEY DID DEPOSE AND SAY THAT THEY ARE THE AGENTS OF SAID CORPORATION AND THAT THEIR SIGNATURES TO SAID INSTRUMENT WAS MADE BY THEM AS SUCH AGENTS AND THAT SAID CORPORATION EXECUTED THE SAID INSTRUMENT AND THAT EACH ALL AND EVERYONE OF SAID ACTS OF EXECUTION WERE FREELY AND VOLUNTARILY DONE FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION

JUNE P. HUFF
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES AUGUST 24, 1972

APPROVED

IN CONFORMITY WITH THE TENTATIVE MAP APPROVED THIS 10TH DAY OF December 1970, BY THE PLANNING COMMISSION, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

Edwina M. Zolb
EDWINA M. ZOLB - CITY CLERK