

Planning & Development Department
Scanning Cover Sheet

Case No Z-0094-64

APN 138-13-801-046

Location NWC of Jean & Decatur

Applicant Blain H. Beebe, et al

Subject

Reclassification of property legally described as the North 265' of the South 760' of the East 381' of the SE Quarter of Section 13, Township 20 South, Range 60 East, MDB&M, save and except the North 64' of the West 190.5', and the South 145' of the West 190.5' thereof.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. 2-94-64

BEEBE

Z-94-6

OK - REC
JULY

Applicant - Blain H Beebe - 4868 Jean Ave L.U.

- 1A-09-1 STOUT, ELTON, 2640 LAS VEGAS BLVD. NO., N.L.U.
- 1A-38-1 ~~BEEBE, B.H. & M., & ANLYNDE, I, 17 Wyoming Ave, L.U.~~
- 2 CRUCILLA, G.P. & K.L. (4) 3301 TURQUOISE, L.U.
- 3 LAMB, D. & M.V., ^{5000 N. JEAN AVE.} ~~1605 PASTRETA~~, N.L.U.
- 29-43-85 BUSTEED, L.R. P.O. Box 665, NAPA, CALIF.
- ~~6~~ ~~BUSTEED, L.R.~~
- 7 LINGO, E, 1771 DECASTUR LANE, L.U.
- 8 RODGERS, J.D. & E.C., 3200 PALOMINO LANE, L.U.
- 9 STOKES, W. & A. 4438 BEVVIE ROAD, L.U.
- ~~11~~ ~~LAMB, D. & M., 5000 JEAN AVE, L.U.~~
- 12 PRUNTY, V. & E., 1410 PUTNAM, N.L.U.
- 13 CLEMENT, J. & M., 90 A.V. BLACKMAN, Box 151, L.U.
- ~~14~~ ~~WILLIAMS, L. & BUSTEED, W., P.O. Box 665 NAPA, CALIF.~~
- 15 MCCOY, F. ~~(K. & M. & SANFORD, D.E. 5080 JEAN AVE, L.U.)~~
- 16 HAHN, H. & L., 9467 BADMITTON AVE, WHITTIER, CALIF.
- ~~18~~ ~~MCCOY, F., 5080 JEAN AVE, L.U.~~
- 19 WOOLSEY, R. & V., 5060 W. JEAN AVE, L.U.
- ~~20~~ ~~WOOLSEY, R. & V.~~
- 21 RAY, J.H. & F.P., 5040 W. JEAN AVE, L.U.
- ~~22~~ ~~RAY, J.H. & F.P.~~
- 23 * JENNINGS, W.V. & J., 709 SALEM, L.U. ADDRESS UNKNOWN
- ~~24~~ ~~STOKES, W. & A., 4438 BEVVIE RD., L.U.~~
- 29 * MCAVIN, W. & A. 4055 SMOKE RANCH RD., L.U.
- 30 ROBERTS, B. & L., 4847 JEAN AVE, L.U. ADDRESS UNKNOWN
- 31 STANSBERRY, J. & V., 4901 JEAN AVE, L.U.
- 32 SMOKE, G. & E., 4081 SMOKE RANCH RD, L.U.
- 33 MAKLEY, J.A., 901 ARTEGIA WAY, L.U.
- 34 McLAUGHLIN, S. & C., 4981 JEAN AVE., L.U.
- X 35 FORESTER, F. & M.F. 4093 SMOKE RANCH RD., L.U.
- X 36 SMITH, I.M. & A.E., 4117 SMOKE RANCH RD. L.U.
- X 37 CATT, C.E. P.O. Box 1948, L.U.
- X 47 LAMB, P. & A.S. 813 WEBB, N.L.U.
- X 48 ANDERSON, E. & V. 5508 HERON L.U.

Jenny
Blaine - 1779 Valley Drive - P.O.

JEHOVAH'S WITNESSES, WEST UNIT
% Jehovah's Witnesses East Unit
3800 Johnson - L.U.

Completed
10-27-64

CHECK LIST -- FOR PROCESSING APPLICATIONS

- | TO BE DONE | CHECK IF
DONE | BY |
|--|------------------|----|
| 1. Check the legal and general description with Mel. | | |
| 2. Enter in register. | | |
| 3. Enter file number and fill in blanks "For Department Use Only" on application. | | |
| 4. Make up folder with appropriate label.
Attach application on right hand side. | | |
| 5. Type 3 index cards - numerical, legal, applicant. | | |
| 6. File above cards in proper metal file. | | |
| 7. Make up draft of Notice of Public Hearing in duplicate.
a. Type date to be mailed -- 15 days prior to meeting.
b. Put one copy rough draft in folder. | | |
| 8. Enter proper information on tentative agenda and place other copy of Public Hearing with agenda. | | |
| 9. Type memos and send with plot plans to Engineering, Building, and Fire - others if told to. This will be for Variances and Use Permits only. | | |
| 10. Place "Protest and Approval" sheet on right side of applicant's file. | | |
| 11. Give folder to Mel, he will prepare property owner's list.
a. Type property owner's list.
b. Type envelopes.
c. Type Notice of Public Hearing on multilith.
d. Mail out notices. | | |
| 12. Prepare Legal Notice for newspapers.
a. Call newspapers and have messenger pick up legals. | | |
| 13. Ask Don regarding Resolutions. | | |

FILE NO:

7-94-64

MEETING DATE:

Nov 12, 1964

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

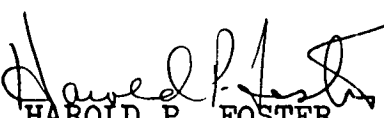
- (2) Z-107-64 - property generally located on the southeast corner of Eighth Street and Carson Avenue, from R-4 to C-2.
- (3) Z-110-64 - property generally located on the east side of Decatur Boulevard between Evergreen Avenue and Dover Place, from R-1 to P-R.
- (4) Z-111-64 - property generally located on the east side of Decatur Boulevard between Dover Place and Cory Place, from R-1 to P-R.
- (5) Z-94-64 - property generally located on the northwest corner of Jean Avenue and Decatur Boulevard, from R-E to C-2.
- (6) Z-98-64 - property generally located on the northwest corner of Desert Lane and West Charleston Boulevard, from R-1 to C-1.
- (7) Z-144-63 - property generally located on the southwest corner of 25th Street and Searles Avenue, from R-1 to C-2.

DISCUSSION:

Chairman Cahlan stated that this was probably the last time Mr. Longley, Sr. would be at a Planning Commission meeting, that he has served eight years on the Planning Commission and four years before that on another Board. He expressed his pleasure in serving with him and stated further that Mr. Longley, Sr. has been a sincere member of the Board. Mr. Matteucci made a motion that a memorial Resolution be adopted and passed for Mr. Longley. Mr. Johnston seconded the motion and it was unanimously approved.

ADJOURNMENT:

Upon motion duly made, seconded and carried by a unanimous vote, the regular meeting of the City Planning Commission was adjourned at 8:22 P.M.


HAROLD P. FOSTER
Acting Secretary

HPF:da

SERVICE & MATERIAL
WARRANTS

Approved

Commissioner Whipple moved that Service and Material Warrants Nos. 107017 and 107020 through 107226, inclusive, in the amount of \$306,406.79, be APPROVED and the Director of Finance authorized to issue.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli, Whipple and Mayor Gragson voting aye; noes, none.

PAYROLL WARRANTS

Approved

Commissioner Mirabelli moved that payroll warrants for the pay period ending November 14, 1964, in the estimated net amount of \$202,000.00 be APPROVED and the Director of Finance authorized to issue.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Mirabelli, Whipple and Mayor Gragson voting aye; noes, none.

PARTIAL PAYMENT TO
BEAM, INC.

Approved

Commissioner Whipple moved that partial payment to Beam, Inc., for engineering services in connection with the Algiers-Oakey to W. Fremont full roadway construction project, in the amount of \$3,576.70, be APPROVED and the Director of Finance authorized to issue.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli, Whipple and Mayor Gragson voting aye; noes, none.

MINUTES

Approved by
reference

Commissioner Mirabelli moved that the following Minutes be APPROVED BY REFERENCE and the Mayor and Clerk authorized to sign:

- A. Regular Meeting of October 7, 1964.
- B. Special Meeting of October 21, 1964.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Mirabelli, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE
Z-94-64

Adopted Resolution
of Intent

ZONE CHANGE - Z-94-64 - APPLICATION OF BLAIN H. BEEBE, ET AL, for reclassification of property legally described as

the north 265 feet of the south 760 feet of the east 381 feet of the Southeast Quarter (SE 1/4) of Section 13, T20S, R60E, MDB&M, save and except the north 64 feet of the west 190.5 feet, and the south 145 feet of the west 190.5 feet thereof,

generally located on the northwest corner of Jean Avenue and Decatur Blvd.

From: R-E
To: C-2

In accordance with the recommendation of the Planning Commission, Commissioner Whipple moved that a Resolution of Intent be adopted to rezone to C-1 only that portion of the above property described as the north 265.00 feet of the east 190.5 feet of the Southeast Quarter (SE 1/4) of Section 13, T20S, R60E, MDB&M, subject to the following conditions:

1. Dedication of the proper rights-of-way as required by the Department of Public Works.
2. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
3. That this Resolution of Intent be restricted to a six-months time limit.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli, Whipple and Mayor Gragson voting aye; noes, none.

ZONE CHANGE
Z-96-64

ZONE CHANGE - Z-96-64 - APPLICATION OF REUBEN SPECKTOR for reclassification of property legally described as

Adopted Resolution
of Intent

Lots 11 and 12, Block 1, Paradise Village Tract No. 1, generally located on the east side of Paradise Road between Sahara Avenue and St. Louis Avenue,

From: R-3
To: P-R.

In accordance with the recommendation of the Planning Commission, Commissioner Mirabelli moved that a Resolution of Intent be adopted to rezone the above described property to P-R subject to the following conditions:

1. Being in accord with the plot plan.
2. Dedication of additional right-of-way to provide a 90-foot width for Paradise Road.
3. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
4. Conformance to the Uniform Building Code for this type occupancy as required by the Building Department.
5. That this Resolution of Intent be restricted to a six months time limit.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Mirabelli, Whipple and Mayor Gragson voting aye; noes, none.

Attorney Jones stated the applicant was agreeable to amending the plot plan in this manner to divert traffic away from this residential area.

Chairman Cahlan stated that he could not vote in favor of this request, as the Commission had assured these people that a buffer would be maintained from the presently zoned commercial area, however, suggested that the applicant contact the people in the area outlining the proposed development, and if they felt a development of this type would be compatible, then the picture could change. It was the consensus of the Commission that without approval of the surrounding property owners, that the policy to maintain this buffer strip should prevail.

Mr. Johnston inquired as to when the development would begin construction, wherein Attorney Jones stated if this item is approved, construction would commence in February, 1965, and further stated that he and the applicant would welcome the opportunity to present the proposed development plan to the property owners in the general area.

Mr. Fountain moved that the application of THOMAS T. BEAM for reclassification of property generally located on the northwest corner of Walnut Avenue and 25th Street, from R-2 to C-1 be held in abeyance pending presentation of the proposed development plans by the applicant to the property owners in this general area to ascertain whether or not they felt it would be compatible to the neighborhood. Mr. Uehling seconded the motion and it was carried by a unanimous vote.

At this time Mr. Whisler again appeared stating he felt the people in the area would be receptive to this type of development as their major concern was to curtail any obnoxious use of this property. Chairman Cahlan explained to Attorney Jones that this procedure had been followed many times in the past and that the Council Chambers were available for such use.

3. Z-94-64

Approved

Application of BLAIN H. BEEBE, ET AL for reclassification of property legally described as the north 265 feet of the south 760 feet of the east 381 feet of the southeast quarter (SE 1/4) of Section 13, T20S, R60E, MDB&M, Save and except the north 64 feet of the west 190.5 feet, and the south 145 feet of the west 190.5 feet thereof, and generally located on the northwest corner of Jean Avenue and Decatur Boulevard, from R-E to C-2. Mr. Saylor pointed out the general location, stating this area was recently annexed to the City. He further pointed out the land use in close proximity. Staff felt the request in order except amended to exclude the finger-like portion of the parcel projecting in a westerly direction. Staff recommended approval subject to the plot plan amended to exclude the portion of the parcel which projects to the west; dedication of the proper rights-of-way; offsite improvements as required and a six months time limit. The record indicated no protests.

The Chairman declared the public hearing open. Mr. Beebe appeared in his own behalf and listed specific land use in close proximity. He further stated the accessory building located on the finger-like portion of the parcel had a saddlemakers

equipment in it and he wished to remain in this building until the new construction was finished where he would then relocate.

Mr. Gilday inquired the reasoning for the C-2 request wherein Mr. Saylor stated that although the policy is to allow only limited commercial in the outlying areas, in this particular case it was felt it best to continue the consistency of C-2 which fronts Decatur in this area. Also the Commission inquired relative to the construction date, wherein Mr. Beebe stated he proposed to begin as soon as the utilities on Decatur were available. During the discussion, the Commission felt that although time limits were subjected to Resolution of Intent approvals, due to the fact this is dependent upon installation of the offsite improvements, that extension of time would be available if the applicant's schedule was delayed because Decatur Boulevard and the sewer line had not been completed.

The Chairman declared the public hearing closed. After further discussion, Mr. Gilday moved that the application of BLAIN H. BEEBE, ET AL for reclassification of property generally located on the northwest corner of Jean Avenue and Decatur Boulevard, R-E to C-2 be amended to include only that portion described as the north 265.00 feet of the east 190.5 feet of the southeast quarter (SE 1/4) of Section 13, T20S, R60E, MDB&M, and approved to C-1 (Limited Commercial) by means of a

Resolution of Intent subject to the following conditions:

- (1) Dedication of the proper rights-of-way as required by the Department of Public Works.
- (2) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (3) That this Resolution of Intent be restricted to a six (6) months time limit.

Mr. Fountain seconded the motion and it was carried by a unanimous vote.

4. Z-95-64

Public Hearing continued

Application of ADA GARDNER for reclassification of property legally described as Lots 1 through 6 (inclusive), and Lots 9 through 48 (inclusive), all in Block 6, Las Vegas Square, save and except the east 90.00 feet of Lot 47, in said Block 6, and generally described as being bounded by Yale Street, Washington Avenue, Decatur Boulevard and Vermont Avenue, from R-3 to C-1.

Mr. Saylor pointed out the general location, further pointing out the area to the north developed with apartments, the R-1 area to the west, the Municipal Golf Course and Wonder World Shopping Center to the southeast. Also, Mr. Saylor reviewed the history of the vacant 40 acre parcel on the southeast corner of Washington and Decatur, stating that a service station development had been denied at the corner location. Although this is an intersection of a 120 foot major street and an 80 foot secondary major street, Staff does not feel that a service station and 7-11 store development in itself would enhance the area. Referring to the plot plan, Mr. Saylor pointed out the one lot in the overall parcel not included in this request, thus a continual six foot block wall on the west property line could not be guaranteed. Further, he stated that the applicant is not the owner of record, but the parcel is in escrow. Staff discussed this situation with the

November 23, 1964

City Attorney

Planning Department

Request for Resolution of Intent
Preparation

City Atty. Gen. Corres. (Adm.)
VZ-94-64
Z-96-64 Res. of Intent - C.P.
Z-97-64 and Carl Gross
Z-98-64

Will you please prepare a Resolution of Intent to rezone the following properties:

Z-94-64 FROM R-E to C-1

The North 265.00 feet of the South 760.00 feet of the East 190.5 of the Southeast Quarter (SE-1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M.

Subject to:

1. Dedication of the proper rights-of-way as required by the Department of Public Works.
2. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
3. That this Resolution of Intent be restricted to a six (6) months time limit.

Z-96-64 FROM R-3 to P-R

Lots 11 and 12, Block 1, Paradise Village Tract #1.

Subject to:

1. Being in accord with the plot plan.
2. Dedication of additional right-of-way to provide a 90 foot width for Paradise Road.
3. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
4. Conformance to the Uniform Building Code for this type occupancy as required by the Building Department.
5. That this Resolution of Intent be restricted to a six (6) months time limit.

(continued on page 2)

Request for Resolution of Intent Preparation

Z-97-64

FROM R-3 to P-R

Lots 7 and 8, Block 1, Paradise Village Tract #1.

Subject to:

1. Being in accord with the plot plan amended as follows:
 - a. That there be only one access onto Paradise Road.
 - b. That both the northwest and southwest corners be landscaped.
2. Dedication of additional right-of-way to provide a 90 foot width for Paradise Road.
3. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
4. Conformance to the Uniform Building Code for this type occupancy as required by the Building Department.
5. That this Resolution of Intent be restricted to a six (6) month s time limit.

Z-98-64

FROM R-1 to C-1

Lots 2 and 3, Block 2, Buena Vista Addition.

Subject to:

1. Being in accord with the plot plan, and specifically that the six (6) foot fence shall be of block construction.
2. Dedication of the proper rights-of-way as required by the Department of Public Works.
3. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
4. That this Resolution of Intent be restricted to a six (6) months time limit.

ROBERT C. CLEMMER
Planner

RCC:mb

November 19, 1964

Mr. Blain H. Beebe
4860 Jean Avenue
Las Vegas, Nevada

Dear Mr. Beebe:

Zone Change - Z-94-64

At the regular meeting of the City Commission held November 18, 1964, consideration was given your application for reclassification of property generally located on the northwest corner of Jean Avenue and Decatur Blvd., from R-E to C-2.

By motion duly made, seconded and carried, a Resolution of Intent was adopted to rezone to C-1 (Limited Commercial) only that portion of the above property described as the north 265 feet of the east 190.5 feet of the Southeast Quarter (SE 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M., subject to the following conditions:

1. Dedication of the proper rights-of-way as required by the Department of Public Works.
2. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
3. That this Resolution of Intent be restricted to a six months time limit.

Very truly yours,

Mrs. Sigrid Capel
Assistant City Clerk

cc: Planning Department
cc: Department of Public Works

NOV 23 1964
RECEIVED

Planning Department
400 Stewart Avenue
November 16, 1964

Mr. Blain H. Beebe
4860 Jean Avenue
Las Vegas, Nevada

Dear Mr. Beebe:

At the regular meeting of the City Planning Commission held November 12, 1964, consideration was given to your request for reclassification of property generally located on the northwest corner of Jean Avenue and Decatur Boulevard, from R-E to C-2.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that only that portion described as the north 265.00 feet of the east 190.5 feet of the Southeast Quarter (SE $\frac{1}{4}$) of Section 13, T20S, R60E, MDB&M, be approved to C-1 (Limited Commercial) by means of a Resolution of Intent subject to the following conditions:

- (1) Dedication of the proper rights-of-way as required by the Department of Public Works.
- (2) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (3) That this Resolution of Intent be restricted to a six (6) months time limit.

This item will be heard by the Board of City Commissioners at 6:00 PM, November 18, 1964, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-94-64

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-E Use District to a C-2 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 50.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is described as follows, to wit;

See Attached legal description

GEN. LOCATED ON N.W CORNER OF
JEAN AVE & DELSTOR BLVD.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, BLAIN H. BEEBE ET AL
being duly sworn, depose and say that I am (we are) an owner of property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: (In Ink) Blain H Beebe Mailing Address: 4860 JEAN AVE. Phone No.: 878-1323

Subscribed and sworn to before me this 16th day of October, 1964

Eileen L. McDonald My Commission Expires Feb. 4, 1968
Notary Public in and for said County and State My Commission Expires

SEE REVERSE SIDE for Plot Plan Specifications and further informational requirements.

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 50.00 Received by: [Signature]

Receipt No.: 79507

Case No.: 2-94-64 NOV 12/1964 Date: 00/19/64

* Notice to:
Living Ahlswede - 1779 Valley Blv
(AHLWEDE)

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

1. Two (2) copies
2. Minimum Size - 17 x 11 inches.
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

SCHEDULE C

The land referred to in this policy is described as follows:

Situate in the County of Clark, State of Nevada:

PARCEL I:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, M. D. B. & M., in the County of Clark, State of Nevada, described as follows:

COMMENCING at the Southeast corner of said Section 13; thence Northerly along the East line of said Section 13, a distance of 760.0 feet to the Southeast corner of the land described in the deed to J. D. Rodgers, et al, recorded September 30, 1952 as Document No. 391487, Clark County, Nevada records, said Southeast corner being the TRUE POINT OF BEGINNING; thence Westerly along the South line of said land 190.5 feet to the Northeast corner of the land described in the deed to Thomas C. Larson and wife, recorded February 26, 1957, as Document No. 100192 of Official Records of said County; thence Southerly along the Easterly line of said land 64.00 feet; thence Westerly along the Southerly line of said land and its Westerly prolongation, a distance of 190.50 feet; thence Southerly parallel with the East line of said Section 13 a distance of 201 feet to a point on the North line of the land described in the deed to Henry Hardy Smith, recorded May 5, 1948 as Document No. 285430 of Clark County, Nevada records; thence Easterly along the North line of said land 381 feet to a point in the East line of said Section 13; thence Northerly along the last mentioned East line 265 feet to the TRUE POINT OF BEGINNING.

390' & EXCEPT THE S 145' OF THE ~~SIDE~~ ~~EXCEPT THE W 190.5' part~~ OF THE

EXCEPTING therefrom any interest in said land which was conveyed to said County of Clark by deed for road purposes, recorded March 15, 1955 as Document No. 39298 of Official Records, and described in said deed as:

"The Southerly Twenty (20) feet of property which is a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, M. D. B. & M."

PARCEL II:

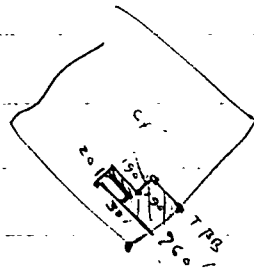
That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, M. D. B. & M., described as follows:

COMMENCING at the Southeast corner of said Section 13; thence Northerly along the East line thereof a distance of 907.5 feet more or less to the Northeast corner of that certain parcel of land conveyed by Charles E. Smoke to Ruth Smoke Larson

THE NORTH 265' OF THE SOUTH 760' OF THE
EAST 381' OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 20S, RANGE 60 EAST M.D. 13 & M. SAVE &
EXCEPT THE NORTH 64' OF THE WEST 190.5' &
THE SOUTH 145' OF THE WEST 190.5' THERE OF.

W

W



W