

BOOK 1387

CHARLESTON HEIGHTS TRACT NO. 62-B

A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 3, T.20 S., R.60 E., M.D.M.
CITY OF LAS VEGAS CLARK COUNTY, NEVADA

1346864

OWNER'S CERTIFICATE & DEDICATION

BECKER AND SONS DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "CHARLESTON HEIGHTS TRACT NO. 62-B", AND HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS, RIGHTS-OF-WAY AND EASEMENTS AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, I THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT AND CONVEY TO THE LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION, CITY OF LAS VEGAS, NEVADA POWER COMPANY, AND CENTRAL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN UTILITY LINES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO AND THIS INCLUDES A 3 FOOT (3') UTILITY EASEMENT ON ALL SIDE PROPERTY LINES AND A 5 FOOT (5') UTILITY EASEMENT ON ALL FRONT PROPERTY LINES FOR INGRESS AND EGRESS TO MAINTAIN ELECTRICAL, TELEPHONE AND GAS SERVICES.

DATED THIS 3rd DAY OF February, 1981.
BECKER AND SONS

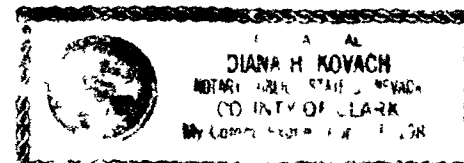
Ernest A. Becker, Jr.
ERNEST A. BECKER, JR., AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

ON THIS 3rd DAY OF February, 1981, PERSONALLY APPEARED BEFORE, DIANA H. KOVACH, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ERNEST A. BECKER, JR., KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Diana H. Kovach
DIANA H. KOVACH, NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: APRIL 21, 1981



UTILITY COMPANIES & AGENCIES APPROVAL

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Gary L. Long 2-3-81
GARY LONG
LAS VEGAS VALLEY WATER DISTRICT
DATE

Gary W. Rich 5-6-81
GARY W. RICH
SOUTHWEST GAS CORPORATION
DATE

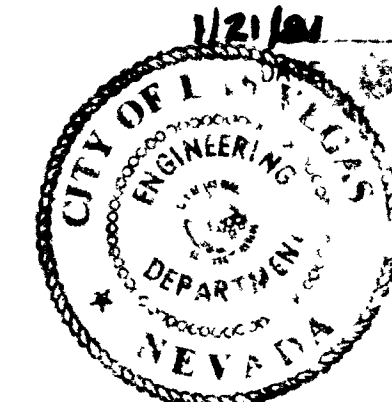
Phillip B. McVey 5-6-81
PHILLIP B. McVEY
NEVADA POWER COMPANY
DATE

James F. Gordon 3/6/81
JAMES F. GORDON
CENTRAL TELEPHONE COMPANY
DATE

CITY ENGINEER'S CERTIFICATE

I, GARY W. HOLLER, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF CHARLESTON HEIGHTS TRACT NO. 62-B, THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT PROVISIONS OF NRS 278.010 THROUGH 278.630 AND ANY LOCAL ORDINANCE 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, THAT A PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE JANUARY 21, 1982.

Gary W. Holler
GARY W. HOLLER, CITY ENGINEER
NEVADA REGISTRATION NO. 1920



LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE NORTH 89°39'52" WEST, ALONG THE SOUTH LINE THEREOF, 416.00 FEET, THENCE NORTH 00°30'51" EAST, 228.57 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89°49'09" WEST, 30.00 FEET; THENCE TANGENT TO A BEARING OF NORTH 00°30'51" EAST, CURVING TO THE LEFT ALONG A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°10'43", AN ARC LENGTH OF 23.61 FEET, THENCE RADIALY TO SAID CURVE NORTH 00°30'51" EAST, 30.00 FEET, THENCE NORTH 89°39'52" WEST, 456.86 FEET; THENCE NORTH 00°30'51" EAST, 525.84 FEET TO A POINT BEING THE SOUTHWEST CORNER OF CHARLESTON HEIGHTS TRACT NO. 62-A, AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS PAGE 73 OF BOOK 25 OF PLATS, THENCE ALONG THE SOUTH LINE OF SAID CHARLESTON HEIGHTS TRACT NO. 62-A THE FOLLOWING EIGHT (8) COURSES, SOUTH 89°29'09" EAST, 130.00 FEET; THENCE NORTH 00°30'51" EAST, 105.00 FEET; THENCE SOUTH 89°29'09" EAST, 151.00 FEET, THENCE NORTH 00°30'51" EAST, 0.66 FEET; THENCE SOUTH 89°29'09" EAST, 100.00 FEET, THENCE SOUTH 00°30'51" WEST, 280.00 FEET, THENCE SOUTH 89°29'09" EAST, 100.00 FEET, THENCE SOUTH 00°30'51" WEST, 2.14 FEET, THENCE SOUTH 89°29'09" EAST, 151.00 FEET, THENCE DEPARTING THE SOUTH LINE OF SAID CHARLESTON HEIGHTS TRACT NO. 62-A SOUTH 00°30'51" WEST, 320.00 FEET, THENCE NORTH 89°29'09" WEST, 100.00 FEET, THENCE SOUTH 00°30'51" WEST, 72.94 FEET, THENCE NORTH 89°29'09" WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.220 ACRES.

DIV. OF WATER RESOURCES CERTIFICATE

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 REVIEWS OF APPROVAL ON FILE IN THIS OFFICE.

L. Reynolds 3-9-81
L. REYNOLDS
DIVISION OF WATER RESOURCES
DATE

BASIS OF BEARING

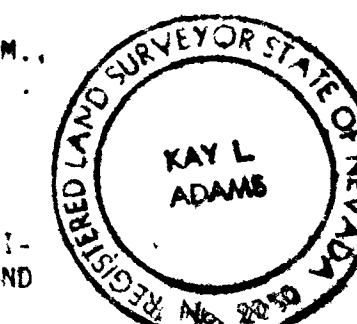
NORTH 00°30'51" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE AS BOOK 25, PAGE 73.

SURVEYOR'S CERTIFICATE

1. KAY L. ADAMS, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF BECKER AND SONS.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON April 11, 1981.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY THE MAP, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Kay L. Adams
KAY L. ADAMS
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE NO. 2050

4/11/81
DATE



CLARK CO. 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 PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Ernest A. Becker, Jr.
E. DOUGLASS RICHMOND, R.S.
CLARK COUNTY HEALTH DISTRICT

3-26-81
DATE

APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 11th DAY OF December, 1980 BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 21st DAY OF January, 1981, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE - MAYOR
ATTEST: *Carol Ann Hawley*
CAROL ANN HAWLEY - CITY CLERK



NO 1346864
FILED AT THE REQUEST OF
BECKER & SONS
DATE 4-30-81 AT 4:00 P.M.
BOOK 26 PAGE 77
OF PLATS
OFFICIAL RECORDS BY 1987
CLARK COUNTY, NEV RECORDS
JOAN L. SWIFT, RECORDER
FEE 39.00 DEPUTY J.W.

8596 1040-62B

1040-123

BOOK 26 PAGE 77 SHEET 1 OF 2

