

Book 1198

CHARLESTON HEIGHTS TRACT NO. 62-A

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

1157547

62-21

OWNER'S CERTIFICATE & DEDICATION

A NEVADA CORPORATION
BECKER & 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. 62A" 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, 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 THEREON 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 24th DAY OF March, 1980.

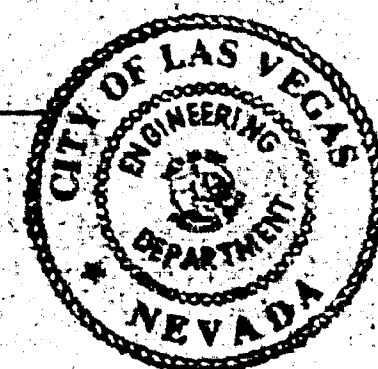
BECKER AND SONS, A NEVADA PARTNERSHIP

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

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. 62A" THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT PROVISIONS OF MRS. 278.010 THROUGH 278.030 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 FEB. 6, 1981.

Gary W. Holler
GARY W. HOLLER
NEVADA REGISTRATION NO. 1920



2/6/80
DATE

LEGAL DESCRIPTION

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 NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 3; THENCE SOUTH 00°30'51" WEST, ALONG THE EAST LINE THEREOF, 1348.71 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF SUNCREST MEADOWS UNIT NO. 1, AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S AS PAGE 7 OF BOOK 25 OF PLATS; THENCE NORTH 89°36'30" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SUNCREST MEADOWS UNIT NO. 1, A DISTANCE OF 277.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, SOUTH 00°30'51" WEST, 437.51 FEET; THENCE SOUTH 89°29'09" EAST, 217.00 FEET; THENCE TANGENT TO THE LAST NAMED BEARING ALONG A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE CURVING TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET; THENCE SOUTH 89°29'09" EAST, 40.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3; THENCE SOUTH 00°30'51" WEST, ALONG SAID LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID LINE, NORTH 89°29'09" WEST, 40.00 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE TANGENT TO A BEARING OF NORTH 00°30'51" EAST, CURVING TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 89°29'09" WEST, 226.00 FEET; THENCE SOUTH 00°30'51" WEST, 230.00 FEET; THENCE NORTH 89°29'09" WEST, 151.00 FEET; THENCE NORTH 00°30'51" EAST, 2.14 FEET; THENCE NORTH 89°29'09" WEST, 100.00 FEET; THENCE NORTH 00°30'51" EAST, 280.00 FEET; THENCE NORTH 89°29'09" WEST, 100.00 FEET; THENCE SOUTH 00°30'51" WEST, 0.66 FEET; THENCE NORTH 89°29'09" WEST, 151.00 FEET; THENCE SOUTH 00°30'51" WEST, 105.00 FEET; THENCE NORTH 89°29'09" WEST, 130.00 FEET; THENCE NORTH 00°30'51" EAST, 420.06 FEET; THENCE NORTH 44°32'50" WEST, RADIALLY, 7.30 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET; THENCE TANGENT TO A BEARING OF NORTH 45°27'10" EAST, ALONG A CURVE CURVING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°31'11", AN ARC LENGTH OF 14.12 FEET; THENCE NORTH 00°23'30" EAST, 115.73 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED SUNCREST MEADOWS UNIT NO. 1; THENCE SOUTH 89°36'30" EAST, ALONG SAID SOUTHERLY BOUNDARY, 635.66 FEET TO THE TRUE POINT OF BEGINNING.

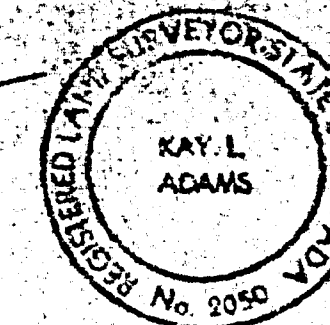
SAID PARCEL CONTAINING 8.9068 ACRES.

SURVEYOR'S CERTIFICATE

I, 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 & SONS.
- 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 1/22/80.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY THE PLAT, 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



MAR. 5, 1980
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.

R.B. Howell
CLARK COUNTY HEALTH DISTRICT
R. B. HOWELL

2-29-80
DATE

APPROVALS

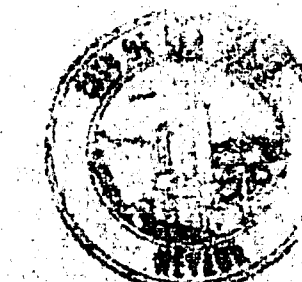
APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 10th DAY OF JANUARY, 1980, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 6th DAY OF FEBRUARY, 1980, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE - MAYOR

ATTEST: *Candol Ann Hawley*
CANDOL ANN HAWLEY - CITY CLERK

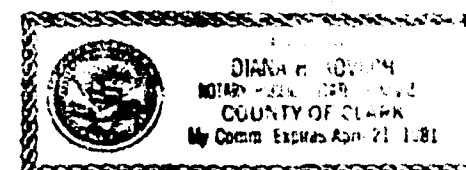


ACKNOWLEDGEMENT

STATE OF NEVADA) ss
COUNTY OF CLARK)

ON THIS 24th DAY OF March, 1980, PERSONALLY APPEARED BEFORE ME, 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.

Howard Vander Meer
LAS VEGAS VALLEY WATER DISTRICT
HOWARD VANDER MEER

2-29-80
DATE

Richard M. Breedlove
SOUTHWEST GAS CORPORATION
RICHARD M. BREEDLOVE

2/28/80
DATE

Wazir Abdul Aziz
NEVADA POWER COMPANY
WAZIR ABDUL AZIZ

2-29-80
DATE

James F. Gordon
CENTRAL TELEPHONE COMPANY
JAMES F. GORDON

2/29/80
DATE

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
DIVISION OF WATER RESOURCES
L. REYNOLDS

2-29-80
DATE

BASIS OF BEARING

NORTH 89°33'08" WEST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE AS FILE 11, PAGE 59.

NO. 1157547
FILED AT THE REQUEST OF
BECKER & SONS
DATE 2-11-80 AT 2:24 P.M.
BOOK 25, PAGE 73
OF PLATS
OFFICIAL RECORDS OF
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDED
FEE \$2.00 DEPUTY \$1.00

Book 25 Page 73 1040-62A