

## CHARLESTON HEIGHTS TRACT NO. 58-A

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF  
SECTION 23, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS  
CLARK COUNTY, NEVADA

## OWNER'S CERTIFICATE AND DEDICATION

BECKER AND SONS, A NEVADA PARTNERSHIP, AND S.M. AZEYSON JR. DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "CHARLESTON HEIGHTS TRACT NO. 58-A" AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DO HEREBY OFFER AND DEDICATE ALL THE STREETS, RIGHTS-OF-WAY AND EASEMENTS AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORP., CITY OF LAS VEGAS, NEVADA POWER CO., AND CENTRAL TELEPHONE CO., 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 FOR INGRESS AND EGRESS TO MAINTAIN ELECTRICAL AND TELEPHONE SERVICES.

DATED THIS 16th DAY OF August, 1978

BECKER AND SONS, A PARTNERSHIP

Ernest A. Becker, Jr., Agent

S.M. AZEYSON JR.

## ACKNOWLEDGEMENT

STATE OF NEVADA

COUNTY OF CLARK

ON THIS 16th DAY OF August, 1978, PERSONALLY APPEARED BEFORE ME, DIANA H. KOVACH, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ERNEST A. BECKER, JR. AND S.M. AZEYSON JR. KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT WHO ACKNOWLEDGED TO ME THAT THEY 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 AGENCIES AND COMPANIES APPROVAL

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

Howard Van der Meer  
LAS VEGAS VALLEY WATER DISTRICT  
HOWARD VAN DER MEE

8-15-78  
DATE

John P. Hazzard  
SOUTHWEST GAS CORP.  
JOHN P. HAZARD

8-15-78  
DATE

Carlos James Foote  
NEVADA POWER CO.  
CARLOS JAMES FOOTE

8-15-78  
DATE

James F. Gordon  
CENTRAL TELEPHONE COMPANY  
JAMES F. GORDON

8-15-78  
DATE

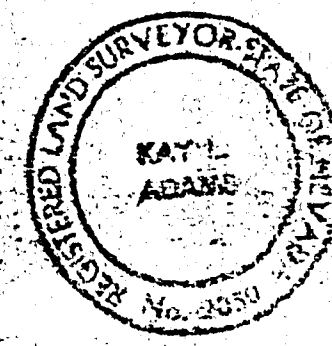
## SURVEYOR'S CERTIFICATE

I, KAY L. ADAMS, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF BECKER AND SONS AND S.M. AZEYSON JR.
2. THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF THE SW 1/4 SECTION 23, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUG. 1, 1978
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 AUG. 2, 1978 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Aug. 16, 1978  
DATE

Kay L. Adams  
KAY L. ADAMS  
R.L.S. No. 2050



## LEGAL DESCRIPTION

BEING THAT PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 23, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SEC. 23, THENCE S. 80° 24' 48" W., ALONG THE EAST LINE THEREOF, 502.00 FEET; THENCE DEPARTING SAID EAST LINE, N. 89° 29' 22" W., 849.17 FEET; THENCE S. 00° 09' 25" W., 520.00 FEET; THENCE N. 80° 50' 38" W., 113.10 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET, A RADIAL BEARING TO SAID POINT BEARS S. 55° 42' 08" E.; THENCE CURVING TO THE RIGHT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 00' 10", AN ARC LENGTH OF 74.22 FEET; THENCE N. 80° 41' 58" W., 275.24 FEET; THENCE TANGENT TO THE LAST NAMED BEARING CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 80° 09' 37", AN ARC LENGTH OF 30.83 FEET; THENCE S. 00° 09' 25" W., 103.00 FEET; THENCE TANGENT TO THE LAST NAMED BEARING CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 80° 51' 23", AN ARC LENGTH OF 31.37 FEET TO A POINT OF CURVE; THENCE N. 80° 41' 58" W., ALONG A LINE BEING PARALLEL WITH AND 40.00 FEET NORTH (MEASURED AT RIGHT ANGLES) FROM THE SOUTH LINE OF THE SW 1/4 OF SAID SEC. 23, A DISTANCE OF 45.45 FEET; THENCE N. 00° 09' 25" E., ALONG THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 23, A DISTANCE OF 1297.26 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S. 80° 27' 48" E., 1353.43 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 22.026 ACRES.

## BASIS OF BEARING

S. 80° 02' 28" E., BEING THE BEARING OF THE NORTH LINE OF THE NE 1/4 OF SECTION 23, T. 20 S., R. 60 E., M.D.M., AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE AS BOOK 13, PAGE 77 OF PLATS.

## DIVISION 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 REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Kelly L. Wilcox  
DIVISION OF WATER RESOURCES  
KELLY L. WILCOX

30-1-1978  
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. 58-A" THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. THAT PROVISIONS OF IRS 223.010 THROUGH 223.020 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 AUGUST 2, 1979.

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

August 2, 1978  
DATE

## APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 17th DAY OF AUGUST, 1978, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster  
HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 2nd DAY OF AUGUST, 1978, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare  
WILLIAM H. BRIARE - MAYOR

Edwina M. Cole  
EDWINA M. COLE - CITY CLERK

## CLARK COUNTY HEALTH DISTRICT CERTIFICATION

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.

H.A. Stewart  
CLARK COUNTY HEALTH DISTRICT  
H.A. STEWART

DATE

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|--------------------------------|-------------------------|
| NO. 0980708                    | FILED AT THE REQUEST OF |
| Becker & Sons                  |                         |
| DATE 8-9-78 AT 3:49 P.M.       |                         |
| BOOK 23 PAGE 99                |                         |
| OF PLATS                       |                         |
| OFFICIAL RECORDS BOOK NO. 1021 |                         |
| CLARK COUNTY NEVADA RECORDS    |                         |
| JOAN L. SWIFT, RECORDER        |                         |
| FEE \$7.75                     | DEPUTY J.W.             |