

6-12-26

CHARLESTON HEIGHTS TRACT NO. 57-B
A POR. OF THE W1/2 OF THE SE1/4 OF SEC. 10, T. 20 S., R. 60 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

LAKESIDE VILLAGE PLAZA, A NEVADA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF CHARLESTON HEIGHTS TRACT NO. 57-B AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL STREETS AND RIGHTS-OF-WAY 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 NEVADA POWER COMPANY AND CENTRAL TELEPHONE, JOINTLY AND SEVERALLY, AND TO THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION, THE LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V. INCORPORATED AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS AND ABOVE GROUND TRANSFORMER PADS AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

LAKESIDE VILLAGE PLAZA, A NEVADA GENERAL PARTNERSHIP, BY:

Barry W. Becker
BARRY W. BECKER, AGENT

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

Edmond Mondragon, Jr. 12/22/88
COMMUNITY CABLE T.V. INC.-ED MONDRAGON, JR. DATE

Joseph P. Fielding 12/22/88
NEVADA POWER COMPANY-JOSEPH P. FIELDING DATE

Nyles Smith 12/22/88
CENTRAL TELEPHONE COMPANY-NYLES SMITH DATE

Randy Ortlinghaus 12/22/88
SOUTHWEST GAS CORPORATION - RANDY ORTLINGHAUS DATE

Leanne L. Miller 12/22/88
LAS VEGAS VALLEY WATER DISTRICT-LEANNE L. MILLER DATE

Gary A. Presswood 1-18-89
CITY OF LAS VEGAS - GARY A. PRESSWOOD DATE

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS

ON THIS 5TH DAY OF OCTOBER, 1988, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, BARRY W. BECKER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Vicky S. Troy
VICKY S. TROY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES MARCH 18, 1991.

VICKY S. TROY
Notary Public, State of Nevada
CLARK COUNTY
My Appointment Expires Mar. 18, 1991

CITY ENGINEER'S CERTIFICATE

I, GARY A. PRESSWOOD, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF CHARLESTON HEIGHTS TRACT 57-B AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE JANUARY 20, 1990.

Gary A. Presswood 1-12-89
GARY A. PRESSWOOD, R.P.E. 7569
CITY ENGINEER, LAS VEGAS, NEVADA

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.

George V. Quinn 15 November 1988
DIVISION OF WATER RESOURCES - GEORGE V. QUINN DATE

CLARK COUNTY HEALTH DISTRICT CERTIFICATION

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A (PUBLIC, PRIVATE) WATER SUPPLY AND A (COMMUNITY, INDIVIDUAL) SYSTEM FOR DISPOSAL OF SEWAGE.

Felix H. Havis 12-27-88
CLARK COUNTY HEALTH DISTRICT-FELIX H. HAVIS DATE

APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

Harold P. Foster 12/20/88
HAROLD P. FOSTER
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 20TH DAY OF DECEMBER, 1988, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:

Harold P. Foster 12/20/88
HAROLD P. FOSTER
SECRETARY OF THE PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, GENE D. KRAMETBAUER, 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 LAKESIDE VILLAGE PLAZA, A NEVADA GENERAL PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN A POR. OF THE W1/2 OF THE SE1/4 OF SEC. 10, T. 20 S., R. 60 E., M.D.M. AND THE SURVEY WAS COMPLETED ON 8/25/88.
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 JAN 20, 1990, AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Gene D. Krametbauer
GENE D. KRAMETBAUER, R.L.S.
NEVADA CERTIFICATE NO. 6201

LEGAL DESCRIPTION

CHARLESTON HEIGHTS TRACT NO. 57-B

THAT PORTION OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 10, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER (SW COR.) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION; THENCE N.00°28'54"W., ALONG THE WEST LINE THEREOF, 1213.12 FEET; THENCE S.89°48'53"E., 174.96 FEET; THENCE S.00°27'33"E., 1289.41 FEET; THENCE S.89°32'27"W., 174.50 FEET; THENCE N.00°26'12"W., 78.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.175 ACRES, MORE OR LESS.

BASIS OF BEARINGS

N.00°28'54"W., BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 10, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP OF CHARLESTON HEIGHTS TRACT NO. 57-A ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN FILE 24 OF PLATS, PAGE 22.

W.O. No. 3731

NO.	00725
FILED AT THE REQUEST OF:	
VTN Nevada	
DATED	1-23-89 AT
BOOK	47 PAGE 59
OF PLATS	
OFFICIAL RECORDS BOOK, NO. 890123	
CLARK COUNTY, NEVADA RECORDS	
JOAN L. SWIFT, RECORDER	
FEE \$	DEPUTY