BOOK 1280

6-12-29
1239152

CHARLESTON HEIGHTS TRACT NO. 56-C

A PORTION OF THE EAST HALF (E.1/2) OF SECTION 10, T.20S., R.60E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

CHARLESTON HEIGHTS DEVELOPEMENT COMPANY AND METROPOLITAN DEVELOPMENT CORPORATION, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "CHARLESTON HEIGHTS TRACT NO. 56-C" 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 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 5 FOOT (5') 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 FACILITIES.

DATED THIS 14TH DAY August, 1980

METROPOLITAN DEVELOPMENT CORPORATION, A DELAWARE CORPORATION

FRANK KOCVARA, VICE PRESIDENT

CHARLESTON HEIGHTS DEVELOPEMENT COMPANY, A PARTNERSHIP

R.P. SAUER

BARRY W. BECKER

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS

ON THIS 14TH DAY OF August, 1980, PERSONALLY APPEARED BEFORE ME, DIANA H. KOVACH, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, FRANK KOCVARA, R.P.SAUER, & BARRY W.BECKER, KNOWN TO ME TO BE THE PEOPLE 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, NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: APRIL 21, 1981

OFFICIAL SEAL
DIANA H. KOVACH
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
My Commission Expires: April 21, 1981

APPROVALS:

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 27TH DAY OF MAY, 1980 BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 16TH DAY OF JULY, 1980, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

WILLIAM H. BRIARE - MAYOR

ATTEST: CAROL ANN HAWLEY, CITY CLERK

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. 56-C"; 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 July 16, 1981

GARY W. HOLLER
NEVADA REGISTRATION NO. 1920

7/16/80
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 LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF METROPOLITAN DEVELOPMENT CORPORATION AND CHARLESTON HEIGHTS DEVELOPEMENT COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE EAST HALF (E 1/2) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON Mar. 25, 1980.
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 July 16, 1981, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

KAY L. ADAMS, R.L.S.
NEVADA CERTIFICATE NO. 2059

REGISTERED LAND SURVEYOR STATE OF NEVADA
KAY L. ADAMS
No. 2059

Mar. 25, 1980
DATE

LEGAL DESCRIPTION

BEING A PORTION OF THE EAST HALF (E 1/2) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL I

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 00°06'14" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 675.13 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°53'46" WEST, 240.00 FEET; THENCE SOUTH 00°06'14" EAST, 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°06'14" EAST, 100.00 FEET; THENCE SOUTH 89°53'46" WEST, 520.00 FEET; THENCE NORTH 00°06'14" WEST, 103.29 FEET; THENCE NORTH 32°50'20" WEST, 31.75 FEET; THENCE NORTH 17°15'07" WEST, 524.62 FEET; THENCE TANGENT TO THE LAST-NAMED BEARING CURVING TO THE RIGHT ALONG A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET THROUGH A CENTRAL ANGLE OF 08°45'04", AN ARC LENGTH OF 76.37 FEET; THENCE NORTH 08°30'03" WEST, 310.63 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF CHARLESTON HEIGHTS TRACT NO. 56-B, AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS PAGE 85 OF BOOK 26 OF PLATS; THENCE NORTH 89°53'46" EAST, ALONG THE SOUTH LINE OF SAID CHARLESTON HEIGHTS TRACT NO. 56-B, A DISTANCE OF 151.41 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 54, BLOCK 6 OF CHARLESTON HEIGHTS TRACT NO. 56-A, AS DELINEATED IN BOOK 25, PAGE 46 OF SUBDIVISION PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA; THENCE ALONG THE WEST AND SOUTH LINES OF SAID CHARLESTON HEIGHTS TRACT NO. 56-A, THE FOLLOWING FIVE (5) COURSES; SOUTH 08°30'03" EAST, 291.44 FEET; THENCE SOUTH 12°52'35" EAST, 56.46 FEET; THENCE SOUTH 17°15'07" EAST, 484.03 FEET; THENCE SOUTH 00°06'14" EAST, 107.11 FEET; THENCE NORTH 89°53'46" EAST, 424.91 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.967 ACRES.

PARCEL II

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10; THENCE NORTH 89°48'53" WEST, ALONG THE NORTH LINE THEREOF, 225.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°06'14" EAST, 651.55 FEET TO THE NORTHEAST CORNER OF CHARLESTON HEIGHTS TRACT NO. 56-B, AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS PAGE 85 OF BOOK 26 OF PLATS; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY THEREOF THE FOLLOWING COURSES; SOUTH 89°53'46" WEST, 525.93 FEET; 00°06'14" WEST, 9.77 FEET; THENCE SOUTH 89°53'46" WEST, 151.00 FEET; THENCE SOUTH 00°16'54" EAST, 251.00 FEET; THENCE SOUTH 89°53'46" WEST, 150.00 FEET; THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID CHARLESTON HEIGHTS TRACT NO. 56-B, NORTH 00°16'54" WEST, 611.81 FEET; THENCE NORTH 81°40'47" EAST, 121.45 FEET; THENCE TANGENT TO THE LAST-NAMED BEARING CURVING TO THE RIGHT ALONG A CURVE HAVING A RADIUS OF 275.00 FEET THROUGH A CENTRAL ANGLE OF 08°12'59", AN ARC LENGTH OF 39.44 FEET; THENCE NORTH 89°53'46" EAST, 448.05 FEET; THENCE NORTH 00°06'14" WEST, 30.00 FEET TO A NON-TANGENT POINT ON A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15.00 FEET; THENCE TANGENT TO A BEARING OF NORTH 89°53'46" EAST, CURVING TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE NORTH 00°06'14" WEST, 156.74 FEET; THENCE TANGENT TO THE LAST-NAMED BEARING CURVING TO THE LEFT ALONG A CURVE BEING CONCAVE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET THROUGH A CENTRAL ANGLE OF 89°42'39", AN ARC LENGTH OF 31.32 FEET; THENCE NORTH 00°11'07" EAST, 40.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10; THENCE SOUTH 89°48'53" EAST, ALONG THE SAID NORTH LINE, 179.70 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.576 ACRES.

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 PRENDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

CLARK COUNTY HEALTH DISTRICT
C.A. SCHMUTZ

7-16-80
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 REVISIONS OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES
L. REYNOLDS

7-3-80
DATE

UTILITY COMPANIES & AGENCIES APPROVAL

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

LAS VEGAS VALLEY WATER DISTRICT,
HOWARD VANDER MEER

7-1-80
DATE

SOUTHWEST GAS CORPORATION,
RICHARD M. BREEDLOVE

2-10-80
DATE

NEVADA POWER COMPANY,
WAZIR ABDUL AZIZ

5-28-80
DATE

CENTRAL TELEPHONE COMPANY
JAMES F. GORDON

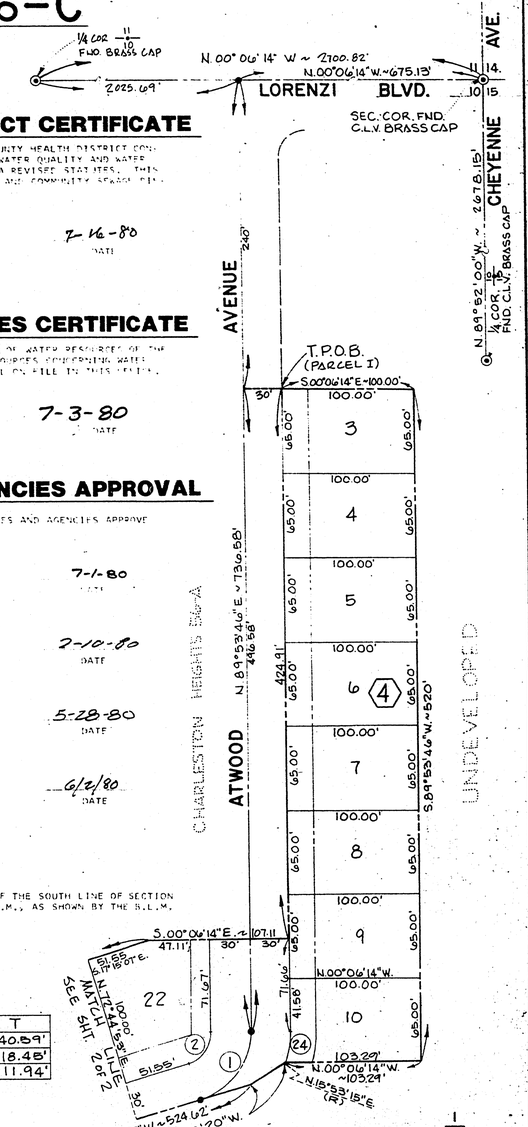
6/2/80
DATE

BASIS OF BEARING

NORTH 89°52'00" WEST, BEING THE BEARING OF THE SOUTH LINE OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY THE B.L.M. PLAT, DATED MARCH 24, 1959.

CURVE DATA

Nº	Δ	R	L	T
1	72° 51' 07"	55.00'	69.93'	40.89'
2	72° 51' 07"	25.00	31.79'	18.48'
24	15° 59' 29"	85.00'	23.72'	11.94'



Nº 1239152
FILED AT THE REQUEST OF:
G.C. WALLACE ENG.
DATE 9-11-80 AT 3:31 P.M.
BOOK 26 PAGE 30
OF PLATS
OFFICIAL RECORDS BOOK Nº 1280
CLARK COUNTY, NEVADA RECORDS
JOHN L. SWIFT, RECORDER
FEE 40.00 DEPUTY BY RD

SHT. 1 OF 2

BOOK 26 PAGE 30
1040-56C