

Book 1207

CHARLESTON HEIGHTS TRACT NO. 56-B

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

6-12-31
1166509

OWNER'S CERTIFICATE & DEDICATION

CHARLESTON HEIGHTS DEVELOPMENT 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-B" 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 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 17th DAY OF March, 1980.
METROPOLITAN DEVELOPMENT CORPORATION,
A DELEWARE CORPORATION

CHARLESTON HEIGHTS DEVELOPMENT
COMPANY - A PARTNERSHIP

Frank Kovach
FRANK KOVACH, VICE PRESIDENT

R.P. Sauer
R.P. SAUER - PARTNER

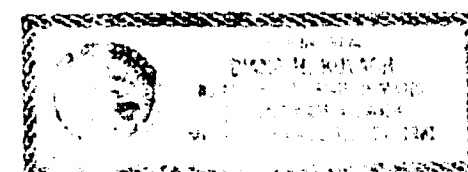
Barry W. Becker
BARRY W. BECKER - PARTNER

ACKNOWLEDGEMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

ON THIS 17th DAY OF March, 1980, PERSONALLY APPEARED BEFORE ME, DIANA H. KOVACH, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, R.P. SAUER, FRANK KOVACH & 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
DIANA H. KOVACH, NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: APRIL 21, 1981



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.

H.A. Stewart 3-14-80
CLARK COUNTY HEALTH DISTRICT
H.A. STEWART 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

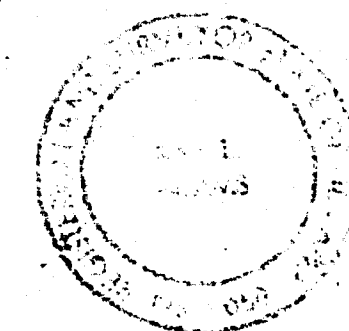
SURVEYOR'S CERTIFICATE

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 CHARLESTON HEIGHTS DEVELOPMENT COMPANY AND METROPOLITAN DEVELOPMENT CORPORATION.
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 NOVEMBER 8, 1979.
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 MARCH 5, 1980, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

MARCH 19, 1980
DATE

Kay L. Adams
KAY L. ADAMS, R.L.S.
NEVADA CERTIFICATE #2050



LEGAL DESCRIPTION

BEING THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, 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 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, 225.00 FEET; THENCE NORTH 00°06'14" WEST, 904.88 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHEAST CORNER OF CHARLESTON HEIGHTS TRACT NO. 56-A, AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS PAGE 46 OF BOOK 25 OF PLATS; THENCE PROCEEDING ALONG THE NORTHERLY LINE OF THE AFORESAID CHARLESTON HEIGHTS TRACT NO. 56-A, THE FOLLOWING DESCRIBED COURSES; SOUTH 89°53'46" WEST, 151.00 FEET; THENCE SOUTH 00°06'14" EAST, 21.88 FEET; THENCE SOUTH 89°53'46" WEST, 618.08 FEET; THENCE DEPARTING THE AFORESAID NORTHERLY LINE OF CHARLESTON HEIGHTS TRACT NO. 56-A NORTH 08°30'03" WEST, 39.60 FEET; THENCE TANGENT TO THE LAST NAMED BEARING, CURVING TO THE RIGHT ALONG A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 500.00 FEET THROUGH A CENTRAL ANGLE OF 08°13'09", AN ARC LENGTH OF 71.73 FEET; THENCE NORTH 00°16'54" WEST, 140.36 FEET; THENCE NORTH 89°53'46" EAST, 130.00 FEET; THENCE NORTH 00°16'54" WEST, 251.00 FEET; THENCE NORTH 89°53'46" EAST, 525.93 FEET; THENCE SOUTH 00°06'14" EAST, 9.72 FEET; THENCE NORTH 89°53'46" EAST, 125.50 FEET; THENCE SOUTH 00°06'14" EAST, 479.40 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.1335 ACRES.

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-B; THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT PROVISIONS OF NRS 278.010 THROUGH 278.639 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 March 5, 1981.

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

3/5/80
DATE

APPROVALS:

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 17th DAY OF FEBRUARY, 1980 BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 5th DAY OF MARCH, 1980, 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

UTILITY COMPANIES & AGENCIES APPROVAL

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

Howard Vander Meer 2-29-80
LAS VEGAS VALLEY WATER DISTRICT,
HOWARD VANDER MEER DATE

Richard M. Breedlove 4/15/80
SOUTHWEST GAS CORPORATION,
RICHARD M. BREEDLOVE DATE

Wazir Abdul Aziz 2/29/80
NEVADA POWER COMPANY,
WAZIR ABDUL AZIZ DATE

James F. Gordon 2/29/80
CENTRAL TELEPHONE COMPANY,
JAMES F. GORDON DATE

FILED AT THE OFFICE OF CLARK COUNTY ENGINEER DATE 3/10/80 AT 4:37 PM BOOK 25 PAGE 46 OF PLATS OFFICIAL RECORDS BOOK 1166 CLARK COUNTY, NEVADA 89201 JOAN L. SWIFT, RECORDED FEE 34.75 DUTY 4.00

BOOK 25 PAGE 46
1040-56B