

6-12-35

Book 1724

1683314

CHARLESTON HEIGHTS TRACT NO. 55-C

A TOWNHOUSE DEVELOPMENT

A PORTION OF THE NE 1/4, NW 1/4 OF SECTION 13, T.20S., R.60E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

FREMONT WEST SHOPPING CENTER, A NEVADA 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. 55-C, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF NEVADA STATUTES 117.01 TO 117.09, AND DOES HEREBY OFFER AND DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY 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 NEVADA POWER COMPANY, SOUTHWEST GAS CORPORATION, CENTRAL TELEPHONE COMPANY, LAS VEGAS VALLEY WATER DISTRICT, AND COMMUNITY CABLE T.V., THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS DEDICATED HEREON AS "PRIVATE STREETS" AND "COMMON AREAS" AND ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF SUBTERRANEAN ELECTRIC, TELEPHONE, NATURAL GAS, WATER LINES, T.V. CABLE, AND APPURTENANCES AND FOR ABOVE GROUND ELECTRIC, TRANSFORMERS, AND DRAINAGE FACILITIES TOGETHER WITH RIGHT OF INGRESS AND EGRESS THERETO.

FURTHERMORE, WE DO HEREBY DEDICATE FOR THE USE OF THE PUBLIC ALL STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, NOT INDICATED AS BEING "PRIVATE".

DATED THIS 12th DAY OF April, 1983
FREMONT WEST SHOPPING CENTER, A NEVADA PARTNERSHIP
SIGNED AND SEALED UNDER PROTEST

Ernest A. Becker, Jr.
SIGNED AND SEALED UNDER PROTEST
ERNEST A. BECKER, JR. - AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA))SS
COUNTY OF CLARK)

ON THIS 12th DAY OF April, 1983 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, 1985.

UTILITY AGENCIES AND COMPANIES APPROVAL

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

Kevin Hill for Howard Vandaele Moore 3/12/83
LAS VEGAS VALLEY WATER DISTRICT
KEVIN HILL DATE

Barry W. Rich 4/7/83
SOUTHWEST GAS CORPORATION
BARRY W. RICH DATE

Joseph P. Fielding 4/14/83
NEVADA POWER COMPANY
JOSEPH P. FIELDING DATE

Nyle Smith 4/7/83
CENTRAL TELEPHONE COMPANY
NYLE SMITH DATE

Dennis L. Garlington 4/14/83
COMMUNITY CABLE T.V. - DENNIS L. GARLINGTON 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.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13 TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON April 15, 1983.
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 APRIL 6, 1984 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

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

4/15/83
DATE
4/15/83

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13; THENCE SOUTH 88°55'19" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13, A DISTANCE OF 1170.25 FEET TO A POINT BEING THE NORTHEAST CORNER OF CHARLESTON HEIGHTS TRACT NO. 55B AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 23 PAGE 79 OF PLATS; THENCE ALONG THE EASTERLY LINE OF SAID CHARLESTON HEIGHTS TRACT NO. 55B THE FOLLOWING THREE DESCRIBED COURSES: SOUTH 06°49'00" EAST, 182.92 FEET; THENCE NORTH 88°55'19" EAST, 262.31 FEET; THENCE SOUTH 06°49'00" EAST, 307.57 FEET; THENCE NORTH 89°35'00" EAST ALONG THE NORTHERLY LINE OF SAID CHARLESTON HEIGHTS TRACT NO. 55B AND THE EASTERLY PROLONGATION THEREOF, 908.13 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13; THENCE NORTH 06°42'43" WEST ALONG THE EAST LINE THEREOF, 500.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.372 ACRES

BASIS OF BEARING

NORTH 06°42'43" WEST, BEING THE BEARING OF THE WEST BOUNDARY LINE OF CHARLESTON HEIGHTS TRACT NO. 54-C AS SHOWN BY A PLAT ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER AS BOOK 22, PAGE 21 OF PLATS.

CITY ENGINEER'S CERTIFICATE

I, C.E. GILPIN, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "CHARLESTON HEIGHTS TRACT NO. 55-C" THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT PROVISIONS OF NRS 278.010 TO 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 APRIL 6, 1984

C.E. Gilpin (4-19-83) 4-6-83
C.E. GILPIN
CITY ENGINEER
NEVADA REG. NO. 5977 DATE

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.

Gerald Brownfield 4-7-83
GERALD BROWNFIELD
DIVISION OF WATER RESOURCES DATE

CLARK COUNTY HEALTH DISTRICT CERTIFICATE

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 WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

C.A. Schmutz 4-14-83
C.A. SCHMUTZ
CLARK COUNTY HEALTH DISTRICT DATE

APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 10th DAY OF MARCH, 1983, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 6th DAY OF APRIL, 1983, 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

NO. 1683314
FILED AT THE REQUEST OF
WALLACE ENGINEERING
DATE 4-26-83 AT 1:30 P.M.
BOOK 29 PAGE 37
OF PLATS
OFFICIAL RECORDS BOOK NO. 1724
CLARK COUNTY, NEVADA RECORDS
JUAN L. SWIFT, RECORDER
FILE \$ 70.00 DEP. T. RV JV