

6-12-78

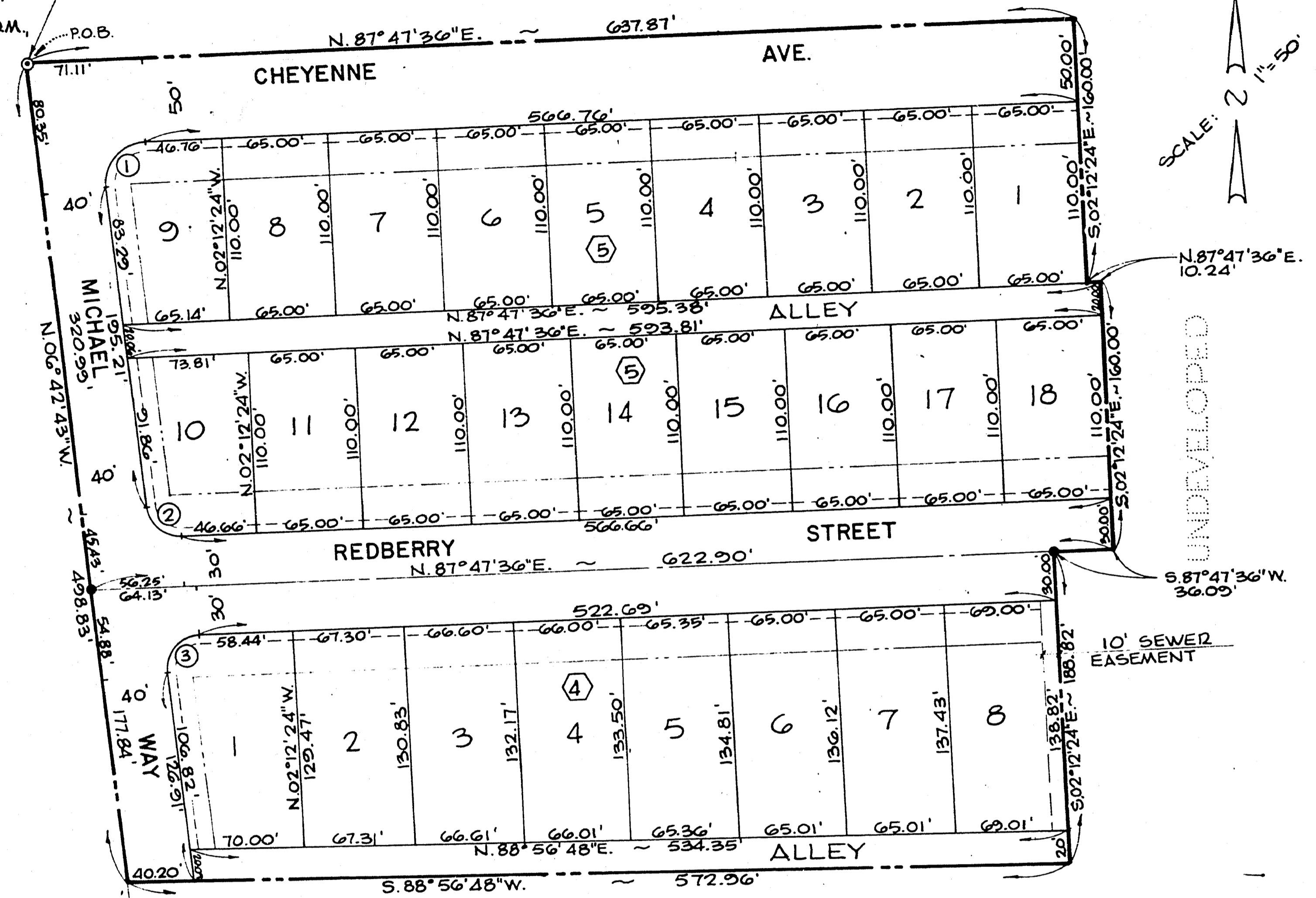
Book 899

# CHARLESTON HEIGHTS TRACT NO. 54-C

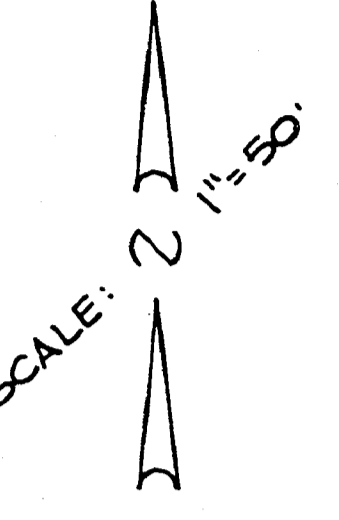
858845

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

NW COR. NW 1/4,  
NE 1/4, SEC. 13,  
T. 20S., R. 60E., M.D.M.,  
FND. CLV. BRASS  
CAP.



UNDEVELOPED  
FUTURE CHARLESTON HEIGHTS  
TRACT NO. 55



N. 1/6 COR. SEC. 13,  
T. 20S., R. 60E., M.D.M.,  
FND. NAIL & TIN.

NOTE: VEHICULAR ACCESS FROM  
CHEYENNE AVE. ONTO  
ADJACENT LOTS IS NOT  
PERMITTED.

HEALTH DIVISION APPROVAL  
THIS FINAL MAP IS APPROVED BY THE ENVIRONMENTAL HEALTH DIVISION OF CLARK COUNTY HEALTH DISTRICT  
CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER QUANTITY IN ACCORDANCE  
WITH NEVADA REVISED STATUTES; CONCERNING WATER QUANTITY, APPROVAL IS SUBJECT TO THE STATE  
ENGINEER'S REVIEW ON FILE WITH THIS OFFICE AND OPEN TO INSPECTION. THIS APPROVAL PREDICATES  
COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

*E. Douglass Pushard*  
HEALTH DIVISION - E. DOUGLASS PUSHARD  
DATE 2-23-78

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.

*F.W. Thorne*  
DIVISION OF WATER RESOURCES  
F.W. THORNE  
DATE 5-17-78

APPROVALS  
APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 28<sup>TH</sup> DAY OF MARCH, 1978, BY THE  
PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

*Harold P. Foster*  
HAROLD P. FOSTER SECRETARY

APPROVED AND ACCEPTED THIS 19<sup>TH</sup> DAY OF APRIL, 1978 BY THE BOARD OF COMMISSIONERS OF  
THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

*Ron Lurie*  
RON LURIE - MAYOR PRO TEM  
ATTEST:  
*Edwina M. Cole*  
CITY CLERK - EDWINA M. COLE

BASIS OF BEARING  
N. 06°42'43" W. BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 13, T.20S., R.60E., M.D.M., AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE  
CLARK COUNTY RECORDER AS FILE 14, PAGE 12 OF RECORD OF SURVEYS.

OWNERS CERTIFICATE AND DEDICATION  
BECKER & SONS, 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. 54-C, AND DOES HEREBY CON-  
SENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL THE  
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 SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, THEIR  
SUCCESSORS AND ASSIGNS, A 3 FOOT WIDE EASEMENT ON ALL SIDE LOT LINES, A 5 FOOT WIDE EASEMENT  
ON ALL FRONT PROPERTY LINES, INCLUDING ABOVE GROUND ELECTRICAL TRANSFORMER PADS FOR THE CON-  
STRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND GAS, POWER AND TELEPHONE  
LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

BECKER & SONS, A NEVADA PARTNERSHIP  
*Ernest A. Becker, Jr.*  
ERNEST A. BECKER, JR. - AGENT

ACKNOWLEDGEMENT  
STATE OF NEVADA  
COUNTY OF CLARK  
ON THIS 22<sup>ND</sup> DAY OF MAR, 1978, 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, 1981.

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 SUPER-  
VISION AT THE INSTANCE OF CHARLESTON HEIGHTS TRACT NO. 54-C.  
2. THE LANDS SURVEYED LIE WITHIN THE N 1/2 OF THE N 1/2 OF SEC. 13, T. 20S.,  
RANGE 60E., M.D.M., AND THE SURVEY WAS COMPLETED ON OCTOBER 6, 1977.  
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 19, 1978, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED  
WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

*Kay L. Adams*  
KAY L. ADAMS - REGISTERED LAND SURVEYOR  
NEVADA CERTIFICATE NO. 2050  
DATE 4/24/78

LEGAL DESCRIPTION  
A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION  
13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS  
FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER  
(NE 1/4) OF SAID SECTION 13; THENCE NORTH 87°47'36" EAST, ALONG THE NORTH LINE THEREOF 537.87  
FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 02°12'24" EAST, 160.00 FEET; THENCE NORTH 87°47'36"  
EAST, 10.24 FEET; THENCE SOUTH 02°12'24" EAST, 160.00 FEET; THENCE SOUTH 87°47'36" WEST, 36.09  
FEET; THENCE SOUTH 02°12'24" EAST, 188.82 FEET TO A POINT; THENCE SOUTH 88°56'48" WEST, 572.96  
FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER  
(NE 1/4) OF SAID SECTION 13; THENCE NORTH 06°42'43" WEST ALONG SAID WEST LINE 498.83 FEET TO  
THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 7.0667 ACRES.

CITY ENGINEER'S CERTIFICATE  
I, WILLIAM J. PURVIS, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED  
THE FINAL MAP OF CHARLESTON HEIGHTS TRACT NO. 54-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 OCCUPY-  
ING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE APRIL 19, 1978.

*William J. Purvis*  
WILLIAM J. PURVIS - NEVADA REG. NO. 3336  
DATE APRIL 19, 1978

UTILITY AGENCIES AND COMPANIES APPROVAL  
WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT OF DESIGNATED  
EASEMENTS.  
*Las Vegas Valley Water Dist.* 5/19/78  
LAS VEGAS VALLEY WATER DIST. DATE  
GARY LANGE  
*John P. Hazzard* 4-28-78  
SOUTHWEST GAS CORP. DATE  
JOHN P. HAZZARD  
*James F. Gordon* 4/24/78  
NEVADA POWER CO. DATE  
CARLOS JAMES FOOTE  
CENTRAL TELEPHONE CO. DATE  
JAMES F. GORDON

## LEGEND

- (5) BLOCK NUMBER
- 9 LOT NUMBER
- (2) CURVE NUMBER
- 5' UTILITY EASEMENT
- TRACT BOUNDARY
- MON. FND. AS SHOWN
- SET CONC. MON. & BRASS CAP
- SETBACK:  
25' FRONT YARD  
15' CORNER LOT SIDE YARD

## CURVE DATA

N <sup>o</sup>	Δ	R	L	T
1	94°30'19"	25.00	41.24	27.05
2	85°29'41"	20.00	29.84	18.49
3	94°30'19"	20.00	32.99	21.64

NO 858845  
RECORDED AT THE REQUEST OF  
BECKER & SONS  
DATE 6-9-78 AT 3:49 P.M.  
BOOK 22 PAGE 21  
OF PLATS  
OFFICIAL RECORDS BOOK NO. 899  
CLARK COUNTY, NEVADA RECORDS  
JOAN L. SWIFT, RECORDER  
FEE \$31.50 DEPUTY I.W.J.