

# CHARLESTON HEIGHTS TRACT NO. 53-D

BEING A PORTION OF THE S. 1/2, N.W. 1/4, SEC. 13, T.20S., R.60E., M.D.M.  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

### OWNER'S CERTIFICATE & DEDICATION

BECKER AND 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. 53-D, AND DOES HEREBY CONSENT 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, COMMUNITY CABLE TV, NEVADA POWER COMPANY, LAS VEGAS VALLEY WATER DISTRICT AND CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES, INCLUDING UNDERGROUND SERVICES TO METER PANELS, AND A FIVE FOOT WIDE EASEMENT ON ALL FRONT PROPERTY LINES, AND ABOVE GROUND TRANSFORMER PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF UNDERGROUND POWER, TELEPHONE, AND GAS LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

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

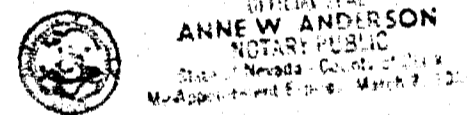
7-7-83  
DATE

### ACKNOWLEDGEMENT

STATE OF NEVADA) SS  
COUNTY OF CLARK)

ON THIS 7<sup>TH</sup> DAY OF JULY, 1983, PERSONALLY APPEARED BEFORE ME, ANNE W. ANDERSON, 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.

*Anne W. Anderson*  
ANNE W. ANDERSON, NOTARY PUBLIC  
IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES: MARCH 7, 1985



### 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 REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

*Thomas J. Smales*  
DIVISION OF WATER RESOURCES  
THOMAS J. SMALES

6-17-83  
DATE

### CLARK CO. HEALTH DIST. 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 WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

*C. A. Schmutz*  
CLARK COUNTY HEALTH DISTRICT  
C. A. SCHMUTZ

7-7-83  
DATE

### BASIS OF BEARING

NORTH 07°11'27" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY A PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 18, PAGE 47.

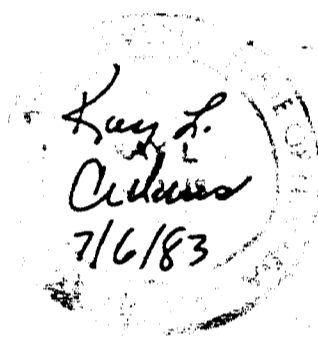
### SURVEYOR'S CERTIFICATE

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 TRACT NO. 53-D.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JULY 6, 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 JULY 20, 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

7/6/83  
DATE



### LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF, NORTH 07°11'27" WEST, 572.09 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF CHARLESTON HEIGHTS TRACT NO. 53-B, AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS PAGE 34 OF BOOK 22 OF PLATS; THENCE CONTINUING NORTH 07°11'27" WEST, 691.20 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4); THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°19'39" EAST, 808.40 FEET TO THE NORTHWESTERLY CORNER OF CHARLESTON HEIGHTS TRACT NO. 53-C, AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS PAGE 87 OF BOOK 23 OF PLATS; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID CHARLESTON HEIGHTS TRACT NO. 53-C, SOUTH 00°40'21" EAST, 20.00 FEET; THENCE SOUTH 38°05'50" EAST, 290.17 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE; A RADIAL LINE TO SAID POINT BEARS NORTH 51°57'15" EAST, THENCE ALONG A CURVE CURVING TO THE RIGHT, HAVING A RADIUS OF 624.55 FEET, THROUGH A CENTRAL ANGLE OF 65°48'05", AN ARC DISTANCE OF 717.26 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED CHARLESTON HEIGHTS TRACT NO. 53-B; THENCE ALONG SAID NORTHERLY BOUNDARY LINE ALONG A RADIAL BEARING OF NORTH 62°14'40" WEST, 175.00 FEET TO A POINT ON A CURVE; THENCE TANGENT TO A BEARING OF NORTH 27°45'20" EAST, CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 449.55 FEET THROUGH A CENTRAL ANGLE OF 08°03'35", AN ARC LENGTH OF 63.24 FEET; THENCE ALONG A RADIAL BEARING NORTH 70°18'15" WEST, 25.50 FEET; THENCE TANGENT TO A BEARING OF NORTH 19°41'45" EAST, CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 424.05 FEET THROUGH A CENTRAL ANGLE OF 01°40'35", AN ARC LENGTH OF 12.41 FEET; THENCE NORTH 71°58'50" WEST, ALONG A RADIAL BEARING, 194.50 FEET; THENCE SOUTH 28°26'20" WEST, 83.03 FEET; THENCE SOUTH 49°16'39" WEST, 83.03 FEET; THENCE SOUTH 83°43'21" WEST, 103.92 FEET; THENCE SOUTH 89°59'36" WEST, 181.42 FEET; THENCE NORTH 07°11'27" WEST, 176.50 FEET; THENCE SOUTH 32°48'33" WEST, 220.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.5689 ACRES MORE OR LESS.

### 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. 53-D," THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT PROVISIONS OF MRS 278.011 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 20, 1984

*C.E. Gilpin*  
C.E. GILPIN, NEVADA REGISTRATION # 5977

8-11-83  
DATE

### APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 9<sup>TH</sup> DAY OF JUNE, 1983 BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

*Harold P. Foster*  
HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 20<sup>TH</sup> DAY OF JULY, 1983 BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

*William H. Braire*  
WILLIAM H. BRAIRE - MAYOR

ATTEST: *Carol Ann Hawley*  
CITY CLERK - CAROL ANN HAWLEY

### UTILITY AGENCIES & COMPANIES APPROVAL

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

*Howard Vander Meer*  
HOWARD VANDER MEER  
LAS VEGAS VALLEY WATER DISTRICT

6-22-83  
DATE

*Joseph P. Fielding*  
JOSEPH P. FIELDING  
NEVADA POWER COMPANY

6/20/83  
DATE

*Barry W. Rich*  
BARRY W. RICH  
SOUTHWEST GAS CORPORATION

6/20/83  
DATE

*James F. Gordon*  
JAMES F. GORDON  
CENTRAL TELEPHONE COMPANY

6/20/83  
DATE

*Dennis L. Garlington*  
DENNIS L. GARLINGTON  
COMMUNITY CABLE TV

6/20/83  
DATE

NR	1759532
FILED AT THE REQUEST OF:	BECKER & SONS
DATE:	9-7-83 AT: 4:33 PM
BOOK:	30 PAGE: 11
	OF PLATS
OFFICIAL RECORDS BOOK NO.	1800
CLARK COUNTY, NEVADA RECORDS	
JOAN L. SWIFT, RECORDER	
FEE:	34 <sup>00</sup>
DEPUTY:	12 1/2
SHT.	1 OF 2