

# Charleston Heights Tract 53A-

Being a portion of the 5 1/2 of the NW 1/4 of Section 13, T.20S., R.60E., M.D.M., Clark County, Nevada

### Owner's Certificate

Becker & Sons, a Nevada General Partnership, does hereby certify that it is the owner of the parcel of land which is shown upon the plat of Charleston Heights Tract 53A, and does hereby consent to the preparation and re-creation of this plat, and does hereby offer and dedicate all streets and easements as indicated and outlined hereon for the use of the public, further do hereby grant and convey to Nevada Power Company, Central Telephone Company and Southwest Gas Corporation, their successors and assigns a three foot wide easement on all side lot lines and a five foot wide easement on all front property lines as the within plat lands, for the construction, maintenance, operation, and final removal of underground electric, gas, and telephone lines and appurtenances and for above ground electric transformers, together with the right of ingress and egress thereon.

Dated this 23<sup>rd</sup> day of January, 1976.  
Becker & Sons

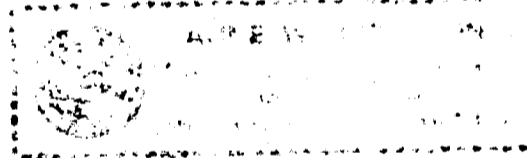
*E. A. Becker, Jr.*  
Ernest A. Becker, Jr., Agent

### Acknowledgment

State of Nevada }  
County of Clark } S.S.

On this 23<sup>rd</sup> day of January, 1976, 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 officer of the partnership that executed the foregoing instrument and upon oath did depose that he is the agent of said partnership and that the signature on said instrument was made by the officer of said partnership as indicated after said signature and that the said partnership executed the said instrument freely and voluntarily for the uses and purposes mentioned herein.

*Anne W. Anderson*  
Anne W. Anderson  
Notary Public in and for said county and state  
My Commission expires 3-7-77



### Utility Agencies & Companies Approval

We the herein named Utility agencies and companies do hereby approve the grant of easements designated on this plat.

Nevada Power Company *Phillip B. ...* 1-19-76  
Date

Central Telephone Company *George ...* 1/22/76  
Date

Southwest Gas Corporation *C.H. ...* 1-22-76  
Date

Las Vegas Valley Water Dist. *Myron ...* 1/19/76  
Date

City of Las Vegas Dept of Public Works. *William J. Purvis* 4/13/76  
Date

### State Health Division Certificate

This final map is approved by the Health Division of the Department of Human Resources concerning sewage disposal, water pollution, water quality and water supply facilities in accordance with Nevada Revised Statutes. This approval predicates community sewage disposal and community water supply.

*Max D. Rosequist* Feb. 17, 1976  
State Health Division 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

2-12-76 *L. M. ...*  
Date Division of Water Resources F. M. Thorne

### City Engineer's Certificate

I, Laurence Hampton, City Engineer of the City of Las Vegas, County of Clark, State of Nevada, do hereby certify that I have examined the final map of Charleston Heights Tract 53A; that the subdivision as shown hereon is substantially the same as appears on the tentative map and any approved alterations thereof; that all the provisions of the Planning and Zoning Act of the State of Nevada and any local ordinances applicable at the time of approval of the Tentative Map have been complied with, and that I am satisfied this map is technically correct. I further certify that the monuments as shown hereon are of the character and occupy the positions indicated or that the monuments have not been set and that the proper performance bond has been deposited guaranteeing their setting on or before a day certain.

*Laurence Hampton* March 3, 1976  
Date  
Laurence R. Hampton, R.E.# 2883  
City Engineer, Las Vegas, Nevada

### Approval

In conformity with the Tentative Map, approved this 12<sup>th</sup> day of February, 1976, by the Planning Commission of the City of Las Vegas, County of Clark, State of Nevada.

*Don J. Saylor*  
Don J. Saylor, Secretary

### Board of Commissioners' Certificate of Approval

This is to certify that the Board of Commissioners of the City of Las Vegas, County of Clark, State of Nevada, approve and accept on behalf of the public, this map and any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication shown hereon.

*William H. Brisse* March 3, 1976  
Date  
William H. Brisse, Mayor

*Edwin M. Cole* March 3, 1976  
Date  
Edwin M. Cole, City Clerk

### Basis of Bearings

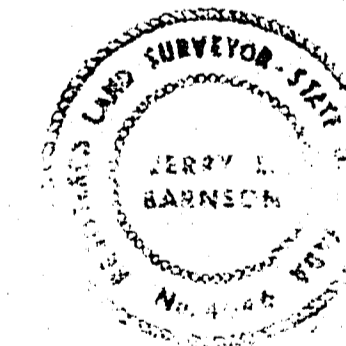
N 07° 11' 27" W, being the bearing of the West line of the SW 1/4 of Section 13, T. 20S., R. 60E., as shown by a plat on file in the Office of the County Recorder, Clark County, Nevada in File 12, Page 27.

### Surveyor's Certificate

I, Terry E. Barnson, a duly registered Land Surveyor in the State of Nevada, do hereby certify that this is a true and accurate plat of the lands surveyed under my direct supervision, as agent for V.T.N. Nevada, and laid out into lots, blocks, streets, and easements at the instance of Becker & Sons, a Nevada general partnership, and that the location of said lots, blocks, streets and easements have been definitely established and perpetuated in strict accordance with the law and as shown hereon and that the monuments are of the character and occupy the positions indicated or that they will be set in such positions and at such time as is provided upon under the provisions of N.R.S. 273.400; that the lots, blocks, streets, and easements, as shown, are located wholly within the 5 1/2 of the NW 1/4 of Section 13, T. 20S., R. 60E., M.D.M., Clark County, Nevada, more particularly described as follows:

Beginning at the southeast corner of the Northwest Quarter of Section 13, said point also being the Northeast Corner of "Hillcrest Manor Unit No. 4" as shown by a plat on file in Book 4 of Plats, Page 65, Clark County, Nevada Official Records; thence S 89° 53' 36" W along the north line of said Hillcrest Manor Unit # 4, 879.16 feet; thence departing said North line, N 0° 20' 52" W, 20.00 feet; thence tangent to a bearing of N 89° 59' 36" E, curving to the left along a curve concave to the northwest having a radius of 15.00 feet, through a central angle of 113° 03' 33", an arc distance of 29.60 feet; thence N 23° 03' 57" W, 187.85 feet; thence N 19° 36' 27" W, 25.50 feet to a radial point on a curve concave northwesterly having a radius of 300.06 feet and subtending a central angle of 24° 49' 39"; thence northwesterly along said curve an arc distance of 132.63 feet; thence N 45° 33' 54" E tangent to the last mentioned curve, 40.50 feet to a radial point on a curve concave northwesterly having a radius of 434.54 feet and subtending a central angle of 12° 59' 13"; thence northwesterly along said curve an arc distance of 98.49 feet; thence N 58° 33' 07" E, radial to the last mentioned curve, 194.50 feet to a radial point on a curve concave Easterly, having a radius of 240.04 feet and subtending a central angle of 76° 22' 30"; thence northerly along said curve an arc distance of 319.97 feet; thence N 45° 04' 23" W, radial to the last mentioned curve, 194.50 feet to a radial point on a curve concave southwesterly, having a radius of 434.54 feet and subtending a central angle of 01° 10' 14"; thence southwesterly along said curve an arc distance of 8.88 feet; thence N 46° 14' 37" W, radial to the last mentioned curve, 20.50 feet to a tangent point on a curve concave southwesterly having a radius of 306.08 feet and subtending a central angle of 24° 52' 10"; thence northwesterly along said curve an arc distance of 132.86 feet; thence N 6° 53' 13" E, radial to the last mentioned curve, 25.50 feet; thence N 22° 20' 41" E, 187.71 feet, thence tangent to the last named bearing, curving to the left along a curve concave to the southwest, having a radius of 15.00 feet through a central angle of 113° 01' 02", an arc distance of 29.59 feet; thence departing said curve on a radial bearing of N 0° 40' 21" W, 20.00 feet to a point on the north line of the 5 1/2 of the NW 1/4 of said Section 13; thence N 89° 19' 39" E, along said north line, 730.30 feet to a point, said point being the northeast corner of the 5 1/2 of the NW 1/4 of Section 13, thence S 06° 57' 57" E, along the east line of the 5 1/2 of the NW 1/4 of said Section 13, 1293.61 feet to the Point of Beginning. This parcel contains 21.944 acres more or less.

*Terry E. Barnson* 12/12/75  
Date  
Terry E. Barnson  
Registered Land Surveyor  
Nevada Certificate No. 4046



Sheet 1 of 2

No. 577799  
Recorded at the request of  
V.T.N.  
Date: 5-4-76 at: 1:42 P.M.  
Book: 18 Page: 47  
of Plats  
Official Records Book No. 618  
Clark County, Nevada Records  
Juan L. Swift, Recorder  
Fee \$36.25 Deputy M.D.S.