

6-12-59

CHARLESTON HEIGHTS TRACT NO. 51-J

(A CONDOMINIUM SUBDIVISION)

A PORTION OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 23, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

BECKER LAS VEGAS, a Nevada Partnership and FIRST INTERSTATE BANK OF NEVADA, N.A. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF CHARLESTON HEIGHTS TRACT NO. 51-J AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS 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 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, AND TO THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION, THE LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V. AND TO THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS, AND ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE T.V. LINES AND APPURTENANCES, AND FOR ABOVE GROUND ELECTRIC TRANSFORMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

DATED THIS 16TH DAY OF JULY, 1986
 BECKER LAS VEGAS, A NEVADA PARTNERSHIP, BY: FIRST INTERSTATE BANK OF NEVADA, N.A., BY:

[Signature]
 ERNEST A. BECKER, JR., AGENT

[Signature]
 BARBARA CULVER, ASST. VICE-PRESIDENT

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

[Signature] 2/6/86
 LARRY NORMAN
 COMMUNITY CABLE T.V. - LARRY NORMAN

[Signature] 2/4/86
 JOSEPH P. FIELDING
 NEVADA POWER COMPANY - JOSEPH P. FIELDING

[Signature] 2/4/86
 NYLES SMITH
 CENTRAL TELEPHONE COMPANY - NYLES SMITH

[Signature] 2/4/86
 RANDALL S. ORTLINGHAUS
 SOUTHWEST GAS CORPORATION - RANDALL S. ORTLINGHAUS

[Signature] 2/4/86
 DAVID A. DONNELLY
 LAS VEGAS VALLEY WATER DISTRICT - DAVID A. DONNELLY

[Signature] 2-5-86
 CHARLES KAJKOWSKI
 CITY OF LAS VEGAS - CHARLES KAJKOWSKI

ACKNOWLEDGEMENT

STATE OF NEVADA SS
 COUNTY OF CLARK

ON THIS 16TH DAY OF JULY, 1986, PERSONALLY APPEARED BEFORE ME PATRICIA A. HOWARD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ERNEST A. BECKER, JR. AND BARBARA CULVER

KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

[Signature]
 PATRICIA A. HOWARD
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES APRIL 3, 1989

PATRICIA A. HOWARD
 Notary Public - State of Nevada
 CLARK COUNTY
 My Appointment Expires April 3, 1989

CITY ENGINEER'S CERTIFICATE

I, CHARLES KAJKOWSKI, ACTING 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 NO. 51-J THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT 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 WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY FEBRUARY 5, 1987 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION UNDER THE PROVISIONS OF N.R.S. 278.

[Signature]
 CHARLES KAJKOWSKI, R.P.E. NO. 4784
 ACTING CITY ENGINEER, LAS VEGAS, NEVADA

2-5-86
 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.

[Signature] 2-6-86
 DIVISION OF WATER RESOURCES - THOMAS J. SMALES
 DATE

CLARK COUNTY HEALTH DISTRICT 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, PRIVATE) WATER SUPPLY AND A (COMMUNITY, INDUSTRIAL) SYSTEM FOR DISPOSAL OF SEWAGE.

[Signature] 3-11-86
 CLARK COUNTY HEALTH DISTRICT - FELIX H. HAVIS
 DATE

APPROVAL

IN CONFORMITY WITH THE TENTATIVE MAP, APPROVED THIS 9TH DAY OF JANUARY, 1986, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

[Signature]
 HAROLD P. FOSTER
 SECRETARY

APPROVAL

THIS IS TO CERTIFY THAT THE CITY COUNCIL 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.

[Signature] 2/5/86
 WILLIAM H. BRIARE
 MAYOR

[Signature] 2/5/86
 CAROL ANN HAWLEY
 CITY CLERK

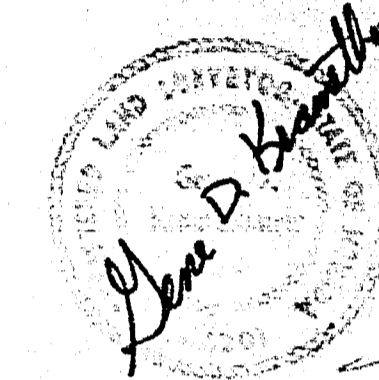


SURVEYOR'S CERTIFICATE

I, GENE D. KRAMETBAUER, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF BECKER & SONS
- THE LANDS SURVEYED LIE WITHIN THE 1/2 OF THE 1/2 OF THE NE 1/4 OF SEC. 23, T. 20 S., R. 60 E., M.D.M. AND THE SURVEY WAS COMPLETED ON DECEMBER 2, 1985
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY FEBRUARY 5, 1987, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

[Signature]
 GENE D. KRAMETBAUER, R.L.S.
 NEVADA CERTIFICATE NO. 6201



2/1/86
 DATE

LEGAL DESCRIPTION

That portion of the West Half (W1/2) of the West Half (W1/2) of the Northeast Quarter (NE1/4) of Section 23, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Northwest Corner (NW Cor.) of the Northeast Quarter (NE1/4) of said Section; thence S. 89° 02' 28" E., along the North line thereof, 357.35 feet; thence S. 00° 24' 48" W., 35.33 feet to a point on a curve concave Southeasterly and having a radius of 45.50 feet, a radial line to said point bears N. 05° 53' 44" W.; thence Southwesterly along said curve, through a central angle of 121° 27' 06", an arc distance of 96.45 feet to a point of reverse curvature with a curve concave Southwesterly and having a radius of 50.00 feet, a radial line to said point bears S. 82° 39' 10" W.; thence Southwesterly along said curve, through a central angle of 37° 45' 38", an arc distance of 32.95 feet to a point of tangency; thence S. 00° 24' 48" W., 276.74 feet to a point of tangency with a curve concave Northwesterly and having a radius of 50.00 feet; thence Southwesterly along said curve, through a central angle of 24° 30' 26", an arc distance of 21.39 feet to a point of reverse curvature with a curve concave Northeasterly and having a radius of 61.00 feet, a radial line to said point bears S. 65° 04' 46" E.; thence southeasterly along said curve, through a central angle of 89° 16' 22", an arc distance of 95.04 feet to a point, a radial line to said point bears S. 25° 38' 52" W.; thence S. 00° 24' 48" W., 978.51 feet; thence N. 89° 02' 28" W., 4.50 feet; thence S. 00° 24' 48" W., 612.54 feet; thence N. 89° 35' 12" W., 357.33 feet; thence N. 00° 24' 48" E., along the West line of the Northeast Quarter (NE1/4) of the aforementioned Section 23, 2131.40 feet to the POINT OF BEGINNING.

Contains an area of 17.3150 acres, more or less.

BASIS OF BEARINGS

N. 00° 24' 48" E., being the West line of the Northeast Quarter (NE1/4) of Section 23, T. 20 S., R. 60 E., M.D.M., as shown by a map on file in the Clark County, Nevada Recorder's Office in File 35 of Records of Survey, Page 98.

W.O. NO. 3311

NO. 00-706
 FILED AT THE REQUEST OF
 VTN nevada
 DATED 2/21/86 AT
 BOOK 35 PAGE 23
 OF PLATS
 OFFICIAL RECORDS BOOK NO. 6072
 CLARK COUNTY, NEVADA RECORDS
 JOAN L. SWIFT, RECORDER
 FEE \$ DEPUTY