

CHARLESTON HEIGHTS TRACT NO. 51-H

6-12-78
864453

A PORTION OF THE N.E. 1/4 OF SECT. 23, T20S., R60E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

BECKER DEVELOPMENT CO., A 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. 51-H AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS, RIGHTS-OF-WAY AND EASEMENTS AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, I THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORP., CITY OF LAS VEGAS, NEVADA POWER CO., AND CENTRAL TELEPHONE CO., THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN UTILITY LINES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO AND THIS INCLUDES A 3 FOOT (3') UTILITY EASEMENT ON ALL SIDE PROPERTY LINES FOR INGRESS AND EGRESS TO MAINTAIN ELECTRICAL AND TELEPHONE SERVICES.

DATED THIS 22 DAY OF May, 1978.

BECKER DEVELOPMENT CO., A PARTNERSHIP

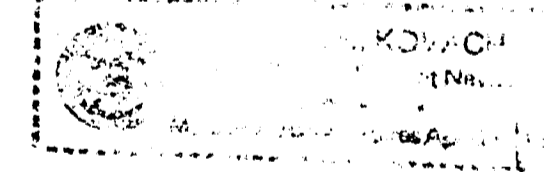
Ernest A. Becker, Jr.
ERNEST A. BECKER, JR. - AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA
SS
COUNTY OF CLARK

ON THIS 22 DAY OF MAY, 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, 1978



CLARK COUNTY HEALTH DISTRICT CERTIFICATION

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

H.A. Stewart 6-7-78
CLARK COUNTY HEALTH DISTRICT - H.A. STEWART DATE

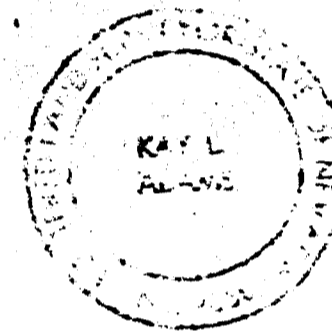
SURVEYOR'S CERTIFICATE

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 NE 1/4 OF SECTION 23, T20S, R60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 4/24/78.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUES 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.

April 24, 1978
DATE

Kay L. Adams
KAY L. ADAMS
R.L.S. # 2050



LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T20S, R60E., M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 23; THENCE SOUTH 00-24-48 WEST ALONG THE WEST LINE THEREOF 176.67 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89-02-28 EAST, 457.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89-02-28 EAST, 30.00 FEET TO THE CENTERLINE INTERSECTION OF CONCHITA STREET AND EUGENE AVENUE AS SHOWN BY A PLAT OF CHARLESTON HEIGHTS TRACT NO. 51-D, ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE AS PAGE 16 OF BOOK 21 OF SUBDIVISION PLATS; THENCE SOUTH 00-24-48 WEST ALONG THE CENTERLINE OF CONCHITA, 101.24 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID CHARLESTON HEIGHTS TRACT NO. 51-D; THENCE SOUTH 89-35-12 EAST ALONG SAID SOUTHERLY BOUNDARY 130.00 FEET; THENCE SOUTH 00-24-48 WEST, 30.00 FEET; THENCE SOUTH 89-02-28 EAST 1,177.42 FEET; THENCE DEPARTING THE AFORESAID SOUTHERLY BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 51-D, SOUTH 00-48-02 WEST, 402.00 FEET; THENCE NORTH 39-02-28 WEST, 1,259.56 FEET; THENCE TANGENT TO THE LAST NAMED BEARING, CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 15.90 FEET, THROUGH A CENTRAL ANGLE OF 90-32-44 AN ARC LENGTH OF 23.71 FEET; THENCE NORTH 89-35-12 WEST, 60.00 FEET; THENCE NORTH 00-24-48 EAST, 547.74 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 12.5297 ACRES.

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 6-6-78
F. W. THORNE - DIV. OF WATER RESOURCES DATE

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. 51-H, THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT PROVISIONS OF HRS. 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 OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE APRIL 19, 1978.

William J. Purvis 4/19/78
WILLIAM J. PURVIS DATE
NEVADA REG. NO. 3536

APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 20 DAY OF MARCH, 1978, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foote
HAROLD P. FOOTE - SECRETARY

APPROVED AND ACCEPTED THIS 17 DAY OF APRIL, 1978, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE - MAYOR

Editha M. Cole
EDITHA M. COLE - CITY CLERK

UTILITY AGENCIES AND COMPANIES APPROVAL

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

Gary Lange 5/19/78
LAS VEGAS VALLEY WATER DISTRICT - GARY LANGE DATE

John P. Hazard 4-28-78
SOUTHWEST GAS CORP. - JOHN P. HAZARD DATE

Carlos James Foote 4-27-78
NEVADA POWER CO. - CARLOS JAMES FOOTE DATE

James F. Gordon 4/26/78
CENTRAL TELEPHONE COMPANY - JAMES F. GORDON DATE

N# 864453
RECORDED AT THE REQUEST OF
BECKER DEVELOPMENT CO.
DATE 6-22-78 AT 12:13 PM
BOOK 22 PAGE 27
OF PLATS
OFFICIAL RECORDS BOOK NO. 905
CLARK COUNTY, NEVADA, RECORDS
JOAN L. SMITH, RECORDER
FEE 39.75 DEPUTY M.D.C.
SHT. 1 OF 2