

CHARLESTON HEIGHTS TRACT NO. 51-F1

A PORTION OF THE NE 1/4 OF SECTION 23, T. 20 S, R. 60 E., M.D.M.
CITY OF LAS VEGAS CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

BECKER AND SONS, 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-F1", 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. VEHICULAR ACCESS TO SMOKE RANCH ROAD FROM LOTS 18-21 INCLUSIVE, BLOCK 1 IS PROHIBITED.
DATED THIS 6th DAY OF September, 1977

BECKER AND SONS

Ernest A. Becker, Jr.

ERNEST A. BECKER, JR. - AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

ON THIS 6th DAY OF September, 1977, 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, 1977

APPROVAL

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.

Oliver O. Point
OLIVER O. POINT

1-1-77
DATE

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.

F. W. Thorne
F. W. THORNE - DIV. OF WATER RESOURCES

8-19-77
DATE

LEGAL DESCRIPTION

THIS PARCEL OF LAND IS SITUATED WHOLLY WITHIN THE NORTHEAST QUARTER, (NE 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N 1/4 COR.) OF SAID SECTION 23, THENCE SOUTH 89°02'28" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 23, A DISTANCE OF 1500.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°02'28" EAST, 601.81 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO LAS VEGAS WATER DISTRICT AS PER DOCUMENT NO. 671315 DATED MAY 31, 1967; THENCE SOUTH 00°57'32" WEST, ALONG THE WESTERLY BOUNDARY LINE OF THE AFOREMENTIONED PARCEL OF LAND, 150.00 FEET; THENCE SOUTH 89°02'28" EAST, 65.00 FEET; THENCE NORTH 00°57'32" EAST, ALONG THE EASTERLY BOUNDARY LINE OF THE AFOREMENTIONED PARCEL OF LAND, 150.00 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 89°02'28" EAST, 150.00 FEET; THENCE SOUTH 00°57'32" WEST, 50.00 FEET, TO A POINT ON A NON-TANGENT POINT ON A CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 89°02'28" WEST, CURVING TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 00°57'32" WEST, 218.72 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE TANGENT TO THE LAST NAMED BEARING, CURVING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°01'29" AN ARC LENGTH OF 23.57 FEET; THENCE SOUTH 00°56'03" WEST, 30.00 FEET; THENCE NORTH 89°03'57" WEST, 254.93 FEET; THENCE SOUTH 00°48'01" WEST, 208.33 FEET; THENCE NORTH 83°57'26" WEST, 417.58 FEET; THENCE TANGENT TO THE LAST NAMED BEARING CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 425.50 FEET THROUGH A CENTRAL ANGLE OF 05°37'46" AN ARC LENGTH OF 41.81 FEET, THENCE NORTH 89°35'12" WEST, 95.00 FEET; THENCE NORTH 00°24'48" EAST, 504.43 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 8.255 ACRES.

UTILITY AGENCIES AND COMPANIES APPROVAL

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

Myron R. Welsh
LAS VEGAS VALLEY WATER DISTRICT - MYRON R. WELSH

8/9/77
DATE

Richard M. Breedlove
SOUTHWEST GAS CORP. - RICHARD M. BREEDLOVE

5/10/77
DATE

Stephen A. Claeys
NEVADA POWER CO. - STEPHEN A. CLAEYS

8/10/77
DATE

Ronald E. Wilhelm
CENTRAL TELEPHONE COMPANY - RONALD E. WILHELM

11/11
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-F1", 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 OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE August 17, 1978.

William J. Purvis
WILLIAM J. PURVIS
NEVADA REG. NO. 3336

August 11, 1977
DATE

APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 11th DAY OF August, 1977, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Don J. Saylor
DON J. SAYLOR - SECRETARY

APPROVED AND ACCEPTED THIS 17th DAY OF August, 1977, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

WILLIAM H. BRIARE - MAYOR

ATTEST:
EDWINA M. COLE - CITY CLERK

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, T. 20 S, R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUG. 5, 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 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Sept. 12, 1977
DATE

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

NO. 793928
RECORDED AT THE REQUEST OF
Becker and Sons
DATE 1-13-78 AT 4:50 p.m.
BOOK 21 PAGE 28
OF PLATS
OFFICIAL RECORDS BOOK NO. 834
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE: 31⁷⁵ DEPUTY J.W.

