

CHARLESTON HEIGHTS TRACT NO. 51-E

6-12-78

A PORTION OF THE NE 1/4, SEC. 23, T20S., R. 60E., 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-E, 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 } 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 Notary Public in and for said County and State, My Commission Expires April 21, 1981

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 - DIV. OF WATER RESOURCES DATE 6-6-78

APPROVAL

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.

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

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
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 12 1979 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

KAY L. ADAMS R.L.S. # 2050 DATE 6-29-1978

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDM, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 23; THENCE SOUTH 00°55'51" WEST ALONG THE EAST LINE THEREOF, 667.07 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°05'25" WEST, 135.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°54'35" WEST, 25.50 FEET; THENCE TANGENT TO A BEARING OF NORTH 89°05'25" WEST, CURVING TO THE LEFT ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°58'44" AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 00°55'51" WEST, 762.42 FEET TO A POINT ON THE EASTERLY PROJECTION OF THE NORTHERLY BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 51-D AS SHOWN BY A PLAT ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS PAGE 16 OF BOOK 21 OF SUBDIVISION PLATS; THENCE NORTH 89°04'09" WEST ALONG SAID EASTERLY PROJECTION AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID CHARLESTON HEIGHTS TRACT NO. 51-D, 143.19 FEET; THENCE NORTH 78°11'58" WEST, 93.39 FEET; THENCE NORTH 68°14'20" WEST, 125.74 FEET; THENCE NORTH 75°47'58" WEST, 98.03 FEET; THENCE NORTH 89°02'28" WEST, 120.24 FEET; THENCE DEPARTING THE AFORESAID NORTHERLY BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 51-D, NORTH 00°57'32" EAST, 125.50 FEET; THENCE SOUTH 89°02'28" EAST, 40.52; THENCE NORTH 00°55'51" EAST, 286.84 FEET; THENCE NORTH 89°04'09" WEST, 125.50 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 51-B AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDERS OFFICE AS PAGE 48 OF BOOK 18 OF SUBDIVISION PLATS; THENCE NORTH 00°55'51" EAST, 184.82 FEET;

THENCE NORTH 83°06'32" WEST, 319.20 FEET; THENCE TANGENT TO THE LAST NAMED BEARING, CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 174.50 FEET, THROUGH A CENTRAL ANGLE OF 6°28'40" AN ARC DISTANCE OF 19.73 FEET; THENCE NORTH 89°35'12" WEST, 225.00 FEET; THENCE CONTINUING ALONG THE AFOREMENTIONED EASTERLY BOUNDARY AND THE PROLONGATION THEREOF, NORTH 00°24'48" EAST, 251.00 FEET TO THE SOUTHWESTERLY CORNER OF CHARLESTON HEIGHTS TRACT NO. 51-G AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS PAGE 61 OF BOOK 20 OF SUBDIVISION PLATS; THENCE PROCEEDING ALONG THE SOUTHERLY BOUNDARY OF SAID CHARLESTON HEIGHTS TRACT NO. 51-G AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 51-F1 AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS PAGE 28 OF BOOK 21 OF SUBDIVISION PLATS, SOUTH 89°35'12" EAST, 225.00 FEET; THENCE TANGENT TO THE LAST NAMED BEARING, CURVING TO THE RIGHT ALONG A CURVE HAVING A RADIUS OF 425.50 FEET, THROUGH A CENTRAL ANGLE OF 5°37'46", AN ARC DISTANCE OF 41.81 FEET; THENCE SOUTH 83°57'26" EAST, 417.58 FEET; THENCE DEPARTING THE SOUTHERLY BOUNDARY OF SAID CHARLESTON HEIGHTS TRACT NO. 51-F1, SOUTH 00°48'01" WEST, 125.50 FEET; THENCE SOUTH 89°05'25" EAST, 549.46 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13.9121 ACRES.

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-E", 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 APRIL 19 1979

WILLIAM J. PURVIS DATE NEVADA REG. NO. 3336

APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 28 DAY OF MARCH, 1978, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

HAROLD P. FOSTER SECRETARY

APPROVED AND ACCEPTED THIS 11 DAY OF APRIL, 1978, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

WILLIAM H. BRIARE - MAYOR

ATTEST: EDWINA 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 LAS VEGAS VALLEY WATER DISTRICT - GARY LANGE DATE 5-19-78

JOHN P. HAZARD SOUTHWEST GAS CORP. - JOHN P. HAZARD DATE 6-6-78

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

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

880082 RECORDED AT THE REQUEST OF BECKER DEVELOPMENT CO. DATE 7-27-78 AT 12:08 P.M. BOOK 22 PAGE 54 OF PLATS OFFICIAL RECORDS BOOK No 921 CLARK COUNTY, NEVADA, RECORDS JOAN L. SWIFT, RECORDER FEE \$1.75 DEPUTY B.V. 2