

Book 828

CHARLESTON HEIGHTS TRACT NO. 51-D

787762

A PORTION OF THE NE 1/4 OF SECT. 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-D", 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 11TH DAY OF DECEMBER, 1977

BECKER AND SONS

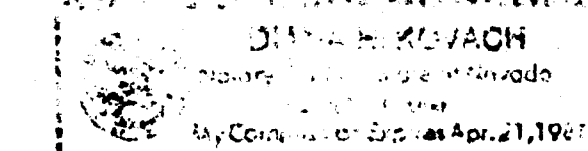
Ernest A. Becker, Jr.
ERNEST A. BECKER, JR. - AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK SS

ON THIS 11TH DAY OF DECEMBER 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, 1981.



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 WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Oliver O. Point
HEALTH DIVISION - OLIVER O. POINT

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
DIVISION OF WATER RESOURCES - F.W. THORNE

SURVEYOR'S CERTIFICATE

I, KAY L. ADAMS, 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 NE 1/4, SEC. 23, T. 20 S., R. 60 E., M.D.M. AND THE SURVEY WAS COMPLETED ON **DECEMBER 14, 1977**
- 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 **DEC. 14, 1978**, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Nov. 9, 1977
DATE

Kay L. Adams
KAY L. ADAMS
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE NO. 2050

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER (SE COR.) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 23, THENCE NORTH 00°55'51" EAST ALONG THE EAST LINE THEREOF 1068.24 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°04'09" WEST, 175.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°04'09" WEST, 117.69 FEET; THENCE TANGENT TO THE LAST NAMED BEARING, CURVING TO THE RIGHT ALONG A CURVE HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 21°44'22", AN ARC LENGTH OF 151.77 FEET; THENCE NORTH 67°19'47" WEST, 75.49 FEET; THENCE TANGENT TO THE LAST NAMED BEARING CURVING TO THE LEFT, ALONG A CURVE HAVING A RADIUS OF 400.00 FEET THRU A CENTRAL ANGLE OF 21°42'41", AN ARC LENGTH OF 151.57 FEET; THENCE NORTH 89°02'28" WEST, 274.04 FEET; THENCE SOUTH 00°57'32" WEST, 30.00 FEET; THENCE SOUTH 00°48'02" WEST, 100.00 FEET; THENCE NORTH 89°02'28" WEST, 1177.42 FEET; THENCE NORTH 00°24'48" EAST, 30.00 FEET; THENCE NORTH 89°35'12" WEST, 130.00 FEET; THENCE NORTH 00°24'48" EAST, 101.24 FEET; THENCE NORTH 89°02'28" WEST, 125.51 FEET; THENCE NORTH 00°24'48" EAST, 104.80 FEET TO THE SOUTHWESTERLY CORNER OF CHARLESTON HEIGHTS TRACT 51-C, AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS BOOK 20, PAGE 52 OF PLATS; THENCE SOUTH 89°35'12" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID CHARLESTON HEIGHTS TRACT 51-C, 125.50 FEET; THENCE NORTH 00°24'48" EAST, 24.01 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY AND THE PROLONGATION THEREOF, SOUTH 89°02'28" EAST, 1645.18 FEET; THENCE SOUTH 75°47'58" EAST, 98.03 FEET; THENCE SOUTH 68°14'20" EAST, 125.74 FEET; THENCE SOUTH 78°11'58" EAST, 93.39 FEET; THENCE SOUTH 89°04'09" EAST, 117.69 FEET; THENCE SOUTH 00°55'51" WEST, 130.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 10.3385 ACRES.

UTILITY AGENCIES AND COMPANIES APPROVAL

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

Vance G. Lee
LAS VEGAS VALLEY WATER DISTRICT - VANCE G. LEE

10-21-77
DATE

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

10-21-77
DATE

Carlos James Foote
NEVADA POWER COMPANY - CARLOS JAMES FOOTE

11-8-77
DATE

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

11-21-77
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-D", 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 THE MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET ON OR BEFORE **DECEMBER 14, 1978**.

DATED DECEMBER 14, 1977.

William J. Purvis
WILLIAM J. PURVIS
NEV. REG. N° 3336

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 14TH DAY OF DECEMBER, 1977, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE - MAYOR

ATTEST:
CITY CLERK - EDWINA M. COLE

BASIS OF BEARING

N 89°02'28" W. BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, T. 20 S., R 60 E., M.D.M., AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER AS BOOK 18, PAGE 48, OF PLATS.

NO	787762
RECORDED AT THE REQUEST OF	Becker & Sons
DATE	12-21-77 AT 11:56 A.M.
BOOK	21
PAGE	16
OF PLATS	
OFFICIAL RECORDS BOOK NO 828	
CLARK COUNTY, NEVADA RECORDS	
JOAN L. SMITH, RECORDER	
FEE: 38.00	DEPUTY 29.00
SHT. 1 OF 2	

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