

# CHARLESTON HEIGHTS TRACT NO. 51-C

6-12-81

734539

A PORTION OF THE NE 1/4, OF SEC. 23, T.20S., R.60E., 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-C". DOES 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; FURTHER-MORE, 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 12th DAY OF October, 1976

BECKER AND SONS

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

### ACKNOWLEDGEMENT

STATE OF NEVADA }  
COUNTY OF CLARK } ss

ON THIS 12th DAY OF October, 1976, PERSONALLY APPEARED BEFORE ME, LINDA HAINES, 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.

*Linda Haines*  
LINDA HAINES  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES JULY 16, 1979

### 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.

*Max D. Rosequist*  
MAX. D. ROSEQUIST - HEALTH DIVISION  
Dec. 10, 1976  
DATE

### SURVEYOR'S CERTIFICATE

I, KAY L. ADAMS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF THE LAND SURVEYED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BECKER & SONS, OWNER, AND LAID OUT INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON, THAT THE LOCATION OF SAID LOTS, BLOCKS, STREETS AND EASEMENTS ARE SITUATED WHOLLY WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T. 20 S., R. 60 E., M. D. M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER (N 1/4 COR) OF SAID SECTION 23; THENCE S. 89°02'28"E ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1370.89 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF SMOKE RANCH ROAD AND MAVERICK STREET AS SHOWN BY A PLAT OF "CHARLESTON HEIGHTS TRACT NO. 51-B" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS PAGE 48, BOOK 18 OF PLATS, THENCE S. 00°24'48"W, ALONG THE CENTERLINE OF SAID MAVERICK STREET, 883.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S. 00°24'48"W, 30.00 FEET; THENCE TANGENT TO A BEARING S. 00°24'48"W CURVING TO THE RIGHT ALONG A CURVE HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 1°31'30" AND ARC DISTANCE OF 7.98 FEET; THENCE S. 1°56'18"W, 178.39 FEET; THENCE TANGENT TO A BEARING OF S. 1°56'18"W CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 1°16'06" AND ARC DISTANCE OF 6.64 FEET; THENCE S. 00°40'12"W, 279.01 FEET; N. 89°02'28"E, 877.34 FEET; S. 00°24'48"W, 24.01 FEET; N. 89°35'12"W, 125.50 FEET; N. 00°24'48"E, 558.00 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID "CHARLESTON HEIGHTS TRACT NO. 51-B"; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY THEREOF, S. 89°35'12"E, 125.50 FEET; THENCE S. 00°24'48"W, 31.97 FEET; THENCE S. 89°02'28"E, 883.55 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 11.143 ACRES; THAT THIS SURVEY WAS COMPLETED SEPT 24, 1976. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES AND THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JULY 15, 1978 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE CITY OF LAS VEGAS TO ASSURE THEIR INSTALLATION.

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

### 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  
11/29/76  
DATE

*Richard M. Breedlove*  
SOUTHWEST GAS CORP. - RICHARD M. BREEDLOVE  
12/29/76  
DATE

*Carlos James Foote*  
NEVADA POWER CO. - CARLOS JAMES FOOTE  
11-29-76  
DATE

*Ronald E. Wilhelm*  
CENTRAL TELEPHONE CO. - RONALD E. WILHELM  
11-29-76  
DATE

*William J. Purvis*  
LAS VEGAS DEPT OF PUBLIC SERVICES  
6/15/77  
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-C" THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT PROVISIONS OF NRS 218.010 THROUGH 218.030 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 JULY 15, 1978.

*William J. Purvis*  
WILLIAM J. PURVIS  
NEVADA R.P.E. NO. 5336, CIVIL  
6/15/77  
DATE

### APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 26th DAY OF OCTOBER, 1976, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

*Don J. Saylor*  
DON J. SAYLOR - SECRETARY

APPROVED AND ACCEPTED THIS 15th DAY OF JUNE, 1977, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

*William H. Briare*  
WILLIAM H. BRIARE - MAYOR

ATTEST: *Edwina M. Cole*  
EDWINA M. COLE - CITY CLERK

### 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 - DIVISION OF WATER RESOURCES  
12-7-76  
DATE

No. 734539  
RECORDED AT THE REQUEST OF  
Wallace Engineering  
DATE 8-15-77 AT 9:56 AM  
BOOK 20 PAGE 52  
OF PLATS  
OFFICIAL RECORDS BOOK NO. 775  
CLARK COUNTY, NEVADA RECORDS  
JOAN L. GWINN, RECORDER  
FEE \$0.25. DEPUTY J.W.C.  
SHEET 1 OF 2