

# CHARLESTON HEIGHTS TRACT NO. 51-B

A PORTION OF THE NE 1/4, OF SEC. 23, T20S, R60E, 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-B", AND 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; FURTHERMORE, I, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION, CITY OF LAS VEGAS, NEVADA POWER COMPANY, AND CENTRAL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED 'UTILITY EASEMENTS' 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. LOT "A" IS HEREBY DEDICATED TO THE CITY OF LAS VEGAS, NEVADA FOR PARK PURPOSES.

DATED THIS 2<sup>ND</sup> DAY OF MARCH, 1976.

BECKER AND SONS

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

## ACKNOWLEDGEMENT

STATE OF NEVADA )  
                          ) S.S.  
COUNTY OF CLARK )

ON THIS 2<sup>ND</sup> DAY OF MARCH, 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.

*Oliver O. Point*  
OLIN O. POINT - HEALTH DIVISION  
3/2/76  
DATE

## SURVEYOR'S CERTIFICATE

I, GEORGE C. WALLACE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LICENSED 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 AND SONS, 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, TOWNSHIP 20 SOUTH, RANGE 60 EAST, 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 SOUTH 89° 02' 28" EAST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1,370.89 FEET; THENCE SOUTH 00° 24' 48" WEST, 507.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 24' 48" WEST, 249.64 FEET; THENCE SOUTH 89° 35' 12" EAST, 225.00 FEET; THENCE SOUTH 86° 20' 42" EAST, 19.72 FEET; THENCE SOUTH 83° 06' 32" EAST, 319.20 FEET; THENCE SOUTH 00° 55' 51" WEST, 154.82 FEET; THENCE SOUTH 47° 45' 07" WEST, 120.14 FEET; THENCE SOUTH 00° 55' 51" WEST, 112.00 FEET; THENCE SOUTH 16° 45' 05" EAST, 25.50 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 369.58 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 16° 45' 05" WEST, THENCE SOUTHWESTERLY ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 44' 57" AN ARC LENGTH OF 69.34 FEET; THENCE SOUTH 62° 29' 58" WEST, 47.24 FEET; THENCE NORTH 83° 08' 24" WEST, 346.32 FEET; THENCE NORTH 00° 40' 12" EAST, 30.00 FEET TO A POINT OF TANGENCY TO A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 300.00 FEET; THENCE NORTHERLY ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 16' 06" AN ARC LENGTH OF 6.64 FEET; THENCE NORTH 01° 56' 18" EAST, 178.39 FEET TO A POINT OF TANGENCY TO A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 300.00 FEET; THENCE NORTHERLY ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 31' 30" AN ARC LENGTH OF 7.28 FEET; THENCE NORTH 00° 24' 48" EAST, 30.00 FEET; THENCE NORTH 89° 02' 28" WEST, 883.55 FEET; THENCE NORTH 00° 24' 48" EAST, 31.97 FEET; THENCE NORTH 89° 35' 12" WEST, 125.50 FEET; THENCE NORTH 00° 24' 48" EAST, 315.82 FEET; THENCE NORTH 01° 22' 56" EAST, 29.93 FEET; THENCE SOUTH 89° 02' 28" EAST, 1,008.55 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 12.840 ACRES, MORE OR LESS; THAT THIS SURVEY WAS COMPLETED ON OCTOBER 10, 1975. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN OR THAT THEY WILL BE SET IN SUCH POSITION AND SUCH TIME AS AGREED UPON UNDER THE PROVISIONS OF NRS NO. 278, 400.

CERTIFIED BY:  
*George C. Wallace* 3/2/76  
GEORGE C. WALLACE, REGISTERED PROFESSIONAL ENGINEER AND LICENSED LAND SURVEYOR, NEVADA CERTIFICATE NO. 1815

## UTILITY AGENCIES AND COMPANIES APPROVAL

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

*Myron R. Welsh* 3/2/76  
MYRON R. WELSH - LAS VEGAS VALLEY WATER DIST. DATE  
*Richard M. Breedlove* 3/2/76  
RICHARD M. BREEDLOVE - SOUTHWEST GAS CORP. DATE  
*Carlos James Foote* 3-2-76  
CARLOS JAMES FOOTE - NEVADA POWER COMPANY DATE  
*R.E. Wilhelm* 3-2-76  
R.E. WILHELM - CENTRAL TELEPHONE CO. DATE

## CITY ENGINEER'S CERTIFICATE

I, LAURENCE R. HAMPTON, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "CHARLESTON HEIGHTS TRACT NO. 51-B", 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 March 3, 1976.

DATED March 3, 1976.

*Laurence Hampton*  
LAURENCE HAMPTON  
NEVADA REG. NO. 2893

## APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 11<sup>TH</sup> DAY OF DECEMBER, 1975 BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

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

APPROVED AND ACCEPTED THIS 3<sup>RD</sup> DAY OF March, 1976 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*  
CITY CLERK - EDWINA M. COLE

## 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* 3-2-76  
F.W. THORNE - DIVISION OF WATER RESOURCES DATE

No 577803  
RECORDED AT THE REQUEST OF  
BECKER & SONS  
DATE 5-4-76 AT 2:32 P.M.  
BOOK 18 PAGE 48  
OF PLATS  
OFFICIAL RECORDS BOOK No. 618  
CLARK COUNTY, NEVADA RECORDS  
JOAN L. SWIFT, RECORDER  
FEE 36<sup>25</sup> DEPUTY G.V. H.