

6-12-86

CHARLESTON HEIGHTS 51-A4

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 23, T. 20S., R. 60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

BECKER & SONS
 DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF CHARLESTON HEIGHTS 51-A4 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS AND PUBLIC RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, AND TO THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION, THE LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS, INCLUDING ABOVE GROUND TRANSFORMER PADS AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE T.V. LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

DATED THIS 30TH DAY OF MAY 1986
BECKER & SONS, A NEVADA PARTNERSHIP

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

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

- Robert J. Withers* 4/1/86
COMMUNITY CABLE T.V., INC. - ROBERT J. WITHERS DATE
- Joseph P. Fielding* 3/31/86
NEVADA POWER COMPANY - JOSEPH P. FIELDING DATE
- Dean T. Whitman* 3-31-86
CENTRAL TELEPHONE COMPANY - DEAN T. WHITMAN DATE
- Thomas J. Hosea* 3/31/86
SOUTHWEST GAS CORPORATION - THOMAS J. HOSEA DATE
- David A. Donnelly* 3/31/86
LAS VEGAS VALLEY WATER DISTRICT - DAVID A. DONNELLY DATE
- Charles Kajkowski* 5-7-86
CITY OF LAS VEGAS - CHARLES KAJKOWSKI DATE

ACKNOWLEDGEMENT

STATE OF NEVADA
 COUNTY OF CLARK SS
 ON THIS 30TH DAY OF MAY, 1986, PERSONALLY APPEARED BEFORE ME PATRICIA A. HOWARD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

ERNEST A. BECKER, JR.
 KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS, WHO ACKNOWLEDGED TO ME THAT ~~HE~~ HE ~~SHE~~ EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Patricia A. Howard
 PATRICIA A. HOWARD
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES APRIL 3, 1989

CITY ENGINEER'S CERTIFICATE

I, CHARLES KAJKOWSKI, ACTING CITY ENGINEER OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF CHARLESTON HEIGHTS 51-A4 THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE PLANNING AND ZONING ACT OF THE STATE OF NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT. I FURTHER CERTIFY THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY MAY 7, 1987 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION UNDER THE PROVISIONS OF N.R.S. 278

Charles Kajkowski
 CHARLES KAJKOWSKI, R.P.E. NO. 4784
 ACTING CITY ENGINEER, LAS VEGAS, NEVADA

5-7-86 DATE



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.

Thomas J. Smales 4-10-86
 DIVISION OF WATER RESOURCES - THOMAS J. SMALES DATE

CLARK COUNTY HEALTH DISTRICT CERTIFICATION

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A (PUBLIC, ~~PRIVATE~~) WATER SUPPLY AND A (COMMUNITY, ~~INDIVIDUAL~~) SYSTEM FOR DISPOSAL OF SEWAGE.

Felix H. Havis 6-6-86
 CLARK COUNTY HEALTH DISTRICT - FELIX H. HAVIS DATE

APPROVAL

IN CONFORMITY WITH THE TENTATIVE MAP, APPROVED THIS 10TH DAY OF APRIL 1986, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

Harold P. Foster
 HAROLD P. FOSTER
 SECRETARY

APPROVAL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, APPROVE AND ACCEPT ON BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SHOWN HEREON.

William H. Briare 5/1/86
 WILLIAM H. BRIARE DATE
Carol Ann Hawley 5/1/86
 ATTEST: CAROL ANN HAWLEY DATE
 CITY CLERK

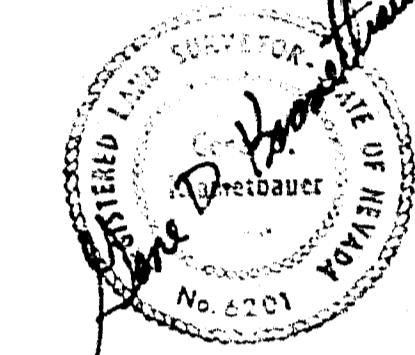


SURVEYOR'S CERTIFICATE

I, GENE D. KRAMETBAUER, 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 NE1/4, OF SECTION 23, T. 20S., R. 60E., M.D.M. AND THE SURVEY WAS COMPLETED ON 10-16-85
- 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 MAY 7, 1987, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Gene D. Krametbauer
 GENE D. KRAMETBAUER, R.L.S.
 NEVADA CERTIFICATE NO. 6201



5/14/86 DATE

LEGAL DESCRIPTION

LEGAL DESCRIPTION
 CHARLESTON HEIGHTS 51-A4

That portion of the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 23, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Northeast Corner (NE Cor.) of the Northeast Quarter (NE1/4) of said Section 23; thence S.00°55'51"W., along the East line thereof, 541.59 feet to the TRUE POINT OF BEGINNING; thence continuing S.00°55'51"W., 1058.45 feet; thence N.89°04'09"E., 175.50 feet; thence N.00°55'51"E., 130.00 feet; thence S.89°04'09"E., 25.50 feet; thence N.00°55'51"E., 762.42 feet to a point of tangency with a curve concave Southeasterly and having a radius of 15.00 feet; thence Northeasterly along said curve, through a central angle of 66°22'08", an arc distance of 17.38 feet to a point, a radial line to said point bears N.22°42'00"W., said point also being a point on a curve concave Southwesterly and having a radius of 60.00 feet, a radial line to said point bears S.87°53'28"E.; thence Northwesterly along said curve, through a central angle of 26°20'59", an arc distance of 27.59 feet to a point, a radial line to said point bears N.65°45'33"E.; thence N.89°05'25"W., 537.78 feet; thence N.00°48'01"E., 125.50 feet; thence S.89°05'25"E., 634.76 feet; thence S.89°04'09"E. 50.00 feet to the TRUE POINT OF BEGINNING.

Containing 5.2559 acres, more or less.

BASIS OF BEARINGS

N.00°55'51"E., being the East line of the Northeast Quarter (NE1/4) of Section 23, T. 20 S., R. 60 E., M.D.M., as shown by a map of Charleston Heights 51-D, on file in the Clark County, Nevada, Recorder's Office in Book 21 of Plats, Page 16.

W.O. No. 3312

No. 00602
 FILED AT THE REQUEST OF:
VTN nevada
 DATED 7/14/86 AT _____ M.
 BOOK 35 PAGE 17
 OF PLATS
 OFFICIAL RECORDS BOOK, NO. 860714
 CLARK COUNTY, NEVADA RECORDS
 JOAN L. SWIFT, RECORDER
 FEE \$ _____ DEPUTY