

# Charleston Rainbow - Unit No 25

Being a portion of the N1/2, Sec. 34, T. 20 S., R. 60 E., MDM, CLARK COUNTY, NEVADA

## OWNER'S CERTIFICATE

Sprawl Homes of Nevada, A Nevada Corporation  
 DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF Charleston Rainbow Unit No. 25 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE 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 THE SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, A 3 FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 5 FOOT WIDE EASEMENT ON ALL FRONT PROPERTY LINES AND ABOVE GROUND ELECTRICAL TRANSFORMER PAD OF THE WITHIN PLATTED LANDS AND ALSO AS MAY BE DESIGNATED ON THE WITHIN PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND GAS, POWER AND TELEPHONE LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

There will be no access allowed to Buffalo Dr. & Westcliff Dr. from lots backing thereto.  
Sprawl Homes of Nevada, Inc.

R.B. Cline  
 R.B. Cline, President Date

Sam Jones  
 Sam Jones, Trustee Date

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

NEVADA POWER COMPANY - CARLOS JAMES FOOTE  
George Masa 3/22/78  
 CENTRAL TELEPHONE COMPANY - GEORGE MASA  
Richard M. Bredelove 3/22/78  
 SOUTHWEST GAS CORPORATION - RICHARD M. BREDLOVE  
M. W. W. W. 3/21/78  
 LAS VEGAS VALLEY WATER DISTRICT - MYRON R. WELSH

## ACKNOWLEDGEMENT

STATE OF NEVADA }  
 COUNTY OF CLARK } ss:

ON THIS 8<sup>th</sup> DAY OF March, 1978, PERSONALLY APPEARED BEFORE ME, PATRICIA A. HOWARD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, R.B. Cline and Sam Jones, President & Trustee of Sprawl Homes of Nevada, A NEVADA CORPORATION, KNOWN TO ME TO BE THE AUTHORIZED AGENTS OF Sprawl Homes of Nevada, THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO AFFIXED THEIR SIGNATURES THERETO AS SUCH AGENTS AND THAT THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR ME ON BEHALF OF SUCH CORPORATION, AND UPON OATH DID DEPOSE AND SAY THAT THEY ARE THE AGENTS OF SAID CORPORATION, THAT THEIR SIGNATURES TO SAID INSTRUMENT WERE MADE BY THEM AS SUCH AGENTS, AND THAT SAID CORPORATION EXECUTED THE SAID INSTRUMENT, AND THAT THE SAID ACT OF EXECUTION WAS FREELY AND VOLUNTARILY DONE 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, 1981

## CLARK COUNTY HEALTH DISTRICT CERTIFICATION

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, ~~INDIVIDUAL~~) WATER SUPPLY AND (COMMUNITY, ~~INDIVIDUAL~~) SEWAGE DISPOSAL.

Clare F. Schmitt 3/21/78  
 CLARE F. SCHMITT DATE  
 CLARK COUNTY HEALTH DISTRICT

## CITY ENGINEER'S CERTIFICATE

I, WILLIAM J. PURVIS, 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 Rainbow Unit No. 25 THAT THE SUBDIVISION AS 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 APRIL 5, 1978 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.

William J. Purvis 4/5/78  
 WILLIAM J. PURVIS, R.P.E. 3336 DATE  
 CITY ENGINEER, LAS VEGAS, NEVADA

## APPROVAL

IN CONFORMITY WITH THE TENTATIVE MAP, APPROVED THIS 9<sup>th</sup> DAY OF MARCH, 1978, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

Don J. Saylor  
 DON J. SAYLOR, SECRETARY

## APPROVAL

THIS IS TO CERTIFY THAT THE BOARD OF COMMISSIONERS 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 4/5/78  
 WILLIAM H. BRIARE, MAYOR DATE

Edwina M. Cole 4/5/78  
 ATTEST: EDWINA M. COLE, CITY CLERK 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.

F. W. Thorne 3-29-78  
 DIVISION OF WATER RESOURCES - F. W. THORNE DATE

## SURVEYOR'S CERTIFICATE

I, JERRY E. BARNSON, 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 Sprawl Homes of Nevada  
R. 60 E. MDM. AND THE SURVEY WAS COMPLETED ON SEPT. 18, 1977  
 2. THE LANDS SURVEYED LIE WITHIN N1/2, Sec. 34, T. 20 S., R. 60 E. MDM. AND THE SURVEY WAS COMPLETED ON SEPT. 18, 1977  
 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.  
 4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY APRIL 5, 1978 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Jerry E. Barnson 2/24/78  
 JERRY E. BARNSON, R.L.S. DATE  
 NEVADA CERTIFICATE NO. 4046

## LEGAL DESCRIPTION

Charleston Rainbow Unit 25

Being a portion of the North Half (N $\frac{1}{2}$ ) of Section 34, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the Northwest corner of said Section; thence S. 89° 36'13" E., along the North line thereof, 2641.45 feet to the North Quarter (N $\frac{1}{4}$ ) corner of said Section; thence S. 89°35'31" E. along the North line of said Section, 1108.30 feet; thence along the boundary of Charleston Rainbow Unit 6-A as shown by a map on file in the Office of the County Recorder, Clark County, Nevada, in Book 11 of Plats, Page 32, the following described courses: S. 00°24'29" W., 134.50 feet; thence along the boundary of Charleston Rainbow Unit 12-B as shown by a map on file in the Office of the County Recorder, Clark County, Nevada in Book 18 of Plats, Page 8 the following described courses: N. 00°37'40" W., 14.91 feet; S. 89°58'43" W., 141.56 feet; N. 00°01'17" W., 15.21 feet; N. 89° 42'57" W., 666.00 feet; thence along the boundary of Charleston Rainbow Unit 12-D as shown by a map on file in the Office of the County Recorder, Clark County, Nevada in Book 18 of Plats, Page 36, the following described courses: N. 89°42'57" W., 167.34 feet to a point of tangency with a curve concave Northerly and having a radius of 1,000.00 feet; thence Westerly along said curve through a central angle of 04°26'20" an arc distance of 77.47 feet to a point of reverse curvature with a curve concave Southerly and having a radius of 1,000.00 feet, a radial line to said point bears N. 04°43'23" E., thence Westerly along said curve through a central angle of 04°26'20" an arc distance of 77.47 feet to a point of tangency; thence N. 89° 42'57" W., 188.22 feet; thence along the boundary of Charleston Rainbow Unit 14-D as shown by a map on file in the Office of the County Recorder, Clark County, Nevada in Book 19 of Plats, Page 53 the following described courses: N. 89°42'57" W., 608.20 feet; N. 80°34' 28" W., 24.25 feet; N. 74°05'39" W., 114.06 feet; N. 89°48'54" W., 75.00 feet; thence N. 00°11'06" E., along the West line of said Section, 158.57 feet to the POINT OF BEGINNING.

Said parcel contains 16.729 acres, more or less.

## Basis of Bearing

N0°11'00" E., BEING THE WEST LINE OF SEC. 34, T. 20 S., R. 60 E., MDM, AS SHOWN BY A MAP OF CHARLESTON RAINBOW UNIT 14D ON FILE IN THE CLARK COUNTY RECORDERS OFFICE IN BOOK 19 OF PLATS, PAGE 53.

No 836056  
 Recorded at the request of:  
Sprawl Homes of Nevada  
 dated 4-24-78 at 11:54 A.M.  
 Ch. 21 Page 88  
 of Plats  
 Official records book No. 871  
 Clark County, Nevada records  
 Joan L. Swift, recorder  
 Fee \$ 38.00 deputy J.W.