

CHARLESTON ESTATES TRACT 7 C

A PORTION OF THE N.W. 1/4, S.W. 1/4, OF SECTION 30, T. 20S., R. 61E., M.D.B. & 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 ESTATES TRACT NO. 7-C" AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS EXCEPT PRIVATE STREETS AND EASEMENTS 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 LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORP., CITY OF LAS VEGAS, NEVADA POWER CO., AND CENTRAL TELEPHONE CO., (AND NO OTHER UTILITY) THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED "PRIVATE DRIVEWAYS," "PRIVATE STREETS," "COMMON AREA," AND "FIRE LANE" OF THE WITHIN PLATTED LANDS AND ALSO AS MAY BE DESIGNATED ON THE WITHIN PLATTED LANDS FOR CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF UNDERGROUND WATER, SEWER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES AND FOR ABOVE GROUND ELECTRIC TRANSFORMERS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. THE EASEMENTS GRANTED HEREIN SHALL NOT BE USED, CONVEYED, ASSIGNED OR TRANSFERRED, IN WHOLE OR IN PART, TO ANY UTILITY NOT IDENTIFIED HEREIN.

DATED THIS 22nd DAY OF December, 1982.

BECKER AND SONS, A PARTNERSHIP

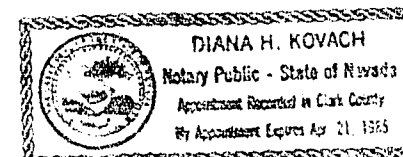
Ernest A. Becker, Jr.
ERNEST A. BECKER, JR. AGENT

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLARK)

ON THIS 22nd DAY OF December, 1982, 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, 1985.



UTILITY AGENCIES AND COMPANIES APPROVAL

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

Howard Vander Meer
LAS VEGAS VALLEY WATER DISTRICT
HOWARD VANDER MEER

3-8-82
DATE

John P. Hazard
SOUTHWEST GAS CORPORATION
JOHN P. HAZARD

12-27-82
DATE

Joseph P. Fielding
NEVADA POWER COMPANY
JOSEPH P. FIELDING

12/27/82
DATE

James F. Gordon
CENTRAL TELEPHONE COMPANY
JAMES F. GORDON

3/8/82
DATE

SURVEYOR'S CERTIFICATE

I, KAY L. ADAMS, 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 BECKER AND SONS.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON January 5, 1983.
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 3/2/84 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Kay L. Adams
KAY L. ADAMS
R.L.S. NO. 2050

January 5, 1983
DATE

LEGAL DESCRIPTION

BEING THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 30; THENCE NORTH 89°25'35" EAST, ALONG THE SOUTH LINE THEREOF, 936.06 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°34'25" WEST, 40.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF CHARLESTON ESTATES TRACT NO. 7-B, AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY, NEVADA, OFFICIAL RECORDS AS PAGE 9 OF BOOK 23 OF PLATS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE PROCEEDING ALONG THE EASTERLY LINE OF THE AFORESAID CHARLESTON ESTATES TRACT NO. 7-B THE FOLLOWING COURSES; NORTH 00°34'25" WEST, 45.00 FEET; THENCE SOUTH 89°25'35" WEST, 46.43 FEET; THENCE NORTH 00°34'25" WEST, 230.00 FEET; THENCE SOUTH 89°25'35" WEST, 54.87 FEET; THENCE NORTH 00°48'00" WEST, 366.84 FEET; THENCE DEPARTING THE EAST LINE OF CHARLESTON ESTATES TRACT 7-B, NORTH 89°30'35" EAST, 257.62 FEET; THENCE NORTH 00°29'25" WEST, 44.84; THENCE NORTH 89°30'35" EAST, 230.00 FEET TO A POINT ON THE WEST LINE OF CHARLESTON ESTATES NO. 2-B AS SHOWN BY A PLAT THEREOF ON FILE IN THE CLARK COUNTY, NEVADA, OFFICIAL RECORDS AS PAGE 71 OF BOOK 7 OF PLATS; THENCE SOUTH 00°29'25" EAST, ALONG SAID WEST LINE AND ITS SOUTHERLY PROLONGATION, 685.97 FEET; THENCE SOUTH 89°25'35" WEST, 383.94 FEET TO THE TRUE POINT OF BEGINNING.

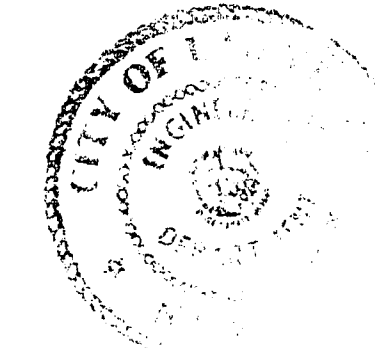
CONTAINING 7.001 ACRES.

CITY ENGINEER'S CERTIFICATE

I, C.E. GILPIN, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "CHARLESTON ESTATES TRACT NO. 7-C," THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT PROVISIONS OF NRS 278.010 TO 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 3/2/84.

C.E. Gilpin
C.E. GILPIN
NEVADA REG. NO. 5977

3-2-83
DATE



APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 11th DAY OF FEBRUARY, 1982, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER - SECRETARY

APPROVED AND ACCEPTED THIS 3rd DAY OF MARCH, 1982, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE - MAYOR

ATTEST: Carol Ann Hawley
CAROL ANN HAWLEY - 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.

Thomas J. Smales
DIVISION OF WATER RESOURCES
THOMAS J. SMALES

3-10-82
DATE

CLARK COUNTY HEALTH DISTRICT CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR 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 WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

C.A. Schmutz
CLARK COUNTY HEALTH DISTRICT
C.A. SCHMUTZ

3-10-82
DATE

NO 1660286
FILED AT THE REQUEST OF
BECKER & SONS
DATE 3-10-83 AT 3:11 P.M.
BOOK 29 PAGE 14
OF PLATS
OFFICIAL RECORDS BOOK NO. 1701
CLARK COUNTY, NEVADA, RECORDS
JOAN L. GRIFF, RECORDER
FEE 35.25 DEPUTY B.V. R.

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