

Book 956

CHARLESTON ESTATES TRACT 7B

915603

A PORTION OF THE N.W. 1/4, SW. 1/4, OF SECTION 30, T. 20 S., R. 61 E., 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. 7B" 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 THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED "PRIVATE DRIVEWAYS", "PRIVATE STREETS", AND "COMMON AREA", "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, GAS, SEWER, POWER AND TELEPHONE LINES AND APPURTENANCES AND FOR ABOVE GROUND ELECTRIC TRANSFORMERS TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS THEREON.

DATED THIS 16TH DAY OF August, 1978.

BECKER AND SONS, A PARTNERSHIP

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

ACKNOWLEDGEMENT

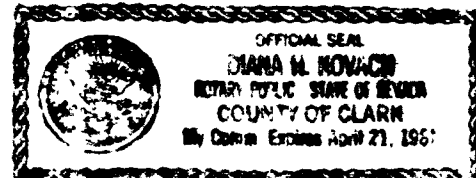
STATE OF NEVADA

COUNTY OF CLARK

ON THIS 16TH DAY OF August, 1978, 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, 1981.



UTILITY AGENCIES AND COMPANIES APPROVAL

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

Howard Van Der Meer
LAS VEGAS VALLEY WATER DISTRICT
HOWARD VANDER MEER

7-26-78
DATE

Richard M. Breedlove
SOUTHWEST GAS CORP.
RICHARD M. BREEDLOVE

7/26/78
DATE

Wazir Abdul Aziz
NEVADA POWER CO. WAZIR ABDULAZIZ

8-25-78
DATE

James F. Gordon
CENTRAL TELEPHONE COMPANY
JAMES F. GORDON

7/24/78
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 JULY 20, 1978.
3. THIS PLAT COMPLIED WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY 8/2/79, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

9/8/78
DATE

Kay L. Adams
KAY L. ADAMS
REG. NO. 12050

LEGAL DESCRIPTION

BEING A 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., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 30; THENCE NORTH 88°38'09" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 525.02 FEET; THENCE DEPARTING SAID NORTH LINE AND PROCEEDING ALONG THE WESTERLY BOUNDARY OF "CHARLESTON ESTATES TRACT 7A" AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS BOOK 19, PAGE 45 OF PLATS, SOUTH 00°48'00" EAST, 440.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°12'01" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID "CHARLESTON ESTATES TRACT 7A", A DISTANCE OF 311.00 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°48'00" EAST, 571.78 FEET; THENCE NORTH 89°25'35" EAST, 54.87 FEET; THENCE SOUTH 00°24'25" EAST, 230.11 FEET; THENCE NORTH 89°25'35" EAST, 46.43 FEET; SOUTH 30°34'25" EAST, 45.90 FEET TO A POINT; THENCE SOUTH 89°25'35" WEST, ALONG A LINE BEING PARALLEL WITH AND 40.00 FEET NORTH (MEASURED AT RIGHT ANGLES) FROM THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 30, A DISTANCE OF 411.22 FEET; THENCE NORTH 00°48'00" WEST, 44.85 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 6.4273 ACRES.

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 WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

H. A. Stewart
CLARK COUNTY HEALTH DISTRICT
H. A. STEWART

10-4-78
DATE

CITY ENGINEER'S CERTIFICATE

I, GARY W. HOLLER, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "CHARLESTON ESTATES TRACT NO. 7B" 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 August 2, 1979.

Gary W. Holler
GARY W. HOLLER
NEVADA REG. NO. 1920

August 2, 1978
DATE

APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 13TH DAY OF JULY, 1978, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER-SECRETARY

APPROVED AND ACCEPTED THIS 2ND DAY OF August, 1978, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE - MAYOR

Edwina M. Cole
EDWINA M. COLE - CITY CLERK

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.

Kelly L. Wilcox
DIVISION OF WATER RESOURCES
KELLY L. WILCOX

30-1-78
DATE

NO. 915603
FILED AT THE REQUEST OF
H.C. Wallace
DATE 8-21 BY 11:30 AM
BOOK 23 PAGE 9
OF PLATS
OFFICIAL RECORDS BOOK N° 256
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$32.00 DEPUTY 24

1038-78 Book 23 Page 9

