

# CHARLESTON ESTATES TRACT NO. 7-A

A PORTION OF THE NW 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. 7-A 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" 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 INGRESS AND EGRESS THERE TO.

DATED THIS 12th DAY OF October, 1976

BECKER AND SONS, A PARTNERSHIP

ERNEST A. BECKER JR. AGENT

## ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.  
COUNTY OF CLARK }

ON THIS 12th DAY OF October, 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, 1978

## SURVEYOR'S CERTIFICATE

I, GEORGE C WALLACE, A DULY 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, RIGHT OF WAYS, AND EASEMENTS AS SHOWN HEREON; THAT THE LOCATION OF SAID LOTS, BLOCKS, STREETS, RIGHT-OF-WAYS AND EASEMENTS ARE SITUATED WHOLLY WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MERIDIAN CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 30; THENCE N. 88° 38' 05" E. ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 525.02 FEET TO A POINT, THENCE DEPARTING SAID NORTH LINE, S 00° 48' 00" E. A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON BLVD, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 00° 48' 00" E. 402.36 FEET THENCE N. 89° 12' 00" E. 311.00 FEET THENCE N. 00° 48' 00" W., 179.00 FEET THENCE N. 89° 30' 35" E. 19.68 FEET THENCE N. 00° 29' 25" W., 40.00 FEET, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET A RADIAL LINE TO SAID POINT BEARS S 00° 28' 25" E. THENCE NORTHWESTERLY ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89.47° AN ARC LENGTH OF 31.31 FEET THENCE N. 00° 43' 00" W. 46.93 FEET THENCE TANGENT TO THE LAST NAMED BEARING CURVING TO THE RIGHT ALONG A CURVE HAVING A RADIUS OF 20.00 FEET AND BEING CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 89° 26' 05" AN ARC DISTANCE OF 31.32 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF WASHINGTON BLVD; THENCE S 88° 38' 05" W. ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF THE SW 1/4, A DISTANCE OF 330.82 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.9071 ACRES MORE OR LESS, THAT THIS SURVEY WAS COMPLETED ON JULY 22, 1976, 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 218.400.

George C Wallace  
GEORGE C WALLACE REG. LAND SURVEYOR DATE  
NEVADA CERTIFICATE NO 1815

## APPROVALS

### 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

FW TILORNE DIVISION OF WATER RESOURCES DATE 9/22/76

### UTILITY AGENCIES AND COMPANIES

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

Myron J. Welsh  
MYRON J. WELSH - LAS VEGAS VALLEY WATER DISTRICT DATE 9/29/76

William S. Fielder  
WILLIAM S. FIELDER - SOUTHWEST GAS CORP. DATE 9/22/76

Carlos James Foote  
CARLOS JAMES FOOTE - NEVADA POWER CO. DATE 9-28-76

R.E. Wilhelm  
R.E. WILHELM - CENTRAL TELEPHONE CO. DATE 9-28-76

### PLANNING COMMISSION

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 12th DAY OF August, 1976, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS

Walter J. Saylos  
WALTER J. SAYLOS - SECRETARY DATE 8-12-76

### BOARD OF COMMISSIONERS

APPROVED AND ACCEPTED THIS 15th DAY OF SEPTEMBER, 1976, 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

### HEALTH DIVISION

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.

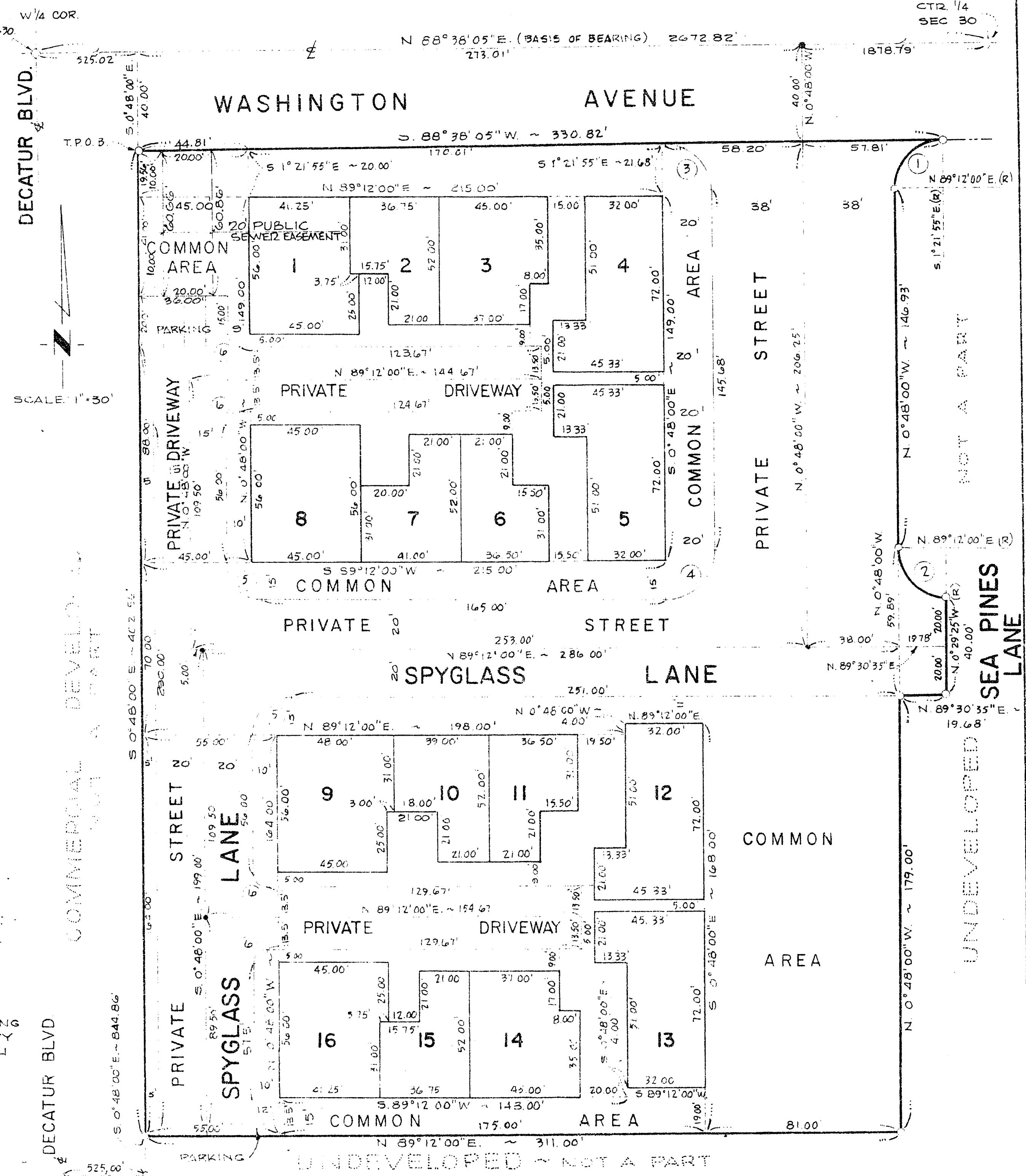
Oliver O. Point  
OLIVER O. POINT HEALTH DIVISION DATE 11-15-76

### CITY ENGINEER'S CERTIFICATE

I, WILLIAM J. PURVIS, CITY ENGINEER OF THE CITY OF LAS VEGAS CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "CHARLESTON ESTATES TRACT NO. 7A" THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF THAT PROVISIONS OF NRS 218.010 THROUGH 218.630 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 September 15, 1976

DATED September 15, 1976

William J. Purvis  
WILLIAM J. PURVIS  
NEVADA REG. NO 3336



### CURVE DATA

N	A	R	L	T
1	89° 26' 05"	20.00	31.22	19.80
2	89° 41' 25"	20.00	31.31	19.89
3	90° 33' 55"	20.00	31.61	20.20
4	90° 00' 00"	20.00	31.42	20.00
5	90° 00' 00"	15.00	23.56	15.00
6	90° 00' 00"	5.00	7.85	5.00

### LEGEND

- END CLV MON IN WELL
- SET MON PER CLV STANDARDS

### BASIS OF BEARING

N 88° 38' 05" E BEING THE NORTH LINE OF THE SW 1/4 OF SECTION 30, T 20 S, R 61 E, M.D.M., AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER S AS FILE 22 PAGE 45 OF RECORD OF SURVEYS.

NO 660412  
RECORDED AT THE REQUEST OF  
S. C. WALLACE  
DATE 1-26-77 AT 10:15 AM  
BOOK 19 PAGE 45  
OF PLATS  
OFFICIAL RECORDS BOOK NO 701  
CLARK COUNTY, NEVADA RECORDS  
JOAN L. SWIFT, RECORDER  
FEE \$29.00 DEPUTY G.W. B.