

CHARLESTON HEIGHTS TRACT 39-A-UNIT 1

BEING A PORTION OF THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 25, T20S, R60E MDB & M,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
CONTAINING EIGHT UNITS AND A COMMON AREA

CERTIFICATE OF CONSENT

THE UNDERSIGNED, CONSTITUTING THE RECORD OWNER AND ALL RECORD HOLDERS OF SECURITY INTERESTS PROPOSED BY THIS PLAN TO BE DIVIDED INTO CONDOMINIUMS, DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAN AND FURTHERMORE CERTIFY THAT IT IS OUR INTENTION TO COMPLY WITH THE PROVISIONS OF CHAPTERS 117.040 AND 117.060.
DATED THIS 20th DAY OF August, 1975.

RECORD OWNER: E.A. Becker
E.A. BECKER,
BY: R.M. Brown
R.M. BROWN
VICE - PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEVADA } ss.
COUNTY OF CLARK }

ON THIS 20th DAY OF August, 1975, PERSONALLY APPEARED BEFORE ME, Anne W. Anderson, A NOTARY PUBLIC IN AND FOR THE COUNTY OF CLARK, STATE OF NEVADA, E.A. BECKER, KNOWN TO ME TO BE THE INDIVIDUAL THAT EXECUTED THE FOREGOING INSTRUMENT AS THE RECORD OWNER AND UPON OATH, DID DEPOSE THAT HE IS THE RECORD OWNER.

THAT THE SIGNATURE TO SAID INSTRUMENT WAS MADE BY HIM AS INDICATED AFTER SAID SIGNATURE; AND THAT THE SAID INDIVIDUAL EXECUTED THE SAID INSTRUMENT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Anne W. Anderson
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 3-7-77
ANNE W. ANDERSON

APPROVALS

IN CONFORMITY WITH TENTATIVE MAP, APPROVED THIS 10th DAY OF July, 1975, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

Don J. Saylor
DON J. SAYLOR, SECRETARY

APPROVED AND ACCEPTED THIS 10th DAY OF July, 1975, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

William H. Briare ATTEST: Edwina M. Cole
WILLIAM H. BRIARE, MAYOR EDWINA M. COLE, CITY CLERK

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

Oliver O. Point 8-4-75
HEALTH DIVISION - OLIVER O. POINT 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.

9-23-75
DATE

F.V. Thorne
F.V. THORNE
DIVISION OF WATER RESOURCES

OWNERS CERTIFICATE

E.A. BECKER DOES HEREBY CERTIFY THAT HE, THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF "CHARLESTON HEIGHTS TRACT NO. 39A UNIT 1, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS AND EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

DATED THIS 20th DAY OF August, 1975

E.A. Becker
E.A. BECKER

UTILITY DEDICATION

E.A. BECKER OWNER OF THE LAND PLATTED HEREON, HEREBY GRANTS AND CONVEYS TO THE UNDERSIGNED UTILITIES, THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" PLATTED HEREON, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC AND TELEPHONE LINES, POLES AND APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS THERETO.

DATED THIS 20th DAY OF August, 1975

E.A. Becker
E.A. BECKER

ACKNOWLEDGEMENT

STATE OF NEVADA } ss.
COUNTY OF CLARK }

ON THIS 20th DAY OF August, 1975, PERSONALLY APPEARED BEFORE ME, Anne W. Anderson, A NOTARY PUBLIC IN AND FOR THE COUNTY OF CLARK, STATE OF NEVADA, E.A. BECKER, KNOWN BY ME TO BE THE INDIVIDUAL THAT EXECUTED THE FOREGOING INSTRUMENTS AND UPON OATH, DID DEPOSE THAT HE IS THE RECORD OWNER.

THAT THE SIGNATURE TO SAID INSTRUMENTS WAS MADE BY HIM AS INDICATED AFTER SAID SIGNATURE, AND THAT THE SAID INDIVIDUAL EXECUTED THE SAID INSTRUMENTS FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Anne W. Anderson
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 3-7-77
ANNE W. ANDERSON

UTILITY AGENCIES & COMPANIES APPROVALS

WE THE HEREIN NAMED PUBLIC UTILITY AGENCIES & COMPANIES DO HEREBY APPROVE THE GRANT OF EASEMENTS DESIGNATED ON THIS PARCEL MAP.

George Masa
CENTRAL TELEPHONE CO. - GEORGE MASA

William J. Purvis
CITY OF LAS VEGAS - WILLIAM J. PURVIS

R.M. Breedlove
SOUTHWEST GAS CORP. - R.M. BREEDLOVE

Philip B. McVey
NEVADA POWER CO. - PHILIP B. MCVEY

Myron R. Welsh
LAS VEGAS VALLEY WATER DIST. - MYRON R. WELSH

George Judd
CITY LAS VEGAS - FIRE DEPT. - GEORGE JUDD

ACKNOWLEDGEMENT

STATE OF NEVADA } ss.
COUNTY OF CLARK }

ON THIS 30th DAY OF June, 1976, PERSONALLY APPEARED BEFORE ME, LYNNE C. VALDE, A NOTARY PUBLIC IN AND FOR THE COUNTY OF CLARK, STATE OF NEVADA, R.M. BROWN, KNOWN TO ME TO BE THE VICE-PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE IS THE VICE-PRESIDENT OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; THAT THE SIGNATURE ON SAID INSTRUMENT WAS MADE BY THE OFFICER OF SAID CORPORATION AS INDICATED AFTER SAID SIGNATURE AND THAT THE SAID CORPORATION EXECUTED THE SAID INSTRUMENT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES MENTIONED THEREIN.

Lynne C. Valde
LYNNE C. VALDE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.
MY COMMISSION EXPIRES: 2-2-77

ENGINEER'S CERTIFICATE

I, JAY M. RASSLER, A DULY REGISTERED CIVIL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF LAND SURVEYED BY ME AT THE INSTANCE OF E.A. BECKER, AND LAID OUT INTO UNITS, BLOCK AND STREETS AS SHOWN: THAT SAID UNITS, BLOCK AND STREETS ARE SITUATED WHOLLY WITHIN A PORTION OF THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 25, T20S, R60E, MDB & M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE W $\frac{1}{4}$ CORNER OF SAID SECTION 25; THENCE N $1^{\circ}31'11''$ W ALONG THE WEST LINE THEREOF A DISTANCE OF 171.46 FEET; THENCE N88 $^{\circ}28'49''$ E A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N88 $^{\circ}28'49''$ E A DISTANCE OF 1200.00 FEET; THENCE S $1^{\circ}31'11''$ E A DISTANCE OF 130.00 FEET THENCE S88 $^{\circ}00'59''$ W A DISTANCE OF 104.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 23.68 FEET AND SUBTENDING AN ANGLE OF 90 $^{\circ}27'50''$; THENCE TANGENT TO SAID CURVE N $1^{\circ}31'11''$ W A DISTANCE OF 115.85 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 15,609.0 SQ. FT. THIS SURVEY WAS COMPLETED THIS 20th DAY OF June, 1975.

Jay M. Rassler
JAY M. RASSLER, R.P.E.
NEVADA REG. PROF. ENGR. NO. 1624

CITY ENGINEER'S CERTIFICATE

I, WILLIAM J. PURVIS, 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 TRACT NO. 39A UNIT 1, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL 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.

DATE 8/26/75
William J. Purvis
WILLIAM J. PURVIS, ACTING CITY ENGINEER
R.P.E. 3336

BASIS OF BEARINGS

THE BEARING N $01^{\circ}31'11''$ W ALONG THE WEST LINE OF THIS SUBDIVISION AS SHOWN ON "CHARLESTON HEIGHTS 39A", BOOK 7, PAGE 100, IN THE OFFICE OF THE RECORDER, CLARK COUNTY, NEVADA.

4-12-9

NO. 598456
RECORDED AT THE REQUEST OF
E.A. Becker
DATE 7-12-76 AT 11:25 AM.
BOOK 18, PAGE 68
OF PLATS
OFFICIAL RECORDS BOOK NO. 639
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE 28.50 L.M. DEPUTY

