

CHARLESTON HEIGHTS TRACT NO. 28-B

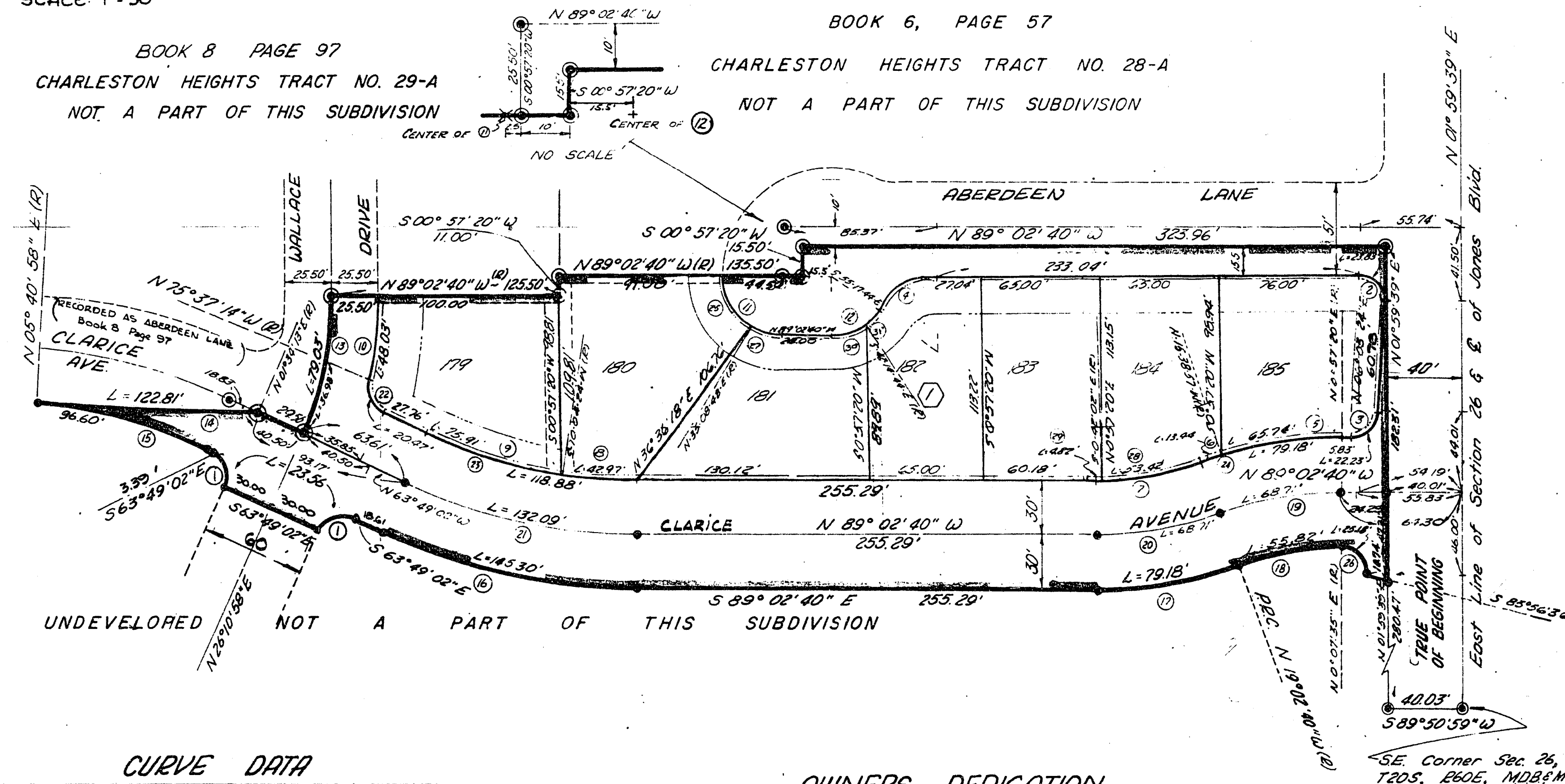
BEING A PORTION OF THE S.E. 1/4 OF SECTION 26, T20S, R60E, M.D.B. & M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

420923

SCALE: 1" = 50'

BOOK 8 PAGE 97
CHARLESTON HEIGHTS TRACT NO. 29-A
NOT A PART OF THIS SUBDIVISION

BOOK 6, PAGE 57
CHARLESTON HEIGHTS TRACT NO. 28-A
NOT A PART OF THIS SUBDIVISION



CURVE DATA				
NO.	R	Δ	T	L
1	15.00'	90°00'00"	15.00'	23.56'
2	15.00'	91°02'19"	15.27'	23.83'
3	15.00'	84°53'56"	13.78'	22.23'
4	40.00'	56°15'04"	21.38'	39.27'
5	226.84'	16°36'17"	39.10'	65.74'
6	226.84'	3°23'43"	6.72'	18.44'
7	166.84'	20°00'00"	29.42'	58.24'
8	270.00'	9°07'04"	21.53'	42.97'
9	270.00'	16°06'34"	38.21'	75.91'
10	204.99'	13°25'26"	24.12'	48.03'
11	3200'	90°00'00"	3200'	50.27'
12	3200'	56°15'04"	1710'	31.42'
13	179.49'	25°13'38"	40.17'	79.03'
14	1711.00'	4°06'45"	61.43'	122.81'
15	270.00'	20°30'00"	48.82'	96.60'
16	330.00'	25°13'38"	73.85'	145.30'
17	226.84'	20°00'00"	40.00'	79.18'
18	166.84'	19°10'15"	28.18'	55.82'
19	196.84'	20°00'00"	34.71'	68.71'
20	196.84'	20°00'00"	34.71'	68.71'
21	300.00'	25°13'38"	67.13'	132.09'
22	15.00'	78°11'48"	12.19'	20.47'
23	270.00'	25°13'38"	60.42'	118.88'
24	226.84'	20°00'00"	40.00'	79.18'
25	3200'	56°15'04"	16.98'	31.17'
26	15.00'	56°10'59"	14.71'	25.18'
27	3200'	34°11'38"	984'	1910'
28	166.84'	18°20'38"	26.94'	53.42'
29	166.84'	1°39'22"	2.41'	4.82'
30	3200'	43°12'04"	12.67'	24.13'
31	3200'	13°03'00"	3.66'	7.92'

LEGEND

- Street Centerline
- Front Set Back Line - 25.00'
- Side Set Back Line - 15.00'
- 3' Utility Easement
- 6' Utility Easement
- 12' Utility Easement
- Conc. Monument Found
- Conc. Monument Set
- Curve Number
- Block Number
- Lot Number

OWNERS DEDICATION

Mohr Development Co., a partnership, does hereby certify that they are the owners of the parcel of land which is shown on the Final Map of Charleston Heights Tract No. 28-B and more particularly described in the Engineers Certificate hereon, and has consented to, 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; further, Mohr Development Co., a partnership, owner of the within platted lands does hereby grant and convey to the Nevada Power Co., its successors and assigns; The Central Telephone Co., its successors and assigns, a permanent easement and right-of-way as indicated by the areas marked "Utility Easement" on the within plat; for the construction and maintenance of electrical and telephone poles, lines, and appurtenances, together with the right of access thereto. No part of the parcels marked "Not a part of this Subdivision" is offered for dedication. Vehicular access to Clarice Ave. from Lots 179-185, incl. and Jones Blvd. from Lot 185 is hereby denied.

Mohr Development Co.
Agent

ACKNOWLEDGMENT

State of Nevada) ss
County of Clark)
On this 10th day of May, 1963, personally appeared before me, Dwight R. Page, a Notary Public in and for said County and State, Ernest A. Becker, known by me to be the Agent of the partnership that executed the Owners Dedication and acknowledged to me that he executed the Owners Dedication for and on behalf of said partnership, and that said partnership executed the said Owners Dedication freely and voluntarily and for the uses and purposes hereon mentioned.

Notary Public in and for said County & State: Alvin R. Engelbrecht
My Commission expires Jan 4, 1964

BASIS OF BEARINGS

The bearing N 01° 59' 39" E of the east line of Section 26, T20S, R60E, M.D.B. & M., as shown on the final map of Charleston Heights Tract No. 28-A as recorded in Book 6, Page 57, of the Plats in the Office of the Recorder, Clark County, Nevada

ENGINEERS CERTIFICATE

I, L. Burl Smith, a duly Registered Land Surveyor, do hereby certify as agent for Western Engineers Inc., that this is a true and accurate plat of the land surveyed by me or under my direct supervision at the instance of Mohr Development Co., a partnership, owner of said land and laid out into lots, blocks, streets, and easements as shown; that the location of said lots, block, streets, and easements has been definitely established in strict accordance with the law and as shown hereon; that said lots, block, streets, and easements are situated wholly within the S.E. 1/4 of Section 26, T20S, R60E, M.D.B. & M., City of Las Vegas, County of Clark, State of Nevada, and more particularly described as follows; to wit: Commencing at the Southeast corner of said Section 26; thence South 89° 50' 59" West along the South line of said Section 26 a distance of 40.03 feet to a point; thence North 01° 59' 39" East along the West line of Jones Boulevard, as shown on the map of Charleston Heights Tract No. 28-A recorded in Book 6, Page 57, of Plats in the Office of the Recorder of Clark County, Nevada, a distance of 290.41 feet to the true point of beginning; thence continuing North 01° 59' 39" East a distance of 182.31 feet to a point; thence along the southerly boundaries of said Charleston Heights Tract No. 28-A as follows: North 89° 02' 40" West a distance of 323.96 feet to a point; thence South 00° 57' 20" West a distance of 13.50 feet to a point; thence North 89° 02' 40" West a distance of 135.50 feet to a point; thence along the easterly and southerly boundaries of Charleston Heights Tract No. 29-A, as shown on the map recorded in Book 8, Page 97 of Plats in the Office of the Recorder of Clark County, Nevada, as follows: South 00° 57' 20" West a distance of 1100 feet to a point; thence North 89° 02' 40" West a distance of 125.50 feet to a radial point on a curve concave to the Northwest having a radius of 179.49 feet and subtending a central angle of 25° 13' 38"; thence Southwesterly along said curve an arc distance of 79.03 feet to a radial point; thence North 63° 49' 02" West a distance of 29.56 feet to a non radial point on a curve concave to the Northeast whose radial bears North 01° 34' 13" East, having a radius of 1711.00 feet and subtending a central angle of 04° 06' 45"; thence Northwesterly along the said curve, an arc distance of 122.81 feet to a point of reverse curvature of a curve concave to the Southwest, whose radial bears North 05° 40' 58" East, having a radius of 270.00 feet and subtending a central angle of 20° 30' 00"; thence, Southwesterly along the said curve an arc distance of 96.60 feet to a point of tangency; thence South 63° 49' 02" East a distance of 3.39 feet to a point of curvature of a curve concave to the Southwest having a radius of 15.00 feet and subtending a central angle of 90° 00' 00"; thence Southwesterly along the said curve an arc distance of 23.56 feet to a radial point; thence South 63° 49' 02" East a distance of 60.00 feet to a radial point on a curve concave to the Southeast having a radius of 15.00 feet and subtending a central angle of 90° 00' 00"; thence Northeasterly along the said curve an arc distance of 23.56 feet to a point of tangency; thence South 63° 49' 02" East a distance of 18.61 feet to a point of curvature of a curve concave to the Northeast having a radius of 330.00 feet and subtending a central angle of 25° 13' 38"; thence Southeasterly along the said curve an arc distance of 145.30 feet to a point of tangency; thence South 89° 02' 40" East a distance of 255.29 feet to a point of curvature of a curve concave to the Northwest having a radius of 226.84 feet and subtending a central angle of 20° 00' 00"; thence Northeasterly along the said curve an arc distance of 79.18 feet to a point of reverse curvature with a curve concave to the Southeast having a radius of 166.84 feet and subtending a central angle of 19° 10' 15"; thence Northeasterly along the said curve an arc distance of 55.82 feet to a point of compound curvature of a curve concave to the Southwest having a radius of 15.00 feet and subtending a central angle of 90° 10' 59"; thence Southwesterly along said curve an arc distance of 25.18 feet to a radial point; thence South 89° 50' 59" East, a distance of 10.74 feet to the true Point of Beginning, containing 2.335 Acres, more or less. This survey was completed this 9th day of May, 1963 and is a true and complete as shown.

L. Burl Smith, R.L.S. No. 1412

CITY ENGINEERS CERTIFICATE

I, R.P. Sauer, 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. 28-B; that the subdivision shown hereon is substantially the same as it appeared on the tentative map and 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 that this Map is technically correct.

Dated this 4th day of March, 1964

R.P. Sauer, City Engineer, R.P.E. No. 396

APPROVALS

In conformity with the Tentative Map approved this 28th day of May, 1963, by the Planning Commission of the City of Las Vegas, County of Clark, State of Nevada.

Approved and accepted this 4th day of March, 1964, by the Board of Commissioners of the City of Las Vegas, County of Clark, State of Nevada.
Mayor
City Clerk

NO. 420923
RECORDED AT THE REQUEST OF
Mohr Development Co.
DATE 3-18-64 AT 3:44 P.M.
BOOK 9 PAGE 99
OF PLATS
OFFICIAL RECORDS BOOK NO. 523
CLARK COUNTY, NEVADA, RECORDS
PAUL E. HORN, RECORDER
FEE: \$22.50

BOOK 9 PAGE 99
1040-28-B