BOOK - 520

479030

# CHARLESTON HEIGHTS TRACT NO. 49 - A

BEING A PORTION OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 24, T-20-S., R-60-E., M.D.B. & M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

## HEALTH DEPARTMENT CERTIFICATE

This Final Plat is approved by the Health Division of the Department of Human Resources concerning sewage disposal, water pollution, water quality and water quantity in accordance with Nevada Revised Statutes concerning water quantity, approval is subject to the State Engineer's review on file with this office and open to inspection. This approval predicates community water supply and community sewage disposal.

Olin O. Paint, Health Div. — Date 4-8-75

## UTILITY AGENCY & COMPANY APPROVALS

We, the herein named Public Utility Agencies and Companies do hereby approve the grant of easements and right-of-ways designated on this Plat.

SOUTHWEST GAS CORPORATION — RICHARD M. BREEDLOVE — DATE 4/7/75

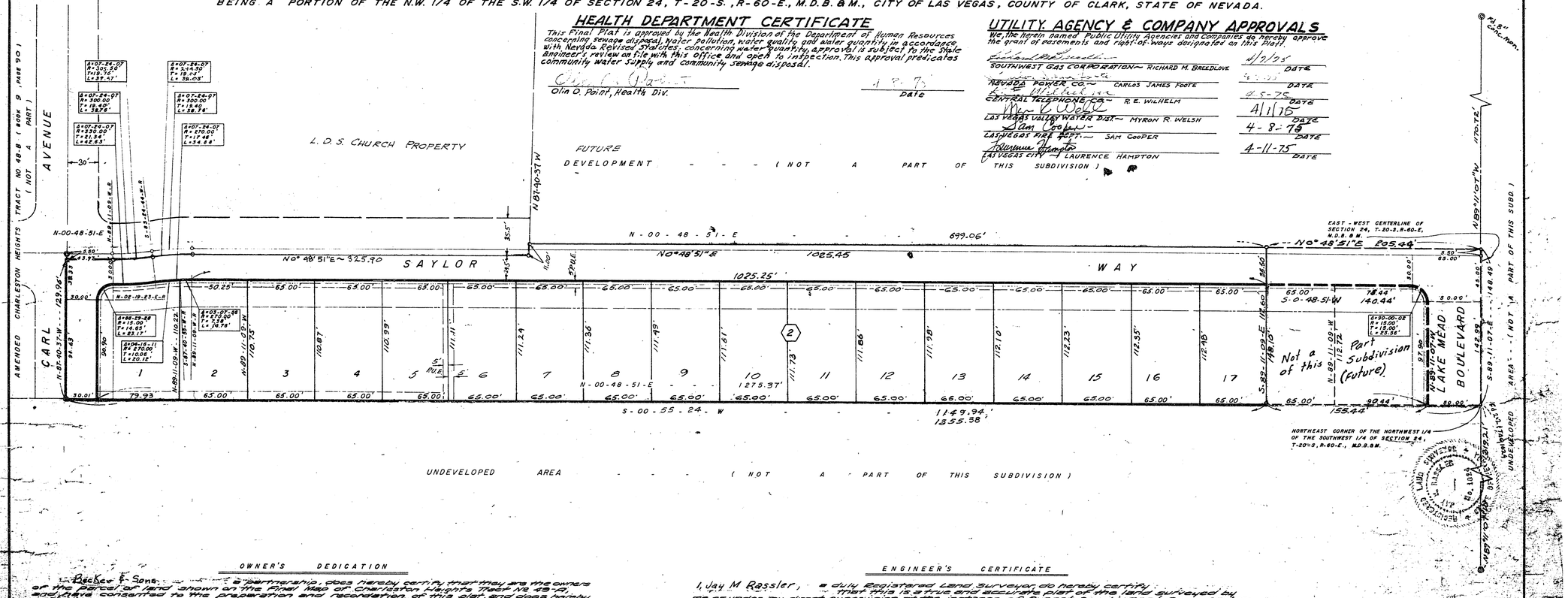
NEVADA POWER CO. — CARLOS JAMES FOOTE — DATE

CENTRAL TELEPHONE CO. — R. E. WILHELM — DATE 4-5-75

LAS VEGAS VALLEY WATER DIST. — MYRON R. WELSH — DATE 4/1/75

LAS VEGAS FIRE DEPT. — SAM COOPER — DATE 4-8-75

LAS VEGAS CITY — LAURENCE HAMPTON — DATE 4-11-75




## OWNER'S DEDICATION

Becker & Sons, a partnership, does hereby certify that they are the owners of the parcel of land shown on the Final Map of Charleston Heights Tract No 49-A, and have consented to the preparation and recordation of this plat and does hereby offer and dedicate all of the streets and easements as indicated and outlined hereon for the use of the public, further Becker & Sons, a partnership, and owner of the within described lands does hereby grant and convey to the Nevada Power Company, its successors and assigns the easement and right of way as indicated on Lots 1, 2, 3, & 4 of the within platted lands for the construction and maintenance of electrical overhead pole lines and appurtenances together with the right of access thereto; said Becker & Sons further grant and convey to Nevada Power Company, Central Telephone Company, and Southwest Gas Corporation, their successors and assigns a perpetual easement and right, privilege and authority to use a five foot wide easement on all side lot lines and a five foot wide easement on all front property lines of Lots 1 through 17 of the within platted lands for the construction, maintenance, operation and final removal of underground electric, telephone and gas lines and appurtenances thereto together with the installation of underground electric transformers and with the right of access thereto. No part of the parcels marked "Not a part of this Subdivision" is offered for dedication.

BECKER & Sons

Dated this 18th day of March, 1975 by: Ernest A. Becker, Jr. - Agent

## ACKNOWLEDGEMENT

State of Nevada } S.S.
County of Clark }

On this 18th day of March, 1975, personally appeared before me, Anne W. Anderson a Notary Public in and for said County and State, Ernest A. Becker, Jr. known to me to be the Agent of the Partnership that executed the foregoing Owner's Dedication, and known to me to be the person who affixed his name to said dedication, and that the signature to said dedication was made by the Agent of said Partnership, and that the said Partnership executed said dedication freely and voluntarily and for the uses and purposes therein mentioned.

ANNE W. ANDERSON
Notary Public, State of Nevada
Clark County
My Commission Expires March 1, 1977

Anne W. Anderson — Anne W. Anderson
Notary Public in and for said County & State
My Commission Expires 3-1-77

## CITY ENGINEER'S CERTIFICATE

Laurence Hampton, 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 49-A, that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map and approved alterations thereon; that all provisions of the Planning and Zoning Act of the State of Nevada and city ordinances applicable at the time of approval have been complied with, and that I am satisfied that this map is technically correct; that monuments shown are as above, or that proper performance bond has been deposited guaranteeing their setting on or before a day certain.

Dated this 19th day of March, 1975

Laurence Hampton, City Engineer, R.P.E. # 2893

## ENGINEER'S CERTIFICATE

I, Jay M Rassler, a duly Registered Land Surveyor do hereby certify that this is a true and accurate plat of the land surveyed by me or under my direct supervision at the instance of Sunset Development Co., a partnership, and that the dimensions of the lots and easements as shown, that the location of said lots, block, streets and easements has been established in perfect accordance with the law and as shown hereon, that said lots, block streets and easements are situated wholly within a portion of the N.W. 1/4 of the S.W. 1/4 of Section 24 T-20-S, R-60-E, M.D.B.&M, City of Las Vegas, County of Clark, State of Nevada, and being more particularly described as follows: To a point beginning at the North east corner of the N.W. 1/4 of the S.W. 1/4 of Section 24, thence S.0°55'24"W a distance of 2053.47 feet to the TRUE POINT OF BEGINNING; thence continuing S.0°55'24"W a distance of 1149.94 feet, thence N89°40'37"W a distance of 1299.6 feet, thence N0°48'51"E a distance of 43.91 feet to the beginning of a Tangent Curve concave to the left and having a radius of 395.90 feet; thence Northerly along said curve an arc distance of 39.47 feet and subtending an angle of 5°42'07" to a point of reverse curvature with a curve concave to the right and having a radius of 294.50 feet, thence Northerly along said curve a distance of 36.05 feet and subtending an angle of 7°01'07", thence tangent to said curve N0°48'51"E a distance of 825.90 feet, thence N89°40'37"W a distance of 11.00 feet, thence N0°48'51"E a distance of 699.06 feet, thence S89°11'07"E a distance of 148.49 feet to the TRUE POINT OF BEGINNING. Said Subdivision contains 3.7518 Acres more or less and the sum of 17 lots. This survey was completed on the 23rd day of March, 1964 and is true and complete as shown.

Jay M. Rassler, R.P.E. No. 1624

SCALE 1" = 50'

## LEGEND

| | |
|---|---|
| 18 | LOT NUMBER |
| (2) | BLOCK NUMBER |
| | FRONT SETBACK LINE = 25.00' |
| | SIDE SETBACK LINE = 15.00' |
| | 6' UTILITY EASEMENT |
| | 3' UTILITY EASEMENT |
| • | CONCRETE MONUMENT SET |
| ◉ | CONCRETE MONUMENT FOUND |

## APPROVALS

In conformity with the Tentative Map Approved this 13th day of March, 1975, by the Planning Commission of the City of Las Vegas, Clark County, Nevada.

Secretary, Don A. Saylor

Approved and accepted this 19th day of March, 1975 by the Board of Commissioners of the City of Las Vegas, Clark County, Nevada.

Oran K. Gragson — Mayor

Attest: City Clerk, Edwina M. Col

CITY OF LAS VEGAS — CLARK COUNTY, NEVADA

## BASIS OF BEARINGS

The bearing S.89°11'07"E on the EW centerline of Section 24, as shown on Boundary Survey City of Las Vegas, Recorded in File 13, Page 58 of Surveys, Office of the Recorder, Clark County, Nevada.

NO. 479030
RECORDED AT THE REQUEST OF THE Becker and Sons
DATE 5-21-75 TIME 12:45 PM
BOOK 17 PAGE 60 OF PLATS
OFFICIAL RECORDS BOOK NO. 520
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE 50.00 G.V. DEPUTY

S-12-23

BOOK 17 PAGE 60