

CHARLESTON HEIGHTS TRACT NO. 40-D

514172

BEING A PORTION OF THE N.E. 1/4, SEC. 35, T.20S., R.60E., M.D.B. & M., CITY OF LAS VEGAS, COUNTY OF CLARK,
STATE OF NEVADA

ENGINEER'S CERTIFICATE

I, Jay M. Rossler, a duly registered Professional Engineer, and Land Surveyor, do hereby certify, as agent for TROJAN ENGINEERING, INC., that this is a true and accurate Plat of land surveyed by me, or under my direct supervision, at the instance of MOHR DEVELOPMENT COMPANY, owner of said land, and laid out in lots, blocks, streets, and easements as shown, that the location of said lots, blocks, streets, and easements, has been established in strict accordance with the law and as shown hereon; that said lots, blocks, streets, and easements are situated wholly within the N.E. 1/4 of Section 35, T.20-S., R.60-E., M.D.B. & M., City of Las Vegas, County of Clark, State of Nevada, being more particularly described as follows: Commencing at the N.W. corner of Section 35, thence S. 0° 55' 55" E. a distance of 620.23 feet to THE TRUE POINT OF BEGINNING; thence S. 89° 04' 05" E. a distance of 171.04 feet to a point, thence S. 0° 55' 55" E. a distance of 421.79 feet to a point, thence S. 89° 04' 05" W. a distance of 171.00 feet to a point, thence N. 0° 55' 55" W. a distance of 431.35 feet to THE TRUE POINT OF BEGINNING. Said parcel contains 1.6863 acres, more or less.
Dated this 12 day of May, 1965.

Jay M. Rossler
Jay M. Rossler P.E. & S.L. No. 1622

OWNER'S 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. 40-D and do hereby consent to the preparation and recording of this plat, and do hereby offer and dedicate all the streets, alleys, and easements as indicated and outlined hereon, for the use of the public. However, in so dedicating said streets, alleys, and easements, the right of any person or persons to connect to any water lines located therein or thereon is reserved and shall not be allowed without the written permission of Mohr Development Co., its successors or assigns. However, this restriction shall not apply to the City of Las Vegas, further, Mohr Development Co., a Partnership, owners of the within plotted lands; hereby grants and conveys to Nevada Power Co., and Central Telephone Co., its successors and assigns, a permanent easement and right of way, as shown by the lines marked "Utility Easement" on the within final 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 parcel marked "Not a Part" is offered for dedication.

Dated this 27 day of May, 1965.

Ernest A. Becker
Ernest A. Becker agent
Mohr Development Co.

ACKNOWLEDGEMENT

State of Nevada } ss
County of Clark }
On this 22 day of May, 1965, personally appeared before me, *Helen W. Blawie*, a Notary Public in and for said county and State, Ernest A. Becker, known to me to be the agent of the Partnership that executed the foregoing instrument and acknowledged to me that he executed the same for and on behalf of said Partnership, and that said Partnership executed the same freely and voluntarily and for the uses and purposes mentioned in said instrument.
Helen W. Blawie
Helen W. Blawie, Notary Public in and for said county and State
My Commission expires 12-19-66

CITY ENGINEER'S 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. 40-D, 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 is technically correct. Dated this 16 day of June, 1965.

R.P. Sauer
R.P. Sauer, City Engineer, R.P.E. No. 306

APPROVALS

In conformity with the tentative map, approved this 10 day of June, 1965, by the Planning Commission of the City of Las Vegas, County of Clark, State of Nevada.

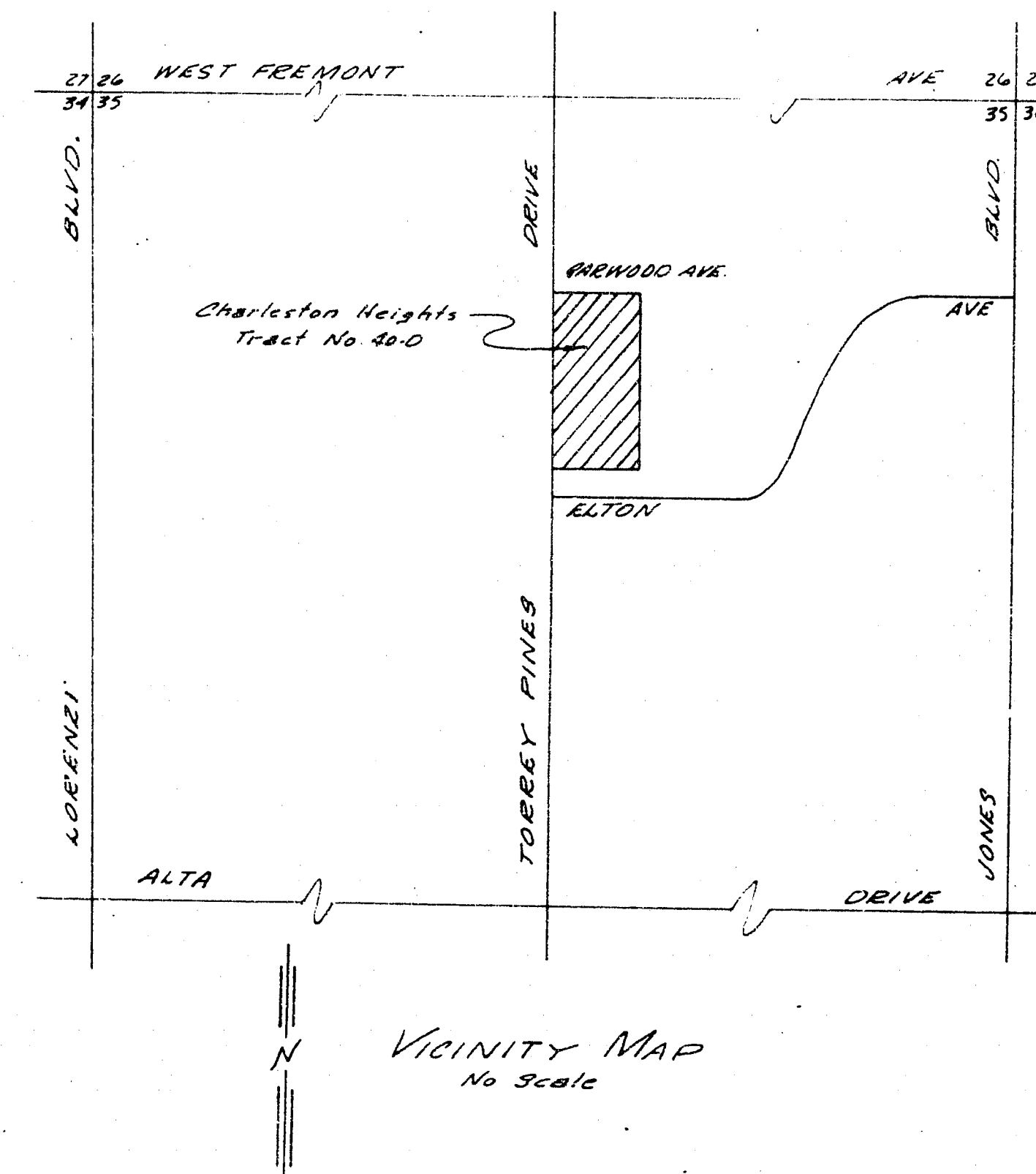
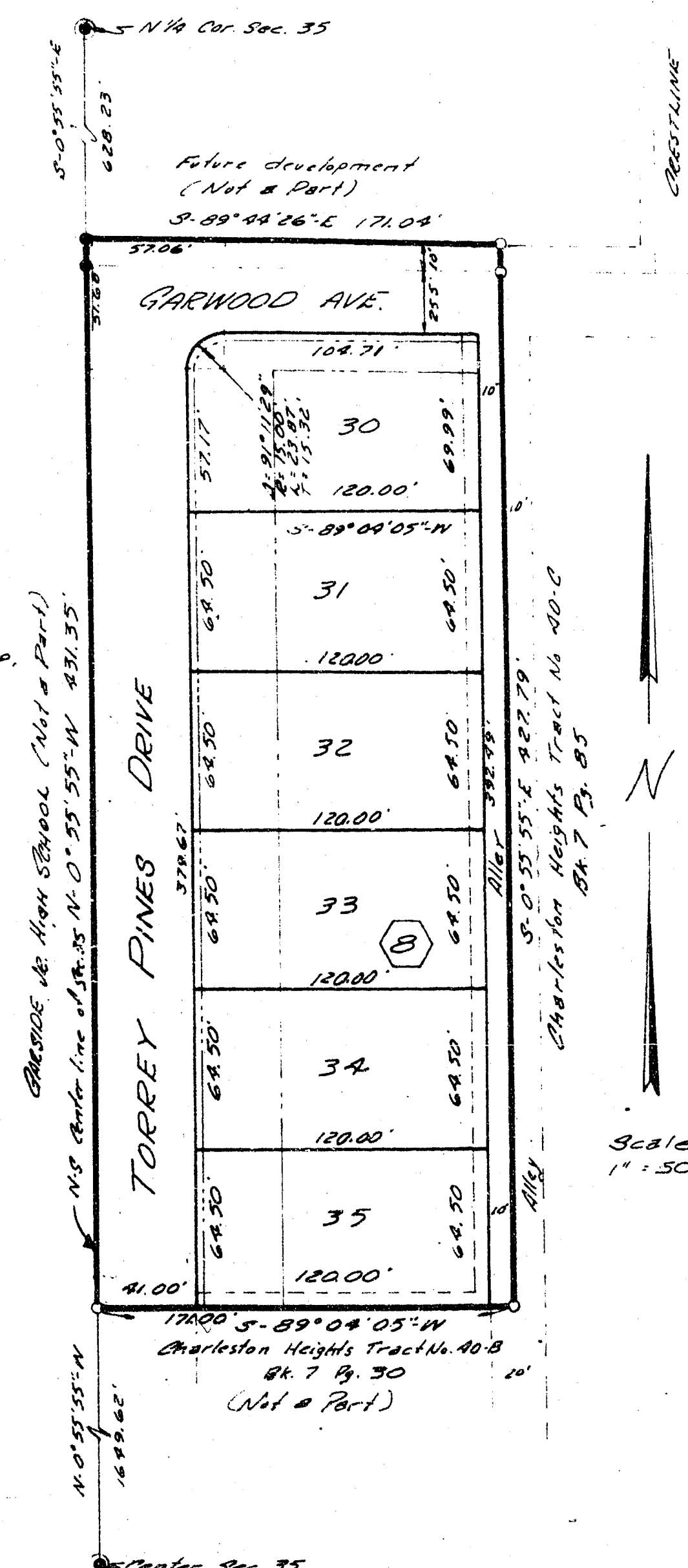
Approved and accepted this 16 day of June, 1965, by the City Board of Commissioners of the City of Las Vegas, County of Clark, State of Nevada.

William A. City
William A. City, City Clerk

Dean K. Ferguson
Dean K. Ferguson, Mayor

BASIS OF BEARINGS

The South line of the N.E. 1/4 of Section 35, T.20-S., R.60-E., M.D.B. & M., shown as N. 89° 04' 05" W. on the final map of Charleston Heights Tract No. 39 recorded in Book 7 Page 6 of Plats, in the office of the County Recorder, Clark County, Nevada.



514172
No. 514172
Recorded at the Request of
Mohr Development Co.
Date 7-2-65 at 2:24 P.M.
Book 10 Page 68
OF 100
OFFICIAL RECORDS BOOK NO. 1039
CLARK COUNTY, NEVADA RECORDS
PAUL E. HORN, RECORDER
Fee \$2.00 Copy \$1.00

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BOOK 10 PAGE 68

5-12-53