

BOOK 1800

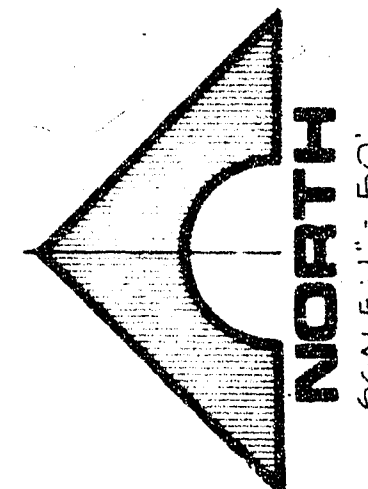
CHARLESTON HEIGHTS TRACT NO. 50-J

A PORTION OF THE NW 1/4 OF SECTION 24, T.20 S., R.60 E., M.D.M.
CITY OF LAS VEGAS CLARK COUNTY, NEVADA

MALLARD ST.
N. 01° 12' 03" E.

1759531

FND. NAIL & DISC

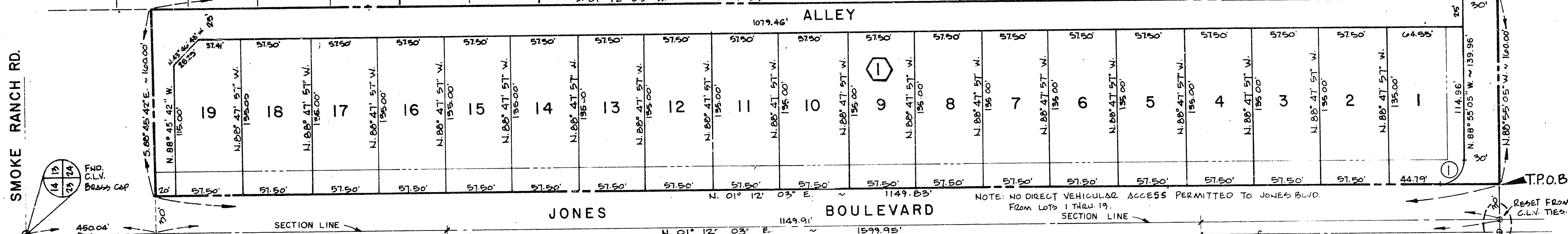


CHARLESTON HTS. TRACT NO. 50D-4
BK. 13 PG. 90

CHARLESTON HTS. TRACT NO. 50D-2
BK. 11 PG. 35

CHARLESTON HTS. TRACT NO. 50D-1
BK. 10 PG. 72

CHARLESTON HTS. TRACT NO. 50-C
BK. 10 PG. 39



OWNER'S CERTIFICATE AND DEDICATION

ALVERNIE APARTMENTS, INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF CHARLESTON HEIGHTS TRACT NO. 50-J, AND HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES HEREBY OFFER AND DEDICATE ALL THE STREETS, RIGHTS-OF-WAY 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 COMMUNITY CABLE TV, THE L.V. VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, AND CENTRAL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN UTILITY LINES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO AND THIS INCLUDES A THREE FOOT (3') UTILITY EASEMENT ON ALL SIDE PROPERTY LINES, INCLUDING UNDERGROUND SERVICES TO METER PANELS, AND FIVE FOOT (5') UTILITY EASEMENT ON ALL FRONT PROPERTY LINES, AND ABOVE GROUND TRANSFORMER PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF UNDERGROUND POWER, TELEPHONE, AND GAS LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

DATED THIS 3rd DAY OF August, 1983

ALVERNIE APARTMENTS, INC., A NEVADA CORPORATION

Signed & sealed under protest
Ernest A. Becker, Jr.
SIGNED AND SEALED UNDER PROTEST
ERNEST A. BECKER, JR. - VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEVADA)

) SS

COUNTY OF CLARK)

ON THIS 3rd DAY OF August, 1983 PERSONALLY APPEARED BEFORE ME, DIANA H. KOVACH, 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.

Diana H. Kovach
DIANA H. KOVACH
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
MY COMMISSION EXPIRES APRIL 21, 1985.

CITY ENGINEER'S CERTIFICATE

I, C. E. GILPIN, CITY ENGINEER OF THE CITY OF LAS VEGAS, CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "CHARLESTON HEIGHTS TRACT NO. 50-J" THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF: THAT PROVISIONS OF NRS 278.010 TO 278.630 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 7-20-84

C. E. Gilpin
C. E. GILPIN
CITY ENGINEER
NEVADA REG. NO. 5977

SURVEYOR'S CERTIFICATE

I, KAY L. ADAMS, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF ALVERNIE APARTMENTS INC., A NEVADA CORPORATION
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24 TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 7/14/83
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY 7-20-84 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Kay L. Adams
KAY L. ADAMS
R.L. NO. 2050

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.

Thomas J. Smales
DIVISION OF WATER RESOURCES - THOMAS J. SMALES
DATE 7-22-83

CLARK COUNTY HEALTH DISTRICT CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY HEALTH DISTRICT FOR THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Pick Reynolds
CLARK COUNTY HEALTH DISTRICT - PICK REYNOLDS
DATE 8-3-83

UTILITY AGENCIES AND COMPANIES APPROVAL

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

Howard Vander Meer
LAS VEGAS VALLEY WATER DISTRICT
HOWARD VANDER MEER
DATE 7-21-83

Phillip B. Mevey
NEVADA POWER COMPANY
PHILLIP B. MEVEY
DATE 7-21-83

Barry W. Rich
SOUTHWEST GAS CORPORATION
BARRY W. RICH
DATE 8-2-83

Nyles Smith
CENTRAL TELEPHONE COMPANY
NYLES SMITH
DATE 7/21/83

Dennis L. Garlington
COMMUNITY CABLE T.V. - DENNIS L. GARLINGTON
DATE 8/2/83

LEGAL DESCRIPTION

BEING A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 01° 12' 03" WEST ALONG THE WEST LINE THEREOF, 1599.95 FEET TO A POINT ON THE CENTERLINE OF EUGENE AVENUE; THENCE DEPARTING SAID WEST LINE SOUTH 88° 55' 05" EAST ALONG SAID CENTERLINE, 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01° 12' 03" EAST ALONG A LINE BEING PARALLEL WITH AND 30.00 FEET EAST (MEASURED AT RIGHT ANGLES) FROM THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24, A DISTANCE OF 1149.83 FEET; THENCE DEPARTING SAID LINE SOUTH 88° 45' 42" EAST, 160.00 FEET TO A POINT ON THE WEST LINE OF CHARLESTON HEIGHTS TRACT NO. 50D-4 AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS PAGE 90 BOOK 13 OF PLATS; THENCE SOUTH 01° 12' 03" WEST ALONG SAID WEST LINE AND ITS SOUTHERLY PROLONGATION, 1149.39 FEET TO A POINT ON THE FOREMENTIONED CENTERLINE OF EUGENE AVENUE; THENCE NORTH 88° 55' 05" WEST ALONG SAID CENTERLINE, 160.00 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 4.223 ACRES.

APPROVALS

APPROVED IN CONFORMITY WITH THE TENTATIVE MAP THIS 28th OF JUNE, 1983, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

Harold P. Foster
HAROLD P. FOSTER-SECRETARY

APPROVED AND ACCEPTED THIS 6th DAY OF JULY, 1983, BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

William H. Briare
WILLIAM H. BRIARE-MAYOR

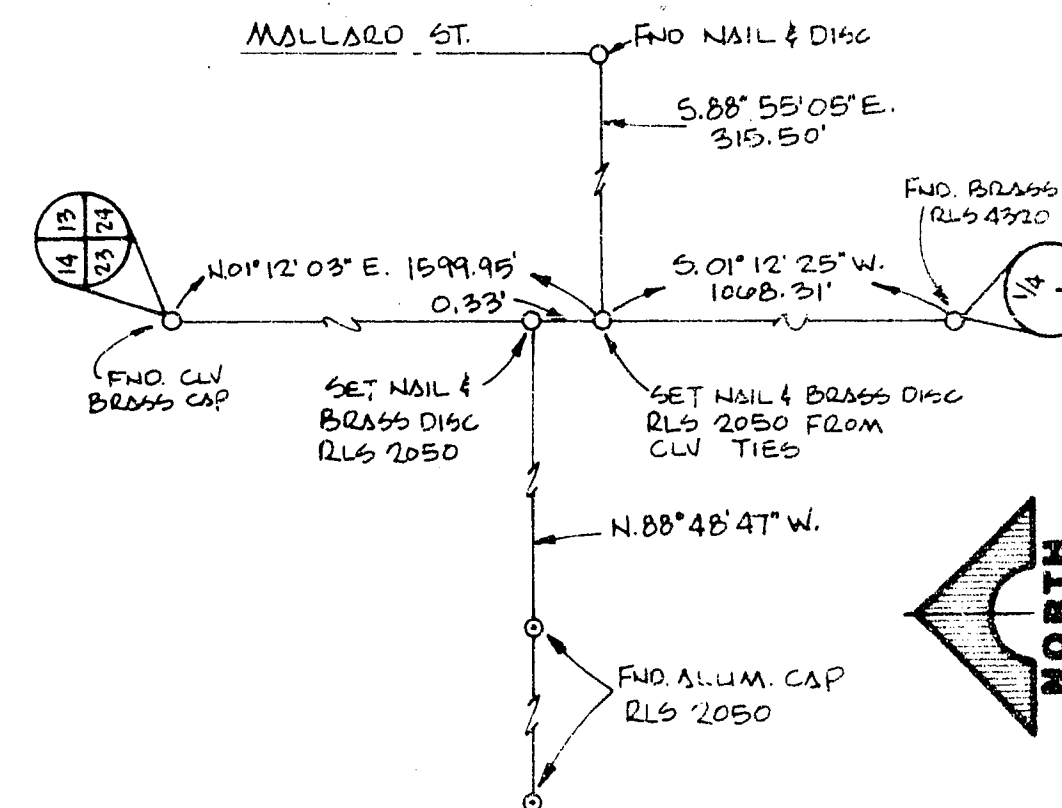
ATTEST: *Carol Ann Hawley*
CAROL ANN HAWLEY-CITY CLERK

BASIS OF BEARING

NORTH 01° 12' 03" EAST BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN ON A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 13, PAGE 90 OF SUBDIVISION PLATS.

CURVE DATA

NO.	Δ	R	L	T
1	90° 01' 08"	20.00'	31.46'	20.04'



DETAIL

LEGEND

- ① BLOCK NUMBER
- 3 LOT NUMBER
- ① CURVE NUMBER
- TRACT BOUNDARY
- SETBACK:
20' MIN. - FRONT YARD
15' MIN. - SIDE YARD CORNER
- SET NAIL & BRASS TAG R.L.S. 2050
W BRASS CAP REF. TIES SET IN TOP OF CURB
- FOUND MON. AS INDICATED

NO. 1759531
FILED AT THE REQUEST OF
Alvern Apartments Inc
DATE 9-7-83 AT 4:32 PM
BOOK 30 PAGE 10
OF PLATS
OFFICIAL RECORDS BOOK NO. 1800
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE \$ 29.75 DEPUTY 12.14