

CHARLESTON VILLAGE GREEN UNIT I

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF THE SE. 1/4 OF
SEC. 31, T. 20 S., R. 62 E., M. D. B. & M.,
CITY OF LAS VEGAS,
COUNTY OF CLARK,
STATE OF NEVADA

STEWART AVE.
N. 89° 10' 58" E.
120.00'

EVA CORNEZ
SEC. 31

300667

N O R T H
SCALE
1" = 50'

LEGEND

- POINT SET AS SHOWN
- POINT FOUND AS SHOWN
- DEVELOPMENT BOUNDARY
- RIGHT OF WAY LINE
- PROPERTY LINE
- LOT LINE
- ① LOT NUMBER
- ② BLOCK NUMBER

ENGINEERS CERTIFICATE

I, R. J. BAUGHMAN, A DULY REGISTERED LAND SURVEYOR DO HEREBY CERTIFY AS AN AGENT FOR BAUGHMAN, HAUGHT & TURNER INC., THAT THIS MAP IS A TRUE AND ACCURATE PLAT OF THE LAND SURVEYED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JEROME A. WHITE & ASSOCIATES INC., A CALIFORNIA CORPORATION, AND LAID OUT INTO LOTS, BLOCKS, STREETS AND EASEMENTS; THAT SAID LOTS, BLOCKS, STREETS AND EASEMENTS HAVE BEEN DEFINITELY ESTABLISHED AND PERPETRATED IN STRICT ACCORDANCE WITHIN THE LAW AND AS SHOWN HEREON, THAT SAID LOTS, BLOCKS, STREETS AND EASEMENTS ARE SITUATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MOUNT DIABLO BASE & MERIDIAN, COUNTY OF CLARK, CITY OF LAS VEGAS, STATE OF NEVADA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

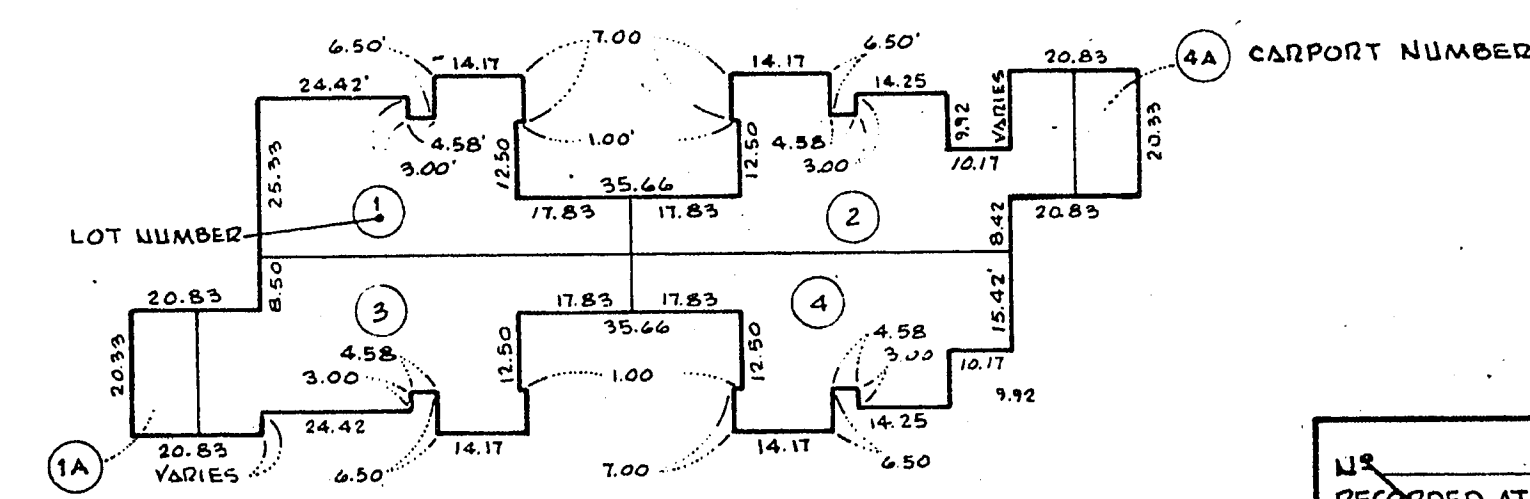
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 31; THENCE NORTH 02° 06' 10" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, A DISTANCE OF 411.15 FEET; THENCE SOUTH 89° 20' 04" WEST A DISTANCE OF 40.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 20' 04" WEST A DISTANCE OF 503.49 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 198.41 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 89° 20' 04" WEST, THENCE NORTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 03' 01" AN ARC LENGTH OF 90.21 FEET; THENCE NORTH 25° 23' 05" EAST TANGENT TO LAST SAID ARC A DISTANCE OF 106.24 FEET; THENCE NORTH 04° 20' 56" WEST A DISTANCE OF 67.12 FEET; THENCE SOUTH 89° 10' 58" WEST A DISTANCE OF 320.00 FEET THENCE SOUTH 00° 49' 02" EAST A DISTANCE OF 65.00 FEET; THENCE SOUTH 89° 10' 58" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 89° 10' 58" EAST A DISTANCE OF 45.00 FEET; THENCE NORTH 00° 49' 02" WEST A DISTANCE OF 183.04 FEET; THENCE NORTH 89° 10' 58" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 00° 49' 02" WEST A DISTANCE OF 32.00 FEET; THENCE NORTH 89° 10' 58" EAST A DISTANCE OF 357.35 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 35' 03" AN ARC DISTANCE OF 30.21 FEET; THENCE NORTH 02° 37' 55" EAST A DISTANCE OF 259.91 FEET; THENCE SOUTH 87° 21' 05" EAST A DISTANCE OF 32.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET; A RADIAL LINE TO SAID POINT BEARS NORTH 87° 22' 05" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 44' 05" AN ARC DISTANCE OF 33.01 FEET; THENCE NORTH 87° 53' 50" EAST TANGENT TO LAST SAID CURVE A DISTANCE OF 156.85 FEET; THENCE NORTH 81° 22' 58" EAST A DISTANCE OF 85.39 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 29' 02" AN ARC DISTANCE OF 36.43 FEET; THENCE NORTH 81° 53' 50" EAST A DISTANCE OF 3.00 FEET; THENCE SOUTH 02° 06' 10" EAST A DISTANCE OF 847.17 FEET TO THE TRUE POINT OF BEGINNING.

DATED THIS 25TH DAY OF MARCH 1972.

Richard J. Baughman
RICHARD J. BAUGHMAN
R.P.E. - R.L.S. 2102

BASIS OF BEARINGS

THE FIFTH STANDARD PARALLEL SOUTH (S. 89° 20' 04" W.)
AS SHOWN IN BOOK 9 OF PLATS, PAGE 28, CLARK COUNTY
RECORDS, CLARK COUNTY NEVADA



TYPICAL LOT LAYOUT

RECORDED AT THE REQUEST OF	
DATE	AT
BOOK	PAGE
OF PLATS	
OFFICIAL RECORDS BOOK 16	
CLARK COUNTY	NEVADA
RECORDED	
PAUL E. HAZEN	RECORDER
FEE	DEPUTY

SHEET 2 OF 2

Book 16 PAGE 15

1052 (T)

C	U	R	V	E	D	A	T	A
1	83.29.02	25.00	36.43	22.31				CH
2	83.29.02	25.00	36.43	22.31				
3	91.26.14	20.00	31.92	20.51				
4	88.33.46	20.00	30.91	19.50				
5	94.44.05	20.00	33.07	21.13				
6	85.15.55	20.00	29.13	18.41				
7	86.33.03	20.00	30.21	18.83				
8	86.33.03	36.00	54.38	33.90				
9	86.33.03	52.00	78.55	48.96				
10								
11	85.56.59	100.00	111.63	62.43				
12	65.16.51	74.90	83.15	46.51				
13	26.03.01	158.41	90.21	45.90				
14	26.03.01	172.91	78.02	34.44				
15	26.03.01	147.41	67.02	34.10				
16	113.32.62	36.50	72.34	55.12				
17	39.52.24	35.00	24.36	12.70				
18	39.52.24	35.00	24.36	12.70				
19	39.52.24	35.00	24.36	12.70				
20	39.52.24	35.00	24.36	12.70				
21	39.52.24	35.00	24.36	12.70				
22	39.52.24	35.00	24.36	12.70				
23	39.52.24	35.00	24.36	12.70				
24	39.52.24	35.00	24.36	12.70				
25	259.16.48	36.50	169.17	44.06				
26	259.16.48	36.50	169.17	44.06				
27	259.16.48	36.50	169.17	44.06				
28	259.16.48	36.50	169.17	44.06				
29	73.43.85	62.00	77.81	45.07				
30	73.43.85	42.00	61.64	42.08				
31	73.43.85	22.00	25.77	16.02				
32	24.43.09	32.80	57.29	29.10				
33	24.43.09	102.80	57.29	29.10				
34	24.43.09	192.80	57.29	29.10				
35	16.19.27	100.00	28.49	14.24				

NOT
A PART

CHARLESTON GARDENS

BOOK 9 NO. 3 PAGE 28

CHARLESTON BLVD.

S. 89° 20' 04" W. BASIS OF BEARINGS