

CONQUISTADOR PLAZA

A COMMERCIAL SUBDIVISION

LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

WE, CONQUISTADOR PLAZA, LLC

DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF CONQUISTADOR PLAZA AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

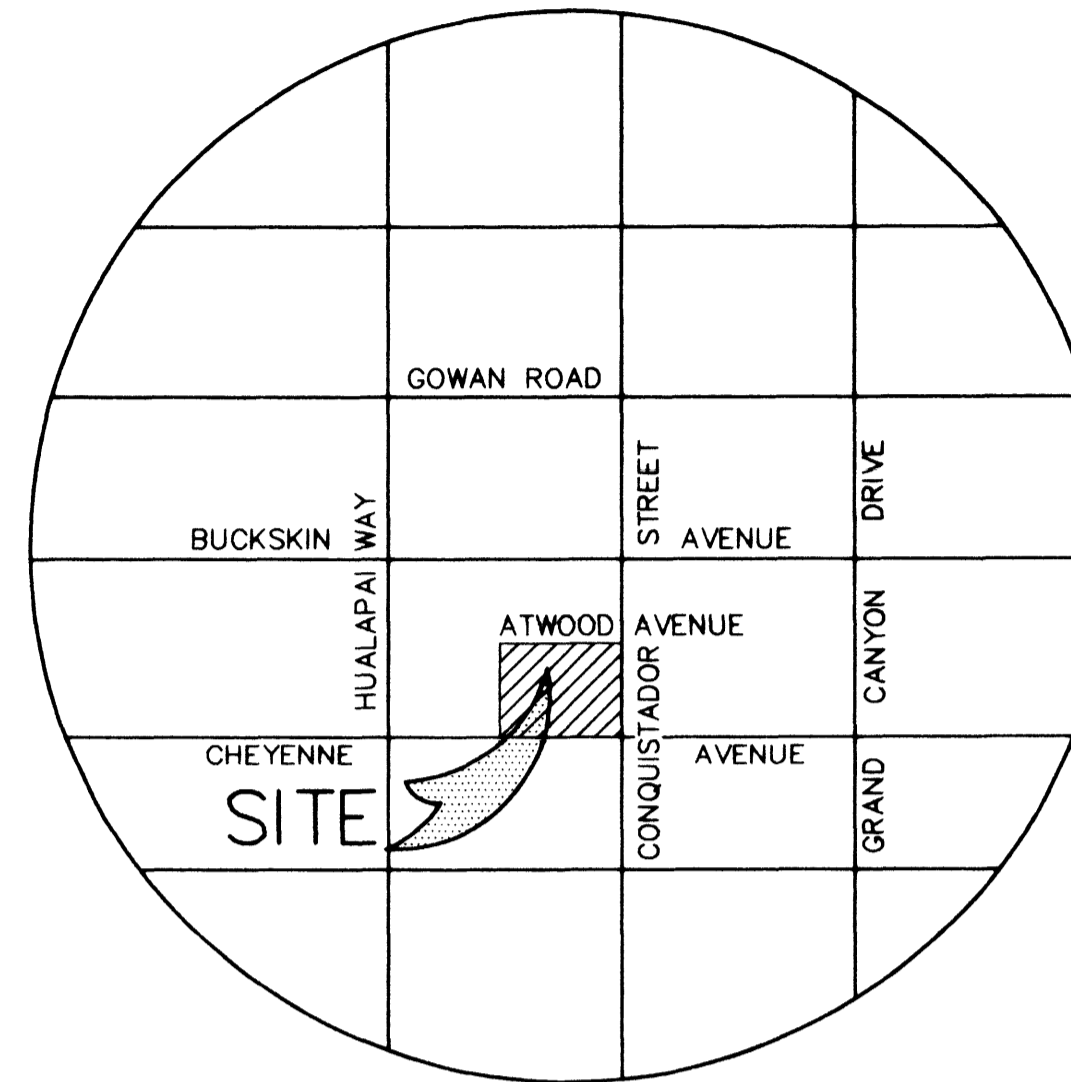
FURTHERMORE, WE HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATIONAL AND FINAL REMOVAL OF STREET LIGHTS, IF ANY, AND FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES AND ABOVE-GROUND ELECTRIC TRANSFORMERS, TOGETHER WITH THE RIGHT OF INGRESS THERE TO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT TO INGRESS TO AND EGRESS THEREFROM.



MARK SCHNIPPEL, TRUSTEE OF SCHNIPPEL FAMILY TRUST, WHICH IS GENERAL PARTNER OF SCHNIPPEL FAMILY LIMITED PARTNERSHIP, WHICH IS MANAGER OF LAW OFFICE, LLC, WHICH IS MANAGER OF CONQUISTADOR PLAZA, LLC

12/11/2000
DATE



SEC. 7, T.20S., R.60E., M.D.M.

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION

LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF THE AFOREMENTIONED SECTION 7; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 7, S.88°50'02"W., 1356.80 FEET; THENCE CONTINUE WESTERLY ALONG SAID SOUTH LINE, S.88°51'14"W., 53.44 FEET; THENCE DEPARTING SAID SOUTH LINE, N.01°08'46"W., 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHEYENNE AVENUE (PRESENTLY 50.00 FEET IN HALF WIDTH), SAID POINT THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.88°51'14"W., 366.08 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 09°27'44" ALONG AN ARC LENGTH OF 3.30 FEET TO A POINT OF TANGENCY; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.81°41'02"W., 56.69 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 09°27'44" ALONG AN ARC LENGTH OF 4.95 FEET TO A POINT OF TANGENCY; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.88°51'14"W., 80.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 14°02'11" ALONG AN ARC LENGTH OF 7.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.74°49'03"W., 35.07 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 14°02'11" ALONG AN ARC LENGTH OF 4.90 FEET TO A POINT OF TANGENCY; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.88°51'14"W., 69.79 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°22'12"E., 592.47 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ATWOOD AVENUE (PRESENTLY 30.00 FEET IN HALF WIDTH); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N.88°39'15"E., 621.78 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°23'52" ALONG AN ARC LENGTH OF 39.88 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF CONQUISTADOR STREET (PRESENTLY 30.00 FEET IN HALF WIDTH); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, S.00°03'07"W., 544.55 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°48'07" ALONG AN ARC LENGTH OF 38.75 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PARCEL CONTAINS 8.80 ACRES MORE OR LESS AS DETERMINED BY COMPUTER METHOD.

BASIS OF BEARINGS

NORTH 00°32'19" WEST BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 91, PAGE 29 OF RECORDS OF SURVEY.

CUMULATIVE RECORD INDEX REFERENCES

- R1.....RECORD OF SURVEY FILE 91 PAGE 29 OF SURVEYS
- R2.....RECORD OF SURVEY FILE 67 PAGE 80 OF SURVEYS
- R3.....RECORD OF SURVEY FILE 81 PAGE 44 OF SURVEYS

NOTE

RECORDATION OF THIS SUBDIVISION MAP ESTABLISHES A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

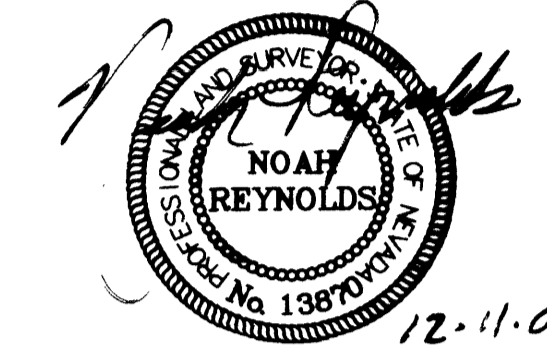
LOT/BLOCK	ACRE-FEET/YEAR
1	1

SURVEYOR'S CERTIFICATE

I, NOAH REYNOLDS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, ACTING AS AGENT FOR L.R. NELSON CONSULTING ENGINEERS, INC., CERTIFY THAT:

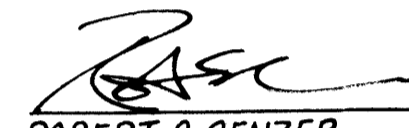
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LAW OFFICE, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST; AND CHEYENNE COURTYARD, LLC, AS TO AN UNDIVIDED 50% INTEREST.
- THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 07, T20S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON MARCH 14, 2000.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITION INDICATED BY ~~JANUARY 8, 2002~~ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

NOAH REYNOLDS
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 13870



CERTIFICATE OF PLANNING COMMISSION DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

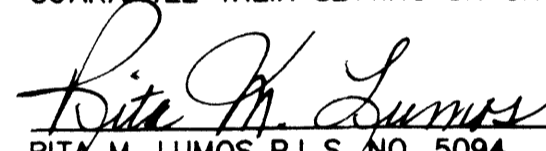
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA, ON THE 27th DAY OF APRIL, 2000.


ROBERT S. GENZER
DIRECTOR OF PLANNING AND DEVELOPMENT AND
SECRETARY OF THE PLANNING COMMISSION
DATE 2/8/01

CERTIFICATE OF CITY SURVEYOR

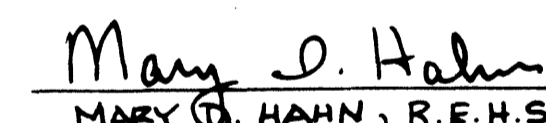
I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF CONQUISTADOR PLAZA AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE JANUARY 8, 2002


RITA M. LUMOS P.L.S. NO. 5094
CITY SURVEYOR,
LAS VEGAS, NEVADA
DATE 3/1/01


DISTRICT BOARD OF HEALTH DIVISION

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


MARY D. HAHN, R.F.H.S.
DATE 1/8/01

DIVISION OF WATER RESOURCES

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.


ROBERT COACHE, P.E.
DATE 1-3-01

RECORDERS NOTE

SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, NRS. 278.5695

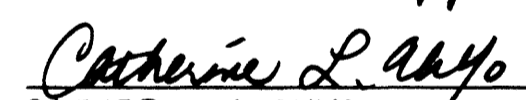
ACKNOWLEDGMENT

STATE OF NEVADA } S.S.
COUNTY OF CLARK }

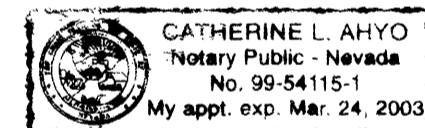
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

11th DAY OF December, 2000

BY Mark Schnippel


CATHERINE L. AHYO

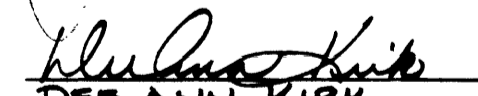
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 24 Mar 2002





UTILITY AGENCIES AND APPROVALS

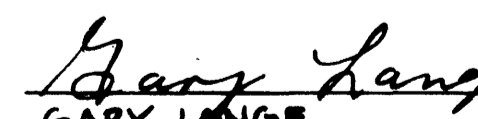
WE, THE HEREIN NAMED EASEMENT RECIPIENTS APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

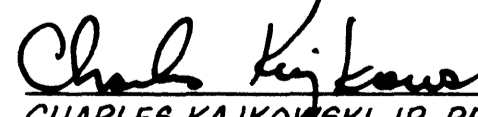

PAMELA BLACK
COX COMMUNICATIONS, LAS VEGAS INC.
DATE 12-26-00


DEE ANN KIRK
NEVADA POWER COMPANY
DATE 12-18-00


PATRICK R. RICHARDSON
SPRINT
DATE 12-26-00


SOUTHWEST GAS CORPORATION - Craig S. Sizoo
DATE 12-18-00


GARY LANGE
LAS VEGAS VALLEY WATER DISTRICT
DATE 12/20/00


CHARLES KAJAKOWSKI, JR., P.E. 4784
CITY ENGINEER
DATE 1/31/2001

FINAL MAP FOR CONQUISTADOR PLAZA		INSTRUMENT NO. 845	
LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		OFFICIAL RECORDS BOOK NO. 20010507	
PREPARED BY: L.R. NELSON CONSULTING ENGINEERS		FILED AT THE REQUEST OF L.R. NELSON CONSULTING ENGINEERS, INC.	
DRAWN BY: PAR		DATE 3/7/01 AT 10:16	
CHECKED BY: NR		BOOK 98 PAGE 77	
JOB NO. 107-001-982		OF PLATS	
SHEET 1 OF 3		CLARK COUNTY, NEVADA RECORDS	
FEE \$ 35.35		JUDITH A. VANDEVER, RECORDER	
DEPUTY DBX		FEE \$ 35.35	

