

DR. JAMES MEDICAL PROFESSIONAL CENTER A COMMERCIAL SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER (NW 1/4), NORTHWEST QUARTER (NW 1/4) OF
SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. B. & M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CITY SURVEYOR'S CERTIFICATE:

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS,
COUNTY OF CLARK, STATE OF NEVADA, DO HEREBY CERTIFY:

THAT I HAVE EXAMINED THE FINAL MAP OF DR. JAMES MEDICAL PROFESSIONAL
CENTER SUBDIVISION AND 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 JUNE 28TH 1995.

Rita M. Lumos 12/2/94
RITA M. LUMOS
P.L.S. NO. 5094

SURVEYOR'S CERTIFICATE:

I, CHARLES E. CAVE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE
STATE OF NEVADA, ACTING AS AGENT FOR BAUGHMAN & TURNER, INC.,
CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY
DIRECT SUPERVISION AT THE INSTANCE OF IRENE CUNNINGHAM JAMES.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M. AND THE
SURVEY WAS COMPLETED ON MAY 10, 1994.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL
ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE
ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN,
OCCUPY THE POSITIONS INDICATED BY JUNE 28TH 1995 AND AN APPROPRIATE
FINANCIAL GUARANTEE HAS BEEN POSTED WITH THE GOVERNING BODY BEFORE
RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

CHARLES E. CAVE
NEVADA P.L.S. NO. 6625

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER
(NW 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH-WEST QUARTER (NW 1/4) OF
SAID SECTION 4; THENCE SOUTH 89°50'03" EAST ALONG THE NORTH LINE THEREOF A
DISTANCE OF 766.12 FEET; THENCE DUE SOUTH A DISTANCE OF 50.19 FEET TO A POINT
ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD SAID POINT BEING
THE TRUE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH A DISTANCE OF
610.00 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND CONVEYED BY
PETER BUOL AND LORENE V. BUOL, HIS WIFE: TO ALICE THOMPSON MILLER, BY DEED
DATED NOVEMBER 23, 1911, AND RECORDED JANUARY 2, 1913, IN BOOK 3 OF DEEDS,
PAGE 1; THENCE DUE EAST ALONG SAID NORTH LINE SO CONVEYED TO ALICE THOMPSON
MILLER A DISTANCE OF 148.13 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL
OF LAND CONVEYED BY DANIEL J. O'CONNELL TO CARVEL JAMES, AN UNMARRIED MAN
BY DEED RECORDED OCTOBER 29, 1946, AS DOCUMENT NO. 237615, IN THE OFFICE OF
THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, THENCE DUE NORTH ALONG A
LINE AT RIGHT ANGLES TO SAID SOUTH LINE OF CHARLESTON BOULEVARD, AND ALONG
THE EAST LINE OF SAID CARVEL JAMES PARCEL A DISTANCE OF 610.00 FEET TO A
POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FOREMENTIONED CHARLESTON
BOULEVARD; THENCE DUE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE
OF 148.13 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 90,359 SQUARE FEET, OR
2.074 ACRES; MORE OR LESS.

NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EX-
AMINED AND MAY BE DETERMINED BY REFERENCE TO THE
COUNTY RECORDER'S CUMULATIVE MAP INDEX N.R.S. 278.5595

TOTAL NUMBER LOTS - 2

OWNER'S CERTIFICATE & DEDICATION

WE THE ESTATE OF IRENE CUNNINGHAM JAMES

DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS
SHOWN UPON THE MAP OF DR. JAMES MEDICAL PROFESSIONAL CENTER AND DO
HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND
DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS AND RIGHTS-OF-WAY AS
INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.
FURTHERMORE, I HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, AND
SPRINT/CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, SOUTHWEST GAS
CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, CITY OF LAS VEGAS AND
COMMUNITY CABLE T.V., INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS
A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON NOT OCCUPIED BY ANY
BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION 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 THERETO
AND EGRESS THEREFROM.

Byron Cunningham 10/17/94
BYRON CUNNINGHAM DATE
Lloyd Cunningham 10/17/94
LLOYD CUNNINGHAM DATE

ACKNOWLEDGEMENT:

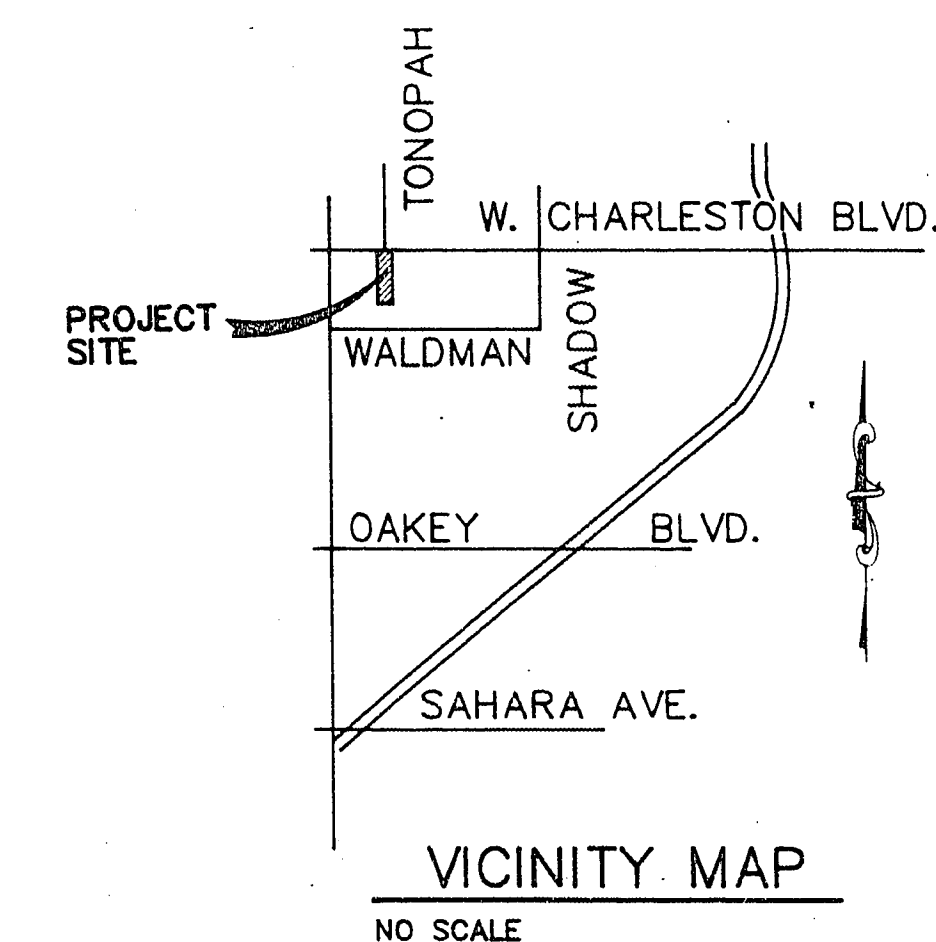
STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCT 17, 1994
BY BYRON CUNNINGHAM AND LLOYD CUNNINGHAM AS TRUSTEES OF THE
ESTATE OF IRENE CUNNINGHAM JAMES.

Cleo Russell
CLEO RUSSELL
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE
MY COMMISSION EXPIRES MARCH 21, 1997

BASIS OF BEARINGS:

DUE EAST- THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLESTON
BOULEVARD IN SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST,
M.D.B. & M. AS SHOWN ON RECORD OF SURVEY MAP FILE 7, PAGE 27,
CLARK COUNTY RECORDS, NEVADA.



DISTRICT BOARD OF HEALTH CERTIFICATE

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 A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Edmund J. Wojcik 12-20-94
EDMUND J. WOJCIK, P.E. DATE

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.

Richard A. Moles 3-1-95
RICHARD A. MOLES, P.E. DATE
DIVISION OF WATER RESOURCES

UTILITY APPROVALS:

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT
OF THE DESIGNATED EASEMENTS:

Rita R. Alberts 8-11-94
RITA R. ALBERTS DATE
NEVADA POWER COMPANY
Frank Cibulka 8/11/94
FRANK CIBULKA DATE
CENTRAL TELEPHONE COMPANY
Joe Clement 8-12-94
JOE CLEMENT DATE
SOUTHWEST GAS CORPORATION
George A. Jacoby 8/10/94
GEORGE A. JACOBY DATE
LAS VEGAS VALLEY WATER DISTRICT
Kimberly R. Latham 3-1-95
KIMBERLY R. LATHAM DATE
COMMUNITY CABLE TELEVISION, INC.
Dennis Anderson 1-11-95
DENNIS ANDERSON DATE
CITY ENGINEER
R.P.E. 9160

APPROVAL:

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND
ANY APPROVED ALTERATIONS THERETO, THAT THIS MAP COMPLIES WITH APPLICABLE
STATUTORY AND ORDINANCE PROVISIONS AND THAT ALL CONDITIONS IMPOSED UPON THE
FINAL MAP HAVE BEEN MET.
THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE
ACCEPTED THIS DAY OF OCTOBER, 1994, BY THE PLANNING COMMISSION
OF THE CITY OF LAS VEGAS.

John L. Schlegel 2-7-95
JOHN L. SCHLEGEL DATE
ACTING DIRECTOR OF PLANNING AND DEVELOPMENT
AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS

DOCUMENT NO. 01243

FILED AT THE REQUEST OF
CHARLES E. CAVE
DATE 1-20-95 AT 13:08
BOOK 65 PAGE 97
OF PLATS

OFFICIAL RECORDS BOOK NO. 950120
CLARK COUNTY NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE \$35.70 DEPUTY JSJ