

IBEW CREDIT UNION PLAZA
A COMMERCIAL SUBDIVISION

LOT 1 OF PARCEL MAP, FILE 63 BOOK 20, BEING A PORTION OF
THE SE 1/4 OF THE SW 1/4 OF SECTION 2, T 21 S, R 60 E, M.D.M.

CITY OF LAS VEGAS

NEVADA

OWNER'S CERTIFICATE OF DEDICATION

IBEW PLUS CREDIT UNION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND THAT IS SHOWN UPON THE MAP OF IBEW CREDIT UNION PLAZA AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY DEDICATE ALL PUBLIC STREETS AND 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 CENTRAL TELEPHONE COMPANY, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, COMMUNITY CABLE T.V. INC., LAS VEGAS VALLEY WATER DISTRICT 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, OPERATION AND FINAL REMOVAL OF ANY STREET LIGHTS AND FIRE HYDRANTS AND ANY UTILITY LINES AND CATV LINES AND APPURTENANCES AND ABOVE GROUND ELECTRIC TRANSFORMERS, AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM. FURTHERMORE, 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 OF INGRESS TO AND EGRESS THEREFROM.

DATED THIS 27th DAY OF June 1995

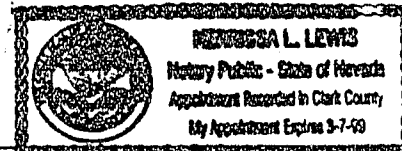
NAME: Rita K. Meixner
TITLE: CEO/PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 27th 1995

BY: Kenneth L. Lewis
KERRISSA L. LEWIS



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES March 7, 1997

UTILITY AGENCIES & APPROVALS

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

Dee Ann Kirk 9/8/95
NEVADA POWER COMPANY
Nyle Smith 9-8-95
CENTRAL TELEPHONE COMPANY
Joe Clement 9-18-95
SOUTHWEST GAS CORPORATION
Kimberly Nathan 9-8-95
COMMUNITY CABLE T.V.
Nick Braybrooke 9-11-95
LAS VEGAS VALLEY WATER DISTRICT
Dave Seavers 10-30-95
CITY OF LAS VEGAS

* 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 1.0

Nick Braybrooke 9-19-95

CHARLESTON BLVD

RAINBOW BLVD

REDWOOD

TORREY PINES

OAKEY BLVD

JONES BLVD

PROJECT SITE

SAHARA AVE

VICINITY MAP

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF PARCEL MAPS, FILE 63, PAGE 20, IN THE OFFICE OF
THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CONTAINING 5.13 ACRES, MORE OR LESS.

BASIS OF BEARING

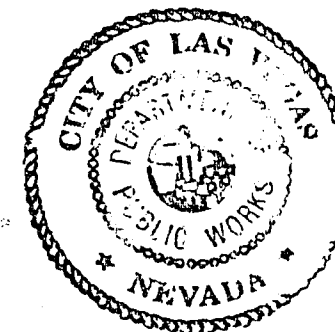
S. 89°08'00" E.; BEING THE SOUTH LINE OF THE SOUTHWEST 1/4
OF SECTION 02, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
AS SHOWN BY A RECORD OF SURVEY, IN FILE 35, PAGE 39
CLARK COUNTY NEVADA RECORDS.

CITY SURVEYOR'S CERTIFICATE

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

Rita M. Lumos
RITA M. LUMOS
CITY SURVEYOR, P.L.S. 5094

10/30/95
DATE

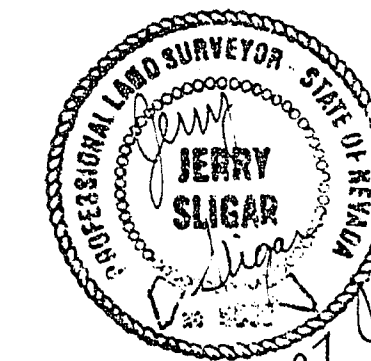


SURVEYOR'S CERTIFICATE

I, JERRY SLIGAR, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE
STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER
MY DIRECT SUPERVISION AT THE INSTANCE OF: IBEW PLUS CREDIT UNION.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4
OF THE SW 1/4 OF SECTION 2, T 21 S, R 60 E, M.D.M.
AND THE SURVEY WAS COMPLETED ON JULY 13, 1995
- 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 ARE OF THE CHARACTER SHOWN,
OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND
DURABILITY.

JERRY SLIGAR
PROFESSIONAL LAND SURVEYOR
NEVADA REG. NO. 6030



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.

Edmond J. Wozniak PE
EDMOND J. WOZNIAK PE
DISTRICT BOARD OF HEALTH

10-2-95
DATE

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.

G.W. Bill Guinn
G.W. BILL GUINN
DIVISION OF WATER RESOURCES

9/26/95
DATE

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 ORDINANCES PROVISIONS; AND 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 24th DAY OF August, 1995.

Donna H. Kristaponis
NAME: DONNA H. KRISTAPONIS
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

10-24-95
DATE

NOTE

ANY 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

No. 01105
FILED AT THE REQUEST OF:
J. W. SLIGAR INC.
DATE: 11-7-95 AT 11:03 A.M.
BOOK: 70 PAGE: 58
OF PLATS
OFFICIAL RECORDS BOOK No.
951107
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE: 35.25 DEPUTY