

940215

01855 15-2-52

LAKES BUSINESS CENTER

(A COMMERCIAL SUBDIVISION)

BEING LOT 3 AS SHOWN BY A MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 51, PAGE 44 OF PARCEL MAPS.
SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

WEST SAHARA INVESTMENTS, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF LAKES BUSINESS CENTER AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, ALL THE PUBLIC STREETS, AND OUTLINED HEREON FOR THE USE OF THE PUBLIC. FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE-NEVADA, JOINTLY AND SEVERALLY, THE CITY OF LAS VEGAS, SOUTHWEST GAS CORPORATION, THE LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC. AND TO THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREET, COMMON ELEMENT AND ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, FIRE HYDRANTS, AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, AND FOR ABOVE-GROUND ELECTRICAL TRANSFORMER PADS, AND ABOVE-GROUND TELEPHONE EQUIPMENT PADS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERE TO.

DATED THIS 23RD DAY OF SEPTEMBER, 1993.

WEST SAHARA INVESTMENTS, INC.

RUSSELL W. DORN - PRESIDENT

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

Charles G. McCarrell Jr. 10-19-93
SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL JR. DATE

Sharon McShea 10-19-93
NEVADA POWER COMPANY - SHARON MCSHEA DATE

Dean T. Whitman 10-26-93
SPRINT CENTRAL TELEPHONE-NEVADA - DEAN T. WHITMAN DATE

T. Treadway 10-26-93
COMMUNITY CABLE T.V., INC. - T. TREADWAY DATE

George A. Jacoby 12-21-93
LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY DATE

Dennis Anderson 2-10-94
CITY OF LAS VEGAS - DENNIS ANDERSON, CITY ENGINEER DATE

CITY ENGINEER'S CERTIFICATE

I, DENNIS ANDERSON, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT MAP OF LAKES BUSINESS CENTER 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 Feb 7, 1995.

DENNIS ANDERSON
CITY ENGINEER P.E. 9160

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 AND THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET.

Norman R. Standerfer 10-19-93
NORMAN R. STANDERFER
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

APPROVAL

THIS MAP IS APPROVED AND THE PARCELS HEREIN OFFERED FOR DEDICATION ARE ACCEPTED THIS 13TH DAY OF AUGUST, 1994, BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS.

CERTIFIED BY:

Norman R. Standerfer 10-26-93
NORMAN R. STANDERFER
SECRETARY OF THE PLANNING COMMISSION

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. McLes P.E. 11/4/93
DIVISION OF WATER RESOURCES - RICHARD A. MCLES P.E. DATE

CLARK COUNTY HEALTH DIST. CERT.

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 PRDICATIONED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz 5-9-93
CLARK COUNTY HEALTH DISTRICT - CLARE A. SCHMUTZ DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 87°54'33" WEST AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER IN FILE 49 ON PAGE 85 OF PARCEL MAPS.

SURVEYOR'S CERTIFICATE

I, GREGORY D. RIVERO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WEST SAHARA INVESTMENTS, INC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON Feb 7, 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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY Feb 7, 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THEIR INSTALLATION OF THE MONUMENTS.

GREGORY D. RIVERO, PLS 6902

LEGAL DESCRIPTION APN: 440-490-068

BEING LOT 3 AS SHOWN BY A MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER, IN FILE 51, PAGE 44 OF PARCEL MAPS. SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 8; THENCE ALONG THE EASTERLY LINE THEREOF, SAID LINE BEING THE CENTERLINE OF CRYSTAL WATER WAY (74.00 FEET WIDE), SOUTH 00°08'24" EAST, 548.57 FEET TO A POINT ON SAID LINE; THENCE DEPARTING SAID LINE, NORTH 87°54'33" WEST, 60.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°54'33" WEST, 1361.88 FEET; THENCE NORTH 02°13'45" WEST, 456.96 FEET; THENCE SOUTH 87°54'33" EAST, 1364.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 87°46'09", AN ARC DISTANCE OF 22.98 FEET; THENCE SOUTH 00°08'24" EAST, 441.58 FEET TO THE POINT OF BEGINNING.

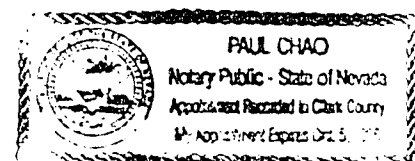
SAID PARCEL CONTAINS 14.33 ACRES, MORE OR LESS.

ACKNOWLEDGMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPTEMBER 23, 1993, BY RUSSELL W. DORN AS PRESIDENT OF WEST SAHARA INVESTMENTS, INC.

Paul Chao
PAUL CHAO
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCT. 5, 1996



W.O.#	210-B020	#	LOTS: 1	DATE: 09/16/93	BY: RNB
DATE	REVISION DESCRIPTION				

SHEET 1 OF 2

BOOK 60 PAGE 42
Plat Map for 107-12196

No.	01855
FILED AT THE REQUEST OF:	ENGINEERS & SURVEYORS, INC.
DATE:	2-15-94 AT 14:16 M.
BOOK:	60 PAGE: 42
OF PLATS	
OFFICIAL RECORDS BOOK No.	940215
CLARK COUNTY, NEVADA RECORDS	
JUAN L. SWIFT, RECORDER	
FEE:	35.35 DEPUTY GLS