950302

20-17-71

01126

LAKES BUSINESS PARK II

(A COMMERCIAL SUBDIVISION)

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

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

SECTION SEVEN INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF LAKES BUSINESS PARK II AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES 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 CENTRAL TELEPHONE-NEVADA, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (I) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS: (II) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS: AND (III) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS, 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 TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.
FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS 15 DAY OF December, 1994.

SECTION SEVEN INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP

E. A. Collins
E.A. COLLINS FOR COLLINS BROTHERS CORPORATION - A PARTNER

M.M. Collins
M.M. COLLINS FOR COLLINS BROTHERS CORPORATION - A PARTNER

Kenneth J. Sullivan Jr. Trustee
KENNETH J. SULLIVAN, JR. - PARTNER
TRUSTEE OF THE SULLIVAN TRUST AGREEMENT

Robert J. Sullivan
ROBERT J. SULLIVAN - PARTNER
BY KENNETH J. SULLIVAN, JR.
HIS ATTORNEY-IN-FACT

CERTIFICATE OF CITY SURVEYOR

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT MAP OF LAKES BUSINESS PARK II 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 MARCH 29, 95

Rita M. Lumos 2/28/95
RITA M. LUMOS
CITY SURVEYOR PLS 5094

CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS NEVADA

CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF COMMUNITY 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 21st DAY OF DECEMBER 1994

John L. Schlegel 2.22.95
JOHN L. SCHLEGEL
ACTING DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

CERTIFICATE OF WATER RESOURSES DIVISION

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 P.E. 2/14/95
DIVISION OF WATER RESOURCES RICHARD A. MOLES DATE

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 2-16-95
EDMUND J. WOJCIK DATE

SURVEYOR'S CERTIFICATE

I, GREGORY D. RIVERO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR ENGINEERS & SURVEYORS, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SECTION SEVEN INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 10-24-94
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 AND OCCUPY THE POSITIONS INDICATED BY MARCH 29, 1995 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

GREGORY D. RIVERO, PLS 6902

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA GREGORY D. RIVERO 6902

12-15-94

LEGAL DESCRIPTION APN: 163-08-101-003

BEING LOT 1 AND A PORTION OF LOT 2 IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AS PER MAP RECORDED IN FILE 55, PAGE 31 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, SAID POINT BEING ON THE CENTERLINE OF WEST SAHARA AVENUE, BEING 75.00 FEET WIDE AS SHOWN PER MAP RECORDED IN FILE 45, PAGE 100 OF PARCEL MAPS;
THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 8, SAID LINE ALSO BEING THE CENTERLINE OF SAID WEST SAHARA AVENUE, SOUTH 87°54'33" EAST, 1402.98 FEET;
THENCE DEPARTING SAID LINE, SOUTH 02°05'27" WEST, 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST SAHARA AVENUE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND, AS SHOWN PER MAP RECORDED IN FILE 72, PAGE 99 OF SURVEYS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
THENCE ALONG SAID LINE SOUTH 02°05'27" WEST, 473.16 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2;
THENCE ALONG SAID LINE AND THE SOUTHERLY LINE OF SAID LOT 1, NORTH 87°54'33" WEST, 1311.43 FEET TO THE WESTERLY LINE OF SAID LOT 1;
THENCE ALONG SAID LINE, NORTH 02°13'45" WEST, 416.27 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 54.00 FEET, THROUGH A CENTRAL ANGLE OF 94°19'12", AN ARC DISTANCE OF 88.89 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST SAHARA AVENUE;
THENCE ALONG SAID LINE, SOUTH 87°54'33" EAST, 1288.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS, 14.42 ACRES, MORE OR LESS.

CERTIFICATE OF EASEMENT RECIPIENTS

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

Steven G. Frankiewich 1-5-95
SOUTHWEST GAS CORPORATION - STEVEN G. FRANKIEWICH DATE

Laurie L. Jones 1-5-95
NEVADA POWER COMPANY - Laurie L. Jones DATE

Nyles Smith 12-21-94
SPRINT CENTRAL TELEPHONE-NEVADA - NYLES SMITH DATE

Kimberly R. Lathem 1-5-95
COMMUNITY CABLE T.V., INC. - KIMBERLY R. LATHEM DATE

George Jacoby 1-09-95
LAS VEGAS VALLEY WATER DISTRICT - GEORGE JACOBY DATE

2-21-95
CITY OF LAS VEGAS - DENNIS ANDERSON, CITY ENGINEER DATE

ACKNOWLEDGMENT

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 15, 1994 BY E.A. COLLINS AND M.M. COLLINS FOR COLLINS BROTHERS CORPORATION AS A PARTNER AND KENNETH J. SULLIVAN, JR. AND ROBERT J. SULLIVAN AS PARTNERS OF SECTION SEVEN INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP.

Susan L. Barker
SUSAN L. BARKER
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 11/20/98

SUSAN L. BARKER Notary Public - State of Nevada Appointment Recorded in Clark County My Appointment Expires 11-20-98

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 SOUTH 87°54'33" EAST AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER IN FILE 55 ON PAGE 31 OF PARCEL MAPS.

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

SHEET 1 OF 2

No 01126
FILED AT THE REQUEST OF ENGINEERS & SURVEYORS, INC.
DATE: 3-2-95 AT 15:03 M
BOOK: 66 PAGE: 61
OF PLATS
OFFICIAL RECORDS BOOK No. 950302
CLARK COUNTY, NEVADA RECORDS
JUDITH A. VANDEVER, RECORDER
FEE: $35.35 DEPUTY JST

BOOK 66 PAGE 61

4375

W.O.# 090-5610	# LOTS : 1	DATE : OCT. 1994	BY : PJM	
DATE	REVISION DESCRIPTION			BY
11/11/95	Correct Typing Error in Legal			PJM
2/9/95	Revised Certificate of City Surveyor & Recorder Block			RMB
3/2/95	Revised Surveyor's Certificate Item #3 & Name of Notary			RMB