

FINAL MAP OF
ALEXANDER & DURANGO

A COMMON INTEREST COMMUNITY
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

THM ENTERPRISES INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF **ALEXANDER & DURANGO**, 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 STREETS (EXCEPT PRIVATE STREETS) AND THE OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC; AND GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, 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, THE UNDERSIGNED OWNER, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY AND CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

(i) AN EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ON AND IN THOSE AREAS SHOWN HEREON AS UTILITY EASEMENTS (U.E.), PRIVATE STREET EASEMENTS, COMMON ELEMENTS AND LANDSCAPE EASEMENTS;

(ii) A THREE-FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL ALL UNDERGROUND SERVICES TO METER PANELS;

(iii) AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF PUBLIC OR PRIVATE STREETS FOR GAS LINES, CABLE T.V., ALL ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF WATER LINES, GAS LINES AND CABLE TELEVISION LINES, FINAL REMOVAL OF UNDERGROUND POWER, TELEPHONE AND DISTRIBUTION LINES AND APPURTENANCES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET. WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;

(iv) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. ALSO, AN EASEMENT OVER AREAS SHOWN HEREON AS UTILITY EASEMENTS, COMMON LOTS AND PRIVATE STREETS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. PROVIDED, HOWEVER, THAT NO ABOVE-GROUND UTILITY VAULTS THAT WOULD SUBSTANTIALLY INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR SHALL BE ALLOWED WITHIN ANY EASEMENTS, CORRIDORS, OR COMMON LOTS DESIGNATED AS PUBLIC MULTI-USE TRAIL EASEMENT AREAS, AND NO SUCH EASEMENT RIGHT SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THIS STATEMENT.

FURTHER, THM ENTERPRISES LLC, 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, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES THERETO AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

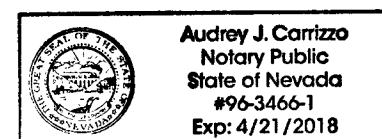
DATED THIS 29 DAY OF MAY, 2015

THM ENTERPRISES INC., A NEVADA CORPORATION

BY: Thomas H. McCormick, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 29, 2015
BY THOMAS H. MCCORMICK AS PRESIDENT OF THM ENTERPRISES INC.,
A NEVADA CORPORATION

BY: Audrey J. Cortizo
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: 4/21/2018

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM A PORTION THEREOF CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED IN BOOK 20020221 AS DOCUMENT NUMBER 01546 OF CLARK COUNTY OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTH 50.00 FEET OF SAID EAST HALF (E 1/2) CONVEYED TO CLARK COUNTY BY DEED RECORDED IN BOOK 20030204 AS DOCUMENT NUMBER 00290 OF CLARK COUNTY OFFICIAL RECORDS.

TOGETHER WITH THE NORTH 5.00 FEET OF SAID SOUTH 50.00 FEET VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED IN BOOK 20081202 AS DOCUMENT NUMBER 04976 OF SAID OFFICIAL RECORDS.

SAID PARCEL CONTAINS 4.75 ACRES, MORE OR LESS.

AGENCIES AND UTILITIES APPROVALS

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

BY: Michael Samra 7/6/15
DATE
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

BY: Sharon McShea 6-29-2015
DATE
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

BY: Amr Khabazi 7-6-2015
DATE
COX COMMUNICATIONS LAS VEGAS, INC.

BY: Michael Dishar 5/9/16
DATE
LAS VEGAS VALLEY WATER DISTRICT

BY: James Frame 7/2/15
DATE
SOUTHWEST GAS CORPORATION

BY: Allen Pavelka 6-22-16
DATE
ALLEN PAVELKA, P.E., NO. 9029
CITY ENGINEER, CITY OF LAS VEGAS

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. 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.

BY: Andy Chaney 5/16/2016
DATE
REHS

DIVISION OF WATER RESOURCES

THIS FINAL PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUALITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: John Guillot 6/16/16
DATE
P.E. JOHN GUILLOT, P.E.

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF **ALEXANDER & DURANGO** AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 4/29/2018

BY: Randy W. Mrowicki PLS 11441 28-June-2016
DATE
FOR: ALAN R. RIEKKI, P.L.S., CITY SURVEYOR
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING 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 FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE 28 DAY OF June, 2015.

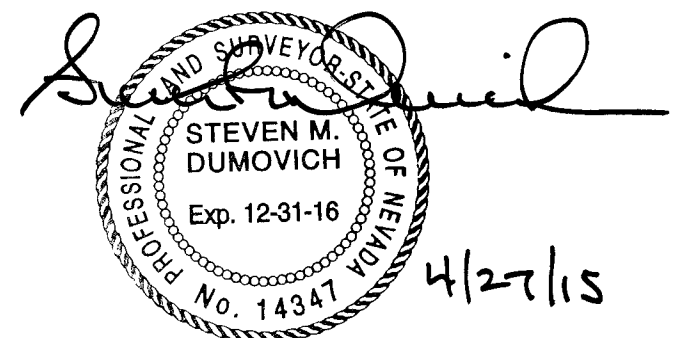
BY: Thomas A. Perrigo
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

SURVEYOR'S CERTIFICATE

I, STEVEN M. DUMOVICH, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AGENT FOR TANEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THM ENTERPRISES INC.
- THE LANDS SURVEYED LIE WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. THE SURVEY WAS COMPLETED ON MAY 16, 2014.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 4/28/2018 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

STEVEN M. DUMOVICH
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 14347



BASIS OF BEARINGS

NORTH 00°09'04" WEST, BEING THE BEARING OF THE CENTERLINE OF DURANGO DRIVE AND COINCIDENT WITH THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 111 PAGE 2 OF PARCEL MAPS.

COUNTY RECORDER'S NOTE

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

FMP - 58234

THE FINAL MAP OF ALEXANDER & DURANGO FOR THM ENTERPRISES LLC.		OFFICIAL RECORDS BOOK NO. <u>20160629</u>
A COMMON INTEREST COMMUNITY THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		INSTRUMENT NO. <u>02807</u> FILED AT THE REQUEST OF TANEY ENGINEERING DATE <u>6-29-16</u> AT <u>16:05</u> BOOK <u>192</u> PAGE <u>001</u> OF PLATS
	TANEY ENGINEERING 6030 SO. JONES BLVD. #100 LAS VEGAS, NEVADA 89118 (702) 362-8844 FAX: (702) 362-5233	CLARK COUNTY, NEVADA RECORDER DEBBIE CONWAY - RECORDING FEE \$ <u>67.00</u> DEPUTY <u>AN</u>

SHEET 1 OF 2

152/0017

ALEXANDER & DURANGO

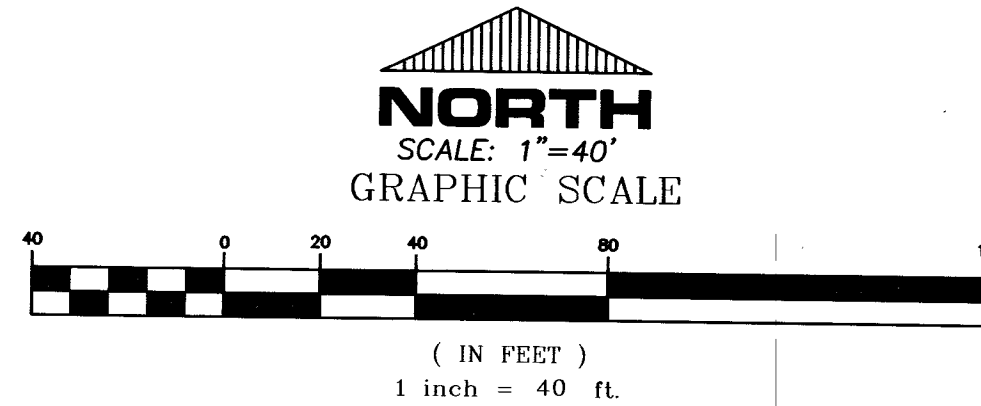
A COMMON INTEREST COMMUNITY
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APN 138-05-801-039
BURBANK LLC.
LOT 2 OF FILE 111 PAGE 2
OF PARCEL MAPS

PRIVATE DRAINAGE EASEMENT
PER OR: 20081117:03068

CLARK COUNTY
PUBLIC DRAINAGE EASEMENT
PER OR: 20081202:04978

NO MONUMENT
FOUND OR SET



LEGEND

- SUBDIVISION BOUNDARY LINE
 - STREET CENTERLINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - PRIVATE STREET LINE
 - LOT LINE
 - ADJOINING LOT
 - RADIAL LINES/TIE LINES/PROLONGATION LINES
- 5 LOT NUMBER = 9 RESIDENTIAL LOTS
C.E.A. COMMON ELEMENTS/LOTS = 4
Ⓢ LANDSCAPE EASEMENT HEREBY CREATED PER THIS MAP AND TO BE PRIVATELY MAINTAINED

- FOUND MONUMENT AS SHOWN AND DESCRIBED
- SET TYPE III MONUMENT-PLS 14347 WITH REFERENCE MONUMENTS IN TOP OF CURB
- O.R. OFFICIAL CLARK COUNTY RECORDS
- C1 CURVE NUMBER
- R1 RADIAL BEARING NUMBER
- (R) RADIAL
- SF SQUARE FEET, MORE OR LESS
- Ⓢ PRIVATE STREET AND UTILITY EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNERS ASSOCIATION. ALSO A PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS AND TO BE PRIVATELY MAINTAINED.
- Ⓢ 10' WIDE PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS AND TO BE PRIVATELY MAINTAINED
- Ⓢ MULTI-USE NON EQUESTRIAN TRAIL EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS AND TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

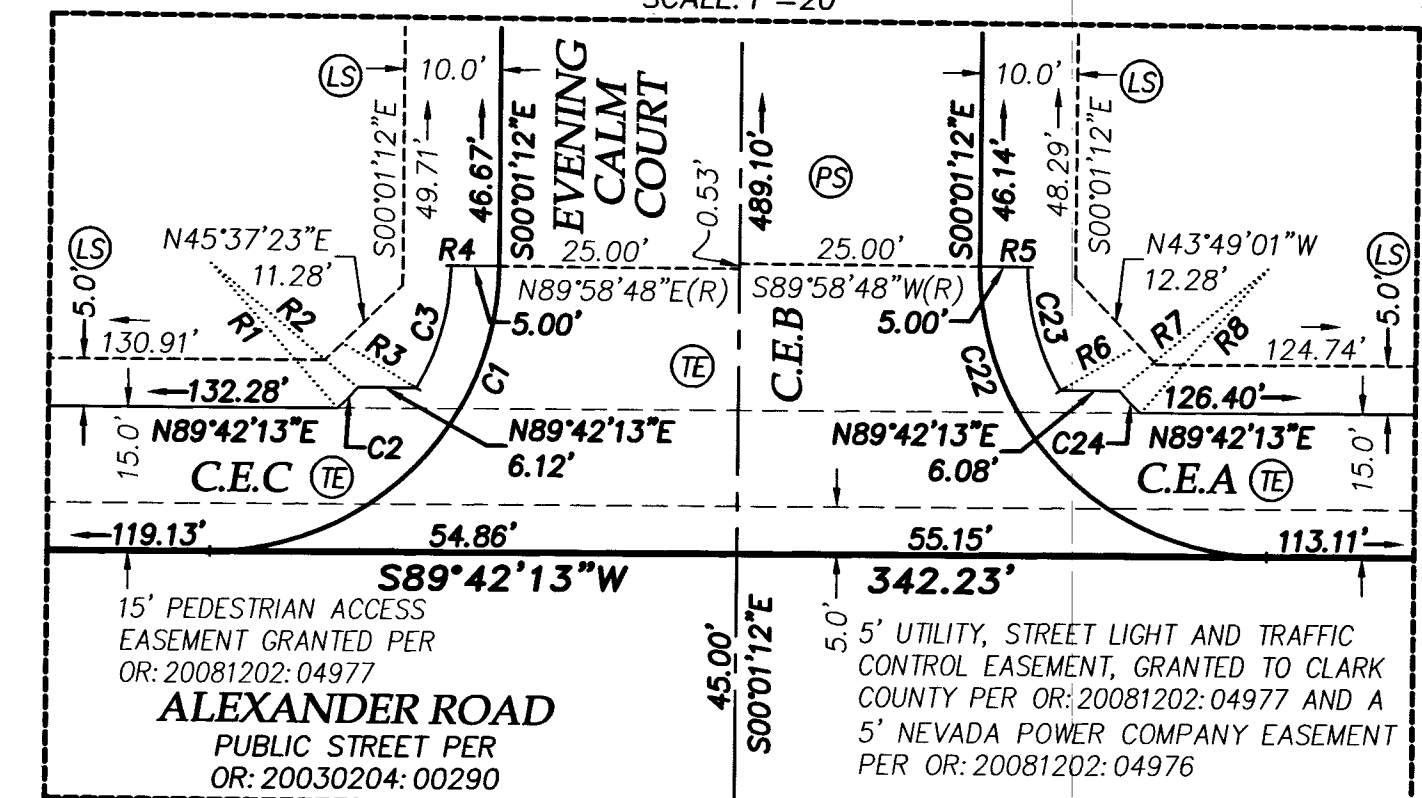
NOTE:

- DIRECT VEHICULAR ACCESS TO ALEXANDER ROAD FROM LOTS 1 AND 9 IS PROHIBITED EXCEPT THROUGH PRIVATE STREET.
- COMMON ELEMENTS "A" AND "C" ARE ALSO MULTI-USE NON EQUESTRIAN TRAIL EASEMENT AND LANDSCAPING WITHIN SAID COMMON ELEMENTS SHALL NOT INTERFERE WITH THE INTENDED USE OF THE MULTI-USE NON EQUESTRIAN TRAIL EASEMENT.
- ALL REAR LOT CORNER SHALL SET WITH NAIL AND TAG PLS 14347 ON BLOCK WALLS AND ALL FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE SIDE PROPERTY LINES.

LAS VEGAS VALLEY WATER DISTRICT NOTES:

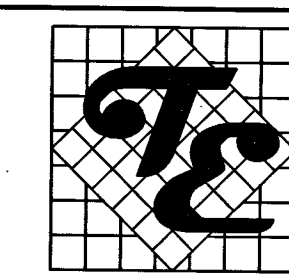
- MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
- ALL UTILITY EASEMENTS INDICATED HEREON AS "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO HOMEOWNER'S ASSOCIATION IS TO BE FORMED).

DETAIL 1 SCALE: 1"=20'



RADIAL BEARINGS	
RADIAL NO.	BEARINGS
R1	S41°42'21\"E
R2	S50°16'51\"E
R3	S59°20'21\"E
R4	N89°58'48\"W
R5	N89°58'48\"W
R6	S59°10'14\"W
R7	S50°16'48\"W
R8	S41°06'48\"W
R9	N52°19'21\"W
R10	N44°51'59\"E
R11	N58°38'29\"E
R12	N19°29'31\"W

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	89°43'25\"	30.00'	46.98'	29.86'
C2	8°34'30\"	20.00'	2.99'	1.50'
C3	30°40'51\"	25.00'	13.39'	6.86'
C4	3°58'39\"	250.00'	17.35'	8.68'
C5	0°13'28\"	250.00'	0.98'	0.49'
C6	3°45'11\"	250.00'	16.38'	8.19'
C7	4°07'40\"	250.00'	18.01'	9.01'
C8	1°40'08\"	250.00'	7.28'	3.64'
C9	2°27'33\"	250.00'	10.73'	5.37'
C10	250°31'41\"	42.00'	183.64'	59.40'
C11	37°41'51\"	42.00'	27.63'	14.34'
C12	97°11'20\"	42.00'	71.24'	47.63'
C13	13°46'30\"	42.00'	10.10'	5.07'
C14	101°52'01\"	42.00'	74.67'	51.74'
C15	70°31'41\"	19.50'	24.00'	13.79'
C16	3°58'39\"	250.00'	17.35'	8.68'
C17	3°23'12\"	250.00'	14.78'	7.39'
C18	0°35'26\"	250.00'	2.58'	1.29'
C19	3°58'39\"	250.00'	17.35'	8.68'
C20	3°45'25\"	250.00'	16.39'	8.20'
C21	0°13'13\"	250.00'	0.96'	0.48'
C22	90°16'35\"	30.00'	47.27'	30.15'
C23	30°48'35\"	25.00'	13.44'	6.89'
C24	9°10'00\"	20.00'	3.20'	1.60'



TANEY ENGINEERING
6030 S. JONES BOULEVARD #100
LAS VEGAS, NEVADA 89118
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