

**OWNER'S CERTIFICATE**

WE, GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF BRADLEY & ANO, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO 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, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC., JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

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

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

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

(iv) AN ADDITIONAL TWO FEET 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, GAS, WATER AND CABLE TELEVISION LINES, UNDERGROUND POWER AND TELEPHONE 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 ELEMENTS 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, GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 ELEMENTS 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 1<sup>st</sup> DAY OF APRIL, 2020.

ROBERT JOHNSON, AUTHORIZED AGENT  
GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

**ACKNOWLEDGMENT**

STATE OF NEVADA }  
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 1, 2020, BY ROBERT JOHNSON AS AUTHORIZED AGENT OF GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SHIRLEY MILLER  
Notary Public, State of Nevada  
Appointment No. 17-2540-1  
My Appt. Expires Jun 25, 2021

**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: DANIEL C. BURNS 7-28-2020  
DATE

**DIVISION OF WATER RESOURCES**

THIS FINAL MAP IS APPROVED BY THE STATE OF NEVADA 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.

BY: JOHN GUILMORY, P.E. 7/8/2020  
DATE

THE FINAL MAP OF

**BRADLEY & ANO**

A COMMON INTEREST COMMUNITY

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

**LEGAL DESCRIPTION**

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT 273, INCLUSIVE, DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILED IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 OF OFFICIAL RECORDS AS DOCUMENT NO. 00794, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 273, BEING A CORNER COMMON WITH MEISTER PARK NORTH NO. 1, AS SHOWN IN BOOK 99 PAGE 89 OF PLATS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS; THENCE ALONG THE COMMON LINE THEREOF, NORTH 86°59'05" EAST, 610.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 273, BEING A CORNER COMMON WITH SAID MEISTER PARK NORTH NO. 1; THENCE ALONG THE COMMON LINE THEREOF, SOUTH 1°15'23" EAST, 318.35 FEET TO THE EAST COMMON CORNER OF SAID LOT 273 AND LOT 269 AS SHOWN ON SAID RECORD OF SURVEY IN FILE 52 PAGE 70; THENCE DEPARTING SAID COMMON LINE, SOUTH 86°59'05" WEST, 614.96 FEET ALONG THE SOUTH LINE OF SAID LOT 273, BEING COMMON WITH THE NORTH LINES OF LOTS 269, 270, 271 AND 272 AS SHOWN ON SAID RECORD OF SURVEY, TO THE EAST RIGHT OF WAY LINE OF BRADLEY ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 0°31'56" WEST, 318.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.48 ACRES, MORE OR LESS.



**AGENCIES AND UTILITIES APPROVALS**

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

BY: Brad Hactor 4/16/2020  
DATE  
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

BY: Lisa Haver 4/16/2020  
DATE  
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

BY: Mitch Roseberry 4-21-20  
DATE  
COX COMMUNICATIONS LAS VEGAS, INC.

BY: Dianne Oon 07/01/2020  
DATE  
LAS VEGAS VALLEY WATER DISTRICT

BY: Jolana Wright 5/20/20  
DATE  
SOUTHWEST GAS CORPORATION

BY: Steve Ford 8/5/2020  
DATE  
STEVE FORD, P.E., NO. 12175  
CITY ENGINEER, CITY OF LAS VEGAS

**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 BRADLEY & ANO 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 6/9/2022.

Randy W. Mrowicki

FOR: RANDY W. MROWICKI PLS 11441 10-AUGUST-2020  
CITY OF LAS VEGAS DATE  
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 5<sup>th</sup> DAY OF AUGUST, 2020.

Robert Summerfield

ROBERT SUMMERFIELD, AICP  
DIRECTOR OF PLANNING  
CITY OF LAS VEGAS, NEVADA

**SURVEYOR'S CERTIFICATE**

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

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, THE SURVEY WAS COMPLETED ON JULY 10, 2019.
- 3. 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.
- 4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JUNE 09, 2022, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

JAMES T. STOVALL  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE NO. 9992



**BASIS OF BEARINGS**

NORTH 00°56'21" WEST, BEING THE BEARING OF THE CENTERLINE OF THOM BOULEVARD BETWEEN DEER SPRINGS WAY AND ROME BOULEVARD AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 52, PAGE 70 OF SURVEYS.

**COUNTY RECORDER'S NOTE**

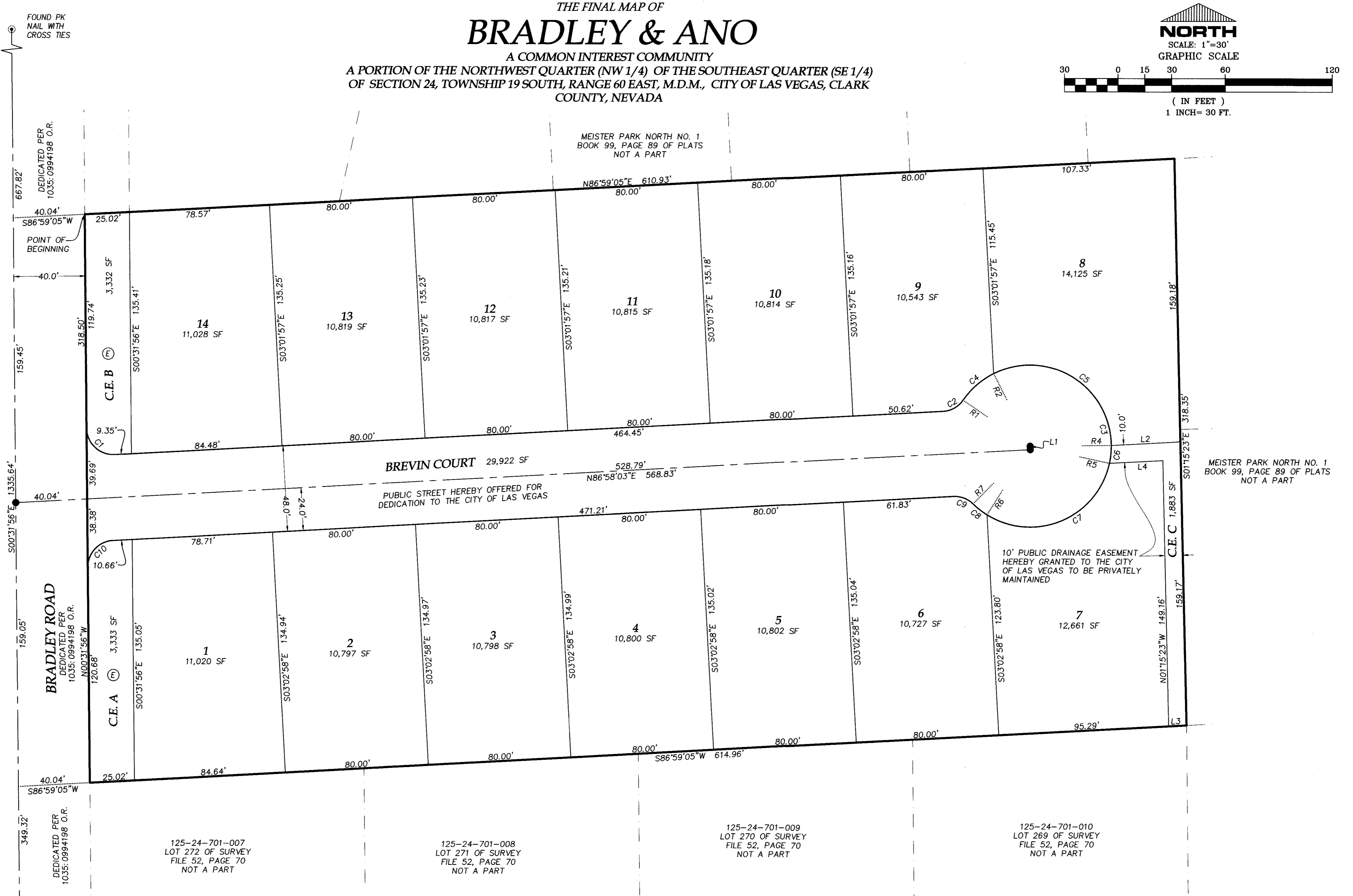
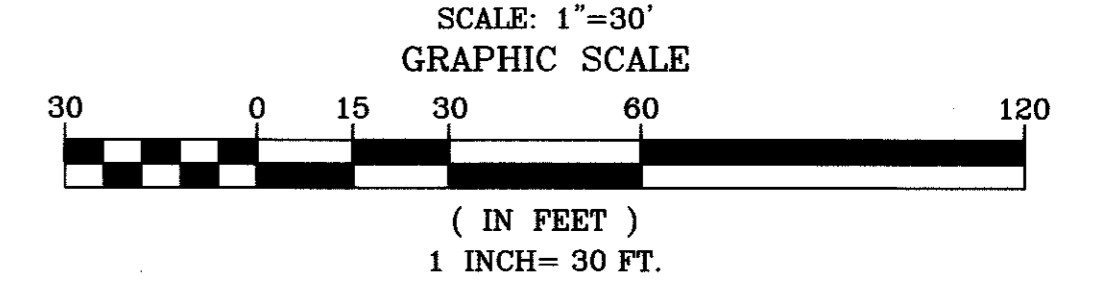
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.

FMP-78381

THE FINAL MAP OF <b>BRADLEY &amp; ANO</b> FOR GREYSTONE NEVADA, LLC	OFFICIAL RECORDS BOOK NO. 20200811
A COMMON INTEREST COMMUNITY A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	INSTRUMENT NO. 00532 FILED AT THE REQUEST OF <b>TANEY ENGINEERING</b> DATE 8-11-20 AT 9:34 AM BOOK 162 PAGE 0070 OF PLATS
<b>TANEY ENGINEERING</b> 6030 S. JONES BOULEVARD LAS VEGAS, NEVADA 89118 (702) 362-8844 FAX: (702) 362-5233	CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY - RECORDER FEE \$ 87.00 DEPUTY RYUD

THE FINAL MAP OF  
**BRADLEY & ANO**

A COMMON INTEREST COMMUNITY  
A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)  
OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK  
COUNTY, NEVADA



FOUND PK NAIL WITH CROSS TIES

DEDICATED PER 1035:0994198 O.R.

POINT OF BEGINNING

BRADLEY ROAD

DEDICATED PER 1035:0994198 O.R.

FOUND PK NAIL WITH CROSS TIES

MEISTER PARK NORTH NO. 1  
BOOK 99, PAGE 89 OF PLATS  
NOT A PART

MEISTER PARK NORTH NO. 1  
BOOK 99, PAGE 89 OF PLATS  
NOT A PART

**BREVIN COURT** 29,922 SF  
PUBLIC STREET HEREBY OFFERED FOR  
DEDICATION TO THE CITY OF LAS VEGAS

10' PUBLIC DRAINAGE EASEMENT  
HEREBY GRANTED TO THE CITY  
OF LAS VEGAS TO BE PRIVATELY  
MAINTAINED

125-24-701-007  
LOT 272 OF SURVEY  
FILE 52, PAGE 70  
NOT A PART

125-24-701-008  
LOT 271 OF SURVEY  
FILE 52, PAGE 70  
NOT A PART

125-24-701-009  
LOT 270 OF SURVEY  
FILE 52, PAGE 70  
NOT A PART

125-24-701-010  
LOT 269 OF SURVEY  
FILE 52, PAGE 70  
NOT A PART

**LEGEND**

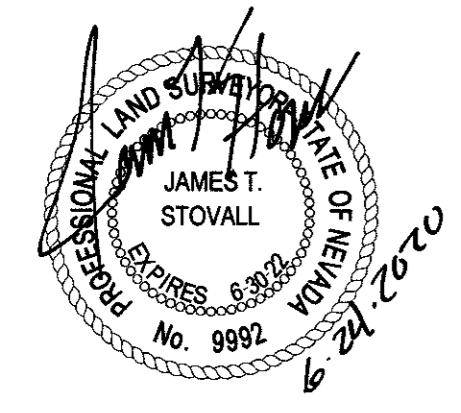
	SUBDIVISION BOUNDARY LINE		FOUND MONUMENT AS SHOWN AND DESCRIBED
	STREET CENTERLINE		SET TYPE III MONUMENT-PLS 9992 WITH REFERENCE MONUMENTS IN TOP OF CURB
	RIGHT-OF-WAY LINE	R1	RADIAL BEARING NUMBER
	LOT LINE	L1	LINE TABLE
	EASEMENT LINE	C1	CURVE NUMBER
	RADIAL/TIE/PROLONGATION LINE	(R)	RADIAL
10	LOT NUMBER - 14 RESIDENTIAL LOTS	SF	SQUARE FEET, MORE OR LESS
C.E.	COMMON ELEMENT - 3 COMMON ELEMENTS	O.R.	OFFICIAL RECORDS OF CLARK COUNTY, NEVADA
	FOUND MONUMENT AS SHOWN AND DESCRIBED	(E)	MULTI-USE EQUESTRIAN TRAIL EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION

**LAS VEGAS VALLEY WATER DISTRICT NOTES:**

1. 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.
2. ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO HOMEOWNER'S ASSOCIATION IS TO BE FORMED).

**NOTES:**

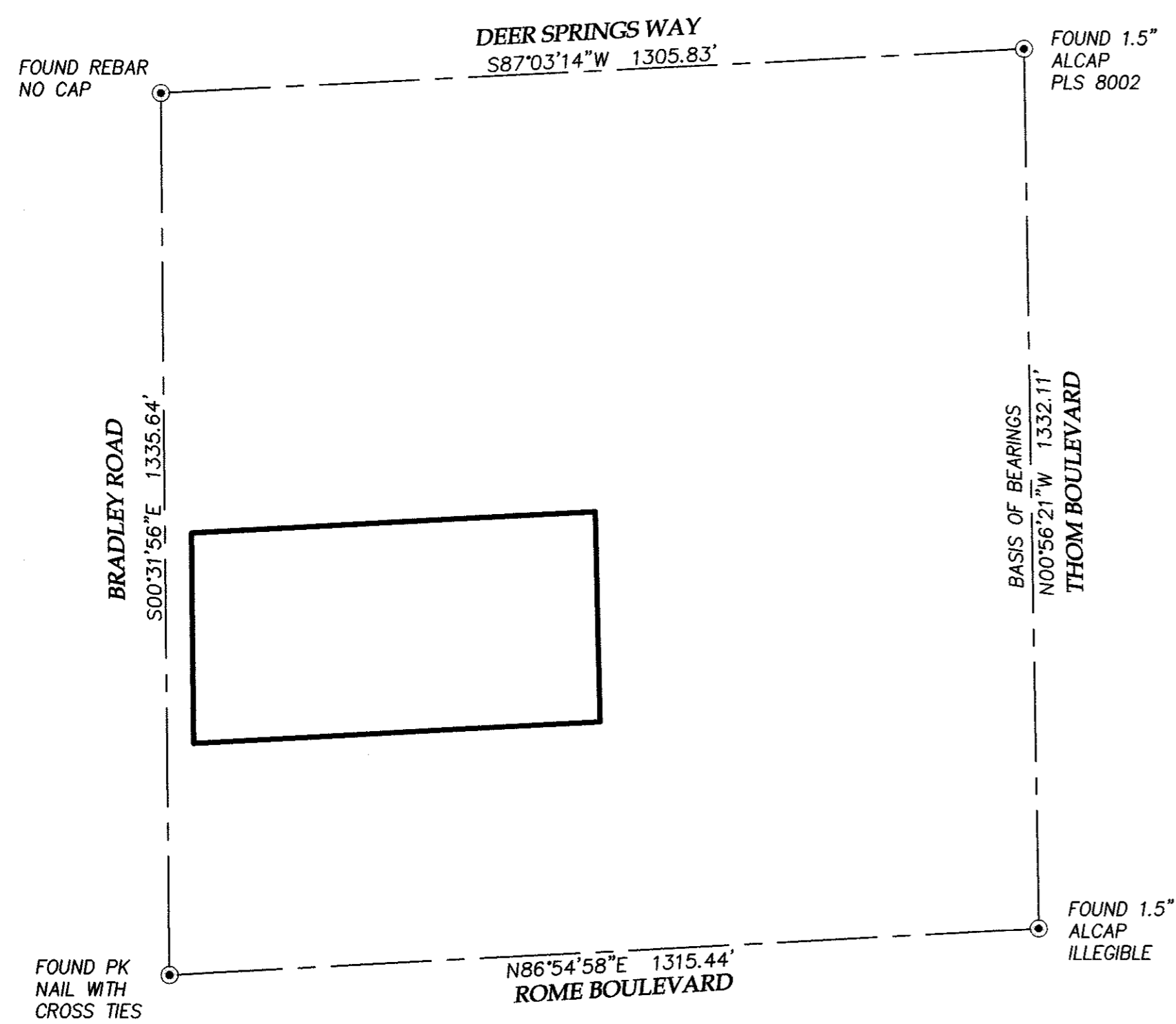
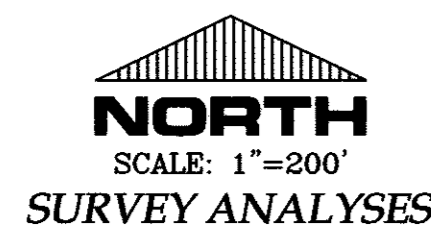
1. ALL COMMON ELEMENTS AND UTILITY EASEMENTS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. ALL REAR LOT CORNER SHALL SET WITH NAIL AND TAG PLS 9992 ON BLOCK WALLS AND ALL FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE SIDE PROPERTY LINES.
3. DIRECT VEHICULAR ACCESS TO BRADLEY ROAD ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
4. SEE SHEET 3 FOR LINE AND CURVE DATA TABLES



**TANEY ENGINEERING**  
6030 S. JONES BOULEVARD  
LAS VEGAS, NEVADA 89118  
(702) 362-8844 FAX:(702) 362-5233

THE FINAL MAP OF  
**BRADLEY & ANO**

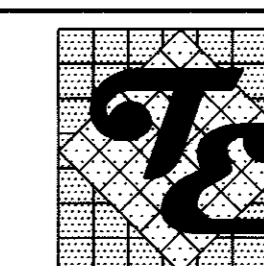
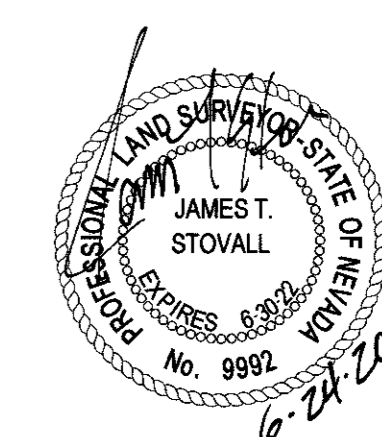
A COMMON INTEREST COMMUNITY  
 A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)  
 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK  
 COUNTY, NEVADA



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	92°30'01"	15.00'	24.22'	15.67'
C2	52°31'51"	14.50'	13.29'	7.16'
C3	280°04'36"	45.50'	222.42'	38.13'
C4	28°54'10"	45.50'	22.95'	11.73'
C5	116°08'50"	45.50'	92.24'	73.02'
C6	12°46'21"	45.50'	10.14'	5.09'
C7	109°42'45"	45.50'	87.13'	64.64'
C8	12°32'29"	45.50'	9.96'	5.00'
C9	47°32'45"	14.50'	12.03'	6.39'
C10	87°29'59"	15.00'	22.91'	14.36'

LINE TABLE		
LINE NO.	BEARINGS	LENGTH
L1	S3°01'57"E	2.00'
L2	N86°58'03"E	38.71'
L3	N86°59'05"E	10.01'
L4	N86°58'03"E	29.96'

RADIAL BEARINGS	
RADIAL NO.	BEARINGS
R1	N55°33'48"W
R2	N26°39'38"W
R4	N89°29'13"E
R5	S77°44'26"E
R6	S31°58'20"W
R7	S44°30'48"W



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