

Durango Center

NW Corner of Durango Drive & Grand Teton Drive

Las Vegas, Nevada

Assessor's Parcel No.

125-08-813-006

LEGAL DESCRIPTION (PER VESTING DEED)

A PORTION OF LOT ONE (1) OF GRAND TETON/DURANGO AS SHOWN BY MAP THEREOF ON FILE IN BOOK 98 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 00° 05' 38" EAST, A DISTANCE OF 336.14 FEET; THENCE NORTH 89° 56' 56" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF DURANGO DRIVE; THENCE SOUTH 00° 05' 38" WEST, A DISTANCE OF 43.76 FEET TO A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 30.17 FEET THROUGH A CENTRAL ANGLE OF 18° 11' 42" TO A REVERSE CURVE OF WHICH THE RADIAL LINE BEARS SOUTH 71° 42' 40" EAST HAVING A RADIUS OF 105.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 33.34 FEET THROUGH A CENTRAL ANGLE OF 18° 11' 42"; THENCE SOUTH 00° 05' 38" WEST, A DISTANCE OF 121.03 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 84.76 FEET THROUGH A CENTRAL ANGLE OF 89° 55' 52" TO A COMPOUND CURVE OF WHICH THE RADIAL LINE BEARS NORTH 00° 01' 30" EAST HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 3.30 FEET THROUGH A CENTRAL ANGLE OF 09° 27' 14"; THENCE NORTH 80° 30' 45" WEST, A DISTANCE OF 56.69 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 4.95 FEET THROUGH A CENTRAL ANGLE OF 09° 27' 14"; THENCE NORTH 89° 56' 30" WEST, A DISTANCE OF 126.88 FEET; THENCE SOUTH 82° 19' 41" WEST, A DISTANCE OF 73.65 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 2.02 FEET THROUGH A CENTRAL ANGLE OF 07° 42' 57"; THENCE NORTH 01° 14' 01" WEST, A DISTANCE OF 20.11 FEET; THENCE NORTH 44° 24' 06" EAST, A DISTANCE OF 13.99 FEET; THENCE NORTH 00° 03' 04" EAST, A DISTANCE OF 251.21 FEET; THENCE SOUTH 89° 56' 56" EAST, A DISTANCE OF 320.83 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 7, 2003, IN BOOK 20030807 AS INSTRUMENT NO. 03598.

Legend

○	Manhole	□	Electrical Box
□	Gas Meter	●	Post
⊕	Fire Hydrant	⊕	Hose Bib
⊕	Water Valve	□	Electrical Cabinet
—T—	Buried Phone Cable	—	Centerline
—S—	Sanitary Sewer Line	—	Diameter
—W—	Water Line	—	Flowline
—G—	Gas Line	—	Contour
—SD—	Storm Drain Line	□	Inlet Box
⊕	Utility marker	□	Catch Basin
●	Power Pole	□	Power Meter
→	Power Pole w/Guy	□	Asphalt
—	Overhead Power, Telephone & Cable TV Line	□	Concrete
—X—X—	Fence	□	Existing Building
□	Irrigation Control Box	□	Deciduous Tree
●	Bollard	99e00	Spot Elevation
□	Telephone Box	□	Site Visibility Zone
●	Working Point		

Abbreviations

CMP	Corrugated Metal Pipe	GM	Gas Meter
RCP	Reinforced Concrete Pipe	FH	Fire Hydrant
AC	Top of Asphalt	WV	Water Valve
EA	Edge of Asphalt	PP	Power Pole
SW	Top of Walk	ICB	Irrigation Control Box
TP	Top of Concrete	TB	Telephone Box
Lip	Lip of Gutter	EB	Electrical Box
WP	Working Point	ECAB	Electrical Cabinet
FL	Flowline	PM	Power Meter
TC	Top of Curb	MH	Manhole
TG	Top of Grate	TMH	Telephone Manhole
CB	Catch Basin	EMH	Electrical Manhole
TMH	Telephone Manhole	CATV	Cable Television Box
PVC	Poly Vinyl Chloride	SVZ	Sight Visibility Zone
SD	Storm Drain	LP	Light Pole
SSMH	Sanitary Sewer Manhole	CO	Cleanout Box
SDMH	Storm Drain Manhole	Mon	Monument
SP	Signal Pole	BOL	Bollard

PROJECT NAME: DURANGO CENTER

This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is

NOT APPROVED FOR CONSTRUCTION

at this time and this signature does not provide or imply a water commitment.

LVWD ESN 052 **Rev. 113065** **Shts. 1, 2 & 10-12** **9/20/06** DATE REVISED 08/01/04

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

SAFETY ALERT
Call before you OVERHEAD
1-702-227-2929
OVERHEAD SERVICE ALERT

Owner/Developer

NS Southwest #4, LLC
2180 South 1300 East
Suite 410
Salt Lake City, UT 84106



Vicinity Map
Not to Scale



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Basis of Bearings

North 89°58'30" West, being the South line of the Southeast quarter (SE 1/4) of section 8, township 19 South, range 60 East, M.D.M., as shown on plat book 98, page 7 on file in the office of the county recorder, Clark County, Nevada.

Benchmark

City of Las Vegas vertical control no. 0LV90 17NES rivet and plate in top of curb @ SW corner of Grand Teton & Durango

Elevation - 774.1140 (Meters) / 2539.74 (Feet)
North American Vertical Datum of 1988

Flood Plain Data

Federal Emergency Management Agency flood insurance rate map, community panel 32003C1745 E, effective September 27, 2002 indicated that the subject site lies within zone "X", areas determined to be outside the 0.2% annual chance floodplain.

Approvals

Jorge Cervantes 9/21/06
City Engineer Jorge Cervantes, PE #13977, PTOE **Date**

Approval of these plans by the City Engineer is limited to those improvements constructed in the dedicated right-of-way and/or dedicated easements. This approval does not authorize the construction of any improvements that deviate from adopted standards and/or specifications except those specifically listed under deviations from standard the engineer shall resolve any deviation other than those listed in deviations from standards in favor of the uniform standard drawings and specifications Clark County Area Nevada.

M. Margo Wheeler 9/1/06
Planning M. Margo Wheeler, AICP, Director of Planning & Development **Date**

This plan meets the applicable standards of the planning and development department.

R. Smith 9/28/06
City Fire Marshal **Date**

Wendy Redeman 8/31/06
Nevada Power Company **Date**

Nevada Power Company acknowledges that we have received your plans and will provide service to all electrical needs associated with this project. Nevada Power Company reserves the right to address any existing or future conflicts will be accomplished pursuant to the Nevada Public Utility Commission's rules and regulations.

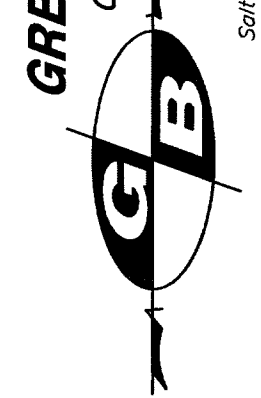
Southwest Gas Company 8/31/06
Southwest Gas Company **Date**

Embarq 8-31-2006
Embarq **Date**

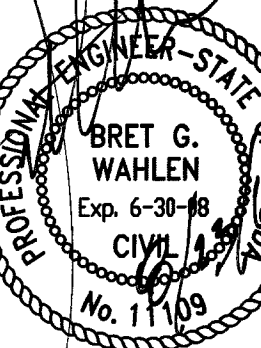
The affixed Embarq Nevada approval does not assume or guarantee liability for known or unknown conflicts with existing or proposed improvements. Resolution of any conflict will be accomplished pursuant to local ordinances, Nevada revised statutes and/or Public Utility Commission Rules and Regulations.

Com Communications Las Vegas, Inc. 8/31/06
Com Communications Las Vegas, Inc. **Date**

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8829 Ogden (801)394-7288 Fax (801)521-8851



Cover Sheet
Durango Center
NW Corner of Durango Drive & Grand Teton Drive
Las Vegas, Nevada



21 Aug, 2006

SHEET NO.

CV

1 of 13

107V4699

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