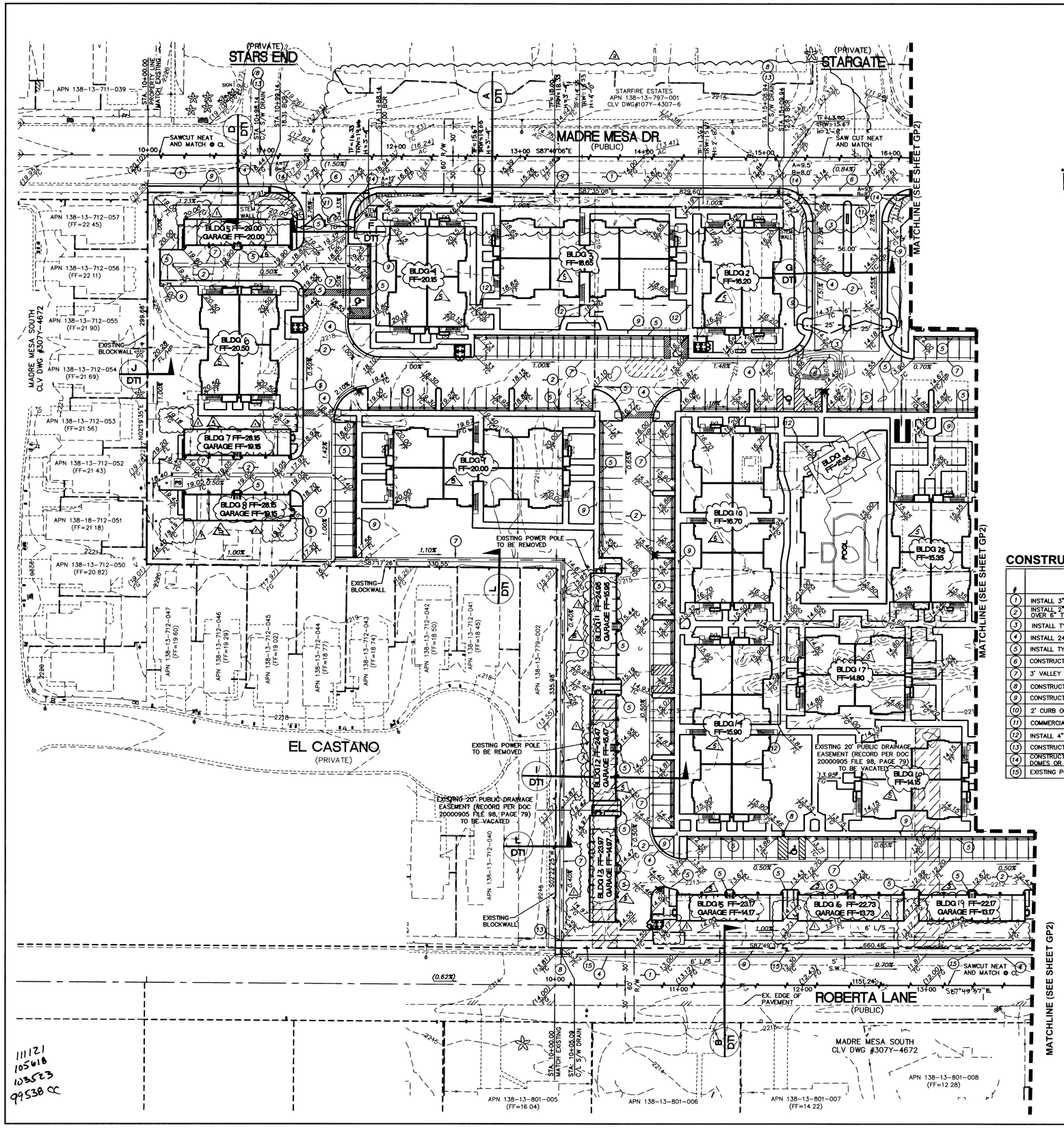

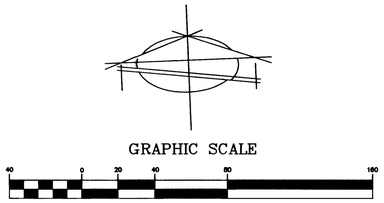

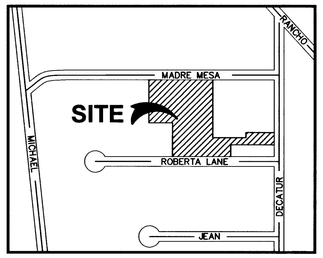

VICINITY MAP
NO SCALE

BASIS OF BEARING

NORTH 02°27'23" EAST – THE CENTERLINE OF DECATUR BOULEVARD AS SHOWN ON AMENDED PARCEL MAP IN FILE 98, PAGE 79, CLARK COUNTY RECORDS, NEVADA.

BENCHMARK

8C00 13SES–2 IN BRASS CAP IN THE TOP OF CURB ● NW CORNER OF DECATUR & SMOKE RANCH ELEVATION=672.27 METERS (2205.60 FEET) NAVD88

FLOOD ZONE INFORMATION

THIS PROPERTY LIES IN A ZONE "X". A ZONE "X" IS DETERMINED TO BE AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA COMMUNITY PANEL NO. 32003C2155E EFFECTIVE DATE SEPTEMBER 27, 2002, REVISED BY LOMR DATED DECEMBER 11, 2003

LEGAL DESECRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE MRTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.B. & M.

RESERVING THEREFROM A RIGHT-OF-WAY AND EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE NORTH THIRTY (30) FEET THEREOF.

FURTHER SAVING AND EXCEPTING THAT PORTION CONVEYED TO KENNETH MARAK, ET.AL. BY DEED DATED JANUARY 29, 1965, RECORDED DECEMBER 29, 1965 AS DOCUMENT NO 548058, CLARK COUNTY, NEVADA, RECORDS.

CONSTRUCTION NOTES

#	ITEM	UNIT	QUANTITY PUBLIC	QUANTITY PRIVATE
1	INSTALL 3" MIN AC OVER 14" MIN. TYPE II AGG. BASE OVER 9" NATIVE	SY	3808	–
2	INSTALL 2" MIN AC OVER 4" TYPE II AGG. BASE OVER 8" TYPE I AGGREGATE BASE	SY	–	13,437
3	INSTALL TYPE "A" TACK ON ISLAND CURB PER USDCCA DWG. NO. 219	LF	–	557
4	INSTALL 24" "L" TYPE C & G PER USDCCA DWG. NO. 216	LF	1358	8870
5	INSTALL TYPE "A" CURB PER USDCCA DWG #219	LF	–	1004
6	CONSTRUCT 8' CROSS GUTTER PER PER USDCCA DWG #228	SF	1715	916
7	3' VALLEY GUTTER PER DETAIL 4 ON SHEET DT1	LF	–	3409
8	CONSTRUCT 2' SIDEWALK UNDERDRAIN PER USDCCA DWG 236	EA	5	1
9	CONSTRUCT SIDEWALK PER USDCCA DWG #234	SF	7218	–
10	2' CURB OPENING PER DETAIL 3 SHEET DT1	EA	–	2
11	COMMERCIAL DRIVEWAY PER STD DWG 222A	SF	553	402
12	INSTALL 4" DIAMETER DRAIN PIPE AT SIDEWALK	LF	–	20
13	CONSTRUCT WALL OPENING PER DETAIL 3 SHEET DT1	EA	–	2
14	CONSTRUCT SIDEWALK RAMPS USING ARMOR TILE TRUNCATED DOMES OR EQUIVALENT PER CCAUSD NO. 235, CASE I	EA	4	–
15	EXISTING POWER POLE TO BE RELOCATED 1' BEHIND SIDEWALK	LF	–	5

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- BUILDING SETBACK LINE
- EXISTING "L" CURB & GUTTER
- PROPOSED "L" CURB & GUTTER
- SAWCUT LINE
- XXXX EXISTING CONTOUR LINES
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED FLOW LINE
- PROPOSED EDGE OF PAVEMENT
- EXIST. EDGE OF PAVEMENT
- GRADE BREAK
- 00.00 LOC — PROPOSED ELEVATION & LOCATION
- (00.00) LOC — EXISTING ELEVATION & LOCATION
- 0.00% — PROPOSED GRADE
- CONSTRUCTION NOTE
- HYD — PROPOSED HYDRANT
- TRASH ENCLOSURE
- EX. COVERED PARKING

CL	CENTERLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
SW	SIDEWALK GRADE
GB	GRADE BREAK
F.F.	FINISHED FLOOR
HP	HIGHPOINT
AC	ASPHALTIC CONCRETE

SIGHT VISABILITY ZONE

NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREETLIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISABILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT.

ENGINEERS CERTIFICATE

I CERTIFY THAT THIS GRADING PLAN IS IN ACCORDANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT (DS3996)

LAZELL H. PREATOR, P.E. — 12/4/06 DATE

PROFESSIONAL ENGINEER STATE OF NEVADA — KENNETH T YAMADA — Exp 6-30-08 — CIVIL — No. 14664 — 5/7/08

PROFESSIONAL ENGINEER STATE OF NEVADA — KENNETH T YAMADA — EXP 6-30-08 — CIVIL — No. 14664 — 1/31/07

#17736 — 1/25/07

PROFESSIONAL ENGINEER STATE OF NEVADA — LAZELL H. PREATOR — Exp. 12-31-07 — CIVIL — No. 14982 — 12/4/06

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Avoid cutting underground utility lines. It's costly. Call before you Dig 1-800-227-2600 UNDERGROUND SERVICE (USA)

Avoid overhead power line contact Call before you OVERHEAD 1-702-227-2929 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

CLV DWG #107N4783

DATE	REVISIONS
5-23-07	REVISED FG TAGS & ADDED
9/11/07	ADDED RET WALL
5/11/08	REVISED BLDG #'S

PREPARED FOR:
TMF INVESTMENTS
1300 PACIFIC VIEW DRIVE
NEWPORT BEACH, CA 92660
PHONE:(702)753-0176
FAX:920-8501

DATE	DECEMBER 2006	
DESIGN	UFH	
DRAWN	UFH	
CHECK	LHP	
SCALE	1"=40'	

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS — LAND PLANNERS — LAND SURVEYORS
1210 HINSON STREET — LAS VEGAS, NEVADA 89102
(702) 870-8771 — FAX(702)878-2695

DECATUR VILLAGE APARTMENTS
GRADING PLAN
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.
CITY OF LAS VEGAS — NEVADA
DECATUR BLVD AND MADRE MESA DRIVE

SHEET
GP1
4 of 12
PROJ. NO. Decatur Village