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5. C3.03	HORIZONTAL CONTROL PLAN
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7. C4.01	GRADING PLAN
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11. C4.05	FARM ROAD OFF-SITE GRADING PLAN & PROFILE
12. C4.06	FARM ROAD OFF-SITE GRADING PLAN & PROFILE
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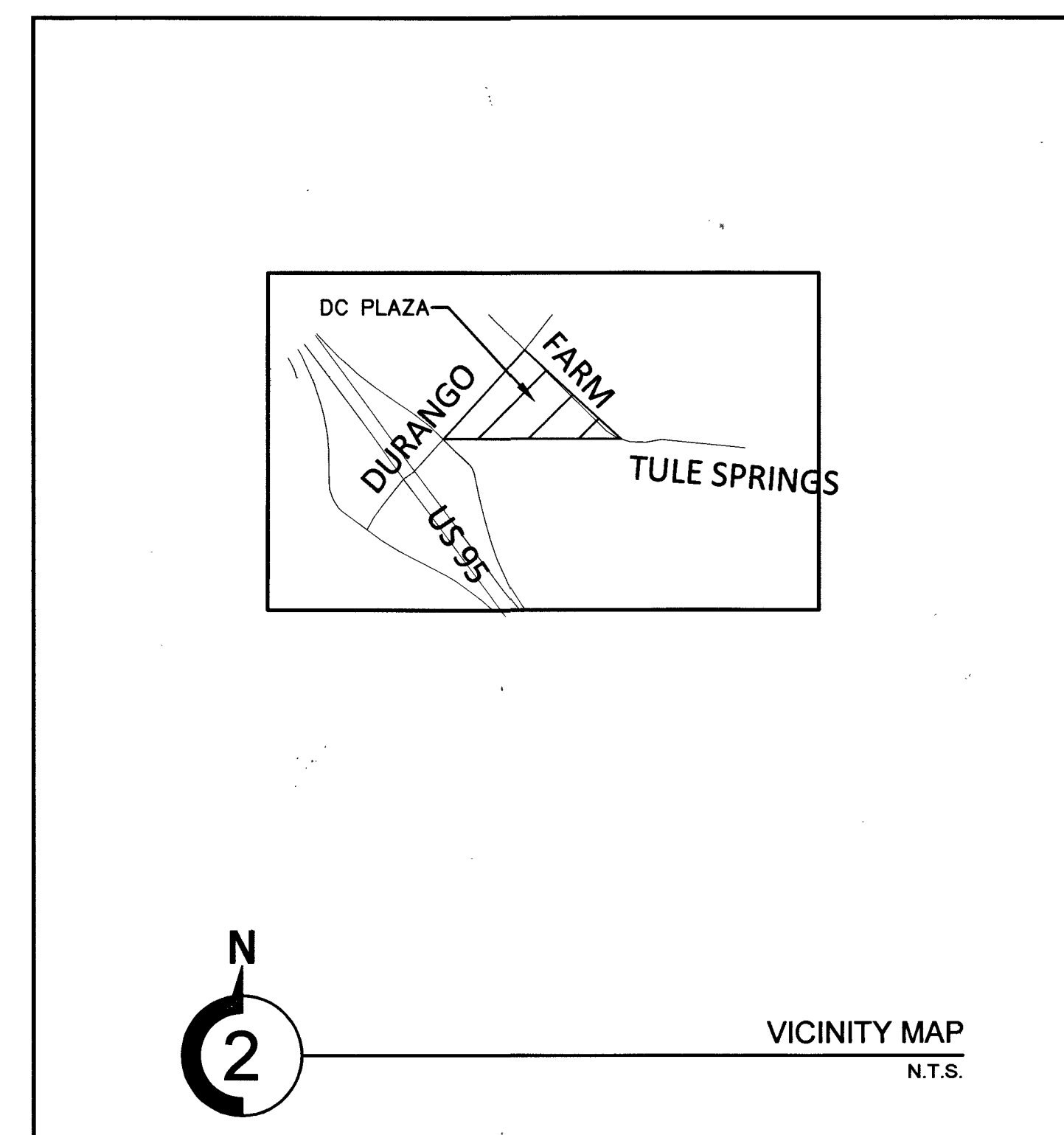
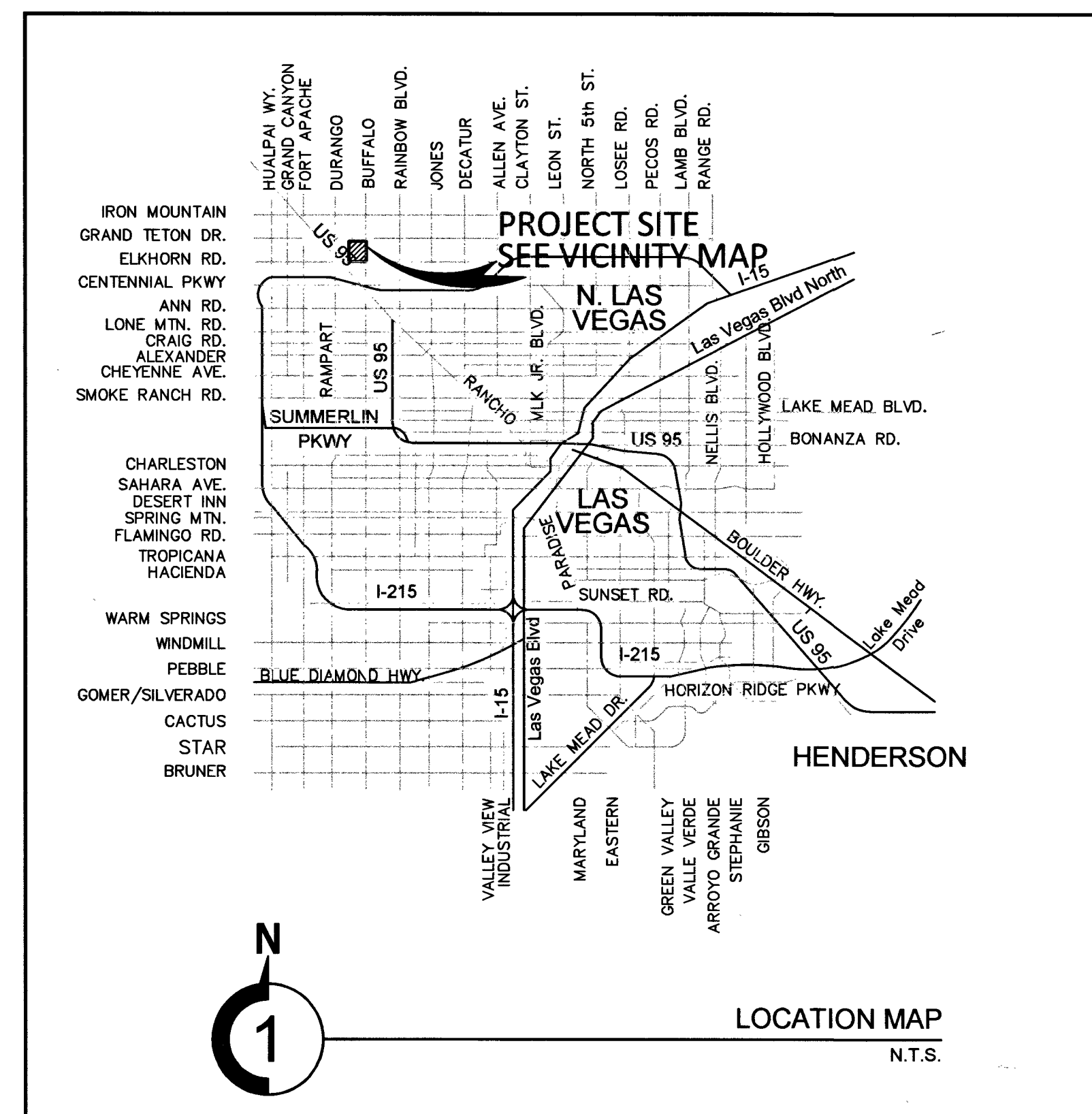
LOT 4 OF FILE 97, PAGE 01 OF PARCEL MAPS TOGETHER WITH A PORTION OF GOVERNMENT LOT 8 AS DESCRIBED IN A GRANT, BARGAIN AND SALE DEED RECORDED IN OCTOBER 15, 2014 IN BOOK 20140815, INSTRUMENT NO. 000991 OF OFFICIAL RECORDS TOGETHER WITH A PORTION OF PARCEL MAPS TOGETHER WITH A PORTION OF BARGAIN AND SALE DEED RECORDED OCTOBER 12, 2014 IN BOOK 20140812, INSTRUMENT NO. 000024 OF OFFICIAL RECORDS TOGETHER WITH PARCEL 2 AND PARCEL 3 OF FILE 120, PAGE 28 OF PARCEL MAPS ALL ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AND LYING WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, T4N, R10E, S4E, RANGE 10E, T4N, RANGE 10E, COUNTY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1) NORTH 00°12'26" EAST, 71.77 FEET;
2) NORTH 38°52'24" EAST, 296.68 FEET;
3) NORTH 43°07'18" EAST, 107.99 FEET TO THE NORTHERLY LINE OF A GRANT, BARGAIN AND SALE DEED RECORDED OCTOBER 12, 2014 IN BOOK 20140812, INSTRUMENT NO. 000024 OF OFFICIAL RECORDS; THENCE DEPARTING THE WEST LINE OF SAID PARCEL 2, AND ALONG THE WEST LINE OF SAID GRANT, BARGAIN AND SALE DEED NORTH 43°07'18" EAST, 22.58 FEET TO THE WEST LINE OF SAID PARCEL 3; THENCE DEPARTING THE WEST LINE OF SAID GRANT, BARGAIN AND SALE DEED AND ALONG THE WEST LINE OF SAID PARCEL 3 NORTH 43°07'18" EAST, 77.49 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 8 AND THE WESTERLY LINE OF A GRANT, BARGAIN AND SALE DEED RECORDED OCTOBER 12, 2014 IN BOOK 20140812, INSTRUMENT NO. 000024 OF OFFICIAL RECORDS; THENCE DEPARTING THE WEST LINE OF SAID PARCEL 3, AND ALONG THE WEST LINE OF SAID GOVERNMENT LOT 8 AND GRANT, BARGAIN AND SALE DEED NORTH 00°10'10" EAST 50.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DURANGO DRIVE AS DEDICATED PER FILE 97, PAGE 01 OF PARCEL MAPS; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) SOUTH 51°31'08" EAST, 34.35 FEET;
2) NORTH 43°02'09" EAST, 156.68 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 80.00 FEET;
3) NORTHEASTERLY ALONG SAID RIGHT-OF-WAY AND CURVE, THROUGH A CENTRAL ANGLE OF 81°48'35", AN ARC LENGTH OF 85.67 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID FARM ROAD AS DEDICATED PER FILE 97, PAGE 01 OF PARCEL MAPS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:
1) SOUTH 55°09'16" EAST, 150.42 FEET;
2) SOUTH 44°50'04" EAST, 88.04 FEET;
3) SOUTH 46°08'08" EAST, 226.01 FEET;
4) SOUTH 44°50'04" EAST, 255.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 540.00 FEET;
5) SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°46'15", AN ARC LENGTH OF 214.61 FEET TO A POINT OF TANGENCY, TO WHICH A RADIAL LINE BEARS SOUTH 22°23'42" WEST AND THE POINT OF BEGINNING.

IMPROVEMENT PLANS
FOR
DC PLAZA
(COMMERCIAL CENTER)
APN'S: 125-17-601-007, 010, 013,
020, & 021

8451 FARM ROAD
LAS VEGAS, NV 89143

FARM & DURANGO INVESTORS LLC
848 N RAINBOW BLVD #5465
LAS VEGAS, NV 89107
EMAIL: BSCHANG@GMAIL.COM

[illegible]

NORTH 00°00'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, W.D.M., AS SHOWN IN FILE 97, PAGE 01 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

CITY OF LAS VEGAS BENCHMARK # 5LV90 16NWWS
A RIVET AND PLATE IN THE TOP OF CURB EASTSIDE OF
TULE SPRINGS ROAD. ¼ MILE SOUTH FO GRAND TETON DRIVE
NAVD 88 ELEVATION = 774.403 METERS / 2540.69 FEET
NORTH AMERICAN DATUM OF 1988

AN APPROVED NDOT OCCUPANCY PERMIT SHALL BE OBTAINED THROUGH THE DISTRICT PRIOR TO ANY CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY. PLANS SHOWING WORK IN NDOT RIGHT-OF-WAY MUST SHOW NDOT STATIONING. THE DEVELOPER ASSUMES ALL LIABILITY FOR WORK CONDUCTED UNDER THE DISTRICT OBTAINED PERMIT THROUGH WARRANTY EXPIRATION.

PLANS FOR THE PROJECT SHOW PROPOSED WORK WITHIN EXISTING NDOT RIGHT-OF-WAY. DRAWING MUST BE SUBMITTED TO NDOT FOR REVIEW PRIOR TO SUBMITTAL OF MYLARS TO LVVWD FOR APPROVAL. THE LAS VEGAS VALLEY WATER DISTRICT (LVVWD) WILL SUBMIT APPLICATION FOR ENCROACHMENT PERMIT AFTER PLAN APPROVAL. NDOT REQUIRES THAT THE FOLLOWING INFORMATION BE INCLUDED ON THE PLANS.

- STREET NAME (NDOT) RIGHT-OF-WAY IDENTIFIED AS SR140, ETC.)
- NDOT RIGHT-OF-WAY BOUNDARY IDENTIFIED AND CLEARLY STATED.
- NDOT TRENCH DETAIL OR BORE DETAIL.
- MAJOR CROSS STREETS
- NDOT STATIONING
- UNDERSTANDING OF PARCEL (CONTACT NDOT OFFICIAL AND PROVIDE AT PLAN APPROVAL)
- DISTANCE FROM WORK LOCATION TO MAJOR CROSS STREET
- DIMENSION OF TRENCH OR WORK AREA
- IDENTIFY NDOT CENTERLINE

*ENGINEER TO COORDINATE WITH NDOT @702-385-6509 TO DETERMINE IF RIGHT-OF-WAY IS OWNED BY NDOT OR ONLY MAINTAINED BY NDOT. IF RIGHT-OF-WAY IS ONLY MAINTAINED BY NDOT, THE ENGINEER/DEVELOPER WILL PROVIDE LVVWD WITH EASEMENT FOR FOR RIGHT-OF-WAY FOR UNDER SURFACE INSTALLATION PRIOR TO WATER PLAN APPROVAL.

APPROVAL OF THESE PLANS 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 SPECIFY ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

ALLEN PAVELKA, PE #9029
CITY ENGINEER

APPROVED FOR CONSTRUCTION

4. Visual: EQ

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE: 10/24/16 PROJECT NO: 124663
LVVWD APPROVED FIRE FLOW 1875 GPM AT 20 PSI RESIDUAL
SHEETS: C1.01, C1.02, C4.07, C4.09, C4.10, C4.11, C4.12, C4.13, C5.01, C5.02, C5.03
C5.04, C5.05, C5.11, C5.12, C5.13.

R. Smith
LAS VEGAS FIRE & RESCUE

Chris Knight
CHRIS KNIGHT, DIRECTOR, BUILDING AND SAFETY

THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS
OF THE PLANNING DEPARTMENT.

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS. *ca*

Patricia Zayas
NY ENERGY

"THE AFFIXED CENTURYLINK CORPORATION 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."

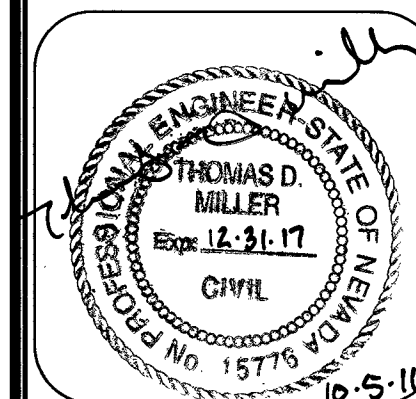
Dianna M. Chromer
CENTRAL TELEPHONE CO. D/B/A CENTURY LINK



COX COMMUNICATIONS, INC.

N/A

**COLLINS
ENGINEERS^{PC}**
3130 S. DURANGO DR., SUITE 404
LAS VEGAS, NV 89117
PHONE: (702) 248-8000
FAX: (702) 248-8070
www.collinsengr.com



**IMPROVEMENT PLANS FOR DC PLAZA
AAPN:125-17-601-007,010,013,020 AND 021**

COVER SHEET
8451 FARM ROAD
LAS VEGAS, NEVADA

NO.	DATE	DESIGN BY	DESCRIPTION
CEI PROJECT:			4136
DESIGN BY:			JDM SR
DRAWN BY:			JDM SR
CHECKED BY:			TDM P.E.
DATE: 09/19/16			
SCALE: N.T.S.			
SHEET NUMBER C1.01			
SHEET 1 OF 46			

107V6734 H#64486