

IMPROVEMENT PLANS

FOR

FAMILY DOLLAR STORE

AT MLK & WASHINGTON

BY

GREEN, HERRINGTON & HOWELL, LLC

CLARK COUNTY
STATE OF NEVADA
APN 139-28-304-002

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28, WITH THE NORTH LINE OF BONANZA ROAD, AS THE SAME IS NOW ESTABLISHED;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 720.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF THAT PARCEL CONVEYED BY CLARENCE D. LONG AND JESSE M. LONG, HUSBAND AND WIFE, TO JOHN M. BEVILLE AND HELEN M. BEVILLE, HUSBAND AND WIFE BY DEED DATED JULY 2, 1945 AND RECORDED JULY 5, 1945 IN BOOK 39 OF DEEDS, PAGE 122, CLARK COUNTY, NEVADA RECORDS;
THENCE WESTERLY ALONG THE NORTH LINE OF THAT PARCEL CONVEYED TO SAID JOHN M. BEVILLE AND HELEN M. BEVILLE, 230.00 FEET TO A POINT IN THE EAST LINE OF SUNNY AVENUE;
THENCE NORTH ALONG THE EAST LINE OF SAID SUNNY AVENUE, A DISTANCE OF 187.6 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL CONVEYED BY LONA SILVANO COULHARD TO HARRY V. T. GILBERT, BERNICE GILBERT, HUSBAND AND WIFE, BY DEED DATED JUNE 25, 1945 IN BOOK 39 OF DEEDS, PAGE 68, CLARK COUNTY, NEVADA RECORDS;
THENCE EAST ALONG THE SOUTH LINE OF THAT PARCEL CONVEYED TO SAID HARRY V. T. GILBERT AND BERNICE GILBERT, A DISTANCE OF 230.00 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28;
THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 187.1 FEET TO THE TRUE POINT OF BEGINNING.
(DESCRIPTION LAST RECORDED APRIL 5, 2001 IN BOOK 20010405 AS DOC. No. 00214 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.)

BENCHMARK

RIVET & PLATE IN TOP OF CURB @ N.E. CURB RETURN OF
MARTIN L. KING BLVD. INTERSECTING WASHINGTON AVENUE.
2LV01 28C4 - ELEVATION: 2051.51 FEET [625.3015 meters] (N.A.V.D. 88)

BASIS OF BEARINGS

SOUTH 00°33'24" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, AS SHOWN IN FILE 101, PAGE 93, OF PARCEL MAPS, CLARK COUNTY OFFICIAL RECORDS.

APPROVALS:

Charles Kalkowski 3/9/2009
CHARLES KALKOWSKI, JR. PE#4784
CITY ENGINEER

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 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 2/9/04
M. MARGO WHEELER, AICP, CURRENT PLANNING MANAGER
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

Joel Martell 1/26/04
JOEL MARTELL, SOUTHWEST GAS
DATE

Scott Johnson 1/27/04
SCOTT JOHNSON, SPRINT TELEPHONE - NEVADA
DATE

THE AFFIXED SPRINT NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOW 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.

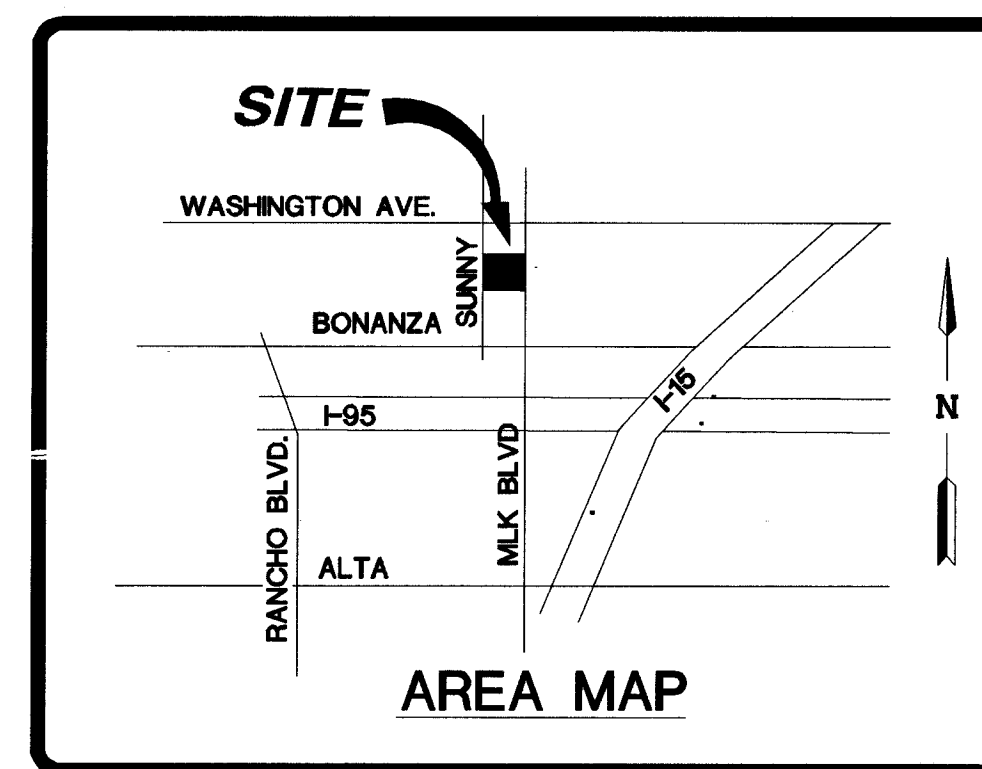
Sandy Larsen 1-27-04
SANDY LARSEN, NEVADA POWER COMPANY
DATE

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 ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

R. Smith 2/9/04
CITY OF LAS VEGAS FIRE DEPARTMENT
DATE

Arnel Gonzalez 1/27/04
COX COMMUNICATIONS, LV, INC.
DATE

LAS VEGAS VALLEY WATER DISTRICT (SHEETS 1, 2, 3, 4)
PROJECT # 20702 65817
DATE

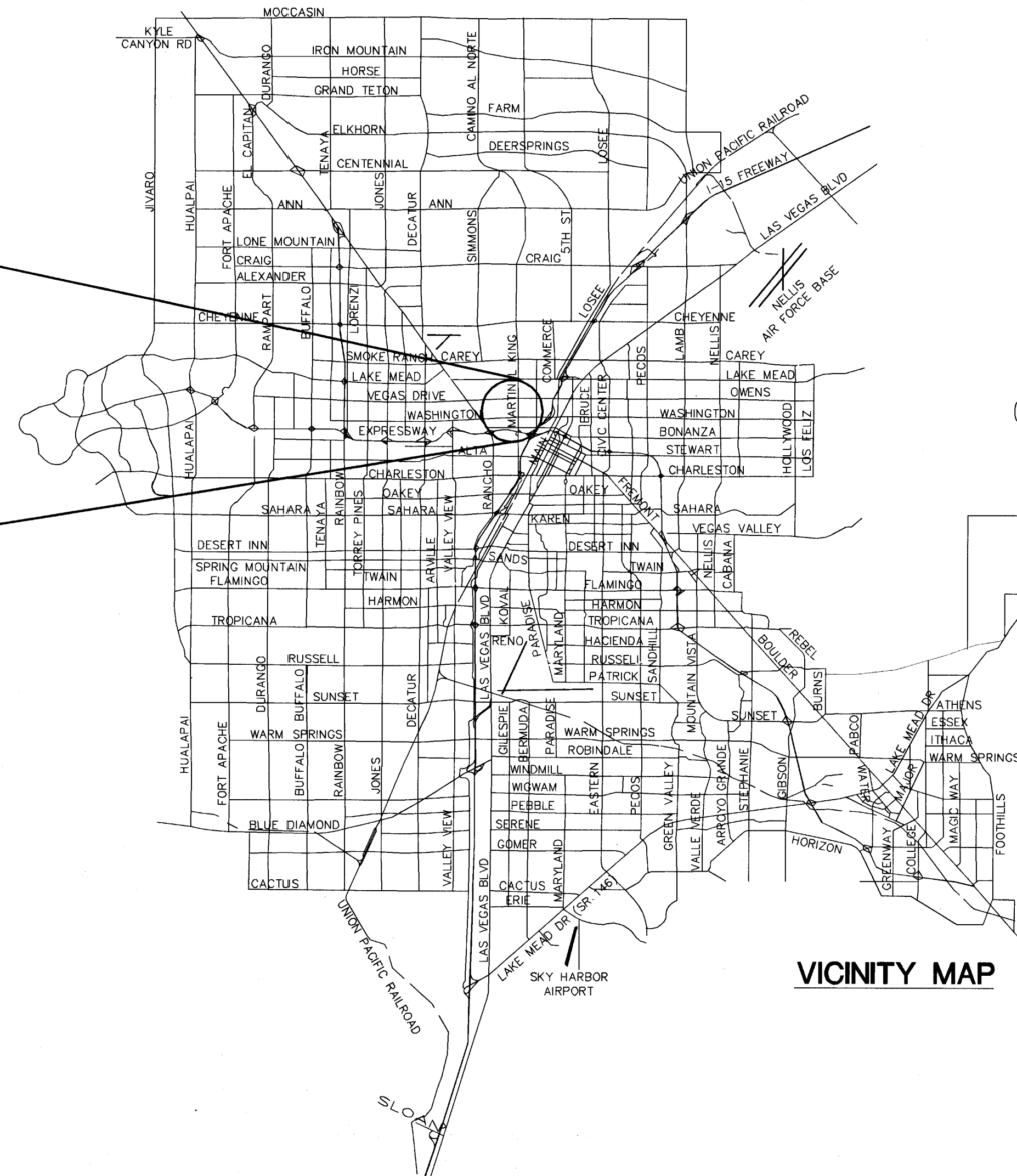


SHEET INDEX

- 1 SHEET C1 -- COVER SHEET AND VICINITY MAP
- 2 SHEET C0 -- GENERAL / UTILITY NOTES
- 3 SHEET G1 -- GRADING PLAN 1
- 4 SHEET D1 -- DETAILS 1
- 5 SHEET U1 -- UTILITY, TRAFFIC, STREET LIGHT, AND HORIZONTAL CONTROL PLAN
- 6 SHEET PP1 - ROADWAY PLAN AND PROFILE SUNNY PLACE

APPENDIX

- 1 SHEET S11 -- STREETLIGHT - MASTER PLAN



DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER. CALL BEFORE YOU DIG: 1-800-227-2600.

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU DIG
1-800-227-2600
UNDERGROUND SERVICE (USA)

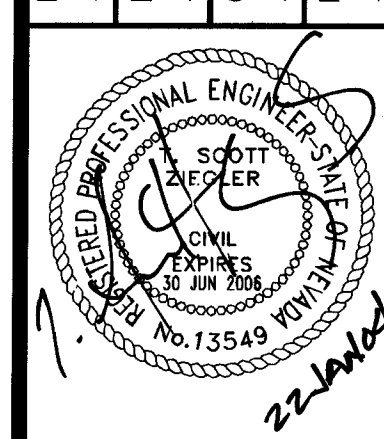
GREEN, HERRINGTON, & HOWELL, LLC
1600 ARKANSAS BLVD., STE. #100
TEXARKANA, AR 71854
(870) 772-5457

ALPHA & ENGINEERING COMPANY
50 So. Jones #202, Las Vegas, NV 89107
Telephone: (702) 877-1300

COVER SHEET AND VICINITY MAP

FAMILY DOLLAR STORE
© MLK/WASHINGTON

SHEET
DRAWN BY: MJP 06-04-03
DESIGNED BY: MJP 06-04-03
CHECKED BY: MJP 06-04-03
PROJECT NO: 325704
SCALE: NO SCALE



SHEET
C1
1 OF 8 SHEETS
DRAWING NO.
107N3956