Fabulous Freddy's Car Wash

Montecito Marketplace
Las Vegas, Nevada

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.

Flood Zone

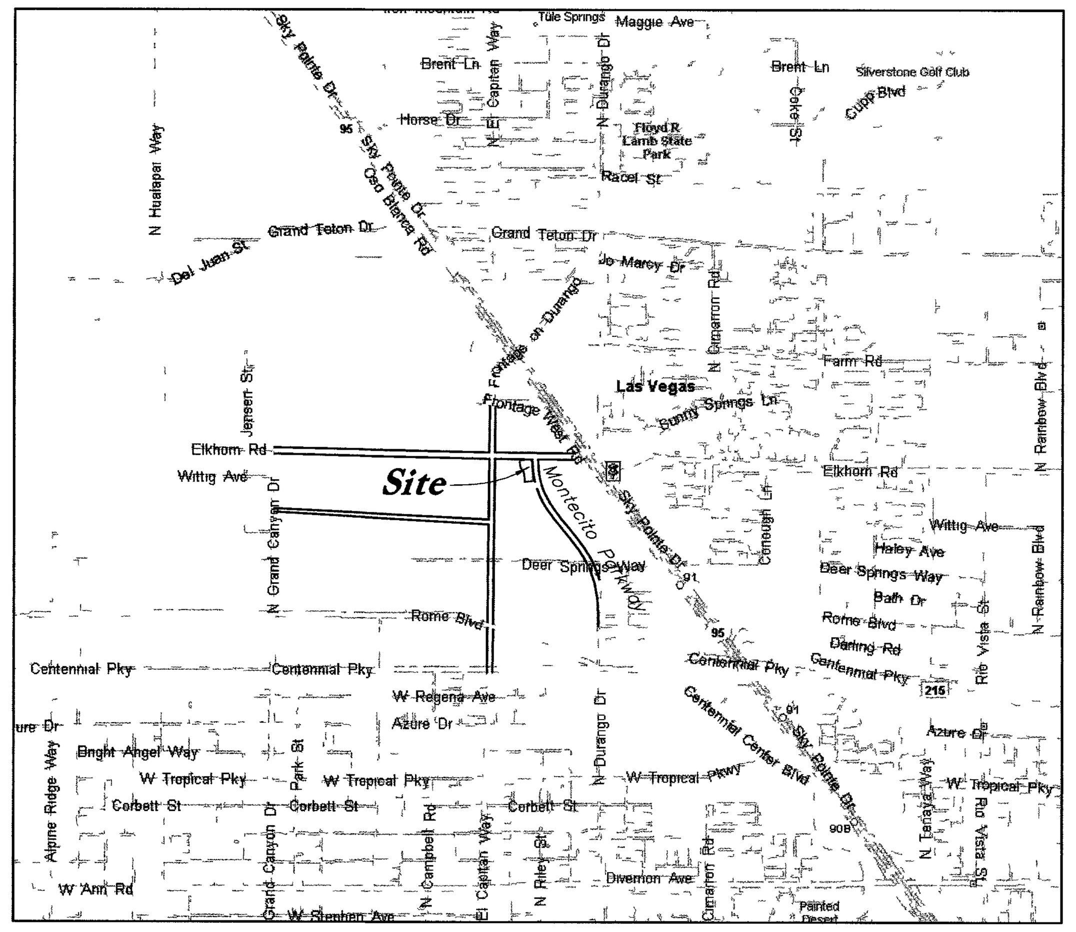
This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Clark County, Nevada and Incorporated Areas Community Map No. 32003C1745 E dated September 27, 2002. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

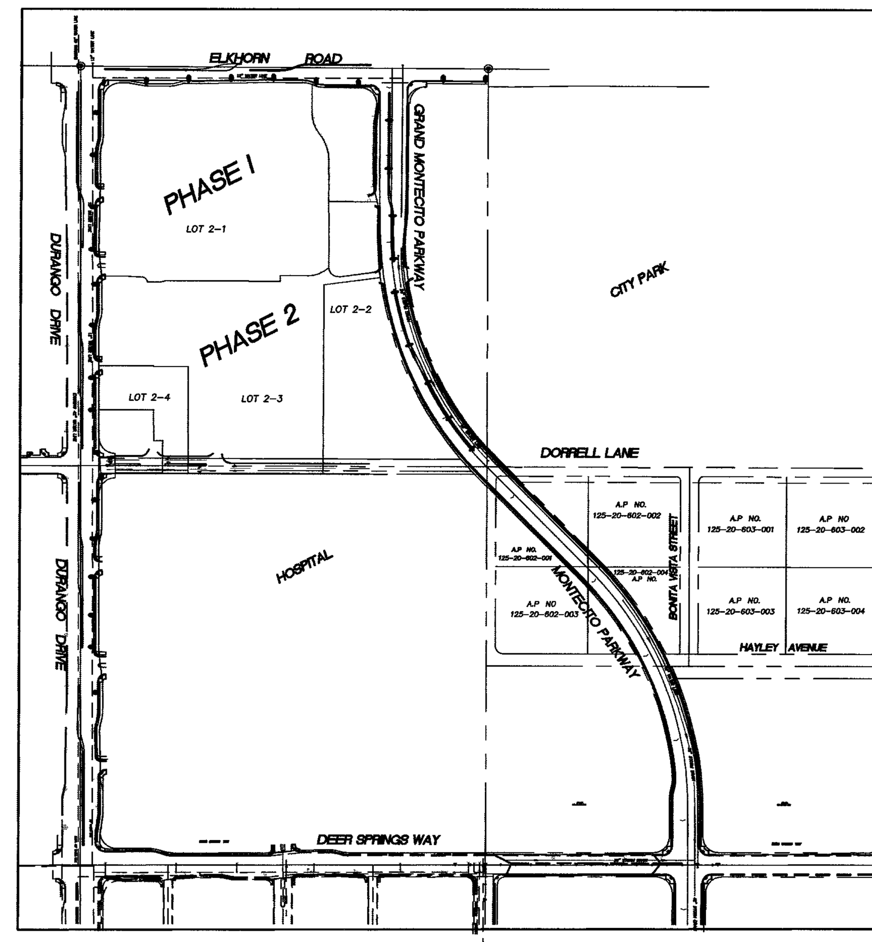
A line between recovered monuments for the Center of Section 20 and the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 20 was assigned the bearing of North 89°52'26" East to match the basis of bearings for the Official Subdivision Plat of Montecito Town Center North.

Benchmark

Rivet with Washer at the Northwest Corner of Deer Springs Way and Riley Street
Elevation = 2543.29
(775.1977 meters)
Published by Las Vegas City as Benchmark No. 8LV90 20E6
(NAVD 88 Datum)



Vicinity Map
Not to Scale



Key Map
Not to Scale

Legal Description

A part of Lot 2 of Montecito Town Center North – A Commercial Subdivision on file in Book 114, Page 18 of Plats in the records of Clark County, Nevada within the Northeast Quarter of Section 20; Township 19 South, Range 60 East, MDM in the City of Las Vegas, Clark County, Nevada:

Beginning at a point on the South Line of Elkhorn Road being 763.50 feet South 89°42'15" East along the Section Line; and 55.91 feet South 0°17'45" West from the North Quarter Corner of said Section 20; and running thence along said South Line of Elkhorn Road the following three courses: Southeasterly along the arc of a 92.50 foot radius curve to the Right a distance of 2.80 feet (Central Angle equals 1°43'54" and Long Chord bears South 68°14'18" East 2.80 feet) to a point of reverse curvature; Southeasterly along the arc of a 107.50 foot radius curve to the Left a distance of 41.90 feet (Central Angle equals 22°19'54" and Long Chord bears South 78°32'20" East 41.63 feet) to a point of tangency; and South 89°42'15" East 117.00 feet to a point of curvature; thence Southeasterly along the arc of a 54.00 foot radius curve to the Right a distance of 84.83 feet (Central Angle equals 90°00'35" and Long Chord bears South 44°41'58" East 76.37 feet) to a point of compound curvature on the Westerly Line of Grand Montecito Parkway; thence along said Westerly Line of Grand Montecito Parkway the following six courses: Southerly along the arc of a 16.00 foot radius curve to the Right distance of 2.64 feet (Central Angle equals 9°27'44" and Long Chord bears South 5°02'12" West 2.64 feet) to a point of tangency; South 9°46'04" West 56.67 feet to a point of curvature; Southerly along the arc of a 34.00 foot radius curve to the left a distance of 5.62 feet (Central Angle equals 9°27'53" and Long Chord bears South 5°02'07 West 5.61 feet) to a point of tangency; South 0°18'11" West 200.36 feet to a point of curvature; Southerly along the arc of a 34.00 foot radius curve to the Left a distance of 8.33 feet (Central Angle equals 14°02'09" and Long Chord bears South 6°42'54" East 8.31 feet) to a point of tangency; and South 13°43'58" East 51.22 feet; thence North 89°49'14" West 159.08 feet; thence North 0°07'03" West 131.84 feet to a point of curvature; thence Northwesterly along the arc of a 149.00 foot radius curve to the Left a distance of 100.63 feet (Central Angle equals 38°41'49" and Long Chord bears North 19°27'56" West 98.73 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 106.00 foot radius curve to the Right a distance of 71.59 feet (Central Angle equals 38°41'49" and Long Chord bears North 19°27'56" West 70.24 feet) to a point of tangency; thence North 0°07'03" West 94.98 feet to the point of beginning.

Also shown as Parcel 2-2C of Surveys, filed in File 150 of Record of Surveys, Page 79 of Official Records.

Contains 65,075 sq. ft.
or 1.494 acres

Legend

○	Manhole	▢	Electrical Box
□	Gas Meter	●	Post
	Fire Hydrant		Hose Bib
⋈	Water Valve		Electrical Cabinet
——T——	Buried Phone Cable	——℄——	Centerline
——S——	Sanitary Sewer Line	ø	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—X—	Fence		Existing Building
	Irrigation Control Box		Deciduous Tree
•	Bollard	99o00	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

97186

Civil Sheet Index

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PROJECT NAME: Fabulous Freddy's Car Wash

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

[signature] 9/20/06
LVVWD Proj.#113058 Sheets(CV,GN,C6.1) DATE
ESN 052
REVISED 06/01/04

Assessor's Parcel No.

APN # 125-20-510-018
Site Area = 1.494 acres

Owner

Montecito Pads, LLC
6600 West Charleston, Suite 120
Las Vegas, NV 89146
(702) 798-5111

Developer

Fabulous Freddy's
10091 Parkrun, Suite 110
Las Vegas, NV 89145
(702) 933-5374

Avoid cutting underground utility lines. It's costly
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

Approvals

[signature] 10-17-06
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.

[signature] 10/6/06
M. Margo Wheeler, AICP, Director of Planning & Development **Date**
Planning

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

[signature] 9/20/06
City Fire Marshal **Date**

Las Vegas Valley Water District **Date**
Project# 113058 (Sht. CV, GN, C6.1)

[signature] 8/31/06
Nevada Power Company **Date**

Nevada Power Company ackowledges 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.

[signature] 8/31/06
Southwest Gas Company **Date**

[signature] 8-31-2006
Embarq **Date**

The affixed Embarq Nevada approval does not assume or guarantee liability for known or unknown conflicts with exisitng 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.

[signature] 8/31/06
Cox Communications Las Vegas, Inc. **Date**

H #14836

REV	DATE	DESCRIPTION

Designed by: JR
Drafted by: SP
Client Name: Fabulous Freddy's
06-21CV

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)521-8529 Ogden (801)394-7288 Fax (801)521-9551

Cover Sheet
Fabulous Freddy's Car Wash
Montecito Marketplace
SWC Elkhorn & Grand Montecito Parkway
Las Vegas, Nevada

PROFESSIONAL ENGINEER – STATE OF NEVADA
BRET G. WAHLEN
Exp. 6-30-08
CIVIL
No. 11109

23 Aug, 2006

SHEET NO.
CV
1 of 10

107V4728