

IMPROVEMENT PLANS FOR IRON MOUNTAIN/JONES-UNIT 1

A RESIDENTIAL DEVELOPMENT

CITY OF LAS VEGAS STATE OF NEVADA APN #125-01-401-001

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LEGAL DESCRIPTION:

125-01-401-001 (PARCEL 2)

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM ALL MINES OF GOLD, SILVER, COPPER, LEAD, CINNABAR AND OTHER VALUABLE MINERALS WHICH MAY EXIST IN SAID TRACT EXCEPTING GAS, COAL, OIL AND OIL SHALES, (CHAPTERS 321 AND 516 OF NRS) AS RESERVED IN THE PATENT RECORDED JUNE 10, 1960 AS INSTRUMENT/FILE NO. 200613 IN BOOK 247 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

125-01-301-009 (PARCEL 1)

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN FINAL ORDER OF CONDEMNATION FILED SEPTEMBER 10, 1998 IN THE CLARK COUNTY DISTRICT COURT, CASE NO. A299059, A CERTIFIED COPY OF WHICH RECORDED SEPTEMBER 10, 1998 IN BOOK 980910 AS DOCUMENT NO. 00879 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (NWC) OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 1;

THENCE NORTH 89°43'03" EAST, ALONG THE NORTH LINE THEREOF, 855.05 FEET TO THE NORTHEAST CORNER (NEC) OF SAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION; THENCE SOUTH 00°29'13" EAST, ALONG THE EAST LINE THEREOF, 851.73 FEET; THENCE NORTH 58°33'12" WEST, 768.12 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION;

THENCE NORTH 00°34'53" WEST, ALONG SAID WEST LINE, 448.01 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM ALL MINES OF GOLD, SILVER, COPPER, LEAD, CINNABAR AND OTHER VALUABLE MINERALS WHICH MAY EXIST IN SAID TRACT EXCEPTING GAS, COAL, OIL AND OIL SHALES, (CHAP 172, STATS. 1921) AS RESERVED IN THE PATENT RECORDED AUGUST 1, 1960 AS INSTRUMENT/FILE NO. 206437 IN BOOK 255 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

APPROVALS

Charlie Kajkowski, Jr. 6/24/2003
CHARLIE KAJKOWSKI, JR. PE No. 4784, CITY ENGINEER DATE

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 6/16/03
M. MARGO WHEELER, AICP, CURRENT PLANNING MANAGER DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF PLANNING AND DEVELOPMENT DEPARTMENT

City Fire Marshal 6/13/03
CITY FIRE MARSHAL DATE

Las Vegas Valley Water District 6/15/03
LAS VEGAS VALLEY WATER DISTRICT SHEETS 1, 2, 10, 11, 12 DATE

Nevada Power Company 6/12/03
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 THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

Maria L. Tapia 6/13/03
COX COMMUNICATIONS Las Vegas INC. MARIA L. Tapia DATE

Joel Martell 6/12/03
SOUTHWEST GAS COMPANY Joel Martell DATE

Paulo E. Chavez 6/11/03
PROFESSIONAL ENGINEER No. 15788 DATE

THE AFFIDAVIT NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTIONS OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

GREYSTONE NEVADA LLC
3765 EAST SUNSET ROAD, SUITE 521
LAS VEGAS, NV 89120
702-736-9100

COVER SHEET

DRAWN BY: TNG
DESIGNED BY: PC
CHECKED BY: DPW
PROJECT NO: 240570
SCALE: NONE
HORIZ. VERT.:

PAULO E. CHAVEZ
CIVIL
EXP. 6/30/03
No. 15788
6/11/03

SHEET
1
OF 28 SHEETS
DRAWING NO.
10744757-1

6655 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400 Fax (702) 938-5454

Carter Burgess
Consultants in Planning, Engineering,
Construction Management, and Real Estate Services

IRON MOUNTAIN / JONES - UNIT 1
GREYSTONE NEVADA LLC

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 OR 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. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

Call before you Overhead
1-702-593-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

DEVELOPER

GREYSTONE NEVADA LLC
3765 EAST SUNSET ROAD, SUITE B1
LAS VEGAS, NV. 89120
702-736-9100

ENGINEER

Carter Burgess
6655 Bermuda Road
Las Vegas, NV 89119
(702) 938-5400

BASIS OF BEARING:

NORTH 87°44'39" EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE 73, PAGE 14 OF SURVEYS ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK:

RIVET AND PLATE IN CONCRETE CYLINDER SW CORNER OF IRON MOUNTAIN AND LEON (BENCHMARK NAME - BLV90 12NINE)
ELEVATION = 2380.77 FEET OR 725.6587 METERS, NAVD 88 DATUM

57086 57198 60424