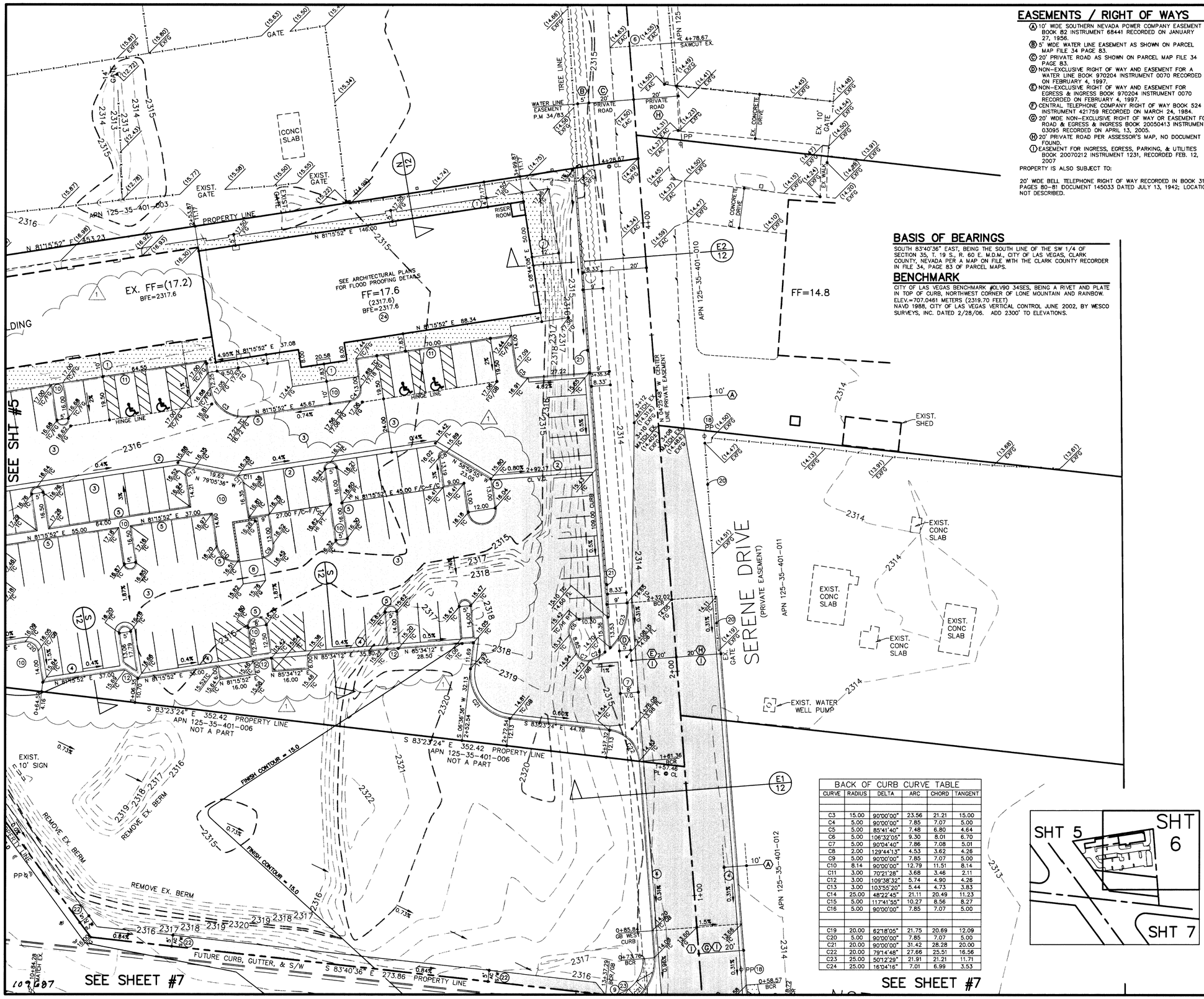



## EASEMENTS / RIGHT OF WAYS

- (A) 10' WIDE SOUTHERN NEVADA POWER COMPANY EASEMENT BOOK 82 INSTRUMENT 68441 RECORDED ON JANUARY 27, 1956.
- (B) 5' WIDE WATER LINE EASEMENT AS SHOWN ON PARCEL MAP FILE 34 PAGE 83.
- (C) 20' PRIVATE ROAD AS SHOWN ON PARCEL MAP FILE 34 PAGE 83.
- (D) NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR A WATER LINE BOOK 970204 INSTRUMENT 0070 RECORDED ON FEBRUARY 4, 1997.
- (E) NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR EGRESS & INGRESS BOOK 970204 INSTRUMENT 0070 RECORDED ON FEBRUARY 4, 1997.
- (F) CENTRAL TELEPHONE COMPANY RIGHT OF WAY BOOK 524 INSTRUMENT 421759 RECORDED ON MARCH 24, 1984.
- (G) 20' WIDE NON-EXCLUSIVE RIGHT OF WAY OR EASEMENT FOR ROAD & EGRESS & INGRESS BOOK 20050413 INSTRUMENT 03095 RECORDED ON APRIL 13, 2005.
- (H) 20' PRIVATE ROAD PER ASSESSOR'S MAP, NO DOCUMENT FOUND.
- (I) EASEMENT FOR INGRESS, EGRESS, PARKING, & UTILITIES BOOK 20070212 INSTRUMENT 1231, RECORDED FEB. 12, 2007

PROPERTY IS ALSO SUBJECT TO:

20' WIDE BELL TELEPHONE RIGHT OF WAY RECORDED IN BOOK 31 PAGES 80-81 DOCUMENT 145033 DATED JULY 13, 1942; LOCATION NOT DESCRIBED.

## BASIS OF BEARINGS

SOUTH 83°40'36" EAST, BEING THE SOUTH LINE OF THE SW 1/4 OF SECTION 35, T. 19 S., R. 60 E. M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PER A MAP ON FILE WITH THE CLARK COUNTY RECORDER IN FILE 34, PAGE 83 OF PARCEL MAPS.

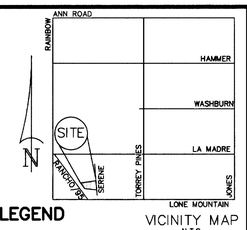
## BENCHMARK

CITY OF LAS VEGAS BENCHMARK #OLV90 34SES, BEING A RIVET AND PLATE IN TOP OF CURB, NORTHWEST CORNER OF LONE MOUNTAIN AND RAINBOW. ELEV.=707.0461 METERS (2319.70 FEET) NAVD 1988, CITY OF LAS VEGAS VERTICAL CONTROL JUNE 2002, BY WESCO SURVEYS, INC. DATED 2/28/06. ADD 2300' TO ELEVATIONS.

BACK OF CURB CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | CHORD | TANGENT |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| C3 | 15.00 | 90°00'00" | 23.56 | 21.21 | 15.00 |
| C4 | 5.00 | 90°00'00" | 7.85 | 7.07 | 5.00 |
| C5 | 5.00 | 85°41'40" | 7.48 | 6.80 | 4.64 |
| C6 | 5.00 | 106°32'05" | 9.30 | 8.01 | 6.70 |
| C7 | 5.00 | 90°04'40" | 7.86 | 7.08 | 5.01 |
| C8 | 2.00 | 129°44'13" | 4.53 | 3.62 | 4.26 |
| C9 | 5.00 | 90°00'00" | 7.85 | 7.07 | 5.00 |
| C10 | 8.14 | 90°00'00" | 12.79 | 11.51 | 8.14 |
| C11 | 3.00 | 70°21'28" | 3.68 | 3.46 | 2.11 |
| C12 | 3.00 | 109°38'32" | 5.74 | 4.90 | 4.26 |
| C13 | 3.00 | 103°55'20" | 5.44 | 4.73 | 3.83 |
| C14 | 25.00 | 48°22'45" | 21.11 | 20.49 | 11.23 |
| C15 | 5.00 | 117°41'55" | 10.27 | 8.56 | 8.27 |
| C16 | 5.00 | 90°00'00" | 7.85 | 7.07 | 5.00 |
| | | | | | |
| | | | | | |
| C19 | 20.00 | 62°18'05" | 21.75 | 20.69 | 12.09 |
| C20 | 5.00 | 90°00'00" | 7.85 | 7.07 | 5.00 |
| C21 | 20.00 | 90°00'00" | 31.42 | 28.28 | 20.00 |
| C22 | 20.00 | 79°14'48" | 27.66 | 25.51 | 16.56 |
| C23 | 25.00 | 50°12'29" | 21.91 | 21.21 | 11.71 |
| C24 | 25.00 | 16°04'16" | 7.01 | 6.99 | 3.53 |




VICINITY MAP
N.T.S.

## LEGEND

| | |
|---|---|
| CL | CENTERLINE |
| R/W | RIGHT-OF-WAY |
| BFE | BASE FLOOD ELEVATION |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| EX | EXISTING |
| BCR | BEGIN CURVE RETURN |
| TC | TOP OF CURB |
| PT | POINT OF TANGENCY |
| B/C | BACK OF CURB |
| | NATURAL GROUND CONTOUR |
| FF | FINISH FLOOR |
| S.V.R.Z. | SITE VISIBILITY RESTRICTION ZONE (24" MAX. HEIGHT IN ZONE) |

REFERENCE
APN 125-35-401-006
C2 (GENERAL COMMERCIAL)
SDR-5190

LEGAL DESCRIPTION
POR. SW1/4 SW1/4 SEC. 35, T.19S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. LOT 2, PARCEL MAP FILE 34, PAGE 83 DEED 19970204:00070

FLOOD ZONE DESIGNATION
UN-SHADED FLOOD ZONE "X" COMMUNITY MAP NUMBER 32003 C 2155 E DATED DECEMBER 31, 2003

SOILS REPORT
TERRACON 64055169, DATED 1/24/06
(702) 597-9393 FAX 597-9009

## SPECIAL NOTES

ALL EXISTING UTILITY STRUCTURES WITHIN CONSTRUCTION AREA SHALL BE ADJUSTED TO MATCH FINISH GRADE (I.E., WV, BOX, WMH, ANNODE BOX, FH, TEL BOX, ETC.)

## CONSTRUCTION NOTES

1. CONCRETE SIDE WALK PER SOILS REPORT
2. 24" VALLEY GUTTER PER DETAIL #2, SHEET #13
3. AC PAVING PER SOILS REPORT
   AUTO PARKING 2" AC / 4" TYPE II
   MAIN CORRIDORS 3" AC / 4" TYPE II
4. "L" TYPE CURB & GUTTER PER STD DWG #216
5. "A" TYPE CURB & GUTTER PER STD DWG #219 (6" CURB FACE)
6. SAW CUT & MATCH EX. AC PAVING
7. 8' CROSS GUTTER PER STD DWG #228
8. TRASH ENCLOSURE PER DETAIL ARCHITECTURAL DETAILS
9. SIDEWALK RAMP PER STD DWG #235 CASE I USING ARMOR TILE TRUNCATED DOMES OR
   APPROVED EQUAL

| CURVE # | SLOPE | "A" | "B" |
|---|---|---|---|
| C21 | 0.03% | 8.0 | 8.0 |
| C22 | 0.69% | 8.0 | 8.0 |

10. PLANTER
11. "A" TYPE CURB & GUTTER PER STD DWG #219 (0" CURB FACE)
12. "DRAIN THRU" PER DETAIL #12, SHEET #13
13. WHEEL STOPS REQUIRED AT PEDESTRIAN WALKWAYS AND LANDSCAPE AREAS. SEE NOTE 7, SHEET #9
14. DEPRESS CURB FOR ACCESSIBLE ROUTE
15. 6' SIDEWALK PER STD DWG #234
16. 10' CROSS GUTTER PER STD DWG #228 (1% CROSS FALL)
17. 10' SIDEWALK PER STD DWG #234
18. EX. POWER POLE TO BE RELOCATED SEE NV POWER DWG.S
19. REMOVE EX. LANDSCAPE CURB
20. RELOCATE EX. FENCE TO BACK OF CURB
21. 6' DECORATIVE BLOCK WALL w/ 20% MIN CONTRASTING MATERIAL & CAP
22. AC SIDE WALK PER SOILS REPORT
23. 5' SIDEWALK PER STD DWG #234
24. ROUGH GRADE PAD ELEVATION IS 18" (1.5 FEET) BELOW BELOW FINISH FLOOR ELEVATION. VERIFY WITH STRUCTURAL PLANS PRIOR TO ANY CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER.

W/8 DETAIL # / SHOWN ON SHEET #

EX. TREE

EX. STREET LIGHT

AVOID OVERHEAD POWER LINE CONTACT

Call before you OVERHEAD
1-702-227-2929

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

Call before you Dig
1-800-227-2600

Call before you UnderGround
1-702-455-7511
1-702-229-6611

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS-4034) (N.R.S. 625.403)

SAM C. DUNNAM, P.E. DATE

20 10 0 20 40 60
SCALE IN FEET
1 INCH = 20 FT.

REPLOT

| REV # | DESCRIPTION | SHT # | APP BY | DATE |
|---|---|---|---|---|
| 1 | REVISE EX. FF & ONSITE GRADES | 6 | RK | 3-12-08 |


DUNNAM CIVIL ENGINEERS
3471 WEST OQUENDO ROAD SUITE 202
LAS VEGAS, NV 89118
(702) 798-1088 (702) 798-3688 FAX


# THE ANNEX
GRADING PLAN (NE)

PROFESSIONAL ENGINEER - STATE OF NEVADA
SAM C. DUNNAM
Exp: 12/31/08
CIVIL
No. 7886
3/12/08

FILE NAME: KALB55C.dwg

PLOT SCALE: 1" = 20'

SHEET 6 OF THIRTEEN

CLV DRAWING # 107VCL960

18912