

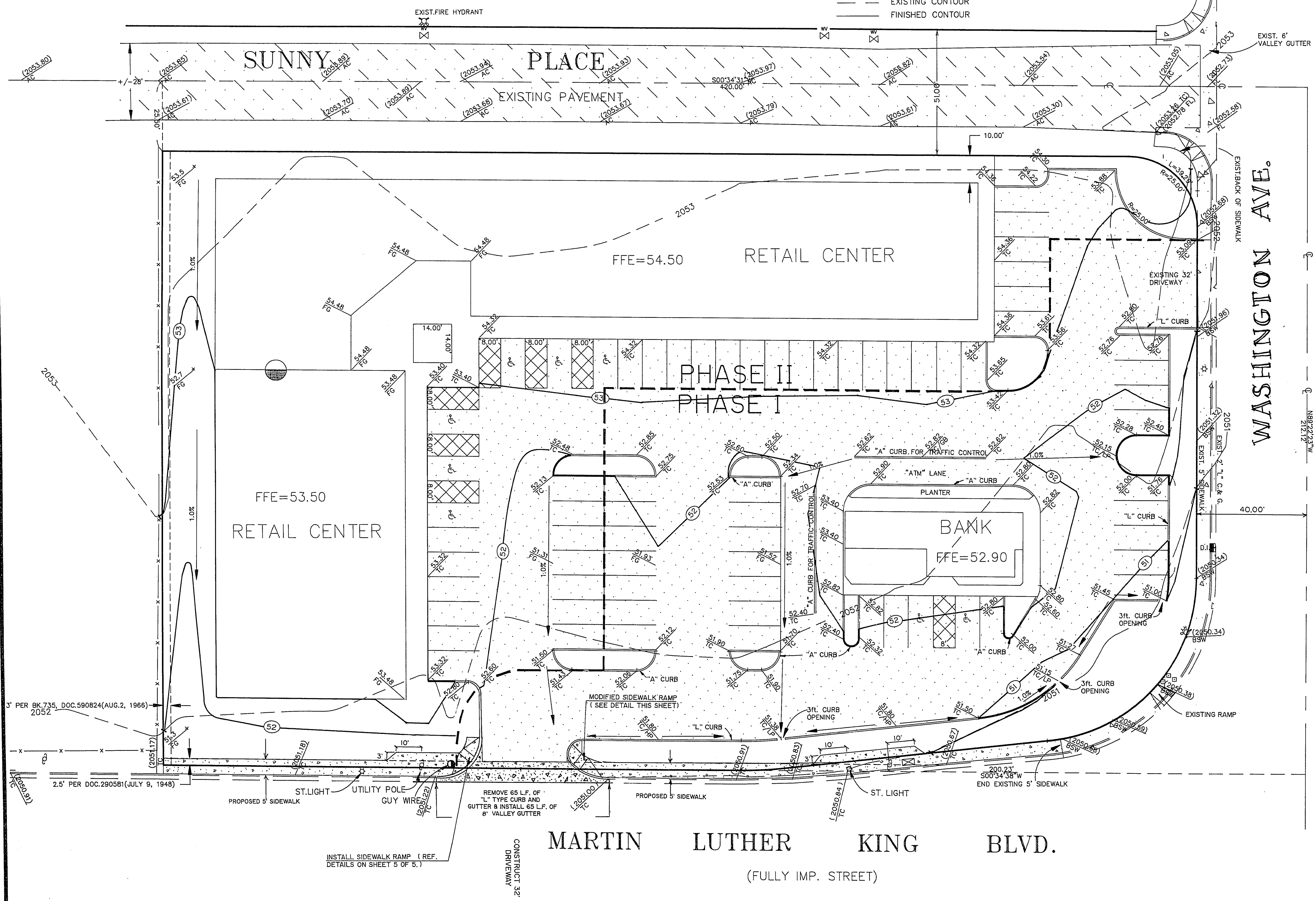
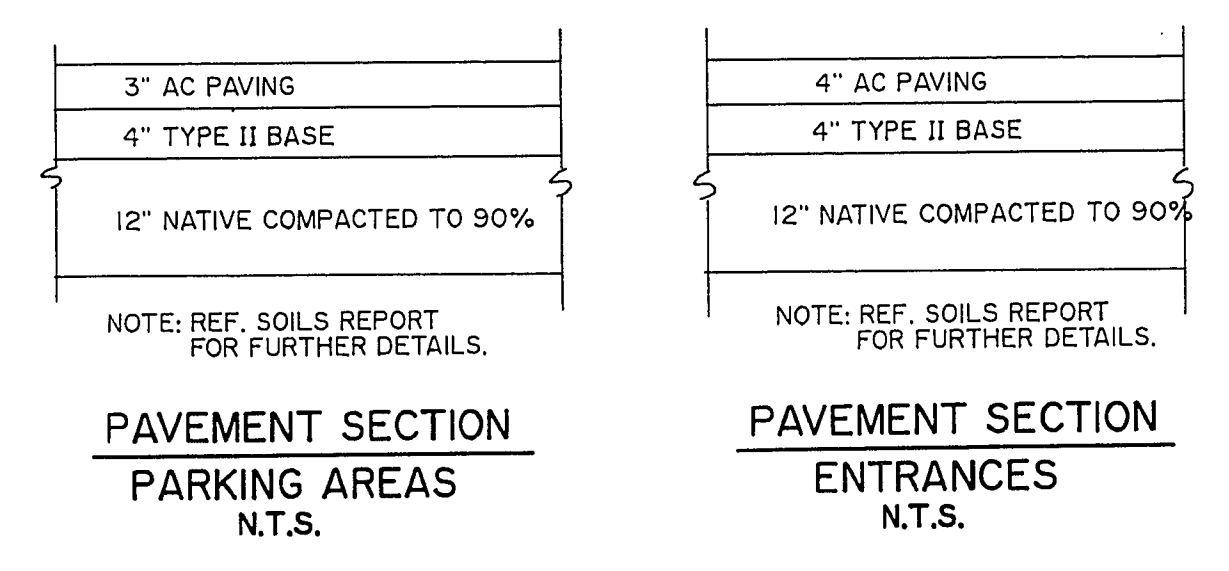
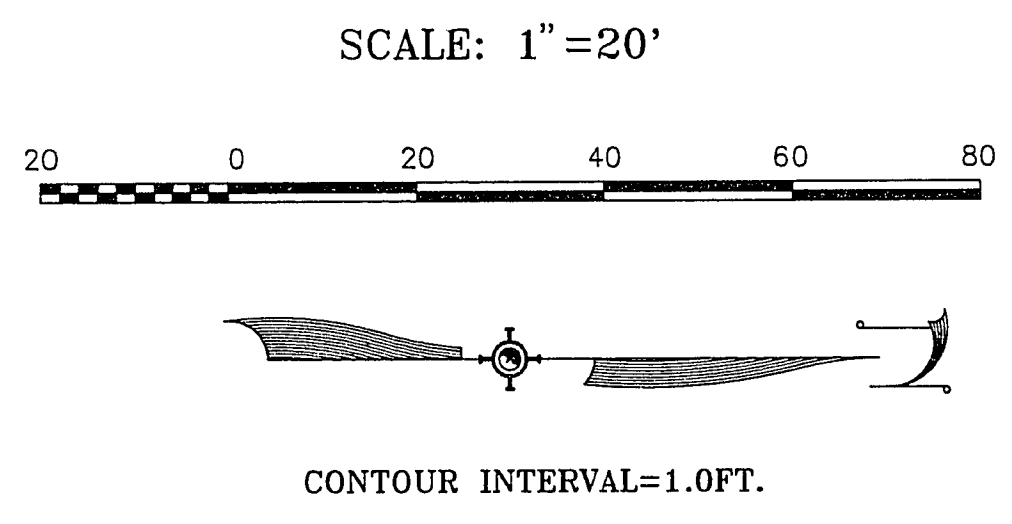
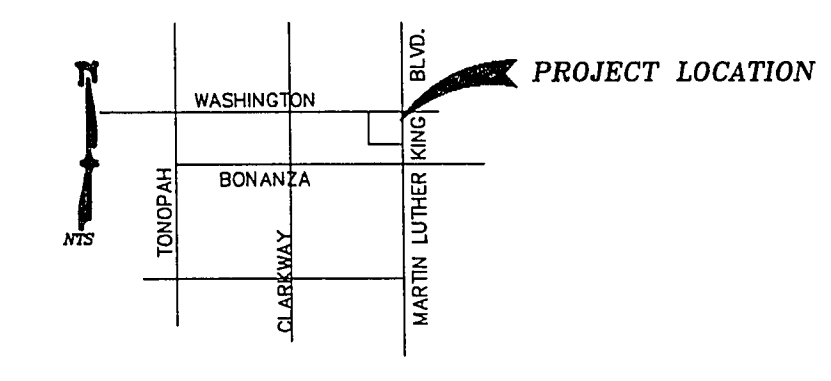
GRADING PLAN
"SUNNY PLACE PLAZA"
A ONE LOT COMMERCIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, T. 20 S., R. 61 E., M.D.M.

LEGEND

- EXISTING ST. LIGHT
- FG FINISHED GRADE
- FFE FINISHED FLOOR ELEVATION
- 1.0% FLOW DIRECTION W/SLOPE
- GATE VALVE/METER BOX(FIELD VERIFY)
- BSW BACK OF SIDEWALK
- TC TOP OF CURB
- TBC TOP BACK OF CURB
- AC ASPHALT
- FL FLOWLINE
- (54.50) EXISTING GRADES
- 54.50 PROPOSED GRADES
- PROPOSED AC PAVING
- EXISTING CONTOUR
- FINISHED CONTOUR

VICINITY MAP



LEGAL DESCRIPTION

Situate in the City of Las Vegas, County of Clark, State of Nevada and further described as follows:

PARCEL A: COMMENCING at the Northeast corner of the Southwest Quarter (SW1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.; thence South 0°35'00" West along the North/South Mid-Section line 200.23 feet to the POINT OF BEGINNING; thence continuing South 0°35'00" West 39.77 feet; thence South 89°52'00" West 230.00 feet; thence North 0°35'00" East 200.00 feet; thence North 89°52'00" East parallel to and 40.00 feet distant from the East/West Mid-Section line of said Section 28, 156.64 feet; thence along a curve concave to the Southwest having a radius of 60.00 feet, through a central angle of 84°19'28", on an arc distance of 88.30 feet; thence South 05°48'32" East 90.63 feet; thence along a curve concave to the Southwest, having a radius of 143.26 feet, through a central angle of 06°23'32", on an arc distance of 15.98 feet to the TRUE POINT OF BEGINNING. EXCEPTING THEREFROM that parcel deeded to Las Vegas in Document No. 527630.

PARCEL B: COMMENCING at the Northeast corner of the Southwest Quarter (SW1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.; thence South 0°35'00" West along the North/South Mid-Section line 240.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 0°35'00" West 180.00 feet; thence South 89°52'00" West 230.00 feet; thence North 0°35'00" East 180.00 feet; thence North 89°52'00" East 230.00 feet to the TRUE POINT OF BEGINNING.

More particularly described as follows: Commencing at the Center 1/4 corner of said Section 28; thence South 00°34'31" West along the North/South Center Section line, a distance of 200.23 feet to the POINT OF BEGINNING; thence continuing along said North/South line and the West line of Martin Luther King Boulevard, South 00°34'31" West, a distance of 213.53 feet; thence North 89°22'23" West, a distance of 230.00 feet to the East line of Sunny Place; thence North 00°34'31" East along said East line, a distance of 367.50 feet; thence South 89°22'23" East, a distance of 5.48 feet to a point on a 12.50 foot radius curve to the right, concave Southeast, a radial line to said point bears South 88°59'46" East; thence Northeast along said curve, through a central angle of 89°17'23", on an arc distance of 19.48 feet to a point of tangency; thence South 89°22'23" East along the South line of Washington Avenue, a distance of 140.79 feet to a point of tangency with a 60.00 foot radius curve to the right, concave Southeast; thence Southeast along the arc of said curve a distance of 88.30 feet, through a central angle of 84°19'28"; thence South 05°49'01" East, a distance of 97.07 feet to a point of tangency with a 143.26 foot radius curve to the right, concave Southeast; thence along the arc of said curve Southeast a distance of 15.98 feet, through a central angle of 06°23'32", to the POINT OF BEGINNING.

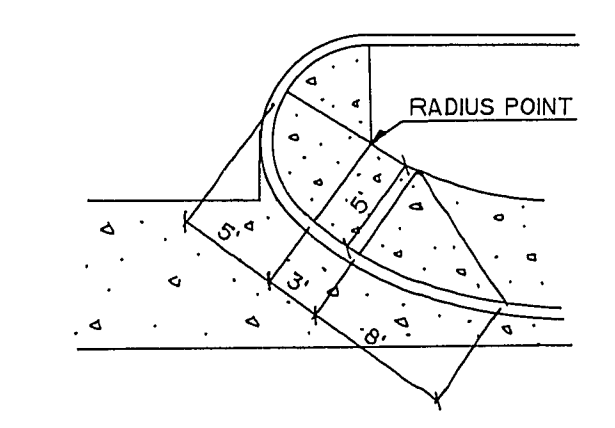
Said parcels contain an area of approximately 1.96 acres, more or less.

PROJECT BENCHMARK

CLARK COUNTY BM.# 7C01-2856 AT THE NW COR. OF BONANZA & M.L.KING; ELEVATION=2052.802.

BASIS OF BEARINGS:

NORTH 89°22'23" WEST, BEING THE NORTH LINE OF THE SW 1/4 OF SEC.28, T20S, R61E, M.D.M. AS SHOWN IN BOOK 31 OF PLATS, PAGE 65, CLARK COUNTY RECORDER'S CUMULATIVE MAP INDEX.



MODIFIED SIDEWALK RAMP
N.T.S.

1.14.93

ENGINEERING CORPORATION
CONSULTING ENGINEERS AND SURVEYORS
115 E. RENO AVE., LAS VEGAS, NEVADA 89119
(702) 736-1801

DESIGNED BY: BRU/ACAD
DRAWN BY: BRU/ACAD
CHECKED BY: RAC
DATE: NOV. 9, 1992

GRADING PLAN
SUNNY PLACE PLAZA

REV.	DATE	DESCRIPTION	BY	APP'D
1	11/10/92	NW COR. SETBACK AT SUNNY PLACE.	BRU	

SCALE
HORIZ. 1"=20'
VERT. 1"=10'
JOB NO. 70443

SHEET 3 OF 5