

**Planning & Development Department
Scanning Cover Sheet**

Case No A-0016-98 (A)

APN 125-08-806-005

Location GRAND TETON & DURANGE DR

Applicant SOUTHWEST DESERT EQUITIES LLC

Subject

PETITION OF ANNEXATION



FILE HISTORY

[illegible]

FILE NO.: A-16-98(A)

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO.: A-16-98(A)

[A62693] Z O N I N G A C T I O N S (1 OF 3)] <ZACT1]
CASE [A [16 [98] [A] BZA-CC-PC-SUM (BCPS) [P] MEETING DATE [09/10/98]
ITEM # [] ACCEPTED [08/11] PUBLIC HEARING [N] BY [AR]
EXISTING ZONES [] [] ROI-> []
[] [] ROI-> []
NEW ZONE [] [] [] [] []
A P P L I C A T I O N R E Q U E S T
[A-16-98 (A) - SOUTHWEST DESERT EQUITIES LLC - PETITION OF ANNEXATION FOR]
[PROPERTY LOCATED ON THE NORTHWEST CORNER OF GRAND TETON DRIVE AND DURANGO]
[DRIVE, CONTAINING APPROXIMATELY 10.00 ACRES, WARD 4 (BROWN)]
[]
[]
A P P L I C A N T PARCEL# [12508[806[005] MORE? [N]
[SOUTHWEST DESERT EQUITIES LLC] [SOUTHWEST DESERT EQUITIES L L C]
[DARRIN BADGER] [%3320 N BUFFALO #204]
[3320 N BUFFALO DR. #P] [LAS VEGAS NV 89129-7411]
[LV NV 89129 242-4949] []
[PT SE4 SE4 SEC 08 19 60]
P R O P O S E D U S E []
[] []
[] []
[] []
<172839069808121998A 0016A]
UPDATE [] NEW [] DELETE [] PRINT [] ZACT3 [] ZACT2 [] BACK []

[A62693] Z O N I N G A C T I O N S (2 OF 3)] <ZACT2
CASE [A [16 [98] [A] BZA-CC-PCOMM (BCP) [P] MEETING DATE [09/10/98]
ITEM # ACCEPTED 08/11 PUBLIC HEARING N]
A-16-98 (A) - SOUTHWEST DESERT EQUITIES LLC - PETITION OF ANNEXATION FOR
PROPERTY LOCATED ON THE NORTHWEST CORNER OF GRAND TETON DRIVE AND DURANGO
DRIVE, CONTAINING APPROXIMATELY 10.00 ACRES, WARD 4 (BROWN)

P R O P E R T Y L O C A T I O N

[
[]
200 SCALE MAP# [G-8-8] SIZE [.00] ACRES #LOTS [0]
MAP NAME []
CC: [] SUBD: []
[] []
[] []
[] []
NOTICE: []
[]
COMMENTS: [APN'S 125-08-806-005 AND 006]
[]
[]
<172834579808121998A 0016A]
UPDATE [] PRINT [] ZACT3 [] ZACT1 [] BACK []

Southwest Desert Equities, LLC

3320 N. BUFFALO RD., STE. P
LAS VEGAS, NEVADA 89129
(702) 242-4949

August 10, 1998

Robert Genzer, Principle Planner
City of Las Vegas, Planning Dept.
400 E. Stewart
Las Vegas, NV 89101

Re: **Annexation Justification Letter**
APN 125-08-806-005 & 006

Dear Bob,

We are annexing the property located at the NW corner of Durango Rd. and Grand Teton because the City of Las Vegas can provide sewer services to this area.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Ritter", is written over the printed name.

John Ritter
Manager



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 8/10/98

APPLICATION/PETITION FOR: Annexation
(Type of Action Requested)

Project Address (Location): NWC Grand Teton & Durango
Proposed Use: Retail Shopping Center & Fire Station Assessor's Parcel No.: 125-08-806-005 and 125-08-806-006
Project Name: Durango Springs Center Ward No.: 4
Existing General Plan: PCD Sixteenth Section: SE 1/4 of the SE 1/4 of Section: 8 Township: 19 Range: 60
Proposed General Plan: _____ Existing Zoning: C-1 & R-E Proposed Zoning: Village Commercial C-1 & PF
Gross Acres: 10.00 Lots/Units: _____ Density: _____ Commercial Sq. Ft.: _____
Comments/Additional Information/Special Notification: _____

RECEIVED
CITY CLERK
AUG 13 A 8:35
J. Smith

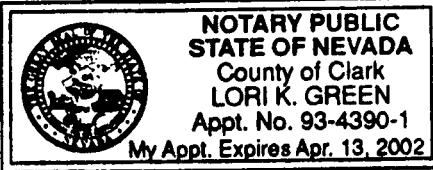
APPLICANT INFORMATION:

Property Owner(s): Southwest Desert Equities, LLC Contact: Darrin Badger
Address: 3320 N. Buffalo Rd., Ste. P
City: Las Vegas State: NV Zip: 89129 Tel: 242-4949 Fax: 242-0414
Applicant: Focus Commercial Group Contact: Darrin Badger
Address: 3320 N. Buffalo Rd., Ste. P
City: Las Vegas State: NV Zip: 89129 Tel: 242-4949 Fax: 242-0414
Represented By: _____ Contact: _____
Address: _____
City: _____ State: _____ Zip: _____ Tel: _____ Fax: _____

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s): [Signature]
Subscribed and sworn before me this 10 day of August 1998

[Signature]
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: A-16-98(A)
Meeting Date: 9/10/98
Date Accepted: 8/11/98
Accepted By: [Signature]
Map No.: G-8-8
Total Fee(s): [Signature]
Receipt No.: _____

971015.00198

URNr. 2645/W/1997

AMOUNT \$ 500.00

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That

DR. HANS DUFFEK, A Married Man and HELGA DUFFEK, his wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

SOUTHWEST DESERT EQUITIES LLC, a Nevada Limited Liability Company

all that real property situated in the City of LAS VEGAS County of Clark
State of Nevada, bounded and described as follows:The South Half (S 1/2) of the South Half (S 1/2) of the East Half (E 1/2)
of the South Half (S 1/2) of the South Half (S 1/2) of the Southeast
Quarter (SE 1/4) of Section 8, Township 19 South, Range 60 East, M.D.B. &
M.EXCEPTING THEREFROM the interest conveyed to Clark County by document
recorded November 27, 1973 in Book 383 of Official Records as Document No.
342140, Clark County, Nevada.

Assessor's Parcel No: 125-08-806-006

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

The undersigned Mrs. Helga Duffek, joins in the execution of this Deed
to release any and all community interest, in and to the above described property.Together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.Witness my own hand & this 10th day of July 1997.

STATE OF NEVADA

URNr. 2645/W/1997

On 10th July 1997, personally
appeared before me, a Notary Public,
DR. HANS DUFFEK and Helga Duffek
personally known (or proven) to me
to be the person whose names
subscribed to the above instrument who
acknowledged that they executed
the instrument.Signature: Helmut Wirner
(Notary Public)
(Notarial Seal) (Dr. Helmut Wirner)

DR. HANS DUFFEK

HELGA DUFFEK

RECORD NO. 179256-DJ
ORDER NO. 179256-DJ
WHEN RECORDED MAIL TO:Southwest Desert Equities LLC
ATTN: JOHN RITTER
7310 Snake Ranch Road #P
Las Vegas NV 89128

APOSTILLE

Convention de La Haye du 5 octobre 1961

1. Land: Bundesrepublik Deutschland

Hier: Öffentliches Urkunde

2. (a) unterschrieben von: Dr. Wörner

3. (b) seiner Eigenschaft als: Notar

4. als ist versehen mit dem Stempel/Siegel des (a) (b) Notars:
Dr. Helmut Wörner in München

Bestätigt:

5. in: München, d. mm 11. Juli 1997

6. von: die Präsidentin des Landgerichtes München: 1

7. unter Nr. 910

8. Stempel/Siegel 10. Unterschrift



In Vorhaltung

Peter Seik
Vizepräsident

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NEVADA

18-15-97 08:01 RMM 2

BOOK: 971015 INST: 00198

FEE: \$ 80 RFT: 500.00

980551.00594

3 .
AMT. REF. \$ 937.50

GRANT, BARGAIN, SALE DEED

(6)

THIS INSTRUMENT WITNESSETH: That

DAVID A. TOTTORI AND CAROLYN L. TOTTORI, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 40% INTEREST; VIRATA CHAROEKUL AND CHOMYONA CHAROEKUL, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 20% INTEREST; **
FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do as hereby Grant, Bargain, Sell and Convey to

SOUTHWEST DESERT EQUITIES, LLC, a Nevada Limited Liability Company

all that real property situated in the CITY OF LAS VEGAS County of Clark
State of Nevada, bounded and described as follows:

** WILHELM MALIXI AND CYNTHIA MALIXI, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 20% INTEREST; SONKIETER ROJANASATHIT AND CHINDA ROJANASATHIT, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 10% INTEREST; KOPCHAI PREMSRIROT AND SOMPHOPHOLL PREMSRIROT, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 10% INTEREST

The North Half (N 1/2) of the South Half (S 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 19 South, Range 60 east, M.D.B. & M.
EXCEPT the interest in and to the East Thirty (30) feet of said land for street and road purposes by Document No. 379824, recorded January 15, 1951 Clark County, Nevada records.

Assessor's Parcel No: 125-08-806-005

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.
3. Deed of Trust now of record in favor of n/a, recorded on n/a, in the original amount of \$ n/a which the Grantee herein assumes and agrees to pay according to the terms and conditions hereof.

Together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this 14th day of November, 19 97

STATE OF NEVADA } ss.
COUNTY OF _____

SEE EXHIBIT "A" ATTACHED FOR SIGNATURES

On _____ personally appeared before me, a Notary Public, personally known (or proven) to me to be the person whose name subscribed to the above instrument who acknowledged that he/she/they executed the instrument.

(Notary Public)
(Notarial Seal)

RESCROW NO. 182983-DJG
ORDER NO. 182983-DJG
WHEN RECORDED MAIL TO:
Southwest Desert Equities, LLC
c/o 3320 N. Buffalo #206
Las Vegas, Nev. 89129

980331.00594

182983-DJG

EXHIBIT "A"

David H. Tottori
DAVID H. TOTTORI

Carolyn L. Tottori
CAROLYN L. TOTTORI

VIRATA CHAROEKUL

CHOMYONA CHAROEKUL

WILFREDO MALIXI

CYNTHIA MALIXI

STATE OF NEVADA)
COUNTY OF CLARK)

NDA ROJANASATHIT

IPHOPHOLL PREMSRIRUT

On March 27, 1998
personally appeared before me, a Notary
Public, David H. Tottori
Carolyn L. Tottori

personally known (or proven) to me to be
the person(s) whose name(s)
subscribed to the above instrument who
acknowledged that he executed the
instrument.

Signature David H. Tottori
Notary Public
Clark County
(Notarial Seal)  N. J. L. 603, July 12, 1998

L7N 30

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NEVADA

83-31-98 88:85 EAH 6
OFFICIAL RECORDS
BOOK: 988331 INST 88594
FEE: 12.00 RPT: 937.50

980541.00594

182983-DJG

EXHIBIT "A"

DAVID A. TOTFORI

CAROLYN L. TOTFORI

VIRATA CHAROEKUL

CHOMYOMA CHAROEKUL

WILREDO MALIXI

CYNTHIA MALIXI

SOMKIETR ROJANASATHIT

CHINDA ROJANASATHIT

ROPCHAI PREMSIRUT

SOMPHOPHOL PREMSIRUT

STATE OF Nevada)

COUNTY OF Clark)

On 3/28/98
personally appeared before me, a Notary
Public, Ropchai Premsirut &
Sompophol Premsirut

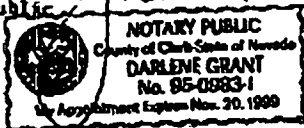
personally known (or proven) to me to be
the person(s) whose name(s) are
subscribed to the above instrument who
acknowledged that they executed the
instrument.

Signature

Notary Public

(Notarial Seal)

LTN 30



980341.00594

182983-DJG

EXHIBIT "A"

DAVID A. TOTTORI

CAROLYN L. TOTTORI

Virata Charoekul
VIRATA CHAROEKUL

Chomyona Charoekul
CHOMYONA CHAROEKUL

WILREDO MALIXI

CYNTHIA MALIXI

SOMKIET ROJANASATHIT

CHINDA ROJANASATHIT

ROPCHAI PREMSRIRUT

SOMPHOPHOLL PREMSRIRUT

STATE OF New York

COUNTY OF Brooklyn

On December 29, 1997
personally appeared before me, a Notary
Public, Virata Charoekul &
Chomyona Charoekul *Chomyona Charoekul*

personally known (or proven) to me to be
the person(s) whose name(s) are 12
subscribed to the above instrument who
acknowledged that they executed the
instrument.

Signature

James M. Walsh
Notary Public

(Notarial Seal)

LYN 30

JAMES M. WALSH
Notary Public, State of New York
No. 02 506596
Qualified in Bronx County
Commission Expires Dec. 14, 1999

RICARDO S. CASTRO
Notary Public, State of New York
No. 610A5041272
Qualified in Bronx County
Commission Expires 08/29/99
Ricardo Castro
12/30/99

FOR VIRATA CHAROEKUL



THE RESOURCE BOOK

Section 08
Township 19 Range 60
Assessor's Book 125

-  Municipality
-  County
-  FedGov
-  Greater Than 0.4 Acre
-  Less Than 0.4 Acre

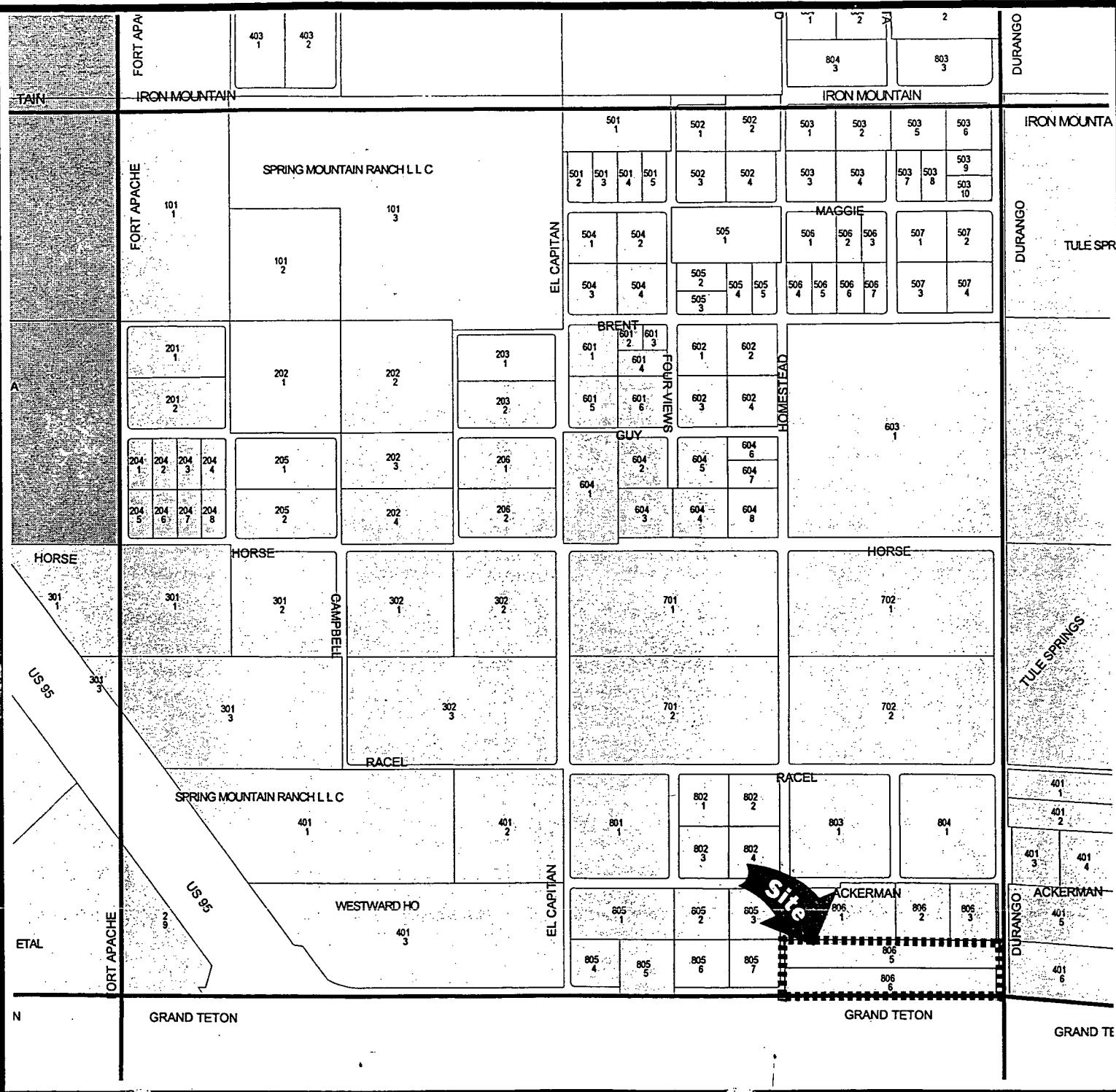
A-16-98(A)
9-10-98 PC

No liability is assumed
as to the accuracy of the
information delineated
hereon.
For information only



RESOURCE
CONSULTING GROUP

8100 West Sahara Ave,
Las Vegas, Nevada 89117
(702) 838-2590



Section 08
Township 19 Range 60
Assessor's Book 125

 Municipality
 County
 FedGov
 Greater Than 0.4 Acre
 Less Than 0.4 Acre

A-16-98(A)

9-10-98 PC

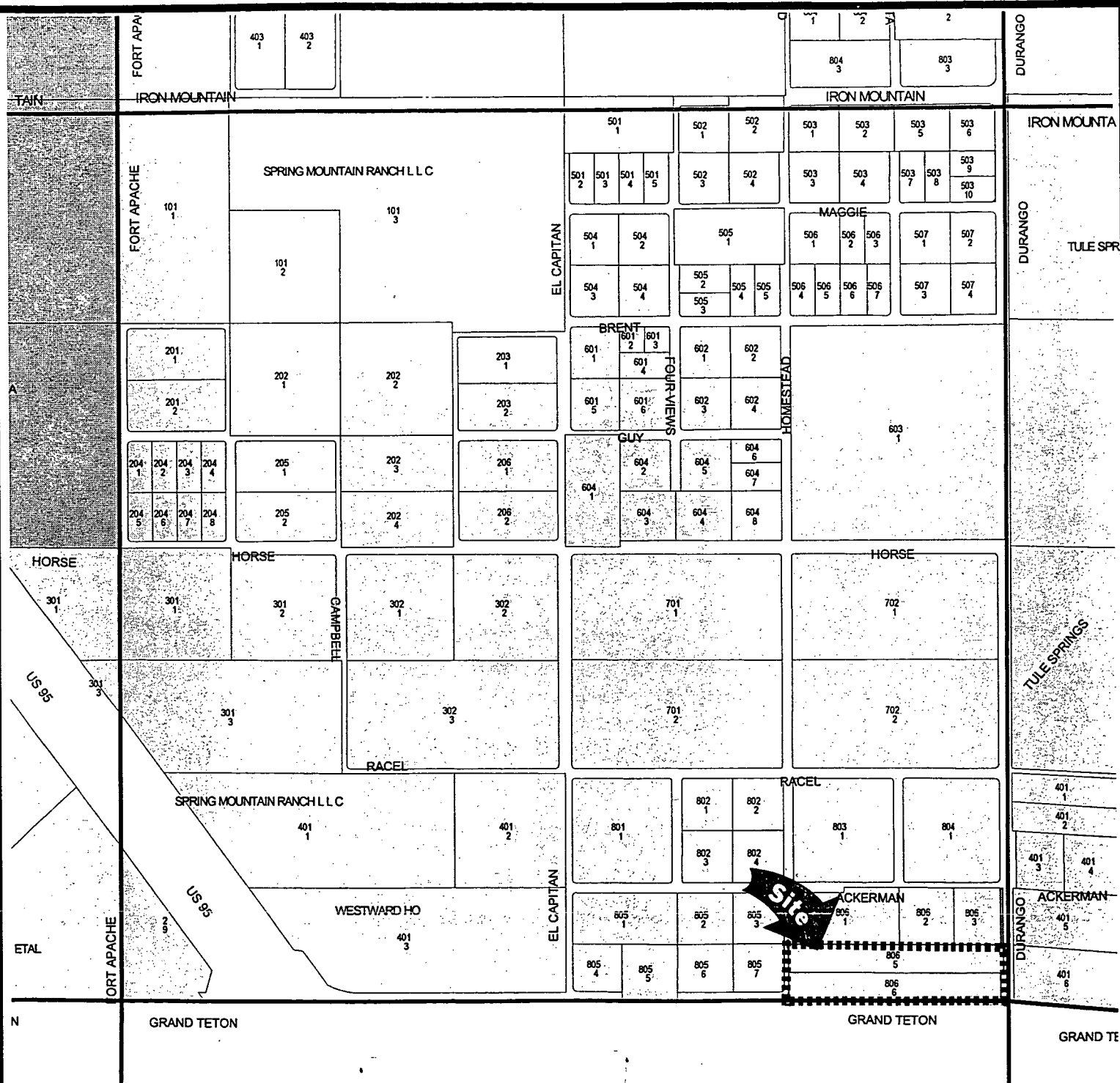
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Las Vegas, Nevada 89117
(702) 838-2590



THE RESOURCE BOOK

Section 08
Township 19 Range 60
Assessor's Book 125

-  Municipality
-  County
-  FedGov
-  Greater Than 0.4 Acre
-  Less Than 0.4 Acre

A-16-98(A) 9-10-98 PC

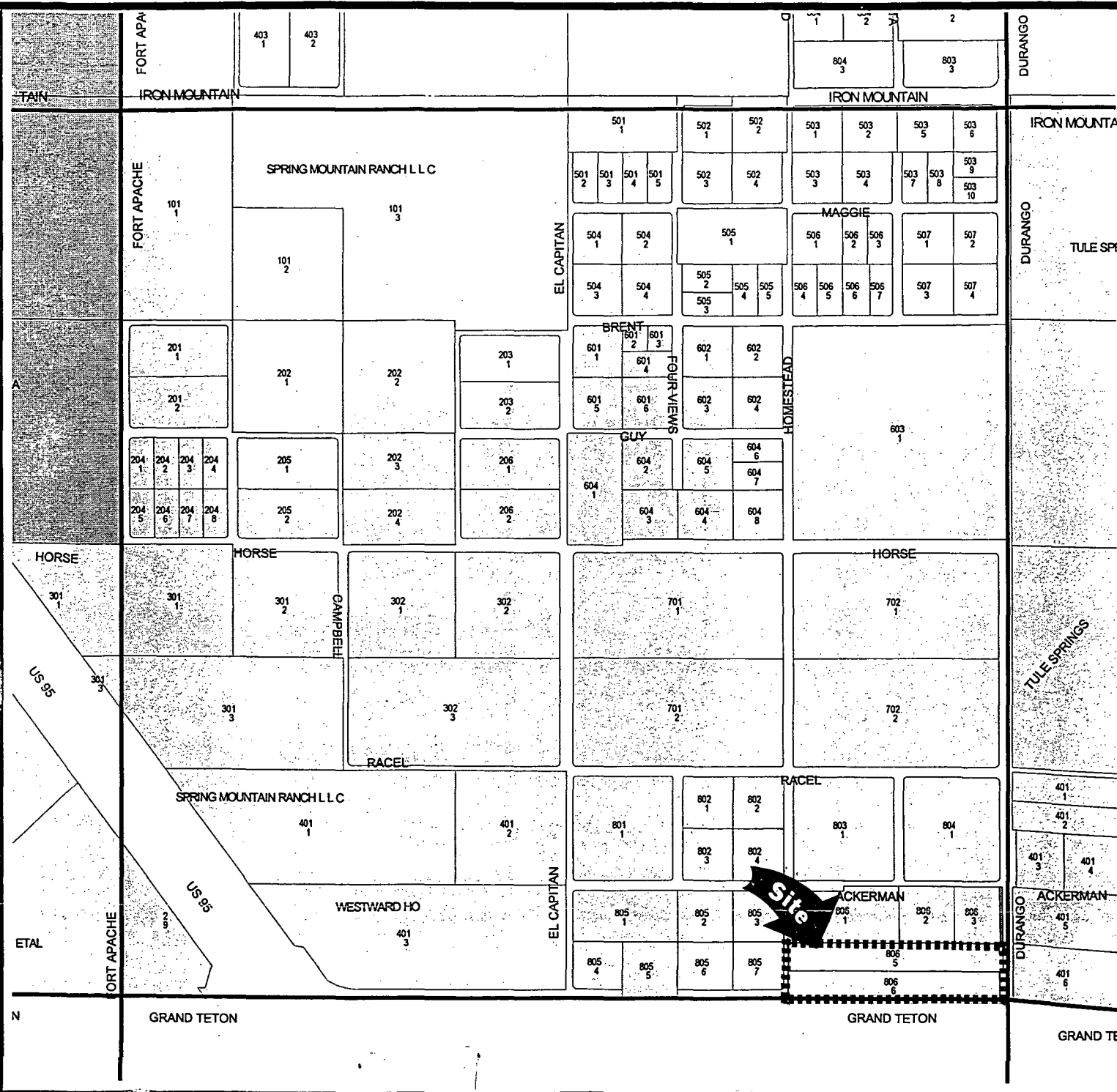
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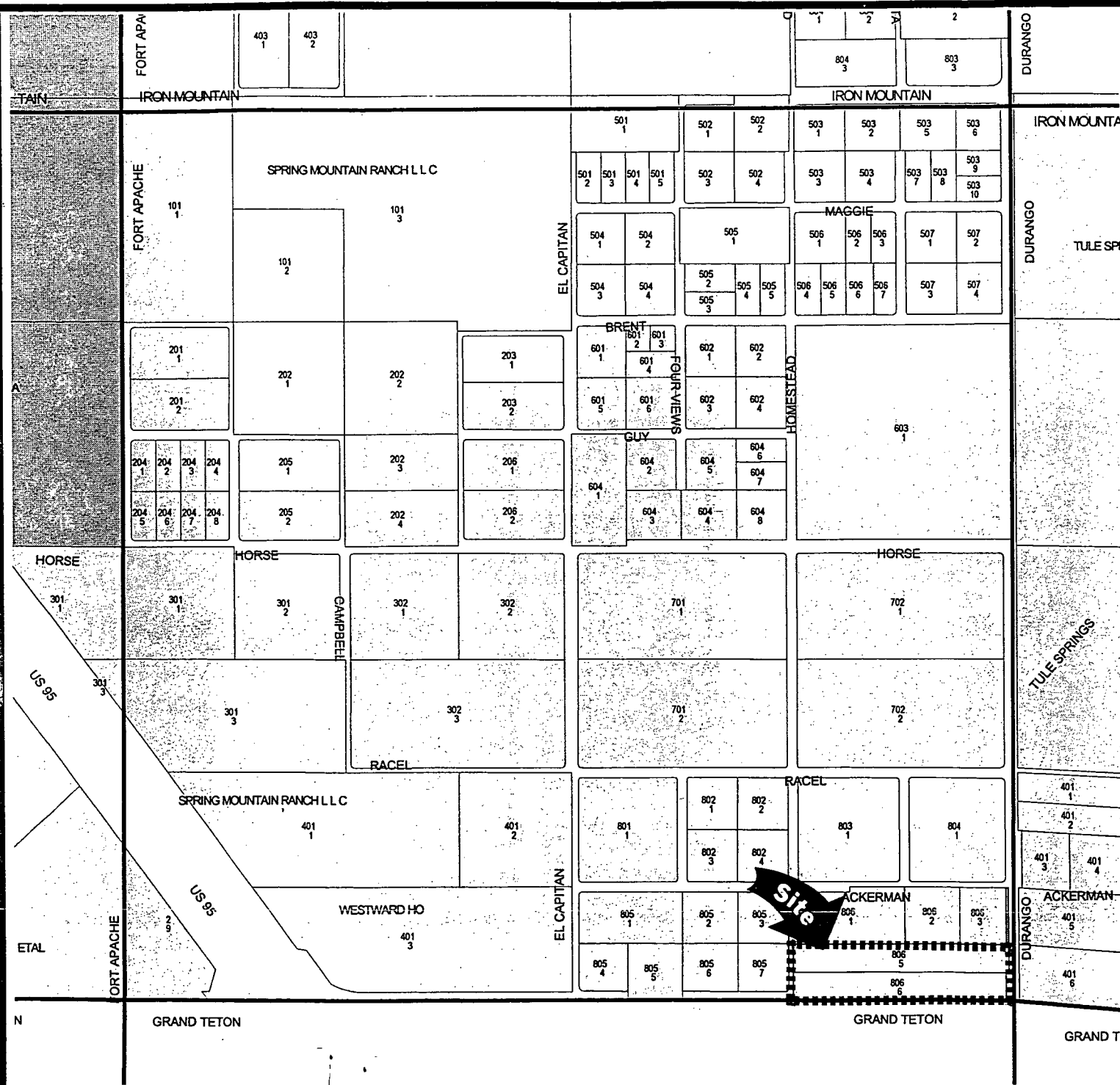
For information only



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Las Vegas, Nevada 89117
(702) 838-2590





THE RESOURCE BOOK

Section 08
Township 19 Range 60
Assessor's Book 125

- Municipality
- County
- FedGov
- Greater Than 0.4 Acre
- Less Than 0.4 Acre

A-16-98(A)
9-10-98 PC

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For information only



RESOURCE
CONSULTING GROUP

8100 West Sahara Ave,
Las Vegas, Nevada 89117
(702) 838-2590

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 8-14-98
TO:	DEVELOPMENT COORDINATION ELECTRICAL SERVICES FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES	GARY REID DONALD K. BEHUNIN GREG McDERMOTT AUDRIE DODGE CAROLYN CAVINESS DAVE McGONEGLE RITA LUMOS GORDON DERR WALLY SIMPSON
SUBJECT:	PETITION OF ANNEXATION	
APPLICANT:	SOUTHWEST DESERT EQUITIES LIMITED LIABILITY COMPANY	
FILE NUMBER:	A-16-98(A)	

Please provide your comments regarding the subject Annexation Petition for property generally located on the northwest corner of Grand Teton Drive and Durango Drive, containing approximately 10.00 acres of land, Ward 4 (Brown), Assessor's Parcel Number 125-08-806-005.

In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the September 10, 1998 Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN TO CHERI EDELMAN BY: **AUGUST 24, 1998**

PLANNING COMMISSION MEETING: **AUGUST 28, 1998**

ATTACHMENT:

1. Right-of-way (Map, Petition, Deed)
2. All others (Map)

DRAFT

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 8-14-98
TO:	FIRE SERVICES, FIRE PREVENTION FIRE SERVICES, ALARM OFFICE METROPOLITAN POLICE DEPARTMENT, TRAFFIC BUSINESS ACTIVITY GEOGRAPHIC INFORMATION SYSTEMS COMPREHENSIVE PLANNING CITY CENTRE DEV. CORP. (2)	JEFF DONAHUE MELANIE DOBOSH TERRENCE MAYO CONNIE WASHINGTON JERRY ROMERO STEVE VAN GORP STACEY L. LIED
SUBJECT:	PETITION OF ANNEXATION	
APPLICANT:	SOUTHWEST DESERT EQUITIES LIMITED LIABILITY COMPANY	
FILE NUMBER:	A-16-98(A)	

Please provide your comments regarding the subject Annexation Petition for property generally located on the northwest corner of Grand Teton Drive and Durango Drive, containing approximately 10.00 acres of land, Ward 4 (Brown), Assessor's Parcel Number 125-08-806-005.

In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the September 10, 1998 Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN BY: **AUGUST 24, 1998**

PLANNING COMMISSION MEETING: **AUGUST 28, 1998**

ATTACHMENT:
Location map

DRAFT

CITY OF LAS VEGAS

Date

August 14, 1998

INTER-OFFICE MEMORANDUM

TO:

CAROLYN CAVINESS
DEPARTMENT OF PUBLIC WORKS

FROM:

PLANNING & DEV. DEPARTMENT
THERESA A. O'DONNELL, DIRECTOR
ROBERT S. GENZER, PLANNING SUPERVISOR

SUBJECT:

ANNEXATION - A-16-9898(A)
REQUEST FOR LEGAL DESCRIPTION AND
ACCURATE MAP

COPIES TO:

The above referenced Annexation has been initiated at the request of the applicant; therefore, please provide a proper legal description and accurate map.

We would appreciate receiving this data as soon as possible in order to schedule this Annexation for first Ordinance reading.

TAO:RSG:sd

Attachment:: Petition
Deed
Location

DRAFT

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

August 14, 1998

ANNEXATION TRANSMITTAL

Mr. Daniel Sinagra
Assignment Coordinator
Current Planning Division
500 South Grand Central Parkway
P. O. Box 551744
Las Vegas, Nevada 89155-1744

RE: ANNEXATION A-16-98(A)

Dear Mr. Sinagra:

An annexation request has been submitted to the City of Las Vegas on property located on the northwest corner of Grand Teton Drive and Durango Drive, Assessor's Parcel Number 125-08-806-005, containing approximately 10.00 acres of land.

Please advise us of the present zoning for this property, as well as any resolutions of intent that have been approved, giving the zoning case number and date of expiration.

Attached is a copy of the location map for your reference.

We would appreciate receiving this information at your earliest convenience as this item has been scheduled to be heard by the Planning Commission on September 10, 1998.

Very truly yours,

ROBERT S. GENZER
PLANNING SUPERVISOR

RSG:sd

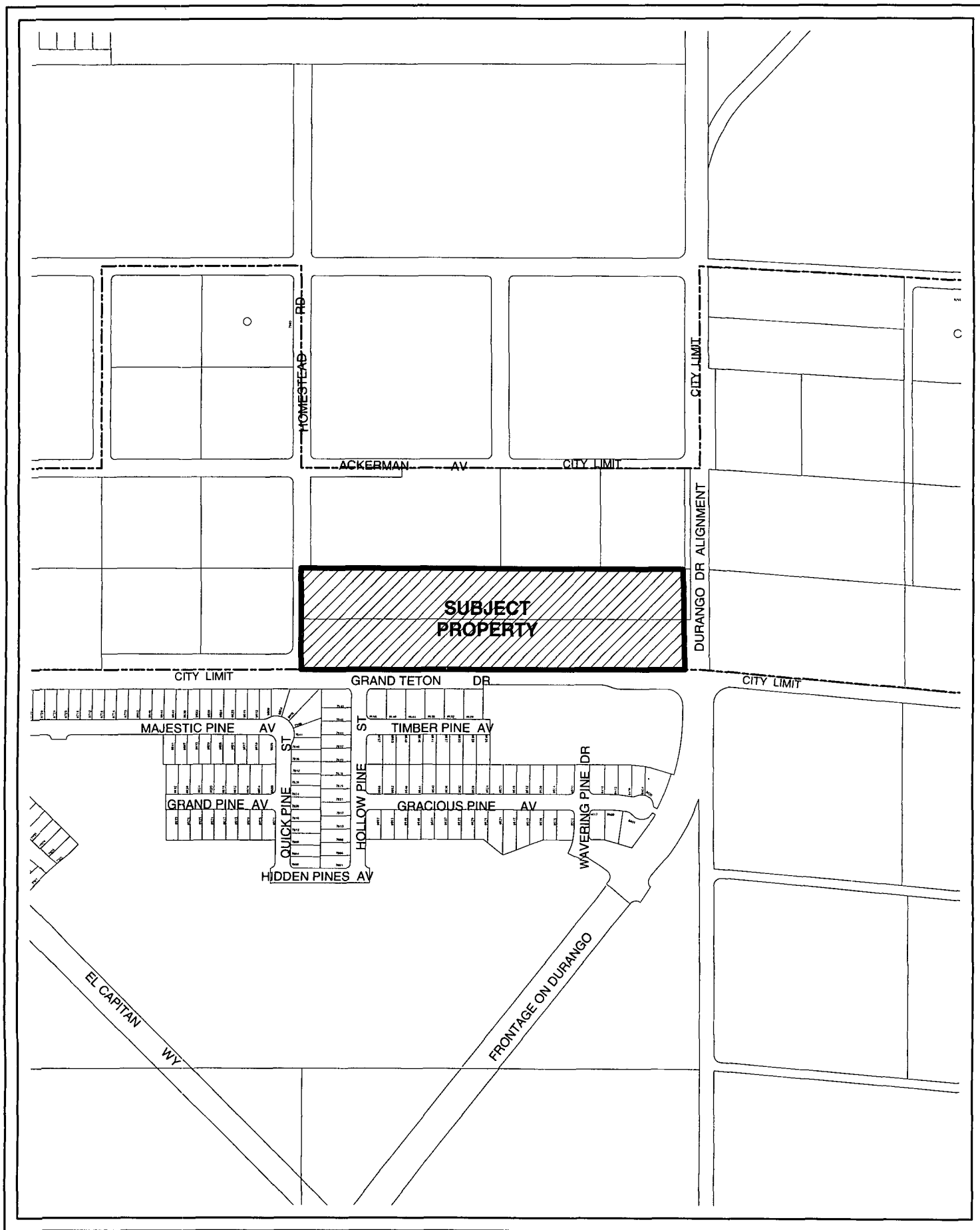
Attachment: Location Map

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine





CASE: **A-16-98(A)**



FOUND OR SET ALL POINTS SHOWN AND ACCEPTED
 THE BOUNDARY BEARINGS AND DISTANCES AS SHOWN
 ON FILE 88, PAGE 15 OF SURVEYS AS THE FIELD

GRAND TETON DR.

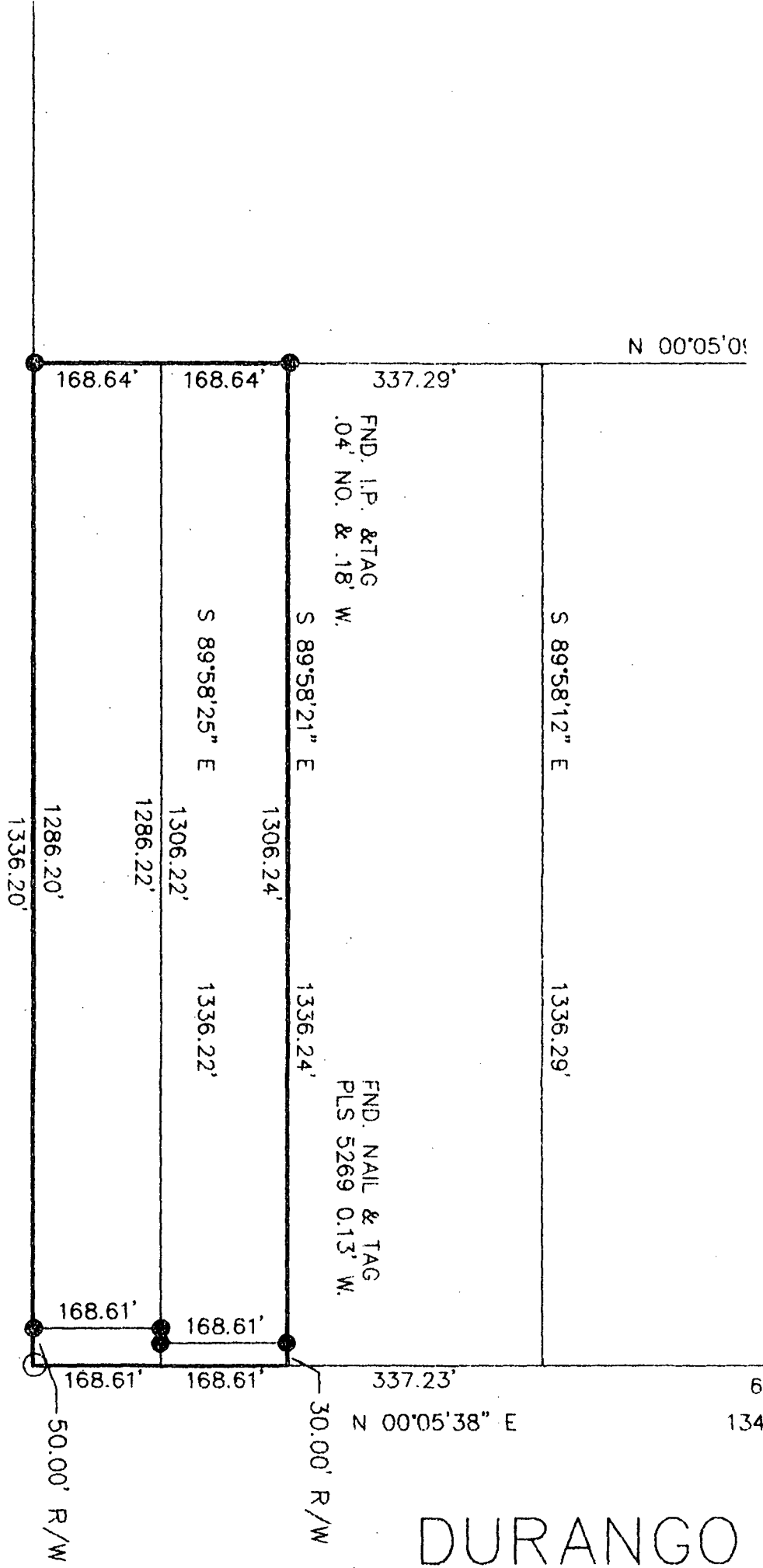
$$E1/16 \frac{8}{17}$$

$$\frac{8}{17} \frac{9}{16}$$

FND. 2" AL. CAP
 PLS 7008

58'30" W

2672.39'



DURANGO

A-16-98(A)
9-10-98 PC

FOUND OR SET ALL POINTS SHOWN AND ACCEPTED
 THE BOUNDARY BEARINGS AND DISTANCES AS SHOWN
 ON FILE 88, PAGE 15 OF SURVEYS AS THE FIELD

GRAND TETON DR.

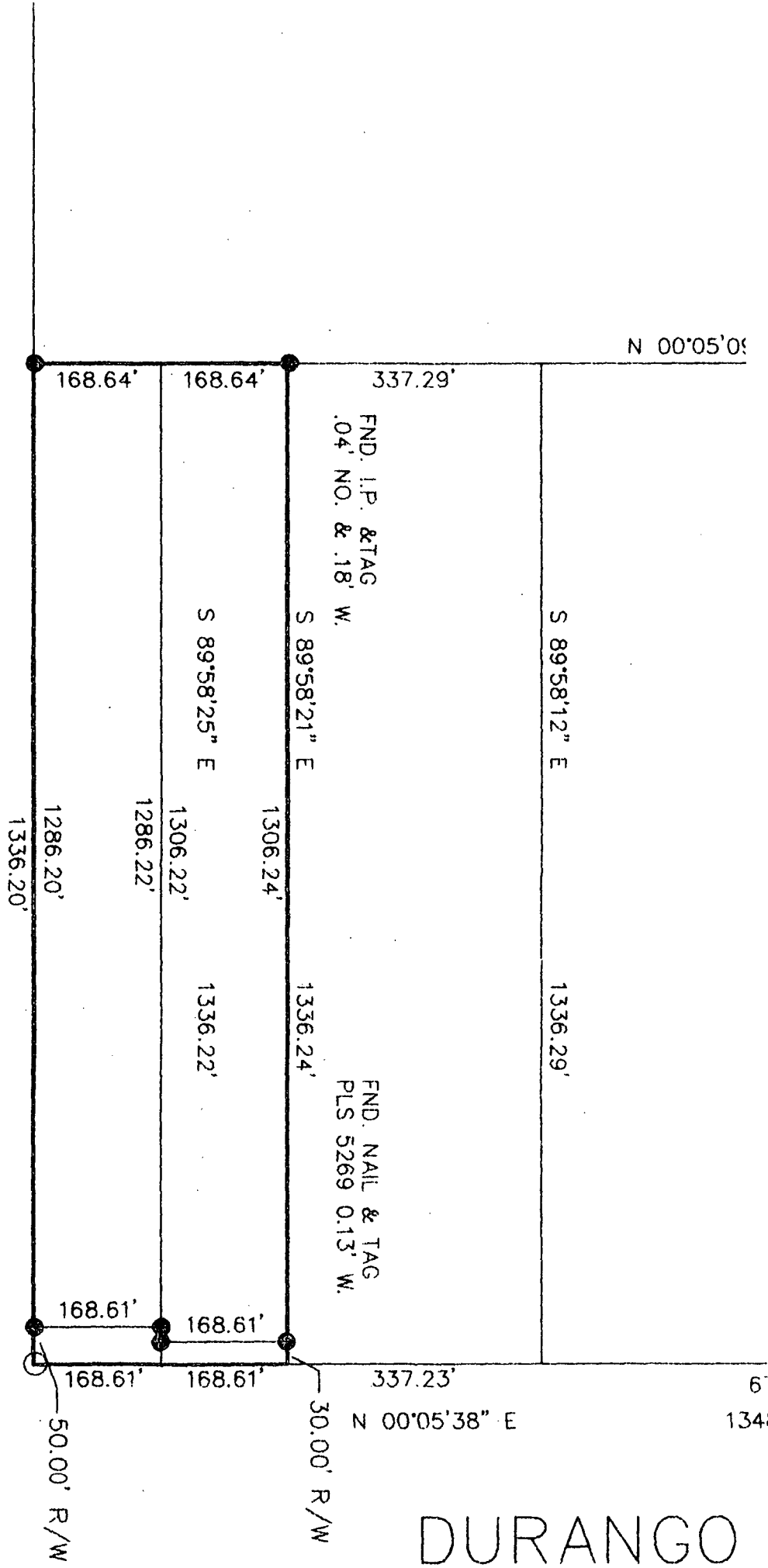
$$E1/16 \frac{8}{17}$$

$$\frac{8}{17} \frac{9}{16}$$

FND. 2" AL. CAP
 PLS 7008

58'30" W

2672.39'



A-16-98.(A)
9-10-98 PC

FOUND OR SET ALL POINTS SHOWN AND ACCEPTED
 THE BOUNDARY BEARINGS AND DISTANCES AS SHOWN
 ON FILE 88, PAGE 15 OF SURVEYS AS THE FIELD

GRAND TETON DR.

$$E1/16 \frac{8}{17}$$

$$\frac{8}{17} \frac{9}{16}$$

FND. 2" AL. CAP
 PLS 7008



DURANGO

A-16-98(A)
 9-10-98 PC

FOUND OR SET ALL POINTS SHOWN AND ACCEPTED
 THE BOUNDARY BEARINGS AND DISTANCES AS SHOWN
 ON FILE 88, PAGE 15 OF SURVEYS AS THE FIELD

GRAND TETON DR.

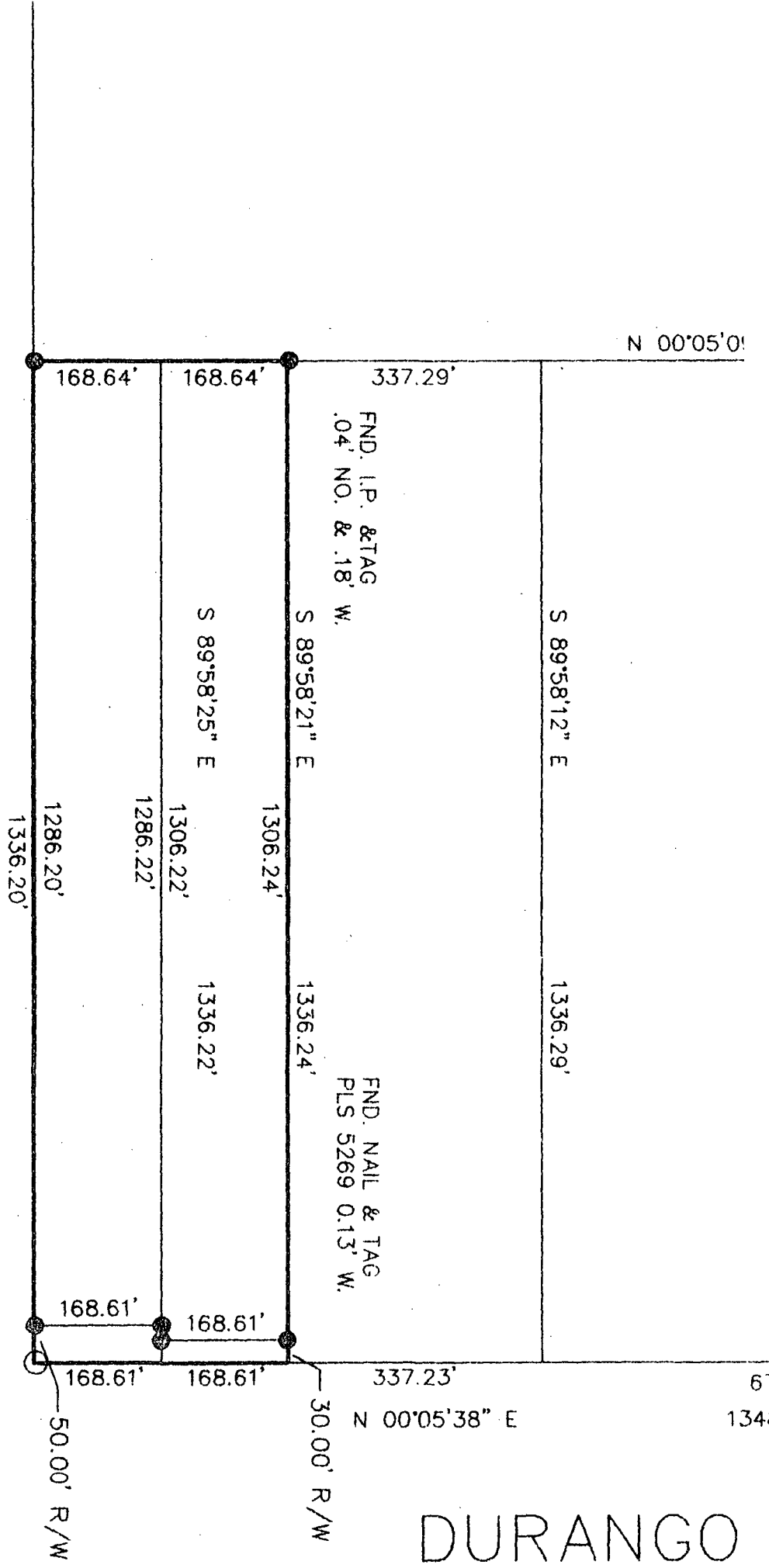
$$E1/16 \frac{8}{17}$$

$$\frac{8}{17} \frac{9}{16}$$

FND. 2" AL. CAP
 PLS 7008

58'30" W

2672.39'



A-16-98(A)
 9-10-98 PC