

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-16-98

APN 139-25-101-013

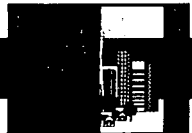
Location NE CORNER EASTERN & SEARLES AVE

Applicant BAUGHMAN & TURNER, INC

Subject

PARCEL MAP





PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 4-28-98

APPLICATION/PETITION FOR: Parcel Map

(Type of Action Requested)

Project Address (Location): Northeast corner of Eastern Avenue and Searles Avenue

Proposed Use: Lot 1 (Car Wash) Lot 2 (Undeveloped) Assessor's Parcel No.: 139-25-101-013 ✓

Project Name: None Ward No.: 3

Existing General Plan: _____ Sixteenth Section: NW 1/4 of the NW 1/4 of Section: 25 Township: 20 S Range: 61 E

Proposed General Plan: N/A Existing Zoning: C-2 + C-1/R-4 Proposed Zoning: N/A

Gross Acres: 1.62 Lots/Units: Two Density: _____ Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: RELATED CASES: Z-54-94

APPLICANT INFORMATION:

Property Owner(s): Alexander & Lily Gendall Contact: Charles E. Cave

Address: 2808 West Oakey Avenue

City: Las Vegas State: NV Zip: 89102 Tel: 259-9535 Fax: None

Applicant: Baughman & Turner, Inc. Contact: Charles E. Cave

Address: 1210 Hinson Street

City: Las Vegas State: NV Zip: 89102 Tel: 870-8771 Fax: 878-2695

Represented By: Baughman & Turner, Inc. Contact: Charles E. Cave

Address: 1210 Hinson Street

City: Las Vegas State: NV Zip: 89102 Tel: 870-8771 Fax: 878-2695

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

Property Owner(s): [Signature]
Lily Gendall Alexander Gendall
Lily Gendall

Subscribed and sworn before me this _____ day of _____ 19____

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-16-98

Meeting Date: [Signature]

Required Signs: N/A

Map No.: M-25-1

Total Fee(s): \$300.00

Receipt No.: #19333

Date Accepted: 04/30/98

Accepted By: [Signature]

PLANNING & DEVELOPMENT

CITY OF



LAS VEGAS

APPLICATION PACKET

DEVELOPMENT
SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

702

229-6301

This application packet is generic and to be used for all necessary planning applications and petitions. It includes a blank application/petition form, an application matrix, submittal requirements, a fee schedule, applicant's sign posting responsibility, proof of sign posting form, minor exception certification form, checklists for pre-submittal conference, parcel map, final map and tentative map submittals, and City Referral Group, Planning Commission, Board of Zoning Adjustment and City Council meeting dates.

*Please refer to the application matrix and submittal requirements for all required documents for each type of application/petition. **Do not combine application/petition types.** Each application/petition is to be submitted separately (including all required documents and prints) according to the application matrix.*

FINAL MAP PROCESSING
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: <u>PM-16-98 For Alexander Gendall</u>						
PM-16-98 SURVEYOR/ENGINEER: <u>Baughman & Turner</u>						
PM	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	6/24/98	D. [Signature]	App'd	6/26/98	FOR USE	SURVEYOR'S ONLY
TRAFFIC ENGINEERING	6/26/98	[Signature]	APPROVED	6/30/98		
RIGHT-OF-WAY	6/30/98	CME	App'd	6/30/98		
FLOOD CONTROL	6/30/98	CREE	APPD	6/30/98		
SANITATION	6/30/98	BTD	App'd	6/30/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	6/30/98	MA	APPROVED	7/1/98		
SURVEY	1ST					
	2ND					

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

TRAFFIC ENGINEERING _____

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE

June 5, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-16-98
Alexander & Lily Gendall

(NEC of Eastern Ave. & Searles Ave.)

COPIES TO:

Cheri Edelman, Development Coordination
Ed Byrge, Right-of-Way
Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City of Las Vegas Standards concurrent with the development or redevelopment of the two individual parcels created with the recordation of this parcel map.
2. We have no additional conditions of approval to impose at this time. We have no objection to the recordation of this parcel map at this time subject to Item #1 above. No dedications, improvements, bonds nor drainage plans/studies are required prior to the recordation of this parcel map.
3. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

COMMENTS:

The 20 foot radius shown on the northeast corner of Eastern Avenue and Searles Avenue should be changed to read 25 foot radius per Document Number 970912:01083.

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE

June 5, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



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Parcel Map
PM-16-98
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COPIES TO:

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Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

CONDITIONS OF APPROVAL:

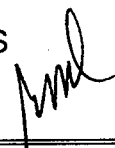
1. Construct all incomplete half-street improvements (streetlighting) on Searles Avenue adjacent to the entire legal parcel as required by the Department of Public Works.
2. A note must be added to the face of this parcel map prior to recordation to establish common access and parking rights between the parcels being created and all driveways connecting the overall commercial parcel map site to the abutting public streets as required by the Department of Public Works.
3. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
4. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

COMMENTS:

The 20 foot radius shown on the northeast corner of Eastern Avenue and Searles Avenue should be changed to read 25 foot radius per Document Number 970912:01083.

May 21, 1998

MEMORANDUM

TO: CHARLES CAVE, PLS BAUGHMAN & TURNER, INC.	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM 16-98 ALEXANDER GENDALL	COPIES TO: Matt Pinjuv Planning and Development

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

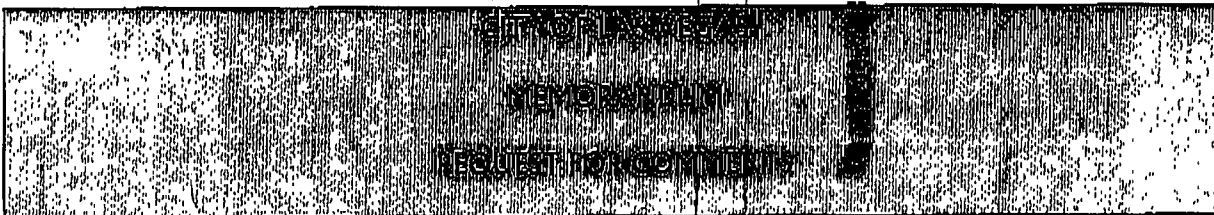
Comments:

In the reference maps listed, we believe the last map is a parcel map rather than record of survey. The list of reference maps is partially repeated on the lower part of the page.

In the surveyor's certificate, the client listed is different from the owner. Please verify that this is the correct name.

11:55

Ref 3968



DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION		DATE May 11, 1998
TO:	CLARK COUNTY HEALTH DISTRICT FIRE PREVENTION FIRE SERVICES, COMMUNICATIONS	CLARE A SCHMUTZ JEFF DONAHUE MELANIE DOBOSH
SUBJECT:	PARCEL MAP - PM-16-98 ALEXANDER & LILY CENDALL	

PLEASE RETURN ANY COMMENTS TO MATT PINJUV
@ D S C, 731 S. 4TH ST,
by MAY 26th, 1998

No Comment

*Jim Kilbert
Planning Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS
MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 11, 1998
TO: CLARK COUNTY HEALTH DISTRICT CLARE A SCHMUTZ FIRE PREVENTION JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-16-98 ALEXANDER & LILY GENDALL	

PLEASE RETURN ANY COMMENTS TO MATT PINJUV
@ D S C, 731 S. 4TH ST,
by MAY 26th, 1998

ATTACHMENT: MAP

CITY OF LAS VEGAS

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 11, 1998
TO:	
DEVELOPMENT COORDINATION	GARY REID
ELECTRICAL SERVICES	DONALD K. BEHUNIN
FLOOD CONTROL	GREG McDERMOTT
LAND DEVELOPMENT	STACEY CAMPBELL
RIGHT-OF-WAY	CAROLYN CAVINESS
SANITARY SEWERS	DAVE McGONEGLE
SURVEY	RITA LUMOS
TRAFFIC ENGINEERING	GARY PHILIPS / RICK SCHRODER
SPECIAL IMPROVEMENT DISTRICT	D. BLISS
SUBJECT: PARCEL MAP - PM-16-98 ALEXANDER & LILY GENDALL.	

PLEASE RETURN COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION
by MAY 26th, 1998

ATTACHMENTS: APPLICATION, DEED, MAP



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No
2. List the names of public access streets between this property and the nearest major streets: Eastern Ave + Searles Ave
3. Describe the existing improvements and/or condition of streets in item #2 above: N/A
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: N/A
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
6. Is immediate development proposed on the parcels of land to be created: X Yes No
If yes, on which Parcel (#1, #2, 3tc.)? #2
If yes, indicate type of development and anticipated date construction will commence: Not yet determined

B. PARCEL MAP CONTENTS

- ☒ Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location, and other data relating thereto.
- ☒ Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☒ Existing and proposed street names.
- ☒ Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ Assessor's Parcel Number of all adjoining properties.
- ☒ A legend to denote the meaning of all symbols utilized.

NOTE: A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.



Current Planning Division

PLANNING AND DEVELOPMENT DEPARTMENT**MINOR EXCEPTION CERTIFICATION FORM***(Please Print and Use a Pen)***INSTRUCTION:**

This certification form shall be completed and attached to an application for a Minor Exception. Signatures shall be collected by the property owner, applicant or representative. If the applicant is not the property owner, this certification form must be signed by both parties. False or erroneous information may be cause for revocation of a building permit.

CERTIFICATION *(Required pursuant to Section 19A.18.080 of the City of Las Vegas Municipal Code):*

Property Owner/Applicant _____ Phone _____

Property Address _____

Zoning _____ Assessor's Parcel No. _____

I, (We) _____

do hereby swear or affirm under the penalty of perjury that the names and addresses listed below of the abutting property owners are in agreement to the granting of a Minor Exception for: _____

ABUTTING PROPERTY OWNERS:

(Signature)	(Name)	(Address)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SIGNATURE OF CERTIFICATION:

Property Owner Signature

Applicant Signature

Subscribed and sworn to before me

This _____ day of _____, 19 _____

Notary of Public in and for Said County and State

Accepted _____ Date _____



PLANNING AND DEVELOPMENT DEPARTMENT APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Pre-Submittal Conference	Application/Petition Form	Notarized Signature	Fee(s)	Deed / Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Landscape Plan	Site Plan/Floor Plan	Tentative Map	Final Map/Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting
Annexation		●			●	●										
General Plan Amendment	●	●	●	●	●	●		●			●			●		●
Rezoning	●	●	●	●	●	●		●	●	●	●			●		●
Extension of Time		●	●	●		●										
Site Development Plans		●	●	●	●	●		●	●	●	●					
Special Use Permit (PC)	●	●	●	●	●	●		●	●	●	●					●
Variance (BZA)	●	●	●	●	●	●		●	●		●					●
Minor Exception/Certification Form	●	●	●	●	●	●			●		●					
Tentative Map		●		●	●			●				●			●	
Final Map		●		●	●			●					●		●	
Vacation of Public Rights-of-Way		●	●	●	●	●					●			●		
Parcel Map		●		●	●								●		●	
Temporary Commercial Permit		●		●	●	●			●		●		●			
Sign Certification Permit		●		●					●		●					
Review of Condition(s)		●		●		●										
All Other Applications		●		●	●	●					●					
Street Name Change		●	●	●	●	●					●					
Address Change		●		●	●	●										
Development Plan Review	●	●	●	●	●	●			●	●	●					
City Referral Group Site Plan Review		●		●			●		●	●	●					
P.C. District Major Modification (PC)		●	●	●	●	●	●		●	●	●					
P.C. District Major Deviation (BZA)		●	●	●	●	●	●		●		●					
Appeal of Director's Decision		●		●	●	●					●					

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies found in exhibits submitted or with other requirements may cause the application to be deemed incomplete. This will result in processing delays. The applicant is responsible for correcting deficiencies and submitting additional data and documents as required.

Applicant's Signature

Date



PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL REQUIREMENTS

PAGE 1 of 2

PRE-APPLICATION CONFERENCE - A pre-application conference with a designated representative from the Department of Planning and Development is required prior to submitting an application for General Plan Amendments, Rezoning, Special Use Permits, Variances, Development Agreements and Minor Exceptions.

APPLICATION/PETITION - The enclosed form is used for all planning applications and petitions. Fill in the type of action requested on the top line. The **owner(s)** of real property must sign the application/petition, or submit a copy of a Power of Attorney authorizing an agent to sign. Refer to the Application Matrix to find specific types of applications/petitions and the required support documentation.

NOTARIZED SIGNATURE - The property owner(s) or authorized agent must sign the application/petition with signature(s) notarized by an authorized Notary Public for all public hearing requests.

FEE - Refer to the fee schedule included in this packet to compute the correct amount of the fee(s).

DEED - Provide a copy of the recorded deed for the subject property to verify ownership, including exhibits and attachments. Ownership of property shall be verified by current assessor's parcel number(s).

Note: All requests for vacations of United States Government patent easements shall be required to submit copies of the original government patent document.

LEGAL DESCRIPTION - In most cases the legal description on the deed is sufficient, however, all Annexation, General Plan Amendment and Rezoning application/petitions shall submit a legal description of the request on a Word 6.0 compatible diskette with a hard copy.

JUSTIFICATION LETTER - A letter explaining the request, the intended use of the property, and a description of how the project meets/supports existing City policies and regulations. A General Plan Amendment shall list specific factors that explain why the proposal promotes public health, safety, and general welfare in accordance with LVMC 19A.18.030.

Note: If an application involves any building that is or will be less than three (3) feet from a property line, then the applicant is required to contact a building official for the appropriate Uniform Building Code requirements.

SUMMERLIN DESIGN APPROVAL LETTER - A letter from the Summerlin Design Review Committee which indicates approval or conditional approval of a proposed development. All development proposals within the PC (Planned Community) district shall follow the submittal requirements of the Summerlin Development Standards.

LASER PRINT OR PHOTO MECHANICAL TRANSFER (PMT) - A high resolution black & white copy of all the required plans and drawings that will be appearing before a public board meeting.

SUBMIT:

- One copy of all required site plans, building elevations, floor plans, landscape plans, rezoning or use permit maps and subdivision maps **no larger than 11" x 17", no smaller than 8 1/2" x 11"**.

BUILDING ELEVATIONS - Draw to scale and make legible; indicate the front, side and rear of all proposed structures with all appropriate dimensions, building heights, exterior materials, finishes and colors.

SUBMIT:

- One folded copy of the building elevation plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of **colored** building elevations for display purposes at public board meetings.

Note: A set of photographs showing all existing structures on the property from all sides may be substituted for elevation drawings.

LANDSCAPE PLAN - Draw to scale and make legible; all proposed trees, shrubs, and ground covers within common areas, easements, parking islands, buffers, perimeters and other open space areas must be included.

SUBMIT:

- One folded copy of the landscape plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of a **colored** landscape plan for display purposes at public board meetings.

Note: A set of photographs showing all existing landscaping on the property from all sides may be substituted for a landscape plan. Upon submittal for a building permit all landscape and irrigation plans shall be prepared, stamped and signed by a Registered Landscape Architect, Architect, Residential Designer or Civil Engineer in accordance with Chapter 19A.12.030 (3) of the Zoning Code.

SCHEDULE A

Order No: 63978-NW

Premium:

Date of Policy: AUGUST 1, 1994

Policy No:

AT 8:00 A.M.

CNJP-1597-248521

Amount of Insurance: \$210,000.00

1. Name of Insured:

ALEXANDER GENDALL AND LILY GENDALL

CHIP JOHNSON, TRUSTEE OF THE EASTERN AVENUE INVESTMENT TRUST

2. The estate or interest in the land which is covered by this Policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

ALEXANDER GENDALL AND LILY GENDALL, husband and wife as joint tenants

4. The land referred to in this Policy is described as follows:

Situate in the County of Clark, State of Nevada, described as follows:

The South 400 feet of that portion of the West Half (W1/2) of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., described as follows:

COMMENCING at the Northwest corner of said Section 25; thence South 0° 21' 40" East along the West boundary line of said Section 25, a distance of 770.00 feet to the TRUE POINT OF BEGINNING; thence South 88° 37' 55" East parallel to the North boundary line of said Section 25, a distance of 330.00 feet to a point; thence South 0° 21' 40" East parallel to the West boundary line of said Section 25,

Attached to and made a part of Stewart Title Guaranty Company

Continuation of Schedule A, Paragraph 4 Policy No:

CNJP-1597-248521

a distance of 550.00 feet to a point; thence North 88° 37' 55" West parallel to the North boundary line of said Section 25, a distance of 330.00 feet to a point on the West boundary line of said Section 25; thence North 0° 21' 40" West along the West boundary line of said Section 25, a distance of 550.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., more particularly described as follows:

COMMENCING at the Northwest corner of said Section 25; thence South 00° 37' 45" East along the West line thereof, 920.00 feet; thence departing said West line, North 88° 54' 00" East, 50.01 feet to a point on the East right of way line of 25th Street, said point being the TRUE POINT OF BEGINNING; thence continuing North 88° 54' 00" East, 125.00 feet; thence South 00° 37' 45" East, 150.00 feet; thence South 88° 54' 00" West, 125.00 feet to a point on the aforesaid East right of way line of 25th Street; thence North 00° 37' 45" West along said right of way line 150.00 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM that portion of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., more particularly described as follows:

COMMENCING at the Northwest (NW) corner of said Section 25; thence South 00° 37' 45" East along the West line thereof, 1070.00 feet; thence departing said West line, North 88° 54' 00" East, 50.01 feet to a point on the East right of way line of 25th Street, said point being the TRUE POINT OF BEGINNING; thence continuing North 88° 54' 00" East, 150.00 feet; thence South 00° 37' 45" East, 120.00 feet; thence South 88° 54' 00" West, 150.00 feet to a point on the aforesaid East right of way line of 25th Street; thence North 00° 37' 45" West along said right of way line, 120.00 feet to the TRUE POINT OF BEGINNING.

Attached to and made a part of Stewart Title Guaranty Company

Continuation of Schedule A, Paragraph 4 Policy No:

CNJP-1597-248521

ALSO EXCEPTING THEREFROM the Westerly 50' as conveyed to Clark County and the City of Las Vegas by Deeds recorded July 14, 1954 and May 17, 1963 as Document #15023 and 359243, for Eastern Avenue as it now exists.

ALSO FURTHER EXCEPTING THEREFROM the Southerly 30' and that certain spandrel area as conveyed to the City of Las Vegas by Deed recorded May 13, 1977 as Document #697421 for a portion of Searles Avenue as it now exists.

A/R P.T.T.S.

273.5

940801.00127

(3)

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH That: NATIONAL TITLE CO., Successor Trustee of the Eastern Avenue
Investment TrustIn consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
ALEXANDER GENDALL and LILY GENDALL, husband and wife as joint tenantsall that real property situate in the _____ County of Clark
State of Nevada, bounded and described as follows:SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE
MADE A PART HEREOF.

APN 020-720-010

SUBJECT TO: 1. Taxes for the fiscal year 1994-95
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness _____ hand _____ this 21st day of July 19 94
NATIONAL TITLE CO., Successor TrusteeBy: G. H. Bouchard, PresidentSTATE OF NEVADACounty of Clark } ss.On this 28th day of July 19 94

personally appeared before me, a Notary Public in and for said

County and State G. H. BouchardESCROW NO. 63978-NWWHEN RECORDED MAIL TO: Alexander & Lily Gendall2808 W. Oakley Blvd., Las Vegas, NV. 89102Known to me to be the person _____ described in and who executed
the foregoing instrument who acknowledged to me that _____
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

940201.00107

Page 3 - 62970-NW

E X H I B I T " A "

The South 400 feet of that portion of the West Half (W1/2) of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., described as follows:

COMMENCING at the Northwest corner of said Section 25; thence South 0° 21' 40" East along the West boundary line of said Section 25, a distance of 770.00 feet to the TRUE POINT OF BEGINNING; thence South 88° 37' 55" East parallel to the North boundary line of said Section 25, a distance of 330.00 feet to a point; thence South 0° 21' 40" East parallel to the West boundary line of said Section 25, a distance of 550.00 feet to a point; thence North 88° 37' 55" West parallel to the North boundary line of said Section 25, a distance of 330.00 feet to a point on the West boundary line of said Section 25; thence North 0° 21' 40" West along the West boundary line of said Section 25, a distance of 550.00 feet to the TRUE POINT OF BEGINNING.

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COMMENCING at the Northwest corner of said Section 25; thence South 00° 37' 45" East along the West line thereof, 920.00 feet; thence departing said West line, North 88° 54' 00" East, 50.01 feet to a point on the East right of way line of 25th Street, said point being the TRUE POINT OF BEGINNING; thence continuing North 88° 54' 00" East, 125.00 feet; thence South 00° 37' 45" East, 150.00 feet; thence South 88° 54' 00" West, 125.00 feet to a point on the aforesaid East right of way line of 25th Street; thence North 00° 37' 45" West along said right of way line 150.00 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM that portion of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., more particularly described as follows:

COMMENCING at the Northwest (NW) corner of said Section 25; thence South 00° 37' 45" East along the West line thereof, 1070.00 feet; thence departing said West line, North 88° 54' 00" East, 50.01 feet to a point on the East right of way line of 25th Street, said point being the TRUE POINT OF BEGINNING; thence continuing North 88° 54' 00" East, 150.00 feet; thence South 00° 37' 45" East, 120.00 feet; thence South 88° 54' 00" West, 150.00 feet to a point on the aforesaid East right of way line of 25th Street; thence North 00° 37' 45" West along said right of way line, 120.00 feet to the TRUE POINT OF BEGINNING.

continued - - -

940801.00127

Page 4 - 63978-NW

ALSO EXCEPTING THEREFROM the Westerly 50' as conveyed to Clark County and the City of Las Vegas by Deed recorded July 14, 1954 and May 17, 1963 as Document #15023 and 359243, for Eastern Avenue as it now exists.

ALSO FURTHER EXCEPTING THEREFROM the Southerly 30' and that certain spandrel area as conveyed to the City of Las Vegas by Deed recorded May 13, 1977 as Document #697421 for a portion of Charles Avenue as it now exists.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

NATIONAL TITLE COMPANY
00-01-94 08:00 20 3
BOOK: 940801 INST. 00127
FEE: 9.00 AMT 273.00

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

AVERAGE DA VALUE 35	Parcel Boundary
	Subd Boundary
	Road Easement
	PM/LD Boundary
	Non-Parcel Lot Line
	Match Line
	Road ID Number
	Gov. Lot Number

BOOK	T20S R61E	25	N 2 NW 4	139-25-1
	R6D1 R61E R62E			
	125 124 123	6 5 4 3 2 1	8 4 8 4	
	138 139 140	7 8 9 10 11 12	5 1 5 1	
	163 162 161	13 14 15 16 17 18	6 2 6 2	
		19 20 21 22 23 24	7 3 7 3	
		25 26 27 28 29 30	8 4 8 4	
		31 32 33 34 35 36	5 1 5 1	

