

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-16-99

APN 140-31-401-034

Location CHARLESTON BLVD & PECOS RD

Applicant DWYER ENGINEERING

Subject

PARCEL MAP



1 2 3 4 5 6

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

RECEIVED

99 AUG 17 PM 4:09

Phone (702) 229-6217
Fax (702) 386-5737

To: Tom Hellums, PLS
Dwyer Engineering, Inc.

PLANNING AND
DEVELOPMENT

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: August 16, 1999

Re: PM 16-99
Charles Tarr, Jr.

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:

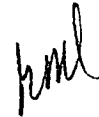
Please correct the Owner's Certificate as noted. According to the documents submitted, the owner is a trust and not a Nevada corporation and, as such, the notary acknowledgment should use the language specified in NRS 240 for that situation.

Please correct the street name for Pecos Road.

The references listed in both the reference list and the Basis of Bearings are not all correct. Please revise as noted.

The boundary resolution for this map is very troubling. It appears that you are mixing the use of record and measured distances. Since this is an aliquot part description with exceptions, the Survey Analysis must use the measured distances, not the record distances, for a number of reasons. The distance along Charleston, which is measured, is one foot longer than the record distance that you cite, however, several record maps in that area show a distance very close to the measured distance. In order to properly divide the sixteenth section, measured distances must be used and the split made to determine whether the aluminum cap which is held at the northeast property corner on Johnson Avenue is correct. The southeast corner of the property should be set at the split along East Charleston, since you didn't find any intermediate points or at least show any intermediate points. These changes will alter the entire boundary and acreages and thus, also change the legal description

There appears to be a missing symbol or a duplication for the public utility easement in the legend. Please revise.



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: July 21, 1999
Re: **PM-16-99** Charles Tarr Jr. Unitrust N side of Charleston Boulevard, E side of Pecos Drive
Parcel Map



CONDITIONS OF APPROVAL:

1. Prior to the recordation of this Parcel Map, appropriate Reversionary Maps or other instruments acceptable to the City Surveyor must record to revert to acreage Assessor's Parcel #140-31-413-034.
2. Dedicate or Quit-Claim to the City (or provide proof of previous dedication or quit-claim) 30 feet of right-of-way adjacent to the northernmost "finger" of the overall legal parcel (labeled as "not-a-part on this site-plan) for Johnson as required by the Department of Public Works. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in the preparation of the required documentation.
3. Construct all incomplete half-street improvements (sidewalk) on Charleston Boulevard adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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. Grant appropriate on-site private sewer easements required to provide sewer service to lot 1 prior to the issuance of any permits or the recordation of this Parcel Map as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required sewer easements have been granted.
5. If the parcels being created are compatible in use, a joint access drive may be required with future site development plan reviews. Each parcel being created may not be guaranteed a separate driveway to service each site; such shall be determined by the Traffic Engineer at a future date.
6. Prior to the recordation of this parcel map, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.
7. 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.

**MAP PROCESSING
TO REMAIN WITH MYLAR WHILE PROCESSING**

PROJECT NAME / LOCATION: CHARLES TARR TRUST PECOS AT CHARLESTON

MAP: PM-16-99

SURVEYOR / ENGINEER: DWYER ENGINEERING (702) 254-2200

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	1/14/00	DAVID G.	☒ ☐	01/21/00	FOR SURVEYORS USE ONLY	
TRAFFIC (GARY P.)	1/21/00	David G.	☒ ☐	1/21/00		
RIGHT OF WAY	1/26/00	CME	☒ ☐	1/27/00		
FLOOD CONTROL	1/26/00	AYS	☒ ☐	1/26/00		
SANITATION	1/26/00	John Day	☒ ☐	1/26/00		
DEVCO	1/27/00	CME	☒ ☐	1/27/00		
TRAFFIC (RICK S.)	1/26/00	Rick Schrade	☒ ☐	1/26/00		
PLANNING & DEVELOPMENT	1/27/00	GMP	☐ ☒	1/28/00		
	2/3/00	GMP	APPROVED	2/3/00		
SURVEY 1ST	1/31/00	Ray A	☐ ☒		1/31/00	
2ND			☐ ☐			

TRY 1/26/00 CME
App'd 10/00

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

LAND DEVELOPMENT Needs clarification of R/W and dedication verbiage as noted with 2 "post it" notes on mylar plan.

RIGHT - OF - WAY See attached comments. CME X6342

FLOOD CONTROL

SANITATION REQUIRE PRIVATE SEWER EASEMENT ACROSS LOT 2 FOR LOT 1 AND SHOW IT ON THIS PARCEL MAP (SEWER IS ALREADY EXISTING - NEEDS TO BE SHOWN)

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT

SURVEY MAKE CORRECTIONS AS NOTED, RETURN TO PLANNING



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 3902 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: June 29, 1999
OWNER: TARR JR, CHARLES
PM NO: 16-99 (CITY)
SURVEYOR: HELLUMS, THOMAS L

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. Municipal water is available. No individual sewage disposal systems or individual wells are to be installed.



INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 3, 1999
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - MARK ESCOBEDO SPECIAL IMPROVEMENT - D. BLISS DISTRICT (SID)	
SUBJECT PARCEL MAP PM-16-99 CHARLES TARR JR. UNITRUST	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH.
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by June 25th, 1999

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 3, 1999
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT PARCEL MAP PM-16-99 CHARLES TARR JR. UNITRUST	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by June 25th, 1999

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 5-27-99

APPLICATION/PETITION FOR: PARCEL MAP

(Type of Action Requested)

Project Address (Location): Charleston Blvd. and Pecos Rd.

Proposed Use: Commercial Assessor's Parcel No(s): 140-31-401-034 & 027

Project Name: Charles Tarr Jr. Parcel Map

Existing General Plan Designation: General Commercial

Proposed General Plan Designation: General Commercial

Existing Zoning: R-1 and R-2

Proposed Zoning: C-1

Ward No.: 3

Commercial Sq. Ft.: 0.00

Floor Area Ratio: 0.00

Gross Acres: 2.9

Lots/Units: 2

Density: 0.00

Additional Information: Z-25-99

APPLICANT INFORMATION:

Property Owner(s): Charles Tarr Jr. Unitrust

Contact: Charles Tarr Jr.

Address: 3883 Tara Avenue

Tel: 220-5666

Fax: 000-0000

City: Las Vegas

State: NV

Zip: 00000

Applicant: Dwyer Engineering

Contact: David Dwyer

Address: 7310 Smoke Ranch Rd., Ste. E

Tel: 254-2200

Fax: 254-2236

City: Las Vegas

State: NV

Zip: 89128

Representative to receive all verbal and/or written communication from the Planning Dept.

Name: David Dwyer

Address: 7310 Smoke Ranch Rd., Ste. E

Tel: 254-2200

Fax: 254-2236

City: Las Vegas

State: NV

Zip: 89128

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

PROPERTY OWNER(S): Charles Tarr Jr.

Print First & Last Name: CHARLES TARR JR.

Subscribed and sworn before me this 5-27 day of 1999

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-16-99

Meeting Date: 05/28/99

No. Signs Required: 0 No. Provided: 0

Map No.: N-31-7

Total Fee(s): 300.00

Receipt No.: 35070

Date Accepted: 5/28/99

Accepted By: DLiberda



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

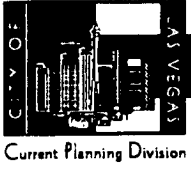
A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? XX Yes No
2. List the names of public access streets between this property and the nearest major streets: East Charleston and Pecos
3. Describe the existing improvements and/or condition of streets in item #2 above: Existing 60' R/W
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: Existing commercial lot has LVVWD water. Existing water in Pecos/charleston is LVVWD.
5. Will property be serviced by the City Sanitary Sewer System? XX Yes No
6. Is immediate development proposed on the parcels of land to be created: Yes XX No
If yes, on which Parcel (#1, #2, 3tc.)?
If yes, indicate type of development and anticipated date construction will commence:

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.



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX



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

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.

[Handwritten Signature]
Applicant's Signature

5-27-99
Date



PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL CHECKLIST

APPLICATION:

- ☒ APPLICATION IS COMPLETELY FILLED OUT, SIGNED AND NOTARIZED BY THE PROPERTY OWNER(S) OR AUTHORIZED AGENT (WHEN APPLICABLE).
- ☒ GRANT DEED WHICH MATCHES THE OWNER'S NAME ON THE APPLICATION AND LEGAL DESCRIPTION (LEGAL DESCRIPTION ON DISK FOR REZONINGS AND GENERAL PLAN AMENDMENTS).
- ☒ CORRECT FEES \$ 300.00
- ☒ JUSTIFICATION LETTER DESCRIBING THE REQUEST AND WHY THE REQUEST SHOULD BE GRANTED.
- ☒ TRAFFIC IMPACT ANALYSIS (NORTHWEST AREA) T.I.A. (IF APPLICABLE) \$ _____
- ☒ 8 1/2 x 11 REDUCED COPY (ONE FOR EACH PLAN SUBMITTED).
- ☒ COLORED, ROLLED PLANS (ONE SITE PLAN, ELEVATION, AND LANDSCAPE PLAN)
- ☒ EXPLANATION AND DISTRIBUTION OF SIGN POSTING FORM AND RESPONSIBILITIES.

SITE PLAN:

PLAN LEGEND :

- | | | | |
|--|---|--|---|
| ☒ PROPERTY LINES CALLED OUT | ☒ PARKING SPACES | ☒ NORTH ARROW | ☒ BUILDING SIZE / SQ. FT. |
| ☒ PLAN SIZE (11x17 TO 24x36) | ☒ INGRESS / EGRESS | ☒ PARKING ANALYSIS | ☒ PROPERTY SIZE / SQ.FT. |
| ☒ DIMENSIONS (ACTUAL) | ☒ ADJACENT LAND USES /STREETS | ☒ VICINITY MAP | ☒ FLOOR / AREA RATIO |
| ☒ STREET NAME(S) | ☒ LANDSCAPE AREAS | ☒ SCALE | ☒ DENSITY |
- ☒ INDICATE SATISFACTION OF ADA / ANSI ACCESSIBILITY REQUIREMENTS (IF APPLICABLE)

BUILDING ELEVATIONS (Of all sides of all buildings on site):

- ☒ ALL BUILDING MATERIALS AND COLORS ARE CALLED OUT
 - ☒ DIMENSIONS / SCALE
 - ☒ DIRECTION OF ELEVATION
- PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS ONLY WHEN NO OUTSIDE CHANGES ARE PROPOSED**

LANDSCAPE PLANS:

PLAN LEGEND:

- | | |
|--|---|
| ☒ TYPE AND SIZE OF GROUND COVER CALLED OUT | ☒ REFLECTS SPECIFIC PLANT MATERIAL / SIZE |
| ☒ LANDSCAPE / PARKING FINGER DIMENSIONS & PLANT MATERIAL | ☒ NORTH ARROW |
| | ☒ SCALE |
- PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS ONLY WHEN NO OUTSIDE CHANGES ARE PROPOSED**

FLOOR PLANS:

- ☒ DIMENSIONS
- ☒ NORTH ARROW
- ☒ ENTRANCES / EXITS
- ☒ USE OF ROOMS
- ☒ SEATING CAPACITY (WHEN APPLICABLE)
- ☒ MAXIMUM OCCUPANCY (PER UNIFORM FIRE CODE)

SPECIAL REVIEW AREA APPROVAL LETTER: ☐

REVIEWED BY: DK

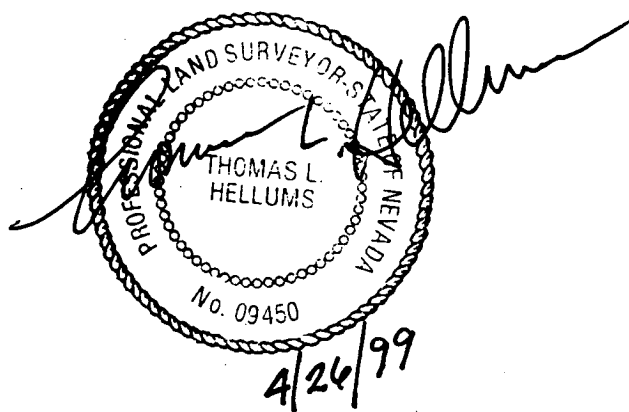
DATE: _____

Legal Description: APN 140-31-401-034

Being a portion of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Government Lot 4 in Section 31, Township 20 South, Range 62 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

BEGINNING at the Southwest Corner of the Southwest Quarter ($SW\frac{1}{4}$) of Government Lot 4, thence North along the West line of the Southwest Quarter ($SW\frac{1}{4}$) of Government Lot 4, a distance of 225.00 feet to the True Point of Beginning; thence East and parallel with the South line of said Southwest Quarter ($SW\frac{1}{4}$) of Government Lot 4, a distance of 130.00 feet to a point; thence North and parallel with the West line of said Southwest Quarter ($SW\frac{1}{4}$) of Government Lot 4, a distance of 80.00 feet to a point; thence West and parallel with the South line of the Southwest Quarter ($SW\frac{1}{4}$) of Government Lot 4, a distance of 130.00 feet to a point in the West line of said Government Lot 4; thence South along the West line of said Government Lot 4, a distance of 80 feet to the TRUE POINT OF BEGINNING.

Said parcel contains an area of 8,000 square feet, more or less.



ADL: L.S.S. J

980929.01267

(3)

QUITCLAIM DEED

In consideration of \$ 10.00 receipt of which is acknowledged TARR, CHARLES JR. AND LENKE N. LIVING TRUST, Charles Tarr, Jr., Trustee

do hereby quitclaim to the CHARLES TARR, JR. CHARITABLE REMAINDER UNITRUST
dated June 11, 1998

the real property in the
County of Clark State of Nevada, described as:

For Legal Description see EXHIBIT "A" attached hereto and made a part hereof.

For Legal Description see EXHIBIT "B" attached hereto and made a part hereof.

SUBJECT TO:

1. All general and special taxes for the fiscal year of 1998.
2. Covenants, conditions, restrictions, reservations, rights of way and easements of record, if any.

Dated 23 September 1998

Charles Tarr Jr
CHARLES TARR, JR. AND LENKE N. TARR
LIVING TRUST
By: *Charles Tarr Jr*
Charles Tarr, Jr., Trustee

STATE OF NEVADA.

COUNTY OF CLARK

On Sept 23 1998

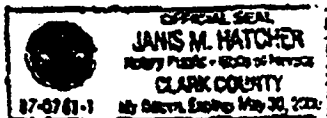
before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Charles Tarr, Jr., Trustee of the
Charles Tarr, Jr. and Lenke N. Tarr
Living Trust

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein expressed.

WITNESS my hand and official seal.

Jane M. Hatcher
Notary Public in and for said County and State



ESCROW NO. }
ORDER NO. }

WHEN RECORDED MAIL TO: Charles Tarr, Jr.
325 West Carey Ave., North Las Vegas,
NV, 89030-4115

CHARLESTON

980929.01267

"EXHIBIT "A"

PARCEL NO. 1:

That certain parcel of real property situated in the City of Las Vegas, County of Clark, State of Nevada, more particularly described as the West Half of the Southwest Quarter of Government Lot 4 in Section 31, Township 20 South, Range 62 East, M.D.B. & M.

EXCEPTION THEREFROM the following described parcels:

PARCEL A: The West 140 feet of the East 155 feet of the North 143 feet of the West Half of the Southwest Quarter of Government Lot 4.

PARCEL B: The North 143 feet of the West Half of the Southwest Quarter of Government Lot 4.

EXCEPTING THEREFROM the East 155 feet thereof.

PARCEL C: Beginning at the Southwest corner of the Southwest Quarter of Government Lot 4, thence North along the West line of the Southwest Quarter of Government Lot 4, a distance of 225 feet to the TRUE POINT OF BEGINNING; thence East and parallel with the South line of said Southwest Quarter of Government Lot 4, a distance of 130 feet to a point; thence North and parallel with the West line of said Southwest Quarter of Government Lot 4, a distance of 80 feet to a point; thence West and parallel with the South line of the Southwest Quarter of Government Lot 4, a distance of 130 feet to a point in the West line of said Government Lot 4; thence South along the West line of said Government Lot 4, a distance of 80 feet to the TRUE POINT OF BEGINNING.

PARCEL D: The West 175 feet of the South 165 feet of the West Half of the Southwest Quarter of Government Lot 4.

PARCEL E: The West 30 feet and the South 50 feet of the West Half of the Southwest Quarter of Government Lot 4.

PARCEL F: The East 20 feet of the West 50 feet of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 31 Township 20 South, Range 62 East.

EXCEPTING THEREFROM the South 305 feet thereof.

TOGETHER WITH water rights evidenced by certificate of appropriation of water, Document no. 365343, Official Records of Clark County, Nevada, recorded March 7, 1951.

PARCEL NO. 2:

That certain real property situated in the County of Clark, State of Nevada, more particularly described as follows:

09-29-98 MON 11:36 AM

FAX N

P. 04/04

980929.01267

BEING that portion of the West Half (W-1/2) of the Southwest Quarter (SW-1/4) of Government Lot 4, Section 31, Township 20 South, Range 62 East, M.D.B. & M., described as follows:

BEGINNING at the Southwest corner of the Southwest Quarter (SW-1/4) of said Government Lot 4; thence North along the West line of the Southwest Quarter (SW-1/4) of said Government Lot 4, a distance of 725 feet to the TRUE POINT OF BEGINNING; thence East and parallel with the South line of said Southwest Quarter (SW-1/4) of Government Lot 4, a distance of 130 feet to a point; thence North and parallel with the West line of said Southwest Quarter (SW-1/4) of Government Lot 4, a distance of 80 feet to a point; thence West and parallel with the South line of the Southwest Quarter (SW-1/4) of said Government Lot 4, a distance of 130 feet to a point in the West line of said Government Lot 4; thence South along the West line of said Government Lot 4, a distance of 80 feet to the point of beginning.

RESERVING THEREFROM an easement of right-of-way over the West 30 feet thereof for road purposes.

EXHIBIT "B"

Parcel No. 060-350-020-90 OLD APN NEW APN 140-31-401-033

Part of Government Lot 4, .21 Acre,

The West 60 feet of the South 150 feet of the North 300 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of Government Lot 4 in Section 31, Township 20 South, Range 62 East, M.D.B. & M., Official Records, Clark County, Nevada.

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

C TARR JR

09-29-98 12:00 ERM 3
OFFICIAL RECORDS

BOOK: 980929 PAGE: 01267

FEE: 9.00 APT: EX1005