

REVERSIONARY FINAL MAP
OF A PORTION OF
SOUTH ADDITION TO THE CITY OF LAS VEGAS - 3RD & GASS

LOTS 15 AND 16 OF BLOCK 15 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51 IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE & DEDICATION

3RD GASS PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCELS OF LAND WHICH ARE SHOWN HEREON, AND, THAT IT HEREBY CONSENTS TO THE PREPARATION AND THE RECORDATION OF THE MAP.

LYNN BAKER, MANAGING PARTNER
3RD GASS PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
BY LYNN BAKER, MANAGING PARTNER, 3RD GASS PARTNERS, LLC

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES:

LEGAL DESCRIPTION

LOTS 15 AND 16 OF BLOCK 15 WITHIN SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP THEREOF IN BOOK 1 OF PLATS, PAGE 51 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

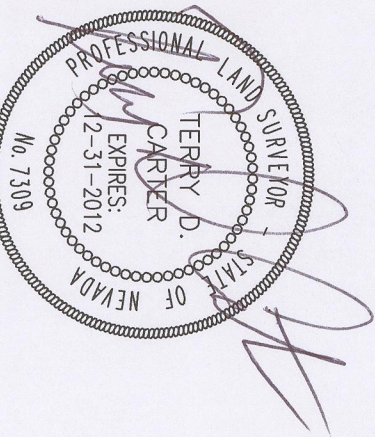
BASIS OF BEARINGS

N 27°45'00" E - BEING THE BEARING OF THE CENTERLINE OF THIRD STREET ADJACENT TO BLOCK 15 IN SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP IN BOOK 1 OF PLATS, PAGE 51 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

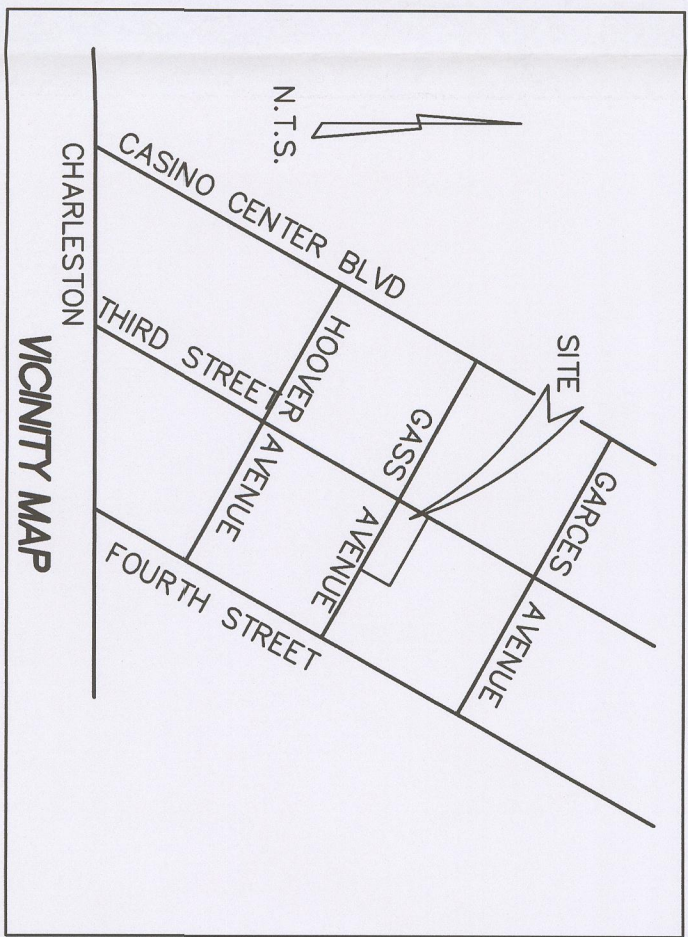
SURVEYOR'S CERTIFICATE

- I, TERRY D. CARTER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS REVERSIONARY FINAL MAP HAS BEEN PREPARED FROM INFORMATION ON THE RECORDED MAP IN BOOK 1 OF PLATS, PAGE 51.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
- I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM THE RECORDED DOCUMENT.

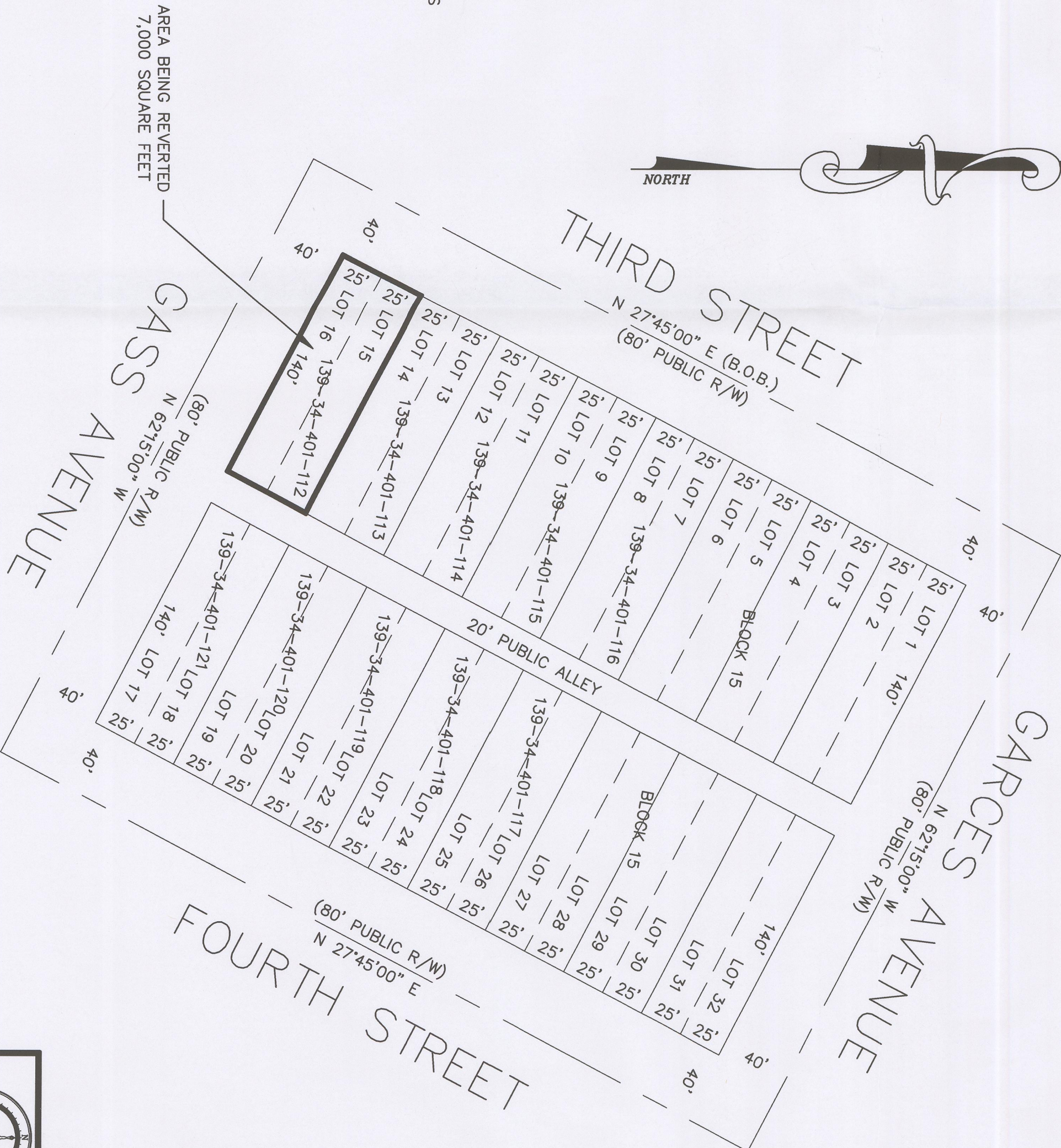
TERRY D. CARTER
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7309



FEB 21, 2012



SOUTH ADDITION TO THE CITY OF LAS VEGAS
BLOCK 15
BOOK 1 OF PLATS, PAGE 51



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS REVERSIONARY FINAL MAP AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKKE, P.L.S. 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT
THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND
WATER SUPPLY AND SANITATION. THE DISTRICT HAS REVIEWED AND APPROVED THE
AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT
OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO
THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

THIS IS TO CERTIFY THAT THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT,
CITY OF LAS VEGAS, ON THIS _____ DAY OF _____, 2012,
DID APPROVE FOR THE PURPOSE OF REVERTING TO AGENEAGE THIS MAP IN CONFORMANCE WITH
N.R.S. 278.010 THROUGH 278.630 INCLUSIVE.

BY: FLINN FAGG, AICP
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

REVERSIONARY NOTE

THE PURPOSE OF THIS REVERSIONARY MAP IS TO REVERT LOTS 15 AND 16 OF BLOCK 15
WITHIN "SOUTH ADDITION" AS SHOWN BY MAP THEREOF IN BOOK 1 OF PLATS, PAGE 51
OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

RECORDER'S NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED
BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5685

SHEET 1 OF 1

FMP-

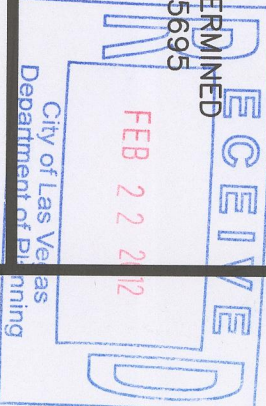
44671



REVERSIONARY FINAL MAP OF A PORTION OF
SOUTH ADDITION TO THE CITY OF LAS VEGAS - 3RD & GASS
LOTS 15 AND 16 OF BLOCK 15 AS SHOWN BY MAP THEREOF IN
BOOK 1 OF PLATS, PAGE 51 IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA
LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DRAWN BY T.D.C. DATED FEBRUARY 20, 2012 CHKD BY T.D.C. JOB# 2012004

NO. _____ FILED AT THE REQUEST OF
SILVER STATE SURVEYING
DATE _____ AT _____
BOOK _____ PAGE _____
OF PLATS
OFFICIAL RECORDS BOOK NO. _____
CLARK COUNTY, NEVADA
DEBBIE CONWAY, RECORDER
FEE _____ DEPUTY _____



REVERSIONARY FINAL MAP
OF A PORTION OF
SOUTH ADDITION TO THE CITY OF LAS VEGAS - 3RD & GASS

LOTS 15 AND 16 OF BLOCK 15 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51 IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA
LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE & DEDICATION

3RD GASS PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCELS OF LAND WHICH ARE SHOWN HEREON AND, THAT IT HEREBY CONSENTS TO THE PREPARATION AND THE RECORDED OF THE MAP.

LYNN BAKER, MANAGING PARTNER DATE
3RD GASS PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
BY LYNN BAKER, MANAGING PARTNER, 3RD GASS PARTNERS, LLC

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES:

LEGAL DESCRIPTION

LOTS 15 AND 16 OF BLOCK 15 WITHIN SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP THEREOF IN BOOK 1 OF PLATS, PAGE 51 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

N 27°45'00" E - BEING THE BEARING OF THE CENTERLINE OF THIRD STREET ADJACENT TO BLOCK 15 IN SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP IN BOOK 1 OF PLATS, PAGE 51 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

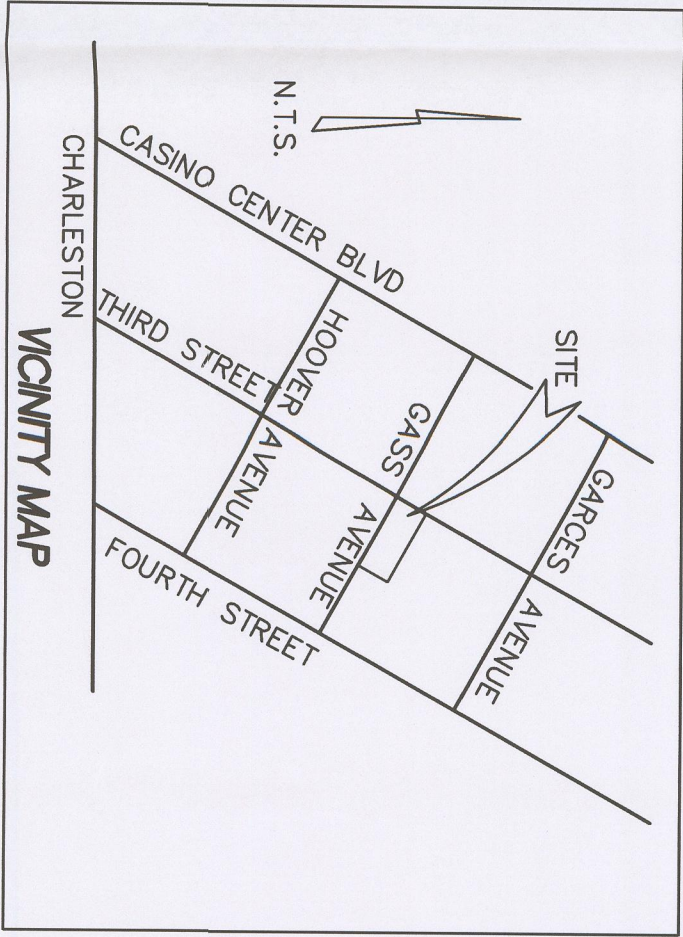
- I, TERRY D. CARTER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS REVERSIONARY FINAL MAP HAS BEEN PREPARED FROM INFORMATION ON THE RECORDED MAP IN BOOK 1 OF PLATS, PAGE 51.
 - THIS PLAT COMPLETES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
 - I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM THE RECORDED DOCUMENT.

TERRY D. CARTER
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7309

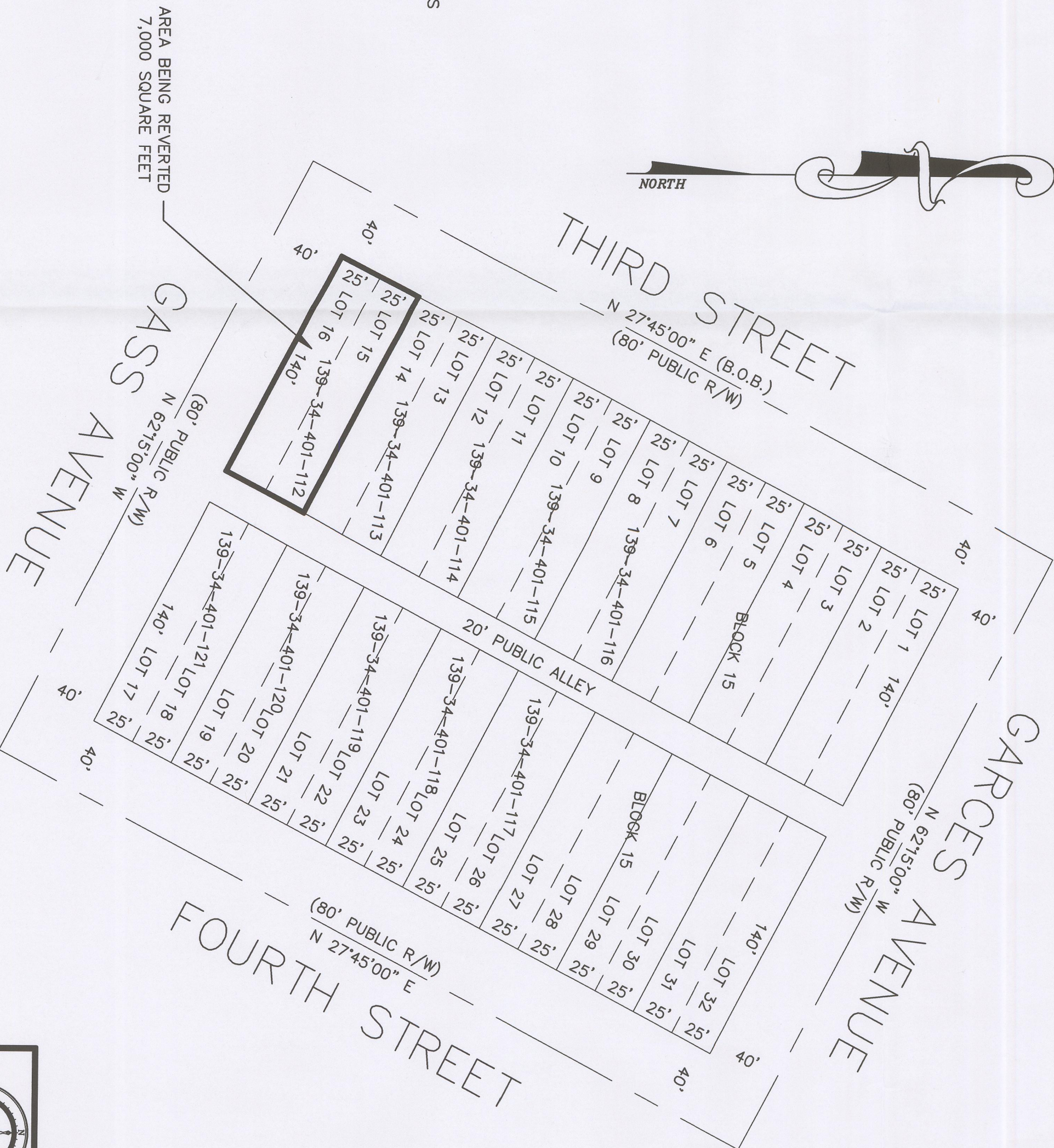


LEGEND

- STREET CENTERLINE
BLOCK LINE
LOT LINE
REVERTED PROPERTY BOUNDARY
BASIS OF BEARINGS
(B.O.B.)



SOUTH ADDITION TO THE CITY OF LAS VEGAS
BLOCK 15
BOOK 1 OF PLATS, PAGE 51



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIECKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS REVERSIONARY FINAL MAP AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIECKI, P.L.S. 12469 DATE
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT
THIS APPROVAL CONSIDERS SEWER POLLUTION, WATER QUALITY AND
WATER SUPPLY FACILITIES AND IS PRECEDENT UPON PLANS FOR A PUBLIC WATER SUPPLY
AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: DATE
FOR THE DIVISION OF WATER RESOURCES

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

THIS IS TO CERTIFY THAT THE DIRECTOR OF THE DEPARTMENT OF PLANNING **AND DEVELOPMENT** CITY OF LAS VEGAS, ON THIS DAY OF DID APPROVE FOR THE PURPOSE OF REVERTING TO ACREAGE THIS MAP IN CONFORMANCE WITH N.R.S. 278.010 THROUGH 278.630 INCLUSIVE.

BY: FLINN FAGG, ACP DATE
*ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

REVERSIONARY NOTE

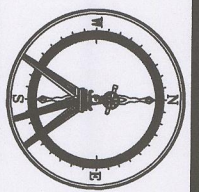
THE PURPOSE OF THIS REVERSIONARY MAP IS TO REVERT LOTS 15 AND 16 OF BLOCK 15 WITHIN "SOUTH ADDITION" AS SHOWN BY MAP THEREOF IN BOOK 1 OF PLATS, PAGE 51 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

RECORDER'S NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

SHEET 1 OF 1

FMP-44671



SILVER STATE SURVEYING
TIMOTHY W. WELLS & CHRISTOPHER LAND & CONSTRUCTION & MAPPING
1825 AVONDALE COURT, HENDERSON, NEVADA 89014 (702) 261-6033

REVERSIONARY FINAL MAP OF A PORTION OF
SOUTH ADDITION TO THE CITY OF LAS VEGAS - 3RD & GASS

BOOK 1 OF PLATS, PAGE 51 IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA
LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DRAWN BY T.D.C. DATED FEBRUARY 20, 2012 CHKD BY T.D.C. JOB# 2012004

NO. FILED AT THE REQUEST OF
SILVER STATE SURVEYING
DATE AT
BOOK PAGE
OF PLATS
OFFICIAL RECORDS BOOK NO.
CLARK COUNTY, NEVADA
DEBBIE CONWAY, RECORDER
FEE DEPUTY



REVERSIONARY FINAL MAP
OF A PORTION OF
SOUTH ADDITION TO THE CITY OF LAS VEGAS

LOTS 15 AND 16 OF BLOCK 15 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51 IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA
LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE & DEDICATION

3RD GASS PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCELS OF LAND WHICH ARE SHOWN HEREON, AND, THAT IT HEREBY CONSENTS TO THE PREPARATION AND THE RECORDATION OF THE MAP.

LYNN BAKER, MANAGING PARTNER
3RD GASS PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
BY LYNN BAKER, MANAGING PARTNER, 3RD GASS PARTNERS, LLC

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES:

LEGAL DESCRIPTION

LOTS 15 AND 16 OF BLOCK 15 WITHIN SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP THEREOF IN BOOK 1 OF PLATS, PAGE 51 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

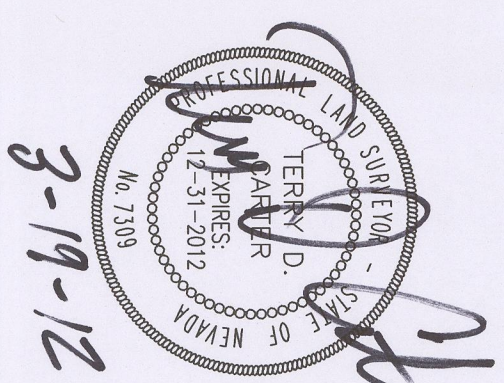
BASIS OF BEARINGS

N 27°45'00" E - BEING THE BEARING OF THE CENTERLINE OF THIRD STREET ADJACENT TO BLOCK 15 IN SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP IN BOOK 1 OF PLATS, PAGE 51 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

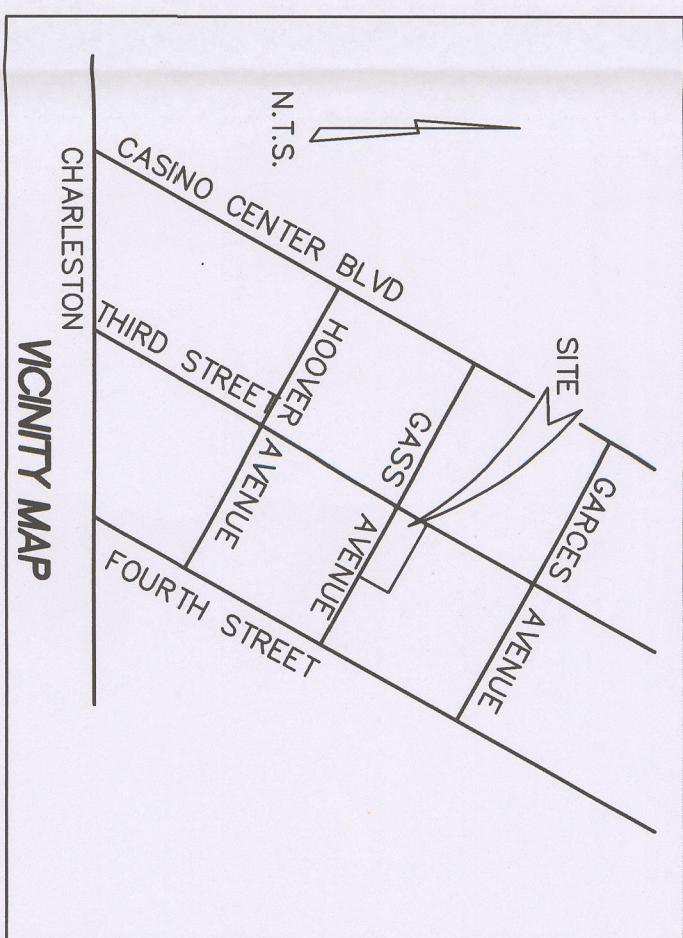
1. TERRY D. CARTER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS REVERSIONARY FINAL MAP HAS BEEN PREPARED FROM INFORMATION ON THE RECORDED MAP IN BOOK 1 OF PLATS, PAGE 51.
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
3. I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM THE RECORDED DOCUMENT.

TERRY D. CARTER
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7209

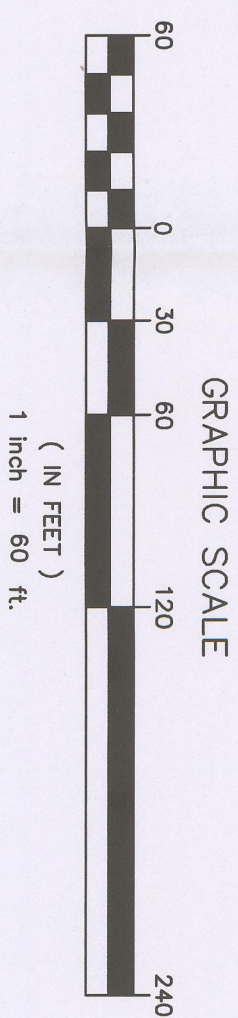
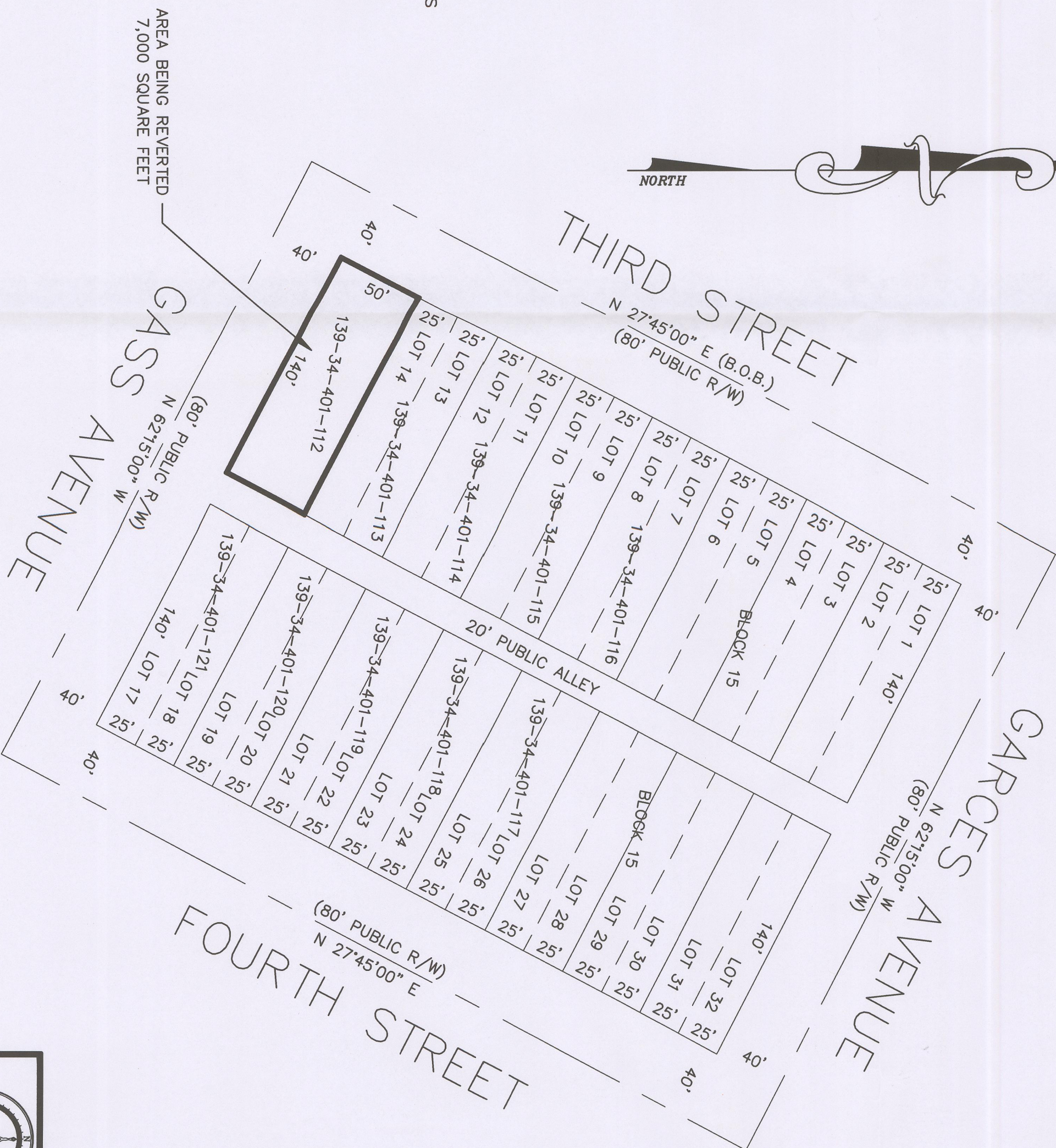


LEGEND

- STREET CENTERLINE
- BLOCK LINE
- LOT LINE
- REVERTED PROPERTY BOUNDARY
- (B.O.B.)



SOUTH ADDITION TO THE CITY OF LAS VEGAS
BLOCK 15
BOOK 1 OF PLATS, PAGE 51



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKLI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS REVERSIONARY FINAL MAP AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKLI, P.L.S. 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THE DIRECTOR OF PLANNING,
ON THE _____ DAY OF _____, 20____, DID APPROVE
THIS MAP, IN ACCORDANCE WITH NRS 278.010 TO 278.030, INCLUSIVE, FOR THE PURPOSES OF
REFERRING TO ADEQUATE THE PROPERTY DESCRIBED HEREIN.

BY: ELINN FAGG, ACP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

REVERSIONARY NOTE

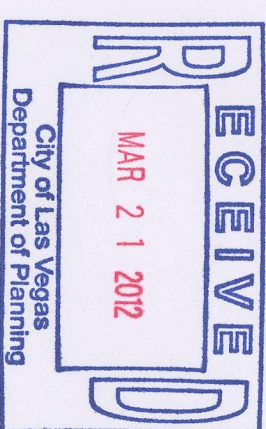
THE PURPOSE OF THIS REVERSIONARY MAP IS TO REVERT LOTS 15 AND 16 OF BLOCK 15 WITHIN "SOUTH ADDITION TO THE CITY OF LAS VEGAS" THEREOF IN BOOK 1 OF PLATS, PAGE 51 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EASEMENT NOTE

THIS REVERSIONARY FINAL MAP DOES NOT REVERT, RELINQUISH OR VACATE ANY EXISTING EASEMENTS

RECORDER'S NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695



SHEET 1 OF 1

FMP-44671



REVERSIONARY FINAL MAP OF A PORTION OF
SOUTH ADDITION TO THE CITY OF LAS VEGAS
LOTS 15 AND 16 OF BLOCK 15 AS SHOWN BY MAP THEREOF IN
BOOK 1 OF PLATS, PAGE 51 IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DRAWN BY T.D.C. DATED FEBRUARY 20, 2012 CHKD BY T.D.C. JOB# 2012004

NO. _____ FILED AT THE REQUEST OF
SILVER STATE SURVEYING
DATE _____ AT _____
BOOK _____ PAGE _____
OF PLATS
OFFICIAL RECORDS BOOK NO. _____
CLARK COUNTY, NEVADA
DEBBIE CONWAY, RECORDER
FEE _____ DEPUTY



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217

Fax (702) 804-8582

www.lasvegasnevada.gov

From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: STEVE GEBEKE - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
3RD GASS PARTNERS L L C
D.F. LARA
SILVER STATE SURVEYING
TERRY CARTER - SILVER STATE SURVEYING
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: March 13, 2012

RE: **FINAL MAP 44671 - SOUTH ADDITION TO THE CITY OF LAS VEGAS - 3RD & GASS -
REVERSIONARY FINAL MAP**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

485335 CURRENT PL Status: Conditional Approval February 28, 2012

If you have any questions regarding the following Planning comments please call 229-6301
Department of Planning staff has administratively approved your request for technical review of the subject reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-44671" shall be placed above the box at the lower right hand corner of the cover sheet.
2. The Certificate of Director of Planning Approval shall be revised to read as follows:
"I certify that the Director of Planning, on the ____ day of _____, 20____, did approve this map, in accordance with NRS 278.010 to 278.630, inclusive, for the purposes of reverting to acreage the property described herein."
3. The signature block for the Director of Planning shall be revised to read as follows:
"

Flinn Fagg, AICP
Director of Planning
City of Las Vegas, Nevada"

Date

~~A revised map need not be submitted to the Department of Planning prior to Mylar map submittal provided the changes above are incorporated, unless otherwise stated.~~

485336 DEVCO Status: Conditional Approval March 07, 2012

If you have any questions regarding the following Development Coordination comments please call 229-6578

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage lots 15 and 16 of Block 15 as shown by map thereof on file in Book 1 of Plats, Page 51. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-44671, above the Recorder's Block on the cover sheet.
 2. Site development to comply with all previous conditions of approval for Site Development Plan Review SDR-40435 and all other site related actions.
-

485337 SURVEY Status: Conditional Approval March 13, 2012

If you have any questions regarding the following Survey comments please call 229-6217

We would like to suggest removing 3rd and Gass from the title and leaving it simply, "A Portion of the South Addition to the City of Las Vegas", which was the title of the Map being reverted.

The District Board of Health Certificate and the Division of Water Resources Certificate although usually required for a Reversionary Map did not appear on the original tract map and therefore not required for this Reversionary Map.

We would like to suggest removing the old lot line and the lot designations from the area being reverted as well as the interior 25 foot wide dimensions to avoid giving the impression that these lots remain.

Please add a note to the effect that this Reversionary Final Map does not revert, relinquish or vacate any existing easements.

Minor correction to the Certificate of Director of Planning approval jurat as marked.

End of Comments.



City of Las Vegas

Surveyor's Office Final Map Checklist

FMP: 44671 South Addition
 Subdivision Name & Number

Jim
 Checked By
 3-5-12
 Date

Silver State Survey
 Company

N.A.
 File Name

TITLE SHEET:

Proper Certificates and Ownership	✓
Date Survey Completed	✓
Sheet Numbers	✓
proper Description in Title	✓
Legal Description and Area	✓
Basis of Bearings described with map reference	✓

MAP SHEETS:

Proper Description in Title	✓
Sheet Numbers	✓
Graphic Border of Perimeter	✓
Monuments on Perimeter and at Lot Corners	N.A.
Basis of Bearings shown	✓
Survey Analysis sufficient to delineate boundary controlling monuments	✓
Street names, widths, Public/Private, and C/L symbols	✓
Monuments set at all centerline P.D., P.T. (or P.I.), intersections and angle points	N.A.
Legend	✓
Area of Lots (Sq. Ft. Or Ac. per NRS)	✓
North Arrow and appropriate scale	✓
Radial Bearings	N.A.
Proposed Easements - public or private	N.A.
Existing Easements - indicate recording data	✓
Block and Lot Numbers	✓
Building Setbacks and Utility Easements shown or described	N.A.
Identification of Adjoining Properties	✓
Legibility (Minimum letter size: 0.10")	✓
Closure Checks (1:10,000 maximum error)	✓

COMMENTS:





Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: STEVE GEBEKE - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
3RD GASS PARTNERS L L C
D.F. LARA
SILVER STATE SURVEYING
TERRY CARTER - SILVER STATE SURVEYING
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: March 13, 2012

RE: **FINAL MAP 44671 - SOUTH ADDITION TO THE CITY OF LAS VEGAS -3RD & GASS -
REVERSIONARY FINAL MAP**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

485335 CURRENT PL Status: Conditional Approval February 28, 2012

If you have any questions regarding the following Planning comments please call 229-6301

Department of Planning staff has administratively approved your request for technical review of the subject reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-44671" shall be placed above the box at the lower right hand corner of the cover sheet.
2. The Certificate of Director of Planning Approval shall be revised to read as follows:
"I certify that the Director of Planning, on the ____ day of _____, 20__, did approve this map, in accordance with NRS 278.010 to 278.630, inclusive, for the purposes of reverting to acreage the property described herein."
3. The signature block for the Director of Planning shall be revised to read as follows:
"

Flinn Fagg, AICP
Director of Planning
City of Las Vegas, Nevada"

Date

A revised map need not be submitted to the Department of Planning prior to Mylar map submittal provided the changes above are incorporated, unless otherwise stated.

485336 DEVCO Status: Conditional Approval March 07, 2012

If you have any questions regarding the following Development Coordination comments please call 229-6578

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage lots 15 and 16 of Block 15 as shown by map thereof on file in Book 1 of Plats, Page 51. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-44671, above the Recorder's Block on the cover sheet.
 2. Site development to comply with all previous conditions of approval for Site Development Plan Review SDR-40435 and all other site related actions.
-

485337 SURVEY Status: Conditional Approval March 13, 2012

If you have any questions regarding the following Survey comments please call 229-6217

We would like to suggest removing 3rd and Gass from the title and leaving it simply, "A Portion of the South Addition to the City of Las Vegas", which was the title of the Map being reverted.

The District Board of Health Certificate and the Division of Water Resources Certificate although usually required for a Reversionary Map did not appear on the original tract map and therefore not required for this Reversionary Map.

We would like to suggest removing the old lot line and the lot designations from the area being reverted as well as the interior 25 foot wide dimensions to avoid giving the impression that these lots remain.

Please add a note to the effect that this Reversionary Final Map does not revert, relinquish or vacate any existing easements.

Minor correction to the Certificate of Director of Planning approval jurat as marked.

End of Comments.



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: February 16, 2012
Re: **FMP-44671** South Addition to the City of Las Vegas NEC 3rd St. & Gass Ave.
Request for a Reversionary Final Map Technical Review

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage lots 15 and 16 of Block 15 as shown by map thereof on file in Book 1 of Plats, Page 51. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-44671, above the Recorder's Block on the cover sheet.
2. Site development to comply with all previous conditions of approval for Site Development Plan Review SDR-40435 and all other site related actions.

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *DEPARTMENT OF PLANNING*

FMP-44671

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	WSC- 3001 RONEMUS
FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
UNITED STATES POSTAL SERVICE

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax**

2/23/12

FMP-44671 - REVERSIONARY FINAL MAP - SOUTH ADDITION TO THE CITY OF LAS VEGAS-3RD AND GASS - APPLICANT: D.F. LARA - OWNER: 3RD & GASS PARTNERS, LLC - For possible action on a request for a Final Map TO REVERT TWO LOTS BACK TO ACERAGE on 0.16 acres at the northeast corner of Gass Avenue and 3rd Street (139-34-410-112), R-4 (High Density Residential) Under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Coffin).

PLANNING SUPERVISOR: **STEVE GEBEKE** 229-5410



ADMINISTRATIVE

Comments Due:

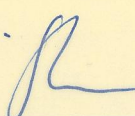
MARCH 3, 2012

NOTE: Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **STEVE GEBEKE** (sgebeke@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

BUILDING PERMITS HAVE BEEN
SUBMITTED, BUT CANNOT BE ISSUED
UNTIL MAP RECORDS.

PLEASE EXPEDITE, IF POSSIBLE.

THANKS. 

02/21/2012 17:26 FAX 702 281 8034
02/21/2012 11:08 FAX 702 281 8034SILVER STATE SURVEYING
SILVER STATE SURVEYING

002

002



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map
 Project Address (Location) 310 S. Gass Avenue
 Project Name 3rd & Gass
 Assessor's Parcel #(s) 139-34-410-112 Proposed Use _____
 General Plan: existing _____ proposed _____ Ward # 3
 Zoning: existing R-4 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.16 Lots/Units 1 Density _____
 Additional Information SDR - 404035 (Condition No. 15)

PROPERTY OWNER 3rd & Gass Partners, LLC Contact Lynn Baker
 Address 3450 Tanto Circle Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89121
 E-mail Address _____

APPLICANT D. F. Lara Contact Frank Lara
 Address 1825 Avocado Ct Phone: (702) 423-2728 Fax: _____
 City Las Vegas Henderson State NV Zip 89014
 E-mail Address Dlarahomes@aol.com

REPRESENTATIVE Silver State Surveying Contact Terry D. Carter
 Address 1825 Avocado Court Phone: (702) 281-8033 Fax: (702) 281-8034
 City Henderson State NV Zip 89014
 E-mail Address sssurveying@aol.com

Property Owner Signature* Susan E Baker
 *As authorized agent may sign in lieu of the owner for Final Maps, Technical Maps, and Parcel Maps.

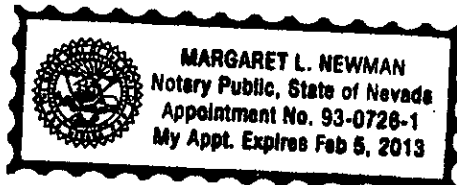
Print Name SUSAN BAKER

Subscribed and sworn before me

This 21st day of February, 20 12
Margaret L. Newman

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>FMP-44671</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>2/22/2012</u>
Received By:	<u>M. REX</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

#IdempotApplication Packet/Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-44671 APN: 139-34-410-112Name of Property Owner: 3rd Gass Partners, LLC, A Nevada Limited Liability CompanyName of Applicant: Frank Lara (D.F. Lara)Name of Representative: Terry D. Carter (Silver State Surveying)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

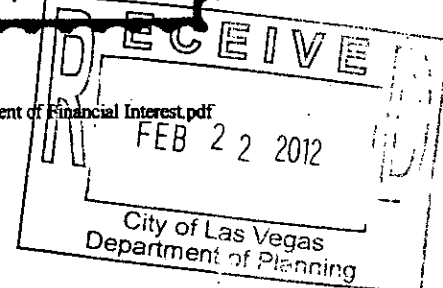
Partner(s): _____

APN: _____

Signature of Property Owner: Susan BakerPrint Name: Susan Baker

Subscribed and sworn before me

This 21st day of February 2012
Margaret L. Newman
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-44671 APN: 139-34-410-112Name of Property Owner: 3rd Gass Partners, LLC, A Nevada Limited Liability CompanyName of Applicant: Frank Lara (D.F. Lara)Name of Representative: Terry D. Carter (Silver State Surveying)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

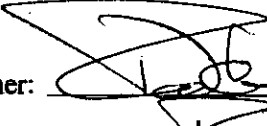
☐ Yes☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

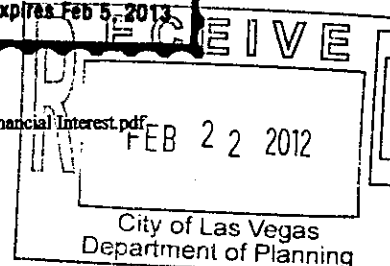
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Print Name: RICHARD F. NEWMAN

Subscribed and sworn before me

This 28th day of February, 2012
Notary Public in and for said County and State

NOTES

This map is for assessment use only and does NOT represent a survey.

Veracity is assumed for the accuracy of the data delineated herein. Information contained on other referenced parcels may be obtained from the **Public Comment** section of 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.

ASSESSOR'S PARCELS - CLARK CO., NV
Michele W. Shate - Assessor

Michèle W. Shafe - Assessor

PANEL BOUNDARY	☐ CONDOMINIUM UNIT	001 ROAD PANEL NUMBER
SUB BOUNDARY	☐ AIRSPACE POL.	001 PANEL NUMBER
PLM.O BOUNDARY	☐ RIGHT OF WAY POL.	100 AVERAGE
ROW EASEMENT	☐ SUB-SURFACE POL.	
WATER / LEASE LINE		
HISTORIC LOT LINE		
HISTORIC SUB BOUNDARY		
HISTORIC PHASE BOUNDARY		
SECTION LINE		

P3-2462 PANEL NUMBER

5 BLOCK NUMBER

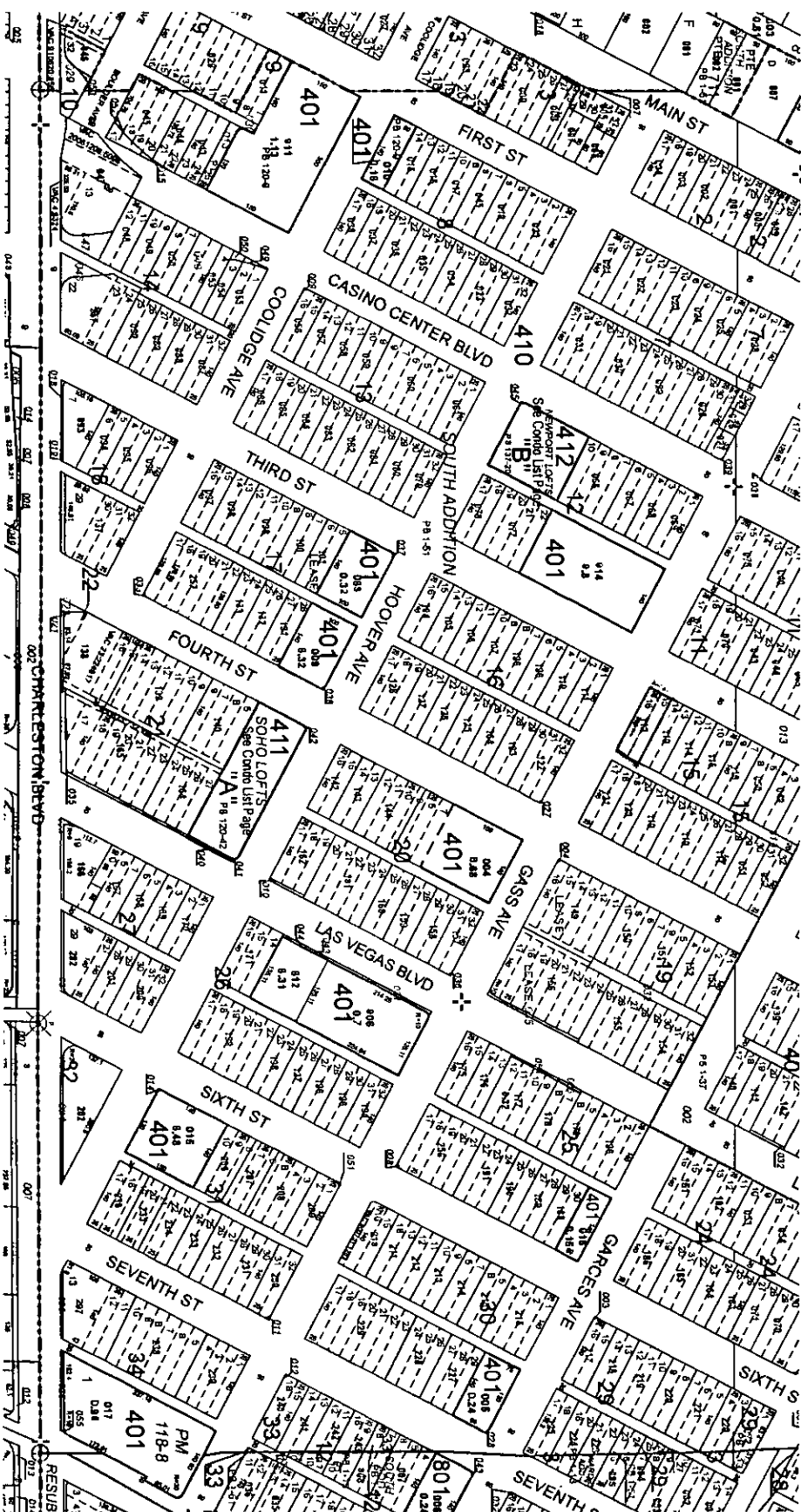
5 LOT NUMBER

GLS GOV. LOT NUMBER

125	124	123	"
130	130	140	"
163	162	161	"
178	177	176	"

0	4	4	3	2	3
1	0	4	40	25	12
2	21	40	11	64	12
3	40	21	27	27	64
4	40	40	27	27	64
5	40	40	27	27	64

2	7	5	1
3	1	6	1
4	2	5	1
7	3	7	1
8	4	8	4
9	7	9	7



20051123-0000588

Fee: \$17.00 RPTT: \$4,590.00
N/C Fee: \$25.00

11/23/2005 09:01:11
T20050213170

Requestor:
EQUITY TITLE OF NEVADA

Frances Deane OSA
Clark County Recorder Pgs: 4

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:

3rd Gass Partners, LLC
8440 W. Lake Mead Blvd., #101
Las Vegas, NV 89128

AND WHEN RECORDED MAIL
TAX STATEMENTS TO:
SAME AS ABOVE

APN NO. 139-34-410-112
Affix RPTT: \$4,590.00
ESCROW NO.: 05540379

GRANT, BARGAIN, SALE DEED

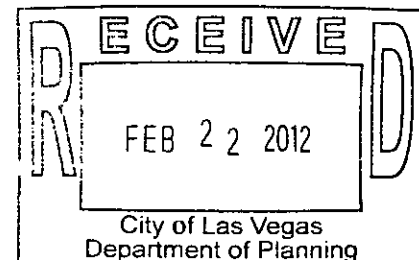
THIS INDENTURE WITNESSETH THAT:
Marjorie T. Connell, Trustee of the *W.N. Connell and Marjorie T. Connell Living Trust dated May 18, 1972*
in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

3rd Gass Partners, LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, described as follows:

Lots Fifteen (15) and Sixteen (16) in Block Fifteen (15) in the South Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.



SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

W N & Marjorie T Connell Living Trust

Marjorie T. Connell, Trustee
Marjorie T. Connell, Trustee

STATE OF NEVADA
COUNTY OF CLARK

On Nov 8, 2005

Personally appeared before me, a Notary Public

Marjorie T. Connell, Trustee

who acknowledged that he/she/they executed the above
instrument.

Kristy Pentoney
Notary Public

My commission expires: 8-17-08

