

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.
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL
0 100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
- CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GLS GOV. LOT NUMBER

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

BOOK T20S R60E

SEC. 32

MAP N 2 SW 4

Rev: 6/20/2016

Scale: 1" = 200'

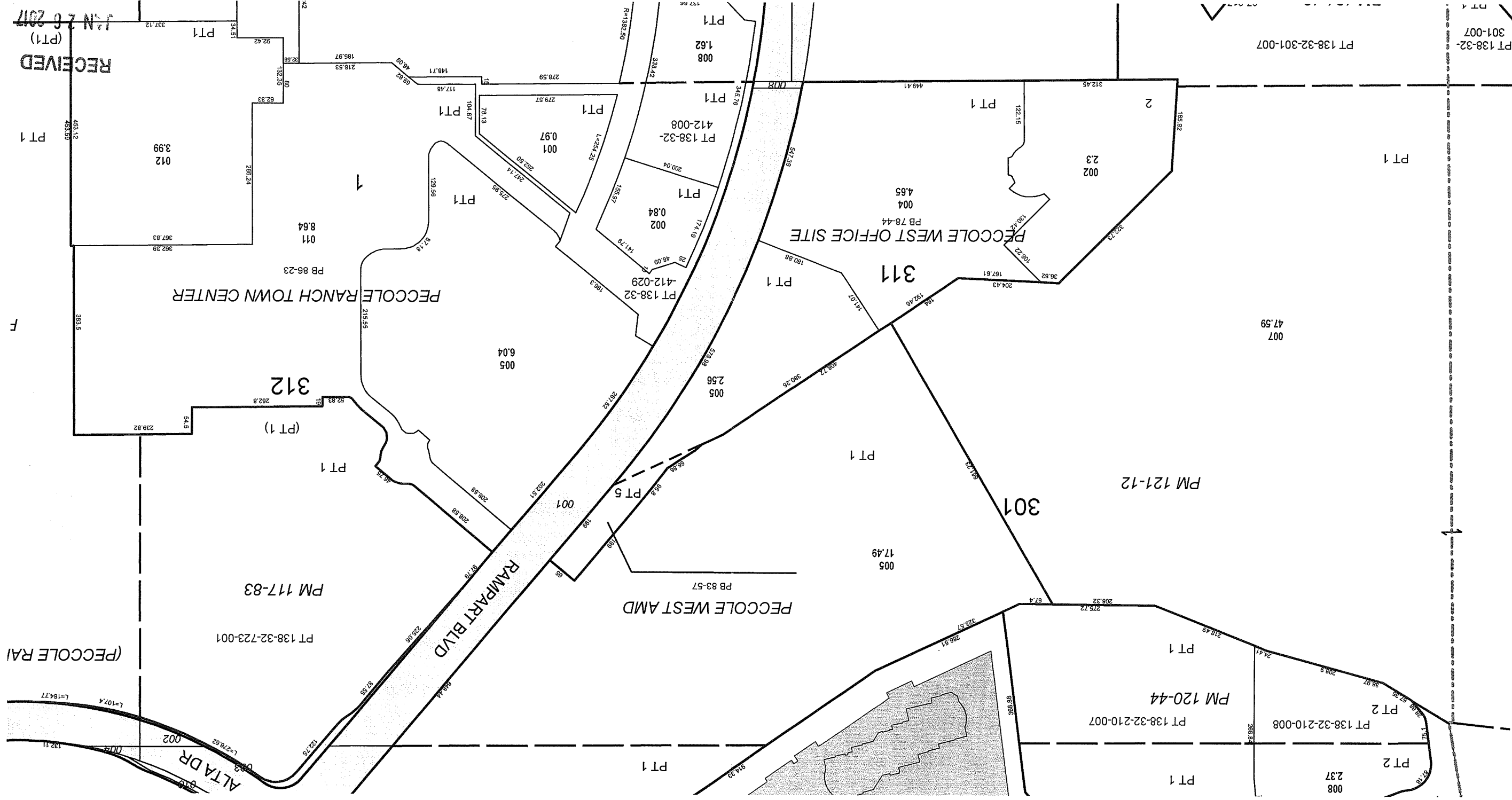
27126	125	124
86137	138	139
55164	163	162
74175	176	177

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

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



138-32-3



RECEIVED
JAN 26 2017
Dept of Planning
TAX DISTRICT 3

NOTES

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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

Michelle W. Shafer - Assessor

BOOK T20S R60E

SEC. 32

MAP N 2 SE 4

Rev: 11/27/2012

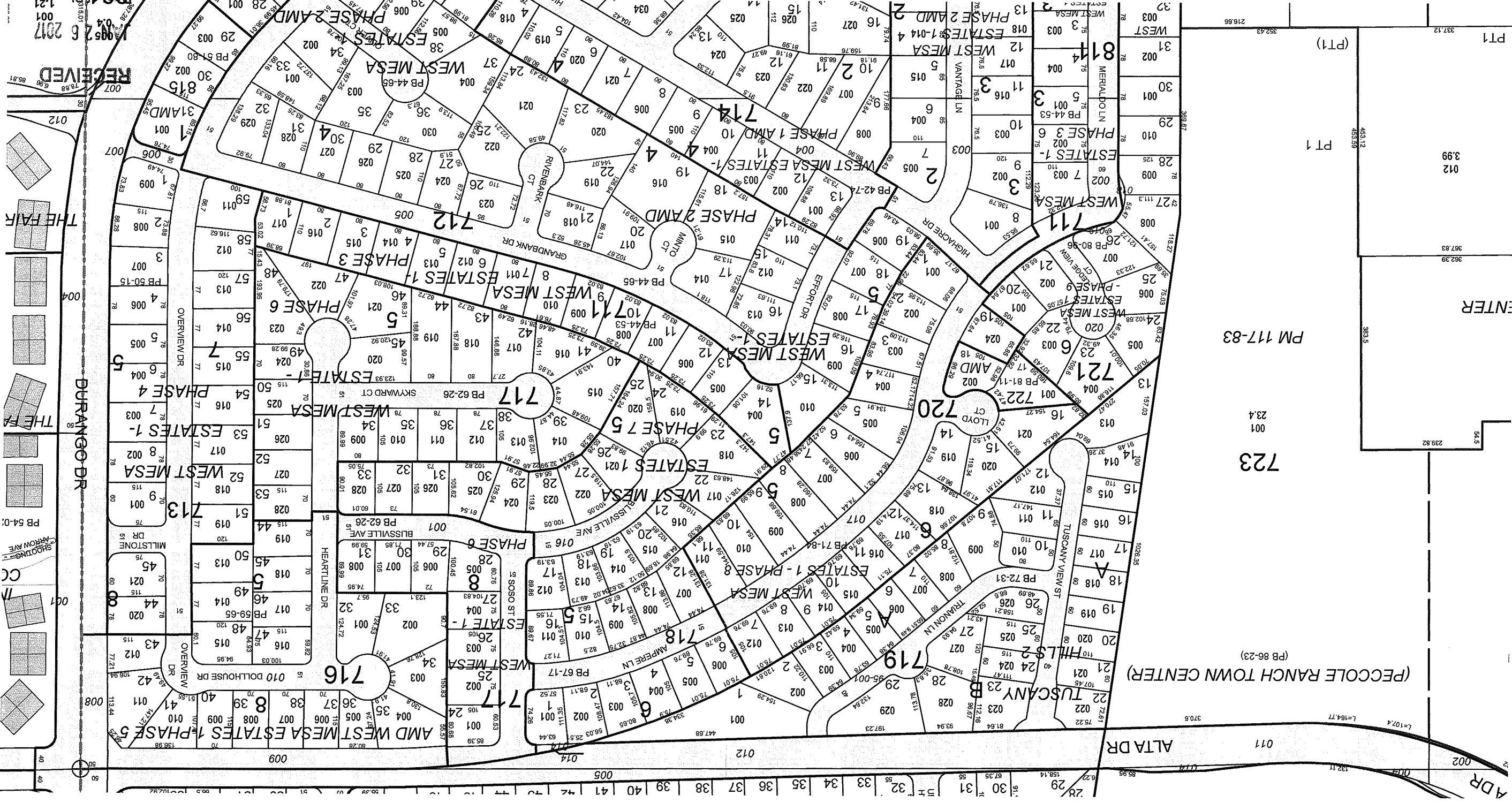
6	5	4	3	2	1
127	126	125	124		

174	175	176	177
166	164	163	162
136	137	138	139
127	126	125	124

8	4	1	5	6	7	8	5
1	4	1	5	6	7	8	5
1	4	1	5	6	7	8	5
1	4	1	5	6	7	8	5



138-32-7



RECEIVED
Nov 26 2017
City of Las Vegas
Dept of Planning
TAX DIST 200



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: PAUL BURN, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
GCW, INC.
R A SOUTHEAST LAND COMPANY L L C

Date: March 16, 2017

RE: **PARCEL MAP 68767 - R A SOUTHEAST LAND COMPANY, LLC**

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.**

819931 CURRENT PL Status: Conditional Approval February 14, 2017

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

Department of Planning staff has conditionally approved your request for technical review of the subject parcel map, subject to the changes, comments and corrections noted as follows:

1. The parcel file number "PMP-68767" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Revise the Las Vegas Valley Water District jurat text (do NOT include a signature line) on the cover sheet of the map pursuant to the approval of the Las Vegas Valley Water District on 01/25/17:

"These parcels currently have no water service, and a water commitment is not granted, implied or guaranteed by the approval of this map."

829565 DEVCO Status: Conditional Approval March 16, 2017

If you have any questions regarding the following Development Coordination comments please call 229-6327

REVISED COMMENTS (#3): -- These comments supersede all previous memos/comments:

We have no objection to the recordation of this Parcel Map for property located on the southeast corner of Rampart Boulevard and Alta Drive. No off-site improvements will be required prior to the recordation of this Parcel Map; however, additional off-site improvements may be required in conjunction with further entitlement requests to support future on-site development activities.

Dedication of an additional 10 feet of right-of-way (where such does not exist) for a continuous right turn lane on Rampart Boulevard adjacent to this site and appropriate right-of-way necessary for the existing bus turn out on Alta Drive shall be required upon future development of Parcel 1. In addition, grants for bus shelter pads per current City standards shall be required concurrent with future development. Dedication of a right turn lane into the future signalized entrance on Alta Drive may be required if specified in a future Traffic Impact Analysis.

CONDITIONS OF APPROVAL:

1. Provide "PMP 68767" on Sheet 1 above the recording information.
2. Delineate private sewer and private storm drain on this Map over all existing facilities in use by neighboring parcels to the south, unless otherwise allowed by the City Surveyor. Existing private sewer and storm drain are subject to relocation pursuant to the grant of reciprocal easements and declarations of covenants, recorded January 31, 2001 in book 20010212, Instrument #01340 on file at the Clark County, Nevada recorder's office. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.
3. Recordation of this Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map, and shall remain in effect unless and until such rights are relinquished by their holders via separate action. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.
4. Provide a note on the map that states: This 2-lot parcel Map shall provide perpetual inter-site common drainage rights across all existing and future parcel limits.
5. 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.

828790 SURVEY Status: Conditional Approval March 06, 2017

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

Add radial bearings and dimensions as shown on Sheet 3. Otherwise the map is technically correct.

End of Comments.





Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: PAUL BURN, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
GCW, INC.
R A SOUTHEAST LAND COMPANY L L C

Date: March 07, 2017

RE: **PARCEL MAP 68767 - R A SOUTHEAST LAND COMPANY, LLC**

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.**

819931 CURRENT PL Status: Conditional Approval February 14, 2017

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

Department of Planning staff has conditionally approved your request for technical review of the subject parcel map, subject to the changes, comments and corrections noted as follows:

1. The parcel file number "PMP-68767" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Revise the Las Vegas Valley Water District jurat text (do NOT include a signature line) on the cover sheet of the map pursuant to the approval of the Las Vegas Valley Water District on 01/25/17:

"These parcels currently have no water service, and a water commitment is not granted, implied or guaranteed by the approval of this map."

825444 DEVCO Status: Conditional Approval February 27, 2017

If you have any questions regarding the following Development Coordination comments please call 229-6327

REVISED COMMENTS (2): -- These comments supersede all previous memos/comments:

We have no objection to the recordation of this Parcel Map for property located on the southeast corner of Rampart Boulevard and Alta Drive. No off-site improvements will be required prior to the recordation of this Parcel Map; however, additional off-site improvements may be required in conjunction with further entitlement requests to support future on-site development activities.

Dedication of an additional 10 feet of right-of-way (where such does not exist) for a continuous

right turn lane on Rampart Boulevard adjacent to this site and appropriate right-of-way necessary for the existing bus turn out on Alta Drive shall be required upon future development of Parcel 1. In addition, grants for bus shelter pads per current City standards shall be required concurrent with future development. Dedication of a right turn lane into the future signalized entrance on Alta Drive may be required if specified in a future Traffic Impact Analysis.

CONDITIONS OF APPROVAL:

1. Provide "PMP 68767" on Sheet 1 above the recording information.
2. Delineate private sewer and private storm drain on this Map over all existing facilities in use by neighboring parcels to the south, unless otherwise allowed by the City Surveyor. Existing private sewer and storm drain are subject to relocation pursuant to the grant of reciprocal easements and declarations of covenants, recorded January 31, 2001 in book 20010212, Instrument #01340 on file at the Clark County, Nevada recorder's office. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.
3. Recordation of this Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map, and shall remain in effect unless and until such rights are relinquished by their holders via separate action. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.
4. Provide a note on the map that states: This 2-lot parcel Map shall provide perpetual inter-site common drainage rights across all existing and future parcel limits.
5. 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.

824929 SURVEY Status: Conditional Approval March 06, 2017

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

Add radial bearings and dimensions as shown on Sheet 3. Otherwise the map is technically correct.

End of Comments.

R.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217

Fax (702) 804-8582

www.lasvegasnevada.gov

To: PAUL BURN, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
GCW, INC.
R A SOUTHEAST LAND COMPANY L L C

Date: March 06, 2017

RE: **PARCEL MAP 68767 - R A SOUTHEAST LAND COMPANY, LLC**

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.**

819931 CURRENT PL Status: Conditional Approval February 14, 2017

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

Department of Planning staff has conditionally approved your request for technical review of the subject parcel map, subject to the changes, comments and corrections noted as follows:

1. The parcel file number "PMP-68767" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Revise the Las Vegas Valley Water District jurat text (do NOT include a signature line) on the cover sheet of the map pursuant to the approval of the Las Vegas Valley Water District on 01/25/17:

"These parcels currently have no water service, and a water commitment is not granted, implied or guaranteed by the approval of this map."

825444 DEVCO Status: Conditional Approval February 27, 2017

If you have any questions regarding the following Development Coordination comments please call 229-6327

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

We have no objection to the recordation of this Parcel Map for property located on the southeast corner of Rampart Boulevard and Alta Drive. No off-site improvements will be required prior to the recordation of this Parcel Map; however, additional off-site improvements may be required in conjunction with further entitlement requests to support future on-site development activities.

CONDITIONS OF APPROVAL:

1. Dedicate an additional 10 feet of right-of-way (where such does not exist) for a continuous right turn lane on Rampart Boulevard adjacent to this site. Additionally, dedicate the right-of-way necessary for a bus turn out on Alta Drive per Standard Drawing #234.1. Bus Shelter Pad Easements granted to the Regional Transportation Commission must be signed and submitted to the City prior to the recordation of this Parcel Map. Dedication of a right turn lane into the future signalized entrance on Alta Drive may be required if specified in a future Traffic Impact Analysis. No construction is required at this time; construction may be required concurrent with future on site development activities.
2. Delineate private sewer and private storm drain on this Map over all existing facilities in use by neighboring parcels to the south, unless otherwise allowed by the City Surveyor. Existing private sewer and storm drain are subject to relocation pursuant to the grant of reciprocal easements and declarations of covenants, recorded January 31, 2001 in book 20010212, Instrument #01340 on file at the Clark County, Nevada recorder's office. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.
3. Recordation of this Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map, and shall remain in effect unless and until such rights are relinquished by their holders via separate action. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.
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.

824929 SURVEY Status: Conditional Approval March 06, 2017

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

Add radial bearings and dimensions as shown on Sheet 3. Otherwise the map is technically correct.

End of Comments.

DR.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: PAUL BURN, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
GCW, INC.
R A SOUTHEAST LAND COMPANY L L C

Date: February 15, 2017

RE: **PARCEL MAP 68767 - R A SOUTHEAST LAND COMPANY, LLC**

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.**

819931 CURRENT PL Status: Conditional Approval February 14, 2017

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

Department of Planning staff has conditionally approved your request for technical review of the subject parcel map, subject to the changes, comments and corrections noted as follows:

1. The parcel file number "PMP-68767" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

2. Revise the Las Vegas Valley Water District jurat text (do NOT include a signature line) on the cover sheet of the map pursuant to the approval of the Las Vegas Valley Water District on 01/25/17:

"These parcels currently have no water service, and a water commitment is not granted, implied or guaranteed by the approval of this map."

819929 DEVCO Status: Conditional Approval February 13, 2017

If you have any questions regarding the following Development Coordination comments please call 229-6327

We have no objection to the recordation of this Parcel Map for property located on the southeast corner of Rampart Boulevard and Alta Drive. No off-site improvements will be required prior to the recordation of this Parcel Map; however, additional off-site improvements may be required in conjunction with further entitlement requests to support future on-site development activities.

CONDITIONS OF APPROVAL:

1. Provide "PMP 68767" on Sheet 1 above the recording information.

2. Dedicate an additional 10 feet of right-of-way (where such does not exist) for a continuous right turn lane on Rampart Boulevard adjacent to this site. Additionally, dedicate the right-of-way necessary for the existing bus turn out on Alta Drive along with the granting of a bus shelter pad per Standard Drawing #234.4. No construction is required at this time; construction may be required concurrent with future on-site development activities.

3. Add a note to that map that states "each parcel must have its own independent connection to public sewer."

4. Delineate private sewer and private storm drain on this Map over all existing facilities in use by neighboring parcels to the south, unless otherwise allowed by the City Surveyor. Existing private sewer and storm drain are subject to relocation pursuant to the grant of reciprocal easements and declarations of covenants, recorded January 31, 2001 in book 20010212, Instrument #01340 on file at the Clark County, Nevada recorder's office. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.

5. Recordation of this Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map, and shall remain in effect unless and until such rights are relinquished by their holders via separate action. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.

6. Provide a note on the map that states: This 2-lot parcel Map shall provide perpetual inter-site common drainage rights across all existing and future parcel limits.

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.

819932 SURVEY Status: Denied February 13, 2017

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

Revise the Las Vegas Valley Water District Note to match the verbiage contained within the LVVWD Jurat Application approved on January 25, 2017.

Please add verbiage to the Owner's certificate for Pedestrian Access to sidewalks if walks lie outside of the dedicated ROW limits.

Modify the City Surveyor's Certificate and Director of Planning Certificate as shown on the red lines.

Dedicate right-of-way to the City of Las Vegas for the existing right turn lane on Alta Drive. This will subsequently affect the acreages for Parcel 1 and Parcel 2.

End of Comments.



**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER

CASE PLANNING DIVISION

DATE

1/30/17

TO:

SO.NEVADA HEALTH DISTRICT

DANIEL LaRUBIO JR.

FIRE PREVENTION

DAVID KLEIN

FIRE SERVICES\COMMUNICATIONS

ERV KRAL

SUBJECT

PARCEL MAP – PMP-68767

**PMP-68767- PARCEL MAP - APPLICANT/OWNER: R
A SOUTHEAST LAND COMPANY, LLC - For possible
action on a request for Technical Review of a ONE-
LOT PARCEL MAP on 23.40 acres at the southeast
corner of Rampart Boulevard and Alta Drive (APN
138-32-723-001), PD (Planned Development) Zone,
Ward 2 (Beers).**

STEVE GEBEKE, AICP, PLANNING SUPERVISOR

DEVELOPMENT SERVICES CENTER,
CASE PLANNING DIVISION
333 NORTH RANCHO DRIVE, 3RD FLOOR
LAS VEGAS, NEVADA 89107

RETURN COMMENTS ON OR BEFORE - FEBRUARY 13, 2017

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CASE PLANNING DIVISION**

**DATE
1/30/17**

TO:

DEVELOPMENT COORDINATION	ROGER BAILEY
FLOOD CONTROL	ALBERT SUNG
RIGHT-OF-WAY	RAE HELLER
SANITARY SEWERS	JOE PEÑA
ELECTRICAL SERVICES	REBECCA WHITLOCK
LAND DEVELOPMENT	DAVID GUERRA
SURVEY	ALAN R. RIEKKI
SPECIAL IMPROVEMENT DISTRICT	ALISHA AUSCH
TRAFFIC ENGINEERING	RICK SCHRODER

SUBJECT PARCEL MAP – PMP-68767

PMP-68767- PARCEL MAP - APPLICANT/OWNER: R A SOUTHEAST LAND COMPANY, LLC - For possible action on a request for Technical Review of a ONE-LOT PARCEL MAP on 23.40 acres at the southeast corner of Rampart Boulevard and Alta Drive (APN 138-32-723-001), PD (Planned Development) Zone, Ward 2 (Beers).

PLEASE RETURN ANY COMMENTS TO:

ROGER BAILEY, SR. ENGINEERING ASSOCIATE
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS

RETURN COMMENTS ON OR BEFORE - FEBRUARY 13, 2017

ATTACHMENTS: APPLICATION, DEED & MAP



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map
 Project Address (Location) 510 South Rampart Boulevard, Las Vegas, NV. 89117
 Project Name Parcel Map for R A Southeast Land Company LLC Proposed Use PD
 Assessor's Parcel #(s) 138-32-723-001 Ward # 2
 General Plan: existing _____ proposed _____ Zoning: existing PD proposed PD
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 23.4 Lots/Units 2 Density _____
 Additional Information _____

PROPERTY OWNER R A Southeast Land Company LLC Contact Frank Panktatz
 Address 1215 South Fort Apache Rd., Suite #120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address Frank@EHBCompanies.com

APPLICANT R A Southeast Land Company LLC Contact Frank Panktatz
 Address 1215 South Fort Apache Rd., Suite #120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address Frank@EHBCompanies.com

REPRESENTATIVE GCW, Inc. Contact Cindie Gee
 Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
 City Las Vegas State Nevada Zip 89146
 E-mail Address cgee@gcwengineering

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* see attached

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Frank Pankratz

Subscribed and sworn before me

This 26th day of January, 20 17

Jennifer Knighton

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>PMP-68767</u>
Meeting Date:	<u>Admin</u>
Total Fee:	<u>\$ 300.00</u>
Date Received:*	<u>1/26/17</u>
Received By:	<u>[Signature]</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.

R A Southeast land Company LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

RA Southeast Land Company LLC
Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: _____
Name: Frank Pankratz
Its: Manager
Date: 1/26/17

RECEIVED

JAN 26 2017

Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PMP-68766 APN: 138-32-723-001

Name of Property Owner: R A Southeast Land Company LLC

Name of Applicant: R A Southeast Land Company LLC

Name of Representative: Frank Pankratz

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: see attached

Print Name: Frank Pankratz

Subscribed and sworn before me

This 26th day of January, 2017

Jennifer Knighton
Notary Public in and for said County and State



JAN 26 2017

Dept of Planning
City of Las Vegas

R A Southeast land Company LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

RA Southeast Land Company LLC
Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: _____
Name: Frank Pankratz
Its: Manager
Date: 1/26/17

RECEIVED

JAN 26 2017

Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

PARCEL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each parcel map application:

- ☐ A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- ☐ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- ☐ C. Signed approval form from the Las Vegas Valley Water District.

D. Parcel Map Contents:

- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);
- ☒ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E of the Unified Development Code);
- ☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
- ☒ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
- ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
- ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;
- ☒ 7. 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;
- ☒ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
- ☒ 9. Survey analysis sufficient to delineate boundary controlling monuments;
- ☒ 10. Identification of adjoining properties;
- ☒ 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;
- ☒ 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;
- ☒ 13. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;
- ☒ 14. Certificate of approval by the Director of the Department of Planning and the City Surveyor;
- ☒ 15. Impact Statement, if required; and
- ☒ 16. Location of all trails.

E. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

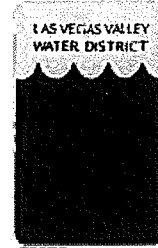
- ☐ A. All off-site improvements proposed by the applicant that have a bearing on the proposed division; and
- ☐ B. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Survey or has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

RECEIVED

JAN 26 2017

Dept of Planning
City of Las Vegas

Updated 3/16/2016



Las Vegas Valley Water District
Parcel Map Jurat Application

The Las Vegas Valley Water District Service Rules Section 6.10.c states the following:

In the event a parcel is divided into more than one (1) lot after water service is obtained from the District, it is the property owner's responsibility to obtain additional water services for the additional lots from the District prior to the parcel division. Inter-connection(s) which include, but are not limited to, the expansion of on-site systems to serve adjacent parcels, are not allowed.

Property Owner Name: R A Southeast Land Company LLC, a Nevada limited liability company
as Manager of EHB Companies, LLC, a Nevada limited liability company, Its Manager

Signature of Owner: [Signature] Date: January 25, 2017

APN of parcel to be divided: #138-32-723-001

Jurisdiction (City of Las Vegas or Clark County): City of Las Vegas

To Be Completed By LVVWD

Related Project Number (If Applicable): NIA

Status of existing or proposed services: _____

Engineering Services Reviewer or Supervisor: Don Meade

*By signature of this form, LVVWD has authorized the text only (no signature line) for the corresponding Jurat to be placed on the parcel map to be submitted to the agency having jurisdiction. Do **NOT** put the signature line on the parcel map. Please submit this form along with the parcel map application to the agency.*

☒ "These parcels currently have no water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."

[Signature]
LVVWD Engineering Services Manager

01/25/17
Date

☐ "Separate and independent water service for each parcel has been established through, and is governed and limited by, the approved civil improvement plans for such parcel."

LVVWD Engineering Services Manager

Date **RECEIVED**

JAN 26 2017

Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

PARCEL MAP SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Parcel Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Parcel Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Parcel Map.

LVVWD APPROVAL: A statement from the Las Vegas Valley Water District that the proposed parcel map complies with all applicable water service rules (this is required for parcel maps for divisions of land only; it is not required for reversionary maps or maps that combine multiple lots into a single legal lot). More information regarding this requirement is available by calling LVVWD Engineering Services at (702) 258-3165 or visiting the LVVWD website at:
http://www.lvvwd.com/assets/pdf/eng_parcel_map_jurat.pdf

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

PARCEL MAP: (13 folded) Please refer to the Parcel Map Checklist for additional requirements. All maps must be stamped with a validated land surveyor's seal on every page. The seal must be signed, dated and include the expiration date of the seal.

PROOF OF RECORDATION: Once recorded, the applicant shall provide the recordation information on the postcard provided at the time of mylar release, including Instrument Number, date of recordation, receipt number, map name, book/file name, page number, CLV case number, the number of pages recorded and who recorded the map, to the City Engineering Division, Survey Section.

FEES: \$300

PARCEL MAP CHECKLIST: All items on the Checklist must be addressed on the Parcel Map.

RECEIVED

JAN 26 2017

10

Inst #: 201010040004030
Fees: \$18.00 N/C Fee: \$25.00
RPTT: \$59925.00 Ex: #
10/04/2010 04:13:52 PM
Receipt #: 527808
Requestor:
FIRST AMERICAN TITLE INSURA
Recorded By: LEX Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N.: 138-32-723-001
File No: NCS-435380-HHLV (sgs)
R.P.T.T.: \$ C 59,925.00

When Recorded Mail To: Mail Tax Statements To:
RA Southeast Land Company, LLC
9755 W. Charleston
Las Vegas, NV 89117

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City National Bank, a national banking association

do(es) hereby *GRANT, BARGAIN and SELL* to

RA Southeast Land Company, LLC, a Nevada limited liability company

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

BEING A PORTION OF LOT 1 ^{in block 1} OF THAT CERTAIN COMMERCIAL SUBDIVISION KNOWN AS "PECCOLE RANCH TOWN CENTER", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 86 OF PLATS, PAGE 23, LOCATED WITHIN SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECEIVED

JAN 26 2017

Dept of Planning
City of Las Vegas

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 07°46'20" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1026.35 FEET; THENCE SOUTH 00°19'57" EAST, 369.90 FEET; THENCE SOUTH 89°26'21" WEST, DEPARTING SAID EAST LINE, 352.47 FEET; THENCE NORTH 00°33'39" WEST, 453.50 FEET; THENCE SOUTH 89°26'21" WEST, 5.44 FEET; THENCE NORTH 00°33'39" WEST, 383.50 FEET; THENCE SOUTH 89°26'21" WEST, 239.82 FEET; THENCE SOUTH 00°20'00" EAST, 54.50 FEET; THENCE SOUTH 89°26'21" WEST, 262.80 FEET; THENCE SOUTH 00°33'39" EAST, 19.00 FEET; THENCE SOUTH 89°26'21" WEST, 52.83 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 19.74 FEET; THENCE NORTHWESTERLY, 12.68 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°47'39" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 90.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 54°54'01" EAST; THENCE NORTHWESTERLY, 24.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'56"; THENCE NORTH 50°44'54" WEST, 52.72 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 29.50 FEET; THENCE NORTHERLY 43.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°25'53" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 56°19'02" EAST; THENCE NORTHERLY, 26.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°34'44" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 19.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 86°53'46" WEST; THENCE NORTHEASTERLY, 12.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°08'52"; THENCE NORTH 39°15'06" EAST, 8.26 FEET; THENCE NORTH 50°44'54" WEST, 46.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 50.50 FEET; THENCE WESTERLY, 29.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°52'18" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 19.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 05°43'08" EAST; THENCE WESTERLY, 15.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°34'23"; THENCE NORTH 50°08'45" WEST, 208.58 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF RAMPART BOULEVARD; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD THROUGH THE FOLLOWING VARIOUS CURVES AND COURSES; THENCE NORTH 39°51'15" EAST, 97.81 FEET; THENCE NORTH 41°04'38" EAST, 225.06 FEET; THENCE NORTH 39°51'15" EAST, 87.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 95.00 FEET; THENCE NORTHEASTERLY, 30.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 105.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 31°57'03" EAST; THENCE NORTHEASTERLY, 33.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE NORTH 39°51'15" EAST, 122.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 54.00 FEET; THENCE EASTERLY, 80.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°33'30" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 845.00 FEET SAME BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ALTA DRIVE, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 35°24'45" WEST; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ALTA DRIVE THROUGH THE FOLLOWING VARIOUS CURVES AND COURSES; THENCE EASTERLY, 276.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°43'55" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS 655.61 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 16°40'51" WEST; THENCE EASTERLY, 107.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'10" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1035.80 FEET, A RADIAL LINE

TO SAID BEGINNING BEARS SOUTH 07°17'41" WEST; THENCE EASTERLY, 164.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°07'24"; THENCE NORTH 88°10'17" EAST, 370.60 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN DOCUMENT RECORDED ON AUGUST 11, 2009 IN BOOK 20090811 AS INSTRUMENT NO. 03919 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/20/2010

ASSESSOR'S COPY

City National Bank, a national banking
association


By: Lynne W. Sullivan, Vice President

STATE OF **California**)
 : ss.
COUNTY OF **Los Angeles**)

This instrument was acknowledged before me on _____ by
Lynne W. Sullivan, Vice President, City National Bank, a national banking association.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
September 20, 2010 under Escrow No. **NCS-435380-HHLV.**

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

} SS.

On 9/24/10 before me, E.W. Mack Notary Public
DATE Name, Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Lynn W. Sullivan
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

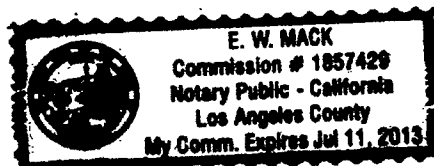
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Of Notary Public

E.W. MACK
#1857429
Exp. 7-11-2013



Place Notary Seal Above

OPTIONAL

Though the data is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

CAPACITY(IES) CLAIMED BY SIGNER

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partnership - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-32-723-001
b) _____
c) _____
d) _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$11,750,000.00
b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
c) Transfer Tax Value: \$11,750,000.00
d) Real Property Transfer Tax Due \$59,925.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: V.P. - City National
Signature: Lynne W. Sullivan Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: City National Bank
Address: 555 S. Flower Street
City: Los Angeles
State: CA Zip: 90071

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RA Southeast Land Company, LLC
Address: 9755 W. Charleston
City: Las Vegas
State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial
Print Name: Services File Number: NCS-435380-HHLV sgs/kh
Address: 2490 Paseo Verde Parkway, #100
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

PARCEL MAP

LOT 1 AS SHOWN IN FILE 117, PAGE 83 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

RA SOUTHEAST LAND COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SUBDIVIDED WITHIN THE PARCEL MAP HEREIN AND HAS BEEN ADVISED BY THE CLARK COUNTY, NEVADA RECORDER'S OFFICE THAT THE RECORDATION OF THIS PARCEL MAP AND HAVE CAUSED THE LANDS TO BE SURVEYED AND PLATED INTO PARCELS AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, AND ITS SUCCESSORS AND ASSIGNS, ALL PUBLIC STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON, AND DO HEREBY GRANT TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, EASEMENTS AS HEREBY SHOWN AND INDICATED.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES; AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT OR STREET LIGHT CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE, TO EXTEND BEYOND THE FIVE FOOT EASEMENT LINES AND TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

RA SOUTHEAST LAND COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
AS: _____

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF CLARK) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY _____ AS _____
OF RA SOUTHEAST LAND COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY.

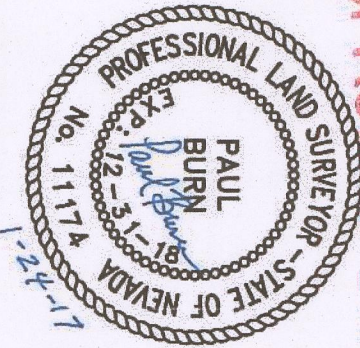
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, PAUL BURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF GCW, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANGE OF RA SOUTHEAST LAND COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY;
2. THE LAND SURVEYED LIES WITHIN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 18, 2017.
3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS MAP ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

PAUL BURN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



For Review Only

LEGAL DESCRIPTION

LOT 1 AS SHOWN IN FILE 117, PAGE 83 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
CONTAINS 23.40 ACRES

BASIS OF BEARINGS

SOUTH 00°32'07" EAST, BEING THE BEARING OF THE CENTERLINE OF RAMPART BOULEVARD AS SHOWN IN FILE 117, PAGE 83 OF PARCEL MAPS ON FILE AT CLARK COUNTY, NEVADA RECORDER'S OFFICE.

LAS VEGAS VALLEY WATER DISTRICT NOTE

SEPARATE AND INDEPENDENT WATER SERVICE FOR EACH PARCEL HAS BEEN ESTABLISHED THROUGH, AND IS GOVERNED AND LIMITED BY THE APPROVED CIVIL IMPROVEMENT PLANS FOR SUCH PARCEL.
Revise per LVWD just est abt 1/25/11.

CITY SURVEYORS CERTIFICATE

I, ALAN R. RIEKLI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT:

ALAN R. RIEKLI
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NUMBER 12469

DATE: _____

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 20____

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, 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

PARCEL MAP FOR RA SOUTHEAST LAND COMPANY, LLC		INSTRUMENT NO. _____ OFFICIAL RECORDS
LOT 1 AS SHOWN IN FILE 117, PAGE 83 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		BOOK NO. _____ FILED AT THE REQUEST OF GCW, INC.
DATE: _____ AT _____		FILE _____ PAGE _____
1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146 F: 702.84.4289 goven@engineering.com		OF PARCEL MAPS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER RECEIVED JAN 17 2017 CITY of Las Vegas
ENGINEERS, SURVEYORS		CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER RECEIVED JAN 17 2017 CITY of Las Vegas

PMP- 68767

EASEMENT NOTES:

- 1

50' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT RECORDED JULY 15, 1987 IN BOOK 870715, INSTRUMENT NO. 00756, OFFICIAL RECORDS.
- 2

125' WIDE "BURDENED PROPERTY" AND ABUTTING 60' WIDE "BUFFER ZONE" RECORDED MAY 23, 1996 IN BOOK 960323, INSTRUMENT NO. 01238, OFFICIAL RECORDS.
- 3

5' WIDE UTILITY EASEMENT AS SHOWN ON THAT CERTAIN FINAL MAP TITLED "PECCOLE RANCH TOWN CENTER, A COMMERCIAL SUBDIVISION" RECORDED IN BOOK 86, PAGE 23 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.
- 4

61' X 14' LAS VEGAS VALLEY WATER DISTRICT EASEMENT RECORDED MARCH 9, 2001 IN BOOK 20010308, INSTRUMENT NO. 00619, OFFICIAL RECORDS.
- 5

50' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT RECORDED NOVEMBER 7, 2008 IN BOOK 20081107, INSTRUMENT NO. 04304, OFFICIAL RECORDS.
- 6

CITY OF LAS VEGAS TRAFFIC SIGNAL AND MAINTENANCE EASEMENT RECORDED FEBRUARY 14, 2011 IN BOOK 20110214, INSTRUMENT NO. 03589, OFFICIAL RECORDS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°33'00"E	19.00'
L2	S89°27'00"W	52.83'
L3	N50°44'15"W	52.72'
L4	N39°15'43"E	8.26'
L5	N39°51'54"E	97.79'
L6	N39°51'54"E	87.55'
L7	S50°08'06"E	50.00'
L8	S07°46'23"W	40.57'
L9	N50°08'06"W	49.60'
L10	N39°51'54"E	24.99'

RADIAL TABLE	
LINE	BEARING
R1	N54°54'41"E
R2	S56°18'23"E
R3	N86°33'07"W

LEGEND

MAP BOUNDARY LINE

LOT LINE

EXISTING LOT/RIGHT-OF-WAY LINE

STREET CENTERLINE

SECTION LINE

EASEMENT LINE

LINE SEGMENT NUMBER

CURVE NUMBER

RADIAL LINE

L1

C1

(R)

#

×

•

EXISTING EASEMENT NOTES
FOUND MONUMENTATION AS SHOWN AND DESCRIBED
CALCULATED POSITION
NO POINT FOUND OR SET
SET 5/8" REBAR AND ALUMINUM CAP
STAMPED "PLS 11174"

RIGHT-OF-WAY DEDICATION NOTES:

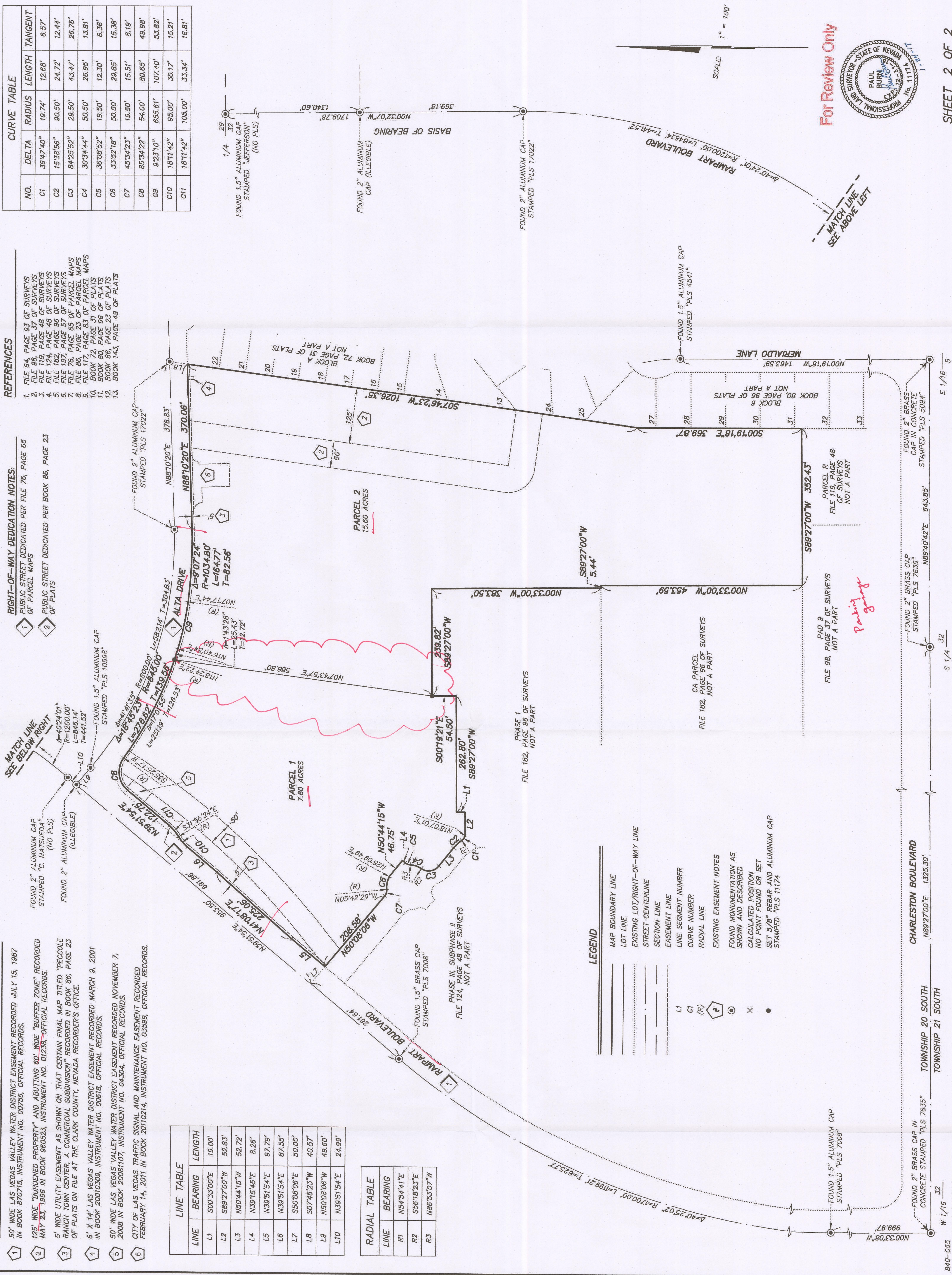
- 1

PUBLIC STREET DEDICATED PER FILE 76, PAGE 65 OF PARCEL MAPS
- 2

PUBLIC STREET DEDICATED PER BOOK 86, PAGE 23 OF PLATS

- REFERENCES
1. FILE 64, PAGE 93 OF SURVEYS
2. FILE 96, PAGE 37 OF SURVEYS
3. FILE 119, PAGE 48 OF SURVEYS
4. FILE 124, PAGE 86 OF SURVEYS
5. FILE 182, PAGE 96 OF SURVEYS
6. FILE 76, PAGE 65 OF SURVEYS
7. FILE 86, PAGE 23 OF PARCEL MAPS
8. FILE 117, PAGE 83 OF PARCEL MAPS
9. FILE 177, PAGE 31 OF PLATS
10. BOOK 72, PAGE 31 OF PLATS
11. BOOK 80, PAGE 96 OF PLATS
12. BOOK 86, PAGE 23 OF PLATS
13. BOOK 143, PAGE 49 OF PLATS

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH TANGENT
C1	36°47'40"	19.74'	12.68'
C2	15°38'56"	90.50'	24.72'
C3	84°25'52"	29.50'	43.47'
C4	30°34'44"	50.50'	26.95'
C5	36°08'52"	19.50'	12.30'
C6	33°52'18"	50.50'	15.38'
C7	45°34'23"	19.50'	15.51'
C8	85°34'22"	54.00'	80.65'
C9	9°23'10"	655.61'	107.40'
C10	18°11'42"	95.00'	30.17'
C11	18°11'42"	105.00'	33.34'



For Review Only

