

8

Inst #: 20160307-0000401
Fees: \$24.00
N/C Fee: \$25.00
03/07/2016 09:03:26 AM
Receipt #: 2701650
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: ANI Pgs: 8
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 138-11-702-001

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

ORDINANCE NO. 6511

BILL NO. 2016-12

ANX-62522

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Carman Burney

RETURN TO: Name City of Las Vegas, Department of Planning

Address 333 North Rancho Drive, 3rd Floor

City/State/Zip Las Vegas, Nevada 89106

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name

Address

City/State/Zip

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014

1
2
3
4 CERTIFIED AS A TRUE COPY

5 *Jordan D. Hale*
6 CITY CLERK, CITY OF LAS VEGAS

7 *7,090*

8 *3/3/16*

9 **BILL NO. 2016-12**

10 **ORDINANCE NO. 6511**

11 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY
12 DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO
13 THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR
14 OTHER RELATED MATTERS. (ANX-62522)

15 Sponsored by: Councilman Ricki Y. Barlow

Summary: Annexes property described as
located at 6275 West Gowan Road.

16 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
17 ORDAIN AS FOLLOWS:

18 SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are hereby
19 extended to annex, include, and make a part of the City of Las Vegas, Nevada, the following
described real property:

20 Those portions of the Northwest Quarter (NW 1/4) of the Southeast Quarter
21 (SE 1/4) of Section 11, Township 20 South, Range 60 East M.D.M, Clark County,
22 Nevada, being LOT 1 of that map in File 1 of Parcel Maps, Page 26, of Clark
23 County, Nevada Records, together with the adjoining half-street portions of
GOWAN ROAD (40.00 foot half-street width) and MUSTANG STREET (30.00
foot half-street width), described as follows:

24 BEGINNING at a point on the north line of the Northwest Quarter (NW 1/4) of the
25 Southeast Quarter (SE 1/4) of said Section 11, said point also being the centerline
intersection of GOWAN ROAD and MUSTANG STREET; thence along the north
line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said

1 Section 11 and along the centerline of said GOWAN ROAD, South 84°06'34" East,
2 165.47 feet to the northerly projection of the east line of said LOT 1; thence along
3 said northerly projection, South 00°27'31" West, 40.18 feet to the northeast corner
4 of said LOT 1; thence along the east line of said LOT 1, South 00°27'31" West,
5 148.51 feet to the southeast corner of said LOT 1; thence along the south line of
6 said LOT 1, North 84°06'20" West, 135.33 feet to the southwest corner of said
7 LOT 1; thence along the westerly projection of the south line of said LOT 1,
8 North 84°06'20" West, 30.14 feet to the centerline of said MUSTANG STREET;
9 thence along said centerline, North 00°27'31" East, 188.68 feet to the POINT OF
10 BEGINNING.

11 The Basis of Bearings for this land description is South 84°06'34" East, being the
12 north line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of
13 Section 11, Township 20 South, Range 60 East M.D.M, Clark County, Nevada, as
14 shown on that map in File 2 of Surveys, Page 62, of Clark County, Nevada Records

15 Written by:
16 Neil Wacaser
17 City of Las Vegas, Department of Operations & Maintenance
18 333 N. Rancho Drive
19 Las Vegas, NV, 89106
20 (702) 229-2475
21 nwacaser@lasvegasnevada.gov

22 SECTION 2: The City Council hereby determines that the described territory
23 meets the requirements provided by law for annexation to the City for the following reasons:

24 A. The area to be annexed was contiguous to the City's boundaries at the time
25 the annexation proceedings were instituted;

26 B. More than one-eighth (1/8) of the aggregate external boundaries of the
27 area are contiguous to the City;

28 C. The territory proposed to be annexed is not included within the boundaries
29 of another incorporated city or within the boundaries of any unincorporated town as those
30 boundaries existed as of July 1, 1983;

31 D. The City is eligible to annex the described territory because the
32 landowners have signed a petition constituting one hundred percent (100%) of the owners of record
33 of individual lots or parcels of land within the annexation area.

34 SECTION 3: The City will provide police protection through the Las Vegas

1 Metropolitan Police Department, fire protection, street maintenance, and library services
2 immediately upon annexation. Garbage collection by the company franchised by the City will also
3 be provided immediately. The City sanitary sewer system will serve the proposed annexation area.
4 Any connection to or extension of this sewer line to serve the annexation area shall be at the
5 expense of the landowners. Other services, such as participation in the City's recreational
6 programs, special education classes and programs, public works planning, building inspections, and
7 other City services will also be available immediately. Utilities such as gas, electricity, telephone,
8 and water are provided by private utility companies and other services to the area will not be
9 affected by annexation. Street paving, curbs and gutters, sidewalks and street lights which are not
10 in place at the time of annexation will be installed in the presently developed areas upon the request
11 of the property owners and at their expense by means of special assessment districts. Such
12 improvements will be extended into the undeveloped areas as development takes place and the
13 need therefor arises, and will be located according to the needs of the area at that time. Such
14 installations will also be made at the expense of the property owners, either by means of special
15 assessment districts or as prerequisites to the approval of subdivision plats, building permits or
16 other land use or development applications.

17 SECTION 4: The annexation of the described territory shall become effective
18 on the 11th day of March, 2016, and on that date the City will have the funds appropriated in
19 sufficient amount to finance the extension into the described territory of police protection, fire
20 protection, street maintenance, street sweeping, and street lighting maintenance.

21 SECTION 5: The described territory, together with the inhabitants and property
22 thereof, shall, from and after the 11th day of March, 2016, be subject to all debts, laws, ordinances
23 and regulations in force in the City and shall be entitled to the same privileges and benefits as other
24 parts of the City, and shall be subject to municipal taxes levied by the City.

25 SECTION 6: The City Engineer is hereby instructed to cause to be prepared an

1 accurate map or plat of the described territory and to record the map or plat, together with a
2 certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
3 which recording shall be done prior to the 11th day of March, 2016.

4 SECTION 7: The described territory, which previously has been zoned R-E
5 (County of Clark classification), is hereby classified as R-E (City of Las Vegas classification),
6 which is deemed to be the City equivalent of the County classification.

7 SECTION 8: If any section, subsection, subdivision, paragraph, sentence, clause
8 or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or
9 invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
10 validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City
11 Council of the City of Las Vegas hereby declares that it would have passed each section,
12 subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that
13 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be
14 declared unconstitutional, invalid or ineffective.

15 ...

16 ...

17 ...

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 3rd day of February, 2016, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 2nd day of March,
4 2016, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council as first introduced and adopted by
6 the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Barlow, Ross, Anthony,
8 Coffin and Beers

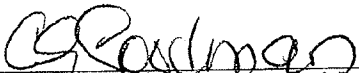
9 VOTING "NAY": None

10 EXCUSED: None

11 ABSTAINED: None

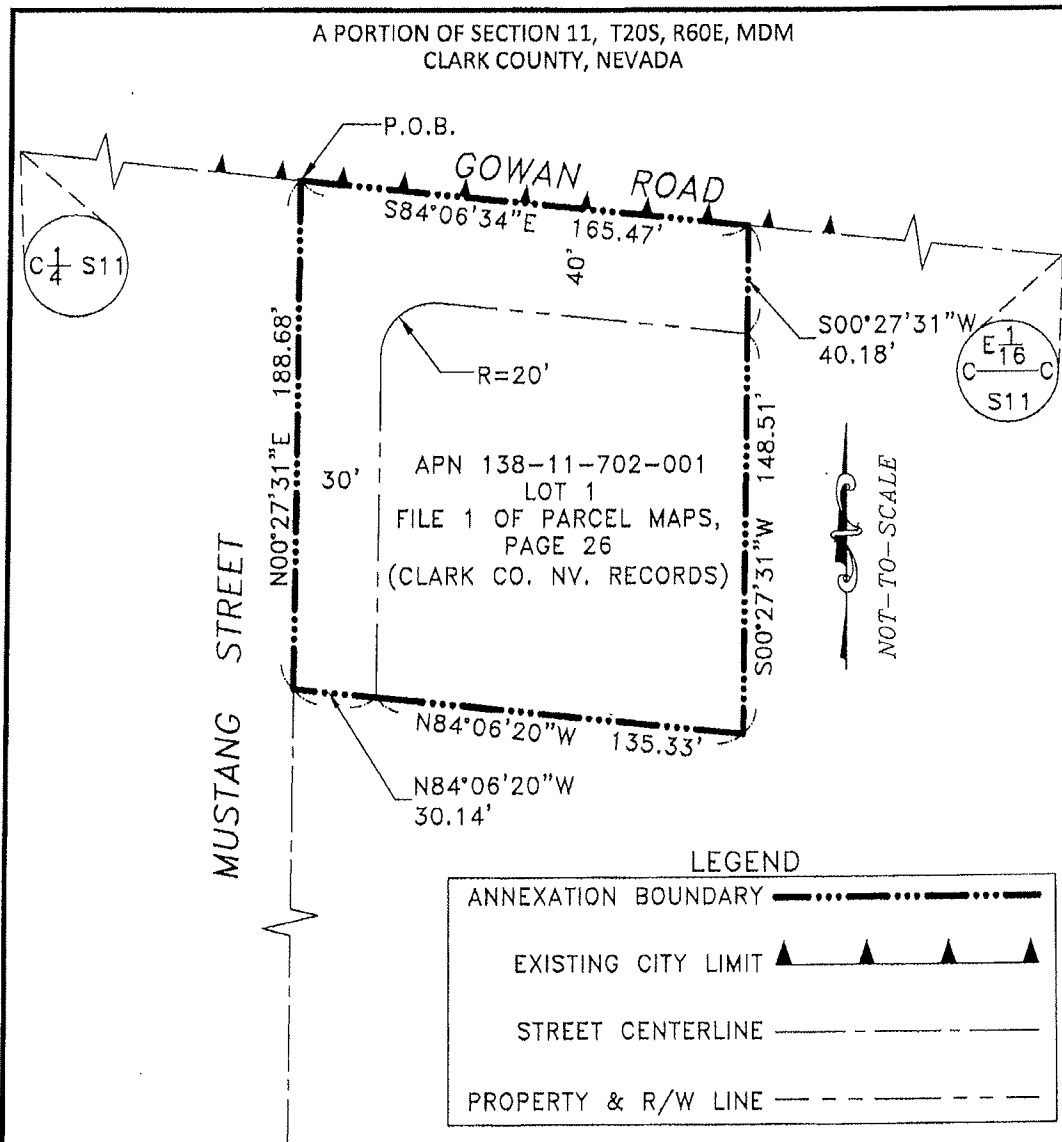
12 DID NOT VOTE: Tarkanian

13 APPROVED:

14 
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17 
18 LUANN D. HOLMES, MMC City Clerk



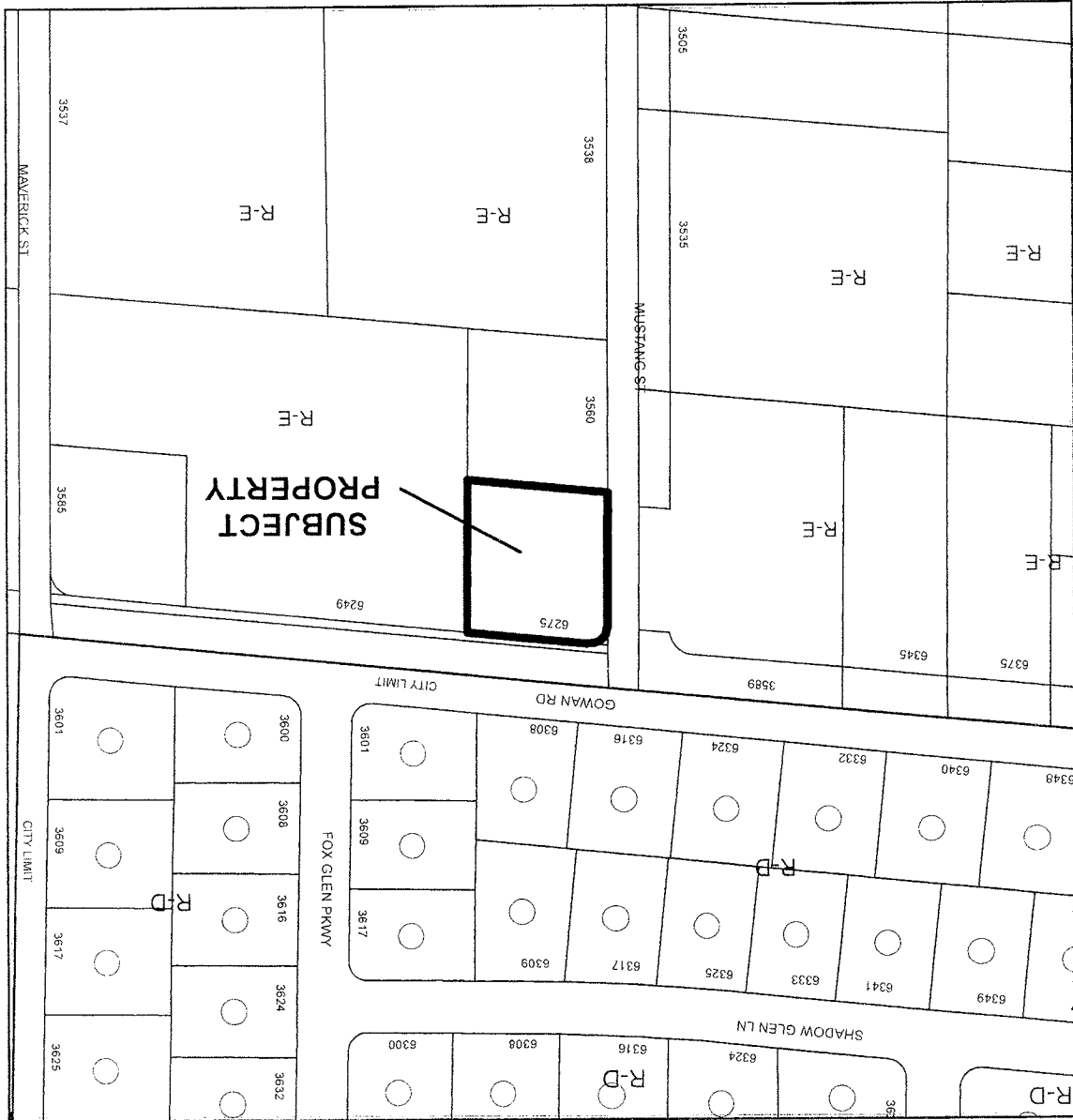
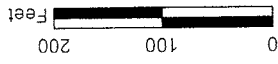
ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. 6511
 THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN FILE 1
 OF PARCEL MAPS, PAGE 26, OF CLARK COUNTY, NEVADA RECORDS. NO
 RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN
 THEREON (ex151208.doc)

DEPT. OF OPERATIONS & MAINTENANCE
 RIGHT OF WAY SECTION
 DATE: JANUARY 4, 2016
 DRAWN BY: nw

SHEET 1 OF 1

MAP EXHIBIT TO ACCOMPANY
 LEGAL DESCRIPTION
 ANX-62522
 AREA = 31,080 SQ. FT. (0.714 ACRES)







ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-62522

FRANCISCO J & ANNA M. OCHOA

SPONSOR:

PREPARED BY:

APPROVED TO FORWARD BY CMO:

DATE FORWARDED BY CMO:

ASSIGNED TO CITY ATTORNEY:

TIME ESTIMATE FOR DRAFT:

EFFECTED DEPARTMENTS WHO ARE REVIEWING:

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT DOES HAVE AN EFFECT

DEPARTMENT

CITY MANAGER REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

SPONSOR REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY ATTORNEY REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY MANAGER FINAL APPROVAL:

SIGNATURE

DATE

I N T E R - O F F I C E M E M O R A N D U M

January 5, 2016

TO:

Val Steed
City Attorney's Office

FROM:

Planning Department
Yorgo Kagafas, AICP
Case Planning
x6196

SUBJECT:

ANX-62522

COPIES TO:

File

ANX-62522 - ANNEXATION - APPLICANT/OWNER: FRANCISCO J.AND ANNA M. OCHOA - For possible action on a Petition to Annex 0.46 acres located at 6275 West Gowan Road (APN 138-11-702-001), Ward 5 (Barlow).

Staff proposes the following dates:

1st Reading by City Council: **February 3, 2016**

Recommendation: **February 16, 2016**

2nd Reading By City Council: **February 17, 2016**

City Council Final: **March 2, 2016**

Effective Date/Recordation of Ordinance: **March 11, 2016**

Location: 6275 West Gowan Road

Acreage: 0.46

County Zoning: R-E (Rural Estates Residential District)

Existing Use: Single Family, Detached

Proposed CLV Land Use: DR (Desert Rural Density Residential)

Proposed CLV Zoning: R-E (Residence Estates)

EXPLANATION:

This legal description describes a parcel of land, generally located at the southeast corner of Gowan Road and Mustang Street, for City of Las Vegas annexation purposes.

LEGAL DESCRIPTION:

Those portions of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 20 South, Range 60 East M.D.M, Clark County, Nevada, being LOT 1 of that map in File 1 of Parcel Maps, Page 26, of Clark County, Nevada Records, together with the adjoining half-street portions of GOWAN ROAD (40.00 foot half-street width) and MUSTANG STREET (30.00 foot half-street width), described as follows:

BEGINNING at a point on the north line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 11, said point also being the centerline intersection of GOWAN ROAD and MUSTANG STREET; thence along the north line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 11 and along the centerline of said GOWAN ROAD, South 84°06'34" East, 165.47 feet to the northerly projection of the east line of said LOT 1; thence along said northerly projection, South 00°27'31" West, 40.18 feet to the northeast corner of said LOT 1; thence along the east line of said LOT 1, South 00°27'31" West, 148.51 feet to the southeast corner of said LOT 1; thence along the south line of said LOT 1, North 84°06'20" West, 135.33 feet to the southwest corner of said LOT 1; thence along the westerly projection of the south line of said LOT 1, North 84°06'20" West, 30.14 feet to the centerline of said MUSTANG STREET; thence along said centerline, North 00°27'31" East, 188.68 feet to the POINT OF BEGINNING.

The above-described parcel of land contains an area of 31,080 square feet, or 0.714 acres, more or less.

The Basis of Bearings for this land description is South 84°06'34" East, being the north line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 20 South, Range 60 East M.D.M, Clark County, Nevada, as shown on that map in File 2 of Surveys, Page 62, of Clark County, Nevada Records

The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

Written by:

Neil Wacaser

City of Las Vegas, Department of Operations & Maintenance

333 N. Rancho Drive

Las Vegas, NV., 89106

(702) 229-2475

nwacaser@lasvegasnevada.gov



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Francisco J. & Anna M. Ochoa
 Project Address (Location) 6275 W. Gowan Rd. LV. NV. 89108
 Project Name I want to be in city Proposed Use Annexation
 Assessor's Parcel #(s) 13811702001 Ward # _____
 General Plan: existing _____ proposed _____ ☒ Zoning: existing ☒ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information I want to be in city

PROPERTY OWNER Francisco J. Ochoa Contact _____
 Address 6275 W. Gowan Rd. Phone: (915) 333 0213 Fax: _____
 City Las Vegas, State NV. Zip 89108
 E-mail Address Ochoacowboyup@gmail.com

APPLICANT Maria G. Ochoa Contact _____
 Address 6275 W. Gowan Rd. Phone: (775) 209-5850 Fax: _____
 City Las Vegas V State NV. Zip 89108
 E-mail Address Ochoacowboyup@gmail.com

REPRESENTATIVE (Ray Marx) R+R BACKHOE Contact Ray Marx
 Address 6040 100th Corner Ct. Phone: _____ Fax: _____
 City Las Vegas State NV. Zip 89110
 E-mail Address rrbackhoe@gmail.com

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* [Signature]

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

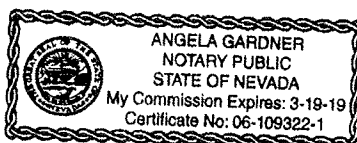
Print Name Francisco J. Ochoa

Subscribed and sworn before me

This 28th day of November, 20 15.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # ANX-62522

Meeting Date: —

Total Fee: \$330.00

Date Received:* 12/8/15

Received By: [Signature]

*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.

f:\depot\Application Packet\Application Form.pdf

AGREEMENT

I (We), the owner(s) of record of the below described real property, hereby petition the City Council to annex the property into the City of Las Vegas. This petition is intended to function as a covenant running with the land and be binding on me (us), as well as each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property. In signing this petition, I (we), on behalf of myself (ourselves) and each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property, expressly:

1. Consent to the recordation of this petition so as to put subsequent takers on notice;
2. Consent to the annexation of the below described property by the City when the property is eligible for annexation under any applicable provision of NRS 268.570 through 268.608, including NRS 268.597, or at any time thereafter; and
3. Therefore waive any right to protest or object to the future annexation by the City of the below described property.



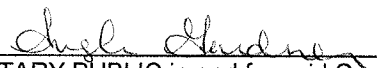
Francisco J. Ochoa
«OWNERSNAME»



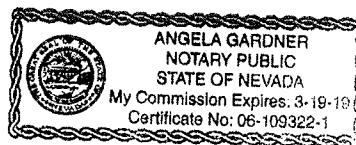
Anna M. Ochoa
«OWNERSNAME»

Subscribed and sworn to before me this

28th day of November, 2015



NOTARY PUBLIC in and for said County and State



PETITION FOR ANNEXATION

TO: THE CITY COUNCIL

The undersigned, being owners of real property situated within the boundaries of the territory hereinafter described, do hereby petition the City Council to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570 through 268.608, inclusive, the territory being more particularly described as follows, to-wit:

Number of Acres to be Annexed:

1/2

General Location of Annexation Area:

Respectfully submitted,

Signature


«OWNERSNAME»

Signature:


«OWNERSNAME»

Name (Print):

Francisco J. Ochoa

Address:

6275 W. Gowan Rd.
Las Vegas, NV, 89108

Justification Letter

December 08, 2015

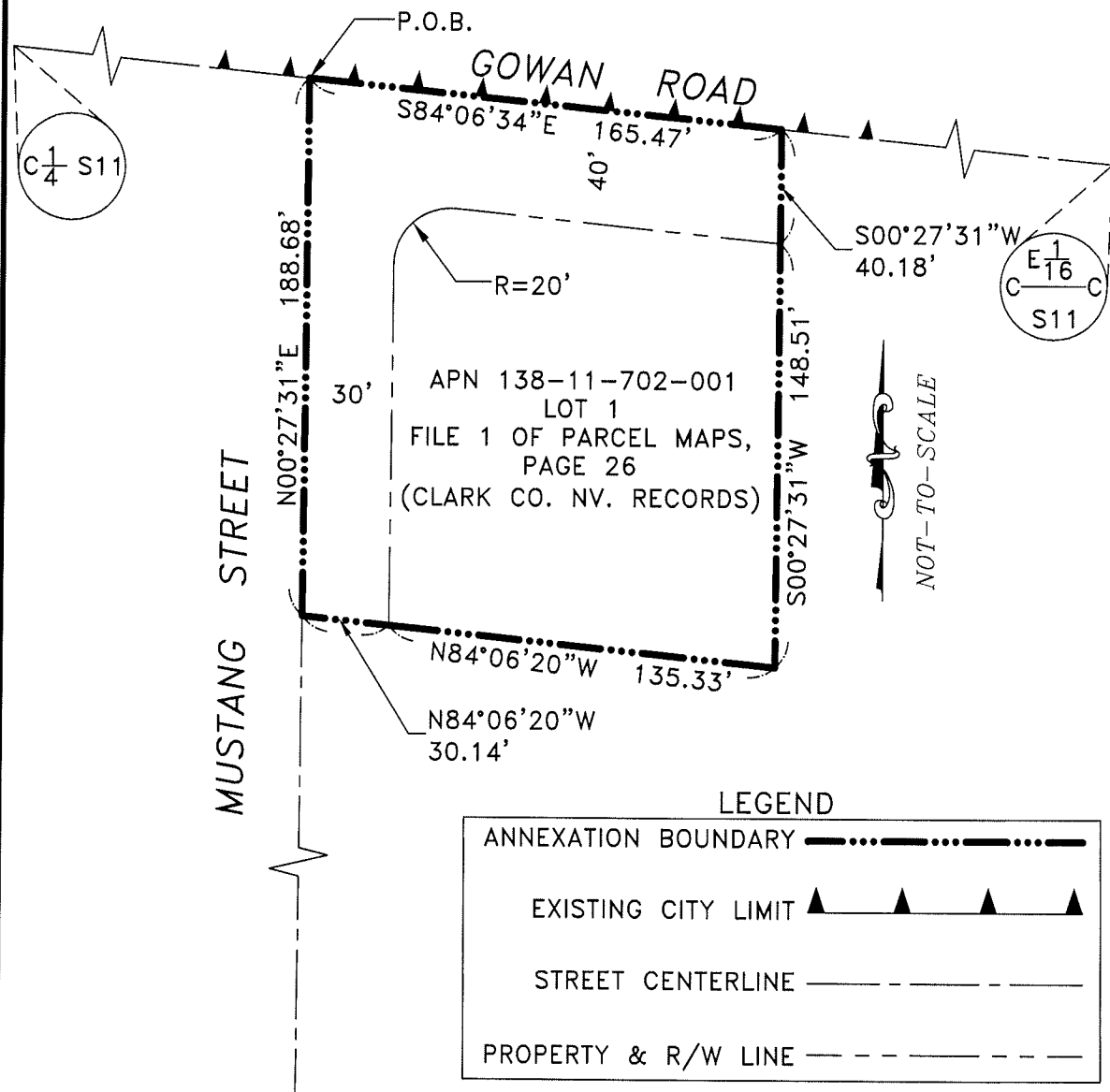
This letter is to justify that we want to be in City. PRJ-61878, APN:13811702001.

FRANCISCO J. OCHOA

A handwritten signature in black ink, appearing to read "Francisco J. Ochoa", followed by a long horizontal flourish.



A PORTION OF SECTION 11, T20S, R60E, MDM
CLARK COUNTY, NEVADA



ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. _____
THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN FILE 1
OF PARCEL MAPS, PAGE 26, OF CLARK COUNTY, NEVADA RECORDS. NO
RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN
THEREON (ex151208.doc)

DEPT. OF OPERATIONS & MAINTENANCE
RIGHT OF WAY SECTION
DATE: JANUARY 4, 2016
DRAWN BY: nw

SHEET 1 OF 1

MAP EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
ANX-62522
AREA = 31,080 SQ. FT. (0.714 ACRES)





LEGAL DESCRIPTION REQUEST FOR ANNEXATIONS

City of Las Vegas
Department of Operations & Maintenance
Right-of-Way

To: Nancy Almanzan, Right-of-Way Manager

Owner Name: Francisco J & Anna M. Ochoa

Assessor's Parcel Number(s): 138-11-702-001

Hansen #: 62522

PRJ #: N/A

Date Requested: December 8, 2015

Date Required: December 29, 2015

Requested by: Yorgo

Phone #: 6196

APN(s) of adjacent 1/8th CLV limit: 138-11-610-057, 058

ADDITIONAL INFORMATION:

**THE FOLLOWING DOCUMENTS MUST BE INCLUDED WITH THIS REQUEST OR
AVAILABLE IN E-PLAN:**

- ☐ Vesting Document (current ownership deed)
- ☐ Annexation and/or Sewer Agreement

Do not write below this line – Right-of-Way use only

Prepared by: _____ Assigned Date: _____

Reviewed by: _____ Final Approval: _____

Sent to Planning: _____

First Reading: _____ Second Reading: _____

Council Approval: _____ Recording Info: _____

NOTES:



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 13811702001
Name of Property Owner: Francisco J. Ochoa
Name of Applicant: Maria G. Ochoa
Name of Representative: R & R Backhoe (Ray Marx)

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: _____

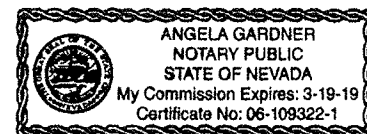
Signature of Property Owner: _____

Print Name: Francisco J. Ochoa

Subscribed and sworn before me

This 25th day of November, 2015

Angela Gardner
Notary Public in and for said County and State



APN No.: 138-11-702-001

WHEN RECORDED MAIL TO:
Francisco J. Ochoa and Anna M Ochoa
6275 W. Gowan Road
Las Vegas, NV 89108

MAIL TAX STATEMENTS TO:
Same As Above

Escrow No. 15160761-JSO

Inst #: 20150918-0001544

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$1519.80 Ex: #

09/18/2015 02:15:37 PM

Receipt #: 2557195

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: CYV Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$1,519.80

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Thomas H. Angerer, an unmarried man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Francisco J. Ochoa, a married man as his sole and separate property and Anna M Ochoa, an unmarried woman, as joint tenants

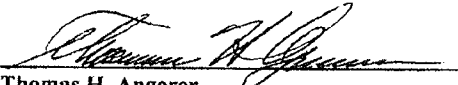
all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

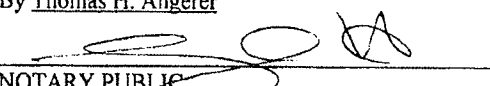
SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

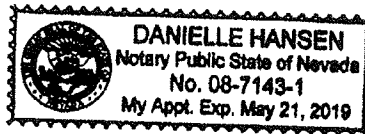

Thomas H. Angerer

STATE OF NEVADA
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on, September 8, 2015
By Thomas H. Angerer


NOTARY PUBLIC



Escrow No. 15160761-JSO

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER
(NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 20
SOUTH, RANGE 60 EAST, M.D.B. AND M., DESCRIBED AS FOLLOWS:

LOT ONE (1) OF THE CERTAIN PARCEL MAP ON FILE IN FILE 1, PAGE 26, IN THE
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.