

REVERSIONARY FINAL MAP
OF A PORTION OF
"STARLIGHT PARK SUBDIVISION"

REVERSION TO ACREAGE OF LOTS 4 THRU 6 OF BLOCK 11 OF "STARLIGHT PARK SUBDIVISION", AS SHOWN BY
MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, IN BOOK 3, PAGE
88 OF PLATS, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST (SW 1/4) OF SECTION 8,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNERS' CERTIFICATE:

WE, CHUNG ENTERPRISES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, DO HEREBY CERTIFY
THAT THE REVERSIONARY MAP IS THE FINAL MAP OF THE REVERSIONARY MAP
SUBDIVISION OF THIS PLAT AND DO CONSENT TO THE PREPARATION AND RECORDATION OF
THIS PLAT FOR THE PURPOSE OF REVERTING TO ACREAGE THE PARCELS OF LAND
DELIMITED HEREON.

BY: HOWARD N. CHUNG, AS CEO OF MUTH OF CHINA, INC., A CALIFORNIA CORPORATION AS GENERAL PARTNER
OF CHUNG ENTERPRISES, L.P., A CALIFORNIA LIMITED PARTNERSHIP
DATE: _____

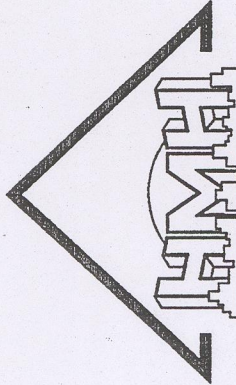
ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON _____
BY: HOWARD N. CHUNG AS CEO OF MUTH OF CHINA, INC., A CALIFORNIA CORPORATION AS GENERAL PARTNER
OF CHUNG ENTERPRISES, L.P., A CALIFORNIA LIMITED PARTNERSHIP.

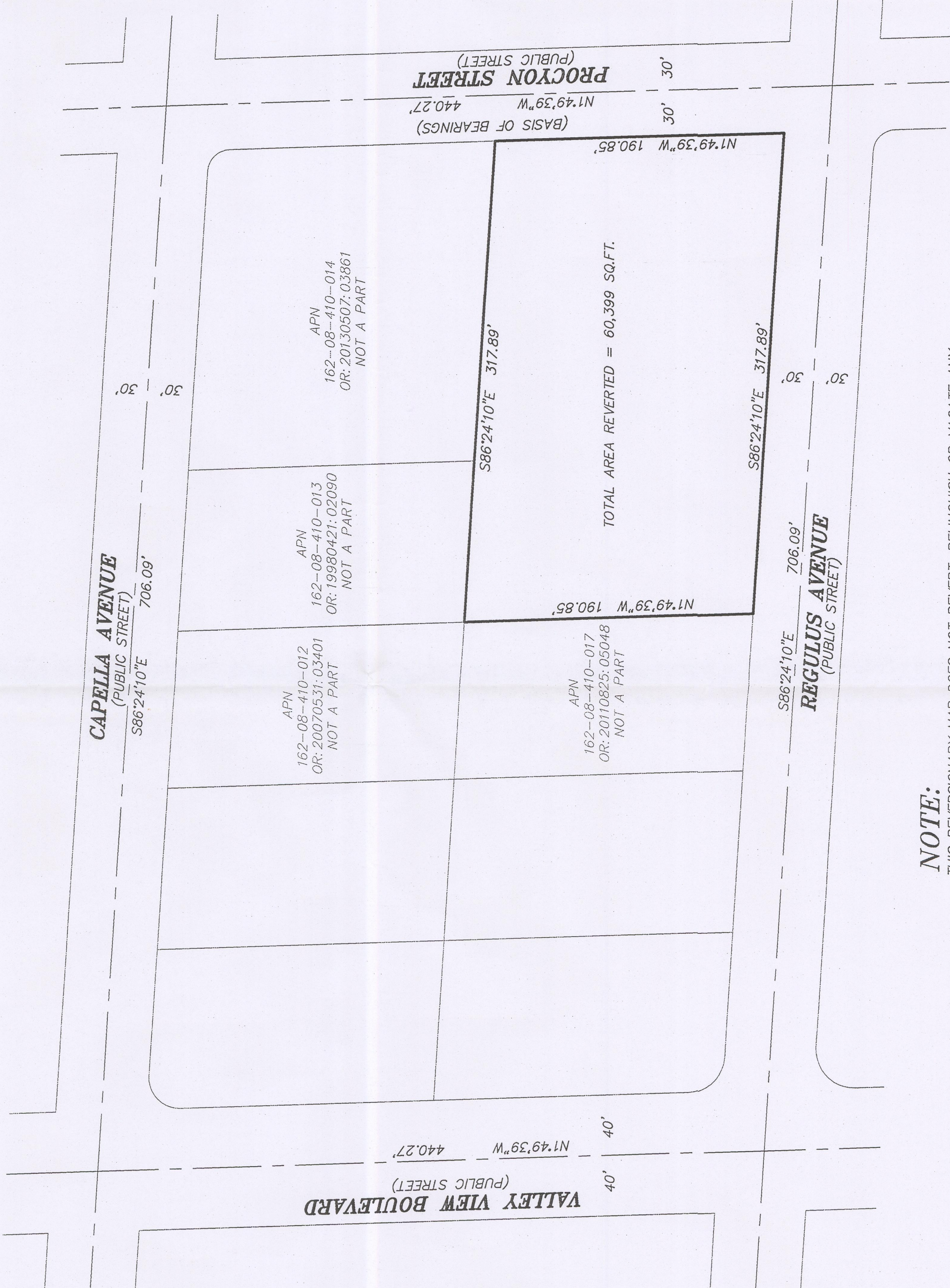
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LEGEND:

STREET CENTER LINE
BOUNDARY LINE
ABUTTING PARCEL LINE
APN
ASSESSOR'S PARCEL NUMBER
OR:
OFFICIAL RECORDS
SQ.FT.
SQUARE FEET
N.A.P.
NOT A PART



NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



NOTE:
THIS REVERSIONARY MAP DOES NOT REVERT, RELINQUISH OR VACATE ANY
EXISTING EASEMENTS.

REVERSIONARY NOTE:

THE PURPOSE OF THIS MAP IS TO REVERT LOTS 4 THRU 6, BLOCK 11, AS
SHOWN BY PLAT "STARLIGHT PARK SUBDIVISION", BOOK 3, PAGE 88 OF
PLATS INTO ACREAGE.

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS REVERSIONARY FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT, THIS
DATE, BEING THE CENTERLINE OF PROCCYON STREET, BETWEEN REGULUS AVENUE
AND CAPELLA AVENUE OF "STARLIGHT PARK SUBDIVISION", AS SHOWN BY MAP THERE ON FILE IN
BOOK 3 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA,
FOR DISPOSAL OF SEWAGE.

BY: _____ DATE: _____
SOUTHERN NEVADA HEALTH DISTRICT

LEGAL DESCRIPTION:

ALL OF LOTS 4 THRU 6 IN BLOCK 11 OF "STARLIGHT PARK SUBDIVISION", AS SHOWN BY MAP
THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, IN BOOK
3, PAGE 88 OF PLATS, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS:

NORTH 01°49'39" WEST, BEING THE CENTERLINE OF PROCCYON STREET, BETWEEN REGULUS AVENUE
AND CAPELLA AVENUE OF "STARLIGHT PARK SUBDIVISION", AS SHOWN BY MAP THERE ON FILE IN
BOOK 3 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

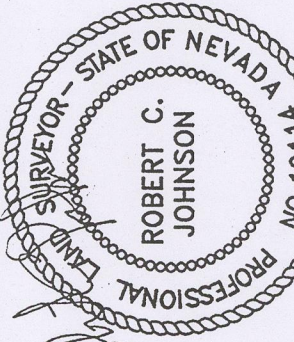
SURVEYOR'S CERTIFICATE:

I, ROBERT C. JOHNSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF
NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION AT THE INSTANCE OF CHUNG ENTERPRISES, L.P., A CALIFORNIA LIMITED
PARTNERSHIP.

2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST (SW 1/4) OF SECTION 8, T. 21 S., R. 61 E., M.D.M., CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA.

3. THIS PLAT COMPLETES, WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN
EFFECT ON THE DATE THAT THE FOREGOING BOB I GAVE ITS FINAL APPROVAL.

4. THIS MAP HAS BEEN PREPARED FROM INFORMATION SHOWN ON THE PLAT OF "STARLIGHT
PARK SUBDIVISION", RECORDED IN BOOK 3, PAGE 88 OF PLATS, LYING WITHIN THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE EXISTENCE OF THE EASEMENTS OR FOR CORRECTNESS OF OTHER INFORMATION SHOWN
OR COPIED FROM SAID PLAT.



PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 10114

CITY SURVEYOR'S CERTIFICATE:

I, ALAN R. RIEKEL, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE
EXAMINED THE REVERSIONARY FINAL MAP OF THE REVERSIONARY MAP SUBDIVISION OF
STARLIGHT PARK SUBDIVISION AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIEKEL, PLS
CITY SURVEYOR, CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 12469

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 278.630, INCLUSIVE, FOR THE PURPOSE
OF REFERRING TO INCREASE THE PROPERTY DESCRIBED HEREIN.

THOMAS A. RIERIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

DIVISION OF WATER RESOURCES CERTIFICATE:

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

BY: _____ DATE: _____
DIVISION OF WATER RESOURCES

RECORDER'S NOTE:

THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED
TO BE A REVERSIONARY MAP BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.E.S. 278.595

FMP- 62942

REVERSIONARY FINAL MAP

OF A PORTION OF
"STARLIGHT PARK SUBDIVISION"
LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST
(SW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

HHMSurveying, Inc.
4945 WEST PATRICK LANE, LAS VEGAS, NEVADA 89118
OFFICE # (702) 534-1830 - FACSIMILE # (702) 534-1830
DEBBIE CONWAY, RECORDER

0364033016054.00

SHEET 1 OF 1

BOOK _____

Page _____



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

January 25, 2016

Peter Lowenstein, Planning Supervisor
City of Las Vegas Planning and Development
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**SUBJECT: REVERSIONARY MAP FOR THE PURPOSE OF CONSOLIDATION OF LOTS
FMP-62942, REVERSIONARY FINAL MAP OF A PORTION OF STARLIGHT PARK
SUBDIVISION
A.P. N. 162-08-410-015, & 016**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are included within a subdivision map filed April 18, 1953 in Book 03, Page 88, of the Recorded Subdivision Maps.

In accordance with the District Service Rules, any water commitment provided through the mapping process for the subject area will terminate with the recording of this reversionary map. However currently served occupied buildings will continue to be served with a water commitment through the building permit. Any additional development or redevelopment may require an additional water commitment and an additional water commitment will be required if additional meters are proposed.

The area included in the subject reversionary map may also include existing District facilities and easement areas that will require resolution by separate action.

Should you have any questions, please contact me at (702) 258-3171, and reference **FMP-62942**.

Sincerely,

Doa J. Meade, P.E.
Manager
Engineering Services Division

DJM/MAD/clj

cc: Southern Nevada Health District
Development Services
HMH Surveying, Inc.
Chung Enterprises, LP

RECEIVED

FEB 01 2016

**Dept of Planning
City of Las Vegas**



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: ROBERT JOHNSON
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
KELLIE HALPIN - CIVILWORKS

Date: January 26, 2016

RE: **FINAL MAP 62942 - PROCYON/REGULUS**

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.**

748288 CURRENT PL Status: Conditional Approval January 25, 2016

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 this reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-62942" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Thomas A. Perrigo is the Director of Planning. Please remove "ACTING" from the Director's title.

Please note that a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the recorded reversionary map **MUST** be submitted to the City of Las Vegas.

748289 DEVCO Status: Conditional Approval January 26, 2016

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

This Final Map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Reversion to acreage Final Map to combine lots 4 through 6 of Block 11 as shown in that certain plat entitled "Starlight Park Subdivision", recorded in Book 3, Page 88 of plats.

No improvements are required prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. Provide "FMP-62942" on Sheet 1 above the recording information.

748290 SURVEY Status: Denied January 25, 2016

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

Please revise the north-south boundary dimensions to match the dimensions on the original plat (Bk 03, Pg 88).

Please show the street names of the original plat as formerly.

The Division of Water Resources and the District Board of Health did not sign or approve the original plat (Bk 03, Pg 88). Therefore they are not required to sign / approve this Reversionary plat per NRS 278.490 (3). You may acquire these approvals if you deem necessary.

End of Comments.

A handwritten signature in blue ink, appearing to be 'A.R.' with a period.

C I T Y O F L A S V E G A S
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *DEPARTMENT OF PLANNING*

FMP-62942

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	ERV KRAL	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

SOUTHERN NEVADA 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*

1/14/16

FMP-62942 - REVERSIONARY FINAL MAP OF A PORTION OF STARLIGHT PARK SUBDIVISION - APPLICANT: HMH SURVEYING - OWNER: CHUNG ENTERPRISES, L.P. - For possible action on a request for Final Map Technical Review FOR REVERSION ACREAGE OF LOTS 4 THRU 6 OF BLOCK 11 OF STARLIGHT PARK SUBDIVISION on 1.38 acres on the northwest corner of Regulus Avenue and Procyon Street (APNs 162-08-410-015 and 016), M (Industrial) Zone, Ward 1 (Tarkanian).

PLANNING SUPERVISOR: **ANDY REED** 229-6882



ADMINISTRATIVE

Comments Due: JANUARY 25, 2016

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 **ANDY REED** (areed@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) Procyon / Regulus

Project Name Procyon Regulus Reversionary Final Map Proposed Use _____

Assessor's Parcel #(s) 162-08-410-015, 162-08-410-016 Ward # _____

General Plan: existing X proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage 60,399 Floor Area Ratio _____

Gross Acres 1.38 Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER Chung Enterprises, L.P. Contact Howard Chung
Address 25 Kearny Street, Suite 302 Phone: (415) 788-1280 Fax: (415) 788-4315
City SAN FRANCISCO State CA Zip 94108
E-mail Address hchung@yahoo.com

APPLICANT HMH Surveying Contact Kellie Halpin
Address 4945 W. Patrick Lane Phone: 702-379-4886 Fax: _____
City LAS VEGAS State NV Zip 89118
E-mail Address kjh@civilworksonline.com

REPRESENTATIVE HMH Surveying Contact Kellie Halpin
Address 4945 W. Patrick Ln Phone: 702-379-4886 Fax: _____
City LAS VEGAS State NV Zip 89118
E-mail Address kjh@civilworksonline.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* _____

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

Print Name Howard N. Chung

Subscribed and sworn before me

This 7th day of January, 2016

T. [Signature]

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>FMP-62942</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>1/14/16</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.

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

FOR NOTARY PLEASE
view the Attached

FOR [Signature] IN Back please →

TRANSMITTAL :

RECEIVED

JAN 11 2016

Project Name: <u>Procyon/Regulus</u>	Dept of Planning City of Las Vegas	Project #: _____
Date: <u>1/11/16</u>	Time: <u>8:30</u>	By: <u>kjh</u>
		Page: <u>1 of 1</u>

Company: ~~CCRFCD~~ CLV

Attention: Planning/Dave Bowers

Address: _____

Phone: _____

Regarding: Final Reversionary Map

Please note the following is/are:	☒ Attached	☐ Print	☐ Shop Drawings
	☐ Plans	☐ Samples	☐ Specifications
	☐ Copy of Letter	☐ Change Order	☐ Other: _____

Copies:	Date:	#:	Description:
13	1/11/16	ea	complete final Reversionary map pkg (13 copies of map, checklist, application form, check for fee, deed)
RECEIVED			
JAN 11 2016			
Dept of Planning City of Las Vegas			

- | | | |
|---|---|--|
| ☒ For your approval | ☐ Reviewed as submitted | ☐ Resubmit ____ copies for approval |
| ☐ For your use | ☐ Reviewed as noted | ☐ Submit ____ copies for distribution |
| ☐ As requested | ☐ Returned for correction | ☐ Return ____ corrected prints |
| ☐ For review and comment | ☐ Prints returned after loan to us | ☐ For bids due by: _____ |
| ☐ Other: _____ | | |

Remarks: If you have any questions, please contact me at 702-379-4886. Thank you!

This map was originally lost, please call to confirm receipt of this copy - also please expedite this review as discussed.

Received by: _____

Date: _____

Distribution:	Fax:	Date:	Initial:	Signed by:
_____	000-000-0000	00 Mon 00	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
☐ Mail	☐ Please reply			
☐ Deliver	☒ No Reply Necessary Unless Exception Taken			
☒ Fax/Email				
Name: _____				
Title: _____				
Last printed: 5-Jan-16 1:48 PM				
Reviewed By: _____				
☒ Project Files		☐ H.R.M. Files		
☐ Account Files		☐ Other: _____		

Copyright © 2003 CivilWorks, Inc. X:\2015 Projects\113415007.00 INDUSTRIAL BUILDING @ Lamb & Cartier\15 - Transmittals\TRANSMITTAL 01 CCRFCD Drainage Submittal 081015.docx

CivilWorksInc

"Sensible" solutions tailored to your "specific" needs.

4945 West Patrick Lane • Las Vegas, NV 89118-2858
Office: 702.534.7555 • Email: info@civilworksonline.com



RECEIVED

JAN 11 2016

Dept of Planning
City of Las Vegas

DEPARTMENT OF PLANNING

FINAL MAP TECHNICAL REVIEW 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 Final Map Technical Review 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 Final Map Technical Review 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 Final Map Technical Review.

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

FEES: \$750

FINAL MAP CHECKLIST: All items on the Checklist must be addressed on the Final Map.

FINAL MAP: (16 folded/1 rolled) Please refer to the Final 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.

CIVIL IMPROVEMENT PLAN SUBMITTAL: Confirmation in the form of a copy of the memo indicating that the first review of the Civil Improvement Plans has been completed by the Land Development Services section of Public Works.

NOTE: A copy of the street name approval letter issued by the Las Vegas Department of Fire and Rescue/Communications Division shall be required for any map with proposed new streets. The letter shall be submitted to the Department of Planning for review prior to approval of the mylar for recordation.

- ☐ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights of way for alleys, streets, highways or other public ways as shown on the map.
- ☐ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- ☐ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.
- ☐ 4. Certificate of Clark County District Board of Health. All final maps shall be certified by the Clark County District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- ☐ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.
- ☐ 6. Certificate of Director of Department of Planning/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights of way, easements or parcels for public dedication.
- ☐ 7. Certificate of easement recipients.
- ☐ 8. Certificate of acknowledgment.

C. Supplemental Requirements

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A copy of the deed attesting to the current ownership of the property.
- ☐ 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.
- ☐ 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning.



EASEMENT/RIGHT-OF-WAY DEDICATION REQUEST FOR DEVELOPMENT PROJECTS

(For questions regarding this form, please contact Mary Wulff @ 702-229-2139)

Submit Request To:
CITY OF LAS VEGAS, RIGHT-OF-WAY
333 N. Rancho Dr.TH, Floor
Las Vegas, NV 89106

RECEIVED

JAN 11 2016

Dept of Planning
City of Las Vegas

GENERAL PROJECT INFORMATION:

Date Submitted: 1/6/16 Project Name: Procyon Regulus

Assessor's Parcel Number(s): 162-08-410-015

Land Use/Planning Action Number (i.e. SDR-12345, VAC-12345, etc.) _____

AND/OR Hansen Civil Plan # _____

ENGINEER INFORMATION:

Engineering Firm Name: Civilworks

Contact: Kellie Halpin Phone No.: 702-379-4886

E-mail Address: KH@civilworksonline.com

TYPE OF REQUEST:

* Easement
* Drainage * Sewer * Pedestrian Access * Traffic Signal * Other Spandrel

* R/W Dedication * Other _____

Total number of legal descriptions submitted: 1

THE FOLLOWING DOCUMENTS MUST BE INCLUDED WITH THIS REQUEST:

- * Legal Description & exhibit map ✓
- * Horizontal Control Sheet (or portion of plans that show the easement or right of way under review highlighted) (n/a)
- * Vesting Document (current ownership deed) ✓
- * Notice of Final Action from City Council or Planning Commission

Do not write below this Right-Of-Way use only

Right-Of-Way Agent: _____ Notification to Land Development: _____

Notification to Public Works: _____ Date Returned: _____

Recorded Document # _____

LEGAL DESCRIPTION
OF 15' SPANDREL DEDICATION
TO CITY OF LAS VEGAS

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWAST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, GENERALLY LOCATED AT THE NORTHWEST CORNER OF REGULUS AVENUE AND PROCYON AVENUE AS SHOWN ON THE PLAT OF 'STARLIGHT PARK SUBDIVISION', AS SHOWN ON PLAT IN BOOK 3, PAGE 88, OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

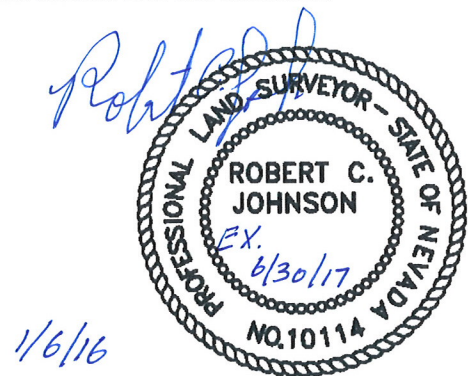
BEING THAT SPANDREL AREA AT THE SOUTHEAST CORNER OF BLOCK 11, OF 'STARLIGHT PARK SUBDIVISION', AS SHOWN IN BOOK 3, PAGE 88, OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BOUNDED AS FOLLOWS: BOUNDED ON THE EAST BY THE EASTERLY LINE OF SAID BLOCK 11; BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF SAID BLOCK 11; BOUNDED ON THE NORTHWEST BY A CURVE, CONCAVE NORTHWETERLY AND HAVING A RADIUS 15.00 FEET, SAID CURVE BEING TANGENT TO THE EASTERLY LINE OF SAID BLOCK 11 AND TANGENT TO THE SOUTHERLY LINE OF SAID BLOCK 11.

CONTAINS 60 SQUARE FEET.

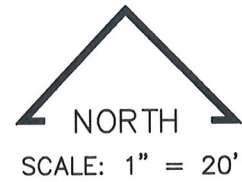
END OF DESCRIPTION.

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

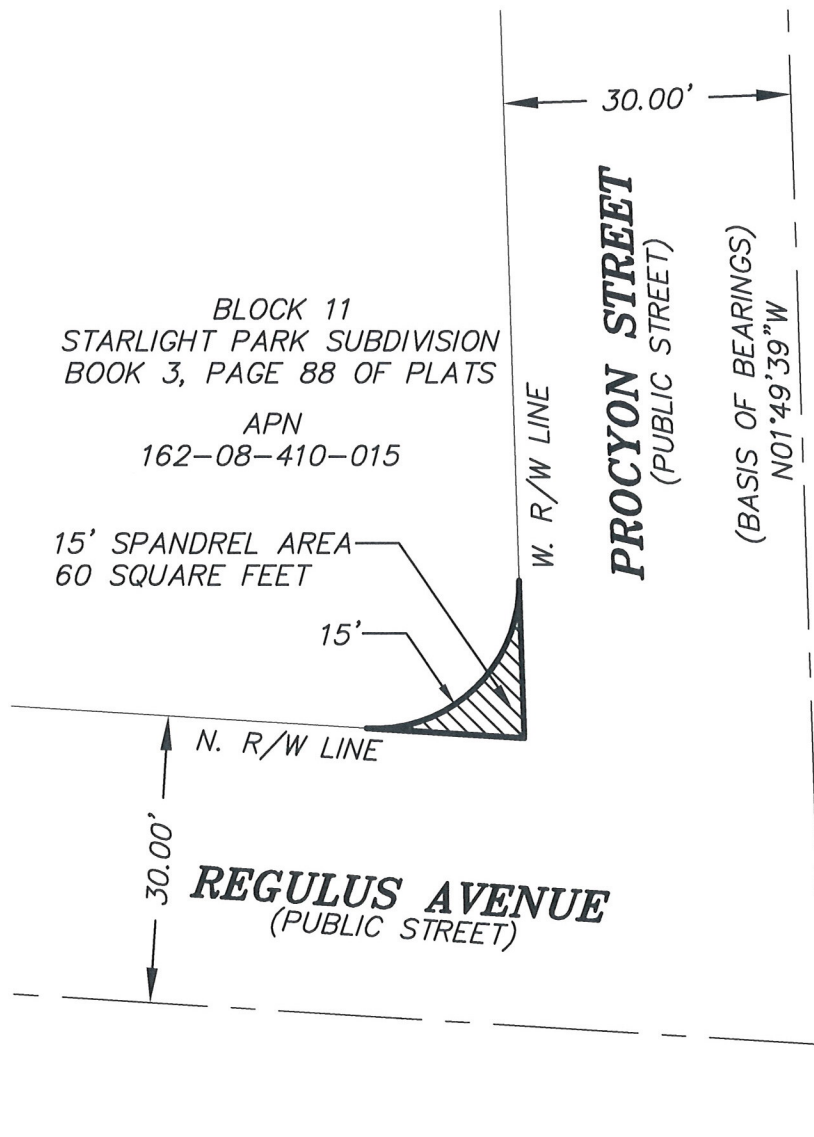
RECEIVED
JAN 11 2016
Dept of Planning
City of Las Vegas



PREPARED BY ROBERT C. JOHNSON, PLS
HMH SURVEYING, INC.
4945 WEST PATRICK LANE
LAS VEGAS, NEVADA, 89118-2858
PHONE 702 534-1831
JOB#033015054.00



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APN 139-08-410-015

EXHIBIT "B"

SEC. 8, T.21S., R.61E.

15' SPANDREL DEDICATION

HMH Surveying Inc

4945 WEST PATRICK LANE, LAS VEGAS, NEVADA 89118
OFFICE #: (702) 534-7505 - FACSIMILE #: (702) 534-1830

033015054.00 15' SPANDREL PAGE 2 OF 2

APN: 162-08-410-015 162-08-410-016

Affix R.P.T.T. \$6,375.00

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

Chung Enterprises, L.P.
505 Sansome Street, #475
San Francisco, California 94111

ESCROW NO: 04143153-112-LMH

20040604-0003648
Fee: \$17.00 RPTT: \$6,375.00
06/04/2004 12:50:22 T20040034683
Req: UNITED TITLE OF NEVADA
Frances Deane
Clark County Recorder Pgs: 4

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GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

CEG Properties NV, LLC , a Nevada limited liability company

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

Chung Enterprises, L.P., a California limited partnership
all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

Lots Four (4), Five (5) and Six (6) in Block Eleven (11) of STARLIGHT PARK SUBDIVISION, as shown by map
thereof on file in Book 3 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 20th day of May, 2004.

SELLERS:

CEG Properties NV, LLC

By: Terry Rogers Manager/Member

By: Sandra L. Rogers Manager/Member

Vista Images Limited Partnership, an Arizona limited
partnership (Manager/Member of CEG Properties NV, LLC)
by Joann K. Jones, as Trustee of The JKJ Trust as Amended dated
February 1, 1992 (General Partner)
As Amended,

By: Joann K. Jones Trustee

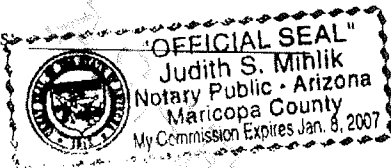
ESCROW NO: 04143153-112-LMH

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This instrument was acknowledged before me on
5/24/04
by Terry Rogers as Manager/Member of CEG Properties
NV, LLC.

Judith S. Mhlik
Notary Public

My commission expires: _____



STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This instrument was acknowledged before me on
5/24/04
by Sandra Rogers as Manager/Member of CEG Properties
NV, LLC.

Judith S. Mhlik
Notary Public

My commission expires: _____



ESCROW NO: 04143153-112-LMH

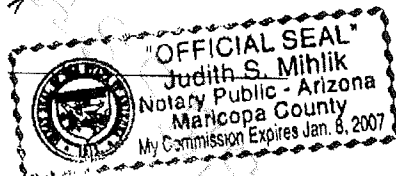
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This instrument was acknowledged before me on

5/20/04
by Joann K. Jones, Trustee of The JKJ Trust ~~As Amended~~ dated
~~February 1, 1992~~ ^{As Amended} (General Partner of Vista Images Limited
Partnership) as Manager/Member of CEG Properties NV, LLC.

Judith S. Mihlik
Notary Public

My commission expires:



ES-07-14 COPY

State of Nevada

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Declaration of Value

1. Assessor's Parcel Number(s)

a) 162-08-410-015

b) 162-08-410-016

c)

d)

2. Type of Property:

- a) ☐ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other _____

- b) ☒ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): _____

\$1,250,000.00

Transfer Tax Value:

\$1,250,000.00

Real Property Transfer Tax Due:

\$ 6,375.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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]
Howard N. Chung

Capacity CFO

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: CEG Properties NV, LLC
Address: 6249 Seagirt Circle
City, State, Zip: Las Vegas, Nevada 89110

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Chung Enterprises, L.P.
Address: 505 SANSOME ST. #475
City, State, Zip: SAN FRANCISCO, CA 94111

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

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 04143153-112

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

3648