



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: PAUL BURN
From: ALAN R RIEKKI, PLS - CITY SURVEYOR 
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
GCW, INC.
SEVENTY ACRES L L C - % V DEHART

Date: March 03, 2016

RE: **PARCEL MAP 63468 - ORCHESTRA VILLAGE 53.03 ACRES PARCEL MAP**

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

755654 CURRENT PL Status: Conditional Approval February 24, 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 the subject parcel map, subject to the changes, comments and corrections noted as follows:

1. The parcel file number "PMP-63468" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

755652 DEVCO Status: Conditional Approval March 02, 2016

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

COMMENTS:

We note that this Parcel Map is for two lots and not intended for immediate development. Therefore, no improvements are required prior to the recordation of this Parcel Map. However, upon development of each parcel off-site improvements will be required to meet current Peccole Ranch Standards.

CONDITIONS OF APPROVAL:

1. In the Las Vegas Valley Water District note on sheet 1, remove all references to sanitary sewer service.
2. On sheet 3, remove easement #20 from the list of existing easements or modify the list to be an existing and proposed easement list as easement #20 does not currently exist and is being granted per this Map.

3. Provide a legal sewer access to lot #2 with this Parcel Map. One solution is to relabel proposed easement #20 as a "Private Access and Private Sewer/Utility Easement for the Benefit of Lot #2."

4. Provide "PMP 63468" on Sheet 1 above the recording information.

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.

755655 SURVEY Status: Conditional Approval March 03, 2016

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

Please revise and/or include the verbiage per the approved LVVWD PM jurat application on Sheet 1. Minor corrections on Sheet 2 and Sheet 5. Otherwise the map is technically correct as submitted.

End of Comments.



**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER

DATE

CASE PLANNING DIVISION

02/24/16

TO:

SO.NEVADA HEALTH DISTRICT

DANIEL LaRUBIO JR.

FIRE PREVENTION

DAVID KLINE

FIRE SERVICES\COMMUNICATIONS

ERV KRAL

SUBJECT

PARCEL MAP – PMP-63468

**PMP-63468 - ORCHESTRA VILLAGE 50.03 ACRES
PARCEL MAP - APPLICANT/OWNER: SEVENTY
ACRES, LLC - For possible action on a request for
Technical Review of a TWO-LOT PARCEL MAP on
50.03 acres at the southwest corner of Alta Drive and
Rampart Boulevard (APN 138-32-301-006), R-PD7
(Residential Planned Development - 7 Units per Acre)
Zone, Ward 2 (Beers).**

PETER LOWENSTEIN, AICP, PLANNING SUPERVISOR

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

RETURN COMMENTS ON OR BEFORE - March 4, 2016

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 02/24/16																		
TO: <table style="width: 100%; border: none;"><tr><td style="width: 50%;">DEVELOPMENT COORDINATION</td><td style="width: 50%;">ROGER BAILEY</td></tr><tr><td>FLOOD CONTROL</td><td>ALBERT SUNG</td></tr><tr><td>RIGHT-OF-WAY</td><td>MARY WULFF</td></tr><tr><td>SANITARY SEWERS</td><td>JOE PEÑA</td></tr><tr><td>ELECTRICAL SERVICES</td><td>REBECCA WHITLOCK</td></tr><tr><td>LAND DEVELOPMENT</td><td>DAVID GUERRA</td></tr><tr><td>SURVEY</td><td>ALAN R. RIEKKI</td></tr><tr><td>SPECIAL IMPROVEMENT DISTRICT</td><td>PATRICK MURPHY</td></tr><tr><td>TRAFFIC ENGINEERING</td><td>RICK SCHRODER</td></tr></table>		DEVELOPMENT COORDINATION	ROGER BAILEY	FLOOD CONTROL	ALBERT SUNG	RIGHT-OF-WAY	MARY WULFF	SANITARY SEWERS	JOE PEÑA	ELECTRICAL SERVICES	REBECCA WHITLOCK	LAND DEVELOPMENT	DAVID GUERRA	SURVEY	ALAN R. RIEKKI	SPECIAL IMPROVEMENT DISTRICT	PATRICK MURPHY	TRAFFIC ENGINEERING	RICK SCHRODER
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SURVEY	ALAN R. RIEKKI																		
SPECIAL IMPROVEMENT DISTRICT	PATRICK MURPHY																		
TRAFFIC ENGINEERING	RICK SCHRODER																		
SUBJECT PARCEL MAP – PMP-63468 PMP-63468 - ORCHESTRA VILLAGE 50.03 ACRES PARCEL MAP - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible action on a request for Technical Review of a TWO-LOT PARCEL MAP on 50.03 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-006), R-PD7 (Residential Planned Development - 7 Units per Acre) 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 - March 4, 2016

ATTACHMENTS: APPLICATION, DEED & MAP



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PARCEL MAP
 Project Address (Location) Alta/Rampart/W. Charleston/Hualapai
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-32-301-006 Ward # 2
 General Plan: existing _____ proposed _____ Zoning: existing RPD7 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 47.60 Lots/Units 2 Density _____
 Additional Information _____

PROPERTY OWNER Seventy Acres LLC Contact Frank Pankratz
 Address 1215 South Fort Apache, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address Frank@ehbcompanies.com

APPLICANT Seventy Acres LLC Contact Frank Pankratz
 Address 1215 South Fort Apache, Suite 120 Phone: (702) 640-6930 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.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 Frank Pankratz as Manager

Subscribed and sworn before me

This 17 day of February, 20 16.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # PMP 63469

Meeting Date: -

Total Fee: \$300.00

Date Received: * 2-22-16

Received By: LF



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:\epot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-32-301-006

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres 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: _____

Print Name: Frank Pankratz, Manager

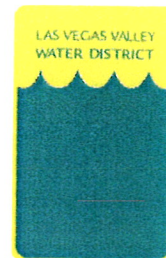
Subscribed and sworn before me

This 17 day of February, 2016
LeeAnn Stewart-Schencke
Notary Public in and for said County and State



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FEB 22 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: SEVENTY ACRES LLC

Signature of Owner: BY: EHB COMPANIES LLC ITS: MANAGER Date: 2/19/16
FRANK PANRATZ, JR. MANAGER

APN of parcel to be divided: 138-32-301-006

Jurisdiction (City of Las Vegas or Clark County): CITY OF LAS VEGAS

To Be Completed By LVVWD

Related Project Number (If Applicable): N/A

Status of existing or proposed services: Title 30 Exemption > 2 acres Res.

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."

Don Meade Date: 02/22/16
LVVWD Engineering Services Manager 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

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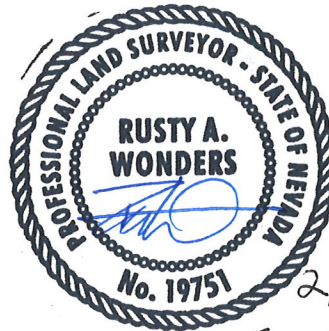
FEB 22 2016

DESCRIPTION

LOT 2 AS SHOWN IN FILE 120, PAGE 91 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINS 53.03 ACRES

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751



2/22/16
Exp. 6/30/16

RECEIVED

FEB 22 2016



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. More information regarding this requirement is available by calling 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.

FEES: \$300

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

RECEIVED

FEB 22 2016

APN: 138-32-301-004

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Alan C. Sklar, Esq.
Sklar Williams PLLC
410 South Rampart Boulevard, Suite 350
Las Vegas, Nevada 89145

**NOTICES OF TAXES SHOULD BE
SENT TO:**

Seventy Acres LLC
1215 South Fort Apache Road, Suite 120
Las Vegas, Nevada 89117
Attention: Vickie DeHart

RPTT: \$-0- (exempt) 1

Inst #: 20151116-0000239

Fees: \$19.00 N/C Fee: \$25.00

RPTT: \$0.00 Ex: #001

11/16/2015 08:01:44 AM

Receipt #: 2607151

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: RNS Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

15540174 Sgs

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That **180 LAND CO LLC**, a Nevada limited-liability company ("**Grantor**"), for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim and convey to **SEVENTY ACRES LLC**, a Nevada limited-liability company whose mailing address is 1215 South Fort Apache Road, Suite 120, Las Vegas, Nevada 89117, all right, title and interest of Grantor in and to that real property situated in the County of Clark, State of Nevada, bounded and described as set forth in Exhibit "A" attached hereto and incorporated herein by this reference, together with all right, title and interest of Grantor in and to all tenements, hereditaments and appurtenances to such real property, including, without limitation, all right, title and interest of Grantor in and to all streets and other public ways adjacent to such real property, and all water and development rights related to such real property.

[SIGNATURE PAGE FOLLOWS]

RECEIVED

FEB 22 2016

IN WITNESS WHEREOF, this instrument has been executed this 10 day of November, 2015.

180 LAND CO LLC, a Nevada limited-liability company

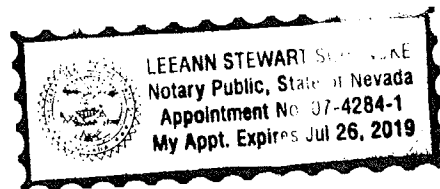
By: EHB Companies LLC, a Nevada limited-liability company and its Manager

By: [Signature]
Name: U. DeHart
Title: Manager

STATE OF NEVADA)
):SS
COUNTY OF CLARK)

This instrument was acknowledged before me on November 10, 2015 by Vickie DeHart as a Manager of EHB Companies LLC, a Nevada limited-liability company and the Manager of 180 Land Co LLC, a Nevada limited-liability company.

[Signature]
NOTARY PUBLIC



State of Nevada
Appointment No. 07-4284-1
Expires Jul 26, 2019

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I

LOT 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 120 OF PARCEL MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND THEREAFTER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 2, 2015 IN BOOK 20150702 AS INSTRUMENT NO. 01264 OF OFFICIAL RECORDS.

PARCEL II

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED FEBRUARY 9, 1996 IN BOOK 960209 AS INSTRUMENT NO. 00567, OFFICIAL RECORDS

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 138-32-301-004
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
☒ Other Golf course land

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

- 3.a. Total Value/Sales Price of Property \$ 0
b. Deed in Lieu of Foreclosure Only (value of property (_____)
c. Transfer Tax Value: \$ 0
d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 1
b. Explain Reason for Exemption: Transfer of ownership to an affiliated entity with identical common ownership.

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] Capacity: Grantor

Signature [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: 180 Land Co LLC
Address: 1215 S. Fort Apache Ste 120
City: Las Vegas
State: NV Zip: 89117

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Seventy Acres LLC
Address: 1215 S. Fort Apache Ste 120
City: Las Vegas
State: NV Zip: 89117

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

Print Name: Ticor Title of Nevada, Inc.
Address: 8379 W. Sunset Road #220
City: Las Vegas

Escrow # 15540174SGS
State: NV Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

PARCEL MAP

A SUBDIVISION OF LOT 2 AS SHOWN IN FILE 120, PAGE 91 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 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

SEVENTY ACRES LLC, A NEVADA LIMITED-LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SUBDIVIDED WITHIN THE BOUNDARY SHOWN ON THIS PARCEL MAP. THE LANDS WERE ACQUIRED BY THE COMPANY BY RECREATION OF THIS PARCEL MAP, AND HAVE CAUSED THE LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AND DO HEREBY OFFER AND DEDICATE 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 ARE ADJACENT TO THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, FOR PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE ALARM CALL BOX TO THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

SEVENTY ACRES LLC, A NEVADA LIMITED-LIABILITY COMPANY

BY:

DATE

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____,

BY _____ AS _____
OF SEVENTY ACRES LLC, A NEVADA LIMITED-LIABILITY COMPANY

NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

REFERENCES

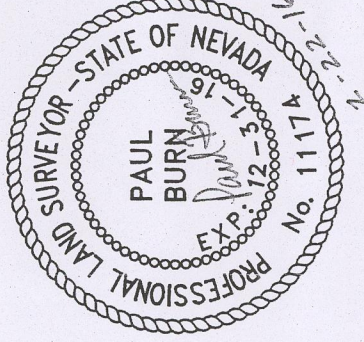
- 1. FILE 91, PAGE 37 OF PARCEL MAPS
- 2. FILE 92, PAGE 48 OF PARCEL MAPS
- 3. BOOK 73, PAGE 74 OF PLATS
- 4. BOOK 73, PAGE 74 OF PLATS
- 5. BOOK 73, PAGE 92 OF PLATS
- 6. BOOK 73, PAGE 92 OF PLATS
- 7. BOOK 77, PAGE 23 OF PLATS
- 8. BOOK 77, PAGE 31 OF PLATS
- 9. BOOK 77, PAGE 31 OF PLATS
- 10. BOOK 78, PAGE 14 OF PLATS
- 11. BOOK 78, PAGE 14 OF PLATS
- 12. BOOK 78, PAGE 45 OF PLATS
- 13. BOOK 78, PAGE 45 OF PLATS
- 14. BOOK 78, PAGE 77 OF PLATS
- 15. BOOK 81, PAGE 53 OF PLATS
- 16. BOOK 81, PAGE 53 OF PLATS
- 17. BOOK 83, PAGE 61 OF PLATS
- 18. BOOK 85, PAGE 44 OF PLATS
- 19. BOOK 85, PAGE 44 OF PLATS
- 20. BOOK 86, PAGE 74 OF PLATS
- 21. BOOK 87, PAGE 54 OF PLATS
- 22. BOOK 88, PAGE 14 OF PLATS
- 23. BOOK 88, PAGE 14 OF PLATS
- 24. BOOK 88, PAGE 14 OF PLATS
- 25. BOOK 91, PAGE 13 OF PLATS
- 26. BOOK 91, PAGE 13 OF PLATS
- 27. BOOK 92, PAGE 60 OF PLATS
- 28. BOOK 98, PAGE 32 OF PLATS
- 29. BOOK 113, PAGE 78 OF PLATS
- 30. BOOK 113, PAGE 78 OF PLATS
- 31. BOOK 135, PAGE 72 OF PLATS
- 32. BOOK 135, PAGE 72 OF PLATS
- 33. FILE 120, PAGE 44 OF PARCEL MAPS
- 34. FILE 120, PAGE 49 OF PARCEL MAPS

SURVEYOR'S CERTIFICATE

- PAUL BURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF GCW, INC., CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SEVENTY ACRES LLC, A NEVADA LIMITED-LIABILITY COMPANY.
- THE LAND SURVEYED LIES WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON FEBRUARY 18, 2016.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS MAP ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

For Review Only

PAUL BURN,
PROFESSIONAL LAND SURVEYOR,
NEVADA LICENSE NO. 11174



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. PEIRGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

LEGAL DESCRIPTION

LOT 2 AS SHOWN IN FILE 120, PAGE 91 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CONTAINS 53.03 ACRES

BASIS OF BEARINGS

NORTH 89°40'31" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 120, PAGE 49 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

LAS VEGAS VALLEY WATER DISTRICT NOTE

PROVISIONS FOR WATER SUPPLY AND SANITARY SEWER SERVICE HAVE NOT BEEN MADE FOR A CERTAIN OR PORTION OF THE LANDS SHOWN ON THIS PARCEL MAP. NEVADA WATER SUPPLY, OR SANITARY SEWER SERVICE WILL BE AVAILABLE TO SERVE THE LOT(S). A WATER COMMITMENT WILL BE ESTABLISHED WITH SUBSEQUENT SUBDIVISION MAPS AND PLANS.

CITY SURVEYORS CERTIFICATE

I, ALAN R. RIECKI, 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. RIECKI
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NUMBER 12469

DATE

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

RECEIVED
FEB 22 2016

PMP- 63468

INSTRUMENT NO. _____ BOOK NO. _____ PAGE NO. _____ FILE NO. _____ DATE _____ AT _____ FEE \$ _____	PARCEL MAP FOR SEVENTY ACRES LLC A SUBDIVISION OF LOT 2 AS SHOWN IN FILE 120, PAGE 91 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	INSTRUMENT NO. _____ BOOK NO. _____ PAGE NO. _____ FILE NO. _____ DATE _____ AT _____ FEE \$ _____
GCW ENGINEERS' SURVEYORS		1555 S. RAINBOW BLVD. LAS VEGAS, NV 89148 TEL: 702.854.2201 F: 702.854.2288 gcsurveying.com

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- SECTION LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- POINT NOT FOUND - CALCULATED POSITION
- AREA DESIGNATED FLOOD ZONE "A"

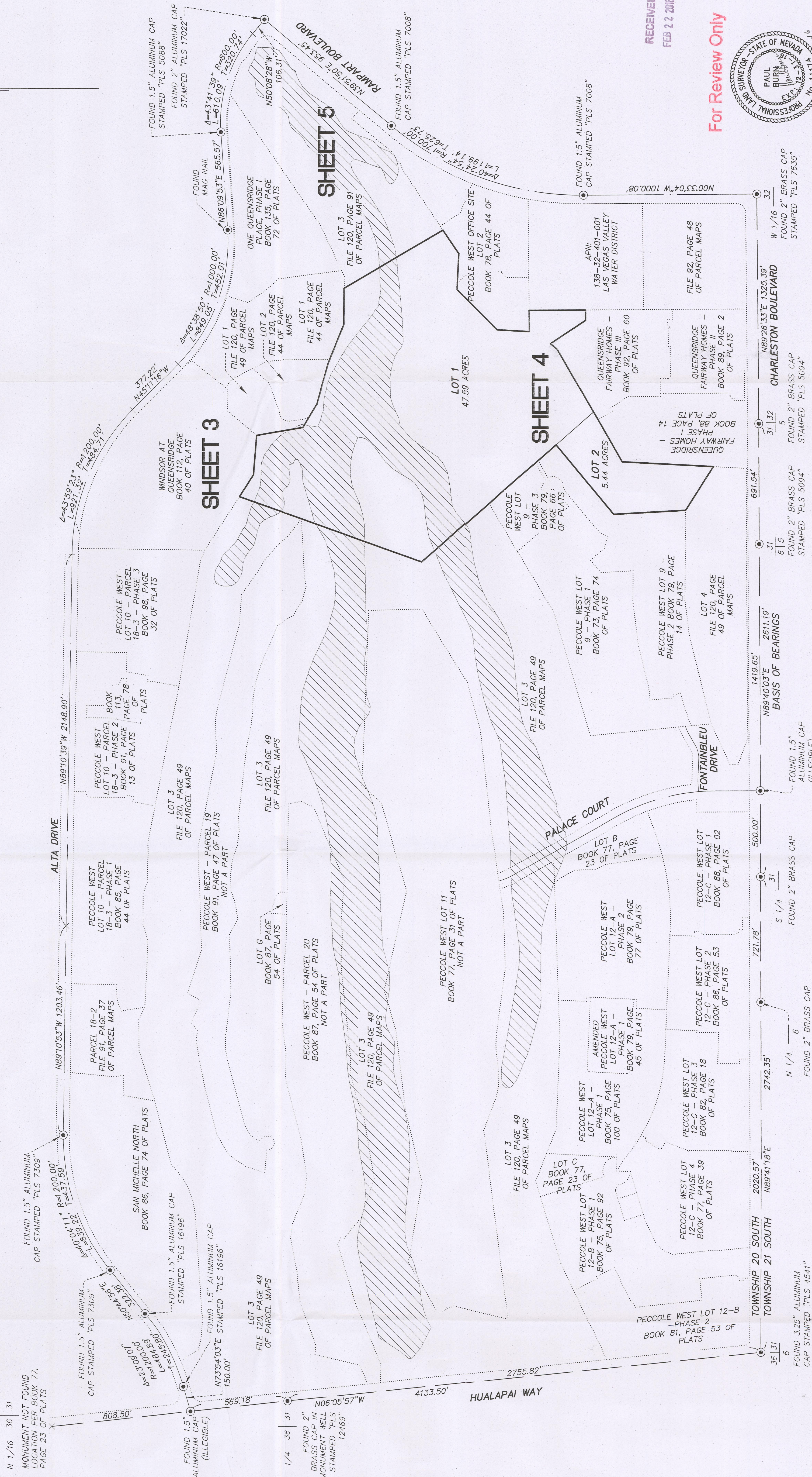
FLOOD ZONE

THIS PROPERTY HAS A FLOOD ZONE DESIGNATION OF "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND A FLOOD ZONE DESIGNATION OF "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT) WITH NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 32003C0243 E, PANEL NUMBER 2443 OF 4084, EFFECTIVE AUGUST 16, 1995, REVISED NOVEMBER 16, 2011 AND AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 32003C0243 D, PANEL NUMBER 2155 OF 4080 EFFECTIVE AUGUST 16, 1995, DATED SEPTEMBER 22, 2002.

PUBLIC DRAINAGE EASEMENT

PER THIS PARCEL MAP ALL AREAS DESIGNATED AS ZONE "A" HAZARD AREAS ARE HEREBY GRANTED TO BE PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER.

SCALE: 1" = 300'



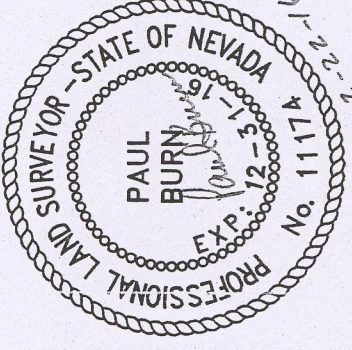
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SHEET 2 OF 5

FILE PAGE

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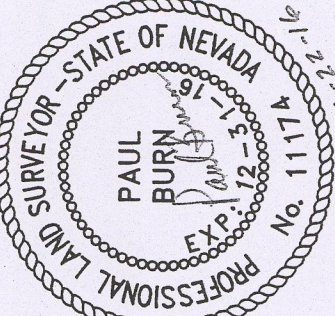
LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- SECTION LINE
- MATCH LINE
- EASEMENT LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP STAMPED "SLS 11174" PER OR: 950928.00849
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "SLS 11174"
- POINT NOT FOUND - CALCULATED POSITION
- LINE SEGMENT NUMBER (SEE SHEET 5)
- C1
- R1
- TABLED RADIAL BEARING (SEE SHEET 5)
- RADIAL LINE OR BEARING
- ASSESSOR'S PARCEL NUMBER
- APN:
- OR:
- EXISTING EASEMENT

EXISTING EASEMENT INFORMATION:

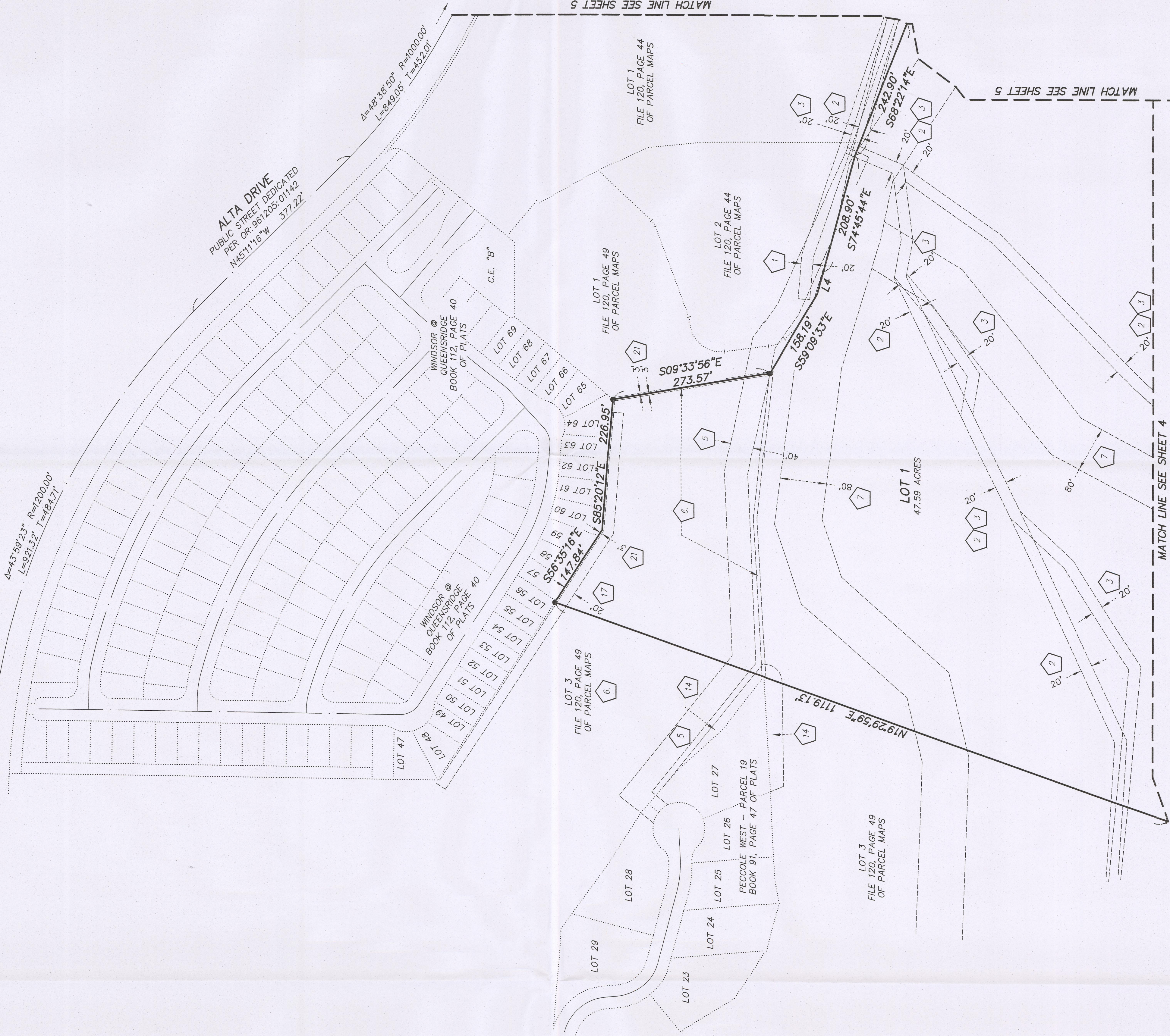
- 1 CITY OF LAS VEGAS EASEMENT FOR RIGHT-OF-WAY AND DRAINAGE PURPOSES PER OR: 20051018.00260
- 2 CITY OF LAS VEGAS EASEMENT FOR SEWER PURPOSES PER OR: 950928.00850
- 3 CITY OF LAS VEGAS EASEMENT FOR SEWER MAINTENANCE ROAD PER OR: 950928.00850
- 4 CITY OF LAS VEGAS EASEMENT FOR DRAINAGE PURPOSES PER OR: 940310.01293
- 5 CITY OF LAS VEGAS EASEMENT FOR SEWER PURPOSES PER OR: 20040921.03268
- 6 A PORTION OF LOT 2 AND A PORTION OF LOT 3 AS SHOWN HEREON PER THIS MAP IS A PUBLIC DRAINAGE EASEMENT PER BOOK 83, PAGE 61 OF PLAT
- 7 CITY OF LAS VEGAS EASEMENT FOR DRAINAGE PURPOSES PER OR: 950928.00846
- 8 CITY OF LAS VEGAS PUBLIC SEWER EASEMENT PER OR: 950928.00849
- 9 MAINTENANCE EASEMENT PER OR: 970805.00006
- 10 NV ENERGY EASEMENT PER OR: 980520.02381
- 11 CITY OF LAS VEGAS EASEMENT FOR PEDESTRIAN ACCESS INGRESS AND EGRESS PURPOSES PER OR: 990514.00383
- 12 ENCROACHMENT AGREEMENT PER OR: 990608.00368
- 13 CITY OF LAS VEGAS EASEMENT FOR DRAINAGE PURPOSES PER OR: 20051018.00262
- 14 ANNEXATION OF EASEMENTS PER OR: 20040216.02351
- 15 CITY OF LAS VEGAS SEWER EASEMENT PER OR: 20051018.02901
- 16 NV ENERGY EASEMENT PER OR: 980520.00929
- 17 CITY OF LAS VEGAS EASEMENT FOR DRAINAGE PURPOSES PER OR: 20070216.00675
- 18 PRIVATE DRAINAGE AND PRIVATE SEWER EASEMENT PER OR: 981116.00755
- 19 SOUTHWEST GAS CORPORATION EASEMENT PER OR: 990201.01043
- 20 20' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 2 GRANTED PER THIS MAP
- 21 UTILITY EASEMENT PER OR: BOOK 83 PAGE 57 OF PLATS
- 22 WATER LINE EASEMENT PER OR: 951227.01633

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SHEET 3 OF 5

FILE PAGE



SCALE 1" = 100'

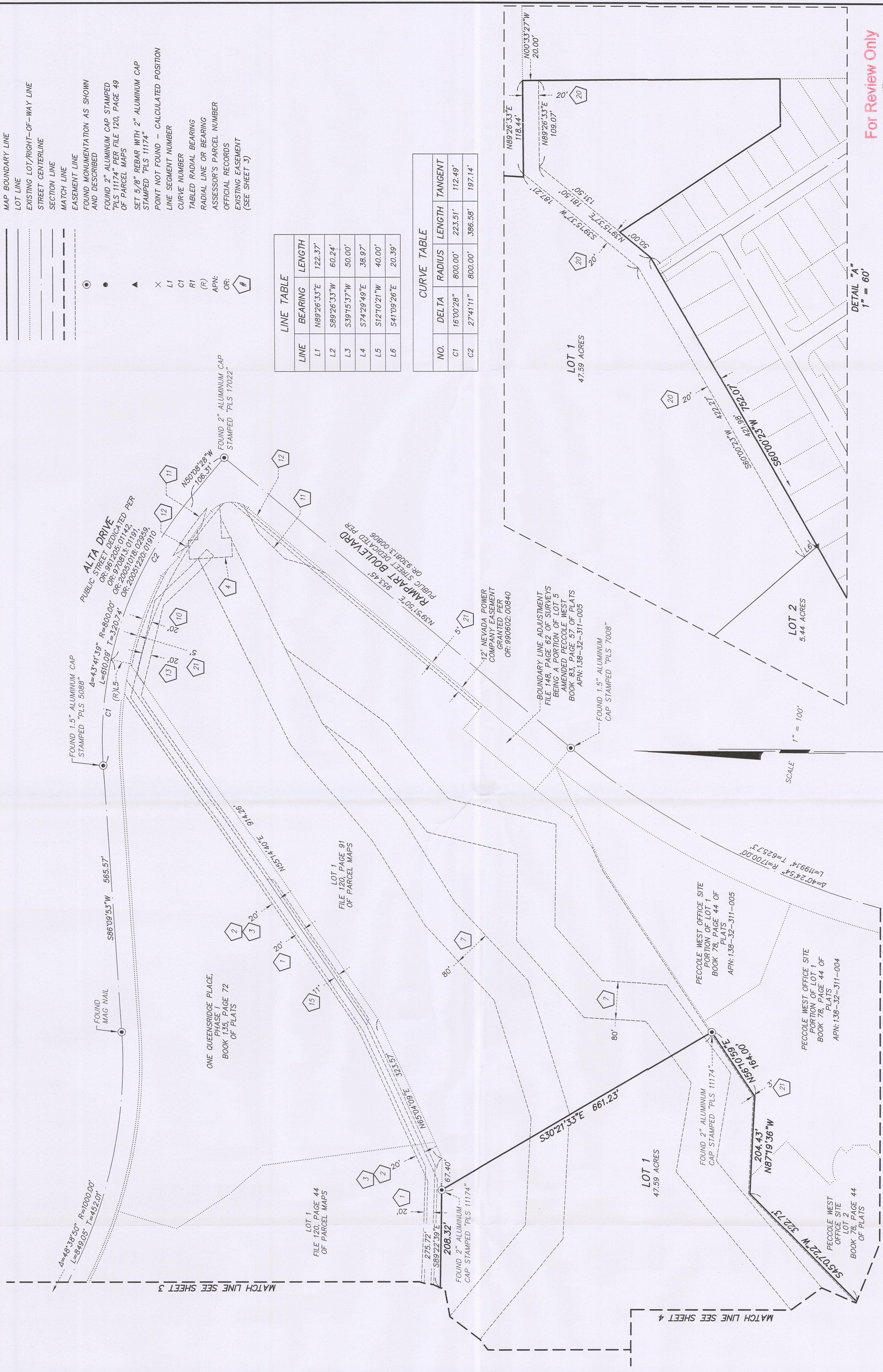
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LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- SECTION LINE
- MATCH LINE
- EASEMENT LINE
- PLANTING/VEGETATION AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP STAMPED TOLS 11174" PER FILE 120, PAGE 49 OF PARCEL MAPS
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED TOLS 11174"
- POINT NOT FOUND - CALCULATED POSITION
- LINE SEGMENT NUMBER
- CURVE NUMBER
- TABULAR RADIAL BEARING
- RADIAL LINE OR BEARING
- ASSESSOR'S PARCEL NUMBER
- OFFICIAL RECORDS
- EXISTING EASEMENT (SEE SHEET 3)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°26'33"E	122.37'
L2	S89°26'33"W	60.24'
L3	S39°53'57"W	50.00'
L4	S74°29'49"E	38.97'
L5	S12°10'21"W	40.00'
L6	S41°09'26"E	20.39'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	16°00'28"	800.00'	223.51'
C2	27°41'11"	800.00'	386.58'



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