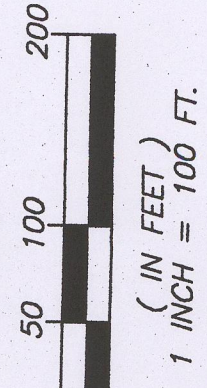
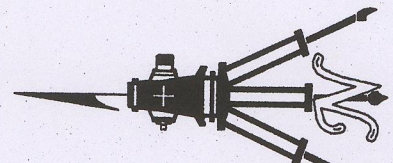


FINAL MAP OF

A COMMON INTEREST COMMUNITY



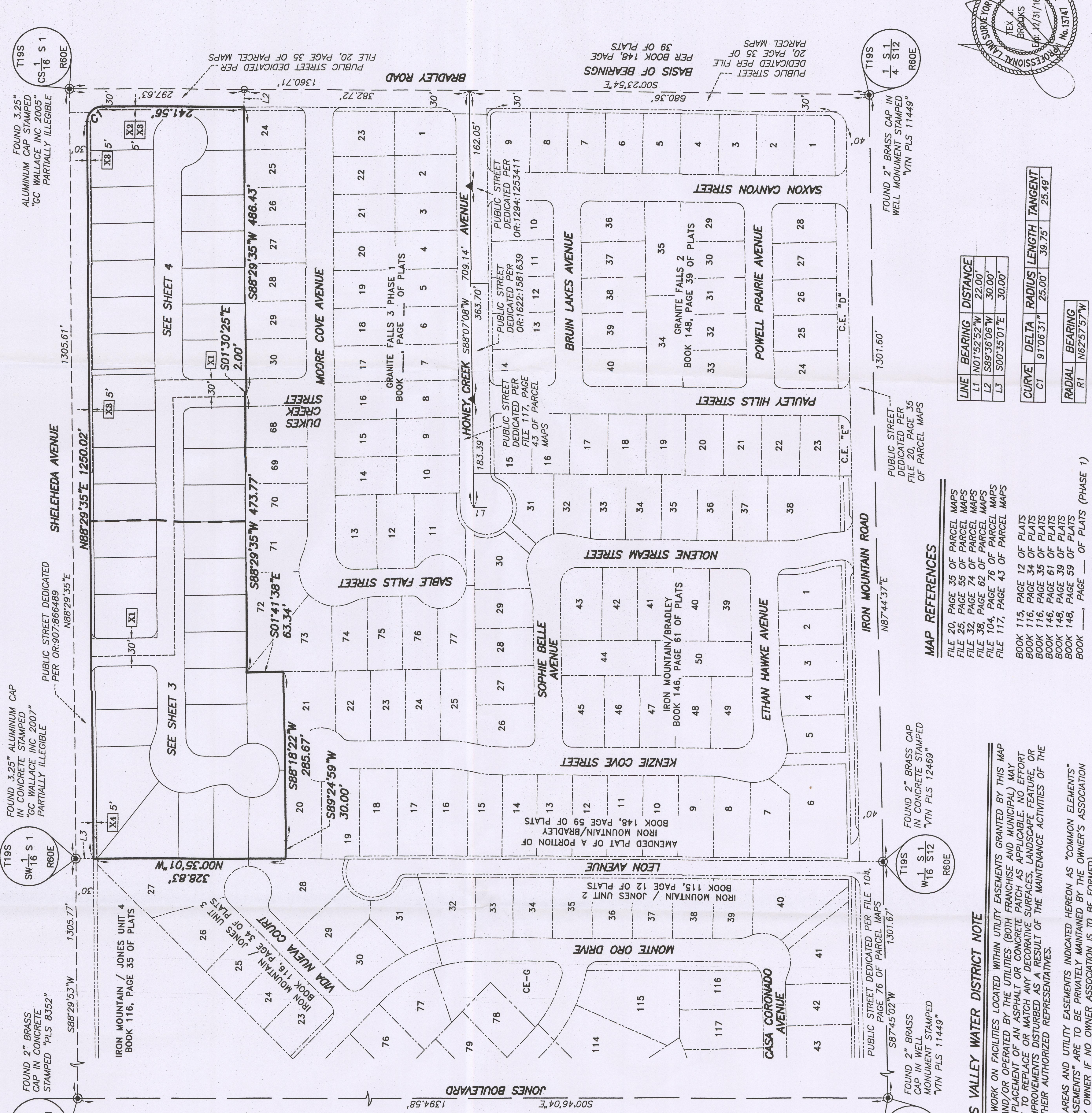
LOT TABULATION	
LOTS	37
COMMON ELEMENTS	2
PUBLIC STREET (78,608 S.F.)	1

LEGAL DESCRIPTION

ALL OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK _____ OF PLATS, PAGE _____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

CONTAINING 8.24 ACRES, MORE OR LESS.

LEADER	
_____	SUBDIVISION BOUNDARY LINE
_____	EASEMENT LINE
_____	LOT LINE
_____	STREET CENTERLINE
_____	SECTION LINE
_____	QUARTER SECTION LINE
_____	SIXTEENTH SECTION LINE
_____	ADJOINING LOT LINE
_____	TIE LINE
_____	WATCH LINE



LINE	BEARING	DISTANCE
L1	N01°52'52"W	22.00'
L2	S89°36'06"W	30.00'
L3	S00°35'01"E	30.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°06'31"	25.00'	39.75'	25.49'

RADIAL	BEARING
R1	N62°57'57"W

MAP REFERENCES

FILE 20, PAGE 35 OF PARCEL MAPS
FILE 25, PAGE 55 OF PARCEL MAPS
FILE 26, PAGE 74 OF PARCEL MAPS
FILE 18, PAGE 62 OF PARCEL MAPS
FILE 17, PAGE 76 OF PARCEL MAPS
FILE 117, PAGE 43 OF PARCEL MAPS
BOOK 115, PAGE 12 OF PLATS
BOOK 116, PAGE 34 OF PLATS
BOOK 116, PAGE 35 OF PLATS
BOOK 146, PAGE 61 OF PLATS
BOOK 146, PAGE 39 OF PLATS
BOOK 148, PAGE 59 OF PLATS
BOOK —, PAGE — OF PLATS (PHASE 2)
FILE 165, PAGE 48 OF SURVEYS

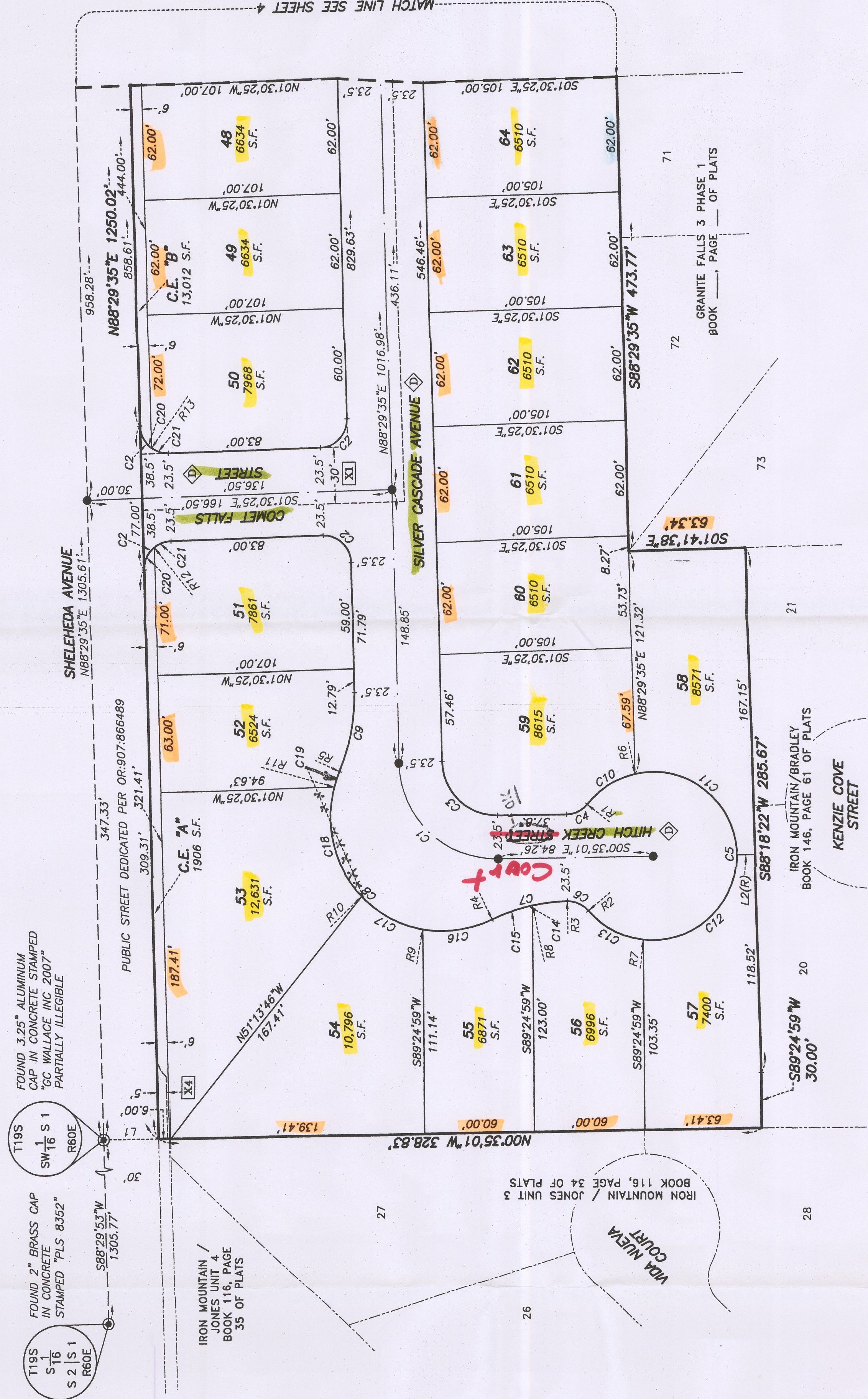
LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION FOR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

FINAL MAP OF
GRANITE FALLS 3 PHASE 2

A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK _____ OF PLATS,
PAGE _____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER
(SW1/4) OF SECTION 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

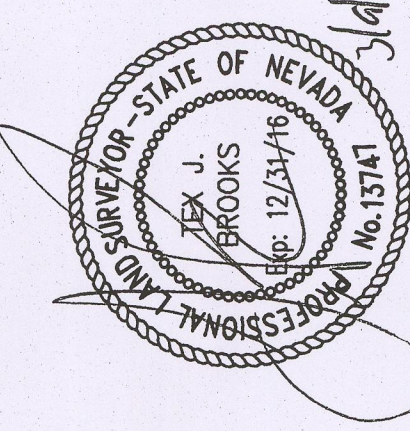


- LEGEND**
- SUBJECT PROPERTY BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - LOT LINE
 - STREET CENTERLINE
 - SIXTEENTH SECTION LINE
 - ADJOINING LOT LINE
 - TE LINE
 - MATCH LINE
 - LOT NUMBER
 - SQUARE FEET
 - OFFICIAL RECORDS
 - ASSESSOR'S PARCEL NUMBER
 - RADIAL LINE
 - RADIAL LINE SEGMENT
 - LINE LABEL SEGMENT
 - CURVE LABEL SEGMENT
 - PUBLIC STREET DEDICATED PER THIS PLAT (78,808 S.F.)
 - BY NRP LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER _____
 - OR _____
 - 5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE EASEMENT, EASEMENT RESERVES PER 06-20030319-00796 (WIC-0067-02)
 - FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - SET 2" ALUMINUM CAP STAMPED "T. BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
- SYMBOLS**
- 48
 - S.F.
 - OR
 - APN
 - (R)
 - R1
 - L1
 - C1
 - ◆
 - ⊠
 - ⊠
 - ⊙
 -

LINE	BEARING	DISTANCE
L1	S00°35'01"E	10.00'
L2	S00°35'01"E	10.00'

RADIAL	BEARING
R1	N89°53'10"W
R2	N89°53'10"W
R3	N89°53'10"W
R4	N89°53'10"W
R5	N89°53'10"W
R6	N89°53'10"W
R7	N89°53'10"W
R8	N89°53'10"W
R9	N89°53'10"W
R10	N89°53'10"W
R11	N89°53'10"W
R12	N89°53'10"W
R13	N89°53'10"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	63.41°	15.00'	21.36'	15.00'
C2	63.41°	15.00'	21.36'	15.00'
C3	63.41°	15.00'	21.36'	15.00'
C4	63.41°	15.00'	21.36'	15.00'
C5	63.41°	15.00'	21.36'	15.00'
C6	63.41°	15.00'	21.36'	15.00'
C7	63.41°	15.00'	21.36'	15.00'
C8	63.41°	15.00'	21.36'	15.00'
C9	63.41°	15.00'	21.36'	15.00'
C10	63.41°	15.00'	21.36'	15.00'
C11	63.41°	15.00'	21.36'	15.00'
C12	63.41°	15.00'	21.36'	15.00'
C13	63.41°	15.00'	21.36'	15.00'
C14	63.41°	15.00'	21.36'	15.00'
C15	63.41°	15.00'	21.36'	15.00'
C16	63.41°	15.00'	21.36'	15.00'
C17	63.41°	15.00'	21.36'	15.00'
C18	63.41°	15.00'	21.36'	15.00'
C19	63.41°	15.00'	21.36'	15.00'
C20	63.41°	15.00'	21.36'	15.00'
C21	63.41°	15.00'	21.36'	15.00'

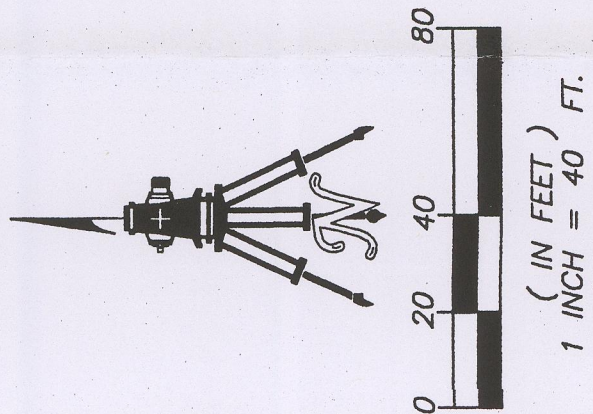


brooks 03-09-16 10:10:50 P:\SHG\15114\DWG\MAP\N\15114-PL-LS-P12-03-04.dwg

SHG-15114

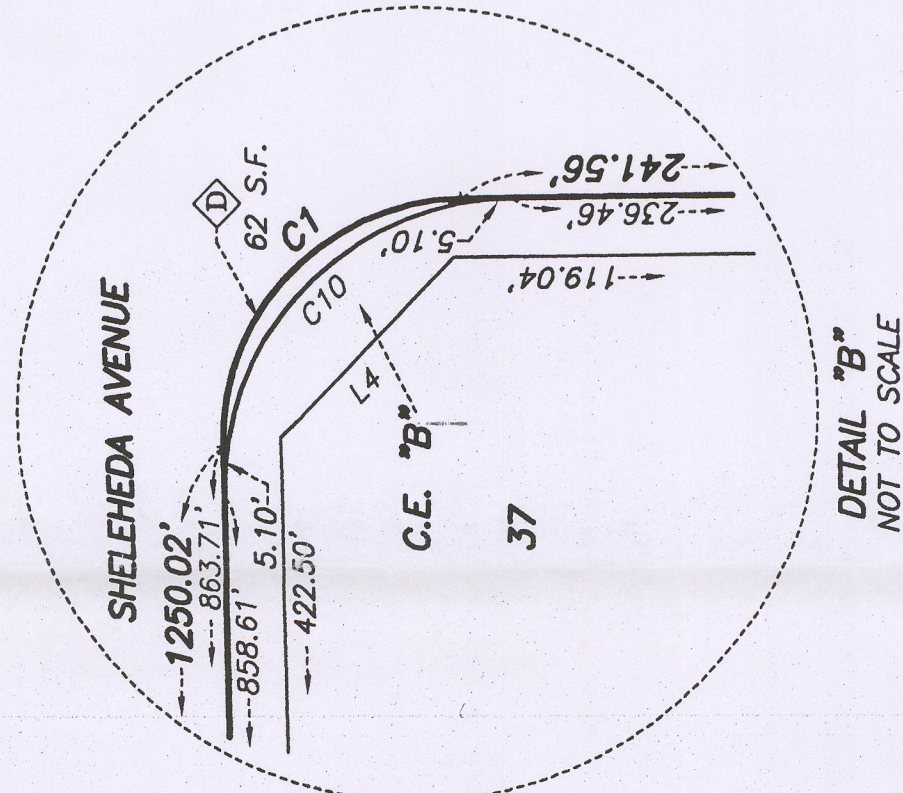
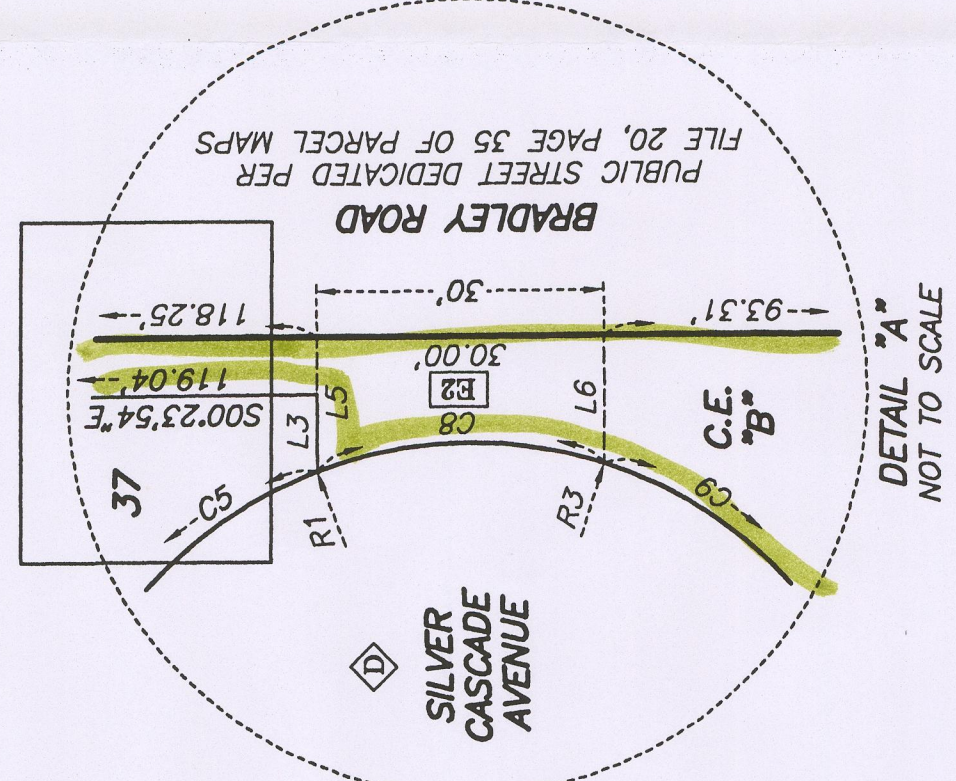
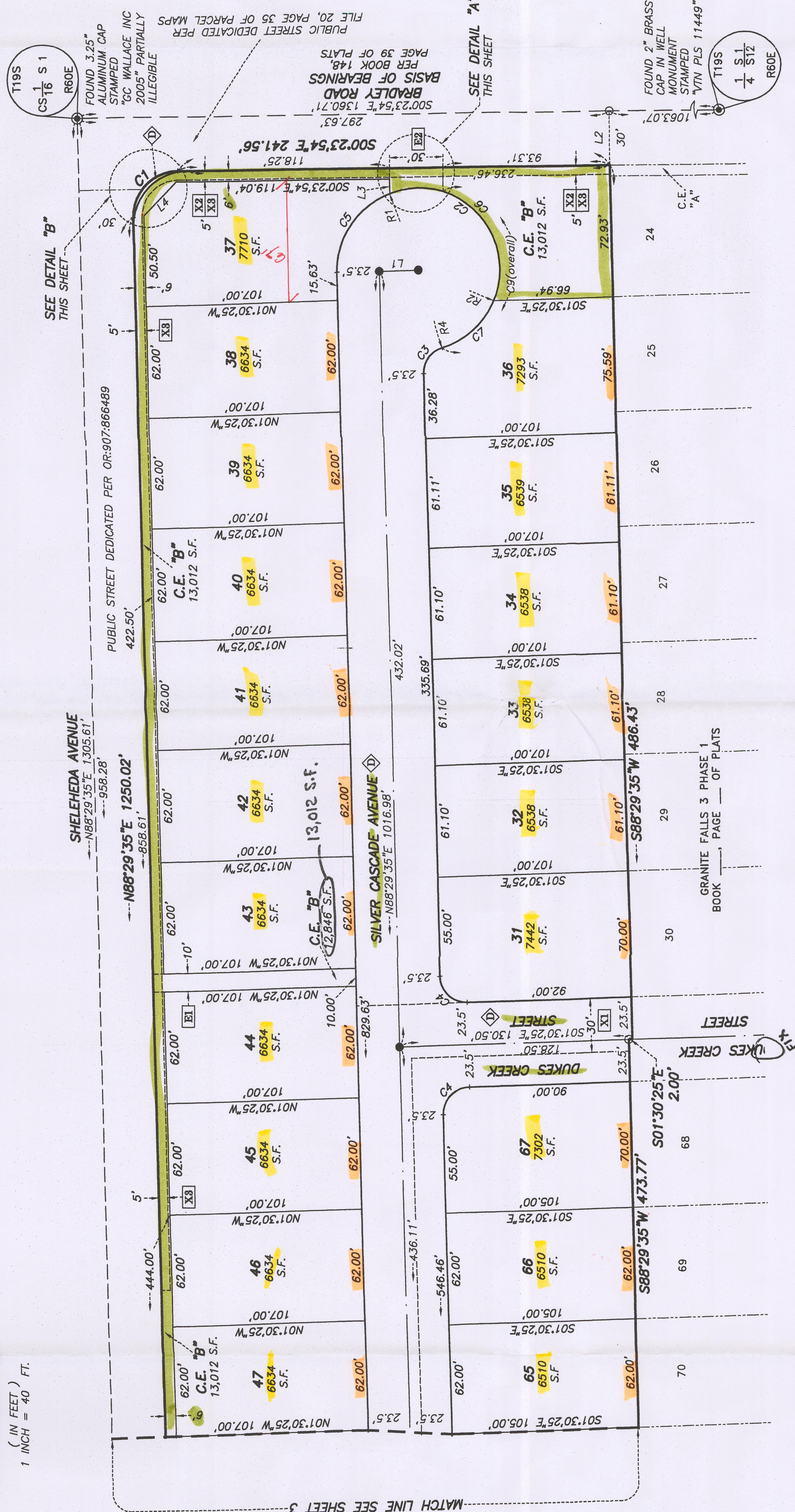
FINAL MAP OF
GRANITE FALLS 3 PHASE 2

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK _____ OF PLATS, PAGE _____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

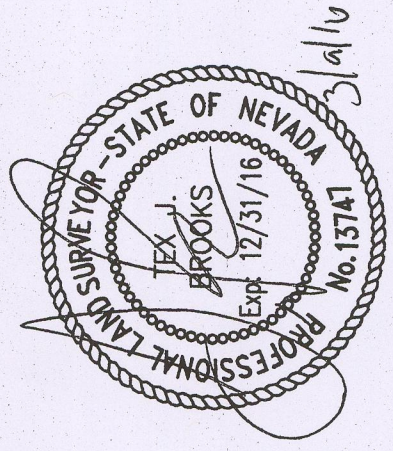
---	SUBJECT PROPERTY BOUNDARY
---	LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	LOT LINE
---	STREET CENTERLINE
---	QUARTER SECTION LINE
---	SIXTEENTH SECTION LINE
---	ADJOINING LOT LINE
---	TIE LINE
---	MATCH LINE
---	LOT NUMBER
---	SQUARE FEET
---	OR:
---	OFFICIAL RECORDS
---	ASSESSOR'S PARCEL NUMBER
---	APN
---	(R)
---	R1
---	RADIAL LINE SEGMENT
---	LINE LABEL SEGMENT
---	C1
---	PUBLIC STREET DEDICATED PER THIS PLAT (78,608 S.F.)
---	30' WIDE LAS VEGAS VALLEY WIDE PAVEMENT EASEMENT GRANTED PER OR:
---	5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE DEPARTMENT, AND PUBLIC UTILITIES EASEMENT RESERVED PER OR:2070002504700 (VAC-25907)
---	5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE DEPARTMENT, AND PUBLIC UTILITIES EASEMENT PER PARCEL MAP FILE 117, PAGE 43
---	10' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT (78,608 S.F.)
---	MAINTAINED BY THE HOME OWNERS ASSOCIATION
---	30' WIDE PUBLIC DRAINAGE ACCESS EASEMENTS GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION
---	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
---	SET 2" ALUMINUM CAP STAMPED T, BROOKS, PLS
---	MONUMENTS SET IN TOP OF CURB
---	2" ALUMINUM CAP STAMPED T, BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB TO BE SET PER BOOK, PAGE 1
---	PLATS (PHASE 1)



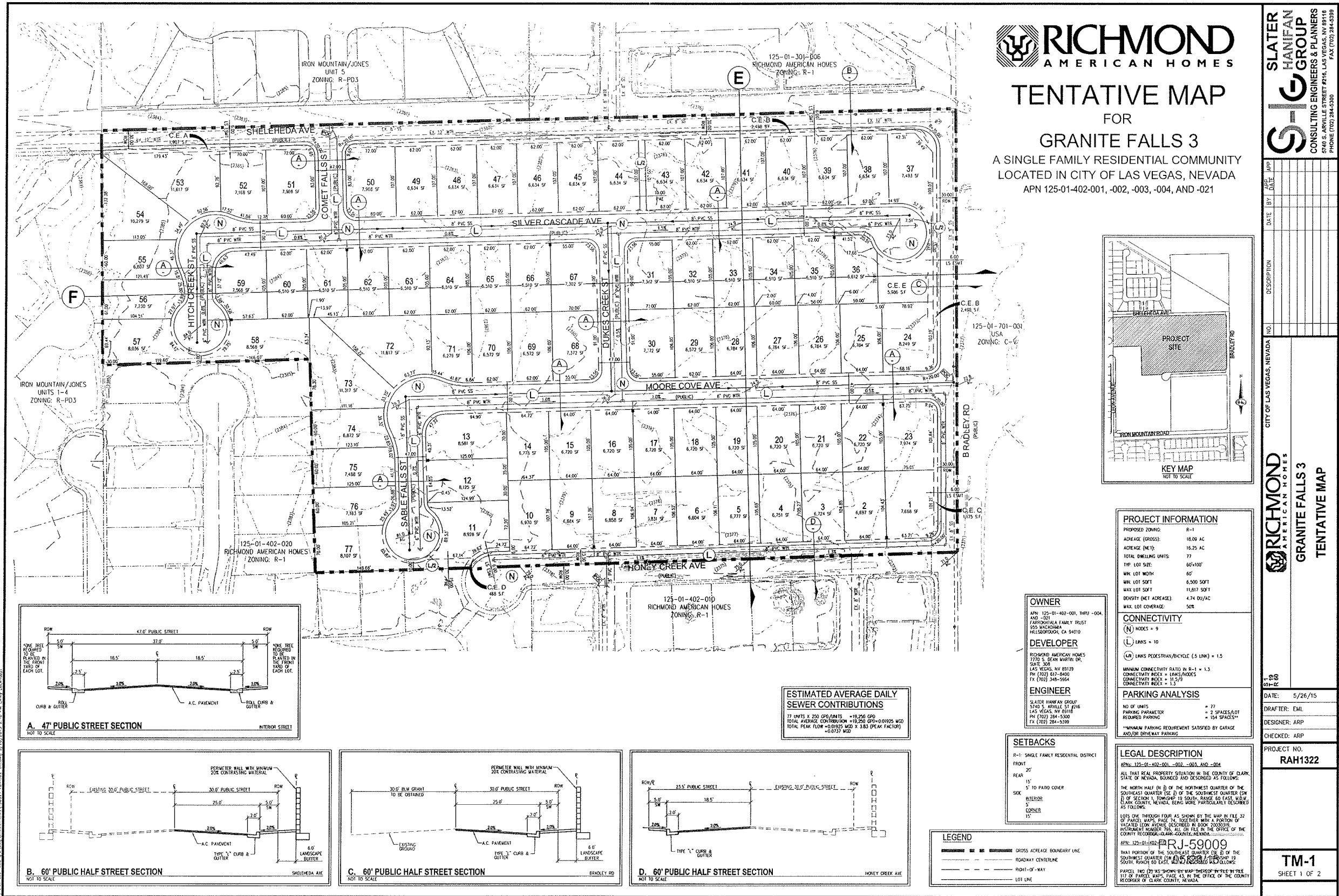
LINE	BEARING	DISTANCE
L1	S01°30'25"E	22.00'
L2	S89°52'06"E	7.86'
L3	N89°52'06"E	7.86'
L4	S46°52'06"E	26.03'
L5	N89°52'06"E	13.86'
L6	S89°52'06"E	13.24'

RADIAL	BEARING
R1	N69°10'28"E
R2	S22°30'37"W
R3	S72°19'11"E
R4	S72°07'37"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°06'31"	25.00'	39.75'	25.49'
C2	24°12'02"	45.50'	23.56'	15.00'
C3	17°00'00"	15.00'	23.56'	15.00'
C4	90°00'00"	15.00'	23.56'	15.00'
C5	70°40'53"	45.50'	56.13'	32.26'
C6	133°20'09"	45.50'	105.69'	105.49'
C7	90°00'00"	45.50'	40.71'	25.49'
C8	145°20'48"	45.50'	115.42'	145.84'
C10	91°06'31"	30.00'	47.70'	30.59'



SHS-15114



TMP-59526



**LAS VEGAS VALLEY
WATER DISTRICT**

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

March 7, 2017

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

SUBJECT: WILL SERVE: RESIDENTIAL SUBDIVISION MAP WATER COMMITMENT
FMP-63357, GRANITE FALLS 3 PHASE 2
PROJECT NO.: 124441, A.P.N.: 125-01-402-001

The Las Vegas Valley Water District (LVVWD) has reviewed the subject subdivision map consisting of 37 single family lots. Our records indicate the project qualifies for a water commitment in accordance with the LVVWD Service Rules. Therefore, domestic and fire protection water service can be provided from the LVVWD's system.

The water commitment for this project is contingent upon the developer completing the water facilities and their acceptance by the LVVWD in accordance with the LVVWD Service Rules, LVVWD approved plans, and the associated construction agreement signed by the developer and the LVVWD. Any water commitment is contingent on the above described conditions precedent having been satisfied and will expire if the described conditions are not met by the developer. If conditions described herein are not met by the developer, notice of withdrawal of the water commitment will be forwarded to the Southern Nevada Health District, the State Engineer, and the Building and Safety Division of the agency having jurisdiction for their particular action as related to this project, including, but not limited to, denial of all building permit applications.

This Water Commitment Letter Expires: March 8, 2018.

Should you have any questions, please contact Michael Dishari, P.E. at (702) 258-3171.

Sincerely,

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

DJM/MAD/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
Wallace Morris Kline
Slater Hanifan Group
Richmond American Homes of Nevada, Inc.



March 6, 2017

FMP-63357

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

**BUILDING
& SAFETY**

Christopher Knight
Director

Ms. Doa Meade
Las Vegas Valley Water District
3700 West Charleston Boulevard
Las Vegas, Nevada 89153

Dear Ms. Meade:

#124441

Please be advised that the Developer(s) of GRANITE FALLS 3-PHASE 2, located at SHELEHEDA AVE/BRADLEY ROAD, APN 125-01-402-001, have submitted agreements and surety in the amount of ONE MILLION THREE HUNDRED THIRTY THOUSAND FIVE HUNDRED DOLLARS (\$1,330,500.00) intended to guarantee the installation of required off-site improvements. The City of Las Vegas Planning staff approved the final map for this project on MARCH 1, 2016.

Please contact me at City of Las Vegas Land Development Services, 229-6371, if you have any questions about the surety, or about the nature or extent of the required improvements.

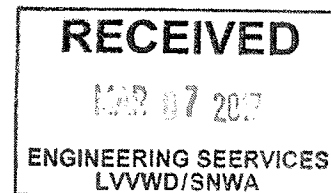
Sincerely,

Michael Cunningham, P.E.
Building & Safety Manager
Department of Building & Safety

MC:je

cc: File

333 N. RANCHO DR.
Las Vegas, NV
702-229-6251



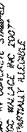
F:\BS_Land_Development\SeniorOfficeSpec\Form Letters\WATERBONDINGLETTER 112216.docx

cityoflasvegas
lasvegasnevada.gov



A COMMON INTEREST COMMUNITY

(SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



--- SUBJECT PROPERTY BOUNDARY LINE ---

RIGHT-OF-WAY LINE

EASEMENT LINE

--- LOT LINE ---

STREET CENTERLINE
SEWERITY SECTION / INCH

ADJOINING LOT LINE

THE CASE

REDAWN LOT
SWIFT HOLLOW -

SQUARE FEET

OFFICIAL RECORDS

ASSessor's PARCEL NUMBER

RADIAL LINE SEGMENT

LINE LABEL, SEGMENTCURVE LABEL SELECTION
PUBLIC STREET DEDICATED FOR

THIS PLAY (70,000 S.F.)

30' WIDE LAS MEGAS VALLEY
WATER DISTRICT EASEMENT
GRANTED PER

5' CITY OF LAS VEGAS BUREAU OF PUBLIC WORKS

STREETLIGHT, PUBLIC FIRE
HYDRANT AND APPURTENANCES
EASEMENT RECOVERED FOR

(20-100-3M)
NAC-0007-02

FOUND MONUMENTATION AS
SHOWN AND DESCRIBED

SET 2nd ALLIANCE CAP
DPO MINORITY 2.135

STAMPED "1, BROOKS PLS
15767" WITH REFERENCE
MEASUREMENTS SET IN TOP OF

CUAB

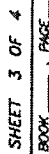
10

Revised

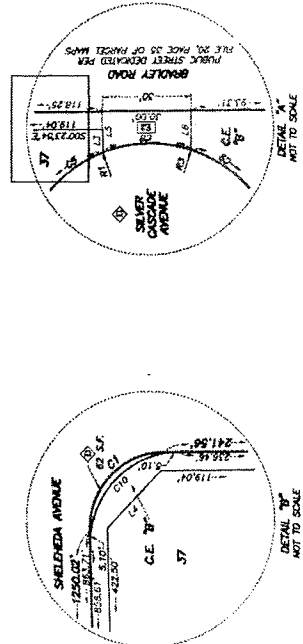
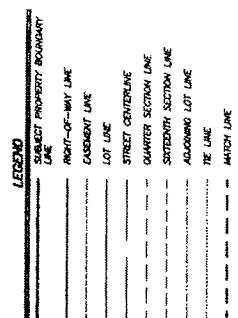
[Illegible handwritten text]

2

SECRET

1734CBOOK _____

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



RADIAL	READING
R1	MM9 10 28 E
R2	577 30 37 W
R3	577 19 11 E
R4	573 01 37 W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°06'31"	25.00	39.73	25.49
C2	91°06'31"	43.50	70.73	59.80
C3	74°32'02"	14.50	18.86	11.03
C4	90°00'00"	15.00	23.56	15.00
C5	71°40'53"	45.50	56.33	37.26
C6	113°00'00"	43.50	105.89	106.49
C7	50°37'30"	45.50	40.12	27.47
C8	30°30'21"	43.50	30.59	15.69
C9	145°00'42"	45.50	115.42	145.84
C10	91°06'31"	30.00	47.70	30.59

SHEET 4 OF 4
BOOK _____, PAGE _____

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-63357

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*

2/11/16

FMP-63357 - GRANITE FALLS 3 PHASE 2 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - *For possible action on a request for Final Map Technical Review FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.22 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-001 thru -004 and -021), R-1 (Single Family Residential) Zone, Ward 6 (Ross)*

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



ADMINISTRATIVE

Comments Due: FEBRUARY 21, 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: Final Map

Project Address (Location) Iron Mountain/Bradley

Project Name Granite Falls 3 Phase 2 Proposed Use _____

Assessor's Parcel #(s) 125-01-402-001 thru 004 and -021 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing R-1 proposed R-1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units 40 Density _____

Additional Information _____

PROPERTY OWNER Richmond American Homes Contact Brian Walsh

Address 7770 S. Dean Martin Dr. Suite 410 Phone: (702) 617-8464 Fax: _____

City Las Vegas State NV Zip 89139

E-mail Address brian.walsh@mdch.com

APPLICANT Richmond American Homes of Nevada Contact Brian Walsh

Address 7770 S. Dean Martin Dr. Suite 410 Phone: (702) 617-8464 Fax: _____

City Las Vegas State NV Zip 89139

E-mail Address brian.walsh@mdch.com

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Jensen

Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399

City Las Vegas State NV Zip 89118

E-mail Address cjensen@shg-inc.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 Brian P. Walsh

Subscribed and sworn before me

This 30th day of November, 20 15.

[Signature]

Notary Public in and for said County and State



JANET WILLMANN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-30-18
Certificate No: 14-18904-1

FOR DEPARTMENT USE ONLY

Case # Fmp-63357

Meeting Date: -

Total Fee: \$750.00

Date Received: 2-9-16

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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-01-402-001 thru 004 and -021

Name of Property Owner: Richmond American Homes

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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: _____

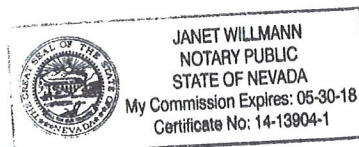
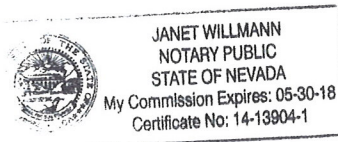
Signature of Property Owner: _____

Print Name: Brian P. Walsh

Subscribed and sworn before me

This 30th day of November, 20 15

Janet Willmann
Notary Public in and for said County and State



CERTIFICATE OF RESOLUTION

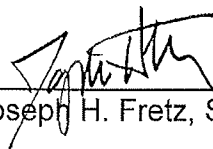
I, Joseph H. Fretz, as Secretary of Richmond American Homes of Nevada, Inc., a Colorado corporation (the "Company"), do hereby certify on behalf of the Company that the following resolution was unanimously adopted by the Board of Directors of the Company pursuant to the Minutes of Action of the Board of Directors dated as of April 14, 2010, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Brian Walsh as Vice President – Land Acquisition (Nevada Division), effective April 8, 2010, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Brian Walsh, as an officer of the Company, is authorized hereby to enter into, execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Land Acquisition (Nevada Division).

RICHMOND AMERICAN HOMES OF
NEVADA, INC., a Colorado corporation

By: _____


Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 6th day of January 2016.

RECEIVED

FEB 09 2016

Inet #: 20150923-0002200

Fees: \$20.00 N/C Fee: \$25.00

RPTT: \$26112.00 Ex: #

09/23/2015 12:52:40 PM

Receipt #: 2560943

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: ANI Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 125-01-402-001 thru 004
125-01-402-021

The undersigned hereby affirms that this document, including any exhibits, hereby submitted for recording DOES NOT contain the social security number of a person or persons as required by law.

**WHEN RECORDED RETURN TO
AND SEND TAX STATEMENTS TO:**

Richmond American Homes of Nevada, Inc.
7770 S. Dean Martin Drive, Suite 308
Las Vegas, Nevada 89139
Attention: Brian P. Walsh

GRANT, BARGAIN AND SALE DEED

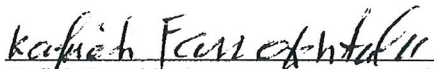
THIS INDENTURE WITNESSETH: That **KAFIEH FARROKHTALA AND SAYE FARROKHTALA**, successor Trustees of the Exemption Trust of the Farrokhtala Family Trust as to Parcel I, and **KAFIEH FARROKHTALA AND SAYE FARROKHTALA**, successor Trustees of the Children's Share of the Marital Trust of the Farrokhtala Family Trust, as to an undivided 50% interest, and **KATY FARROKHTALA, ALSO KNOWN AS KAFIEH FARROKHTALA AND SAYE FARROKHTALA**, successor Trustees of the Survivor's Trust of the Farrokhtala Family Trust, as to an undivided 50% interest, as tenants in common as to Parcel II, whose address is 955 Macadamia Drive, Hillsborough, California 94010, in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Sell to **RICHMOND AMERICAN HOMES OF NEVADA, INC., a Colorado corporation**, whose address is 7770 S. Dean Martin Drive, Suite 308, Las Vegas, Nevada 89139, all that real property situate in the County of Clark, State of Nevada, bounded and described on **Schedule 1** attached hereto and incorporated herein by this reference.

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

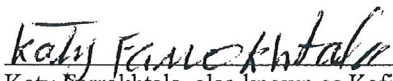
DATED: September 23, 2015.


Kafieh Farrokhtala, successor Trustee of the
Exemption Trust of the Farrokhtala Family Trust


Saye Farrokhtala, successor Trustee of the
Exemption Trust of the Farrokhtala Family Trust


Kafieh Farrokhtala, successor Trustee of the
Children's Share of the Marital Trust of the
Farrokhtala Family Trust


Saye Farrokhtala, successor Trustee of the
Children's Share of the Marital Trust of the
Farrokhtala Family Trust


Katy Farrokhtala, also known as Kafieh
Farrokhtala, successor Trustee of the Survivor's
Trust of the Farrokhtala Family Trust


Saye Farrokhtala, successor Trustee of the
Survivor's Trust of the Farrokhtala Family Trust

RECEIVED
FEB 09 2016

COUNTY OF _____)

See attached California
Acknowledgement, Date, _____

My Commission Expires: _____

COUNTY OF _____)

See attached California
Acknowledgement, Date

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

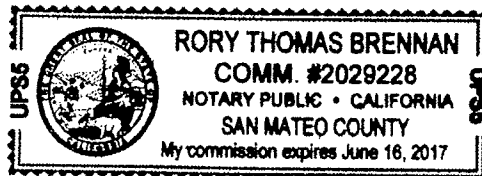
County of San Mateo)

On SEPT. 18, 2015 before me, Rory Thomas Brennan, Notary Public,
(insert name and title of the officer)

personally appeared KAFIEH FARROKHITALA AND SAYE FARROKHITALA,
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.



Rory Thomas Brennan
No. 2029228
Exp. 6/16/2017

Signature RORY THOMAS BRENNAN (Seal)

SCHEDULE 1 TO
GRANT, BARGAIN AND SALE DEED

PARCEL I:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 32 OF PARCEL MAPS, PAGE 74, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF VACATED LEON AVENUE IMMEDIATELY ADJACENT TO LOT ONE (1) DESCRIBED ABOVE, VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED MARCH 19, 2003 IN BOOK 20030319 AS DOCUMENT NO. 00796, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA..

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 117 OF PARCEL MAPS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
a) 125-01-402-001, 125-01-402-002, 125-01-402-003, 125-01-402-004, 125-01-402-021
b) _____

2. Type of Property:
- | | |
|--|---|
| a. ☒ Vacant Land | b. ☐ Sgl. Fam. Residence |
| c. ☐ Condo/Twnhse | d. ☐ 2-4 Plex |
| e. ☐ Apt. Bldg. | f. ☐ Comm'l/Ind'l |
| g. ☐ Agricultural | h. ☐ Mobile Home |
| ☐ Other _____ | |

FOR RECORDER'S OPTIONAL USE
ONLY

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

3. a. Total Value/Sales Price of Property \$5,120,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$5,120,000.00
d. Real Property Transfer Tax Due \$26,112.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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: Kafiah Farrokhtala Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
(REQUIRED) (REQUIRED)

Print Name:	The Exemption Trust of the Farrokhtala Family Trust, The Children's Share of the Marital Trust of the Farrokhtala Family Trust and The Survivor's Trust of the Farrokhtala Family Trust	Print Name:	Richmond American Homes Of Nevada, Inc., a Colorado corporation
Address:	<u>955 macademia Drive</u>	Address:	<u>7770 S Dean Martin Dr.</u>
City:	<u>Hillsborough CA</u>	City:	<u>Las Vegas</u>
State:	<u>Zip: 94010</u>	State:	<u>NV Zip: 89139</u>

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

Print Name: Nevada Title Company Esc. #: 15-05-0932-DTL
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169

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



DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

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

A. Final Map Contents

- ☒ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☒ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 3. Identification of adjoining properties.
- ☒ 4. A survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 6. Existing and proposed street right of way widths and corner radii.
- ☒ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- ☒ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☒ 9. Locations and widths of existing and proposed utility rights of way and easements.
- ☒ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights of way and easements.
- ☒ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 14. Areas of unobstructed vision at intersections, as described in LVMC 19.02.
- ☒ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☒ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E of the Unified Development Code.

- ☒ 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.



City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

**FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING**

2/4/2016 3:15:37 PM

FIRM: Slater Hanifan Group

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Granite Falls 3 - Phase 2

PLANNING No.: TM-PENDING

DESCRIPTION: 75 single family residential lots -- APN 125-01-402-001 thru 004 and 021

REF NO: 13810

Street Name	Street Type	Disposition
Comet Falls		Approved
Silver Cascade		Approved
Hitch Creek		Approved
Dukes Creek		Extension of existing street

RECEIVED

FEB 09 2016



CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 2/8/2016

**PLEASE RETURN THIS TRANSMITTAL WITH ANY
RESUBMITTAL FOR THIS PROJECT**

To: ENGINEER FIRM: SLATER HANIFAN GROUP 5740 ARVILLE ST 216 LAS VEGAS, NV 89118- PHONE NUMBER: (702)284-5300 FAX NUMBER:	From: DAVID GUERRA City of Las Vegas Land Development
---	---

PROJECT INFORMATION:

PROJECT NUMBER: 63202

PROJECT NAME: GRANITE FALLS 3-PHASE 2

APPLICATION TYPE: L-CIVIL **WORK TYPE:** L-SUB

MAP ID: 125-01-4

DEVELOPER CO.: RICHMOND AMERICAN HOMES OF NEV

G-01-7

7770 DEAN MARTIN DR STE 30

LAS VEGAS , NV 89139-

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1	DEVCO X	REC:2/1/16	RET: 2/1/16	Result: Approvable with Condition(s)
2	FLOOD X	REC:2/1/16	RET: 2/2/16	Result: Approvable
3	TRAFFICX	REC:2/1/16	RET: 2/3/16	Result: Approvable with Condition(s)
4	GEOTECHX	REC:2/1/16	RET: 2/4/16	Result: Approvable
5	SEWERX	REC:2/1/16	RET: 2/4/16	Result: Approvable with Condition(s)
6	CURRENTPLX	REC:2/1/16	RET: 2/8/16	Result: Approvable with Condition(s)
7	FIRE ENG	REC:2/1/16	RET: 2/8/16	Result: Approvable
8	CIVILBLUXX	REC:2/1/16	RET:	Result: Incomplete
9	FIRE ENG M	REC:2/8/16	RET:	Result: Incomplete

DESCRIPTION OF ITEMS ATTACHED

- | | |
|--|--|
| ☐ LAND DEVELOPMENT COMMENTS | ☒ TRAFFIC/DEVCO COMMENTS |
| ☒ CURRENT PLANNING COMMENTS | ☒ FLOOD COMMENTS |
| ☒ FIRE DEPARTMENT COMMENTS (RETAIN FOR YOUR USE) | ☒ SEWER COMMENTS |
| ☒ BOND ESTIMATE | ☐ SWPPP DOCUMENTS |
| ☐ DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM | |
| ☐ DUPLICATE MYLAR (S) | ☐ OFF-SITE CONST. PERMIT - PLEASE FORWARD TO CONTRACTOR |
| ☐ | |

RECEIVED

FEB 09 2016

REMARK (S):

Please address all redlines and resubmit revised plans (_____ Sets of MYLAR PLANS) with Land Development Redlines Set.

Additional information may be required (if checked).

- ☐ Submit Easement/Right of Way application to right of way
- ☒ Bond Must be posted.
- ☒ Fee(s) - see bond estimate and plans for breakdown.
- ☒ Permit request form must be filled out and signed by contractor and return to CLV Land Development.
- ☒ SWAPP KORMS
- ☐ _____

TRANSMITTAL

To: City of Las Vegas Planning
333 Rancho Drive, 8th floor
Las Vegas, NV 89101

Date: February 8, 2016

Project No.: RAH1322-005

From: Roxanne Leigh

Subject: Granite Falls 3 Phase 2 – Final Map Submittal

CC: Todd Steadham

CC: _____

CC: File

CC: _____

CC: _____

CC: _____

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☐ Review & Comment
☒ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____

Date: _____ Time: _____

Copies	Description
16	24" x 36" – Bond Copy – Folded Final Map
1	24" x 36" – Bond Copy – Rolled Final Map
1	Fee – Check in the amount of \$750.00 (RAH Check No. 1031440)
1	Final Map Application
1	Statement of Financial Interest
1	Signing Documents
1	Final Map Checklist
1	Recorded Deed
1	CLV Fire Approved Street Name List
1	Civil Improvement Plan Submittal Confirmation

Comments:

Signed: _____
Roxanne Leigh, Processor

Roxanne Leigh

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.



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.

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.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: TEX BROOKS
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
SLATER HANIFAN GROUP - %CHELSEA JENSEN
RICHMOND AMERICAN HOMES NEVADA I - % B WALSH

Date: March 01, 2016

RE: **FINAL MAP 63357 - GRANITE FALLS 3 PHASE 2**

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.**

753790 CURRENT PL Status: Denied March 01, 2016

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

Lots 32, 33, 34, 35 and 52 in the approved Tentative Map (TMP-59526) had a minimum lot size of 6,500 square feet. The zoning of the residential subdivision is R-1 (Single Family Residential) and the aforementioned lots do not meet the minimum lot size.

Department of Planning staff has denied your request for technical review of the subject final map, as it is not in conformance with the approved Tentative Map of Granite Falls 3 (TMP-59526).

In addition to the foregoing, the following comments are also made in conjunction with this map:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Granite Falls 3 (TMP-59526).
2. The file number "FMP-63357" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the city.

4. Correct the square footage label on Lots 32, 33, 34, 35 and 52. It must be larger than 6,500 square feet.

5. Thomas A. Perrigo is now the Director of Planning. Please remove "Acting" and "AICP" from the Director's title.

753791 DEVCO Status: Conditional Approval February 23, 2016

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

We note that an approved Drainage Plan and Technical Drainage Study update is on file with the



February 18, 2016

City of Las Vegas – Dept of Planning
333 N Rancho Dr, 3rd Floor
Las Vegas, NV 89106 - 3703

To Whom It May Concern:

The United States Postal Service has reviewed the Final Map of Granite Falls 3 – Phase 2 (Map # FMP-63357).

We have no objections to the development. The following Street Names are acceptable:

Silver Cascade Ave.
Hitch Creek St.
Honey Creek Ave.

Respectfully,

A handwritten signature in black ink, appearing to read "Jade Payne", written in a cursive style.

Jade Payne
Address Management, Manager

RECEIVED

FEB 22 2016

Dept of Planning
City of Las Vegas



**LAS VEGAS VALLEY
WATER DISTRICT**

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

February 22, 2016

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

SUBJECT: WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP
FMP-63357, GRANITE FALLS 3 PHASE 2
A.P.N. 125-01-402-001 THRU 004 AND 125-01-402-021

The Las Vegas Valley Water District (LVVWD) has reviewed the subject subdivision map and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the LVVWD's system without a water commitment.

A water commitment may be provided to the subdivision when all requirements of the LVVWD's Service Rules are met. The total projected water usage of the subdivision is 29.5 acre-feet/year.

Should you have any questions, please contact me at (702) 258-3171, and **reference FMP-63357**.

Sincerely,

Michael A. Dishari, P.E., Senior Civil Engineer
Engineering Services Division

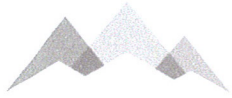
MAD/clj

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Slater Hanifan Group
Richmond American Homes Nevada, Inc.

RECEIVED

FEB 29 2016

**Dept of Planning
City of Las Vegas**



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

February 17, 2016

WALTER B. ROSS
SOUTHERN NEVADA HEALTH DISTRICT
P.O. BOX 3902
LAS VEGAS NV 89127

**Re: Final Map-Granite Falls 3 Phase 2
37 lots in the City of Las Vegas**

Dear Mr. ROSS:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and hereby approves said subdivision with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

Pat Mohn
Technical Services Branch
Bureau of Water Pollution Control

cc:

STEVE GEBEKE the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 3 Las Vegas 89106

TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste #201 Las Vegas 89106

Engineer: SLATER HANIFAN GROUP 5740 S. ARVILLE STE 216 LAS VEGAS, NV 89118

Developer Name: - - - -, NV 99999

Control No. 10657

RECEIVED

FEB 22 2016

Dept of Planning
City of Las Vegas



City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

**FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING**

2/18/2016 1:58:34 PM

FIRM: Slater Hanifan Group

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Granite Falls 3 - Phase 2

PLANNING No.: FMP-63357

DESCRIPTION: 75 single family residential lots -- APN 125-01-402-001 thru 004 and 021

REF NO: 13810

Street Name	Street Type	Disposition
Comet Falls		Approved
Silver Cascade		Approved
Hitch Creek		Approved
Dukes Creek		Extension of existing street

Locate approved TMP map and approval letter (related cases) TMP-59526 PRJ-59009 ap-CC 8-19-15

a. Case number in lower right: yes

b. Name match: yes

Unit in name Match: yes

Type of map included in the name: yes

C Number of units matches TMP: yes

G Lots Numbered: yes Common Lots Lettered: yes

Table: yes

Gross and Net Acres: No

Lot Numbers Match TMP: Yes

K Street Names correct: Yes

Suffixes correct: no (Hitch Creek) change Street to Court

M Directors Certificate: Yes

D Meet min requirements

Lot width: yes

Lot size: yes

Do they have access to R/W: yes

J subdivision access on to Thoroughfare driveway note: N/A

E Private easement w/ perpetual and non-revocable statement: N/A

F Commercial sub Shared access and parking perpetual and non-revocable statement: N/A

H Common Lots for with Landscaping: yes/ R-1 standards meet

Common Lots for Trails with: no trails shown on GIS

L Note for trails included: N/A

I Street Widths compliance with TMP: yes

Variance or Waiver:



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: TEX BROOKS
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
SLATER HANIFAN GROUP - %CHELSEA JENSEN
RICHMOND AMERICAN HOMES NEVADA I - % B WALSH

Date: March 01, 2016

RE: **FINAL MAP 63357 - GRANITE FALLS 3 PHASE 2**

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.**

753790 CURRENT PL Status: Denied March 01, 2016

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

Lots 32, 33, 34, 35 and 52 in the approved Tentative Map (TMP-59526) had a minimum lot size of 6,500 square feet. The zoning of the residential subdivision is R-1 (Single Family Residential) and the aforementioned lots do not meet the minimum lot size.

Department of Planning staff has denied your request for technical review of the subject final map, as it is not in conformance with the approved Tentative Map of Granite Falls 3 (TMP-59526).

In addition to the foregoing, the following comments are also made in conjunction with this map:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Granite Falls 3 (TMP-59526).
2. The file number "FMP-63357" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the city.
4. Correct the square footage label on Lots 32, 33, 34, 35 and 52. It must be larger than 6,500 square feet.
5. Thomas A. Perrigo is now the Director of Planning. Please remove "Acting" and "AICP" from the Director's title.

753791 DEVCO Status: Conditional Approval February 23, 2016

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

We note that an approved Drainage Plan and Technical Drainage Study update is on file with the

Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Per condition #6 of TMP-59526, revise the dedication at the southeast corner of Bradley Road and Sheleheda Avenue to be a minimum 30-foot radius on this Final Map.
 2. Revise note "X3" to include all the existing rights as they were granted in the owner's certificate of on File 117, Page 43 of Parcel Maps.
 3. Prior to recordation, complete the recording information for "X1" and "o".
 4. Prior to recordation, complete the recording information for Granite Falls 3, Phase 1.
 5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
 6. Include the Final Map number, FMP-63357, above the Recorder's Block on the cover sheet.
 7. Site development to comply with all applicable conditions of approval for Granite Falls 3 Tentative Map (TMP-59526).
-

753792 SURVEY Status: Denied February 24, 2016

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

Please revise all references from 'Remainder Lot' A" to 'Lot "A"' within the Header, Title Block and Legal Description in order to match the parent lot created by the Granite Falls 3 Phase 1 final map (FMP-63071).

Insert Allen Pavelka as the City Engineer within the Approvals on Sheet 1.

Within the Legend on Sheet 2 and Sheet 4, revise the description for [X3] to be a 5' City of Las Vegas public street light, public fire hydrant and appurtenances easement per Parcel Map File 117, Page 43.

When recorded, please fill in the recording data for the Granite Falls 3 Unit 1 Final map in numerous locations on all sheets.

End of Comments.

AR.

AMS MANAGER



February 18, 2016

City of Las Vegas – Dept of Planning
333 N Rancho Dr, 3rd Floor
Las Vegas, NV 89106 - 3703

To Whom It May Concern:

The United States Postal Service has reviewed the Final Map of Granite Falls 3 – Phase 2 (Map # FMP-63357).

We have no objections to the development. The following Street Names are acceptable:

Silver Cascade Ave.
Hitch Creek St.
Honey Creek Ave.

Respectfully,

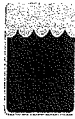
A handwritten signature in black ink, appearing to read "Jade Payne".

Jade Payne
Address Management, Manager

RECEIVED

FEB 22 2016

**Dept of Planning
City of Las Vegas**



**LAS VEGAS VALLEY
WATER DISTRICT**

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

February 22, 2016

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

SUBJECT: WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP
FMP-63357, GRANITE FALLS 3 PHASE 2
A.P.N. 125-01-402-001 THRU 004 AND 125-01-402-021

The Las Vegas Valley Water District (LVVWD) has reviewed the subject subdivision map and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the LVVWD's system without a water commitment.

A water commitment may be provided to the subdivision when all requirements of the LVVWD's Service Rules are met. The total projected water usage of the subdivision is 29.5 acre-feet/year.

Should you have any questions, please contact me at (702) 258-3171, and **reference FMP-63357**.

Sincerely,

Michael A. Dishari, P.E., Senior Civil Engineer
Engineering Services Division

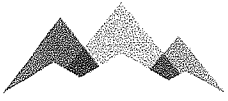
MAD/clj

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Slater Hanifan Group
Richmond American Homes Nevada, Inc.

RECEIVED

FEB 29 2016

**Dept of Planning
City of Las Vegas**



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

February 17, 2016

WALTER B. ROSS
SOUTHERN NEVADA HEALTH DISTRICT
P.O. BOX 3902
LAS VEGAS NV 89127

**Re: Final Map-Granite Falls 3 Phase 2
37 lots in the City of Las Vegas**

Dear Mr. ROSS:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and hereby approves said subdivision with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

Pat Mohn
Technical Services Branch
Bureau of Water Pollution Control

cc:

STEVE GEBEKE the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 3 Las Vegas 89106

TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste #201 Las Vegas 89106

Engineer: SLATER HANIFAN GROUP 5740 S. ARVILLE STE 216 LAS VEGAS, NV 89118

Developer Name: - - - -, NV 99999

Control No. 10657

RECEIVED

FEB 22 2016

**Dept of Planning
City of Las Vegas**



City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

**FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING**

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FIRM: Slater Hanifan Group

ENTITY: City Of Las Vegas Planning

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REF NO: 13810

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Dukes Creek		Extension of existing street



GET THEM
7937 Eastern ELK ST
PAGE 53
Figur 11
125-01-397-002
37.6
125-01-418-041

To: City of
Attn:
333
Las Vegas, NV 89101

From: Roxanne Leigh

Subject: Granite Falls 3 Ph. 2 - Recorded Final Map for Addressing

CC: Todd Steadman

CC: File

CC:

CC:

CC:

CC:

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☐ Review & Comment
☒ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____
Date: _____ Time: _____

Copies	Description
2	24" x 36" - Bond Copy - Folded Recorded Final Map -
1	11" x 17" Size Copy of Recorded Final Map
1	24" x 36" - Mylar Copy - Recorded Final Map
1	Letter Size Copy of Recorded Final Map

Comments:

rleigh@shg-inc.com

Signed: _____

Roxanne Leigh, Project Coordinator

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.

FINAL MAP OF
GRANITE FALLS 3 PHASE 2
A COMMON INTEREST COMMUNITY

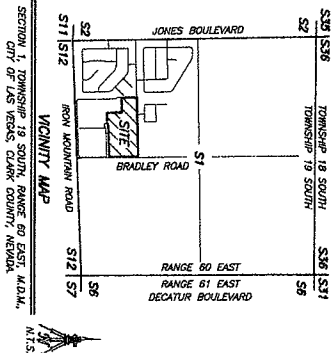
BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 32, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

INCHON AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAN OF:
GRANITE FALLS 3 PHASE 2

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAN AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS, EASEMENTS, AND OTHER PUBLIC RIGHTS OF-WAY AND GRANT THE EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALL THE STREETS, EASEMENTS, AND OTHER PUBLIC RIGHTS OF-WAY AND GRANT THE EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.
(1) A THREE FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANS TO PROVIDE ACCESS TO THE STREETS AND ALLEYS.
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SURVEYOR'S CERTIFICATE

1. I, T. J. BROOKS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCES OF INCHON AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION.
2. THE LANDS SURVEYED ARE WITHIN A PORTION OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 10, 2017.
3. THIS PLAN COMPLETES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE OF THE SURVEY.
4. THE MONUMENTS DEPICTED ON THE PLAN WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY THE PLAN.
5. FINANCIAL GUARANTEE WILL BE PROVIDED WITHIN THE GOVERNING BODY BEFORE RECOGNITION TO PROVIDE THE INSTALLATION OF THE MONUMENTS.

T. J. BROOKS
LAND SURVEYOR
NEVADA LICENSE NO. 13742



DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF WATER RESOURCES, CLARK COUNTY, NEVADA, ON FILE IN THIS OFFICE.

BY: [Signature]
DIVISION OF WATER RESOURCES
DATE: 3/6/17

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT, THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND IS PREPARED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SOLID WASTE.

BY: [Signature]
SOUTHERN NEVADA HEALTH DISTRICT
DATE: 3/10/17

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. NIXON, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP:

GRANITE FALLS 3 PHASE 2

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEM.

SETTING ON OR BEFORE THE 31st DAY OF MARCH, 2017.

ALAN R. NIXON
CITY SURVEYOR
NEVADA LICENSE NO. 12469



CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLETES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREON, THAT THE MAP COMPLETES WITH THE APPLICABLE STATUTORY AND ORDINANCE PROVISIONS, AND THAT THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE CITY OF LAS VEGAS, NEVADA.

ON THIS 31st DAY OF MARCH, 2017.

APPROVALS

WE, THE HEREBY NAMED EASEMENT REQUIREMENTS, APPROVE THE GRANT OF THE DESIGATED EASEMENTS.

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

BY: [Signature]
DATE: 3/6/17

WALLACE MORRIS KLINE
SURVEYING, L.L.C.
LAND SURVEY CONSULTING
3740 SOUTH ARVILLA STREET, #306
LAS VEGAS, NEVADA 89103
PH: 702.213.967 FAX: 702.213.963

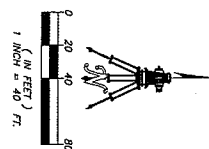
FINAL MAP OF GRANITE FALLS 3 PHASE 2
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 32, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

INSTRUMENT NO. 01775
OFFICIAL RECORDS
BOOK NO. 2010501
FILED IN THE REQUEST OF
WALLACE MORRIS KLINE SURVEYING
DATE 3/14/17 AT 15:03 PM
BOOK 153 PAGE 0056
CLARK COUNTY, NEVADA RECORDS
DEBIE COMPTON, RECORDER
FEE \$37.00 DEPUTY SMO

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LINE	BEARING	DISTANCE
L1	S00°35'01"E	30.00'
L2	S00°35'01"E	10.00'

5. CITY OF LAS VEGAS, PUBLIC STREETLIGHTS, PUBLIC TREE HYDRANT AND APPURTENANCE EASEMENT RESERVED PER (MC-0067-02)
FOUND MONUMENTATION AS SHOWN AND DESCRIBED

SET 2" ALUMINUM CAP STAMPED "I. BROOKS, PLUS 13'4" WITH REFERENCE MONUMENTS SET IN TOP OF CURB

Locate approved TMP map and approval letter (related cases) TMP-59526 PRJ-59009 ap-CC 8-19-15

- a. Case number in lower right: yes
- b. Name match: yes
Unit in name Match: yes
Type of map included in the name: yes
- C Number of units matches TMP: yes
- G Lots Numbered: yes Common Lots Lettered: yes
Table: yes
Gross and Net Acres: No
Lot Numbers Match TMP: Yes
- K Street Names correct: Yes
Suffixes correct: no (Hitch Creek) change Street to Court
- M Directors Certificate: Yes
- D Meet min requirements
Lot width: yes
Lot size: yes
Do they have access to R/W: yes
- J subdivision access on to Thoroughfare driveway note: N/A
- E Private easement w/ perpetual and non-revocable statement: N/A
- F Commercial sub Shared access and parking perpetual and non-revocable statement: N/A
- H Common Lots for with Landscaping: yes/ R-1 standards meet
Common Lots for Trails with: no trails shown on GIS
- L Note for trails included: N/A
- I Street Widths compliance with TMP: yes
Variance or Waiver:



**LAS VEGAS VALLEY
WATER DISTRICT**

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

March 7, 2017

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

**SUBJECT: WILL SERVE: RESIDENTIAL SUBDIVISION MAP WATER COMMITMENT
FMP-63357, GRANITE FALLS 3 PHASE 2
PROJECT NO.: 124441, A.P.N.: 125-01-402-001**

The Las Vegas Valley Water District (LVVWD) has reviewed the subject subdivision map consisting of 37 single family lots. Our records indicate the project qualifies for a water commitment in accordance with the LVVWD Service Rules. Therefore, domestic and fire protection water service can be provided from the LVVWD's system.

The water commitment for this project is contingent upon the developer completing the water facilities and their acceptance by the LVVWD in accordance with the LVVWD Service Rules, LVVWD approved plans, and the associated construction agreement signed by the developer and the LVVWD. Any water commitment is contingent on the above described conditions precedent having been satisfied and will expire if the described conditions are not met by the developer. If conditions described herein are not met by the developer, notice of withdrawal of the water commitment will be forwarded to the Southern Nevada Health District, the State Engineer, and the Building and Safety Division of the agency having jurisdiction for their particular action as related to this project, including, but not limited to, denial of all building permit applications.

This Water Commitment Letter Expires: March 8, 2018.

Should you have any questions, please contact Michael Dishari, P.E. at (702) 258-3171.

Sincerely,

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

DJM/MAD/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
Wallace Morris Kline
Slater Hanifan Group
Richmond American Homes of Nevada, Inc.



March 6, 2017

FMP-63357

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

**BUILDING
& SAFETY**

Christopher Knight
Director

Ms. Doa Meade
Las Vegas Valley Water District
3700 West Charleston Boulevard
Las Vegas, Nevada 89153

Dear Ms. Meade:

#124441

Please be advised that the Developer(s) of GRANITE FALLS 3-PHASE 2, located at SHELEHEDA AVE/BRADLEY ROAD, APN 125-01-402-001, have submitted agreements and surety in the amount of ONE MILLION THREE HUNDRED THIRTY THOUSAND FIVE HUNDRED DOLLARS (\$1,330,500.00) intended to guarantee the installation of required off-site improvements. The City of Las Vegas Planning staff approved the final map for this project on MARCH 1, 2016.

Please contact me at City of Las Vegas Land Development Services, 229-6371, if you have any questions about the surety, or about the nature or extent of the required improvements.

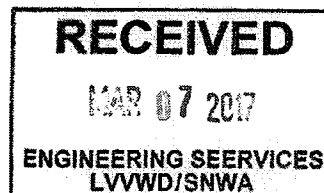
Sincerely,

Michael Cunningham, P.E.
Building & Safety Manager
Department of Building & Safety

MC:je

cc: File

333 N. RANCHO DR.
Las Vegas, NV
702-229-6251

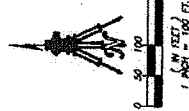


F:\BS_Land_Development\SeniorOfficeSpecForm Letters\WATERBONDINGLETTER 112216.docx



FINAL MAP OF

IN FINAL MAP ENTITLED "GRANITE FALLS



LOT TABULATION

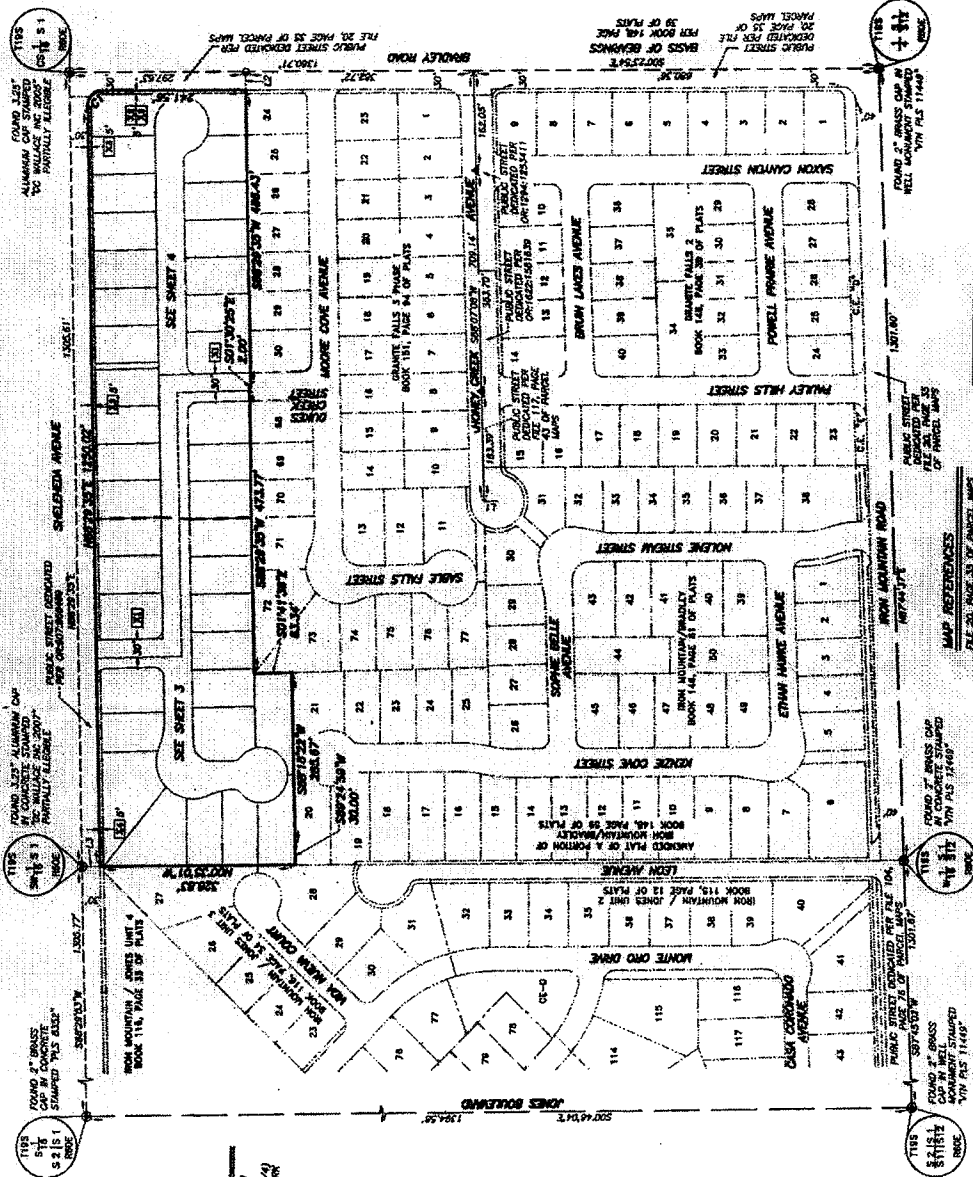
LEGW 055029770M

ALL OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 34, OFFICIAL RECORDS, CLARK COUNTY, NEBRASKA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 80 EAST, N.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEBRASKA

LEGEND

----- SUBMISSION BOUNDARY LINE

EASEMENT LINE
 LOT LINE
 STREET CENTERLINE
 SECTION LINE
 QUARTER SECTION LINE
 SECTION LINE
 ADJOINING LOT LINE
 THE LINE

[illegible]

THE LEGAL SERVICES CENTER
OF THE UNIVERSITY OF CALIFORNIA
AT BERKELEY

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS OWNED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND NONFRANCHISE) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE, FENCING, OR ANY OTHER IMPROVEMENTS ASSUMED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE

UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

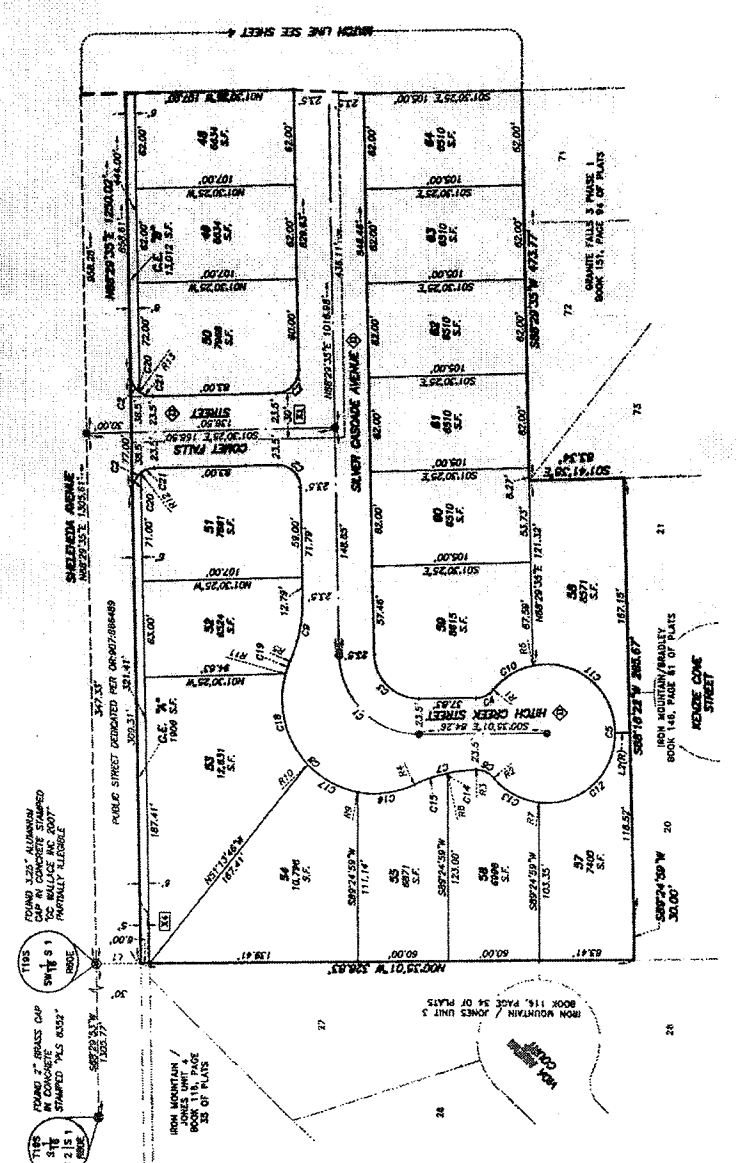
LINE	BEARING	DISTANCE
L1	N 07° 35' 30" W	22.00
L2	S 09° 45' 00" W	30.00
L3	S 00° 35' 01" E	30.00

BOOK 744, PAGE 58 OF PLATS
BOOK 151, PAGE 84 OF PLATS

THE FIFTY-THIRD ANNUAL MEETING OF THE AMERICAN SOCIETY OF CLIMATE ENGINEERS

1519-1522

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

[illegible]

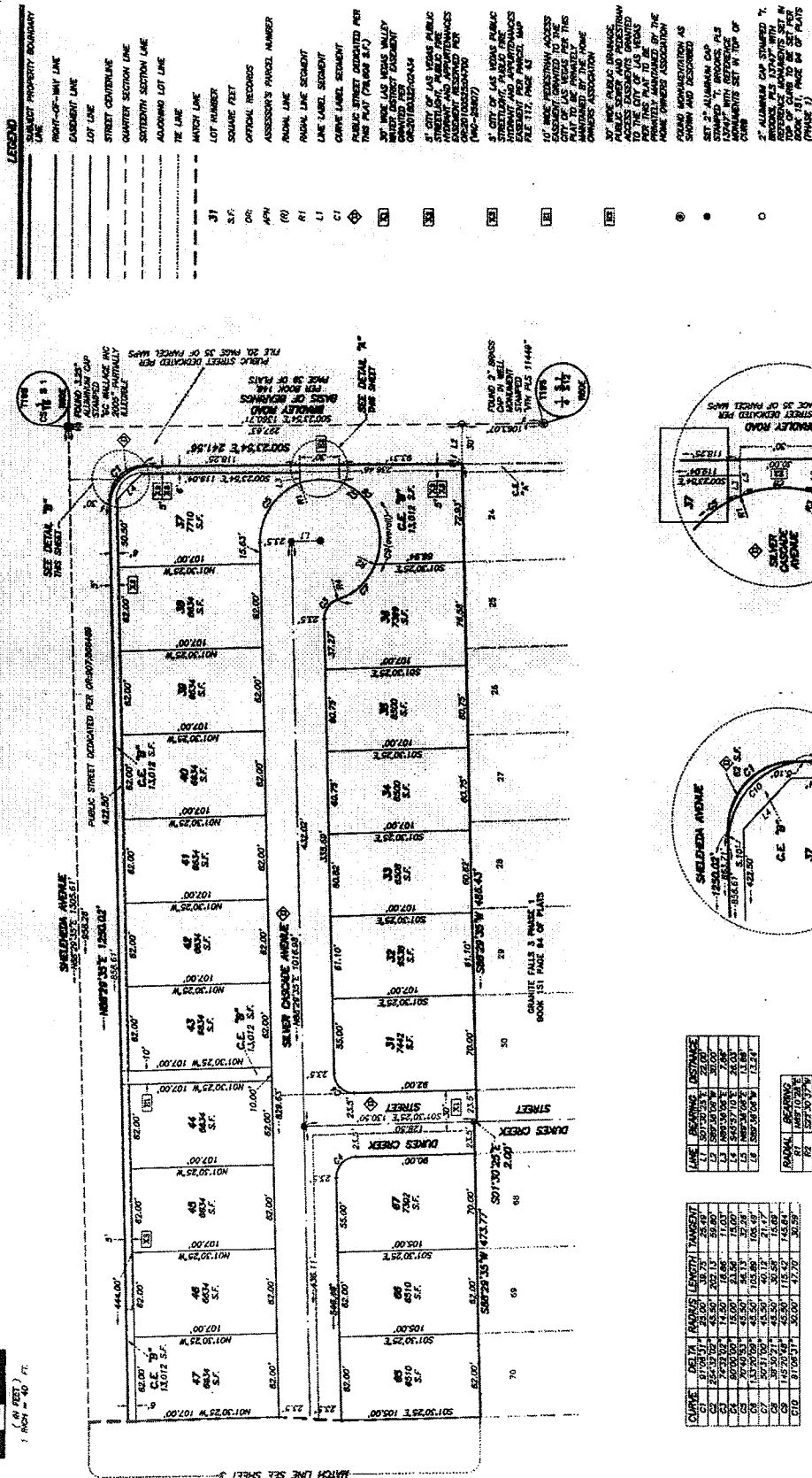
LINE	BEARING	DISTANCE
L1	S20°50'11"E	30.00'
L2	S00°59'01"E	10.00'

RADIAL	PRECISION
R1	M19-23.49°
R2	M19-53.02°
R3	M84-55.40°
R4	M84-11.57°
R5	S23-20.57°
R6	M77-23.08°
R7	M83-29.27°
R8	M77-53.41°
R9	M79-34.41°
R10	M43-55.27°
R11	M15-14.59°
R12	M1-37.23°

CURE	DET.	ALLOS	CAPI	INVEST
C1	800,000	15.0	9.54	28.57
C2	800,000	15.0	9.54	29.52
C3	800,000	15.0	9.54	30.47
C4	800,000	15.0	9.54	31.43
C5	800,000	15.0	9.54	32.38
C6	800,000	15.0	9.54	33.33
C7	800,000	15.0	9.54	34.29
C8	800,000	15.0	9.54	35.24
C9	800,000	15.0	9.54	36.19
C10	800,000	15.0	9.54	37.14
C11	800,000	15.0	9.54	38.09
C12	800,000	15.0	9.54	39.05
C13	800,000	15.0	9.54	40.00
C14	800,000	15.0	9.54	40.95
C15	800,000	15.0	9.54	41.90
C16	800,000	15.0	9.54	42.86
C17	800,000	15.0	9.54	43.81
C18	800,000	15.0	9.54	44.76
C19	800,000	15.0	9.54	45.71
C20	800,000	15.0	9.54	46.67



BEING A SUBDIVISION OF LOT "A," OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE, 1" ON FILE IN BOOK 151 OF PLATS, BEING PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



RADIAL	BEARING
R1	M65°10'28"E
R2	S27°30'37"W
R3	S72°19'11"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	51°00'51"	23.00	38.75	25.49
C2	25°43'32"	45.50	202.13	59.80
C3	7°27'32"	14.50	17.86	11.01
C4	50°00'00"	15.00	21.54	14.00
C5	7°40'53"	45.50	34.13	37.26
C6	131°20'09"	43.50	105.80	105.45
C7	50°31'30"	45.50	40.17	21.47
C8	30°30'21"	45.50	30.54	14.69
C9	145°20'46"	45.50	115.42	145.84
C10	145°20'46"	50.00	125.35	150.84

RADIAL	BEARING
R1	M65°10'28"E
R2	S27°30'37"W
R3	S72°19'11"E



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-63357

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**

2/11/16

FMP-63357 - GRANITE FALLS 3 PHASE 2 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - For possible action on a request for Final Map Technical Review FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.22 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-001 thru -004 and -021), R-1 (Single Family Residential) Zone, Ward 6 (Ross)

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



ADMINISTRATIVE

Comments Due: **FEBRUARY 21, 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: Final Map
Project Address (Location) Iron Mountain/Bradley
Project Name Granite Falls 3 Phase 2 Proposed Use _____
Assessor's Parcel #(s) 125-01-402-001 thru 004 and -021 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing R-1 proposed R-1
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units 40 Density _____
Additional Information _____

PROPERTY OWNER Richmond American Homes Contact Brian Walsh
Address 7770 S. Dean Martin Dr. Suite 410 Phone: (702) 617-8464 Fax: _____
City Las Vegas State NV Zip 89139
E-mail Address brian.walsh@mdch.com

APPLICANT Richmond American Homes of Nevada Contact Brian Walsh
Address 7770 S. Dean Martin Dr. Suite 410 Phone: (702) 617-8464 Fax: _____
City Las Vegas State NV Zip 89139
E-mail Address brian.walsh@mdch.com

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Jensen
Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
City Las Vegas State NV Zip 89118
E-mail Address cjensen@shg-inc.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 duly 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 Brian P. Walsh

Subscribed and sworn before me

This 30th day of November, 20 15.

Janet Willmann

Notary Public in and for said County and State



JANET WILLMANN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-30-18
Certificate No: 14-19904-1

FOR DEPARTMENT USE ONLY

Case #	<u>FMP-63357</u>
Meeting Date:	<u>—</u>
Total Fee:	<u>\$750.00</u>
Date Received:*	<u>2-9-16</u>
Received By:	<u>JF Marshall</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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-01-402-001 thru 004 and -021

Name of Property Owner: Richmond American Homes

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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: _____

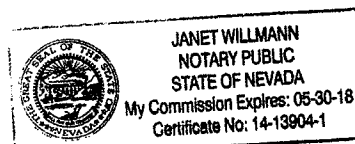
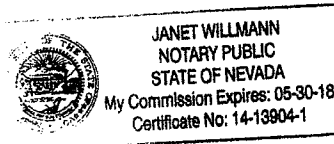
Signature of Property Owner: _____

Print Name: Brian P. Walsh

Subscribed and sworn before me

This 30th day of November, 2015

Janet Willmann
Notary Public in and for said County and State



CERTIFICATE OF RESOLUTION

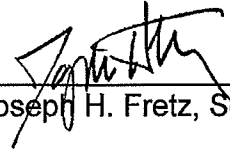
I, Joseph H. Fretz, as Secretary of Richmond American Homes of Nevada, Inc., a Colorado corporation (the "Company"), do hereby certify on behalf of the Company that the following resolution was unanimously adopted by the Board of Directors of the Company pursuant to the Minutes of Action of the Board of Directors dated as of April 14, 2010, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Brian Walsh as Vice President – Land Acquisition (Nevada Division), effective April 8, 2010, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Brian Walsh, as an officer of the Company, is authorized hereby to enter into, execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Land Acquisition (Nevada Division).

RICHMOND AMERICAN HOMES OF
NEVADA, INC., a Colorado corporation

By: _____


Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 6th day of January 2016.

RECEIVED

FEB 09 2016

Inst #: 20150923-0002200

Fees: \$20.00 N/C Fee: \$25.00

RPTT: \$26112.00 Ex: #

09/23/2015 12:52:40 PM

Receipt #: 2560943

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: ANI Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 125-01-402-001 thru 004

125-01-402-021

The undersigned hereby affirms that this document, including any exhibits, hereby submitted for recording DOES NOT contain the social security number of a person or persons as required by law.

**WHEN RECORDED RETURN TO
AND SEND TAX STATEMENTS TO:**

Richmond American Homes of Nevada, Inc.
7770 S. Dean Martin Drive, Suite 308
Las Vegas, Nevada 89139
Attention: Brian P. Walsh

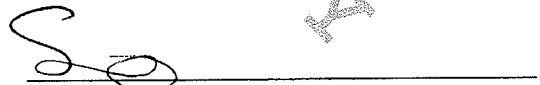
GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That **KAFIEH FARROKHTALA AND SAYE FARROKHTALA**, successor Trustees of the Exemption Trust of the Farrokhtala Family Trust as to Parcel I, and **KAFIEH FARROKHTALA AND SAYE FARROKHTALA**, successor Trustees of the Children's Share of the Marital Trust of the Farrokhtala Family Trust, as to an undivided 50% interest, and **KATY FARROKHTALA, ALSO KNOWN AS KAFIEH FARROKHTALA AND SAYE FARROKHTALA**, successor Trustees of the Survivor's Trust of the Farrokhtala Family Trust, as to an undivided 50% interest, as tenants in common as to Parcel II, whose address is 955 Macadamia Drive, Hillsborough, California 94010, in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Sell to **RICHMOND AMERICAN HOMES OF NEVADA, INC., a Colorado corporation**, whose address is 7770 S. Dean Martin Drive, Suite 308, Las Vegas, Nevada 89139, all that real property situate in the County of Clark, State of Nevada, bounded and described on Schedule 1 attached hereto and incorporated herein by this reference.

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

DATED: September 23, 2015.


Kafieh Farrokhtala, successor Trustee of the
Exemption Trust of the Farrokhtala Family Trust


Saye Farrokhtala, successor Trustee of the
Exemption Trust of the Farrokhtala Family Trust


Kafieh Farrokhtala, successor Trustee of the
Children's Share of the Marital Trust of the
Farrokhtala Family Trust


Saye Farrokhtala, successor Trustee of the
Children's Share of the Marital Trust of the
Farrokhtala Family Trust


Katy Farrokhtala, also known as Kafieh
Farrokhtala, successor Trustee of the Survivor's
Trust of the Farrokhtala Family Trust


Saye Farrokhtala, successor Trustee of the
Survivor's Trust of the Farrokhtala Family Trust

RECEIVED
FEB 09 2016

[illegible]

This instrument was acknowledged before me on September ____, 2015, by Kafieh Farrokhtala, as (1) successor Trustee of the Exemption Trust of the Farrokhtala Family Trust, and (2) successor Trustee of the Children's Share of the Marital Trust of the Farrokhtala Family Trust; and by Katy Farrokhtala, also known as Kafieh Farrokhtala, as successor Trustee of the Survivor's Trust of the Farrokhtala Family Trust.

See attached California **123**

See attached California Acknowledgement, Date 09.18.2015 **R3**

[Seal]

NOTARY PUBLIC

My Commission Expires: _____

STATE OF CALIFORNIA)
)
) SS
COUNTY OF)

This instrument was acknowledged before me on September ____, 2015, by Saye Farrokhtala, as (1) successor Trustee of the Exemption Trust of the Farrokhtala Family Trust; (2) successor Trustee of the Children's Share of the Marital Trust of the Farrokhtala Family Trust; and (3) successor Trustee of the Survivor's Trust of the Farrokhtala Family Trust.

See attached California Acknowledgement, Date 09.18.2015 **R3**

[Seal]

NOTARY PUBLIC

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

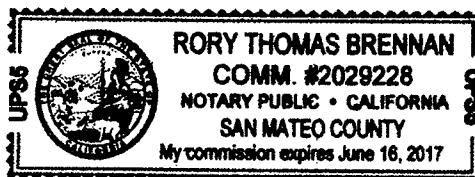
County of San Mateo)

On SEPT. 18, 2015 before me, Rory Thomas Brennan, Notary Public,
(insert name and title of the officer)

personally appeared KAFIEH FARROKHTALA AND SAYE FARROKHTALA,
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.



Rory Thomas Brennan
No. 2029228
Exp. 6/16/2017

Signature Rory Thomas Brennan (Seal)

SCHEDULE 1 TO
GRANT, BARGAIN AND SALE DEED

PARCEL I:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 32 OF PARCEL MAPS, PAGE 74, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF VACATED LEON AVENUE IMMEDIATELY ADJACENT TO LOT ONE (1) DESCRIBED ABOVE, VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED MARCH 19, 2003 IN BOOK 20030319 AS DOCUMENT NO. 00796, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA..

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 117 OF PARCEL MAPS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

State of Nevada

Declaration of Value Form

1. Assessor Parcel Number(s)

a) 125-01-402-001, 125-01-402-002, 125-01-402-003, 125-01-402-004, 125-01-402-021

b) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE
ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$5,120,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

c. Transfer Tax Value:

\$5,120,000.00

d. Real Property Transfer Tax Due

\$26,112.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred:

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: Kafuich Farrokhtala

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Exemption Trust of the
Farrokhtala Family Trust, The
Children's Share of the Marital
Trust of the Farrokhtala Family
Trust and The Survivor's Trust of
the Farrokhtala Family Trust

Print Name: Richmond American Homes Of
Nevada, Inc., a Colorado corporation

Address: 955 macadamia Drive
City: Hillsborough CA
State: _____ Zip: 94010

Address: 7770 S Dean Martin Dr.
City: Las Vegas
State: NV Zip: 89139

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

Print Name: Nevada Title Company

Esc. #: 15-05-0932-DTL

Address: 3993 Howard Hughes Parkway, Suite 120

City: Las Vegas

State: NV

Zip: 89169

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



DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

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

A. Final Map Contents

- ☒ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☒ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 3. Identification of adjoining properties.
- ☒ 4. A survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 6. Existing and proposed street right of way widths and corner radii.
- ☒ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- ☒ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☒ 9. Locations and widths of existing and proposed utility rights of way and easements.
- ☒ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights of way and easements.
- ☒ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 14. Areas of unobstructed vision at intersections, as described in LVMC 19.02.
- ☒ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☒ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E of the Unified Development Code.

- ☒ 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.



City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

**FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING**

2/4/2016 3:15:37 PM

FIRM: Slater Hanifan Group

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Granite Falls 3 - Phase 2

PLANNING No.: TM-PENDING

DESCRIPTION: 75 single family residential lots -- APN 125-01-402-001 thru 004 and 021

REF NO: 13810

Street Name	Street Type	Disposition
Comet Falls		Approved
Silver Cascade		Approved
Hitch Creek		Approved
Dukes Creek		Extension of existing street

RECEIVED

FEB 09 2016



CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 2/8/2016

**PLEASE RETURN THIS TRANSMITTAL WITH ANY
RESUBMITTAL FOR THIS PROJECT**

To: ENGINEER FIRM: **SLATER HANIFAN GROUP**
5740 ARVILLE ST 216
LAS VEGAS, NV 89118-
PHONE NUMBER: (702)284-5300
FAX NUMBER:

From: **DAVID GUERRA**
City of Las Vegas Land Development

PROJECT INFORMATION:

PROJECT NUMBER: **63202**

PROJECT NAME: **GRANITE FALLS 3-PHASE 2**

APPLICATION TYPE: **L-CIVIL** WORK TYPE: **L-SUB**

MAP ID: **125-01-4
G-01-7**

DEVELOPER CO.: **RICHMOND AMERICAN HOMES OF NEV**
7770 DEAN MARTIN DR STE 30
LAS VEGAS , NV 89139-

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1	DEVCO X	REC:2/1/16	RET: 2/1/16	Result: Approvable with Condition(s)
2	FLOOD X	REC:2/1/16	RET: 2/2/16	Result: Approvable
3	TRAFFICX	REC:2/1/16	RET: 2/3/16	Result: Approvable with Condition(s)
4	GEOTECHX	REC:2/1/16	RET: 2/4/16	Result: Approvable
5	SEWERX	REC:2/1/16	RET: 2/4/16	Result: Approvable with Condition(s)
6	CURRENTPLX	REC:2/1/16	RET: 2/8/16	Result: Approvable with Condition(s)
7	FIRE ENG	REC:2/1/16	RET: 2/8/16	Result: Approvable
8	CIVILBLUEX	REC:2/1/16	RET:	Result: Incomplete
9	FIRE ENG M	REC:2/8/16	RET:	Result: Incomplete

DESCRIPTION OF ITEMS ATTACHED

- ☒ LAND DEVELOPMENT COMMENTS
☒ CURRENT PLANNING COMMENTS
☒ FIRE DEPARTMENT COMMENTS (RETAIN FOR YOUR USE)
☒ BOND ESTIMATE
☐ DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM
☐ DUPLICATE MYLAR (S) ☐ OFF-SITE CONST. PERMIT - PLEASE FOWARD TO CONTRACTOR
☐

- ☒ TRAFFIC/DEVCO COMMENTS
☒ FLOOD COMMENTS
☒ SEWER COMMENTS
☐ SWPPP DOCUMENTS

RECEIVED

FEB 09 2016

REMARK (S):

Please address all redlines and resubmit revised plans (_____ Sets of MYLAR PLANS) with Land Development Redlines Set.

Additional information may be required (if checked).

☐ Submit Easement/Right of Way application to right of way

☒ Bond Must be posted.

☒ Fee(s) - see bond estimate and plans for breakdown.

☒ Permit request form must be filled out and signed by contractor and return to CLV Land Development.

☒ SWPPP FORMS

☐ _____

TRANSMITTAL

To: City of Las Vegas Planning
333 Rancho Drive, 8th floor
Las Vegas, NV 89101

Date: February 8, 2016
Project No.: RAH1322-005

From: Roxanne Leigh

Subject: Granite Falls 3 Phase 2 – Final Map Submittal

CC: Todd Steadham
CC: File
CC:

CC:
CC:
CC:

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☐ Review & Comment
☒ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____
Date: _____ Time: _____

Copies	Description
16	24" x 36" – Bond Copy – Folded Final Map
1	24" x 36" – Bond Copy – Rolled Final Map
1	Fee – Check in the amount of \$750.00 (RAH Check No. 1031440)
1	Final Map Application
1	Statement of Financial Interest
1	Signing Documents
1	Final Map Checklist
1	Recorded Deed
1	CLV Fire Approved Street Name List
1	Civil Improvement Plan Submittal Confirmation

Comments:

Signed: _____

Roxanne Leigh

Roxanne Leigh, Processor

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.



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.

✓ **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.

FINAL MAP OF GRANITE FALLS 3 PHASE 2

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LOT TABULATION

LOTS	37
COMMON ELEMENTS	2
PUBLIC STREET (78,608 S.F.)	1

LEGAL DESCRIPTION

ALL OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

CONTAINING 8.24 ACRES, MORE OR LESS.

LEGEND

---	SUBDIVISION BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	STREET CENTERLINE
---	SECTION LINE
---	QUARTER SECTION LINE
---	SIXTEENTH SECTION LINE
---	ADJOINING LOT LINE
---	TIE LINE
---	MATCH LINE

1	LOT NUMBER
OR	OFFICIAL RECORDS
R1	RADIAL BEARING NUMBER
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
X1	30' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER OR:20160322-02434
X2	5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT RESERVED PER OR:20100525-04700 (VAC-25907)
X3	5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT PER PARCEL MAP FILE 117, PAGE 43
X4	5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT RESERVED PER OR:20030319-00796 (VAC-0067-02)
●	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
▲	5/8" REBAR AND 2" ALUMINUM CAP STAMPED "PLS 17827" WITH REFERENCE MONUMENTS IN TOP OF CURB, PER BOOK 148, PAGE 39 OF PLATS
○	2" ALUMINUM CAP STAMPED "T. BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB TO BE SET PER BOOK 151, PAGE 94 OF PLATS (PHASE 1)

LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

MAP REFERENCES

FILE 20, PAGE 35 OF PARCEL MAPS
FILE 25, PAGE 55 OF PARCEL MAPS
FILE 32, PAGE 74 OF PARCEL MAPS
FILE 38, PAGE 62 OF PARCEL MAPS
FILE 104, PAGE 76 OF PARCEL MAPS
FILE 117, PAGE 43 OF PARCEL MAPS

BOOK 115, PAGE 12 OF PLATS
BOOK 116, PAGE 34 OF PLATS
BOOK 116, PAGE 35 OF PLATS
BOOK 146, PAGE 61 OF PLATS
BOOK 148, PAGE 39 OF PLATS
BOOK 148, PAGE 59 OF PLATS
BOOK 151, PAGE 94 OF PLATS (PHASE 1)

FILE 165, PAGE 48 OF SURVEYS

LINE	BEARING	DISTANCE
L1	N01°52'52"W	22.00'
L2	S89°36'06"W	30.00'
L3	S00°35'01"E	30.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°06'31"	25.00'	39.75'	25.49'

RADIAL	BEARING
R1	N62°57'57"W



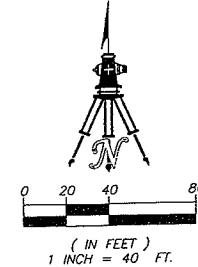
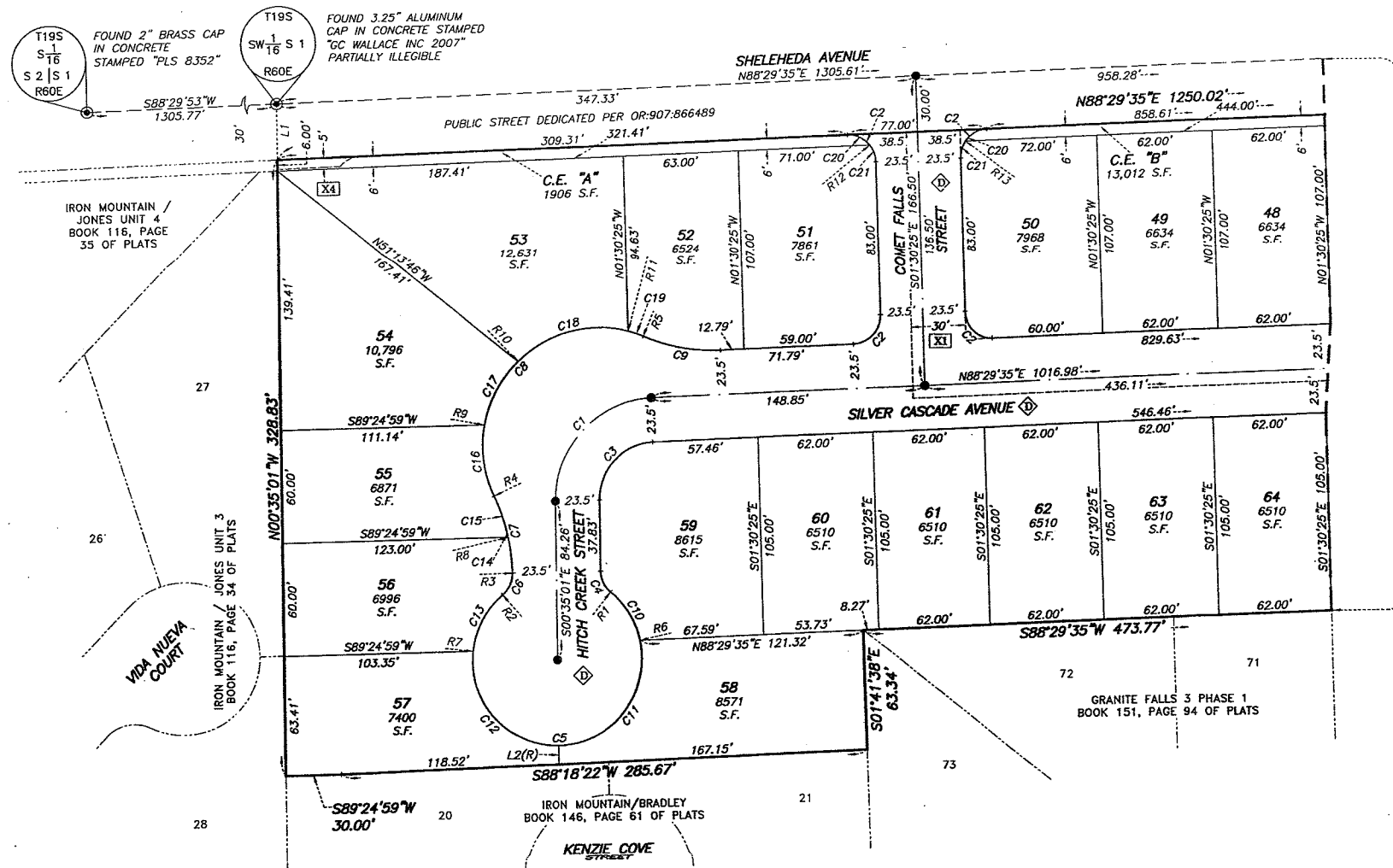
SHEET 2 OF 4

BOOK 151, PAGE 94

FINAL MAP OF GRANITE FALLS 3 PHASE 2

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



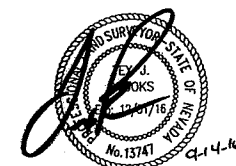
LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- TIE LINE
- MATCH LINE
- 48 LOT NUMBER
- S.F. SQUARE FEET
- OR: OFFICIAL RECORDS
- APN ASSESSOR'S PARCEL NUMBER
- (R) RADIAL LINE
- R1 RADIAL LINE SEGMENT
- L1 LINE LABEL SEGMENT
- C1 CURVE LABEL SEGMENT
- Public Street Dedicated Per This Plat (78,608 S.F.)
- 30' WIDE LAS VEGAS VALLEY GRANTED PER OR:20160322-02434
- 5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT RESERVED PER OR:20030318-00796 (VAC-0067-02)
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- SET 2" ALUMINUM CAP STAMPED "T. BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°04'36"	53.50'	83.18'	52.64'
C2	90°00'00"	15.00'	23.56'	15.00'
C3	89°04'36"	30.00'	46.64'	29.52'
C4	50°42'13"	14.50'	12.83'	6.87'
C5	281°24'12"	45.50'	223.47'	37.24'
C6	51°11'17"	14.50'	12.95'	6.95'
C7	24°21'43"	100.00'	42.52'	21.59'
C8	138°46'40"	62.00'	150.17'	164.85'
C9	24°51'02"	100.00'	43.37'	22.03'
C10	39°09'22"	45.50'	31.09'	16.18'
C11	101°32'51"	45.50'	80.64'	55.74'
C12	97°05'34"	45.50'	77.10'	51.51'
C13	43°36'25"	45.50'	34.63'	18.20'
C14	11°00'00"	100.00'	19.20'	9.63'
C15	13°21'44"	100.00'	23.32'	11.71'
C16	35°51'22"	62.00'	38.80'	20.06'
C17	35°39'14"	62.00'	38.58'	19.94'
C18	58°10'06"	62.00'	64.03'	35.20'
C19	08°05'58"	62.00'	8.76'	4.39'
C20	53°07'48"	15.00'	13.91'	7.50'
C21	36°52'12"	15.00'	9.65'	5.00'

RADIAL	BEARING
R1	N38°42'46"E
R2	N39°53'02"W
R3	N88°55'40"E
R4	S64°33'57"W
R5	S23°20'37"W
R6	N77°52'08"E
R7	N63°29'27"W
R8	N77°55'41"E
R9	N79°34'41"W
R10	N43°55'27"W
R11	N15°14'39"E
R12	N51°37'23"E
R13	N54°38'13"W

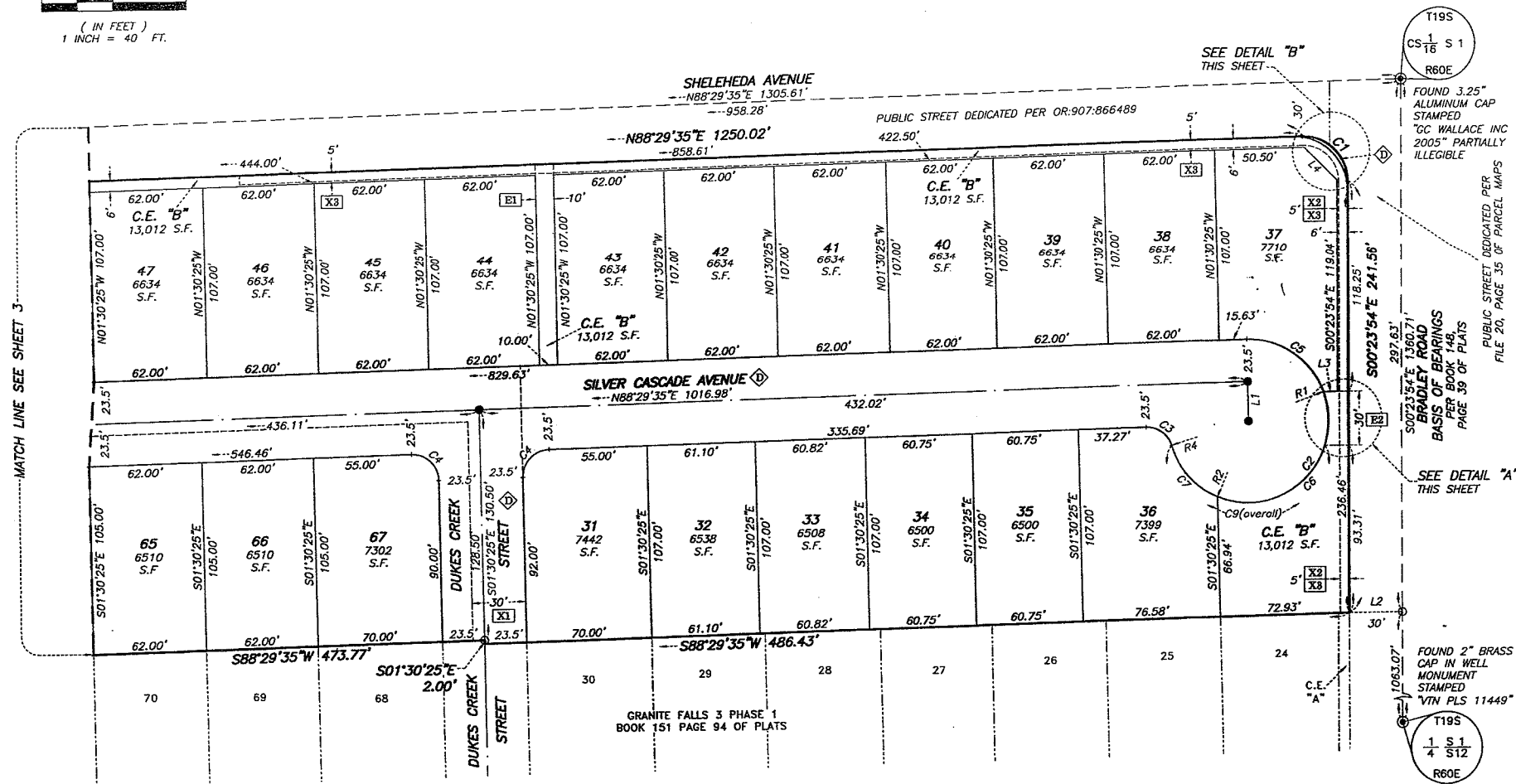
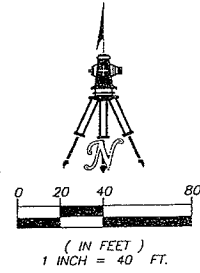
LINE	BEARING	DISTANCE
L1	S00°35'01"E	30.00'
L2	S00°35'01"E	10.00'



FINAL MAP OF GRANITE FALLS 3 PHASE 2

A COMMON INTEREST COMMUNITY

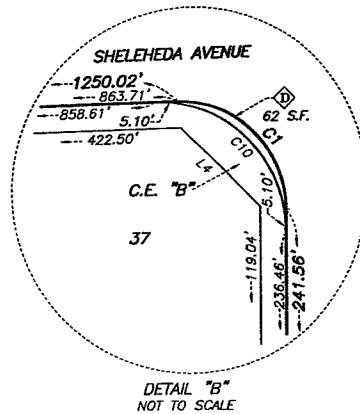
BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK 151 OF PLATS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



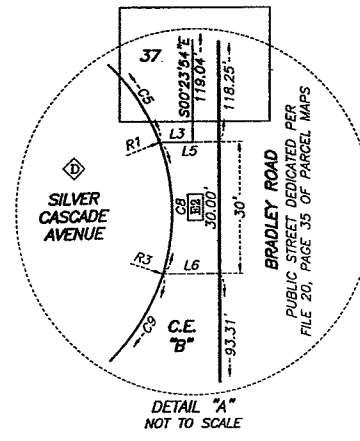
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°06'31"	25.00'	39.75'	25.49'
C2	254°32'02"	45.50'	202.13'	59.80'
C3	74°32'02"	14.50'	18.86'	11.03'
C4	90°00'00"	15.00'	23.56'	15.00'
C5	70°40'53"	45.50'	56.13'	32.26'
C6	133°20'09"	45.50'	105.89'	105.49'
C7	50°31'00"	45.50'	40.12'	21.47'
C8	38°30'21"	45.50'	30.58'	15.89'
C9	145°20'48"	45.50'	115.42'	145.84'
C10	91°06'31"	30.00'	47.70'	30.59'

LINE	BEARING	DISTANCE
L1	S01°30'25"E	22.00'
L2	S88°36'06"W	30.00'
L3	N89°36'06"E	7.86'
L4	S45°57'10"E	26.03'
L5	N89°36'06"W	13.86'
L6	S89°36'06"W	13.24'

RADIAL	BEARING
R1	N69°10'28"E
R2	S22°30'37"W
R3	S72°19'11"E
R4	S73°01'37"W



DETAIL "B"
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

LEGEND

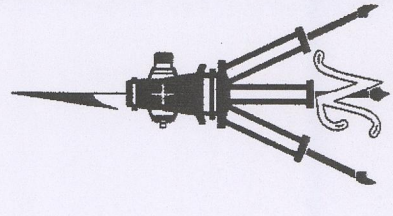
- SUBJECT PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- TIE LINE
- MATCH LINE
- LOT NUMBER
- S.F. SQUARE FEET
- OR: OFFICIAL RECORDS
- APN: ASSESSOR'S PARCEL NUMBER
- (R) RADIAL LINE
- R1 RADIAL LINE SEGMENT
- L1 LINE LABEL SEGMENT
- C1 CURVE LABEL SEGMENT
- Public Street Dedicated Per This Plat (78,608 S.F.)
- 30' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER OR:20160322-02434
- 5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT RESERVED PER OR:20100525-04700 (VAC-25907)
- 5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT PER PARCEL MAP FILE 117, PAGE 43
- 10' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION
- 30' WIDE PUBLIC DRAINAGE, PUBLIC SEWER AND PEDESTRIAN ACCESS EASEMENTS GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- SET 2" ALUMINUM CAP STAMPED "T. BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
- 2" ALUMINUM CAP STAMPED "T. BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB TO BE SET PER BOOK 151, PAGE 94 OF PLATS (PHASE 1)



FINAL MAP OF
GRANITE FALLS 3 PHASE 2

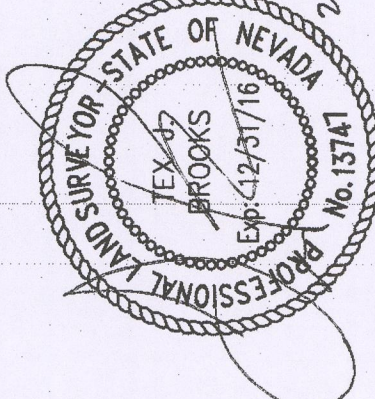
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF REMAINDER LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK _____ OF PLATS, PAGE _____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



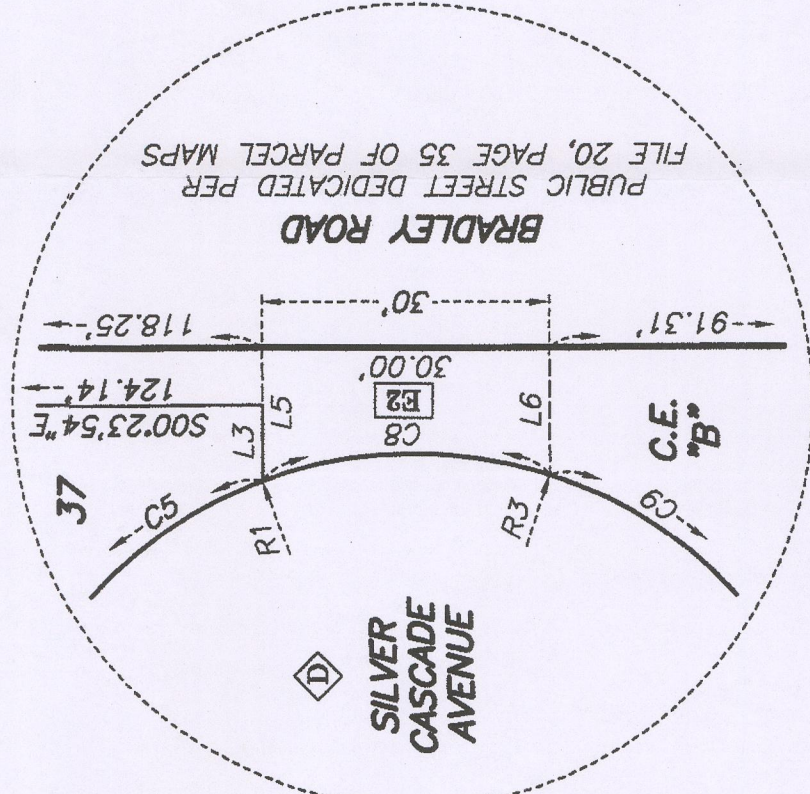
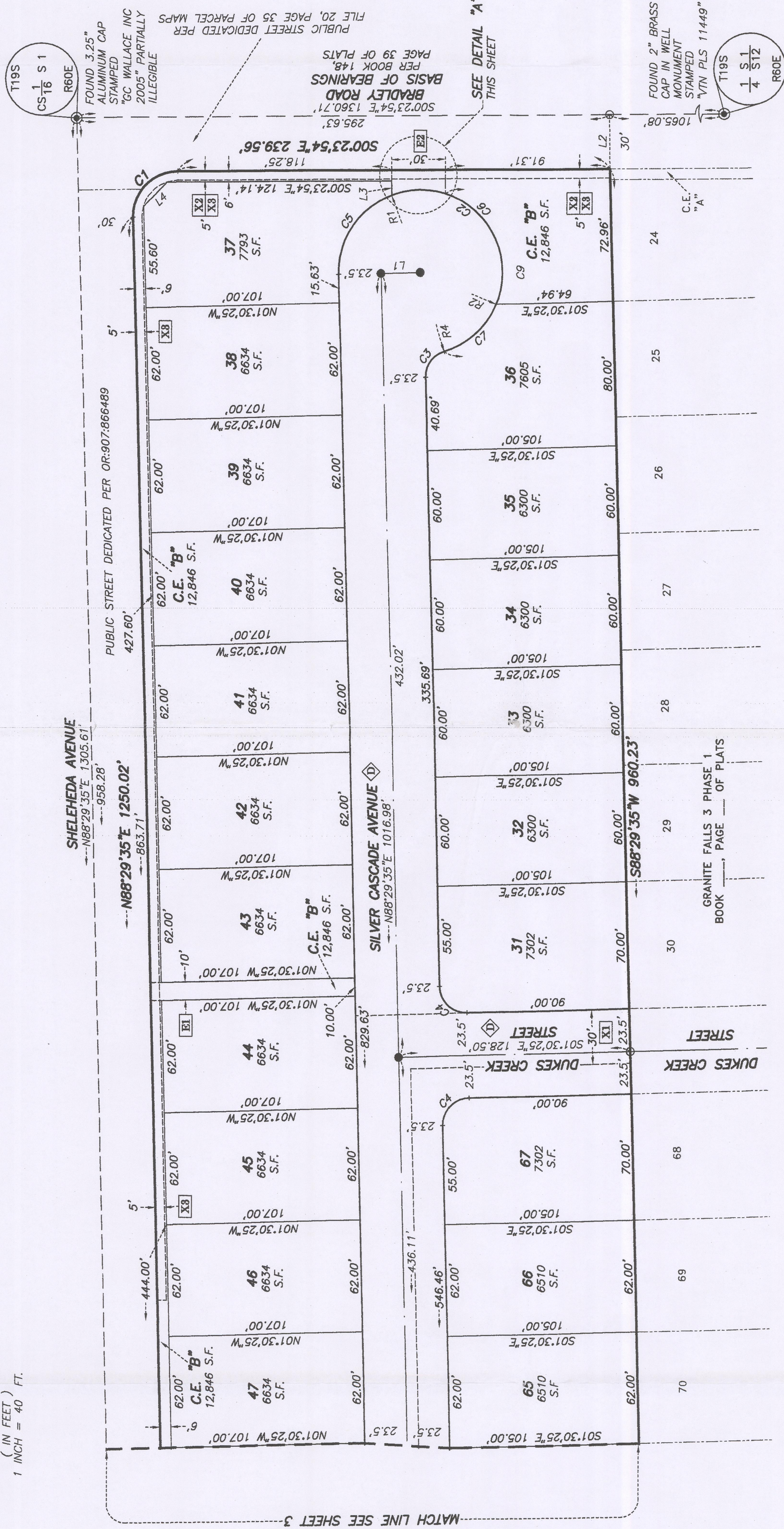
LEGEND	
---	SUBJECT PROPERTY BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	LOT LINE
---	STREET CENTERLINE
---	QUARTER SECTION LINE
---	SIXTEENTH SECTION LINE
---	ADJOINING LOT LINE
---	TIE LINE
---	MATCH LINE

31	LOT NUMBER
S.F.	SQUARE FEET
OR:	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
(R)	RADIAL LINE
R1	RADIAL LINE SEGMENT
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
◇	PUBLIC STREET DEDICATED PER THIS PLAT (78,489 S.F.)
X1	30' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER _____ OR:
X2	5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT RESERVED PER OR:20100525:04700 (VAC-25907)
X3	5' CITY OF LAS VEGAS PUBLIC UTILITY EASEMENTS PER PARCEL MAP FILE 117, PAGE 43
B1	10' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT (78,489 S.F.)
B2	30' WIDE PUBLIC DRAINAGE, PUBLIC SEWER AND PEDESTRIAN ACCESS EASEMENTS GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT (78,489 S.F.)
●	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
●	SET 2" ALUMINUM CAP STAMPED "T. BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
○	2" ALUMINUM CAP STAMPED "T. BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB TO BE SET PER BOOK _____ PAGE _____ OF PLATS (PHASE 1)



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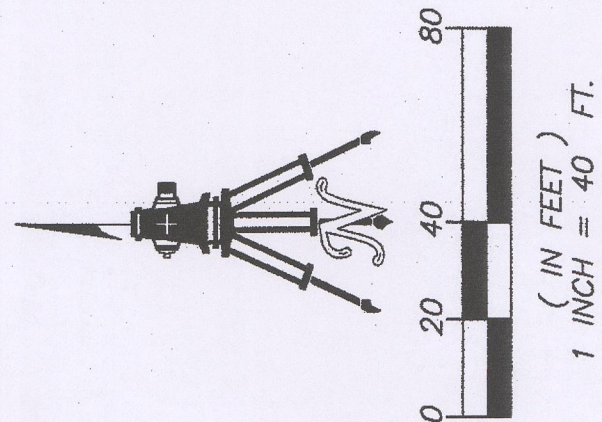
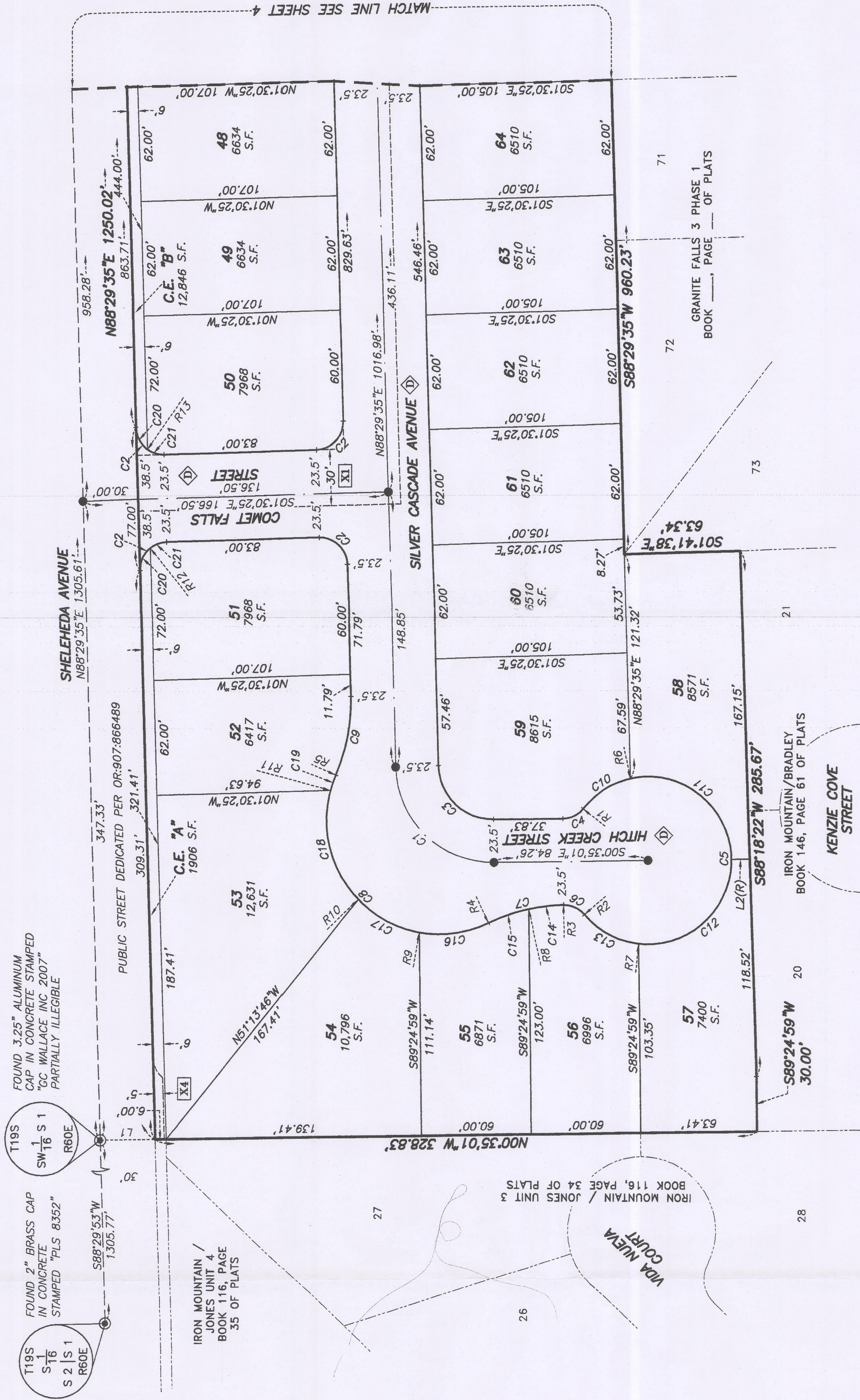
RADIAL	BEARING
R1	N89°10'28"E
R2	S22°30'37"W
R3	S72°19'11"E
R4	S73°01'57"W

LINE	BEARING	DISTANCE
L1	S01°30'25"E	22.00'
L2	S89°36'06"W	30.00'
L3	N89°36'06"E	7.86'
L4	S45°57'10"E	18.89'
L5	N89°36'06"W	13.86'
L6	S89°36'06"W	13.24'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°03'52"	233.00'	39.75'	23.49'
C2	28°43'02"	145.00'	202.62'	59.80'
C3	74°13'02"	145.00'	11.00'	11.00'
C4	90°00'00"	145.00'	25.86'	13.00'
C5	70°40'53"	45.50'	55.37'	35.26'
C6	133°20'09"	45.50'	105.89'	105.49'
C7	50°31'00"	45.50'	40.12'	21.47'
C8	38°10'21"	45.50'	30.58'	15.89'
C9	145°20'48"	45.50'	115.42'	145.84'

FINAL MAP OF
GRANITE FALLS 3 PHASE 2

A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF REMAINDER LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK _____ OF PLATS, PAGE _____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



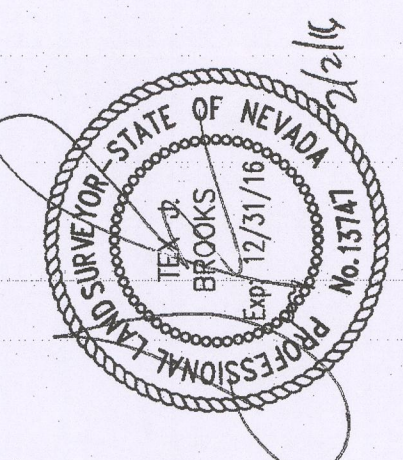
LEGEND	
	SUBJECT PROPERTY BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	LOT LINE
	STREET CENTERLINE
	SIXTEENTH SECTION LINE
	ADJOINING LOT LINE
	TIE LINE
	MATCH LINE

	LOT NUMBER
	SQUARE FEET
	OFFICIAL RECORDS
	ASSESSOR'S PARCEL NUMBER
	RADIAL LINE
	RADIAL LINE SEGMENT
	LINE LABEL SEGMENT
	CURVE LABEL SEGMENT
	PUBLIC STREET DEDICATED PER THIS PLAT (78,499 S.F.)
	30' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER _____
	5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT, AND APPURTENANCES EASEMENT GRANTED PER OR-20030318020786 (VAC-0067-02)
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	SET 2" ALUMINUM CAP STAMPED "T. BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB

LINE	BEARING	DISTANCE
L1	S00°35'01"E	30.00'
L2	S00°35'01"E	10.00'

RADIAL	BEARING
R1	N38°42'46"E
R2	N38°53'02"W
R3	N88°55'40"E
R4	S64°33'57"W
R5	S23°20'37"W
R6	N77°52'08"E
R7	N83°29'27"W
R8	N77°55'41"E
R9	N79°34'41"W
R10	N43°55'27"W
R11	N15°14'39"E
R12	N57°37'23"E
R13	N54°38'13"W

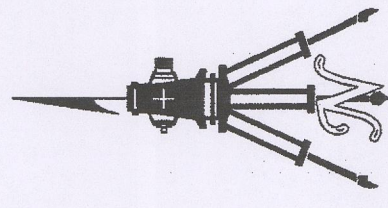
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°04'36"	53.50'	83.18'	52.64'
C2	90°00'00"	15.00'	23.56'	15.00'
C3	89°04'36"	30.00'	46.64'	29.52'
C4	50°42'13"	14.50'	12.83'	6.87'
C5	281°24'12"	45.50'	223.47'	37.24'
C6	51°11'17"	14.50'	12.95'	6.95'
C7	24°21'43"	100.00'	42.52'	21.59'
C8	138°46'40"	62.00'	150.17'	164.85'
C9	24°51'02"	45.50'	43.37'	22.03'
C10	101°32'51"	45.50'	80.64'	55.74'
C12	97°05'34"	45.50'	77.10'	51.51'
C13	43°36'25"	45.50'	34.63'	18.20'
C14	11°00'00"	100.00'	19.20'	9.63'
C15	13°21'44"	100.00'	23.32'	11.71'
C16	35°51'22"	62.00'	38.80'	20.06'
C17	35°39'14"	62.00'	36.58'	19.94'
C18	59°10'06"	62.00'	64.03'	35.20'
C19	09°05'58"	62.00'	8.76'	4.39'
C20	53°07'48"	15.00'	13.91'	7.50'
C21	36°52'12"	15.00'	9.65'	5.00'



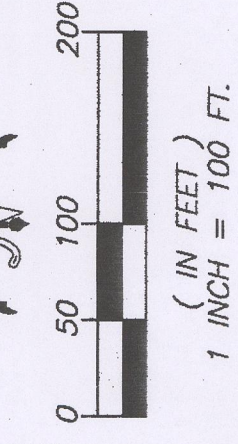
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FINAL MAP OF
GRANITE FALLS 3 PHASE 2
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF REMAINDER LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK ____ OF PLATS, PAGE ____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LOT TABULATION	
LOTS	37
COMMON ELEMENTS	2
PUBLIC STREET (78,499 S.F.)	1



LEGAL DESCRIPTION

ALL OF REMAINDER LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK ____ OF PLATS, PAGE ____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 8.22 ACRES, MORE OR LESS.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- TIE LINE
- MATCH LINE
- LOT NUMBER
- OR:
- OFFICIAL RECORDS
- RADIAL BEARING NUMBER
- LINE LABEL SEGMENT
- CURVE LABEL SEGMENT
- 30' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER OR:

- 1
- OR:
- R1
- L1
- C1
- XL
- X2
- X3
- X4

- 5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT, AND APPURTENANCES EASEMENT RESERVED PER (VAC-25907)
- 5' CITY OF LAS VEGAS PUBLIC UTILITY EASEMENTS PER PARCEL MAP FILE 117, PAGE 43
- 5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT RESERVED PER (VAC-0067-02)
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED

- 5/8" REBAR AND 2" ALUMINUM CAP STAMPED "PLS 17827" WITH REFERENCE MONUMENTS IN TOP OF CURB, PER BOOK 148, PAGE 39 OF PLATS
- 2" ALUMINUM CAP STAMPED "T. BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB TO BE SET PER BOOK ____, PAGE ____, OF PLATS (PHASE 1)

LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

MAP REFERENCES

FILE 20, PAGE 35 OF PARCEL MAPS
FILE 25, PAGE 55 OF PARCEL MAPS
FILE 32, PAGE 74 OF PARCEL MAPS
FILE 33, PAGE 67 OF PARCEL MAPS
FILE 104, PAGE 76 OF PARCEL MAPS
FILE 117, PAGE 43 OF PARCEL MAPS

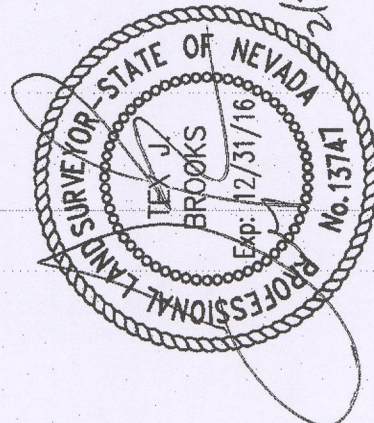
BOOK 115, PAGE 12 OF PLATS
BOOK 116, PAGE 44 OF PLATS
BOOK 117, PAGE 38 OF PLATS
BOOK 148, PAGE 39 OF PLATS
BOOK 148, PAGE 59 OF PLATS
BOOK ____, PAGE ____, OF PLATS (PHASE 1)
FILE 165, PAGE 48 OF SURVEYS

LINE	BEARING	DISTANCE
L1	N07°52'32"W	22.00'
L2	S89°36'06"W	30.00'
L3	S00°35'07"E	30.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°06'31"	25.00'	39.75'	25.49'

RADIAL	BEARING
R1	N62°57'57"W

RECEIVED
FEB 09 2016



FINAL MAP OF
GRANITE FALLS 3 PHASE 2
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF REMAINDER LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK ____ OF PLATS, PAGE ____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF:
GRANITE FALLS 3 PHASE 2

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDECTION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND GRANT THE EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (I) A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES; (II) A THREE FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANELS TO PROVIDE ACCESS FOR UNDERGROUND SERVICES; (III) AN EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC OR PRIVATE STREETS AND COMMON ELEMENTS FOR WATER FACILITIES, GAS LINES, ABOVE GROUND TILCHED PIPING, ELECTRICAL EQUIPMENT, AND UNDERGROUND DISTRIBUTION LINES; (IV) EASEMENTS TO APPROPRIATE, RECEIVING, THEREFROM, AND TRANSPORTING AND/OR DISPOSING OF WASTE STRUCTURES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK; (V) AN ADDITIONAL TWO FOOT WIDE EASEMENT WITHIN THE PLATTED LANDS AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS, WATER TREATMENT PADS, AND OTHER PUBLIC UTILITIES AND FACILITIES; AND (VI) EASEMENTS TO GRANT OVER ALL AREAS INDICATED HEREON AS PRIVATE STREETS, PUBLIC UTILITY EASEMENTS AND COMMON ELEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF GAS LINES, WATER FACILITIES, UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERE TO.

PROVIDED, HOWEVER, THAT NO ABOVE-GROUND UTILITY VAULTS THAT WOULD SUBSTANTIALLY INTERFERE WITH THE ACCESS OF THE ABOVE NAMED OWNER TO THE WITHIN PLATTED LANDS, OR EASEMENTS, CORRIDORS OR COMMON ELEMENTS DESIGNATED AS PUBLIC MULTI-USE TRAIL EASEMENT AREAS, AND NO SUCH EASEMENT RIGHT SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THIS STATEMENT.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, THE RIGHT OF INGRESS AND EGRESS EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE MOTORS OR COMMON AREAS ABOUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT A MINIMUM FIVE (5) FOOT WIDE PEDESTRIAN WALKWAY EASEMENT, HEREBY GRANTED, TO BE LOCATED WITHIN COMMON AREAS ABUTTING PUBLIC STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

BY: BRIAN WALSH
AS: VICE PRESIDENT
OF: RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: BRIAN WALSH
AS: VICE PRESIDENT
OF: RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION

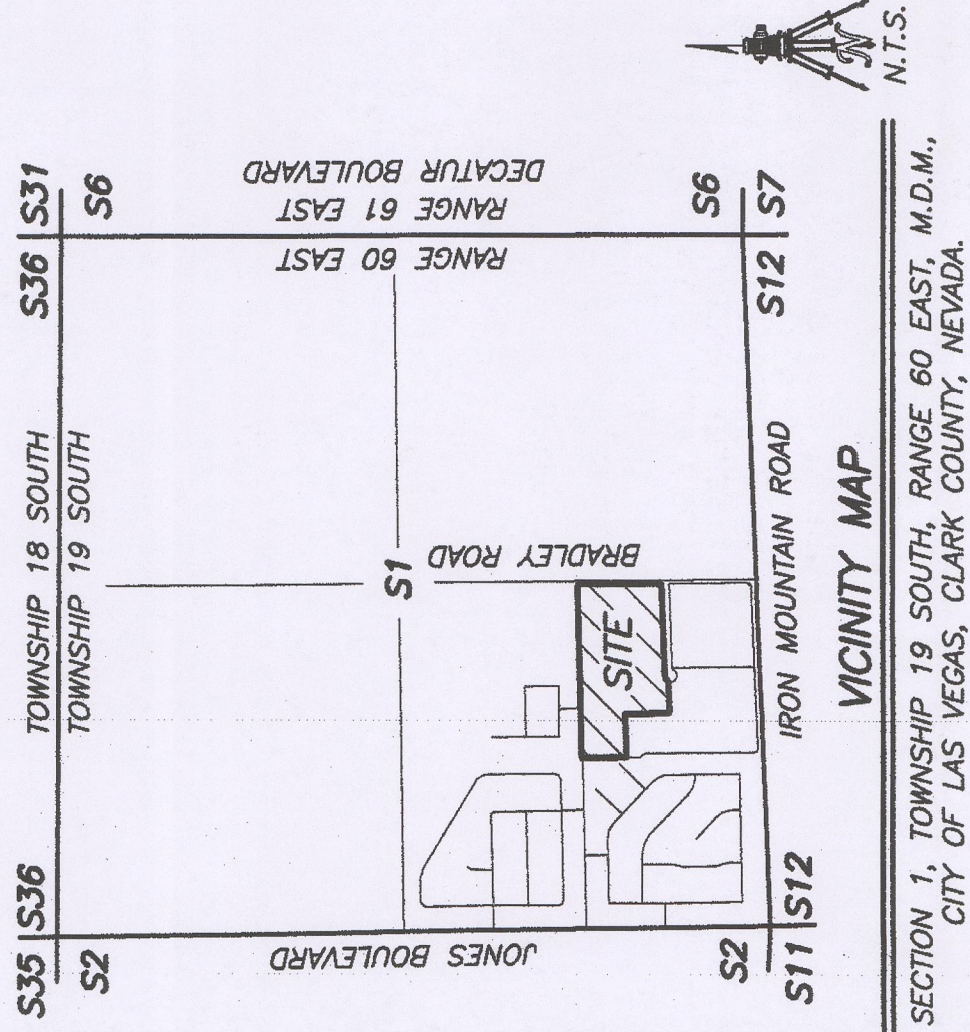
BY: _____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION

SEE SHEET 2 OF THIS PLAT FOR THE LEGAL DESCRIPTION.

BASIS OF BEARINGS

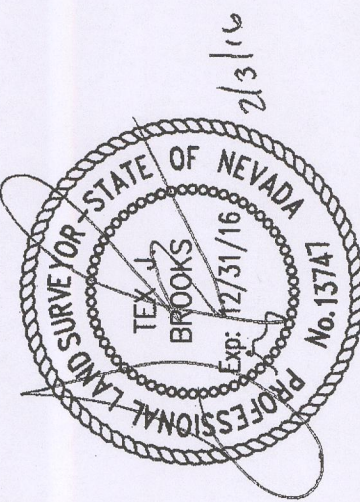
SOUTH 00°23'54" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 148, PAGE 39 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.



SURVEYOR'S CERTIFICATE

- I, TEX J. BROOKS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION.
 - THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 10, 2015.
 - 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 THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE _____ WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDECTION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

TEX J. BROOKS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 13747



DIVISION OF WATER RESOURCES

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

BY: JONAH GUILLOT, D.E.
FOR THE DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____
FOR THE SOUTHERN NEVADA HEALTH DISTRICT

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP:

GRANITE FALLS 3 PHASE 2

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE THE ____ DAY OF _____, 20____.

ALAN R. RIEKKI, P.L.S.
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY ORDINANCE PROVISIONS THERE TO, AND THAT THE CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET, AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING.

ON THIS _____ DAY OF _____, _____.

THOMAS A. PERROLO, AICP
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

APPROVALS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

BY: NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

BY: CENTRAL TELEPHONE COMPANY, d/b/a CENTURY LINK

BY: SOUTHWEST GAS CORPORATION

BY: LAS VEGAS VALLEY WATER DISTRICT

BY: COX COMMUNICATION LAS VEGAS, INC.

BY: CITY OF LAS VEGAS, CITY ENGINEER

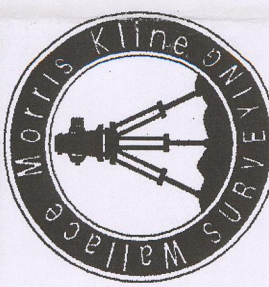
COUNTY RECORDER'S NOTE

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.

FMP-63357

FINAL MAP OF GRANITE FALLS 3 PHASE 2
A COMMON INTEREST COMMUNITY

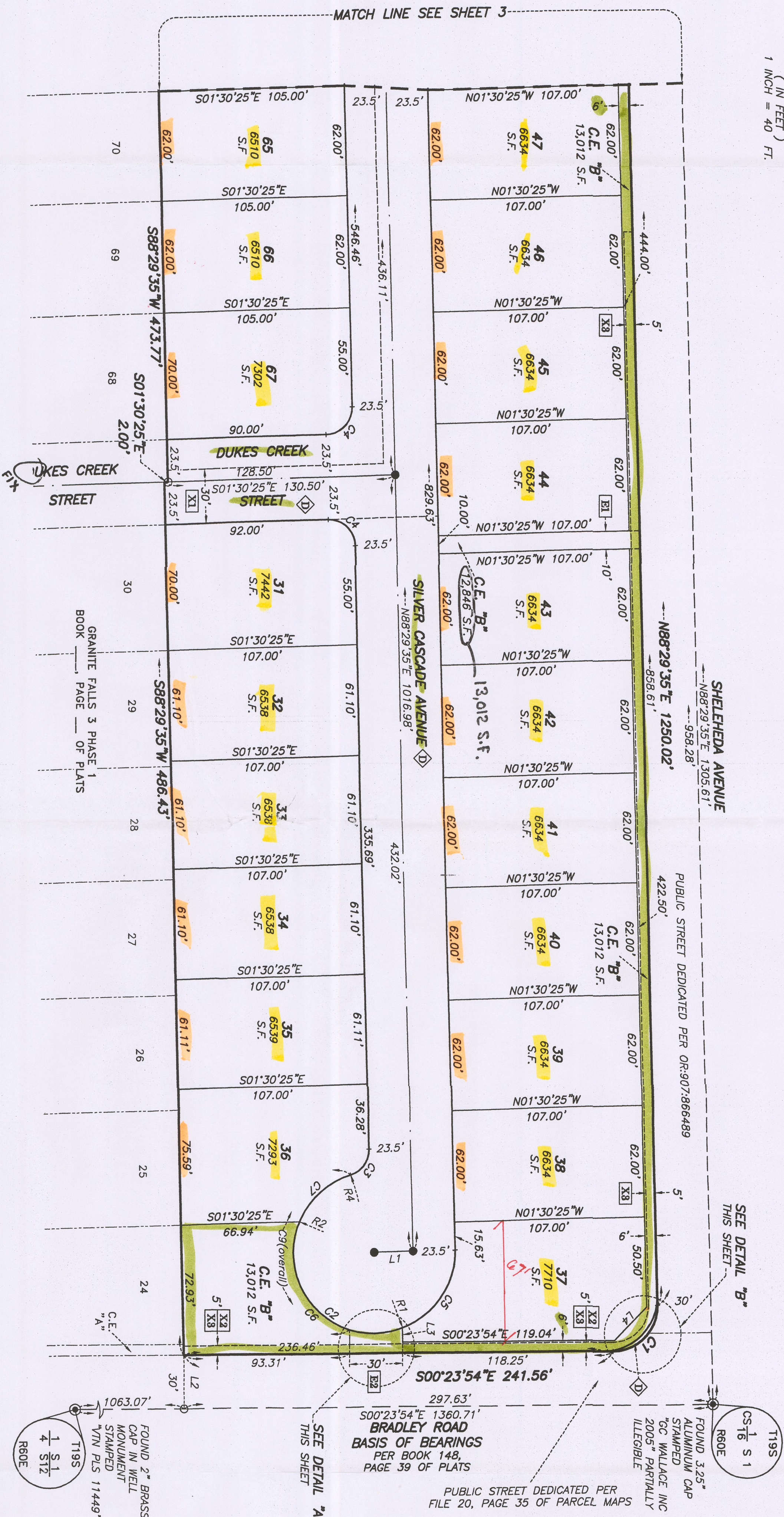
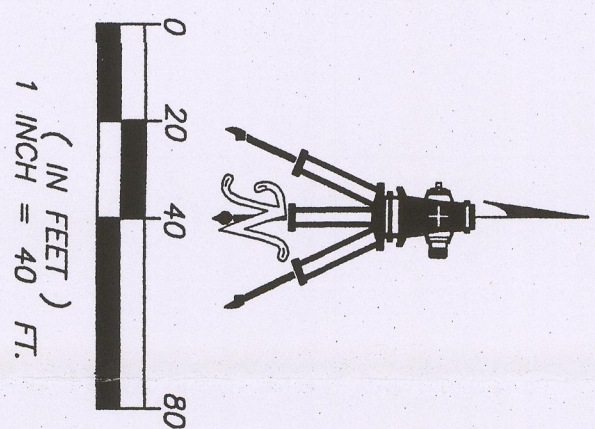
BEING A SUBDIVISION OF REMAINDER LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK ____ OF PLATS, PAGE ____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



WALLACE MORRIS KLINE
SURVEYING, L.L.C.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH: 702.212.3967 FX: 702.212.3963

INSTRUMENT NO. _____
OFFICIAL RECORDS
BOOK NO. _____
FILED AT THE REQUEST OF
WALLACE MORRIS KLINE SURVEYING
DATE _____ AT _____
BOOK _____ PAGE _____
OF PLATS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ _____ DEPUTY _____

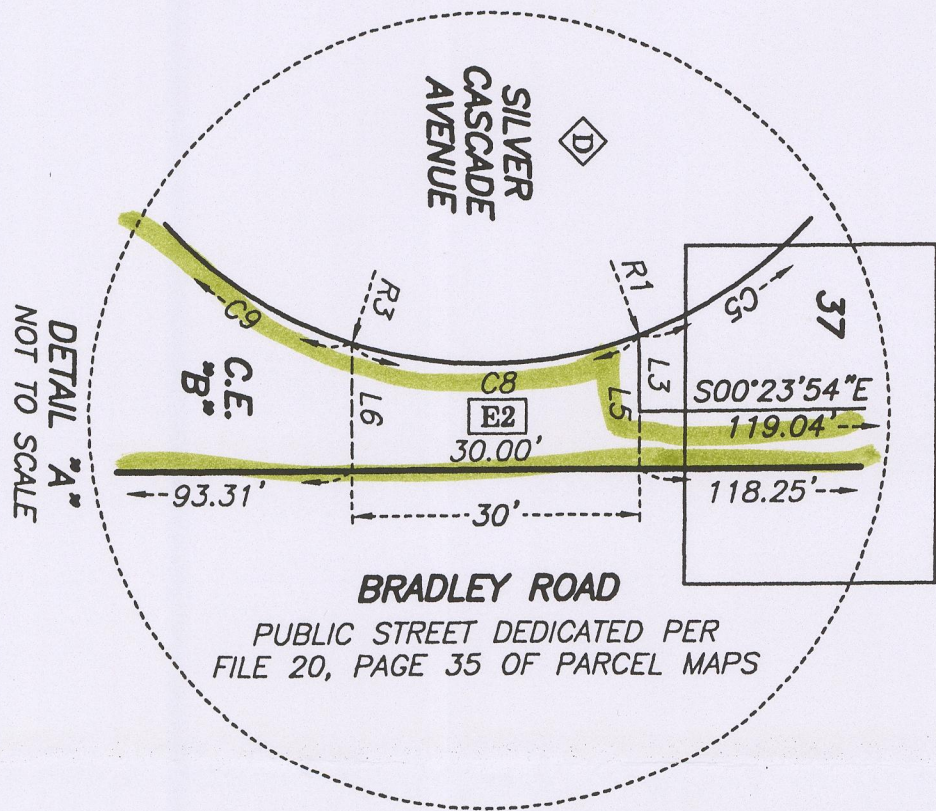
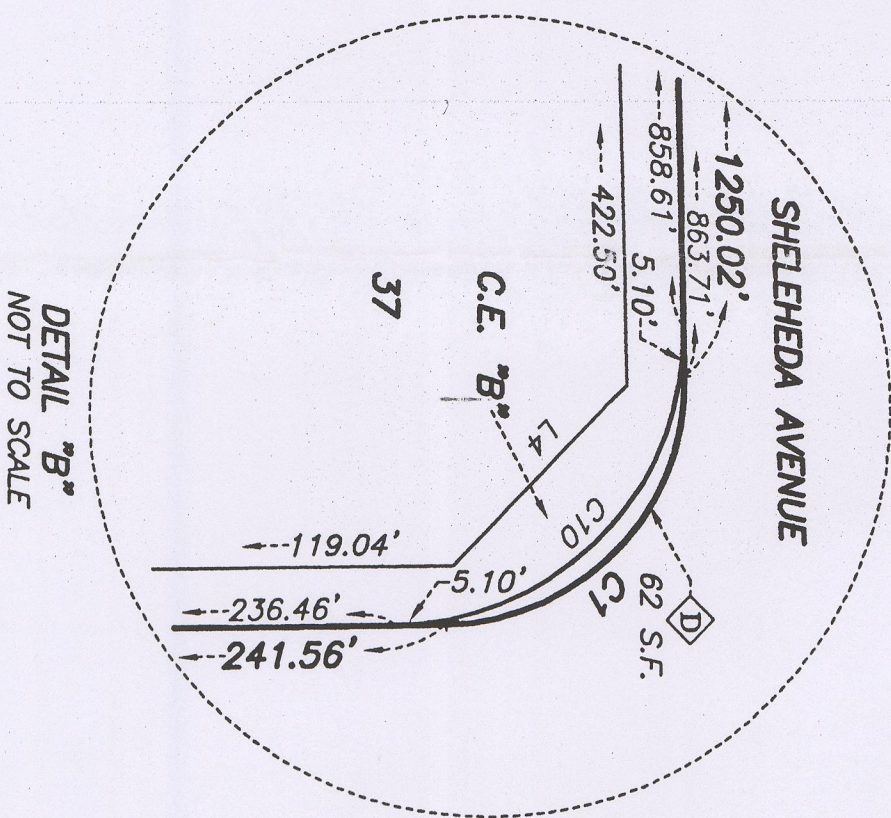
FINAL MAP OF
GRANITE FALLS 3 PHASE 2
A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK ____ OF PLATS,
PAGE ____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER
(SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°06'31"	25.00'	39.75'	26.49'
C2	254°32'02"	45.50'	202.13'	59.80'
C3	74°32'02"	14.50'	18.86'	11.03'
C4	90°00'00"	15.00'	23.56'	15.00'
C5	70°40'53"	45.50'	56.13'	32.26'
C6	133°20'09"	45.50'	105.89'	105.49'
C7	50°31'00"	45.50'	40.12'	21.47'
C8	36°30'21"	45.50'	30.58'	15.89'
C9	145°20'48"	45.50'	115.42'	145.64'
C10	91°06'31"	30.00'	47.70'	30.59'

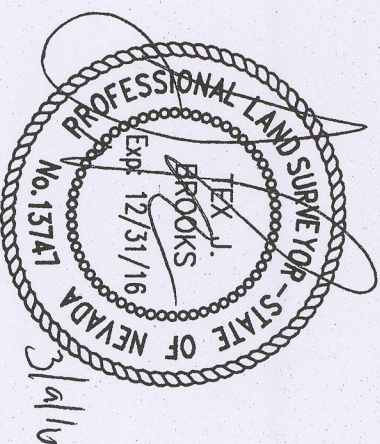
LINE	BEARING	DISTANCE
L1	S01°30'25"E	22.00'
L2	S89°36'06"W	30.00'
L3	S89°36'06"W	7.86'
L4	S45°37'10"E	26.03'
L5	N89°36'06"E	13.86'
L6	S89°36'06"W	13.24'

RADIAL	BEARING
R1	N69°10'28"E
R2	S22°30'37"W
R3	S72°19'11"E
R4	S73°01'37"W



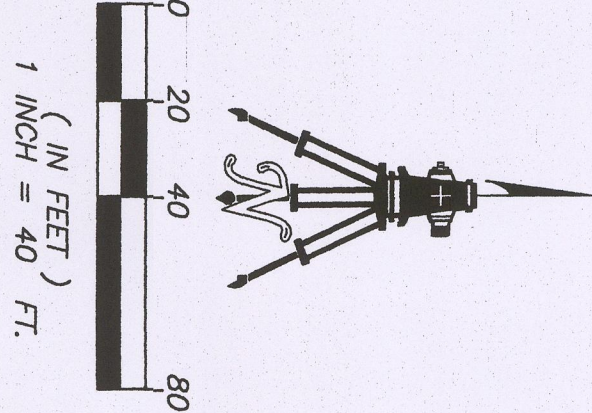
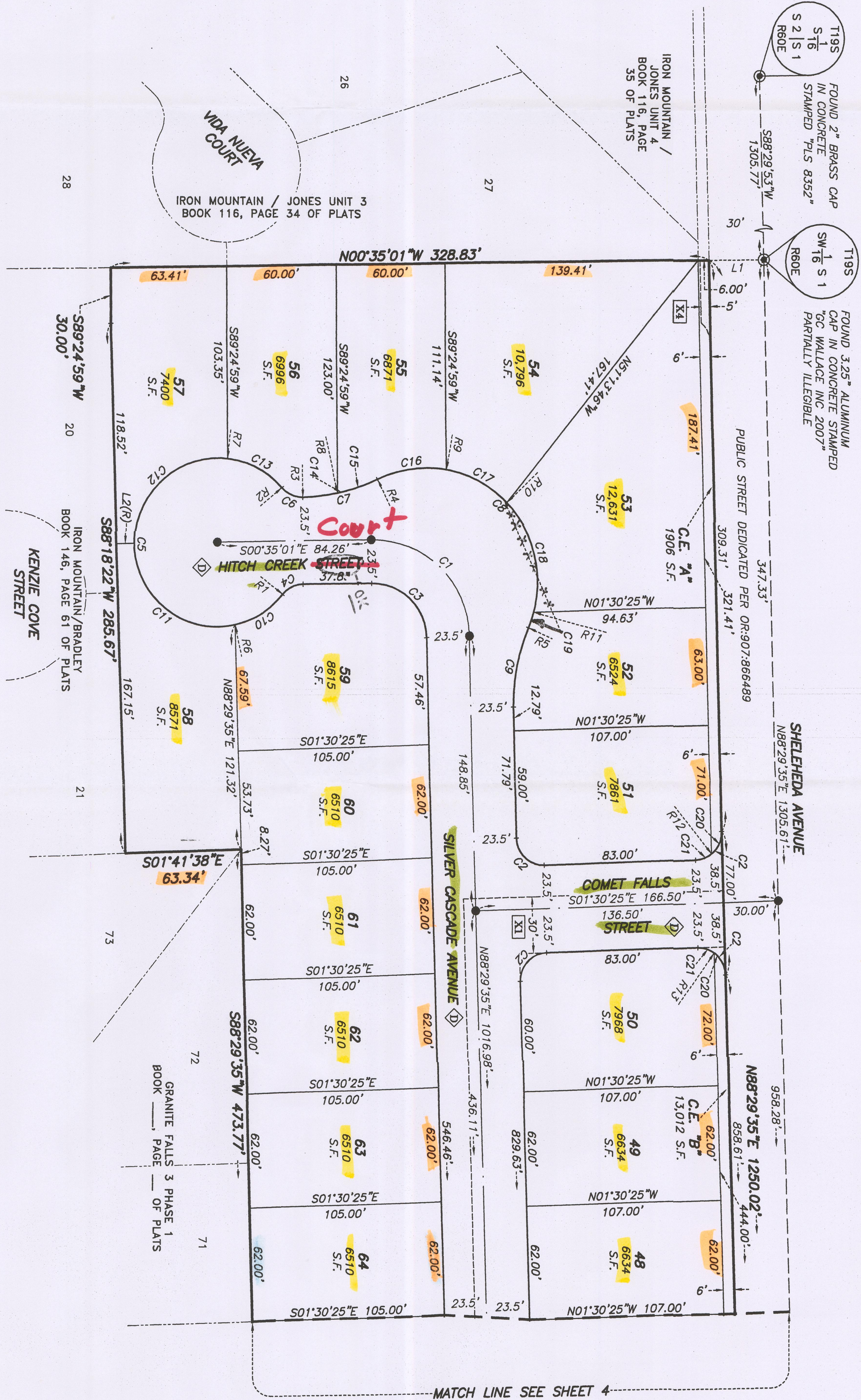
LEGEND

---	SUBJECT PROPERTY BOUNDARY
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	LOT LINE
---	STREET CENTERLINE
---	QUARTER SECTION LINE
---	SIXTEENTH SECTION LINE
---	ADJOINING LOT LINE
---	THE LINE
---	MATCH LINE
---	LOT NUMBER
---	SQUARE FEET
---	OFFICIAL RECORDS
---	ASSESSOR'S PARCEL NUMBER
---	RADIAL LINE
---	RADIAL LINE SEGMENT
---	LINE LABEL SEGMENT
---	CURVE LABEL SEGMENT
---	PUBLIC STREET DEDICATED PER THIS PLAT (78,608 S.F.)
---	30' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER
---	OR
---	5' CITY OF LAS VEGAS PUBLIC STREETSIGHT, PUBLIC FIRE EASEMENT RESERVED PER OR-20100525-04700 (MAC-25907)
---	5' CITY OF LAS VEGAS PUBLIC STREETSIGHT, PUBLIC FIRE EASEMENT RESERVED PER OR-20100525-04700 (MAC-25907)
---	STAMPED PER PARCEL MAP FILE 117, PAGE 43
---	10' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT AND BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
---	30' WIDE PUBLIC DRAINAGE, PUBLIC SEWER AND PEDESTRIAN ACCESS EASEMENTS GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT AND BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
---	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
---	SET 2" ALUMINUM CAP STAMPED "T", BROOKS PLS 13747 WITH REFERENCE MONUMENTS SET IN TOP OF CURB BE SET PER PLATS (PHASE 1)



FINAL MAP OF
GRANITE FALLS 3 PHASE 2
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK _____ OF PLATS,
PAGE _____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER
(SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



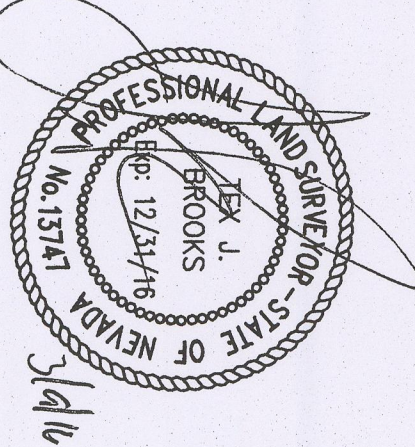
LEGEND

- SUBJECT PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- TIE LINE
- MATCH LINE
- 48 LOT NUMBER
- S.F. SQUARE FEET
- OR: OFFICIAL RECORDS
- APN ASSESSOR'S PARCEL NUMBER
- (R) RADIAL LINE
- R1 RADIAL SEGMENT
- L1 LINE LABEL SEGMENT
- C1 CURVE LABEL SEGMENT
- PUBLIC STREET DEDICATED PER THIS PLAT (78,608 S.F.)
- 30' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER _____
- OR: _____
- 5' CITY OF LAS VEGAS PUBLIC STREET DEDICATED PER THIS PLAT (78,608 S.F.) EASEMENT RESERVED PER OR-20030319,00796 (VAC-0067-02)
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- SET 2" ALUMINUM CAP STAMPED "T. BROOKS, PLUS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB

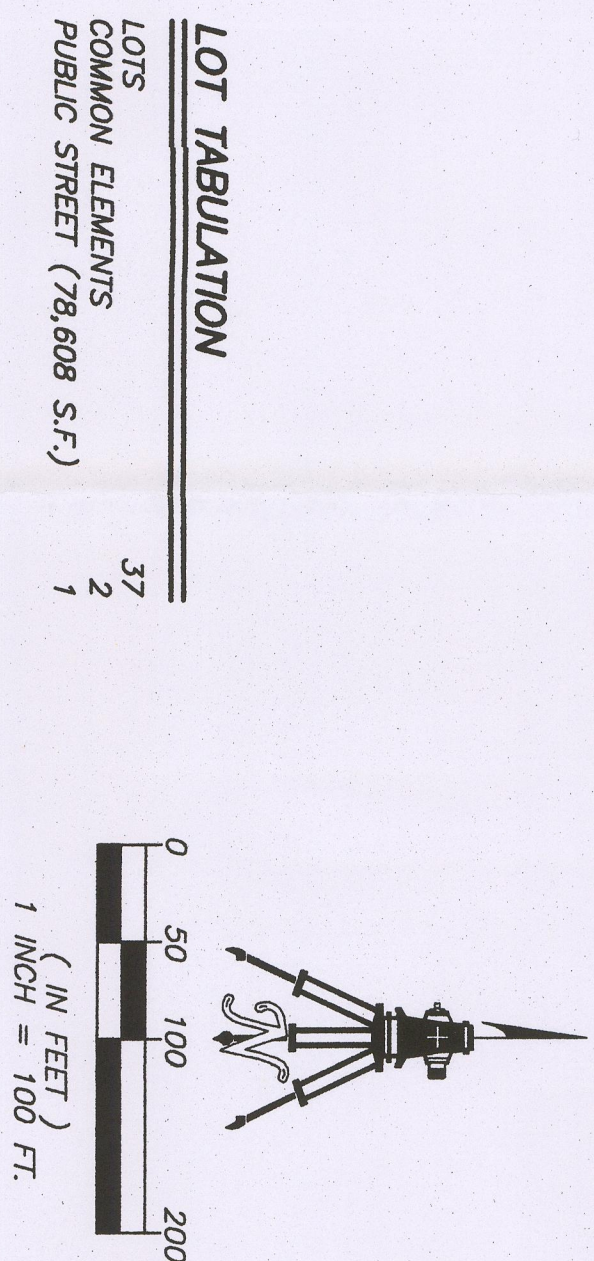
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89.04.56	35.50	83.18	52.64
C2	89.04.56	35.50	23.98	15.00
C3	89.04.56	35.50	46.64	28.92
C4	89.04.56	35.50	23.98	15.00
C5	281.24.12	45.50	23.92	3.24
C6	51.11.17	14.50	13.95	3.65
C7	24.21.43	100.00	4.52	21.59
C8	138.46.40	62.00	15.17	164.85
C9	24.51.02	100.00	4.37	22.03
C10	39.09.22	45.50	31.09	16.18
C11	101.32.51	45.50	80.64	55.24
C12	97.05.34	45.50	77.10	51.51
C13	43.36.25	45.50	34.63	18.20
C14	11.00.00	100.00	19.20	9.63
C15	13.21.44	100.00	23.32	11.71
C16	35.51.22	62.00	38.80	20.06
C17	35.39.14	62.00	38.58	19.94
C18	59.10.06	62.00	64.03	35.20
C19	08.05.58	62.00	8.76	4.39
C20	53.07.48	62.00	13.91	7.50
C21	36.52.12	15.00	9.65	5.00

RADIAL	BEARING
R1	N89.42.46 E
R2	N89.53.02 W
R3	N88.53.40 E
R4	S84.33.57 W
R5	S82.32.06 E
R6	N87.39.27 E
R7	N87.55.41 E
R8	N79.34.41 W
R9	N43.55.22 W
R10	N45.14.59 E
R11	N51.37.23 E
R12	N54.38.13 W

LINE	BEARING	DISTANCE
L1	S00.35.01 E	30.00
L2	S00.35.01 E	10.00



FINAL MAP OF
GRANITE FALLS 3 PHASE 2
A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK ____ OF PLATS, PAGE ____ OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



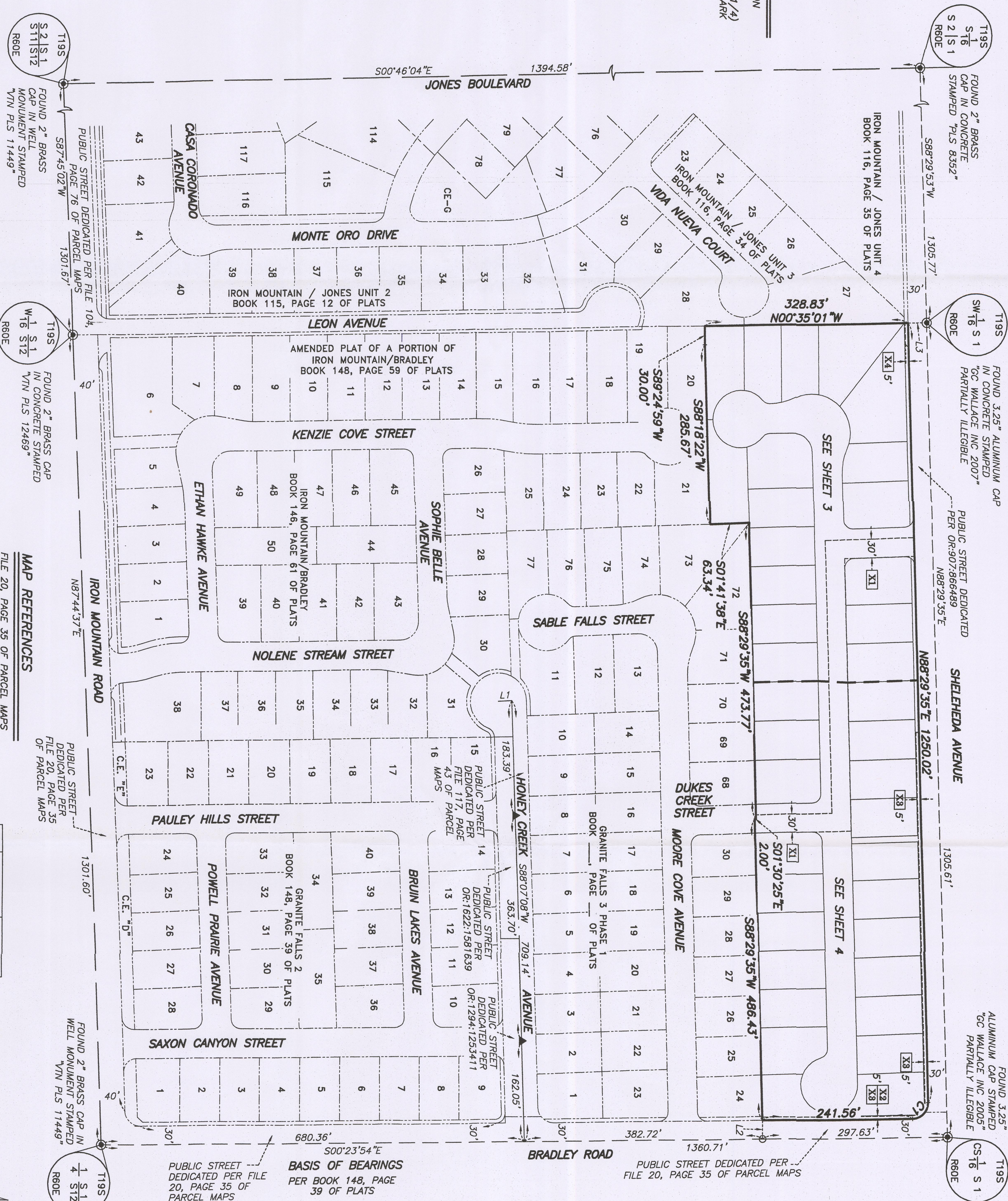
LEGAL DESCRIPTION

ALL OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK ____ OF PLATS, PAGE ____ OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA,
CONTAINING 8.24 ACRES, MORE OR LESS.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- TIE LINE
- MATCH LINE

- 1 LOT NUMBER
- OR: OFFICIAL RECORDS
- R1 RADIAL BEARING NUMBER
- L1 LINE LABEL SEGMENT
- C1 CURVE LABEL SEGMENT
- X1 30' WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER OR:_____
OR:_____
5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT RESERVED PER OR:2010025-04700 (MC-25907)
- X3 5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT RESERVED PER OR:2003033-00736 (MC-0657-02)
- X4 5' CITY OF LAS VEGAS PUBLIC STREETLIGHT, PUBLIC FIRE HYDRANT AND APPURTENANCES EASEMENT RESERVED PER OR:2003033-00736 (MC-0657-02)
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- 5/8" REBAR AND 2" ALUMINUM CAP IN CONCRETE STAMPED "S 2 S 1" ROOE
- 5/8" REBAR AND 2" ALUMINUM CAP IN CONCRETE STAMPED "S 2 S 1" ROOE
- 2" ALUMINUM CAP STAMPED "T, BROOKS, PLS 13747" WITH REFERENCE MONUMENTS SET IN TOP OF CURB PER BOOK ____ OF PLATS (PHASE 1)



LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES BOTH FRANCHISE AND UNFRANCHISED SHALL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

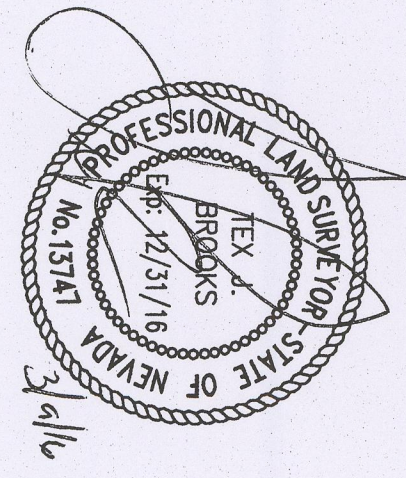
ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "COMMON EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

MAP REFERENCES

LINE	BEARING	DISTANCE
L1	N01°52'52"W	22.00'
L2	S89°36'06"W	30.00'
L3	S00°35'01"E	30.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	91°08'31"	23.00'	33.75'	23.48'

RADIAL	BEARING
R1	N62°57'57"W



FINAL MAP OF
GRANITE FALLS 3 PHASE 2

A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS 3 PHASE 1" ON FILE IN BOOK ____ OF PLATS,
PAGE ____, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER
(SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON
THIS PLAT OF:
GRANITE FALLS 3 PHASE 2

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THIS PLAT AND DOES
HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE
STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY, AND GRANT THE EASEMENTS AS INDICATED AND
OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND
CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/o NV ENERGY, CENTRAL
TELEPHONE COMPANY d/b/o CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS
LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR
RESPECTIVE SUCCESSORS AND ASSIGNS: (1) A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES,
(2) A THREE FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANELS TO PROVIDE ACCESS
TO UNDERGROUND UTILITY LINES, (3) AN EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC OR
PRIVATE STREETS AND COMMON ELEMENTS TO PROVIDE ACCESS TO UNDERGROUND UTILITY LINES,
TRANSFORMERS, TELEPHONE EQUIPMENT PADS AND UNDERGROUND DISTRIBUTION LINES WITHIN
APURTENANCES, EXCEPT THEREFROM ANY PORTION THEREOF LYING WITHIN BUILDING STRUCTURES
WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING
PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB
DEFINED BY A SIDEWALK EXISTING, THE WIDTH OF SAID EASEMENTS SHALL BE
THAT OF PUBLIC STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL BE
FROM THE BACK OF ANY STREET FRONTING SIDEWALK, (4) AN EASEMENT TO PROVIDE ACCESS TO
FACILITIES AND APPURTENANCES AND TELEPHONE EQUIPMENT PADS AND (5) A PERMANENT EASEMENT
OVER ALL AREAS INDICATED HEREON AS PRIVATE STREETS, PUBLIC UTILITY EASEMENTS AND COMMON
ELEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR
ABANDONMENT OF GAS LINES, WATER FACILITIES, UNDERGROUND POWER AND TELEPHONE LINES AND
APURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERE TO.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND
CONVEY 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 ADJUT PUBLIC
STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC
SIGNALS, BOLLARDS AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO
FEET IN WIDTH AND DEPTH FOR THE PURPOSES OF PLACING AND MAINTAINING SIDEWALKS WITH
APURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT TO THE NECESSARY WIDTH WITH
RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS, A MINIMUM FIVE FOOT WIDE
PEDESTRIAN WALKWAY, EASEMENT IS HEREBY GRANTED OVERLYING ALL SIDEWALKS LOCATED IN
COMMON AREAS ABUTTING PUBLIC STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN
EXISTING PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS
THEREFROM THESE EASEMENTS.

BY: BRIAN WALSH AS: VICE PRESIDENT DATE
OF: RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
BY: BRIAN WALSH AS: VICE PRESIDENT
OF: RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION

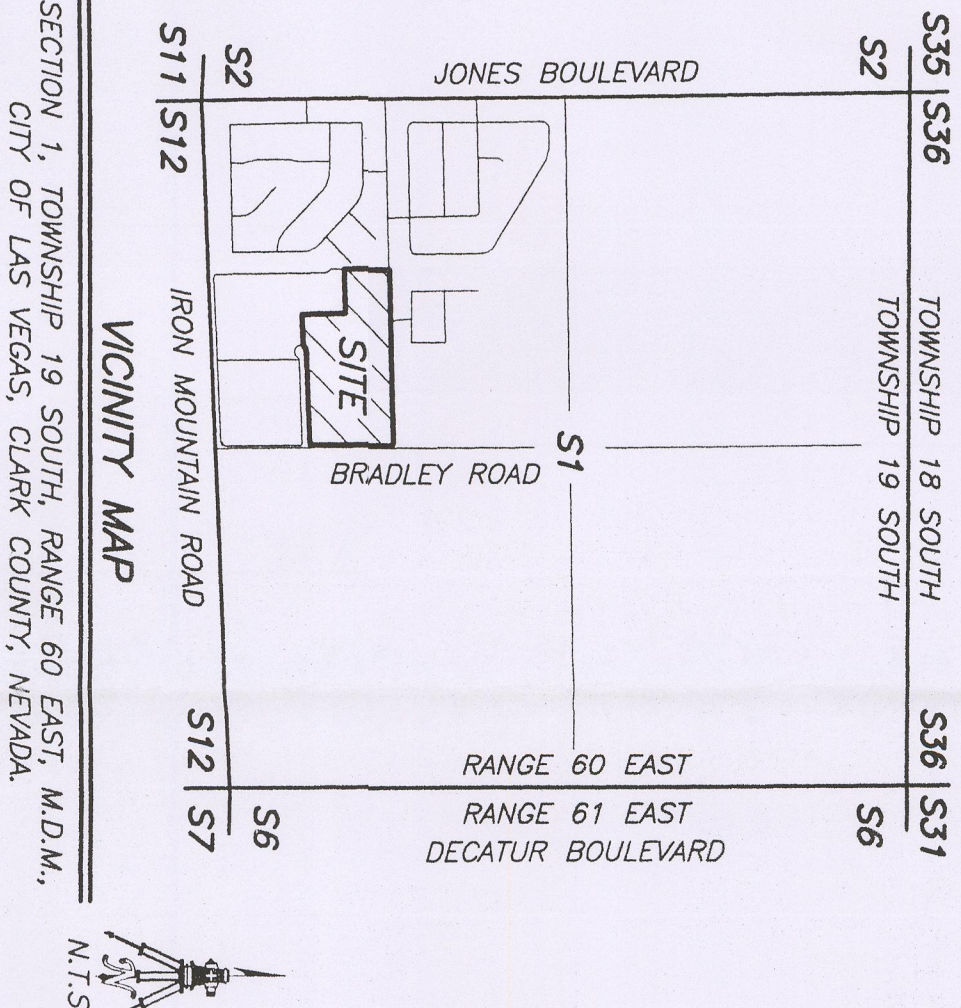
BY: _____ DATE _____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION

SEE SHEET 2 OF THIS PLAT FOR THE LEGAL DESCRIPTION.

BASIS OF BEARINGS

SOUTH 00°23'54" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4)
OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 148, PAGE 39
OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

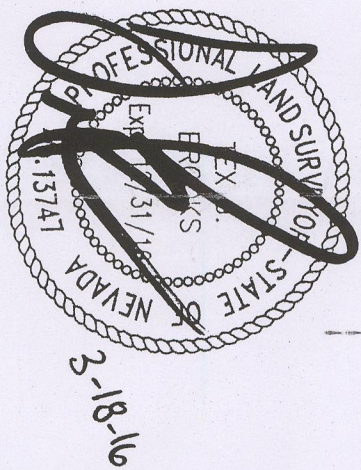


SURVEYOR'S CERTIFICATE

I, TEX J. BROOKS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY
THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION
AT THE INSTANCE OF RICHMOND AMERICAN HOMES OF NEVADA, INC., A COLORADO CORPORATION,
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER
10, 2015.
- 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 THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE
POSITIONS INDICATED BY _____ AND AN APPROPRIATE
FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDED TO
ENSURE THE INSTALLATION OF THE MONUMENTS.

TEX J. BROOKS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 13747



DIVISION OF WATER RESOURCES

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

BY: JOHN GUILLOT, P.E. DATE _____
FOR THE DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____ DATE _____
FOR THE SOUTHERN NEVADA HEALTH DISTRICT

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIECK, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY
THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP:

GRANITE FALLS 3 PHASE 2

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE MONUMENTS HAVE NOT
BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR
SETTING ON OR BEFORE THE ____ DAY OF _____ 20____.

ALAN R. RIECK, P.L.S. DATE _____
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY
APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH THE APPLICABLE STATUTORY AND
ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND
THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE
DIRECTOR OF PLANNING.

ON THIS ____ DAY OF _____, _____.

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

APPROVALS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

BY: NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/o NV ENERGY DATE _____

BY: CENTRAL TELEPHONE COMPANY, d/b/o CENTURY LINK DATE _____

BY: SOUTHWEST GAS CORPORATION DATE _____

BY: LAS VEGAS VALLEY WATER DISTRICT DATE _____

BY: COX COMMUNICATION LAS VEGAS, INC. DATE _____

BY: ALLEN PAVELKA, P.E. 9029 DATE _____
CITY OF LAS VEGAS, CITY ENGINEER

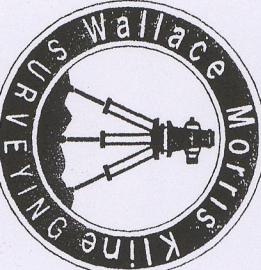
COUNTY RECORDER'S NOTE

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.

FINAL MAP OF GRANITE FALLS 3 PHASE 2

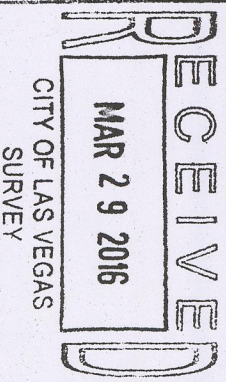
A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF LOT "A" OF THAT CERTAIN FINAL MAP ENTITLED "GRANITE FALLS
3 PHASE 1" ON FILE IN BOOK ____ OF PLATS, PAGE ____, OFFICIAL RECORDS, CLARK
COUNTY, NEVADA, SITUATED WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

INSTRUMENT NO. _____
BOOK NO. _____ OFFICIAL RECORDS
FILED AT THE REQUEST OF
WALLACE MORRIS KLINE SURVEYING
DATE _____ AT _____
BOOK _____ OF PLATS
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ _____ DEPUTY



8-14-15-CC