



**LAS VEGAS VALLEY
WATER DISTRICT**

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

November 4, 2016

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

**SUBJECT: CURRENTLY SERVED - REVERSIONARY MAP
FOR THE PURPOSE OF CONSOLIDATION OF LOTS
FMP-67380, SOUTH ADDITION TO THE CITY OF LAS VEGAS
A.P.N. 139-34-410-127 AND 139-34-410-128**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are shown as **lots 17, 18, 19, 20, and 21 of Block 16 within a subdivision map filed in Book 1, Page 51, of the Recorded South Addition to the City of Las Vegas** and is currently served.

In accordance with the District Service Rules, any water commitment provided through the mapping process for the subject area will default to 1.0 acre-foot with the recording of this reversionary map. Existing developments will continue to be served, and any additional development or redevelopment may require an additional water commitment.

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

Should you have any questions, please contact me at (702) 822-8348, and reference **FMP-67380**.

Sincerely,

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

DJM/MAD/ do

cc: Southern Nevada Health District
Development Services
Lochsa Surveying
RR Properties, LLC



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: GLEN J. DAVIS, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
LOCHSA SURVEYING
R R PROPERTIES L L C

Date: November 08, 2016

RE: **FINAL MAP 67380 - REVERSIONARY MAP - PORTION OF SOUTH ADDITION**

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.**

802747 CURRENT PL Status: Conditional Approval October 27, 2016

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

The Final Map shall be revised as required by the Department of Planning with the changes, comments and corrections noted as follows:

1. The file number "FMP-67380" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The street name of "Gas Street" shall be removed and replace with the name on the original map of "Gass Street."
3. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The signature box for the Department of Planning jurat shall be revised to include "THOMAS A. PERRIGO Director of Planning." The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

I certify that the Director of planning, on the _____ day of _____, 201X, did approve this map, in accordance with NRS 278.010 to 278.630, inclusive, for the purposes of reverting to acreage the property described herein.

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

802748 DEVCO Status: Conditional Approval November 08, 2016

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

This Final Map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Reversion to acreage Final Map to combine lots 17 through 21 of Block 16 as shown in that certain plat entitled "The South Addition to the City of Las Vegas", recorded in Book 1, Page 51 of plats.

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

CONDITIONS OF APPROVAL:

1. Revise Gas Street to Gass Avenue.
2. Revise Hoover Street to Avenue.
2. Provide "FMP-67380" on Sheet 1 above the recording information.

802749 SURVEY Status: Conditional Approval November 01, 2016

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

Please revise the Header, Title Block and Owner's Certificate to read Reversionary Final Map and add the plat purpose within the Owner's Certificate.

Please revise the City Surveyor and Director of Planning Certificate as shown on the redlines.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached redlines.
End of Comments.





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November 4, 2016

Peter Lowenstein, Planning Supervisor
City of Las Vegas Planning and Development
Case Planning Division
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Sincerely,

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

DJM/MAD/ do

cc: Southern Nevada Health District
Development Services
Lochsa Surveying
RR Properties, LLC

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-67380

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	DAVID KLEIN	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**

10/25/16

FMP-67380 - REVERSIONARY FINAL MAP OF A PORTION OF THE SOUTH ADDITION TO THE CITY OF LAS VEGAS - APPLICANT: LOCHSA ENGINEERING - OWNER: RR PROPERTIES, LLC - For possible action on a request for a Final Map Technical Review FOR REVERSION TO ACREAGE OF LOTS 17-21 OF the South Addition to the City of Las Vegas on 0.41 acres at the northwest corner of Hoover Avenue and 4th Street (APN 139-34-410-127 and 128), C-2 (General Commercial) Zone, Ward 3 (Coffin).

PLANNING SUPERVISOR: **STEVE GEBEKE** 229-4693



ADMINISTRATIVE

Comments Due: NOVEMBER 5, 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 **STEVE GEBEKE** (sgebeke@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Map
 Project Address (Location) 830 South 4th Street
 Project Name N/A Proposed Use N/A
 Assessor's Parcel #(s) 139-34-410-127 and 128 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information 5-Lot Reversion

PROPERTY OWNER RR Properties, LLC Contact George Rogers
 Address 801 S. 4th Street Phone: (702) 894-5027 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address george@gmralv.com

APPLICANT Lochsa Surveying Contact Suzanne LaSpina
 Address 6345 S. Jones Blvd. #100 Phone: (702) 365-9312 Fax: (702) 365-9317
 City Las Vegas State NV Zip 89118
 E-mail Address suzanne@lochsa.com

REPRESENTATIVE Lochsa Surveying Contact Suzanne LaSpina
 Address 6345 S. Jones Blvd. #100 Phone: (702) 365-9312 Fax: (702) 365-9317
 City Las Vegas State NV Zip 89118
 E-mail Address suzanne@lochsa.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 purchase (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* [Signature]

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

Print Name Richard Harris, Managing Member

Subscribed and sworn before me

This 20th day of October, 2016.

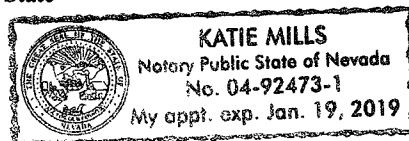
[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>FMP-07380</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>\$750.00</u>
Date Received:*	<u>10/24/16</u>
Received By:	<u>M. Ray</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: FMP-67380 APN: 139-34-410-127 and 128

Name of Property Owner: RR Properties, LLC

Name of Applicant: Lochsa Surveying

Name of Representative: Lochsa Surveying

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: _____

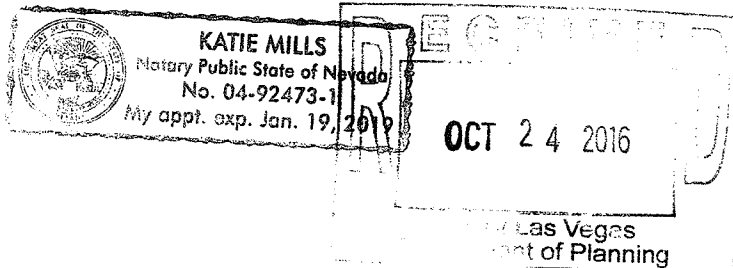
Signature of Property Owner: _____

Print Name: Richard Harris, Managing Member

Subscribed and sworn before me

This 20th day of October, 2016

Katie Mills
Notary Public in and for said County and State



RR PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY

[Q New Search](#)[Printer Friendly](#)[\\$ Calculate List Fees](#)

Business Entity Information			
Status:	Active	File Date:	5/11/2000
Type:	Domestic Limited-Liability Company	Entity Number:	LLC4490-2000
Qualifying State:	NV	List of Officers Due:	5/31/2017
Managed By:	Managers	Expiration Date:	5/10/2500
NV Business ID:	NV20001046356	Business License Exp:	5/31/2017

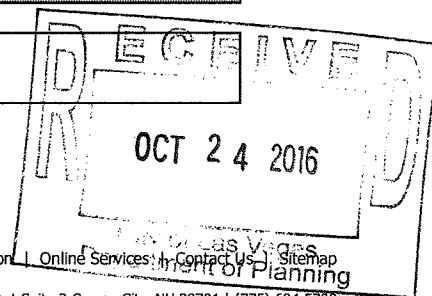
Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	RICHARD A HARRIS LAW FIRM	Address 1:	801 S. FOURTH ST
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		
View all business entities under this registered agent			

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

☒	Officers		☐ Include Inactive Officers	
Manager - RICHARD A HARRIS				
Address 1:	801 S FOURTH ST		Address 2:	
City:	LAS VEGAS		State:	NV
Zip Code:	89101		Country:	USA
Status:	Active		Email:	

☒ Actions\Amendments
Click here to view 20 actions\amendments associated with this company





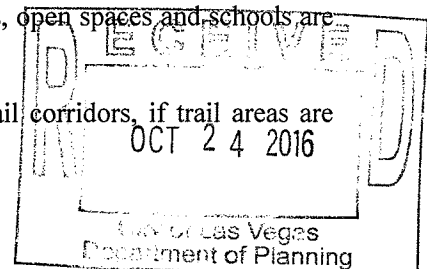
DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

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

A. Final Map Contents

- N.A. ☐ 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.
- NA ☐ 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.
- N.A. ☐ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- N.A. ☐ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- N.A. ☐ 9. Locations and widths of existing and proposed utility rights of way and easements.
- N.A. ☐ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights of way and easements.
- N.A. ☐ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- N.A. ☐ 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.
- N.A. ☐ 14. Areas of unobstructed vision at intersections, as described in LVMC 19.02.
- N.A. ☐ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- N.A. ☐ 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.

A.P.N.: 139-34-410-128 and 139-34-410-127
File No: NCS-756930-HHLV (ASD)
R.P.T.T.: \$6,502.50 C

Inst #: 20151125-0002762
Fees: \$20.00 N/C Fee: \$25.00
RPTT: \$6502.50 Ex: #
11/25/2015 12:51:34 PM
Receipt #: 2619252
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: OSA Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
RR Properties, LLC
801 S. 4th Street
Las Vegas, NV 89101

GRANT, BARGAIN and SALE DEED

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

Vern Yamanaka, Successor Trustee of the Yamanaka Enterprises, Inc. Profit Sharing Plan and Trust and his successors and Martin Anderson, Trustee of the Martin Anderson Declaration of Trust dated February 10, 1984 as their interest may appear

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

RR Properties, LLC, a Nevada limited liability company

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

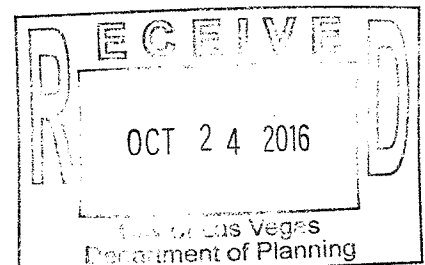
LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21) IN BLOCK SIXTEEN (16) OF THE SOUTH ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Subject to

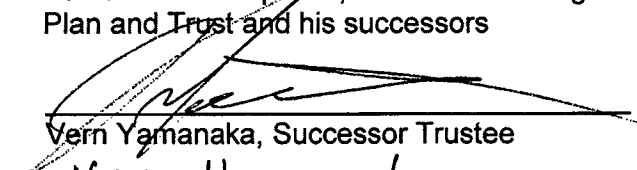
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 11/11/2015



Vern Yamanaka, Successor Trustee of the
Yamanaka Enterprises, Inc. Profit Sharing
Plan and Trust and his successors


Vern Yamanaka, Successor Trustee

Vern Yamanaka

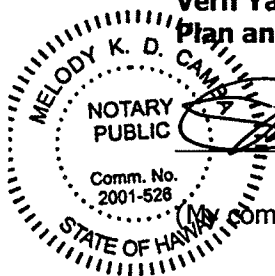
Martin Anderson, Trustee of the Martin
Anderson Declaration of Trust dated
February 10, 1984

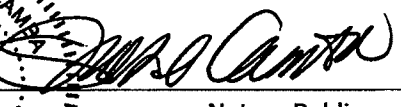
Signed In Counterpart

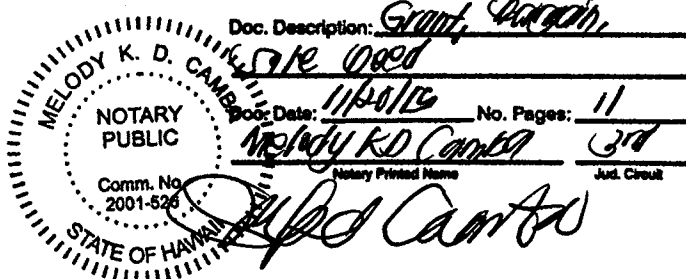
Martin Anderson, Trustee

STATE OF Hawaii)
COUNTY OF Hawaii) : ss.

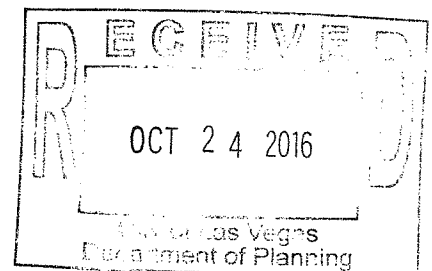
This instrument was acknowledged before me on November 30, 2015 by
**Vern Yamanaka, Successor Trustee of the Yamanaka Enterprises, Inc. Profit Sharing
Plan and Trust and his successors.**




Notary Public
My commission expires: 11/18/2017) # 2001-524



2001-524



Vern Yamanaka, Successor Trustee of the
Yamanaka Enterprises, Inc. Profit Sharing
Plan and Trust and his successors

Signed In Counterpart

Vern Yamanaka, Successor Trustee

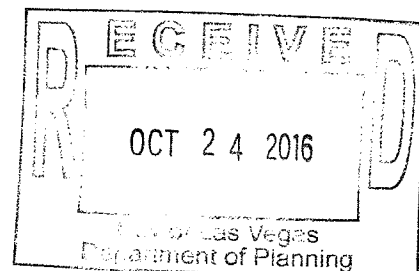
Martin Anderson, Trustee of the Martin
Anderson Declaration of Trust dated
February 10, 1984

Martin Anderson
Martin Anderson, Trustee

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
**Vern Yamanaka, Successor Trustee of the Yamanaka Enterprises, Inc. Profit Sharing
Plan and Trust and his successors.**

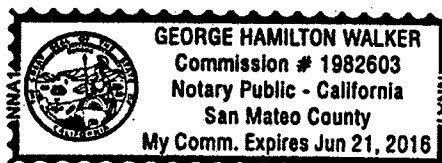
Notary Public
(My commission expires: _____)



STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) : ss.

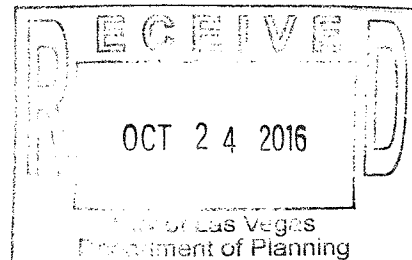
This instrument was acknowledged before me on NOVEMBER 18, 2015 by
**Martin Anderson, Trustee of the Martin Anderson Declaration of Trust dated February
10, 1984.**

George H. Walker
Notary Public
(My commission expires: 6/21/16)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 11, 2015 under Escrow No. **NCS-756930-HHLV.**

George Hamilton Walker
1982603



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-34-410-128
b) 139-34-410-127
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

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

3. a) Total Value/Sales Price of Property: \$1,275,000.00
b) Deed in Lieu of Foreclosure Only (value of \$ _____)
c) Transfer Tax Value: \$1,275,000.00
d) Real Property Transfer Tax Due \$6,502.50

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Martin Anderson

Capacity: Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Yamanaka Enterprises, Inc. Profit
Sharing Plan and Trust and
Martin Anderson Declaration of

Print Name: Trust

Address: 1266 Kamehameha Ave

City: Hilo

State: HI Zip: 96720

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: RR Properties, LLC

Address: 801 S. 4th Street

City: Las Vegas

State: NV Zip: 89101

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

First American Title Insurance
Company National Commercial

Print Name: Services

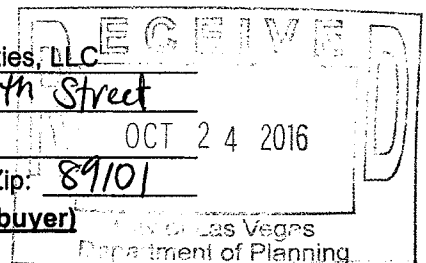
File Number: NCS-756930-HHLV ASD/ad

Address: 2500 Paseo Verde Parkway, #120

City: Henderson

State: NV Zip: 89074

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



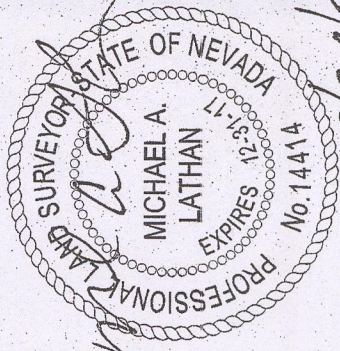
REVERSIONARY PLAT MAP

REVERSION TO ACREAGE

A PORTION OF THE "BOULDER ADDITION TO THE CITY OF LAS VEGAS" BEING LOTS 6, 7 & 8 OF BLOCK 9, AS SHOWN IN BOOK 1, PAGE 52 OF PLATS, SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

- I, MICHAEL A. LATHAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR TRI-CORE SURVEYING, LLC, CERTIFY THAT:
- THIS PLAT WAS PREPARED AT THE INSTANCE OF PROVIEW SERIES 32, LLC, A NEVADA LIMITED LIABILITY COMPANY.
 - THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN IN BOOK 1, PAGE 52 OF PLATS AS FILED ON THE OFFICE OF THE CLARK COUNTY RECORDER. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.
 - 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.



MICHAEL A. LATHAN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 14414

OWNER'S CERTIFICATE & DEDICATION

PROVIEW SERIES 32, LLC, A NEVADA LIMITED LIABILITY COMPANY,
DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCELS OF LAND WHICH ARE SHOWN
HEREON, AND, THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

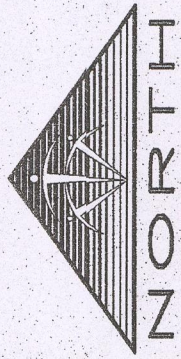
BY: _____ DATE: _____

ACKNOWLEDGMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ OF PROVIEW SERIES 32, LLC,
BY _____ AS _____
A NEVADA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: _____



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND

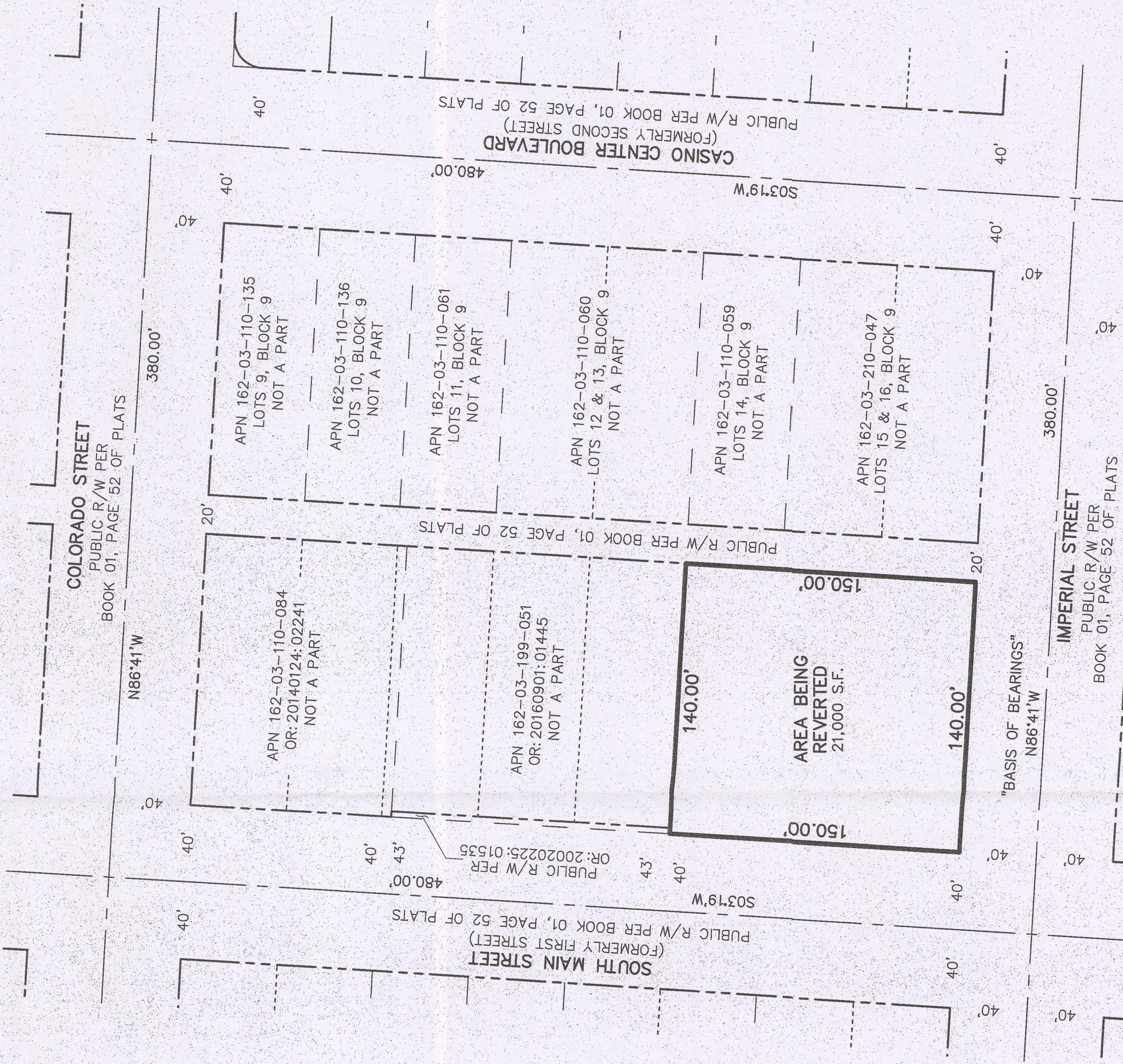
- | | |
|------|--------------------------------|
| — | PROPERTY BOUNDARY LINE |
| --- | STREET CENTERLINE |
| --- | RIGHT-OF-WAY LINE |
| --- | ASSESSOR'S PARCEL LINE |
| --- | SUBDIVISION LOT LINE |
| APN | ASSESSOR'S PARCEL NUMBER |
| R/W | RIGHT-OF-WAY |
| S.F. | SQUARE FEET |
| OR: | OFFICIAL RECORDS, CLARK COUNTY |

LEGAL DESCRIPTION

LOTS 6, 7, & 8, BLOCK 9 OF BOULDER ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, AT PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BASSIS OF BEARINGS

NORTH 86°41' WEST, BEING THE BEARING OF THE CENTERLINE OF IMPERIAL STREET PER THE FINAL MAP OF "BOULDER ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN ON SAID PLAT ON FILE IN THE CLARK COUNTY'S RECORDER'S OFFICE IN BOOK 1, PAGE 52 OF PLATS.



EASEMENT NOTE

ANY EXISTING EASEMENTS ARE TO REMAIN IN PLACE AND ARE NOT TO BE RELINQUISHED OR REVERTED PER THIS MAP.

RECORDER'S NOTE

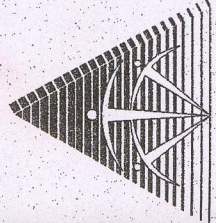
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX N.R.S. 278.5695

FMP-

REVERSIONARY PLAT MAP

REVERSION TO ACREAGE

A PORTION OF THE "BOULDER ADDITION TO THE CITY OF LAS VEGAS" BEING LOTS 6, 7 & 8 OF BLOCK 9, AS SHOWN IN BOOK 1, PAGE 52 OF PLATS, SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



TRI-CORE
SURVEYING, LLC

6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89115
TEL. (702) 821-1554 FAX (702) 870-4378

BOOK NO. _____
INSTRUMENT NO. _____
OFFICIAL RECORDS
FILED AT THE REQUEST OF
TRI-CORE SURVEYING
DATE _____ AT _____
BOOK _____ PAGE _____
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ _____ DEPUTY _____

REVERSIONARY PLAT MAP

REVERSION TO ACREAGE

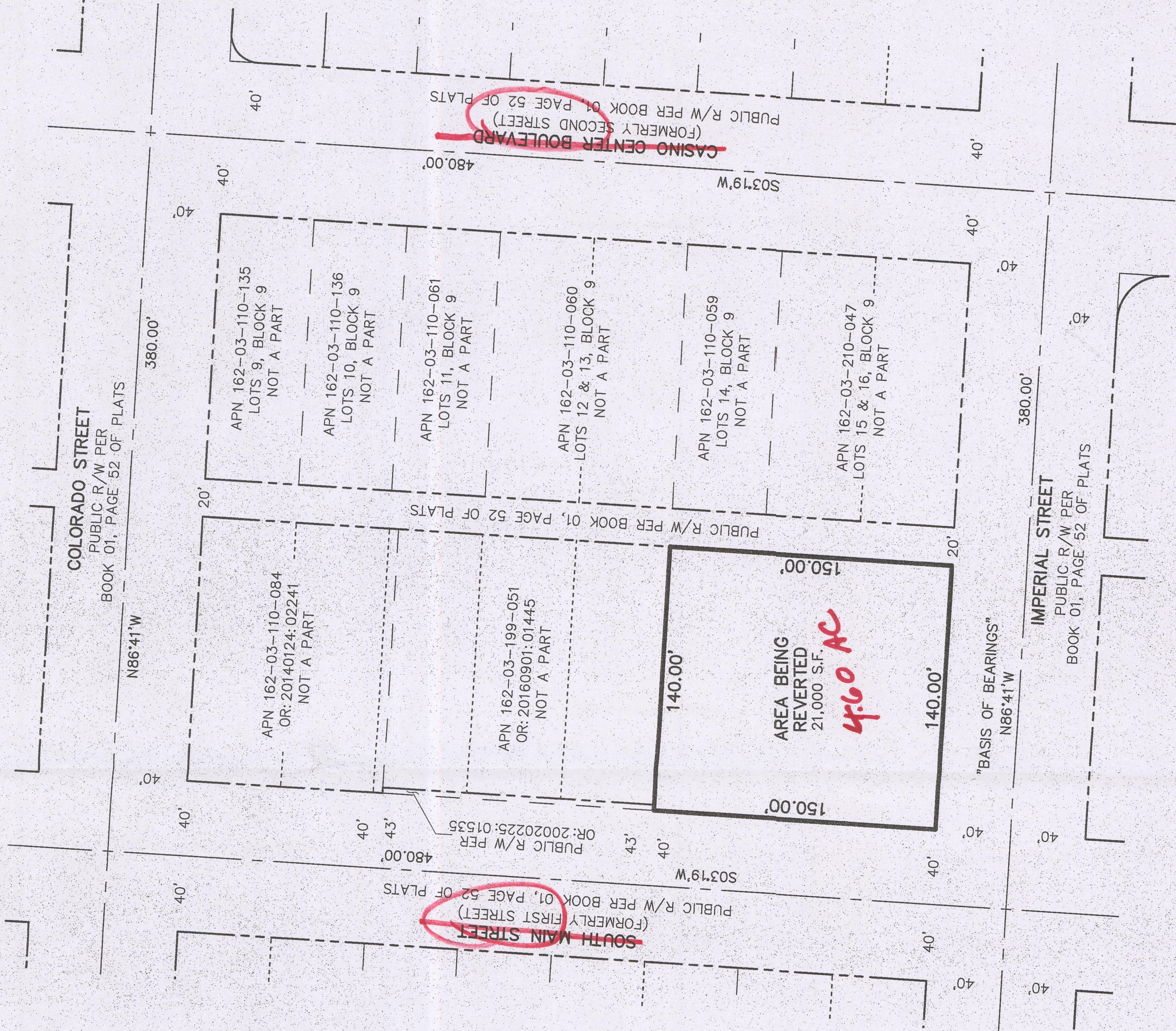
A PORTION OF THE "BOULDER ADDITION TO THE CITY OF LAS VEGAS" BEING LOTS 6, 7 & 8 OF BLOCK 9, AS SHOWN IN BOOK 1, PAGE 52 OF PLATS, SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

LOTS 6, 7, & 8, BLOCK 9 OF BOULDER ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, AT PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

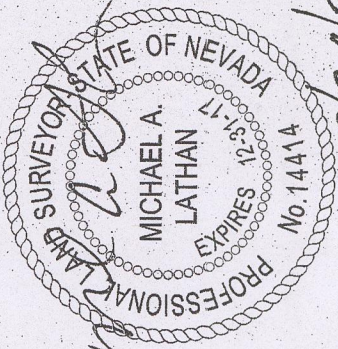
NORTH 86°41' WEST, BEING THE BEARING OF THE CENTERLINE OF IMPERIAL STREET PER THE FINAL MAP OF "BOULDER ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN ON SAID PLAT ON FILE IN THE CLARK COUNTY'S RECORDER'S OFFICE IN BOOK 1, PAGE 52 OF PLATS.



SURVEYOR'S CERTIFICATE

I, MICHAEL A. LATHAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR TRI-CORE SURVEYING, LLC, CERTIFY THAT:

- THIS PLAT WAS PREPARED AT THE INSTANCE OF PROVIEW SERIES 32, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS MAP HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN IN BOOK 1, PAGE 52 OF PLATS AS FILED ON THE OFFICE OF THE CLARK COUNTY RECORDER. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.
- 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.



MICHAEL A. LATHAN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 14414

OWNER'S CERTIFICATE & DEDICATION

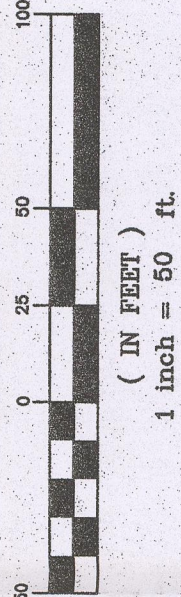
PROVIEW SERIES 32, LLC, A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCELS OF LAND WHICH ARE SHOWN HEREON, AND, THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THIS MAP.

BY: _____ DATE _____
ACKNOWLEDGMENT
STATE OF NEVADA } SS
COUNTY OF CLARK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ OF PROVIEW SERIES 32, LLC,
BY _____ AS _____ OF PROVIEW SERIES 32, LLC,
A NEVADA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: _____



GRAPHIC SCALE



LEGEND

- PROPERTY BOUNDARY LINE
 - STREET CENTERLINE
 - RIGHT-OF-WAY LINE
 - ASSESSOR'S PARCEL LINE
 - SUBDIVISION LOT LINE
- APN _____
R/W _____
S.F. _____
OR: _____
ASSESSOR'S PARCEL NUMBER _____
RIGHT-OF-WAY _____
SQUARE FEET _____
OFFICIAL RECORDS, CLARK COUNTY

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____, I HAVE EXAMINED THIS REVERSION TO ACREAGE AND THAT IS TECHNICALLY CORRECT.

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

DATE _____

CERTIFICATE OF DIRECTOR OF PLANNING **APPROVAL**

I CERTIFY THAT THE DIRECTOR OF PLANNING, ON THE _____ DAY OF _____, 2016, DID APPROVE THIS MAP, IN ACCORDANCE WITH N.R.S. 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSES OF REVERTING ACREAGE THE PROPERTY DESCRIBED HEREIN.

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

EASEMENT NOTE

ANY EXISTING EASEMENTS ARE TO REMAIN IN PLACE AND ARE NOT TO BE RELINQUISHED OR REVERTED PER THIS MAP.

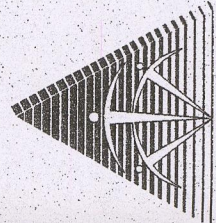
RECORDER'S NOTE

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

REVERSIONARY PLAT MAP

REVERSION TO ACREAGE

A PORTION OF THE "BOULDER ADDITION TO THE CITY OF LAS VEGAS" BEING LOTS 6, 7 & 8 OF BLOCK 9, AS SHOWN IN BOOK 1, PAGE 52 OF PLATS, SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



Tri-Core
SURVEYING, LLC

6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL (702) 821-1554 FAX (702) 870-4378

BOOK NO. _____
INSTRUMENT NO. _____
OFFICIAL RECORDS
FILED AT THE REQUEST OF
TRI-CORE SURVEYING
DATE _____ AT _____
BOOK _____ PAGE _____
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ _____ DEPUTY _____

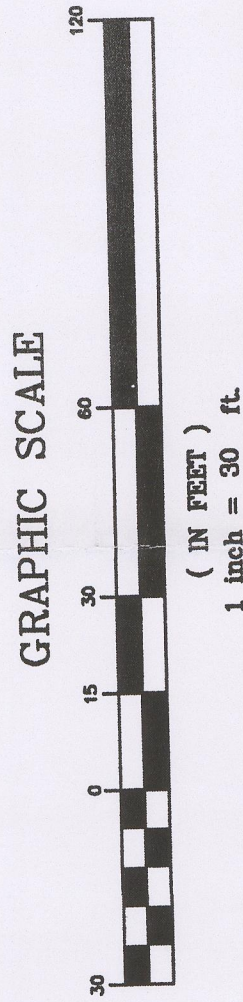
FMP- **67406**

REVERSIONARY MAP
OF

A PORTION OF THE SOUTH ADDITION TO THE CITY OF LAS VEGAS
BEING LOTS 17, 18, 19, 20 AND 21 OF BLOCK 16
ON FILE IN BOOK 1 AT PAGE 51 OF PLATS IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK, NEVADA, IN THE CITY OF LAS VEGAS, COUNTY OF
CLARK, STATE OF NEVADA.

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
STREET RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE



LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 17, 18, 19, 20 AND 21 OF BLOCK 16 OF THE SOUTH ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

S27°45'00"W
THE CENTERLINE OF THIRD STREET AS SHOWN ON FILE IN BOOK 1 OF PLATS, PAGE 51 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

NOTE

THIS MAP DOES NOT RELINQUISH, RELEASE OR EXTINGUISH ANY EASEMENTS.

REFERENCE MAPS

- (1) PLAT BOOK 1, PAGE 51

CERTIFICATE OF CITY SURVEYOR

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

ALAN RIEKKI, PLS
LAS VEGAS CITY SURVEYOR
NEVADA CERTIFICATE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING-APPROVAL

I CERTIFY THAT THE DIRECTOR OF PLANNING ON THIS DAY OF 20 DID APPROVE THIS MAP FOR CONFORMANCE WITH NRS 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

Alan Riekk, Director of Planning
CITY OF LAS VEGAS, NEVADA

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.

OWNER'S CERTIFICATE

R.R. PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND WHICH IS SHOWN UPON THE PLAT OF "REVERSIONARY MAP OF A PORTION OF THE SOUTH ADDITION TO THE CITY OF LAS VEGAS."

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.
DATED THIS DAY OF 20

RR PROPERTIES, LLC A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF
COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
BY:

PRINT NAME

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF
COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
BY:

PRINT NAME

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

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

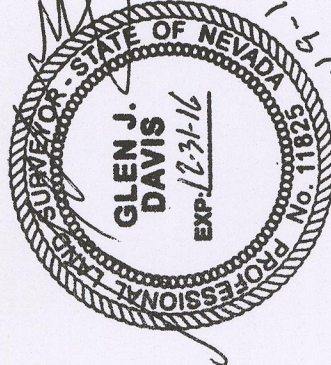
1. THIS PLAT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RR PROPERTIES LLC A NEVADA LIMITED LIABILITY COMPANY

1. THE LAND SURVEYED LIE WITHIN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.

3. THIS MAP HAS BEEN PREPARED FROM INFORMATION SHOWN ON MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR CORRECTIONS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID MAP(S).

GLEN J. DAVIS
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 11625
COMMISSION EXPIRES:
DECEMBER 31, 2016



S3329

REVERSIONARY MAP
OF A PORTION OF

SOUTH EDITION TO THE CITY OF LAS VEGAS

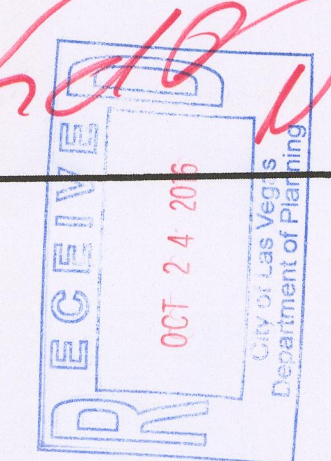
BEING LOTS 17, 18, 19, 20 AND 21 OF BLOCK 16 OF THE SOUTH EDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 AT PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.



LOCHSA SURVEYING
6946 SOUTH JONES BLVD., SUITE 200
LAS VEGAS, NEVADA 89118
PHONE: 702-965-8912 FAX: 702-965-8917

CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, COUNTY RECORDER
FEE DEPUTY

BOOK PAGE



FMP 61380