



**LAS VEGAS VALLEY
WATER DISTRICT**

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

January 19, 2017

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-68287, REVERSIONARY FINAL MAP FOR A PORTION OF HAWKINS
ADDITION TO THE CITY OF LAS VEGAS (PROJECT 125193)
A.P.N. 139-34-611-009**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are a portion of lot 19, and lots 20, 21, and 22 included within Block 2 of a Portion of Hawkins Addition to the City of Las Vegas filed in Book 1, Page 40, of the Recorded Subdivision Maps. However, it should be noted that this parcel does not have the required backflow prevention per NAC445A.67195, and the service and/or services will be required to be retrofit at the time of any development.

The existing development is currently served and will continue to be served with the consolidation of lots 19 through 22. Any additional development or redevelopment may require an additional water commitment to be pursued through the building permit process or process in effect at the time of development.

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-68287.

Sincerely,

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

DJM/MAD/do

cc: Southern Nevada Health District
Development Services
GCW Engineers Surveyors
IKE Gaming, Inc.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: PAUL BURN, 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
GCW ENGINEERING, INC.

Date: January 11, 2017

RE: **FINAL MAP 68287 - REVERSIONARY FINAL MAP FOR A PORTION OF HAWKINS
ADDITION TO THE CITY OF LAS VEGAS**

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.**

813960 CURRENT PL Status: Conditional Approval December 27, 2016

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

Department of Planning staff has conditionally approved your request for technical review of the
blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-68287" shall be placed above the Recorder's block in the lower right
hand corner of the cover sheet.

813961 DEVCO Status: Conditional Approval January 11, 2017

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
recording of this Reversion to acreage Final Map to combine lots 19 through 22 of Block 2 as
shown in that certain plat entitled "Hawkins Addition to the City of Las Vegas", recorded in Book 1,
Page 40 of plats.

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

CONDITIONS OF APPROVAL:

1. Prior to the release of this Reversionary Final Map for recordation on this site, the property
owner must contact the Special Improvement District Section of the Department of Public Works
(702 229 2136). The City shall prepare an apportionment report following recordation of the Final
Map and this apportionment report must be signed by the property owner prior to the release of
any building permits for this site.

2. Provide "FMP-68287" on Sheet 1 above the recording information.

813962 SURVEY Status: Conditional Approval January 09, 2017

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

Please add a note stating: "This reversionary final map does not revert, relinquish and/or vacate any existing easements."

Verify the Right-of-Way dedication instrument for 6th Street, Freemont Street and the north Alleyway.

Otherwise, the map is technically correct as submitted.

End of Comments.

Dr.

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-68287

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	DAVID KLINE	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
*RIGHT-OF-WAY (DPW)	RAE HELLER	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	ALISHA AUSCH	DSC - 7 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

CLARK COUNTY 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**

12/27/16

FMP-68287 - REVERSIONARY FINAL MAP FOR A PORTION OF HAWKINS ADDITION TO THE CITY OF LAS VGS - APPLICANT/OWNER: IKE GAMING, INC - For possible action on a request for a Final Map Technical Review FOR REVERSION TO ACREAGE OF LOTS 19, 20,21 AND 22 BLOCK 2 OF A PORTION OF HAWKINS ADDITION TO THE CITY OF LAS VGS on 0.23 acres at 520 Fremont Street (APN 139-34-611-009), C-2 (General Commercial) Zone, Ward 3 (Coffin).

PLANNING SUPERVISOR: STEVE GEBEKE

702.229-5410



ADMINISTRATIVE

Comments Due: JANUARY 8, 2017

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 Department of Planning will include a Condition of Approval that requires 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:

**THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT APPEAR
ON A PLANNING COMMISSION AGENDA**



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Final Map FMP 68287
 Project Address (Location) Fremont Street and N. 6th Street
 Project Name Hawkins Addition To The City Of Las Vegas Proposed Use Casino / Hotel
 Assessor's Parcel #(s) 139-34-611-009 Ward # 3
 General Plan: existing C proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage 10,250 Floor Area Ratio _____
 Gross Acres 0.23 Lots/Units _____ Density _____
 Additional Information combining portions of lots 19, 20, 21 and 22 in to one parcel

PROPERTY OWNER Ike Gaming, Inc. Contact Alan J. Woody
 Address 520 Fremont Street Phone: (702) 385-5200 Fax: (702) 474-3611
 City Las Vegas State NV Zip 89101
 E-mail Address JWoody@elcortez.net

APPLICANT Ike Gaming, Inc. Contact Alan J. Woody
 Address 520 Fremont Street Phone: (702) 385-5200 Fax: (702) 474-3611
 City Las Vegas State NV Zip 89101
 E-mail Address JWoody@elcortez.net

REPRESENTATIVE GCW, Inc. Contact Angie Scott
 Address 1555 S. Rainbow Boulevard Phone: (702) 804-2126 Fax: (702) 804-2299
 City Las Vegas State NV Zip 89146
 E-mail Address ascott@gcwengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name ALAN J Woody

Subscribed and sworn before me
 This 19th day of December, 2016

Notary Public in and for said County and State state of Nevada
County of Clark

 Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	<u>FMP 68287</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>12/21/16</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

LEGAL DESCRIPTION

LOTS 20, 21, AND 22 OF BLOCK 2 AS SHOWN IN BOOK 1, PAGE 40 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, SITUATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH THE SOUTHWESTERLY 20.00 FEET OF THE NORTHEASTERLY 30.00 FEET OF LOT 19, BLOCK 2 PER SAID BOOK 1, PAGE 40 OF PLATS.

CONTAINS 10,250 SQUARE FEET

FMP-68287

RECEIVED

DEC 21 2016

BOOK 029

023157

3- /

DEED

THIS INDENTURE WITNESSETH That JOHN L. JERRY, an unmarried man, of the County of Ramsey, State of Minnesota, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to EXBER, INC., a Nevada corporation, all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

PARCEL 1:

Lots 20, 21 and 22 in Block 2 of Hawkins Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 40, in the Office of the County Recorder of Clark County, Nevada, together with that portion of Lot 19 of said Block 2 of the Hawkins Addition to the City of Las Vegas, described as follows:

Commencing at the northeast corner of said Lot 19; thence South along the East line of said Lot 19 a distance of 10 feet to the True Point of Beginning; thence West parallel to and distant 10 feet from the North line of said Lot 19, a distance of 25 feet to a point on the West line of said Lot 19; thence South along the West line of said Lot 19 a distance of 20 feet to a point; thence East and parallel to the North line of said Lot 19, a distance of 25 feet to a point on the East line of said Lot 19; thence North along the East line of said Lot 19, a distance of 20 feet to the true point of beginning.

PARCEL 2:

Lots 23, 24, 25 and 26 in Block 2 of Hawkins Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 40, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 3:

An exclusive easement over the North 10 feet of Lot 19 in Block 2 of Hawkins Addition to the City of Las Vegas as shown by map thereof on file in Book 1 of Plats, page 40, in the Office of the County Recorder of Clark County, Nevada, for use as a truck loading zone.

RECEIVED

DEC 21 2016

FMP-68287

BOOK 029

023157
3-2

SUBJECT TO:

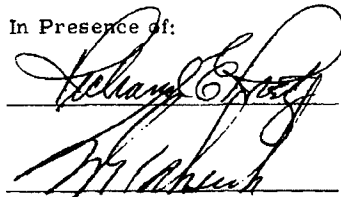
1. A reservation contained in Patent No. 5356 from the State of Nevada dated February 15, 1905 and recorded February 28, 1905 in Book "F" of Miscellaneous Records, page 571, Lincoln County, Nevada Records.
2. A lease executed by Earl Cohen, as Lessor, and J. C. Penney Company, as Lessee, recorded October 2, 1950 as Document No. 351696, Clark County, Nevada Records, as amended.
3. A Deed of Trust of record, in favor of Teachers Insurance Annuity Association of America, a New York corporation, recorded November 18, 1959 as Document No. 180019 of Official Records, Clark County, Nevada records, which said Deed of Trust the grantee hereby assumes and agrees to pay in accordance with the provisions thereof and the provisions of any promissory note thereby secured; and collateral assignments of lease.
4. The effect of a Supplemental Agreement which purports to modify the term of the lease and the Deed of Trust referred to herein; said Agreement was recorded January 11, 1960 as Document No. 184966 of Official Records, Clark County, Nevada records.
5. Taxes for the fiscal year 1969 - 1970.
6. Unmatured installments of public assessments levied by the City of Las Vegas in connection with improvement program Assessment No. 100-45, Roll No. 100-17.
7. All other restrictions, conditions, easements, rights of way encumbrances and other matters of record.

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

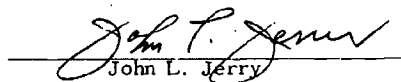
This conveyance is made without covenant or warranty except that the grantor covenants and warrants only that it has not done or suffered any encumbrance or transfer of title prior to the execution hereof except as aforesaid.

WITNESS, this 22nd day of April, 1970.

In Presence of:



Richard L. Jerry



John L. Jerry

BOOK 029

023157

3-3

STATE OF MINNESOTA)
COUNTY OF RAMSEY)SS

On this 22nd day of April, 1970, before me, a Notary Public, personally appeared John L. Jerry, an unmarried man, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as his free act and deed.


W. G. [illegible]
Notary Public, Ramsey County, Minn.
My Commission Expires Nov. 2, 1975

RETURN TO:

CHICAGO TITLE INSURANCE COMPANY

INST. NO. 23157
OFFICIAL RECORD BOOK NO. 29
RECORDED AT REQUEST OF
CHICAGO TITLE INSURANCE CO.
MAY 1 3 12 PM '70
CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
FEE \$20.00 DEPUTY 

-3-

503



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.
- 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.
- ☒ 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.

RECEIVED

DEC 21 2016

FMP-68287

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.
- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ 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.

- N/A ☐ 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.
- N/A ☐ 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.

IKE GAMING, INC.**Business Entity Information**

Status:	Active	File Date:	11/27/1962
Type:	Domestic Corporation	Entity Number:	C 1966-1962
Qualifying State:	NV	List of Officers Due:	11/30/2017
Managed By:		Expiration Date:	
NV Business ID:	NV19621001601	Business License Exp:	11/30/2017

Additional Information

Central Index Key:	
---------------------------	--

Registered Agent Information

Name:	L AND R SERVICE COMPANY OF NEVADA, LLC - LAS VEGAS	Address 1:	3993 HOWARD HUGHES PKWY STE 600
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89169
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	100.00	Capital Amount:	\$ 0
No stock records found for this company			

- Officers☐ Include Inactive Officers**President - IKE LAWRENCE EPSTEIN**

Address 1:	107 N. 6TH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	

Director - IKE LAWRENCE EPSTEIN

Address 1:	107 N. 6TH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	

Secretary - ALAN J WOODY**FMP-68287**

Entity Details - Secretary of State, Nevada

Address 1:	107 N. 6TH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	
Treasurer - ALAN J WOODY			
Address 1:	107 N. 6TH	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	

- Actions\Amendments			
Action Type:	Articles of Incorporation		
Document Number:	C 1966-1962-001	# of Pages:	8
File Date:	11/27/1962	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C 1966-1962-003	# of Pages:	1
File Date:	6/30/1972	Effective Date:	
DAVID GOLDWATER ATTY			
112 LAS VEGAS BLVD SO LAS VEGAS NV			
Action Type:	Amendment		
Document Number:	C 1966-1962-004	# of Pages:	5
File Date:	9/18/1972	Effective Date:	
PURPOSES			
Action Type:	Miscellaneous		
Document Number:	C 1966-1962-005	# of Pages:	
File Date:	9/18/1972	Effective Date:	
ARTICLE 3 - ADDING GAMING			
Action Type:	Amendment		
Document Number:	C 1966-1962-006	# of Pages:	4
File Date:	8/30/1977	Effective Date:	
ARTICLE 3 - GAMING PROVISIONS			
Action Type:	Registered Agent Change		
Document Number:	C 1966-1962-007	# of Pages:	1
File Date:	4/4/1985	Effective Date:	
ISADORE KOHLER 600 FREMONT ST.			
LAS VEGAS NV			
Action Type:	Annual List		
Document Number:	C 1966-1962-016	# of Pages:	1
File Date:	10/27/1998	Effective Date:	
(No notes for this action)			

FRANK STARR BARR of Las Vegas, Nevada, Incorporated, does hereby certify that it is the owner of the property subdivided as shown by this plat and known as the "Hannum" Addition to the City of Las Vegas, and that it dedicates for public use the streets and alleys as shown thereon subject to an easement for sewer hereinafter granted to the City of Las Vegas.

FIRST STATE BANK OF LAS VEGAS, NEVADA.

INCORPORATED

By James J. Prohaska
Deputy District Attorney

Attest: C. J. Pina
Secretary

Attest: C. J. Pina
Secretary

Attest: C. J. Pina
Secretary

STATE OF NEVADA } SS
COUNTY OF CLARK }

On this subject of *Samuelson* (1921), personally appeared before me, a Notary Public for the County of Clark, Nevada, the following persons, to-wit: *James H. Bland*, President of the said corporation, and *James H. Bland*, Secretary of the said corporation, and upon oath did declare that he is the officer of said corporation as above designated; that he is authorized with the seal of said corporation and that the said affidavit is a true statement of the corporate seal of said corporation; that the said corporation is duly organized and qualified to conduct said corporation as indicated after said statements; and that the said corporation executed the said instrument freely and lawfully and for the uses and purposes therein mentioned.

1/10/1901 (1/10/1901)
The Public.
The Public.
The Public.

Feb. 16/10: 8: "The land presented a square of
 700 ft. fronting on the 7/19/21 at 8 min.
 past 4 P.M. in (about) 1 1/2 hrs. (approx)
 40, South County, Nevada (Nevada)
 May 10/10: 8: "The land presented a square of
 700 ft. fronting on the 7/19/21 at 8 min.
 past 4 P.M. in (about) 1 1/2 hrs. (approx)
 40, South County, Nevada (Nevada)

RECORDERS NOTE: VACATION
NRS 116.100 SEE BOOK 159
INSTRUMENT # 130234
E.M. DEPUTY

685094

RECEIVED: 03-12-79
DATE: 1022
BY: R.W.

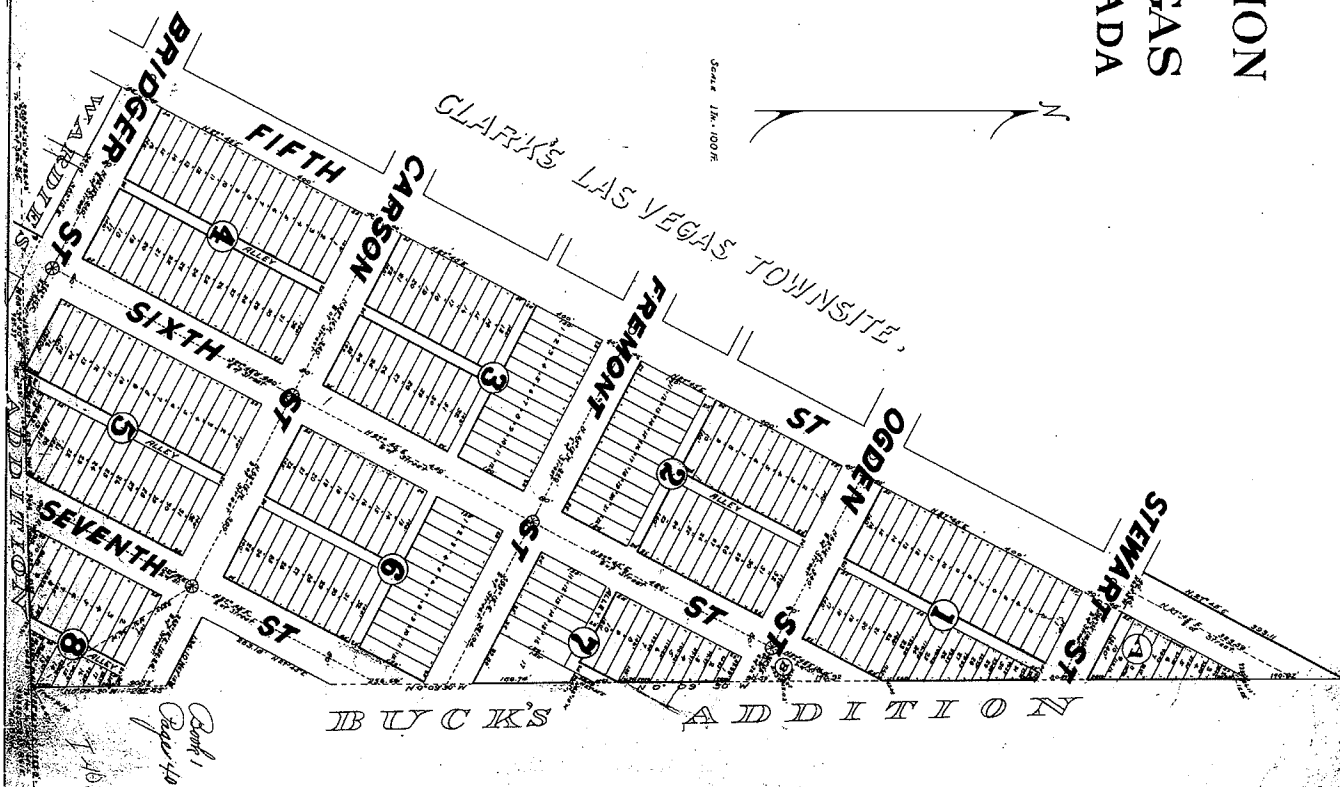
[illegible]

Ward W. Goad
U.S. Mineral Supervisor

APPROVED: *Don Mackin*
Commissioner of the City of Las Vegas
Clark County, Nevada, designated by the Board of
City Commissioners of said City of Las
Vegas by a resolution adopted September
19, 1921, for the purpose of appointing

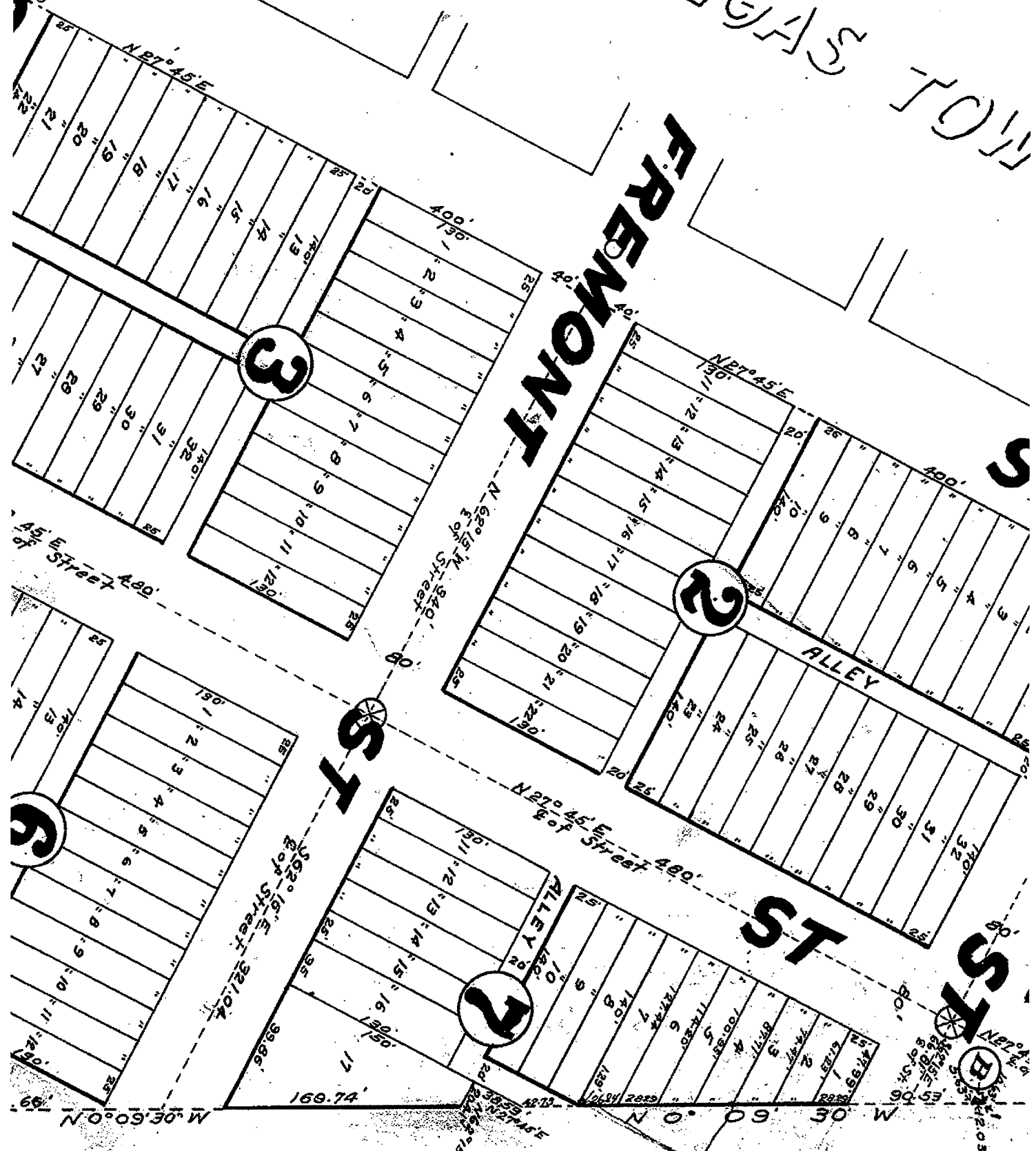
- ⊗ All streets are 30 ft wide and all other's 20 ft wide
- ⊗ Full blocks are 300 ft by 400 ft
- ⊗ Concrete sidewalks are 6 in. wide, 12 in. long set 6 in. into the curb
- ⊗ The surface of the ground with a metal pipe at the exact intersection of the center line of the streets.
- ⊙ Iron pipe driven in the ground.

○ Iron pipe driven in the ground



VEGAS TOWN

FREMONT



AD

WICKS

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

0 100 200 400 600 800

2000 YDS
1000 YDS
500 YDS
250 YDS
125 YDS
62.5 YDS

MA

Michele W. Sbate - Assessor

125	124	123	6	5	4	3	2	1
138	139	140	7	8	9	10	11	12
			13	14	15	16	17	18
			19	20	21	22	23	24
			25	26	27	28	29	30
			31	32	33	34	35	36

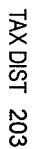
163	162	161
176	177	178

Scale: 1" = 200'

Rev: 5/12/2016



139-34-6



All Pages for AIR PCs

"A"

PB 87-35

NOBOLIS

400

ALL AIR SPACE)
ING GARAGE)

PT 1

PB 87-35

028

R=25

613

260.02

STREAMLINE
TOWER

See Condo List Page

"A"

PB 139-45

PB 1-40

057

VAC 159:130234

PT 139-34-512-027

8 PT 139-34

-512-027

B

029

039

80

C

82.3



GAS BLVD

601

0.45

PM 111-66

002

150

13

14

15

1

7

8

9

015

016

017

25

130

611

HAWKINS ADD

25

11

12

13

14

15

130

10

9

8

7

6

5

4

3

140

10

9

8

7

6

5

4

150

10

9

8

7

6

5

4

160

10

9

8

7

6

5

4

170

10

9

8

7

6

5

4

180

10

9

8

7

6

5

4

190

10

9

8

7

6

5

4

200

10

9

8

7

6

5

4

210

10

9

8

7

6

5

4

220

10

9

8

7

6

5

4

230

10

9

8

7

6

5

4

240

10

9

8

7

6

5

4

250

10

9

8

7

6

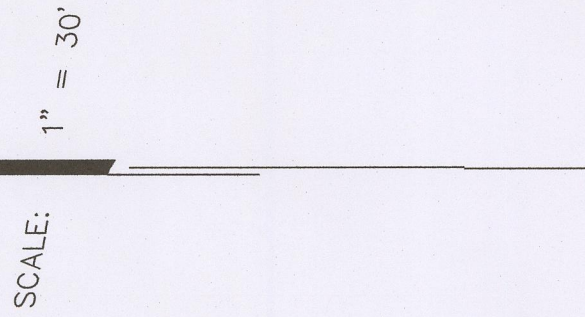
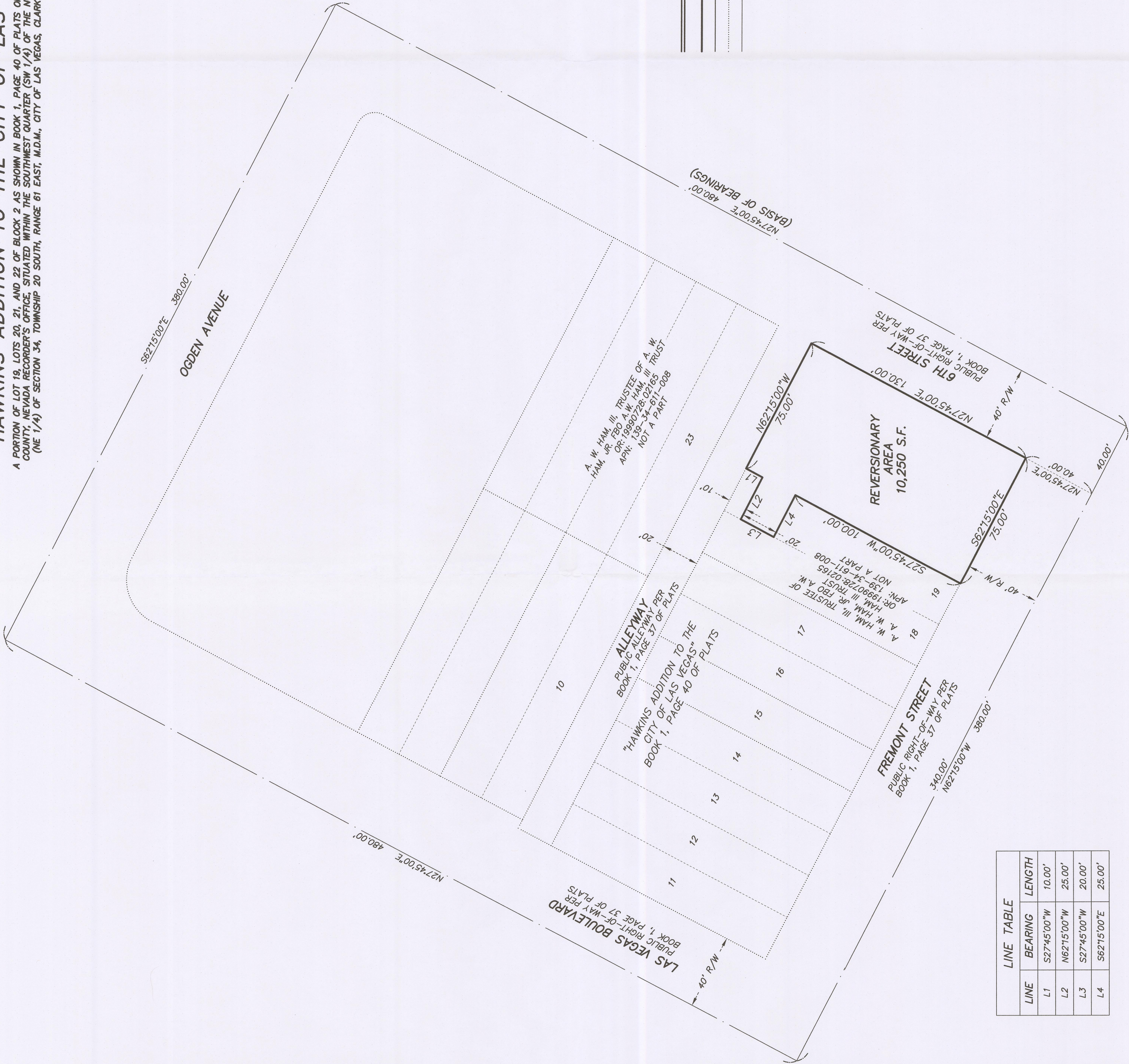
5

4

TS

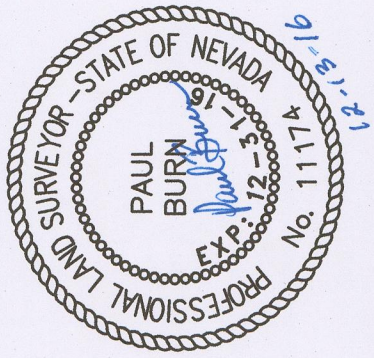
REVERSIONARY FINAL MAP FOR A PORTION OF
HAWKINS ADDITION TO THE CITY OF LAS VEGAS

A PORTION OF LOT 18, LOTS 20, 21, AND 22 OF BLOCK 2 AS SHOWN IN BOOK 1, PAGE 40 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE, SITUATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°45'00"W	10.00'
L2	N62°15'00"W	25.00'
L3	S27°45'00"W	20.00'
L4	S82°15'00"E	25.00'

RECEIVED
DEC 21 2016



LEGEND	
————	SURVEY BOUNDARY LINE
————	LOT LINE
————	EXISTING LOT/RIGHT-OF-WAY LINE
————	STREET CENTERLINE
————	LINE SEGMENT NUMBER
————	ASSESSOR'S PARCEL NUMBER
————	OFFICIAL RECORDS
————	SQUARE FEET

L1
APN:
OR:
S.F.

HAWKINS ADDITION TO THE CITY OF LAS VEGAS

REVERSIONARY FINAL MAP FOR A PORTION OF
A PORTION OF LOT 19, LOTS 20, 21, AND 22 OF BLOCK 2 AS SHOWN IN BOOK 1, PAGE 40 OF PLATS ON FILE
AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, SITUATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF
THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

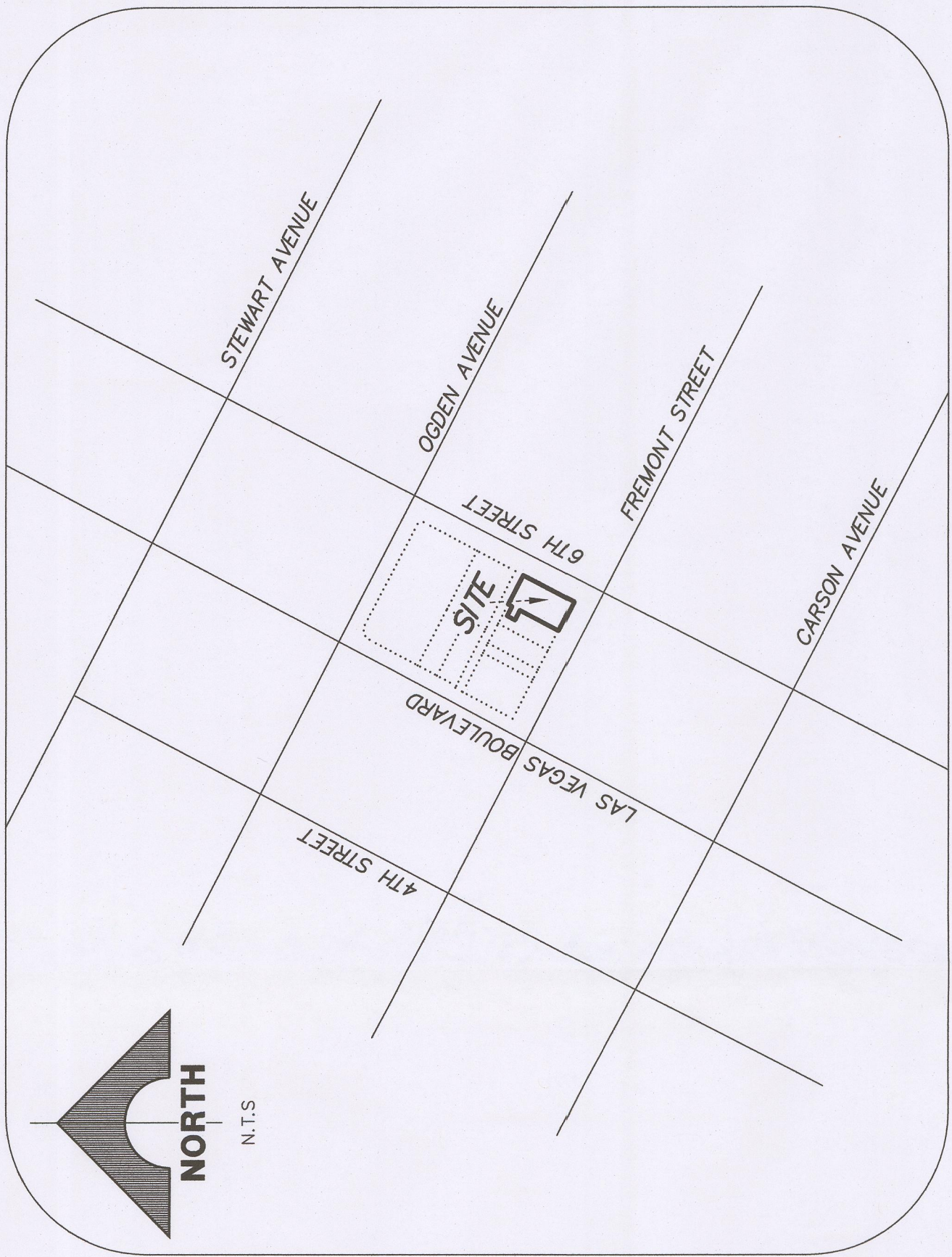
WE, IKE GAMING, INC., DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE
PARCEL OF LAND WHICH IS SHOWN WITHIN THE BOUNDARY OF THIS PLAT AND
CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT FOR THE
PURPOSE OF REVERTING TO ACREAGE THE PARCELS OF LAND DELINEATED HEREON.

BY: _____ DATE _____
FOR: IKE GAMING, INC.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY _____ AS _____
OF IKE GAMING, INC.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____



LEGAL DESCRIPTION

LOTS 20, 21, AND 22 OF BLOCK 2 AS SHOWN IN BOOK 1, PAGE 40 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA
RECORDER'S OFFICE, SITUATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH THE SOUTHWESTERLY 20.00 FEET OF THE NORTHEASTERLY 30.00 FEET OF LOT 19, BLOCK 2 PER SAID
BOOK 1, PAGE 40 OF PLATS.
CONTAINS 10,250 SQUARE FEET

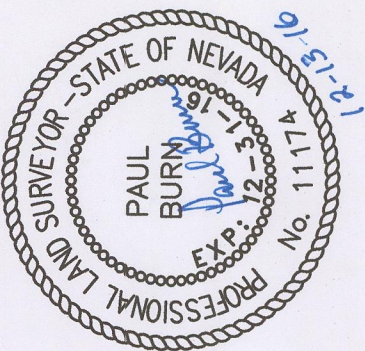
BASIS OF BEARING

NORTH 27°45'00" EAST BEING THE BEARING OF THE CENTERLINE OF SIXTH STREET AS SHOWN IN BOOK 1,
PAGE 40 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

- I, PAUL BURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN
AGENT FOR GCW INC. CERTIFY THAT:
- THIS REVERSIONARY FINAL MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED
UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF IKE GAMING INC.
 - THE LAND SURVEYED LIES WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF
THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS MAP WAS PREPARED
FROM INFORMATION SHOWN BY THE PLAT OF "HAWKINS ADDITION TO THE CITY OF LAS
VEGAS" AS SHOWN IN BOOK 1, PAGE 40 OF PLATS ON FILE AT THE CLARK COUNTY,
NEVADA RECORDER'S OFFICE. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE
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.

PAUL BURN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



CITY SURVEYOR'S CERTIFICATE

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

ALAN R. RIEKKI, PLS
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THE DIRECTOR OF PLANNING, ON THE _____ DAY OF _____, 20____
DID APPROVE THIS MAP IN ACCORDANCE WITH NRS 278.630 TO 278.630, INCLUSIVE, FOR THE
PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

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

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE
EXAMINED AND APPROVED BY THE CLARK COUNTY,
THE COUNTY RECORDER'S CUMULATIVE MAP INDEX,
N.R.S. 278.5695

SHEET 1 OF 2

GCW
ENGINEERS \ SURVEYORS

1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2289
gocwengineering.com