

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER

DATE

CASE PLANNING DIVISION

10/12/16

TO:

SO.NEVADA HEALTH DISTRICT

DANIEL LaRUBIO JR.

FIRE PREVENTION

DAVID KLEIN

FIRE SERVICES\COMMUNICATIONS

ERV KRAL

SUBJECT

PARCEL MAP – PMP-67176

**PMP-67176 - PARCEL MAP - APPLICANT/OWNER:
CONCORDE REAL ESTATE, LLC - For possible action
on a request for Technical Review of A THREE-LOT
PARCEL MAP on 4.06 acres (APNs 139-27-603-022,
024 and 025), C-2 (General Commercial) Zone, Ward
5 (Barlow).**

STEVE GEBEKE, AICP, PLANNING SUPERVISOR

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

RETURN COMMENTS ON OR BEFORE - OCTOBER 22, 2016

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CASE PLANNING DIVISION**

**DATE
10/12/16**

TO:

DEVELOPMENT COORDINATION	ROGER BAILEY
FLOOD CONTROL	ALBERT SUNG
RIGHT-OF-WAY	MARY WULFF
SANITARY SEWERS	JOE PEÑA
ELECTRICAL SERVICES	REBECCA WHITLOCK
LAND DEVELOPMENT	DAVID GUERRA
SURVEY	ALAN R. RIEKKI
SPECIAL IMPROVEMENT DISTRICT	PATRICK MURPHY
TRAFFIC ENGINEERING	RICK SCHRODER

SUBJECT PARCEL MAP – PMP-67176

**PMP-67176 - PARCEL MAP - APPLICANT/OWNER:
CONCORDE REAL ESTATE, LLC - For possible
action on a request for Technical Review of A
THREE-LOT PARCEL MAP on 4.06 acres (APNs 139-
27-603-022, 024 and 025), C-2 (General
Commercial) Zone, Ward 5 (Barlow).**

PLEASE RETURN ANY COMMENTS TO:

ROGER BAILEY, SR. ENGINEERING ASSOCIATE
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS

RETURN COMMENTS ON OR BEFORE - OCTOBER 22, 2016

ATTACHMENTS: APPLICATION, DEED & MAP



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map
Project Address (Location) 1000 N. Main Street
Project Name Resolutions Las Vegas Proposed Use _____
Assessor's Parcel #(s) 139-27-603-022, -024, -025 Ward # 5
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 4.06 Lots/Units 1 Density _____
Additional Information Combining the 3 parcels into 1.

PROPERTY OWNER Concorde Real Estate, LLC Contact Michael Cartwright
Address 200 Powell Place Phone: _____ Fax: _____
City Brentwood State TN Zip 37027
E-mail Address _____

APPLICANT Concorde Real Estate, LLC Contact Michael Cartwright
Address 200 Powell Place Phone: _____ Fax: _____
City Brentwood State TN Zip 37027
E-mail Address _____

REPRESENTATIVE Diamondback Land Surveying Contact Trent Keenan
Address 6140 Brent Thurman Way, Suite 230 Phone: (702) 823-3257 Fax: (702) 933-9030
City Las Vegas State NV Zip 89148
E-mail Address tkeenan@diamondbacklandsurveying.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 Michael Cartwright

Subscribed and sworn before me

This 6th day of October

[Signature]

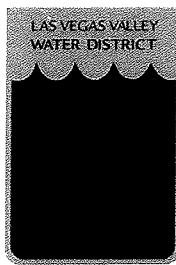
Notary Public in and for said County and State



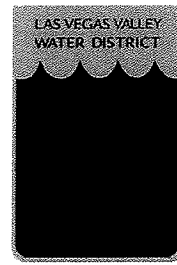
FOR DEPARTMENT USE ONLY

Case # AMP-67176
Meeting Date: Admin
Total Fee: \$ 300.00
Date Received: 10/10/16
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.



Las Vegas Valley Water District
Parcel Map Jurat Application



The Las Vegas Valley Water District Service Rules Section 6.10.c states the following:

In the event a parcel is divided into more than one (1) lot after water service is obtained from the District, it is the property owner's responsibility to obtain additional water services for the additional lots from the District prior to the parcel division. Inter-connection(s) which include, but are not limited to, the expansion of on-site systems to serve adjacent parcels, are not allowed.

Property Owner Name: Concordia Real Estate LLC

Signature of Owner: [Signature] Date: 9/25/16

APN of parcel to be divided: 139-27-603-022, -024 & -025

Jurisdiction (City of Las Vegas or Clark County): City of Las Vegas

To Be Completed By LVVWD

Related Project Number (If Applicable): 125013

Status of existing or proposed services: 2" - APN -024 - 2" - APN -025

Engineering Services Reviewer or Supervisor: Marie Denison

*By signature of this form, LVVWD has authorized the text only (no signature line) for the corresponding Jurat to be placed on the parcel map to be submitted to the agency having jurisdiction. Do **NOT** put the signature line on the parcel map. Please submit this form along with the parcel map application to the agency.*

☒ "These parcels currently have ~~no~~ water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."

[Signature] 09/30/16
LVVWD Engineering Services Manager Date

☐ "Separate and independent water service for each parcel has been established through, and is governed and limited by, the approved civil improvement plans for such parcel."

LVVWD Engineering Services Manager

RECEIVED

Date

OCT 10 2016

Dept of Planning
City of Las Vegas

RCVD ENG SVC '16 SEP 29 AM 9:55

A.P.N.: 139-27-603-022; 139-27-603-025 and 139-27-603-024
File No: NCS-764544-HHLV (MS)
R.P.T.T.: \$25,500.00 C

Inst #: 20160506-0000614
Fees: \$20.00 N/C Fee: \$25.00
RPTT: \$25500.00 Ex: #
05/06/2016 09:10:08 AM
Receipt #: 2756604
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: CYV Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Concorde Real Estate, LLC
c/o American Addiction Centers, Inc, 200 Powell Place
Brentwood, TN 37027

GRANT, BARGAIN and SALE DEED

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

CMA Industries, LLC, a Nevada limited liability company

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

Concorde Real Estate, LLC, a Nevada limited liability company

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

PARCEL I:

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 27 WITH THE EASTERLY LINE OF MAIN STREET (86.00 FEET WIDE);
THENCE ALONG SAID SOUTH LINE NORTH 88° 49' 37" EAST, 315.70 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED TO THE CITY OF LAS VEGAS RECORDED MARCH 30, 1979 AS INSTRUMENT NO. 990542 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA;
THENCE ALONG SAID SOUTHERLY PROLONGATION AND SAID EAST LINE NORTH 5° 59' 54" WEST 132.30 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY SAID DEED NO. 990542;
THENCE ALONG SAID NORTH LINE NORTH 70° 10' 12" WEST 204.22 FEET TO THE EASTERLY LINE OF SAID MAIN STREET;
THENCE ALONG SAID EASTERLY LINE SOUTH 27° 53' 06" WEST, 234.55 FEET TO THE POINT OF BEGINNING.**

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Dept of Planning
City of Las Vegas

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONVEYED TO THE CITY OF LAS VEGAS, BY DEEDS RECORDED FEBRUARY 26, 1954 AS DOCUMENT NO. 4137, JULY 12, 1954 AS DOCUMENT NO. 14876, MARCH 19, 1959 IN BOOK 191 AS DOCUMENT NO. 155293 AND THAT CERTAIN DEDICATION RECORDED OCTOBER 09, 1980 AS INSTRUMENT NO. 1253408 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) WITH THE EASTERLY LINE OF MAIN STREET;
THENCE NORTH 88° 49' 37" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 315.70 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED TO ARDEN FARMS CO., RECORDED DECEMBER 30, 1959 AS DOCUMENT NO. 184066 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA;

THENCE NORTH 5° 59' 54" WEST, ALONG SAID EAST LINE A DISTANCE OF 50.18 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼);
THENCE FROM A TANGENT WHICH BEARS SOUTH 88° 49' 37" WEST, WESTERLY ALONG A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,495.00 FEET, THROUGH A CENTRAL ANGLE OF 9° 18' 45" AN ARC DISTANCE OF 242.99 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET;
THENCE NORTHWESTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 67° 28' 36" AN ARC DISTANCE OF 29.44 FEET TO THE INTERSECTION OF SAID CURVE WITH THE EASTERLY LINE OF MAIN STREET;
THENCE NONTANGENT TO SAID CURVE SOUTH 27° 53' 06" WEST ALONG SAID EASTERLY LINE OF MAIN STREET, A DISTANCE OF 101.43 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 27 WITH THE EASTERLY LINE OF MAIN STREET (86.00 FEET WIDE), SAID INTERSECTION ALSO BEING A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED TO THE CITY OF LAS VEGAS, RECORDED MARCH 30, 1979 AS INSTRUMENT NO. 990542 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA;
THENCE ALONG SAID SOUTHERLY PROLONGATION AND THE WESTERLY LINE OF SAID PARCEL OF LAND NORTH 27° 53' 06" EAST 101.43 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEDICATION RECORDED OCTOBER 09, 1980 AS INSTRUMENT NO. 1253408 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, SAID NORTHERLY CORNER BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 27° 53' 06" EAST, 135.12 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL OF LAND DESCRIBED BY INSTRUMENT NO. 990542;
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND SOUTH 70° 09' 34" EAST, 4.04 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 4.00 FEET

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City of Las Vegas

EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL OF LAND;
THENCE ALONG SAID PARALLEL LINE SOUTH 27° 53' 06" WEST 137.24 FEET TO THE
INTERSECTION OF SAID LINE WITH THE NORTHERLY BOUNDARY OF SAID PARCEL
OF LAND DEDICATED BY INSTRUMENT NO. 1253408, SAID INTERSECTION BEING A
POINT IN A NONTANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00
FEET;
THENCE FROM A TANGENT WHICH BEARS NORTH 26° 39' 53" WEST, NORTHERLY
ALONG SAID CURVE AND SAID NORTHERLY BOUNDARY, THROUGH A CENTRAL
ANGLE OF 12° 16' 51" AN ARC DISTANCE OF 5.36 FEET TO THE TRUE POINT OF
BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED JUNE 01, 2015 IN BOOK 20150601 AS
INSTRUMENT NO. 04819 OF OFFICIAL RECORDS.

PARCEL II:

THAT PORTION OF THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF
SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS
FOLLOWS:

LOTS ONE (1) AND TWO (2) AS SHOWN BY MAP THEREOF IN FILE 37 OF PARCEL
MAPS, PAGE 92 IN THE OFFICE OF THE COUNTY RECORDER, 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: 01/26/2016

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City of Las Vegas

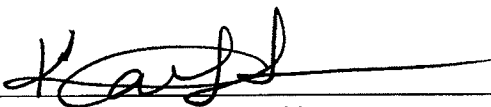
CMA Industries, LLC, a Nevada limited liability company

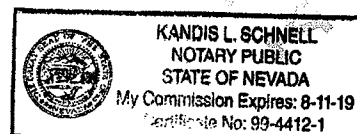
By: Everest Management Trust, Manager

By: 
Name: Shannon L. Evans
Title: Independent Trustee

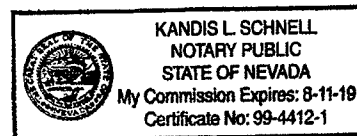
STATE OF Nevada)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on April 27 2016 by Shannon L. Evans as Independent Trustee of Everest Management Trust Manager of CMA Industries, LLC.


Notary Public
(My commission expires: 8-11-19)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 26, 2016** under Escrow No. **NCS-764544-HHLV.**



Kandis L. Schnell
8-11-19
99-4412-1

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Dept of Planning
City of Las Vegas

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-27-603-022
b) 139-27-603-025
c) 139-27-603-024
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 _____

FOR RECORDERS OPTIONAL USE

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

3. a) Total Value/Sales Price of Property: \$5,000,000.00
b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
c) Transfer Tax Value: \$5,000,000.00
d) Real Property Transfer Tax Due \$25,500.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: [Signature] Capacity: grantor
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: CMA Industries, LLC
Address: 9811 West Charleston, Suite 2626
City: Las Vegas
State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Concorde Real Estate,
Print Name: LLC
Address: 200 Powell Place
City: Brentwood
State: TN Zip: 37027

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

First American Title Insurance
Company National Commercial
Print Name: Services File Number: NCS-764544-HHLV MS/mf
Address: 2500 Paseo Verde Parkway, #120
City: Henderson State: NV Zip: 89074

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

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07 10 2016

Dept of Planning
City of Las Vegas

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

BOOK

T20S R61E

SEC.

27

MAP

S 2 NE 4

139-27-6

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

125 124 123 122

138 139 140 141

163 162 161 160

176 177 178 179

6 5 4 3 2 1

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

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

CLARK COUNTY

NEVADA

Scale: 1" = 200'

Rev: 07/26/2011

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

0 100 200 400 600 800

The map displays a grid of land parcels. Key features include:

- Streets:** AST (left), U.P.R.R. (diagonal), NORTH MAIN ST / U.S HWY NO 91-93 (diagonal), WASHINGTON AVE (bottom), LAS VEGAS BOULEVARD NORTH (right).
- Parcel Numbers:** 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100.
- Other Labels:** PM 114-55, PM 74-67, PM 114-95, PM 37-92, MOUNT VERNON ESTATES, EDGEVIEW MANOR, ADAMS AVE, NORTH 4TH ST.
- Dimensions:** Various lot and acreage measurements are provided for each parcel.

SF 183-88

TAX DIST 200

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City of Las Vegas

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

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

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

BOOK T20S R61E

125 124 123

138 139 140

163 162 161

Scale: 1" = 200'

SEC 27

6 5 4 3 2 1

7 8 9 10 11 12

18 17 16 15 14 13

19 20 21 22 23 24

30 29 28 27 26 25

31 32 33 34 35 36

Rev: 3/16/2016

MAP N 2 SE 4

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

139-27-7



This is a detailed assessor's map for Clark County, Nevada, showing parcels 701 through 709. The map includes various streets such as Washington Ave, Mount Vernon Estates, Biltmore Addition, Main St, and Las Vegas Blvd. Each parcel is labeled with its lot number and acreage. For example, parcel 701 contains lots 001 through 009, and parcel 708 contains lots 001 through 019. The map also shows the UPRR (Union Pacific Railroad) and the Clark County Assessor's Office logo. A scale bar indicates 1 inch equals 200 feet. The map is dated 3/16/2016.

TAX DIST 203T 1 U 2015

Dept of Planning
City of Las Vegas

PARCEL MAP FOR
CONCORDE REAL ESTATE LLC

A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 AS SHOWN BY MAP ON FILE IN FILE 37 OF PARCEL MAPS, PAGE 92 TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

CONCORDE REAL ESTATE LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCELS SHOWN HEREON, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE PUBLIC RIGHTS-OF-WAY, STREETS (EXCEPT PRIVATE STREETS) AND GRANT TO THE CITY OF LAS VEGAS THE PUBLIC EASEMENTS AS SPECIFICALLY INDICATED AND OUTLINED FOR THE USE OF THE PUBLIC.

FURTHER THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABOUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCE, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

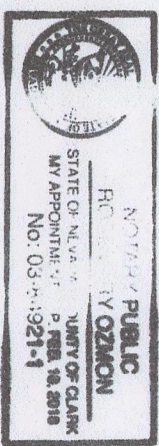
BY: Allen R. Rieckl DATE 9-25-16
CONCORDE REAL ESTATE LLC

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 25,
2016 BY Michael Catubughat AS Owner/Manager
OF CONCORDE REAL ESTATE, LLC

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: February 18, 2018

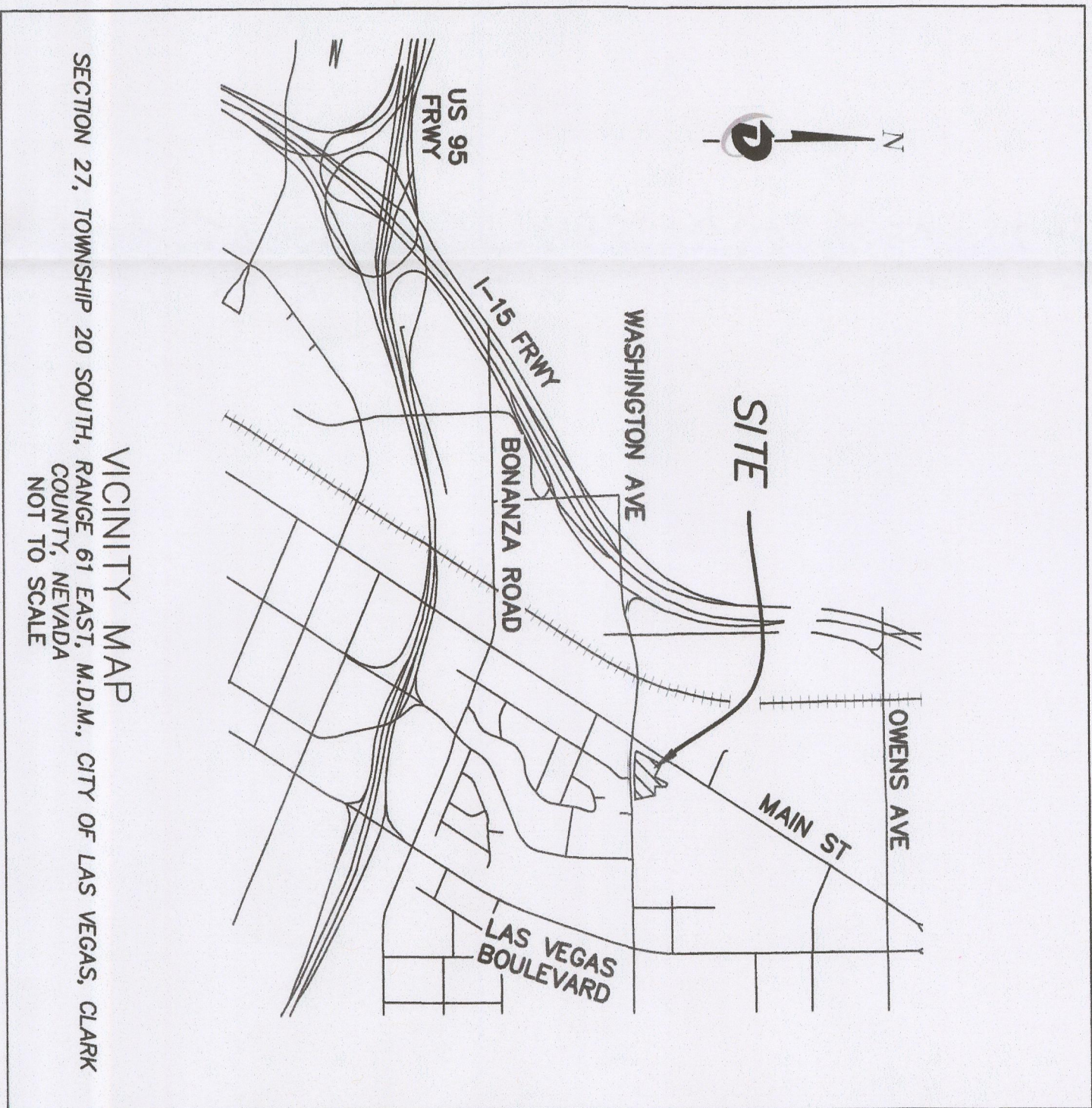


BASIS OF BEARINGS

THE BEARING SOUTH 89°35'54" WEST BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, AS SHOWN ON RECORD OF SURVEY FOR THE CITY OF LAS VEGAS RECORDED APRIL 14, 2011 IN FILE 183 OF SURVEYS, PAGE 88 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

REFERENCE MAPS AND DOCUMENTS

- (r1) FILE 37 OF PARCEL MAPS, PAGE 92
- (r2) FILE 184 OF SURVEYS, PAGE 3
- (r2) FILE 183 OF SURVEYS, PAGE 88
- (r3) FILE 170 OF SURVEYS, PAGE 30
- FILE 133 OF SURVEYS, PAGE 37
- FILE 117 OF PARCEL MAPS, PAGE 84
- FILE 114 OF PARCEL MAPS, PAGE 85
- FILE 74 OF PARCEL MAPS, PAGE 67
- BOOK OF PARCELS, PAGE 44
- BOOK 20110422, INSTRUMENT 0000844



SURVEYOR'S CERTIFICATE

I, TRENT J. KEENAN, 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 CONCORDE REAL ESTATE LLC.
- THE LAND SURVEYED LIES WITHIN THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 9/17/2016.
- THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MOVEMENT DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE TIENT J. KEENAN PROFESSIONAL LAND SURVEYOR NEVADA CERTIFICATE NO. 16802



CITY SURVEYOR'S CERTIFICATE

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

ALAN R. RIECKL, PLS
CITY SURVEYOR, LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 13386

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 201__.

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

EASEMENTS:

- ☒ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 01, 1995 IN BOOK 48 AS INSTRUMENT NO. 41751 OF OFFICIAL RECORDS.
- ☒ EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE PARCEL MAP, RECORDED IN FILE 37, PAGE 92 OF PARCEL MAPS.
- ☒ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 08, 1998 IN BOOK 860108 AS INSTRUMENT NO. 00553 OF OFFICIAL RECORDS.
- ☒ AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION & CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED OCTOBER 03, 1998, IN BOOK 881003 AS INSTRUMENT NO. 00517 OF OFFICIAL RECORDS, OVER A PORTION OF THE LAND.
- ☒ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 06, 1998 IN BOOK 881206 AS INSTRUMENT NO. 00509 OF OFFICIAL RECORDS.
- ☒ A CITY OF LAS VEGAS PUBLIC SEWER EASEMENT TO BE PRIVATELY MAINTAINED TO BE RECORDED

PMP- 67176

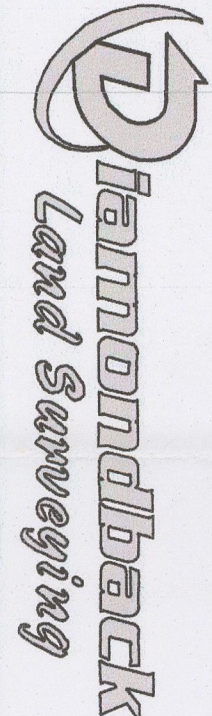
COUNTY RECORDER'S NOTE

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

PARCEL MAP FOR
CONCORDE REAL ESTATE, LLC.

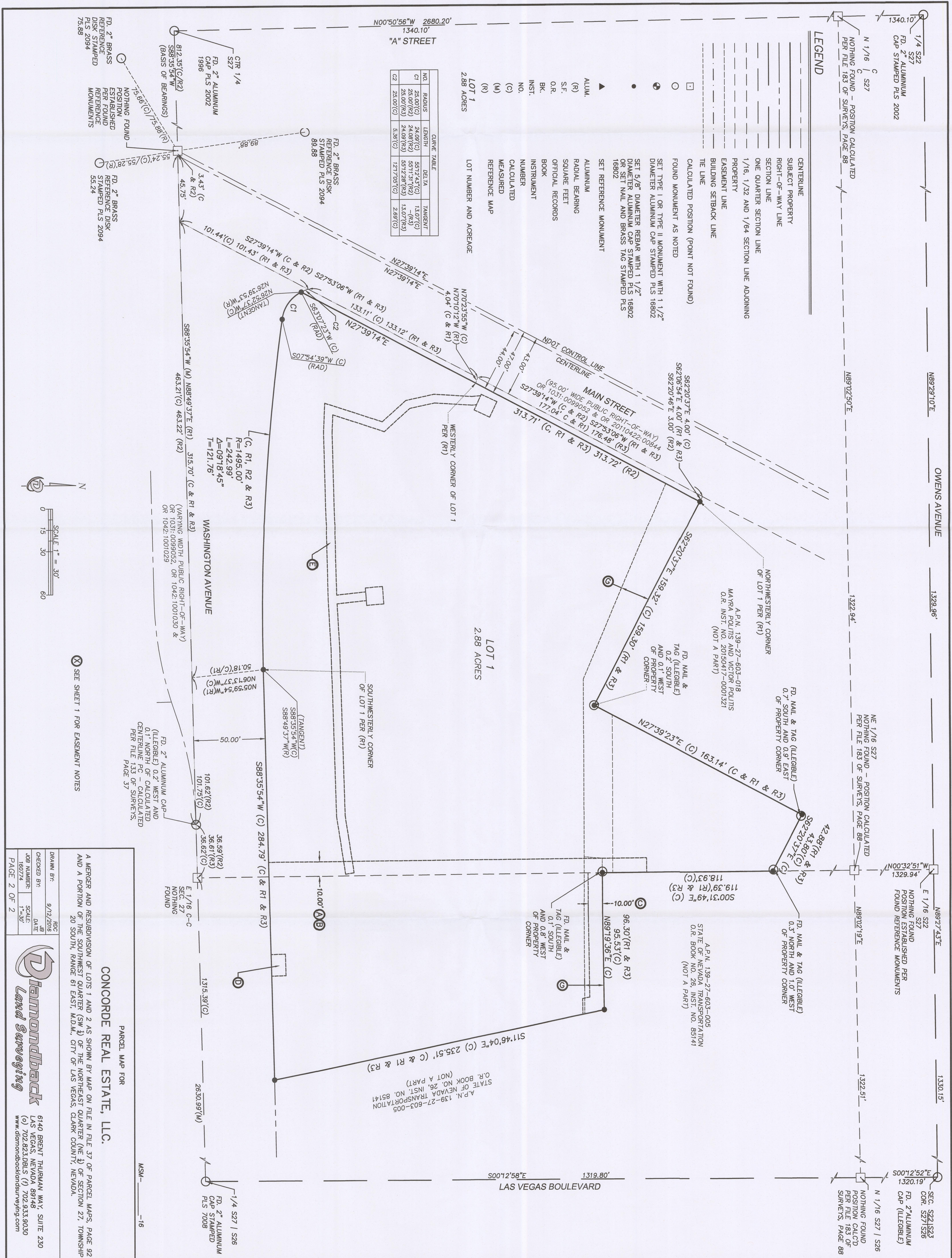
A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 AS SHOWN BY MAP ON FILE IN FILE 37 OF PARCEL MAPS, PAGE 92 AND A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

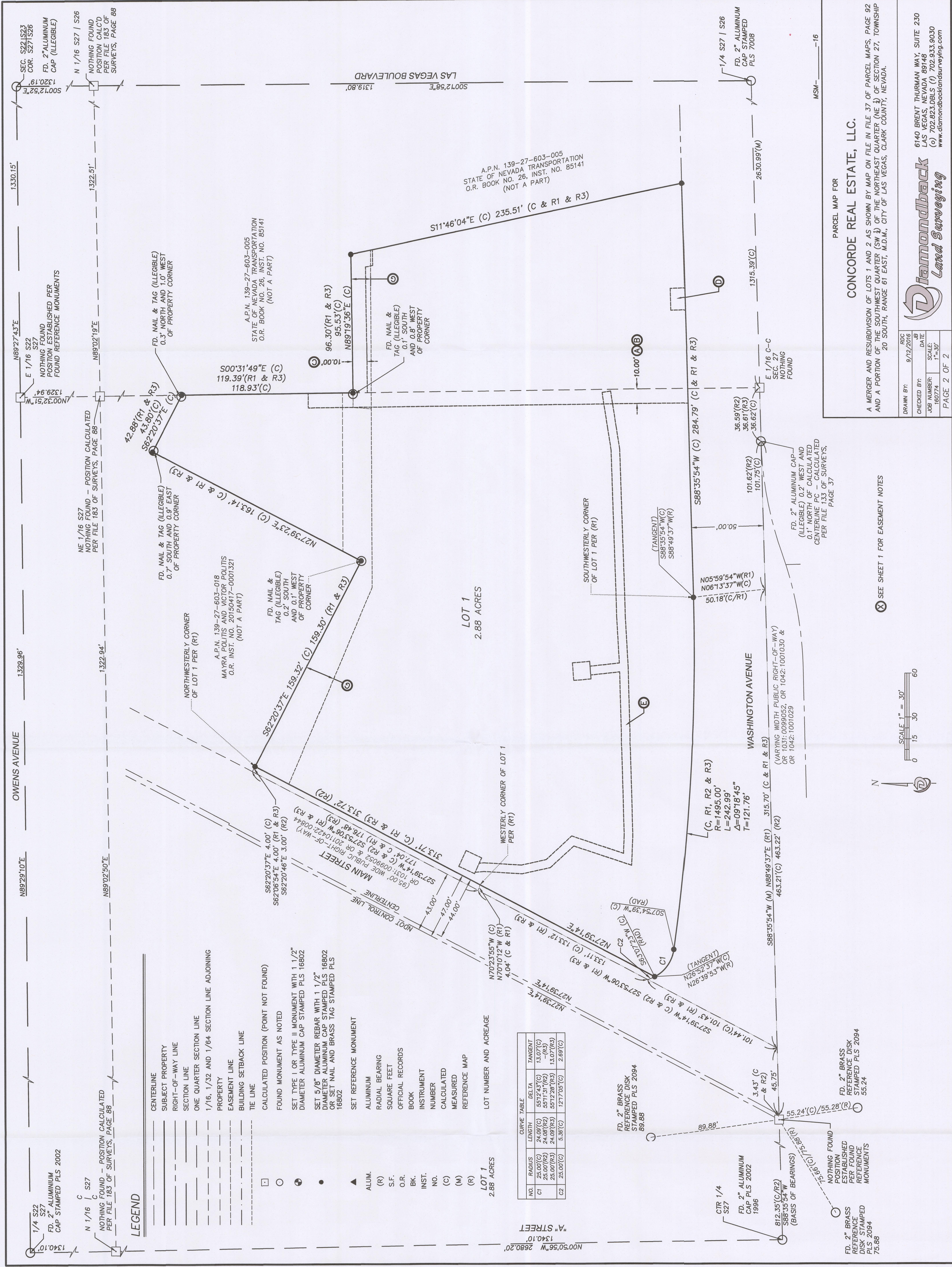
DRAWN BY:	9/12/2016
CHECKED BY:	DATE
DGR NUMBER:	SCALE
180274	N/A



6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(702) 823-0815 (f) 702-823-8030
www.diamondbacklandsurveying.com

No. _____	FILED AT THE REQUEST OF:
DATE: _____	DIAMONDBACK LAND SURVEYING, LLC
FILE _____	AT: _____
OF PARCEL MAPS _____	PAGE _____
OFFICIAL RECORDS BOOK No. _____	
CLARK COUNTY, NEVADA RECORDS	
DERBIE CONWAY, RECORDER	
FEE: _____	DEPUTY RECEIVED





PARCEL MAP FOR

CONCORDE REAL ESTATE, LLC.

A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 AS SHOWN BY MAP ON FILE IN FILE 37 OF PARCEL MAPS, PAGE 92 AND A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

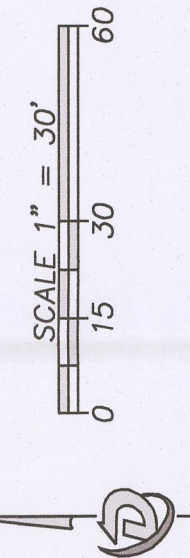
DRAWN BY:	RDC
	9/12/2016
CHECKED BY:	JB
	DATE
JOB NUMBER:	SCALE:
160774	1"=30'

PAGE 2 OF 2

Diamondback
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.823.0BLS (f) 702.933.9030
www.diamondbacklandsurveying.com

(X) SEE SHEET 1 FOR EASEMENT NOTES



PARCEL MAP FOR
CONCORDE REAL ESTATE LLC

A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 AS SHOWN BY MAP ON FILE IN FILE 37 OF PARCEL MAPS, PAGE 92 TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

CONCORDE REAL ESTATE LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCELS SHOWN HEREON, AND HAS HERETOFORE BEEN THE OWNER OF SAID PARCELS SINCE THEY WERE RECORDED IN THIS PARCEL MAP, AND HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE PUBLIC RIGHTS-OF-WAY, STREETS (EXCEPT PRIVATE STREETS) AND GRANT TO THE CITY OF LAS VEGAS THE PUBLIC EASEMENTS AS SPECIFICALLY INDICATED AND OUTLINED FOR THE USE OF THE PUBLIC.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY 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 STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCE, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

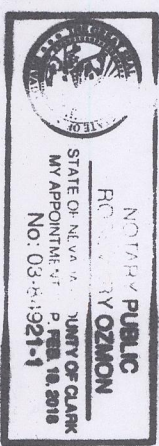
BY: Michael Gattungit DATE 9-25-16
CONCORDE REAL ESTATE LLC

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 25,
2016 BY Michael Gattungit AS Owner/Manager
OF CONCORDE REAL ESTATE, LLC

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: February 18, 2018

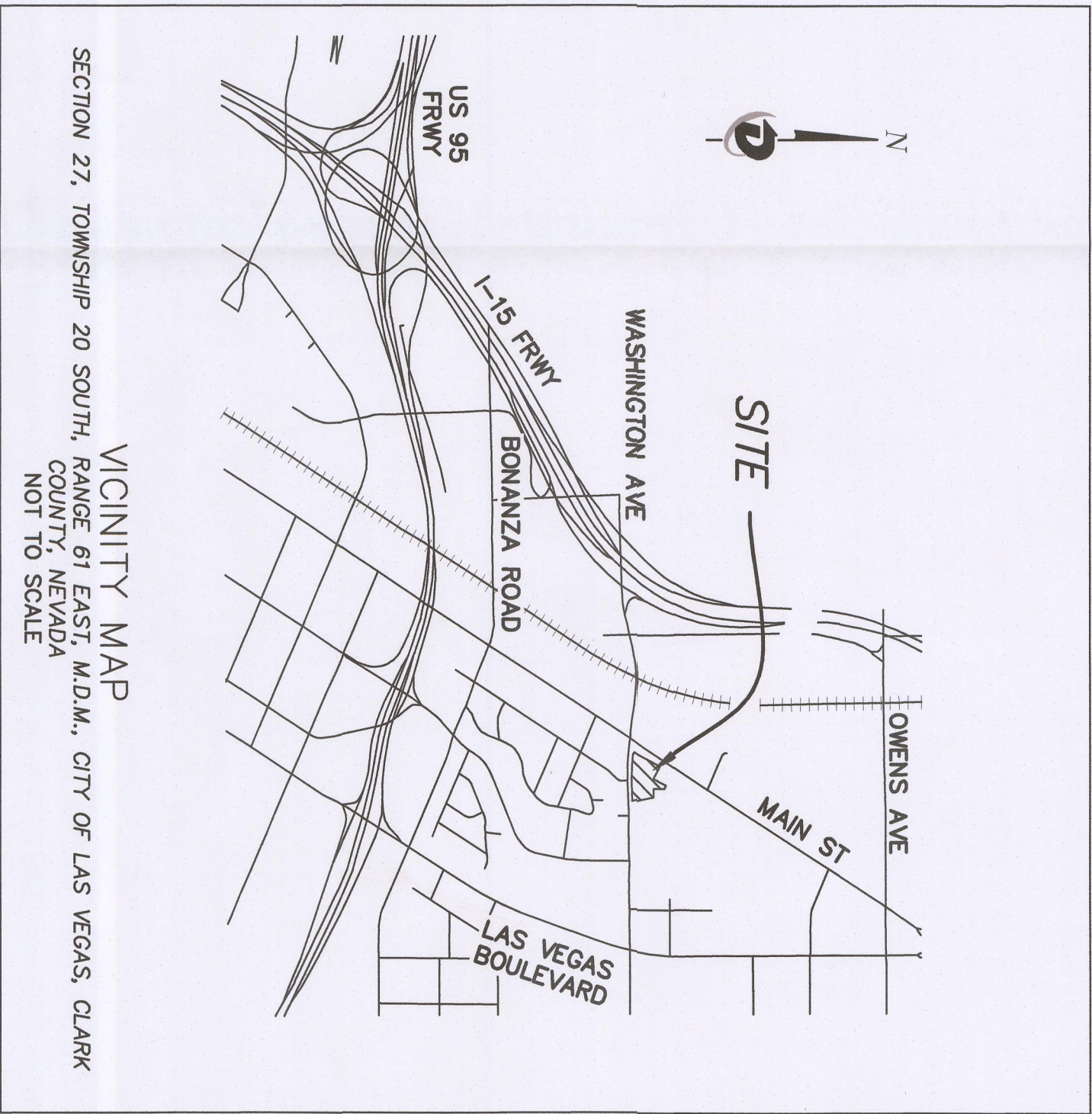


BASIS OF BEARINGS

THE BEARING SOUTH 89°35'54" WEST BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, AS SHOWN ON RECORD OF SURVEY FOR THE CITY OF LAS VEGAS RECORDED APRIL 14, 2011 IN FILE 183 OF SURVEYS, PAGE 88 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

REFERENCE MAPS AND DOCUMENTS

- (r1) FILE 37 OF PARCEL MAPS, PAGE 92
- (r2) FILE 184 OF SURVEYS, PAGE 3
- (r2) FILE 183 OF SURVEYS, PAGE 88
- (r2) FILE 183 OF SURVEYS, PAGE 88
- (r3) FILE 170 OF SURVEYS, PAGE 30
- FILE 133 OF SURVEYS, PAGE 37
- FILE 117 OF PARCEL MAPS, PAGE 84
- FILE 114 OF PARCEL MAPS, PAGE 95
- FILE 74 OF PARCEL MAPS, PAGE 67
- BOOK 2010422, INSTRUMENT 0000844



SURVEYOR'S CERTIFICATE

1. TRENT J. KEENAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
2. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CONCORDE REAL ESTATE LLC.
3. THE LAND SURVEYED LIES WITHIN THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 9/1/2016.
4. 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.
5. THE MONUMENT DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOW, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

TRENT J. KEENAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 16802



CITY SURVEYOR'S CERTIFICATE

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

ALAN R. RIECK, RLS
CITY SURVEYOR LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 13366

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I, CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 201__.

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

EASEMENTS:

- Ⓐ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 01, 1985 IN BOOK 48 AS INSTRUMENT NO. 00553 OF OFFICIAL RECORDS.
- Ⓑ EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE PARCEL MAP, RECORDED IN FILE 37, PAGE 92 OF PARCEL MAPS.
- Ⓒ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 08, 1986 IN BOOK 860108 AS INSTRUMENT NO. 00553 OF OFFICIAL RECORDS.
- Ⓓ AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED OCTOBER 03, 1988, IN BOOK 881003 AS INSTRUMENT NO. 00517 OF OFFICIAL RECORDS, OVER A PORTION OF THE LAND.
- Ⓔ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 06, 1998 IN BOOK 881206 AS INSTRUMENT NO. 00509 OF OFFICIAL RECORDS.
- Ⓕ A CITY OF LAS VEGAS PUBLIC SEWER EASEMENT TO BE PRIVATELY MAINTAINED TO BE RECORDED

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 INDEX. N.R.S. 278.5695

PARCEL MAP FOR CONCORDE REAL ESTATE, LLC.	
A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 AS SHOWN BY MAP ON FILE IN FILE 37 OF PARCEL MAPS, PAGE 92 AND A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.	
DATE: 9/12/2016	CHECKED BY: [Signature]
JOB NUMBER: 180724	SCALE: N/A
PAGE 1 OF 2	
Diamondback Land Surveying	
6140 BRENT THURMAN WAY, SUITE 230 LAS VEGAS, NEVADA 89148 (702) 823-DBLS (1) 702-933-9030 www.diamondbacklandsurveying.com	
No. _____	FILED AT THE REQUEST OF: DIAMONDBACK LAND SURVEYING, LLC
DATE: _____	DATE: _____
FILE _____	PAGE _____
OFFICIAL RECORDS BOOK No. _____	
CLARK COUNTY, NEVADA RECORDS	
DEBBIE CONWAY, RECORDER	
FEE: _____ DEPUTY CLERK	

PWP-671716

PLANNING COPY

Oct 10 2016

Dept of Planning
City of Las Vegas