

THE FINAL MAP OF
STRATTON 35 AMENDED

(A COMMON INTEREST COMMUNITY)
BEING THE MERGER AND RESUBDIVISION OF PORTIONS OF "STRATTON 35" AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE
CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF **STRATTON 35 AMENDED**, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS AND GRANT ALL PUBLIC EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, WILLIAM LYON HOMES, INC., DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND CENTURY LINK, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

(i) AN EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ON AND IN THOSE AREAS SHOWN HEREON AS UTILITY EASEMENTS (U.E.), PRIVATE STREET EASEMENTS AND COMMON ELEMENTS;

(ii) A THREE-FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS;

(iii) AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF PUBLIC OR PRIVATE STREETS FOR ABOVE GROUND TRANSFORMERS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND DISTRIBUTION LINES AND APPURTENANCES. WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;

(iv) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. ALSO, AN EASEMENT OVER AREAS SHOWN HEREON AS UTILITY EASEMENTS, COMMON LOTS AND PRIVATE STREETS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, WILLIAM LYON HOMES, INC., HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES THERETO AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS _____ DAY OF _____, 201____,
WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY: MARY CONNELLY, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY MARY CONNELLY AS SENIOR VICE PRESIDENT OF WILLIAM LYON HOMES, INC.

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

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____ DATE _____

DIVISION OF WATER RESOURCES

THIS FINAL PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUALITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: _____ DATE _____

LEGAL DESCRIPTION

LYING WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

ALL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF "STRATTON 35", A COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 137 OF PLATS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 33.17 ACRES, MORE OR LESS.

AGENCIES AND UTILITIES APPROVALS

BY THEIR SIGNATURES BELOW, THE NAMED UTILITY COMPANIES DO HEREBY RELINQUISH ALL UTILITY EASEMENTS WITHIN THE BOUNDARIES OF THE HEREIN PLATTED LANDS AS GRANTED PER THE RECORDED PLATS AND/OR PARCEL MAPS BEING AFFECTED AND LISTED DIRECTLY BELOW THE TITLE OF THIS INSTRUMENT. THESE EASEMENTS ARE RELINQUISHED IN FAVOR OF THE EASEMENTS GRANTED, DELINEATED AND APPROVED HEREON.

BY: _____ DATE _____
CENTURY LINK

BY: _____ DATE _____
NEVADA POWER COMPANY

BY: _____ DATE _____
COX COMMUNICATIONS LAS VEGAS, INC.

BY: _____ DATE _____
LAS VEGAS VALLEY WATER DISTRICT

BY: _____ DATE _____
SOUTHWEST GAS CORPORATION

CHERI EDELMAN, PE 11514 _____ DATE _____
CITY ENGINEER, CITY OF LAS VEGAS

HOMEOWNER'S ASSOCIATION ACCEPTANCE

THE STRATTON 35 HOMEOWNERS ASSOCIATION DOES HEREBY ACCEPT COMMON ELEMENTS, PRIVATE STREET EASEMENTS, PRIVATE PEDESTRIAN ACCESS EASEMENTS, LANDSCAPE EASEMENT AND PRIVATE EQUESTRIAN ACCESS EASEMENTS TOGETHER WITH THE MAINTENANCE OBLIGATION THEREOF.

BY: _____ DATE _____

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF **STRATTON 35 AMENDED** AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE _____.

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

CERTIFICATE OF DIRECTOR OF PLANNING & DEVELOPMENT

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE FINAL MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE _____ DAY OF _____, 201____.

FRANK FIORI, AICP _____ DATE _____
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

BASIS OF BEARINGS

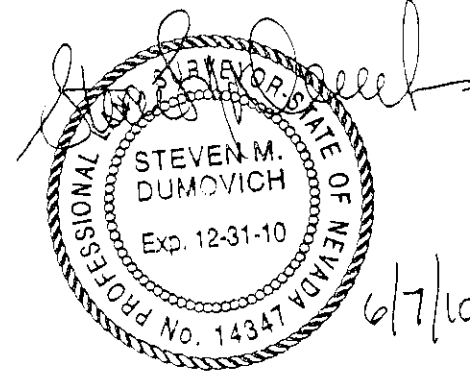
SOUTH 02°20'51" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS.

SURVEYOR'S CERTIFICATE

I, STEVEN M. DUMOVICH, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AGENT FOR TANEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WILLIAM LYON HOMES, INC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. THE SURVEY WAS COMPLETED ON FEBRUARY 10, 2010.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

STEVEN M. DUMOVICH
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 14347

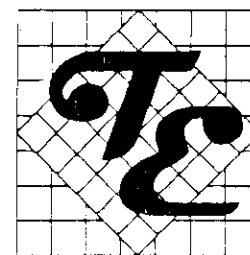


COUNTY RECORDER'S NOTE

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

FMP -

THE FINAL MAP OF STRATTON 35 AMENDED (A COMMON INTEREST COMMUNITY) BEING THE MERGER AND RESUBDIVISION OF PORTIONS OF "STRATTON 35" AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		OFFICIAL RECORDS BOOK NO. _____
INSTRUMENT NO. _____ FILED AT THE REQUEST OF TANEY ENGINEERING		DATE _____ AT _____
BOOK _____ PAGE _____ OF PLATS		CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER
FEE \$ _____ DEPUTY _____		



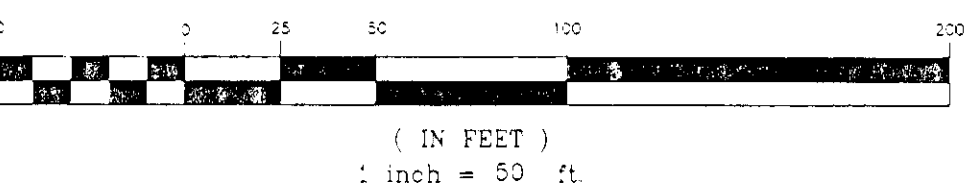
TANEY ENGINEERING
6030 S. JONES BOULEVARD #100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

THE FINAL MAP OF
STRATTON 35 AMENDED

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GRAPHIC SCALE



FOUND ALUMINUM
CAP - PLS 17022

E 1/16
2
11

FOUND BRASS CAP
IN WELL MON. - PLS 11449

2
1
11
12



SEE MATCH LINE SHEET 3

SEE MATCH LINE SHEET 3

SEE MATCH LINE SHEET 3

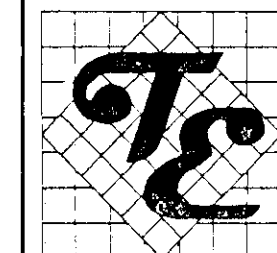
LEGEND

	SUBDIVISION BOUNDARY LINE	77	LOT NUMBER - 77 RESIDENTIAL LOTS	H.O.A.	HOMEOWNER'S ASSOCIATION
	STREET CENTERLINE	C.E. A	COMMON ELEMENT - 9 COMMON ELEMENTS	C1	CURVE NUMBER
	RIGHT-OF-WAY LINE	A.P.N.	ASSESSOR'S PARCEL NO.	L1	LINE NUMBER
	EASEMENT LINE	●	FOUND MONUMENT AS SHOWN AND DESCRIBED	(R)	RADIAL
	PROPERTY LINE	●	SET TYPE III MONUMENT-PLS 14347 WITH REFERENCE MONUMENTS IN TOP OF CURB	(1)	BLOCK NUMBER
	ADJOINING LOT	CLV	CITY OF LAS VEGAS	(P)	PRIVATE STREET, PUBLIC UTILITY EASEMENT, CLV SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
	MATCH LINE	O.R.	OFFICIAL CLARK COUNTY RECORDS		

NOTES:

- FOR LINE AND CURVE TABLES, SEE SHEET 4.
- DIRECT VEHICULAR ACCESS TO JONES BOULEVARD, BRENT LANE AND IRON MOUNTAIN ROAD ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
- REAR LOT CORNERS WILL BE SET WITH A NAIL & TAG "PLS 14347" IN THE FACE OF THE REAR BLOCK WALL AND THE FRONT LOT CORNERS WILL BE SET WITH A SAWCUT IN THE CURB AT THE PROLONGATION OF THE SIDE PROPERTY LINES.
- C.E. D IS A PRIVATE PEDESTRIAN ACCESS EASEMENT, CLV SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
- C.E. E IS A PRIVATE PEDESTRIAN ACCESS EASEMENT, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
- C.E. F, C.E. G & C.E. H ARE PUBLIC DRAINAGE EASEMENTS HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
- C.E. I IS A PUBLIC UTILITY EASEMENT AND A PRIVATE EQUESTRIAN ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
- AREA TO BE A PUBLIC UTILITY EASEMENT AND A PRIVATE EQUESTRIAN ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.

SHEET 2 OF 4



TANEY ENGINEERING
6030 S. JONES BOULEVARD #100
LAS VEGAS, NEVADA 89118
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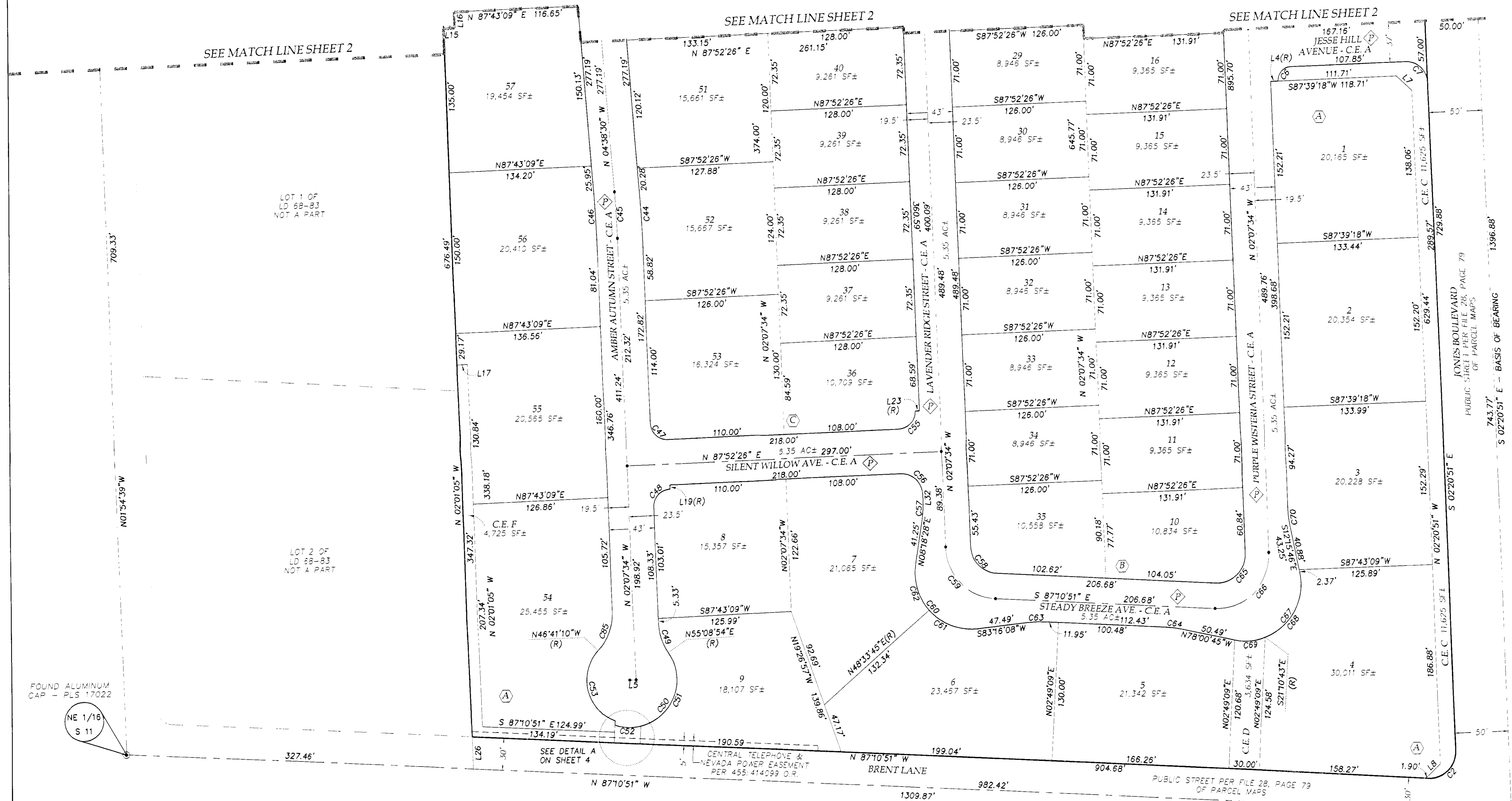
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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NOTES:

1. FOR LINE AND CURVE TABLES, SEE SHEET 4.
2. DIRECT VEHICULAR ACCESS TO JONES BOULEVARD, BRENT LANE AND IRON MOUNTAIN ROAD ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
3. REAR LOT CORNERS WILL BE SET WITH A NAIL & TAG "PLS 14347" IN THE FACE OF THE REAR BLOCK WALL AND THE FRONT LOT CORNERS WILL BE SET WITH A SAWCUT IN THE CURB AT THE PROLONGATION OF THE SIDE PROPERTY LINES.
4. C.E. D IS A PRIVATE PEDESTRIAN ACCESS EASEMENT, CLV SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
5. C.E. E IS A PRIVATE PEDESTRIAN ACCESS EASEMENT, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
6. C.E. F, C.E. G & C.E. H ARE PUBLIC DRAINAGE EASEMENTS HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
7. C.E. I IS A PUBLIC UTILITY EASEMENT AND A PRIVATE EQUESTRIAN ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
8. AREA TO BE A PUBLIC UTILITY EASEMENT AND A PRIVATE EQUESTRIAN ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.

LEGEND

	SUBDIVISION BOUNDARY LINE	77	LOT NUMBER - 77 RESIDENTIAL LOTS	H.O.A.	HOMEOwner'S ASSOCIATION
	STREET CENTERLINE	C.E. A	COMMON ELEMENT - 9 COMMON ELEMENTS	C1	CURVE NUMBER
	RIGHT-OF-WAY LINE	A.P.N.	ASSESSOR'S PARCEL NO.	L1	LINE NUMBER
	EASEMENT LINE		FOUND MONUMENT AS SHOWN AND DESCRIBED	(R)	RADIAL
	PROPERTY LINE		SET TYPE III MONUMENT-PLS 14347 WITH REFERENCE MONUMENTS IN TOP OF CURB	(I)	BLOCK NUMBER
	ADJOINING LOT	CLV	CITY OF LAS VEGAS		PRIVATE STREET, PUBLIC UTILITY EASEMENT, CLV SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
	MATCH LINE	O.R.	OFFICIAL CLARK COUNTY RECORDS		

SHEET 3 OF 4



TANEY ENGINEERING
6030 S. JONES BOULEVARD #100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

FOUND BRASS CAP
- PLS 11449

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QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CURVE TABLE

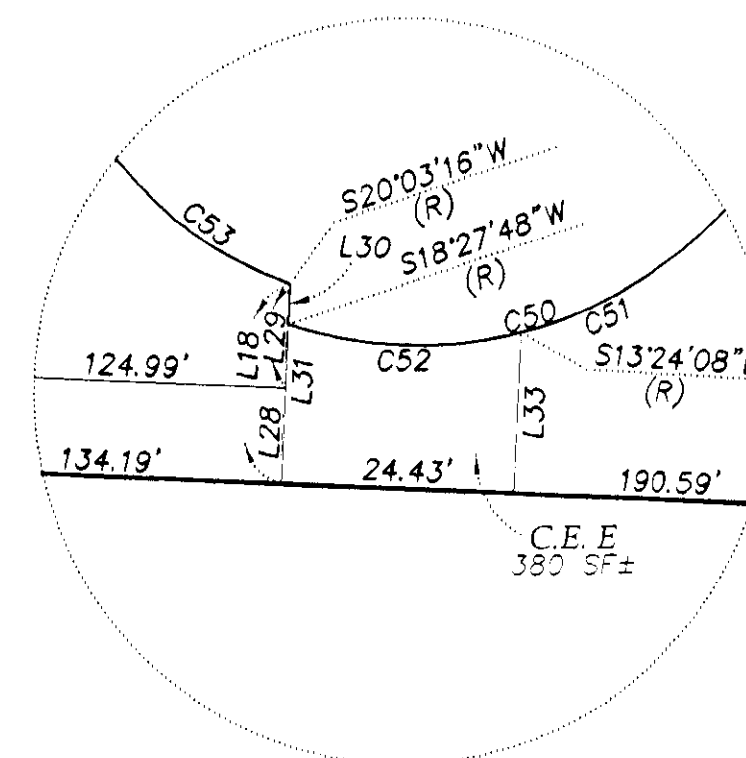
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C01	54.00'	83°50'16"	79.02'	48.48'
C02	25.00'	95°10'00"	41.52'	27.36'
C03	75.00'	48°04'11"	62.92'	33.45'
C04	20.00'	91°16'32"	31.86'	20.45'
C05	13.00'	90°00'00"	20.42'	13.00'
C06	13.00'	90°00'00"	20.42'	13.00'
C07	20.00'	89°59'51"	31.42'	20.00'
C08	100.00'	10°00'00"	17.45'	8.75'
C09	26.00'	84°03'33"	38.14'	23.43'
C10	39.50'	84°03'33"	57.95'	35.60'
C11	53.00'	104°03'33"	96.26'	67.91'
C12	53.00'	39°07'01"	36.18'	18.83'
C13	53.00'	61°06'23"	56.52'	31.29'
C14	53.00'	3°50'08"	3.55'	1.77'
C15	100.00'	10°00'00"	17.45'	8.75'
C16	16.00'	95°56'27"	28.79'	17.75'
C17	16.00'	84°03'33"	23.47'	14.42'
C18	16.00'	95°56'27"	28.79'	17.75'
C19	16.00'	84°03'33"	23.47'	14.42'
C20	26.00'	89°15'51"	40.51'	25.67'
C21	976.50'	6°49'54"	116.43'	58.29'
C22	100.00'	9°12'15"	16.06'	8.05'
C23	53.00'	108°41'18"	100.54'	73.88'
C24	100.00'	7°48'32"	13.63'	6.83'
C25	53.00'	40°37'58"	37.59'	19.62'
C26	53.00'	65°49'12"	60.89'	34.30'
C27	53.00'	2°14'07"	2.07'	1.03'
C28	1000.00'	6°49'54"	119.23'	59.69'
C29	49.50'	89°15'51"	77.12'	48.87'
C30	1019.50'	4°25'13"	78.65'	39.35'
C31	1019.50'	3°18'53"	58.98'	29.50'
C32	1019.50'	0°33'47"	10.02'	5.01'
C33	1019.50'	0°32'33"	9.65'	4.83'
C34	50.00'	39°49'46"	34.76'	18.11'
C35	40.50'	122°44'16"	86.76'	74.19'
C36	44.50'	136°16'50"	105.85'	110.92'
C37	46.00'	39°49'46"	31.98'	16.67'
C38	44.50'	36°44'37"	28.54'	14.78'
C39	44.50'	86°38'04"	67.29'	41.96'
C40	44.50'	12°54'10"	10.02'	5.03'
C41	976.50'	2°30'56"	42.87'	21.44'
C42	1000.00'	2°30'56"	43.90'	21.96'
C43	1019.50'	2°30'56"	44.76'	22.38'
C44	1023.50'	2°30'56"	44.94'	22.47'
C45	1000.00'	2°30'56"	43.90'	21.96'
C46	980.50'	2°30'56"	43.05'	21.53'
C47	16.00'	90°00'00"	25.13'	16.00'
C48	16.00'	90°00'00"	25.13'	16.00'
C49	50.00'	32°43'32"	28.56'	14.68'
C50	44.50'	143°18'54"	111.31'	134.22'
C51	44.50'	111°28'58"	86.58'	65.30'
C52	44.50'	31°17'18"	24.30'	12.46'
C53	44.50'	31°51'56"	24.75'	12.70'
C54	40.50'	113°15'34"	80.06'	61.49'
C55	16.00'	90°00'00"	25.13'	16.00'
C56	20.00'	90°00'14"	31.42'	20.00'
C57	100.00'	10°28'02"	18.21'	9.13'
C58	26.00'	85°03'17"	38.60'	23.85'
C59	49.50'	85°03'17"	73.48'	45.40'
C60	53.00'	105°02'21"	97.16'	69.12'
C61	53.00'	55°17'37"	51.15'	27.76'
C62	53.00'	49°44'44"	46.02'	24.57'
C63	100.00'	9°33'01"	16.67'	8.35'
C64	100.00'	9°10'06"	16.00'	8.02'
C65	26.00'	94°56'43"	43.08'	28.35'
C66	49.50'	94°56'43"	82.03'	53.97'
C67	53.00'	114°15'01"	105.68'	82.00'
C68	53.00'	81°05'02"	75.00'	45.33'
C69	53.00'	33°09'58"	30.68'	15.78'
C70	100.00'	10°08'12"	17.69'	8.87'
C71	1000.00'	4°59'40"	87.17'	43.61'
C72	1000.00'	4°59'40"	87.17'	43.61'
C73	1019.50'	4°59'40"	88.87'	44.46'
C74	980.50'	4°59'40"	85.47'	42.76'
C75	980.50'	4°16'11"	73.07'	36.55'
C76	980.50'	0°43'28"	12.40'	6.20'
C77	1019.50'	3°24'51"	60.75'	30.38'
C78	1019.50'	1°34'49"	28.12'	14.06'
C79	976.50'	4°59'40"	85.12'	42.59'
C80	1023.50'	4°59'40"	89.22'	44.64'
C81	1023.50'	3°31'36"	63.00'	31.51'
C82	1023.50'	1°28'04"	26.22'	13.11'
C83	976.50'	2°38'15"	44.95'	22.48'
C84	976.50'	2°21'25"	40.17'	20.09'

LINE TABLE

LINE	LENGTH	BEARING
L1	21.17'	S44°15'59"E
L2	20.00'	S42°01'02"W
L3	7.00'	S87°39'18"W
L4	7.00'	N87°39'18"E
L5	6.00'	S87°52'26"W
L6	9.34'	S03°37'14"E
L7	20.00'	S47°20'45"E
L8	19.15'	N45°14'09"E
L9	13.04'	N19°59'22"W
L10	4.00'	N87°52'26"E
L11	4.03'	N02°16'51"W
L12	41.36'	S01°54'39"E
L13	41.36'	S86°41'05"E
L14	15.00'	S02°01'05"E
L15	10.67'	N87°58'55"E
L16	15.05'	N02°01'05"W
L17	10.00'	N87°43'09"E
L18	20.80'	S02°49'09"W
L19	4.00'	N02°07'34"W
L20	12.92'	N18°16'21"W
L21	10.24'	N45°46'55"W
L22	4.00'	S87°52'26"W
L23	4.00'	S87°52'26"W
L24	15.01'	N01°18'53"E
L25	15.01'	N01°18'53"E
L26	30.11'	N02°01'05"W
L27	40.20'	N01°54'39"W
L28	10.00'	N02°49'09"E
L29	10.80'	N02°49'09"E
L30	4.17'	S02°49'09"W
L31	15.63'	S02°49'09"W
L32	5.45'	S02°07'34"E
L33	16.75'	S02°49'09"W

NORTH
DETAIL A

SCALE: 1" = 20'



FOUND ALUMINUM
CAP - PLS 17022

E 1/16
2
11

IRON MOUNTAIN ROAD
S 86°11'07" E
1301.26'

FOUND BRASS CAP
IN WELL MON. - PLS 11449

2 1
11 12

MAVERICK STREET
N 01°54'39" W
709.33'

NE 1/16
S 11

FOUND ALUMINUM
CAP - PLS 17022

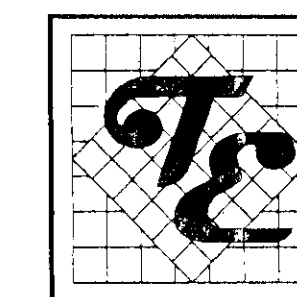
SURVEY ANALYSIS

NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

FOUND BRASS CAP
- PLS 11449

N 1/16
11|12

SHEET 4 OF 4



TANEY ENGINEERING
6030 S. JONES BOULEVARD #100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

THE FINAL MAP OF
STRATTON 35 AMENDED

(A COMMON INTEREST COMMUNITY)
BEING THE MERGER AND RESUBDIVISION OF PORTIONS OF "STRATTON 35" AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF **STRATTON 35 AMENDED**, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS AND GRANT ALL PUBLIC EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, WILLIAM LYON HOMES, INC., DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND CENTURY LINK, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

(i) AN EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ON AND IN THOSE AREAS SHOWN HEREON AS UTILITY EASEMENTS (U.E.), PRIVATE STREET EASEMENTS AND COMMON ELEMENTS;

(ii) A THREE-FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS;

(iii) AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF PUBLIC OR PRIVATE STREETS FOR ABOVE GROUND TRANSFORMERS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND DISTRIBUTION LINES AND APPURTENANCES. WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET. WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;

(iv) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. ALSO, AN EASEMENT OVER AREAS SHOWN HEREON AS UTILITY EASEMENTS, COMMON LOTS AND PRIVATE STREETS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, WILLIAM LYON HOMES, INC., HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES THERETO AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS _____ DAY OF _____, 201____,
WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY: MARY CONNELLY, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY MARY CONNELLY AS SENIOR VICE PRESIDENT OF WILLIAM LYON HOMES, INC.

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

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____ DATE _____

DIVISION OF WATER RESOURCES

THIS FINAL PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUALITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: _____ DATE _____

LEGAL DESCRIPTION

LYING WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

ALL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF "STRATTON 35", A COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 137 OF PLATS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 33.17 ACRES, MORE OR LESS.

AGENCIES AND UTILITIES APPROVALS

BY THEIR SIGNATURES BELOW, THE NAMED UTILITY COMPANIES DO HEREBY RELINQUISH ALL UTILITY EASEMENTS WITHIN THE BOUNDARIES OF THE HEREIN PLATTED LANDS AS GRANTED PER THE RECORDED PLATS AND/OR PARCEL MAPS BEING AFFECTED AND LISTED DIRECTLY BELOW. THE TITLE OF THIS INSTRUMENT, THESE EASEMENTS ARE RELINQUISHED IN FAVOR OF THE EASEMENTS GRANTED, DELINEATED AND APPROVED HEREON.

BY: _____ DATE _____
CENTURY LINK

BY: _____ DATE _____
NEVADA POWER COMPANY

BY: _____ DATE _____
COX COMMUNICATIONS LAS VEGAS, INC.

BY: _____ DATE _____
LAS VEGAS VALLEY WATER DISTRICT

BY: _____ DATE _____
SOUTHWEST GAS CORPORATION

CHERI EDELMAN, PE 11514 _____ DATE _____
CITY ENGINEER, CITY OF LAS VEGAS

HOMEOWNER'S ASSOCIATION ACCEPTANCE

THE STRATTON 35 HOMEOWNERS ASSOCIATION DOES HEREBY ACCEPT COMMON ELEMENTS, PRIVATE STREET EASEMENTS, PRIVATE PEDESTRIAN ACCESS EASEMENTS, LANDSCAPE EASEMENT AND PRIVATE EQUESTRIAN ACCESS EASEMENTS TOGETHER WITH THE MAINTENANCE OBLIGATION THEREOF.

BY: _____ DATE _____

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF **STRATTON 35 AMENDED** AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE _____.

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

CERTIFICATE OF DIRECTOR OF PLANNING & DEVELOPMENT

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, THAT THE FINAL MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS, THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET, AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE _____ DAY OF _____, 201____.

FRANK FIORI, A.I.C.P. _____ DATE _____
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

BASIS OF BEARINGS

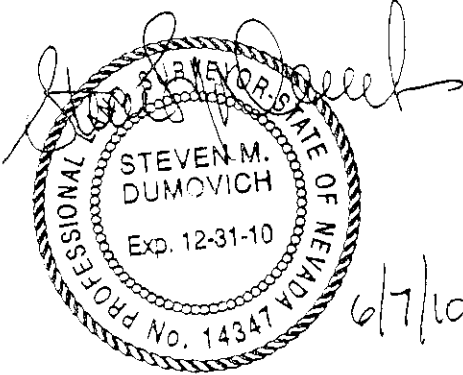
SOUTH 02°20'51" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS.

SURVEYOR'S CERTIFICATE

I, STEVEN M. DUMOVICH, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AGENT FOR TANEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WILLIAM LYON HOMES, INC..
- THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. THE SURVEY WAS COMPLETED ON FEBRUARY 10, 2010.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

STEVEN M. DUMOVICH
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 14347



COUNTY RECORDER'S NOTE

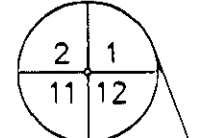
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.

THE FINAL MAP OF STRATTON 35 AMENDED (A COMMON INTEREST COMMUNITY) BEING THE MERGER AND RESUBDIVISION OF PORTIONS OF "STRATTON 35" AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		FMP - 38588 OFFICIAL RECORDS BOOK NO. _____	
 TANEY ENGINEERING 6030 S. JONES BOULEVARD #100 LAS VEGAS, NEVADA 89118 (702) 362-8844 FAX: (702) 362-5233		INSTRUMENT NO. _____ FILED AT THE REQUEST OF TANEY ENGINEERING	
		DATE _____ AT _____ BOOK _____ PAGE _____ OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY - RECORDER FEE \$ _____ DEPUTY _____	

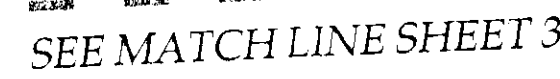
THE FINAL MAP OF

BEING THE MERGER AND RESUBDIVISION OF PORTIONS OF "STRATTON 35" AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

E 1/16
 $\frac{2}{11}$



15' MULTI-USE TRANSPORTATION TRAIL EASEMENT
HEREBY GRANTED TO BE PRIVATELY MAINTAINED
BY THE H.O.A.
- 281.05'



LEGEND

1. FOR LINE AND CURVE TABLES, SEE SHEET 4.
2. DIRECT VEHICULAR ACCESS TO JONES BOULEVARD, BRENT LANE AND IRON MOUNTAIN ROAD ACROSS COMMON ELEVMENTS TO ADJACENT LOTS IS PROHIBITED.
3. REAR LOT CORNERS WILL BE SET WITH A NAIL & TAG "PLS 14347" IN THE FACE OF THE REAR BLOCK WALL AND THE FRONT LOT CORNERS WILL BE SET WITH A SAWCUT IN THE CURB AT THE PROLONGATION OF THE SIDE PROPERTY LINES.
4. CE, D IS A PRIVATE PEDESTRIAN ACCESS EASEMENT, CLV SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
5. CE, E IS A PRIVATE PEDESTRIAN ACCESS EASEMENT, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
6. CE, F, CE, G & CE, H ARE PUBLIC DRAINAGE EASEMENTS HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
7. CE, I IS A PUBLIC UTILITY EASEMENT AND A PRIVATE EQUESTRIAN ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
8. AREA TO BE A PUBLIC UTILITY EASEMENT AND A PRIVATE EQUESTRIAN ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.



TANEY **E**NGINEERING
6030 S. JONES BOULEVARD #100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

THE FINAL MAP OF

STRATTON 35 AMENDED

(A COMMON INTEREST COMMUNITY)

BEING THE MERGER AND RESUBDIVISION OF PORTIONS OF "STRATTON 35" AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SEE MATCH LINE SHEET 2

SEE MATCH LINE SHEET 2

SEE MATCH LINE SHEET 2



FOUND ALUMINUM
CAP - PLS 17022

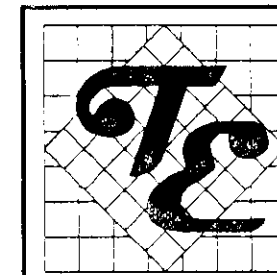
NOTES:

1. FOR LINE AND CURVE TABLES, SEE SHEET 4.
2. DIRECT VEHICULAR ACCESS TO JONES BOULEVARD, BRENT LANE AND IRON MOUNTAIN ROAD ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
3. REAR LOT CORNERS WILL BE SET WITH A NAIL & TAG "PLS 14347" IN THE FACE OF THE REAR BLOCK WALL AND THE FRONT LOT CORNERS WILL BE SET WITH A SAWCUT IN THE CURB AT THE PROLONGATION OF THE SIDE PROPERTY LINES.
4. C.E. D IS A PRIVATE PEDESTRIAN ACCESS EASEMENT, CLV SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
5. C.E. E IS A PRIVATE PEDESTRIAN ACCESS EASEMENT, PUBLIC DRAINAGE EASEMENT AND EMERGENCY ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
6. C.E. F, C.E. G & C.E. H ARE PUBLIC DRAINAGE EASEMENTS HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
7. C.E. I IS A PUBLIC UTILITY EASEMENT AND A PRIVATE EQUESTRIAN ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
8. AREA TO BE A PUBLIC UTILITY EASEMENT AND A PRIVATE EQUESTRIAN ACCESS EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.

LEGEND

	SUBDIVISION BOUNDARY LINE	77	LOT NUMBER - 77 RESIDENTIAL LOTS	H.O.A.	HOMEOWNER'S ASSOCIATION
	STREET CENTERLINE	C.E. A	COMMON ELEMENT - 9 COMMON ELEMENTS	C1	CURVE NUMBER
	RIGHT-OF-WAY LINE	A.P.N.	ASSESSOR'S PARCEL NO.	L1	LINE NUMBER
	EASEMENT LINE		FOUND MONUMENT AS SHOWN AND DESCRIBED	(R)	RADIAL
	PROPERTY LINE		SET TYPE III MONUMENT-PLS 14347 MTH REFERENCE MONUMENTS IN TOP OF CURB	(I)	BLOCK NUMBER
	ADJOINING LOT	CLV	CITY OF LAS VEGAS		PRIVATE STREET, PUBLIC UTILITY EASEMENT, CLV SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT HEREBY GRANTED TO BE PRIVATELY MAINTAINED BY THE H.O.A.
	MATCH LINE	O.R.	OFFICIAL CLARK COUNTY RECORDS		

SHEET 3 OF 4



Taney Engineering
6030 S. JONES BOULEVARD #100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5235

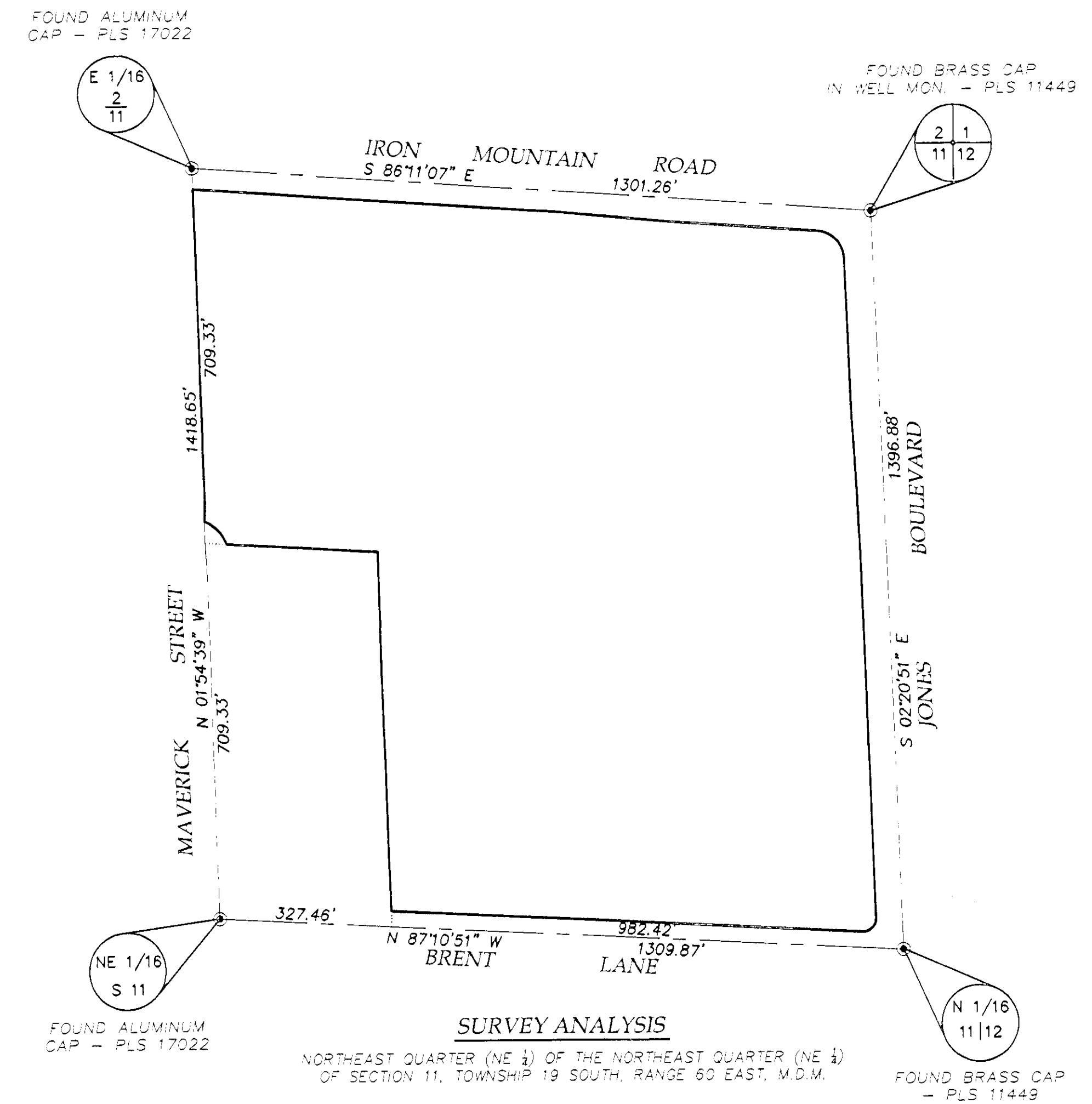
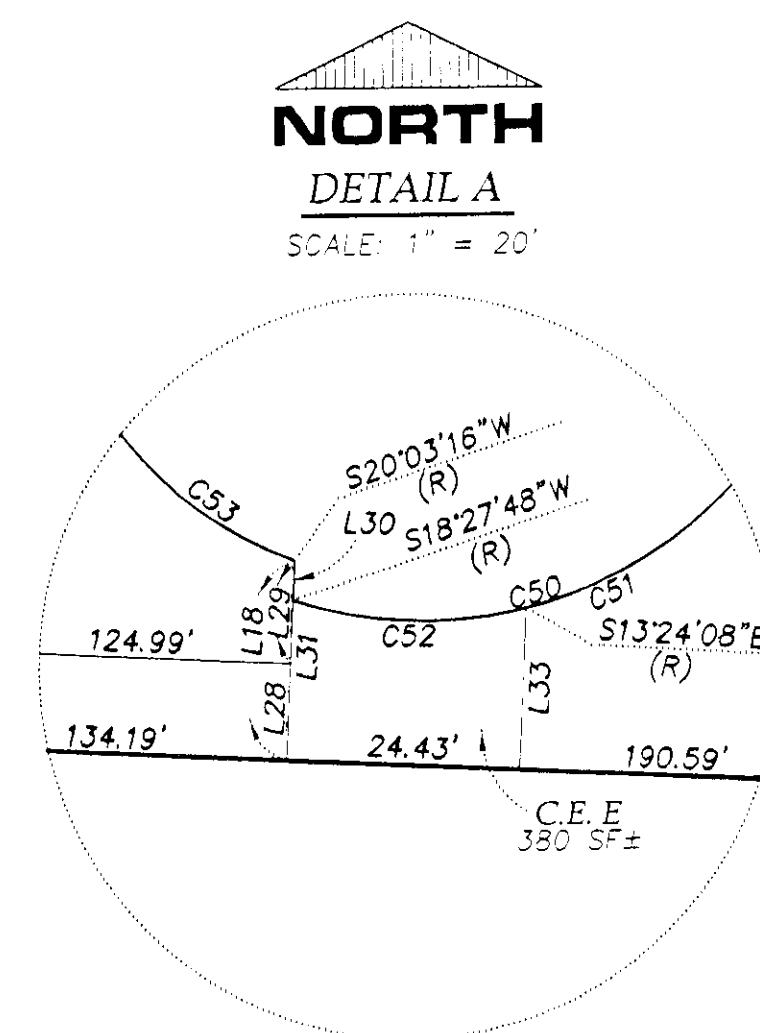
STRATTON 35 AMENDED

BEING THE MERGER AND RESUBDIVISION OF PORTIONS OF "STRATTON 35" AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

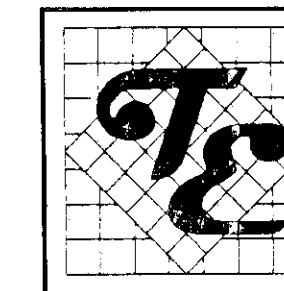
LINE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	54.00'	33°52'16"	79.02'	48.48'
C2	25.00'	95°10'00"	41.52'	27.36'
C3	75.00'	48°04'11"	62.92'	33.45'
C4	20.00'	91°16'38"	31.86'	20.45'
C5	13.00'	90°30'00"	20.42'	13.00'
C6	13.00'	90°30'00"	20.42'	13.00'
C7	20.00'	88°59'51"	31.42'	20.00'
C8	100.00'	100°30'00"	17.45'	8.75'
C9	26.00'	84°03'33"	38.14'	23.43'
C10	39.00'	84°03'33"	57.95'	35.60'
C11	53.00'	104°03'33"	96.26'	67.91'
C12	53.00'	103°07'21"	76.18'	18.83'
C13	53.00'	61°05'23"	56.52'	31.29'
C14	53.00'	100°00'	3.55'	1.77'
C15	100.00'	103°09'08"	17.45'	8.75'
C16	16.00'	95°58'27"	26.79'	17.75'
C17	16.00'	84°03'33"	23.47'	14.42'
C18	16.00'	95°58'27"	26.79'	17.75'
C19	16.00'	84°03'33"	23.47'	14.42'
C20	26.00'	82°15'51"	40.51'	25.67'
C21	976.50'	64°9'54"	116.43'	58.23'
C22	100.00'	91°12'15"	16.06'	8.05'
C23	53.00'	102°41'19"	100.54'	73.88'
C24	100.00'	74°58'32"	13.63'	6.83'
C25	53.00'	45°03'75"	37.59'	19.62'
C26	53.00'	65°49'12"	60.83'	34.30'
C27	33.00'	214°07'	2.07'	1.03'
C28	1000.00'	64°9'54"	119.23'	59.63'
C29	49.50'	89°15'51"	77.12'	48.87'
C30	1019.50'	42°51'13"	78.65'	39.35'
C31	1019.50'	31°48'53"	58.38'	23.50'
C32	1019.50'	23°37'47"	10.02'	5.01'
C33	1019.50'	0°32'33"	9.65'	4.83'
C34	50.00'	39°49'46"	34.76'	18.11'
C35	40.50'	122°44'16"	86.76'	74.19'
C36	44.50'	136°16'50"	105.85'	110.92'
C37	46.00'	39°49'46"	31.98'	16.67'
C38	44.50'	35°14'37"	25.54'	14.78'
C39	44.50'	86°38'04"	67.23'	41.96'
C40	44.50'	125°41'00"	10.02'	5.03'
C41	976.50'	23°0'56"	42.87'	21.44'
C42	1000.00'	23°0'56"	43.90'	21.96'
C43	1019.50'	23°0'56"	44.76'	22.38'
C44	1023.50'	23°0'56"	44.94'	22.47'
C45	1000.00'	23°0'56"	43.90'	21.96'
C46	980.50'	23°00'00"	43.05'	21.53'
C47	16.00'	90°30'00"	25.13'	16.00'
C48	16.00'	90°30'00"	25.13'	16.00'
C49	50.00'	92°43'32"	28.55'	14.68'
C50	44.50'	143°18'54"	111.31'	134.22'
C51	44.50'	111°26'58"	85.56'	65.93'
C52	44.50'	31°17'18"	24.33'	12.46'
C53	44.50'	31°51'56"	24.75'	12.40'
C54	40.50'	113°15'34"	80.06'	61.79'
C55	16.00'	90°30'00"	25.13'	16.00'
C56	20.00'	90°00'14"	31.42'	20.00'
C57	100.00'	102°26'02"	18.21'	9.13'
C58	26.00'	85°03'17"	38.60'	23.85'
C59	49.50'	85°03'17"	73.48'	45.40'
C60	53.00'	105°02'21"	97.16'	69.12'
C61	53.00'	55°17'37"	51.15'	27.76'
C62	53.00'	49°44'44"	48.02'	24.57'
C63	100.00'	91°30'11"	16.67'	8.35'
C64	100.00'	91°30'11"	16.00'	8.02'
C65	26.00'	94°56'43"	43.08'	28.35'
C66	49.50'	94°56'43"	82.03'	53.97'
C67	53.00'	114°15'01"	105.68'	82.02'
C68	53.00'	81°35'02"	75.00'	45.33'
C69	53.00'	33°29'38"	30.68'	15.78'
C70	100.00'	102°08'12"	17.69'	8.87'
C71	1000.00'	45°49'40"	87.17'	43.61'
C72	1000.00'	45°49'40"	87.17'	43.61'
C73	1019.50'	45°49'40"	88.87'	44.46'
C74	980.50'	45°49'40"	85.47'	42.55'
C75	980.50'	41°16'11"	73.07'	36.55'
C76	980.50'	014°32'8"	12.40'	6.20'
C77	1019.50'	324°41'	60.75'	30.38'
C78	1019.50'	134°49'	28.12'	14.06'
C79	976.50'	45°49'40"	85.12'	42.59'
C80	1023.50'	45°49'40"	89.22'	44.64'
C81	1023.50'	33°13'36"	63.00'	31.51'
C82	1023.50'	128°04'	26.22'	13.11'
C83	976.50'	23°18'15"	44.95'	22.48'
C84	976.50'	22°12'25"	40.17'	20.00'

LINE	LENGTH	BEARING
L1	21.17	S44°15'59"E
L2	0.00	S42°01'02"W
L3	7.00	S87°39'18"W
L4	7.00	N87°39'18"E
L5	8.00	S82°52'28"
L6	9.34	S03°37'14"E
L7	20.00	S47°20'46"E
L8	19.15	N45°14'09"E
L9	13.04	N19°59'22"E
L10	4.00	N87°52'26"E
L11	4.03	N02°15'51"W
L12	41.38	N01°54'39"E
L13	41.38	S88°41'25"E
L14	15.00	S02°01'25"W
L15	15.67	N87°58'55"E
L16	15.05	N02°01'05"W
L17	10.00	N87°43'09"E
L18	20.80	S02°49'39"W
L19	4.00	N02°07'34"W
L20	12.92	N18°16'21"W
L21	10.24	N45°46'55"W
L22	4.00	S87°52'26"W
L23	4.00	S87°52'26"W
L24	15.01	N01°18'53"E
L25	15.01	N01°18'53"E
L26	30.11	N02°01'05"W
L27	40.26	N01°54'39"W
L28	10.06	N02°49'09"E
L29	10.80	N02°49'09"E
L30	4.17	S02°49'09"W
L31	16.63	N02°49'09"W
L32	5.45	S02°07'34"E
L33	16.75	N02°49'09"W



SHEET 4 OF 4



TANEY ENGINEERING
6030 S. JONES BOULEVARD #100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

Reg 11475

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

06/17/10

FMP-38588 - STRATTON 35 AMENDED - APPLICANT/OWNER: WILLIAM LYON HOMES, INC - Request for a Final Map Technical Review FOR AN AMENDED 77-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 31.17 acres at the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-511-001 through 085), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

CASE PLANNER: PETER LOWENSTEIN 229-4893



ADMINISTRATIVE

Comments Due: JUNE 27, 2010

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 **PETER LOWENSTEIN** (plowenstein@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

no comment

[Signature]

(Everything on right hand side of file)



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217

Fax (702) 804-8582

www.lasvegasnevada.gov

To: STEVEN M DUMOVICH PLS
TANEY ENGINEERING

From: Alan R. Riecki, PLS
City Surveyor

CC: Nathan Goldberg
Planning and Development

Date: July 01, 2010

RE: 38588 FINAL MAP STRATTON 35 AMENDED

Attached is a redlined drawing delineating comments from Survey review. THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.

PLEASE NOTE: These comments are for Survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

COMMENTS:

396517 SURVEY

The map should be titled Amended Final Map of a portion of Stratton 35

I have the impression from the intended title that this is not a merger and resubdivision of individual lots and streets in the original map but rather an amended map, which has a distinct difference. If that is the case, please remove the language being a merger and resubdivision portions of Stratton 35, as marked.

Since this is an amended map of a portion of Stratton 35 it has a unique boundary different from the original Stratton 35 which dedicated a portion of public right-of-way.

Therefore, please add a metes and bounds legal description to the general description already provided, as marked.

Please add an amended note stating the purpose of the amended map

We had some trouble getting Lot 61 in Block A to close. Please add the necessary dimension.

Please check the dimension of Lot 77 in Block A, as marked.

Please add street widths as marked on sheet 3

We believe that we found one small error in the curve table @ C56

Also please add C85, as marked

Please correct miscellaneous errors, typos, or omissions as shown on the redlines



**LAS VEGAS VALLEY
WATER DISTRICT**

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

June 22, 2010

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

Gentlemen:

**SUBJECT: AMENDED RESIDENTIAL SUBDIVISION MAP WATER COMMITMENT-
FMP-38588 STRATTON 35; A.P.N. 125-11-511-001 THRU 085**

The Las Vegas Valley Water District (District) has reviewed the amended subdivision map. Our records indicate Lots 1 - 77 as identified on the amended subdivision map have previously qualified for a water commitment in accordance with the District's Service Rules. Therefore, domestic and fire protection water service can be provided from the District's system.

If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,

**Original signed by:
GARY M. LANGE**

Gary M. Lange, Supervisor
Engineering Services Division

GL/kj

cc: Southern Nevada Health District
City of Las Vegas ✓
William Lyon Homes
Taney Engineering

RECEIVED
10 JUL -2 PM 12:12
**PLANNING AND
DEVELOPMENT**



PLANNING & DEVELOPMENT DEPARTMENT

FINAL MAP TECHNICAL REVIEW CHECKLIST

FINAL MAP CONTENTS

- ☒ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ Date, north arrow and scale.
- ☒ 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.
- ☒ Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names. *If none exist, indicate this on the map.*
- ☒ Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.

- ☐ A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ 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.

125-11-5.1-001-
077



Station 35

PLANNING & DEVELOPMENT DEPARTMENT

FINAL MAP TECHNICAL REVIEW SUBMITTAL REQUIREMENTS

*Scott ✓
2-23-10*

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Final Map Technical Review is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Final Map Technical Review application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Final Map Technical Review.

✓

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible

*Req
Scott -
2-23-10*

FEES: \$750 - 2-23-10

Steve Has -

FINAL MAP CHECKLIST: All items on the Checklist must be addressed on the Final Map.

FINAL MAP: (16 folded/1 rolled) Please refer to the Final Map Checklist for additional requirements.

CIVIL IMPROVEMENT PLAN SUBMITTAL: Confirmation in the form of a copy of the memo indicating that the first review of the Civil Improvement Plans has been completed by the Land Development Services section of Public Works.

*Scott
2-23-10*

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

RECEIVED
JUN 15 2010



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 2, 2010

Mr. Scott Swapp
William Lyon Homes
500 Pilot Road, Suite G
Las Vegas, Nevada 89119

RE: FMP-38588 - STRATTON 35 AMENDED

Dear Mr. Swapp:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on July 2, 2010. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – STRATTON 35 (TMP-12092) and all other land use entitlements associated with Final Map – STRATTON 35 (FMP-15912).
2. On the cover sheet, insert the file number “FMP-38588” above the signature block in the lower right-hand corner.
3. The “CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL” should read as follows:

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 200__.

M. Margo Wheeler, AICP
Director of Planning and Development
City of Las Vegas, Nevada

Date

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



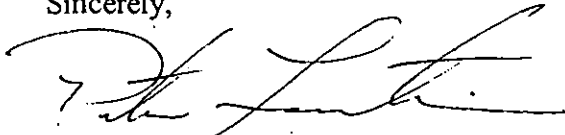
Mr. Scott Swapp
FMP-38588 - Page Two
July 2, 2010

Public Works

4. Coordinate with the Collection System Planning Section of the Department of Public Works for an Oversizing Agreement for sewer line construction in Jones Boulevard prior to the recordation of this Map.
5. No permanent structures, landscape trees, or shrubs with potential growth of three feet or greater in height shall be permitted within the sewer easement located in common element D (between lots 4 & 5). A note to this affect shall be placed on this Map.
6. Submit a Vacation application for all existing City of Las Vegas easements that are no longer needed due to amendments shown on this map. The Order of Vacation must be recorded concurrently with this Map. Relocate the City Engineer's signature block such that it does not appear to be an approval of Vacating City of Las Vegas Easements, as such easements can only be eliminated through the Vacation process, not by Amended Map.
7. Dimensions and information presented on the currently approved civil improvement plans should match this amended Final Map. Revise drawings as necessary.

If you have any questions concerning this matter, please contact me at (702) 229-6301.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Planning and Development Department

PL:clb

cc: Ms. Shaelyn Sandoval
Taney Engineering
6030 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

FMP-38588

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*STREETS & SANITATION	JERRY WALKER	2009 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
UNITED STATES POSTAL SERVICE

WALTER ROSS
ENGINEERING SERVICE DEPT
CHRIS BUSH

ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. TECHNICIAN ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

06/17/10

FMP-38588 - STRATTON 35 AMENDED - APPLICANT/OWNER: WILLIAM LYON HOMES, INC - Request for a Final Map Technical Review FOR AN AMENDED 77-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 31.17 acres at the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-511-001 through 085), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

CASE PLANNER: **PETER LOWENSTEIN** 229-4893



ADMINISTRATIVE

Comments Due: **JUNE 27, 2010**

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 **PETER LOWENSTEIN** (plowenstein@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

(Everything on right hand side of file)

Report Date 06/16/2010 01:50 PM

Submitted By

Page 1

A/P # 38588 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
<u>Processed</u>	06/15/2010 12:53	984757	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0
<u>Dept of Commerce</u>	<u># Plans</u>	0
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>

Valuation

<u>Declared Valuation</u>	0.00
<u>Calculated Valuation</u>	0.00
<u>Actual Valuation</u>	0.00

Description of Work

FMP-38588 - STRATTON 35 AMENDEO - APPLICANT/OWNER: WILLIAM LYON HOMES, INC - Request for a Final MAP Technical Review FOR AN AMENDED 77-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 31.17 acres at the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-511-001 through 085), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

Parent A/P # 29116

Project # 38588 Project/Phase Name STRATTON 35 AMENDEO

Phase #

Size/Area 33.17 ACRE Size Description

Subdivision Code

Proposed Start Proposed Stop

% Completed 0.00

% Complete Formula

Property/Site Information

Parcel 12511511001

Location

Owner/Tenant

Contact ID AC1023268 Name SCOTT SWAPP WILLIAM LYON HOMES INC

Mailing Address 500 PILOT RO STE G

Organization

City LAS VEGAS

State/Province NV

ZIP/PC 89119

Country

☐ Foreign

Day Phone (702)263-8200 x

Evening Phone

Fax (702)263-8220

Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

8624 PURPLE WISTERIA ST
LAS VEGAS, 89131-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12511511001

Report Date 06/16/2010 01:50 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1023268 ☐ Foreign
Effective
Name SCOTT SWAPP WILLIAM LYON HOMES INC
Day Phone (702)263-8200 x Eve Phone Organization
Pager PIN # Position
Fax (702)263-8220 Mobile Profession
E-Mail
Address 500 PILOT RD STE G
LAS VEGAS, NV 89119
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity OTHER Contact ID AC881313 ☐ Foreign
Effective
Name SHAELYN SANDOVAL TANEY ENGINEERING
Day Phone (702)362-8844 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-5233 Mobile Profession
E-Mail
Address 6030 S JONES BLVD #100
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1023268 ☐ Foreign
Effective
Name SCOTT SWAPP WILLIAM LYON HOMES INC
Day Phone (702)263-8200 x Eve Phone Organization
Pager PIN # Position
Fax (702)263-8220 Mobile Profession
E-Mail
Address 500 PILOT RD STE G
LAS VEGAS, NV 89119
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

<u>Project #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>	<u>Relation</u>
------------------	-----------------	---------------	--------------	-----------------

No children exist for this project

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
---------------------------	--------------------	------------------	---------------	-----------------

There is no planning condition for this project.

Report Date 06/16/2010 01:50 PM

Submitted By

Page 3

FINAL MAP

Technical Review Process

Mylar Process

77 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

9 # of Common Element Lots

0 # of Common Element Lots

06/15/2010 BlueLine Submitted

Mylar Submitted

06/16/2010 BlueLine Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map AMENDED

Y Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required?

Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

STRATTON 35 AMENDED

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

982721

LOWENSTEIN

PETER

D

xt 4693

Log

Action

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT#

890381

06/15/2010 13:11

0.00

PAUL LE BOWSKY; WILLIAM LYONS HOMES; CK#00011143; 702-362-8844;

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Amended Final Map
 Project Address (Location) Jones & Iron Mountain
 Project Name Stratton 35 Jones & Iron Mountain Proposed Use _____
 Assessor's Parcel #(s) 125-11-511-001 thru 085 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 33.17 Lots/Units 77 Density _____
 Additional Information _____

PROPERTY OWNER William Lyon Homes Contact Scott Swapp
 Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220
 City Las Vegas State NV Zip 89119
 E-mail Address Scott.swapp@lyonhomes.com

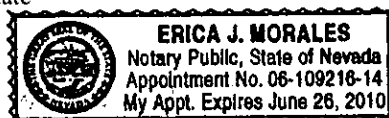
APPLICANT William Lyon Homes Contact Scott Swap
 Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220
 City Las Vegas State NV Zip 89119
 E-mail Address Scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering Contact Shaelyn Sandoval
 Address 6030 S. Jones, Suite 100 Phone: 362-8844 Fax: 362-5233
 City Las Vegas State NV Zip 89118
 E-mail Address Shaes@taneycorp.com

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 Terry Connelly
 Subscribed and sworn before me
 This 24 day of May, 20 10
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>FMP-38588</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>750.00</u>
Date Received:	<u>06/15/10</u>
Received By:	<u>[Signature]</u>

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

f:\depot\A Application Packet\A Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-11-511-001 thru 085

Name of Property Owner: William Lyon Homes, INC

Name of Applicant: William Lyon Homes, INC

Name of Representative: Taney Engineering

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: _____

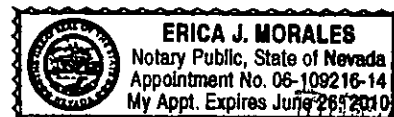
Signature of Property Owner: Terry Connelly

Print Name: Terry Connelly

Subscribed and sworn before me

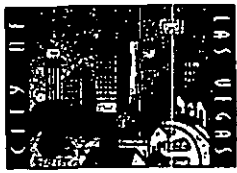
This 24 day of May, 20 10

Erica J. Morales
Notary Public in and for said County and State



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PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



061080

April 14, 2006

Mr. Wes Petty
PN II Inc. dba Pulte Homes of Nevada
8435 W. Sunset Road
Las Vegas, NV 89113

RE: TMP-12092 - STRATTON 35 - TENTATIVE MAP

Dear Mr. Petty:

Your request for a Tentative Map FOR A 77 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 36.68 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN 125-11-503-001 and 002, 125-11-507-002 and 004, and 125-11-508-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Ross, was considered by the Planning Commission on April 13, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-9095)
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



07101-001-07-05

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- properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. The basic level is to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.
 7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. The Final Map for this site shall be labeled as a "Merger and Resubdivision".
9. Brent Lane adjacent to this site may be constructed with rural improvements, consisting of a total width of 39 feet, being 34 feet of asphalt centered (if possible) on the centerline of Brent Lane within the existing 60 feet of right-of-way, and a 30-inch rolled curb on the development side of the street. Exterior street lighting shall be stubbed out for later use, but the installation of the street lights shall be deferred provided that the developer provide to the City such streetlights for future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Landscape and maintain all unimproved right-of-way adjacent to this site on Brent Lane, and submit an Encroachment Agreement for all such landscaping within the public right-of-way. Sign and record a Covenant Running with Land agreement for all urban improvements not constructed at this time on Brent Lane.

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Mr. Wes Petty
TMP-12092 - Page Three
April 14, 2006

10. On the Final Map for this site, label the Multi Use Transportation Trail adjacent to this site along Iron Mountain Road as a "20-foot wide Multi-Use Trail Easement to be privately maintained by the Homeowner's Association". In addition, per Title 18 Appendix E, the Owner's Certificate shall include the following paragraph, "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement."
11. Site development to comply with all applicable conditions of approval for ZON-9093, SDR-9095 and all other applicable site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on April 13, 2006 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

cc: Mr. Rick Read / Mr. Doug Hankel
G.C. Wallace
1555 S. Rainbow
Las Vegas, NV 89146

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CERTIFICATE OF SECRETARY

I, W. Douglass Harris, do hereby certify that I am the duly elected, qualified and acting Vice President-Corporate Controller and Corporate Secretary of WILLIAM LYON HOMES, INC., a California corporation.

I further certify that the following is a true and complete list of the duly elected and current acting officers of WILLIAM LYON HOMES, INC., which officers have been duly elected to serve in their respective capacities until the next annual meeting or until their successors are elected and duly qualified.

Officers:

William Lyon
Wade H. Cable
Michael D. Grubbs
Richard S. Robinson
W. Douglass Harris
Cynthia E. Hardgrave
C. Dean Stewart
Dorothy M. Albertson
Justine Black
William H. Lyon
Kathryn A. Sampson
Brian J. Aitken
Gary W. Cogan
Matthew R. Zaist

Titles:

Chairman & Chief Executive Officer
President & Chief Operating Officer
Sr. Vice President, Chief Financial Officer, Treas. & Asst. Secy.
Sr. Vice President - Finance
Vice President - Corporate Controller & Corporate Secretary
Vice President - Tax & Internal Audit & Asst. Secretary
Vice President - Operations
Asst. Secretary
Asst. Secretary
Asst. Secretary
Asst. Secretary
Asst. Treasurer
Asst. Treasurer
Asst. Treasurer

Officers:

Titles:

Division Titles:

"DBA: LYON SOUTHERN CALIFORNIA DIVISION"

Thomas J. Mitchell	Sr. Vice President	So. Calif. Division President
Dan C. George	Vice President	Vice President
Gary S. Wangler	Vice President	V.P.-Dir. of Operations
Karick M. Brown	Asst. Secretary	Asst. Secretary
J. Desmond Bunting	Asst. Secretary	Asst. Secretary
Brian W. Doyle	Asst. Secretary	Asst. Secretary
Thomas G. Grable	Asst. Secretary	Asst. Secretary
Carl S. Morabito	Asst. Secretary	Asst. Secretary
Mark A. Thomas	Asst. Secretary	Asst. Secretary
Renato C. Millar	Asst. Treasurer	Asst. Treasurer
Christina E. Estrada	Designated Signer for Escrow Amendments	
Tara K. Morenc	Designated Signer for Contracts and Purchase Orders	
Lesley A. Pennington	Designated Signer for Purchase Agreements and Escrow Amendments	

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Certificate of Secretary
William Lyon Homes, Inc., a California corporation
Page -3-

<u>Officers:</u>	<u>Titles:</u>	<u>Division Titles:</u>
<u>"DBA: LYON ARIZONA DIVISION"</u>		
W. Thomas Hickcox	Sr. Vice President	Arizona Division President
Jeffrey D. Carlson	Vice President	V.P.-Land Acquisition
Bryan J. Cazier	Vice President	V.P.-Purchasing
Julie E. Collins	Vice President	V.P.-Operations
Larry Sears	Vice President	V.P.-Construction
Eileen V. Andrews	Asst. Secy. & Des. Broker	Asst. Secretary
Charles Caldwell	Asst. Secretary	Asst. Secretary
Maureen W. Maxwell	Asst. Secretary	Asst. Secretary
Jane E. Cochrane	Asst. Treasurer	Asst. Treasurer
Karen B. Beacom	)	Designated Signers for Addendums to: Homebuyer's Purchase
Adrienne M. Kautzman	)	Contracts, Warranty Deeds, Affidavits of Property Value; and
Jeanette Lakavage	)	Miscellaneous Mortgage Documents

<u>"DBA: LYON NEVADA DIVISION"</u>		
Mary J. Connelly	Sr. Vice President	Nevada Division President
Terry A. Connelly	Vice President	V.P.-Dir. of Operations
Linda Kemper-Eknayan	Asst. Secretary	Asst. Secretary
Kathleen Martin-Jensen	Asst. Treasurer	Asst. Treasurer
Debra L. Coroch	Designated Signer for Purchase Orders	

2003. WITNESS my hand and the seal of the Corporation this 19th day of May

W. Douglas Harris
W. Douglas Harris
Vice President-Corporate Controller and
Corporate Secretary

APNs: 124-07-414-001 thru 043, inclusive,
and 125-11-511-001 thru 085, inclusive

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

William Lyon Homes, Inc.
500 Pilot Road, Suite G
Las Vegas, Nevada 89119
Attn: Terry Connelly

422775-MS JS

**GRANT, BARGAIN AND SALE DEED
(WITH COVENANTS RUNNING WITH THE LAND)**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PN II, INC.**, a Nevada corporation, dba Pulte Homes of Nevada ("**Grantor**") does hereby grant, bargain, sell and convey to William Lyon Homes, Inc., a California corporation ("**Grantee**"), the following real property situated in Clark County, Nevada, together with all rights and privileges appurtenant thereto (the "**Property**"):

See Exhibit A attached hereto,

SUBJECT TO:

1. Current taxes; assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements, encumbrances, liens, and declarations or other matters of record or to which reference is made in the public record;
2. Any and all reservations, conditions, easements, encroachments, rights, restrictions or other matters which are set forth in this Deed;
3. Any and all conditions, easements, encroachments, rights-of-way, restrictions or other matters which a physical inspection, or an accurate survey, of the Property would reveal; and
4. The applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property; and
5. Each of the terms, conditions, restrictions, covenants and provisions set forth on Exhibit B attached hereto (collectively, the "**Covenants Running with the Land**").

Inst #: 200912300000593
Fees: \$21.00 N/C Fee: \$25.00
RPTT: \$19028.10 Ex: #
12/30/2009 09:23:30 AM
Receipt #: 176811
Requestor:
FIRST AMERICAN TITLE HOWARD
Recorded By: ADF Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER

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DATED as of the 29 day of December, 2009.

GRANTOR:

PN II, INC. a Nevada corporation, dba Pulte
Homes of Nevada

By: 

Name: RYAN T. BREEN

Its: VICE PRESIDENT

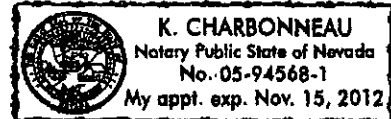
STATE OF NEVADA)
) ss.
County of Clark)

The foregoing instrument was acknowledged before me this 29 day of December, 2009, by RYAN T. BREEN, who acknowledged before me that he is the VICE PRESIDENT of PN II, INC., a Nevada corporation, dba Pulte Homes of Nevada, and that he, in such capacity, being authorized to do so, signed the foregoing instrument, on behalf of the corporation.


Notary Public K. CHARBONNEAU

My Commission Expires:

11-15-2012



[SIGNATURES CONTINUED ON NEXT PAGE]

K. Charbonneau
Appt #05-94568-1
exp Nov 15, 2012

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GRANTEE:

WILLIAM LYON HOMES, INC., a California corporation

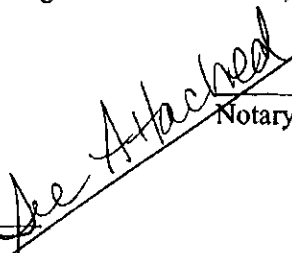
By: 
Name: **Matthew B. Zaist**
Title: **Vice President**

By: 
Name: **MARY J. CONNELLY**
Title: **SENIOR VICE PRESIDENT**

STATE OF NEVADA)
) ss.
County of Clark)

The foregoing instrument was acknowledged before me this ____ day of December, 2009, by _____, who acknowledged before me that he is the _____ of **WILLIAM LYON HOMES, INC.**, a California corporation, and that he, in such capacity, being authorized to do so, signed the foregoing instrument, on behalf of the company.

My Commission Expires: _____

 Notary Public

[NOTARIES CONTINUED ON NEXT PAGE]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On December 28, 2009 before me, SUSAN MENARD, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared Matthew R. Zaist
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan Menard
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

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STATE OF NEVADA)
) ss.
County of Clark)

The foregoing instrument was acknowledged before me this 29 day of December, 2009, by Mary J. Connelly, who acknowledged before me that he is the Senior Vice President of **WILLIAM LYON HOMES, INC.**, a California corporation, and that he, in such capacity, being authorized to do so, signed the foregoing instrument, on behalf of the company.

Kim M. Chitwood
Notary Public

My Commission Expires:

6-9, 2012



Kim M. Chitwood
Appt # 96-3154-1

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Exhibit A

to

Grant, Bargain and Sale Deed (with Covenants Running with the Land)

Legal Description

PARCEL 1 (Flagstone Commons)

ALL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF "LAREDO PARK",
AS SHOWN IN BOOK 136 OF PLATS, PAGE 05 IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2 (Flagstone Crossings)

ALL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF "STRATTON 35" A
COMMON INTEREST COMMUNITY AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 137 OF PLATS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

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Exhibit B

to

Grant, Bargain and Sale Deed (with Covenants Running with the Land)

Covenants Running with the Land

The Property shall be subject to each of the following terms, conditions, restrictions, covenants and provisions (collectively, these "**Covenants Running with the Land**"), each of which shall benefit Grantor and each of Grantor's affiliates:

1. **Dust Control and SWPPP**. All dust control permit(s) previously obtained by Grantor in connection with the Property have lapsed. Concurrently with the recordation of this Grant, Bargain, Sale Deed (with Covenants Running with the Land) to which these Covenants Running with the Land are attached (the "Deed"), Grantor shall file a notice of termination (if required) with the appropriate federal, state and/or local governmental entities with respect to any storm water pollution prevention plans pertaining to the Property. Upon Grantor's written request (whether such request is made before, at or after the recordation of the Deed), Grantee shall execute any documents and take any other actions that are reasonably necessary in order to permit Grantor to terminate or transfer Grantor's storm water pollution prevention plans and any related permits. From and after the recordation of the Deed, Grantee and/or Grantee's successors and assigns shall assume (as applicable), and shall be conclusively deemed to have assumed, sole responsibility for complying with all dust control regulations (including, without limitation, obtaining all required dust control permits and paying all required dust control fees), complying with all storm water pollution prevention plan ("**SWPPP**") regulations and other construction and/or environmental related regulations which are imposed by any federal, state or local governmental entity or agency as pertaining to the Property (collectively, the "**Dust Control, SWPPP and Other Regulations**"). Grantee further acknowledges and agrees that Grantor shall have no obligation whatsoever to maintain Grantor's Best Management Practices ("**BMP**") in place after the recordation of the Deed, and Grantor shall have no liability whatsoever, and is hereby fully released by Grantee and each of Grantee's successors and assigns from any and all liability for, any defects in Grantor's BMP. Subject to Seller's express representations and warranties set forth in paragraph 8(b)(ii)(A) of the Purchase Agreement (as defined below), to the fullest extent permitted by law, Grantee and each of Grantee's successors and assigns (other than any of Grantee's homebuyers who purchase a single subdivided lot (but not in a bulk sale of more than one (1) lot) with a completed house constructed thereon ("**Grantee's Homebuyers**")) shall indemnify, protect, defend (with counsel acceptable to Grantor in Grantor's sole discretion) and hold harmless Grantor for, from and against any suits, actions, claims, proceedings, fines, penalties, losses, damages, cost or expenses (including, without limitation, any court costs or reasonable attorneys' fees) arising out of or relating to (i) any violation or infraction of any federal, state or local Dust Control, SWPPP or Other Regulations (whether occurring before or after the recordation of the Deed), including, but not limited to, any defects in Grantor's BMP, and/or (ii) any failure of Grantee to fully perform any of its obligations under this paragraph.

2. **Release and Indemnity**. Except for any representations, warranties or covenants of Grantor expressly set forth in that certain Purchase and Sale Agreement dated December 22, 2009, by and between Grantor, as the seller, and Grantee as the buyer (as amended from time to

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time, the "**Purchase Agreement**"), Grantee, for itself and each of its successors and assigns (including, but not limited to, each of Grantee's Homebuyers), hereby releases Grantor and each of Grantor's affiliates from any and all claims, suits, demands, liabilities, costs, expenses and actions (whether arising before or after the recordation of the Deed) arising out of or relating to the Property or any portion thereof and/or any improvements constructed or installed thereon or for the benefit thereof. To the fullest extent permitted by law, Grantee and each of Grantee's successors and assigns (other than any of Grantee's Homebuyers) with a completed house constructed thereon) shall indemnify, defend (with counsel acceptable to Grantor in Grantor's sole discretion), and hold harmless Grantor and each of Grantor's affiliates for, from and against any claims, suits, demands, liabilities, costs, expenses and actions (including, without limitation, all court costs and attorney's fees) by or filed on behalf of any of Grantee's successors and assigns (including, without limitation, any of Grantee's Homebuyers or any homeowner's association acquiring title to any portion of the Property)) arising out of or relating to the Property or any portion thereof and/or any improvements constructed or installed thereon or for the benefit thereof (except for any representations, warranties or covenants of Grantor expressly set forth in the Purchase Agreement).

3. **Enforcement.** Only Grantor (or an affiliate of Grantor) shall have the right to enforce these Covenants Running with the Land in any manner permitted at law or in equity, including, but not limited to, an action to obtain specific performance and/or an injunction to compel compliance with these Covenants Running with the Land. The failure to take any enforcement action with respect to a violation of these Covenants Running with the Land shall not constitute or be deemed to be a waiver of the right to enforce these Covenants Running with the Land in the future. If any lawsuit is filed to enforce the provisions of these Covenants Running with the Land, the prevailing party in such action shall be entitled to recover from the non-prevailing party all attorneys' fees incurred by the prevailing party in the action.

4. **Governing Law.** These Covenants Running with the Land shall be governed by and construed in accordance with the laws of the State of Nevada without giving any effect to the principles of conflicts of law.

5. **Effect.** These Covenants Running with the Land shall inure to the benefit of Grantor and each of Grantor's affiliates and shall be binding upon the Property. These Covenants Running with the Land shall apply to and bind every owner or other person now or hereafter owning or holding any interest in the Property, or occupying or possessing any portion thereof, and their respective heirs, successors and assigns, and shall constitute covenants running with the land.

6. **Definitions.** Unless otherwise defined herein, all capitalized terms used in these Covenants Running with the Land shall have the same meanings given to such terms in the Deed.



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CERTIFIED COPY, THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS

FEB 23 2010

Debbie Conway
RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 124-07-414-038 through 043, et al
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: Taxable Value on Line 3C OK SAS

3. a) Total Value/Sales Price of Property:

\$985,000.00

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$ 730,938.00

d) Real Property Transfer Tax Due

\$ 19,028.10

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: _____

Capacity: _____

Signature: _____

Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: PN II

Print Name: William Lyon Homes, Inc.

Address: 8345 West Sunset Road

Address: 500 Pilot Road, Suite G

City: Las Vegas

City: Las Vegas

State: NV Zip: 89134

State: NV Zip: 89119

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-422775-HHLV mf/mf

Address: 2490 Paseo Verde Parkway, #100

City: Henderson

State: NV Zip: 89074

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

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