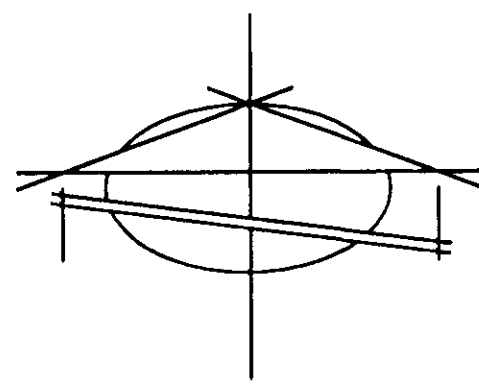


PARCEL MAP
FOR

MERGER AND RESUBDIVISION OF A PORTION OF LOT 2 TOGETHER WITH A PORTION OF LOT 15, BOTH IN BLOCK 1 AS SHOWN ON PLAT MAP "HINSON HEIGHTS" IN BOOK 2 OF PLATS, PAGE 82, CLARK COUNTY RECORDS, NEVADA BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, NEVADA.

LEGEND

- BOUNDARY OF SURVEY
- STREET CENTERLINE
- ASSESSOR'S PARCEL LINE
- SET NAIL, SHINER AND TAG PLS 2162
- UNLESS NOTED OTHERWISE
- POINT FOUND AS NOTED



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CHARLESTON BOULEVARD

VISTA DRIVE

HINSON STREET

PUBLIC ALLEY

DEL REY AVENUE

APN 162-06-510-040
4127 CHARLESTON, LLC

PARCEL 1
55,710 SQUARE FEET
1.279 ACRES

APN 162-06-510-025
MODESTI 1989 FAMILY TRUST

APN 162-06-510-039
PARKING LOT HOLDINGS, LLC

APN 162-06-510-028
BAUGHMAN AND TURNER, INC.

BASIS OF BEARINGS

NORTH 89°59'00" EAST - THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. AS SHOWN ON PLAT MAP "HINSON HEIGHTS" IN BOOK 2 OF PLATS, PAGE 82, CLARK COUNTY RECORDS, NEVADA.

CLARK COUNTY RECORDERS NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX (NRS 278.5695)

DIRECTOR OF PLANNING AND DEVELOPMENT

I CERTIFY THAT THE DEPARTMENT OF PLANNING AND DEVELOPMENT, ON THE DAY OF _____, 201____, DID APPROVE THIS MAP IN ACCORDANCE WITH NRS 278.010 TO 278.830 INCLUSIVE, FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

M. MARGO WHEELER, AICP DATE
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP, MERGER AND RESUBDIVISION AND THAT IT IS TECHNICALLY CORRECT.

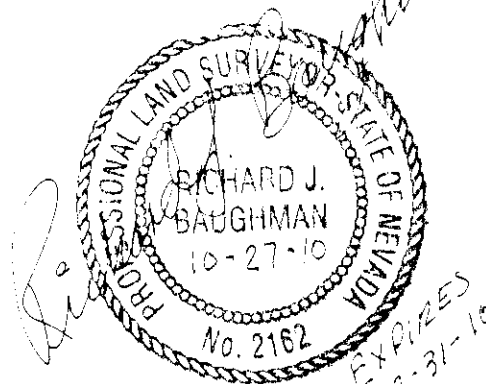
ALAN R. RIEKKI, PLS DATE
CITY SURVEYOR, CITY OF LAS VEGAS
NEVADA CERTIFICATE No. 12469

SURVEYOR'S CERTIFICATE

I, RICHARD J. BAUGHMAN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AND AGENT FOR BAUGHMAN AND TURNER, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF KELLY HULSEY.
- THE LANDS SURVEYED LIE WITH IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND WAS COMPLETED ON OCTOBER 7, 2010.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED.
- THE MONUMENTS DEPICTED HEREON ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RICHARD J. BAUGHMAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE No. 2162



OWNER'S CERTIFICATE

WE KELLY K. HULSEY AND IWONA M. HULSEY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, 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 DO HEREBY GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC. FURTHERMORE, THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

KELLY K. HULSEY DATE

IWONA M. HULSEY DATE

ACKNOWLEDGMENT

STATE OF NEVADA
(SS)
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 201____,
BY KELLY K. HULSEY AND IWONA M. HULSEY.

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

OCT 27 2010

PARCEL MAP

FOR

KELLY K. & IWONA M. HULSEY

MERGER AND RESUBDIVISION OF A PORTION OF LOT 2 AND A PORTION OF LOT 15 IN BLOCK 2 OF HINSON HEIGHTS AS SHOWN IN BOOK 2 OF PLATS, PAGE 82, BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA



BAUGHMAN & TURNER, INC.

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
Ph. (702) 870-8771 Fax (702) 878-2695

NO.
Filed at the request of
BAUGHMAN & TURNER, INC.

Date _____ At _____
Page _____

Official Records Book _____
Clark County, Nevada Records
Debbie Conway, Recorder

Fee: _____ Deputy _____

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Alan Riecki, Survey
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Department of Planning and Development
Date: November 12, 2010
Re: **PMP-40085** Kelly K. Hulsey 4125 W. Charleston Blvd.
Request for a Merger and Resubdivision Parcel Map

COMMENTS:

This map appears to be a Reversionary Map therefore we have no objection to the recordation of this Parcel Map to revert a portion of lot 2 and a portion of lot 15 both in Block 1 as shown on Plat Map "Hinson Heights", as shown in Book 2, Page 82 of Plats.

No improvements are required prior to the recordation of this Reversionary Parcel Map. All required Site Development related improvements are referenced in the conditions of approval for Site Development Plan Review SDR-39338.

CONDITIONS OF APPROVAL:

1. Provide "PMP-40085" on Sheet 1 above the recording information.
2. Show all existing easements and correct the spelling errors in the header (bing) and the title block (prtion, shownm, beingh) of this Parcel Map.
3. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

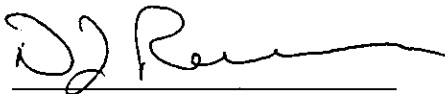
Memorandum Planning and Development

To: David Tumer- Baughman & Tumer Inc
From: Doug Rankin, AICP – Planning Manager
Date: November 5th, 2010
Re: PMP-40085 – Hulsey Parcel Map

The Planning and Development Department staff has administratively approved your request for technical review of the subject parcel map, subject to the changes and corrections noted as follows:

1. Enter the parcel file number "PMP-40085" above the signature block in the lower right-hand corner.
2. NOTE - Condition #1 of Site Development Plan Review (SDR-39338) states, "Recordation and execution of an agreement satisfactory to the City Attorney outlining the terms and conditions of shared parking between the owners of APNs 162-06-510-023, 024 and 028 shall be required prior to the issuance of any building permits."
3. NOTE – Per Condition #8 of approved Site Development Plan Review (SDR-39338) "The mapping action shall be completed and recorded prior to issuance of a Final Inspection."

You need not submit a revised map prior to Mylar map submittal, provided these changes are incorporated. If you have any questions concerning these changes, please contact me.



Doug Rankin, AICP
Planning Manager

Pc: Alan Riekki, City Surveyor

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 11/01/10						
TO: <table><tr><td>SO.NEVADA HEALTH DISTRICT</td><td>DANIEL LaRUBIO JR.</td></tr><tr><td>FIRE PREVENTION</td><td>OZZIE MIRKHAH</td></tr><tr><td>FIRE SERVICES\COMMUNICATIONS</td><td>SHARON OZUNA</td></tr></table>		SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.	FIRE PREVENTION	OZZIE MIRKHAH	FIRE SERVICES\COMMUNICATIONS	SHARON OZUNA
SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.						
FIRE PREVENTION	OZZIE MIRKHAH						
FIRE SERVICES\COMMUNICATIONS	SHARON OZUNA						
SUBJECT PARCEL MAP – PMP-40085 PMP-40085 - 4125 W. CHARLESTON BOULEVARD PARCEL MAP - OWNER/APPLICANT: Kelly K. Hulsey - Request for technical review of a Parcel Map on 1.25 acres located at 4125 W. Charleston Boulevard (APNs 162-06-510- 023 and 024), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)							

DOUG RANKIN, AICP, PLANNING MANAGER

DEVELOPMENT SERVICES CENTER,
CASE PLANNING DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

RETURN COMMENTS ON OR BEFORE - NOVEMBER 10, 2010

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 11/01/10																		
<table style="width: 100%; border: none;"><tr><td style="width: 10%; vertical-align: top;">TO:</td><td style="width: 45%; vertical-align: top;">DEVELOPMENT COORDINATION FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS</td><td style="width: 45%; vertical-align: top;">ROGER BAILEY ALBERT SUNG MARY WULFF JOE PENA</td></tr><tr><td></td><td style="vertical-align: top;">ELECTRICAL SERVICES</td><td style="vertical-align: top;">REBECCA WHITLOCK</td></tr><tr><td></td><td style="vertical-align: top;">LAND DEVELOPMENT</td><td style="vertical-align: top;">DAVID GUERRA</td></tr><tr><td></td><td style="vertical-align: top;">SURVEY</td><td style="vertical-align: top;">ALAN R. RIEKKI</td></tr><tr><td></td><td style="vertical-align: top;">SPECIAL IMPROVEMENT DISTRICT 420 NORTH 4TH ST.</td><td style="vertical-align: top;">PATRICK MURPHY</td></tr><tr><td></td><td style="vertical-align: top;">TRAFFIC ENGINEERING</td><td style="vertical-align: top;">RICK SCHRODER</td></tr></table>		TO:	DEVELOPMENT COORDINATION FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS	ROGER BAILEY ALBERT SUNG MARY WULFF JOE PENA		ELECTRICAL SERVICES	REBECCA WHITLOCK		LAND DEVELOPMENT	DAVID GUERRA		SURVEY	ALAN R. RIEKKI		SPECIAL IMPROVEMENT DISTRICT 420 NORTH 4TH ST.	PATRICK MURPHY		TRAFFIC ENGINEERING	RICK SCHRODER
TO:	DEVELOPMENT COORDINATION FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS	ROGER BAILEY ALBERT SUNG MARY WULFF JOE PENA																	
	ELECTRICAL SERVICES	REBECCA WHITLOCK																	
	LAND DEVELOPMENT	DAVID GUERRA																	
	SURVEY	ALAN R. RIEKKI																	
	SPECIAL IMPROVEMENT DISTRICT 420 NORTH 4TH ST.	PATRICK MURPHY																	
	TRAFFIC ENGINEERING	RICK SCHRODER																	
<table style="width: 100%; border: none;"><tr><td style="width: 25%; vertical-align: top;">SUBJECT</td><td style="width: 75%; vertical-align: top;">PARCEL MAP - PMP-40085 PMP-40085 - 4125 W. CHARLESTON BOULEVARD PARCEL MAP - OWNER/APPLICANT: Kelly K. Hulsey - Request for technical review of a Parcel Map on 1.25 acres located at 4125 W. Charleston Boulevard (APNs 162-06-510- 023 and 024), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)</td></tr></table>		SUBJECT	PARCEL MAP - PMP-40085 PMP-40085 - 4125 W. CHARLESTON BOULEVARD PARCEL MAP - OWNER/APPLICANT: Kelly K. Hulsey - Request for technical review of a Parcel Map on 1.25 acres located at 4125 W. Charleston Boulevard (APNs 162-06-510- 023 and 024), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)																
SUBJECT	PARCEL MAP - PMP-40085 PMP-40085 - 4125 W. CHARLESTON BOULEVARD PARCEL MAP - OWNER/APPLICANT: Kelly K. Hulsey - Request for technical review of a Parcel Map on 1.25 acres located at 4125 W. Charleston Boulevard (APNs 162-06-510- 023 and 024), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)																		

PLEASE RETURN ANY COMMENTS TO:

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

RETURN COMMENTS ON OR BEFORE - NOVEMBER 10, 2010

ATTACHMENTS: APPLICATION, DEED & MAP

Report Date 11/02/2010 07:46 AM

Submitted By

Page 1

A/P # 40085 PARCEL MAP

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	10/27/2010 14:35	984224	<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>Declared Valuation</u>	0.00
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Calculated Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

PMP-40085 - 4125 W. CHARLESTON BOULEVARD PARCEL MAP - OWNER/APPLICANT: Kelly K. Hulsey - Request for technical review of a Parcel Map on 1.25 acres located at 4125 W. Charleston Boulevard (APNs 162-06-510-023 and 024), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Parent A/P #

Project # 40085 Project/Phase Name 4125 W. CHARLESTON BOULEVARD Phase #
Size/Area 1.25 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16206510023

Location

Owner/Tenant

Contact ID AC1834813 Name KELLY K. HULSEY Organization
Mailing Address 4125 W. CHARLESTON BLVD State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89102 Evening Phone
Day Phone (702)878-4646 x Mobile #
Fax (702)258-1135

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4125 W CHARLESTON BLVD
LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16206510023
16206510024

Report Date 11/02/2010 07:46 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1834813 ☐ Foreign
Effective Expire
Name KELLY K. HULSEY
Day Phone (702)878-4646 x Eve Phone Organization
Pager PIN # Position
Fax (702)258-1135 Mobile Profession
E-Mail
Address 4125 W. CHARLESTON BLVD
LAS VEGAS, NV 89102
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity APPL Contact ID AC1834813 ☐ Foreign
Effective Expire
Name KELLY K. HULSEY
Day Phone (702)878-4646 x Eve Phone Organization
Pager PIN # Position
Fax (702)258-1135 Mobile Profession
E-Mail
Address 4125 W. CHARLESTON BLVD
LAS VEGAS, NV 89102
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1069649 ☐ Foreign
Effective Expire
Name BAUGHMAN & TURNER INC
Day Phone (702)870-8771 x Eve Phone Organization
Pager PIN # Position
Fax (702)878-2695 Mobile Profession
E-Mail
Address 1210 HINSON ST
LAS VEGAS, NV 89102-1604
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Project #. A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 11/02/2010 07:46 AM

Submitted By

Page 3

PARCEL MAP

Type of Map MERGE & RESU

CLV Drawing #

N Parent Project link required? N Is this a Residential Subdivision?

Flood Study required?

Traffic Study required?

Blueline Process

Covenant Running with Land Required?

1 # of Residential/Commercial Lots

Mylar Process

0 # of Common Element Lots

0 # of Residential/Commercial Lots

10/27/2010

Blueline Submitted

0 # of Common Element Lots

10/28/2010

Blueline Accepted for Processing

Mylar Submitted

Mylar Accepted for Processing

Mylar Comments Sent

Mylar Released for Recordation

Recordation Information

Date At 00:00

Subdivision Code (File and Page)

Street Name Has Been Changed

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
---------------	-------------	------------	-------	------	-------

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381
JOSH HARNEY; RAINBOW GARDENS; CK#13117; 702-870-8771;

10/27/2010 15:17

0.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map
 Project Address (Location) 4125 W Charleston Blvd
 Project Name Kelly K. & Iwona M. Hulsey Proposed Use _____
 Assessor's Parcel #(s) 162-06-510-023 & 024 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed Same
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 1.25 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Kelly K. Hulsey Contact Kelly K. Hulsey
 Address 4125 W. Charleston Phone: (702) 878-4646 Fax: (702) 258-1135
 City Las Vegas State NV Zip 89102
 E-mail Address _____

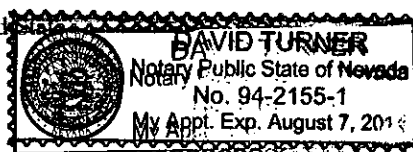
APPLICANT Same as Owner Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Baughman & Turner Inc Contact David Turner
 Address 1210 Hlnson St Phone: (702) 870-8771 Fax: (702) 878-2695
 City Las Vegas State NV Zip 89102
 E-mail Address davidt@baughmanturner.com

Property Owner Signature* Kelly Hulsey
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Kelly Hulsey
 Subscribed and sworn before me
 This 27th day of October, 2010
LS

Notary Public in and for said County and State of Nevada

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>PMP-40085</u>
Meeting Date:	_____
Total Fee:	<u>\$300</u>
Date Received:*	<u>10/27/10</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\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No
2. List the names of public access streets between this property and the nearest major streets: CHARLESTON, HINSON, + VISTA
3. Describe the existing improvements and/or condition of streets in item #2 above: PAVED
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: EXISTING LUVUD SERVICE
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
6. Is immediate development proposed on the parcels of land to be created: Yes X No
If yes, on which Parcel (#1, #2, etc.)? N/A
If yes, indicate type of development and anticipated date construction will commence: N/A

PARCEL MAP CONTENTS

- ☒ Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location, and other data relating thereto.
- ☒ Bearing 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.
- ☒ Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☒ Existing and proposed street names.
- ☒ Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ Assessor's Parcel Number of all adjoining properties.
- ☒ A legend to denote the meaning of all symbols utilized.

NOTE: A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-06-510-023 & 024

Name of Property Owner: Kelly K. Hulsey & Iwona M. Hulsey

Name of Applicant: Kelly K. Hulsey

Name of Representative: Baughman & Turner Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

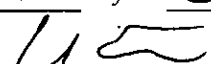
APN: _____

Signature of Property Owner: 

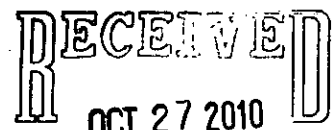
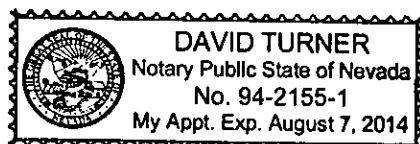
Print Name: Kelly Hulsey

Subscribed and sworn before me

This 27th day of October, 2010



Notary Public in and for said County and State



Inst #: 201002040003119

Fees: \$16.00 N/C Fee: \$25.00

RPTT: \$1785.00 Ex: #

02/04/2010 02:21:16 PM

Receipt #: 220954

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN No.: 162-06-510-023 162-06-510-024

WHEN RECORDED MAIL TO:
Kelly K. Hulsey and Iwona M. Hulsey
4125 West Charleston Blvd.
Las Vegas, NV 89102

MAIL TAX STATEMENTS TO:
Same As Above

Escrow No. 10020015-JF

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$1,785.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Joe K. Hulsey Trustee, of the Hulsey Family Trust Dated April 25, 2007 and Leona B. Hulsey Trustee, of the Hulsey Family Trust Dated April 25, 2007

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kelly K. Hulsey and Iwona M. Hulsey, husband and wife as Joint Tenants

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

RECEIVED
OCT 27 2010

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

Joe K. Hulsey Trustee
Joe K. Hulsey Trustee

Leona B. Hulsey Trustee
Leona B. Hulsey Trustee

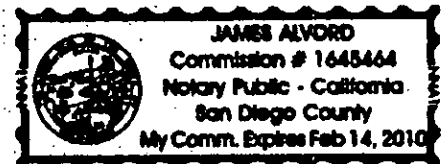
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

} ss:

This instrument was acknowledged before me on ,
by Joe K. Hulsey and Leona B. Hulsey

JAMES ALVORD

James Alvord
NOTARY PUBLIC



RECEIVED
OCT 27 2010

LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 162-06-510-023 AND 024

Being the Westerly Fifty (50) feet of Lot Two (2), Block One (1) and Easterly Fifty (50) feet of Lot Fifteen (15), Block One (1), of Hinson Heights Subdivision, as shown by map thereof on file in Book 2 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada.

And

The Easterly 74 feet of the Westerly 124 feet of Lot Two (2) in Block One (1) of HINSON HEIGHTS, as shown by map thereof on file in Book 2 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada

EXCEPTING THEREFROM the Southerly 25 feet as granted to Clark County for alley purposes.

TOGETHER WITH a right of way and easement with rights on ingress and egress, over and across the Westerly eight (8) feet of the Easterly 30 feet of the Northerly 192 feet of the Southerly 217 feet of Lot Two (2) in Block One (1) of HINSON HEIGHTS on file in Book 2 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada.

RECEIVED
OCT 27 2010

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 162-06-510-023
b) 162-06-510-024
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

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

\$350,000.00

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

(_____)

c. Transfer Tax Value:

\$350,000.00

d. Real Property Tax Due:

\$1,785.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature Joe K. Hulsey

Capacity Trustee

Signature Kelly K. Hulsey

Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Joe K. Hulsey Trustee OF THE

HULSEY FAMILY TRUST UTD 4-25-07

Address: 2304 CAMINO VERDE

City: FALLBROOK, CA 92028

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kelly K. Hulsey and Tracy M. Hulsey

Address: 4125 West Charleston Blvd.

City: Las Vegas

State: NV Zip: 89102

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

Print Name Ticor Title of Nevada, Inc.

Escrow # 10020015JF

Address 3100 W. Sahara Avenue #115

City: Las Vegas

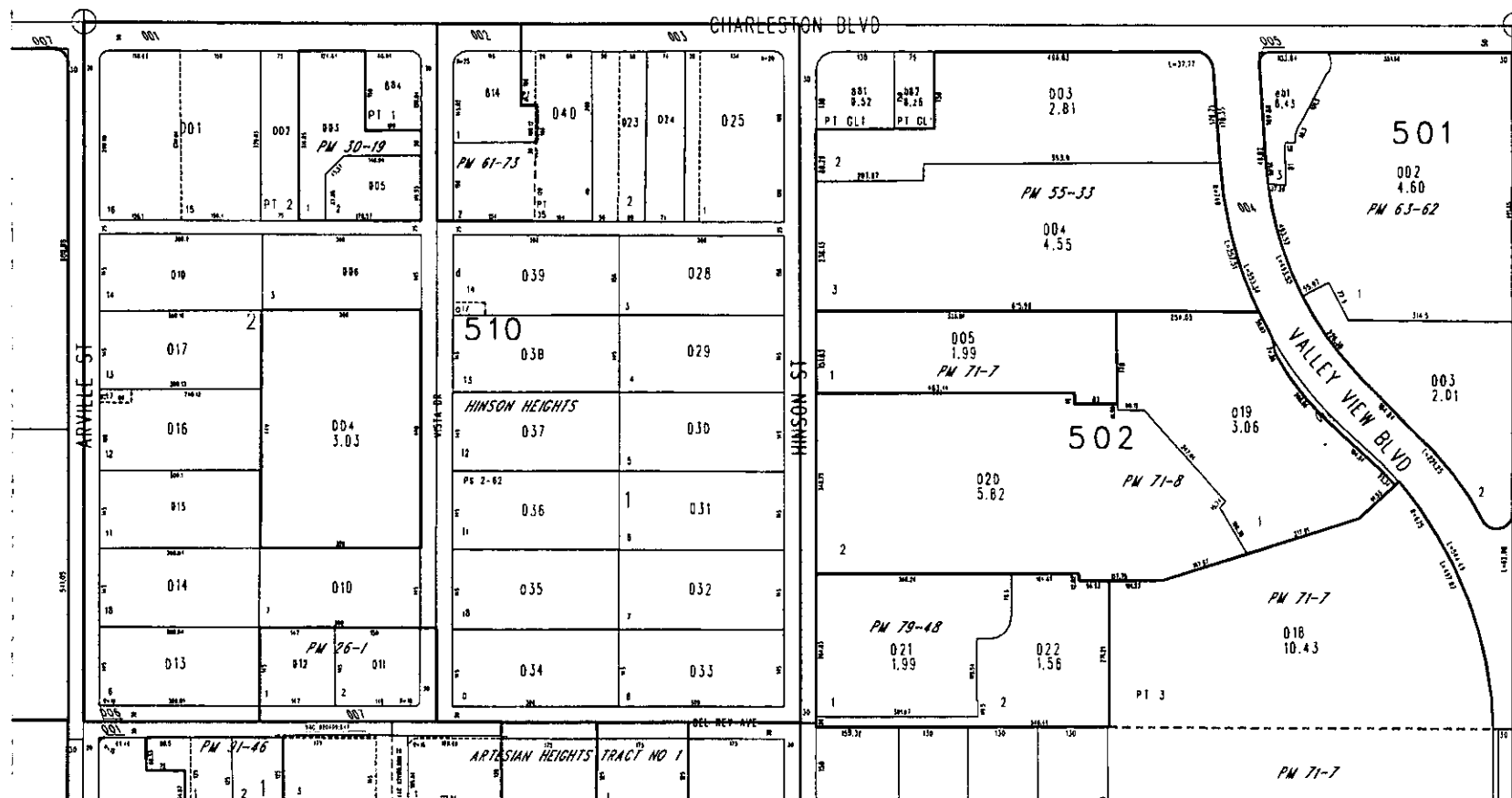
State: NV

Zip: 89102

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED
OCT 27 2010

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 Acreage 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 1/4" ORIGINAL	AVERAGE QA VALUE 45	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T21S R61E	06	N 2 NE 4	162-06-5																																																																						
			MAP LEGEND																																																																											
			——— PARCEL BOUNDARY - - - SUBD BOUNDARY ——— ROAD EASEMENT - - - PM/LD BOUNDARY - - - NON-PARCEL LDT LINE ——— MATCH LINE / LEADER LINE 001 ROAD ID NUMBER		001 PARCEL NUMBER 202 ACREAGE PS 28-45 PARCEL SUB/SEQ NUMBER 5 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER GL5 GOV. LOT NUMBER	<table border="1" style="font-size: 8px;"> <tr><th>R60E</th><th>R61E</th><th>R62E</th></tr> <tr><td>138</td><td>138</td><td>140</td></tr> <tr><td>1705</td><td>163</td><td>161</td></tr> <tr><td>1715</td><td>176</td><td>177</td></tr> <tr><td>1725</td><td>176</td><td>177</td></tr> </table>	R60E	R61E	R62E	138	138	140	1705	163	161	1715	176	177	1725	176	177	<table border="1" style="font-size: 8px;"> <tr><td>8</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>18</td><td>17</td><td>16</td><td>15</td><td>14</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>30</td><td>29</td><td>28</td><td>27</td><td>26</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td></tr> </table>	8	4	3	2	1	7	8	9	10	11	18	17	16	15	14	19	20	21	22	23	30	29	28	27	26	31	32	33	34	35	<table border="1" style="font-size: 8px;"> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	
	R60E	R61E	R62E																																																																											
138	138	140																																																																												
1705	163	161																																																																												
1715	176	177																																																																												
1725	176	177																																																																												
8	4	3	2	1																																																																										
7	8	9	10	11																																																																										
18	17	16	15	14																																																																										
19	20	21	22	23																																																																										
30	29	28	27	26																																																																										
31	32	33	34	35																																																																										
8	4	8	4																																																																											
5	1	5	1																																																																											
6	2	6	2																																																																											
7	3	7	3																																																																											
8	4	8	4																																																																											
5	1	5	1																																																																											
			Scale: 1"=200' Rev: 08/26/09																																																																											



RECEIVED

OCT 27 2010