

DS #: 4536

APN: 138-12-301-013

PROJECT: EWING IRRIGATION FACILITY UPGRADES
AND PARCEL MAP

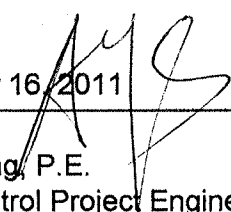
SUBMITTAL: 3RD

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		November 16, 2011 
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Ewing Irrigation Facility Upgrades and Parcel Map	RCI Engineering
Cross Streets:	West of Rancho Drive & Michael Way	Ewing Irrigation
File Number:	F:\Depot\DSMemos\DS4536C.ZNA.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-12-301-013	CCRFCDD
Zoning Action:	PMP-43098	NDOT
FEMA Flood Zone	YES <input checked="" type="checkbox"/> NO	
Proposed Storm Drain	YES NO <input checked="" type="checkbox"/>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	8/18/2011	8/24/2011	Not Approved	\$400.00	258239: \$400
2 nd Submittal	10/17/2011	10/20/2011	Conditional Approval	\$400.00	263787: \$400
CCRFCDD	11/14/2011	11/16/2011	Concurrence Recv'd	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions: must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

Since the purpose of the subject drainage study is to address the creation of a 2-Lot Parcel Map and building upgrades only, the final approval of this drainage study is limited to the recordation of the Parcel Map. No grading permit will be issued.

The site is within a FEMA Special Flood Hazard Area, Zone A. The proposed improvements are only for building upgrades and existing parking lot striping, no impact to the existing building and FEMA Flood Zone elevation changes are anticipated. Therefore, no submittal to FEMA is required.

The following comment is repeated until it is complete:

1. The proposed public drainage easement (privately maintained) must be granted per Parcel Map (PMP-43098) which must be recorded prior to the final approval of the improvement plans.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works Department requires all soil reports, drainage studies and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirement is effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Albert Sung in the Flood Section at (702) 229-2001 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

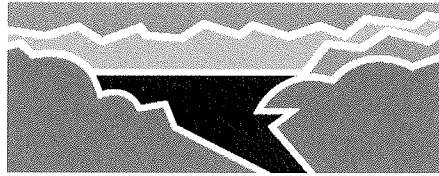
NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

T/R/S: T20S/R60E/12
AREA L-12

Post-it® Fax Note	7671	Date	11/16/11	# of pages	2
To	Chris Zrinyi	From	Albert Sung		
Co./Dept.	RCI Eng.	Co.	CLV		
Phone #		Phone #	229-2001		
Fax #	453-0801	Fax #			

REGIONAL FLOOD
CONTROL DISTRICT



Rec'd: 11/14/11
DS 4536
L-12
N/C

Gale Wm. Fraser, II, P.E.
General Manager/Chief
Engineer

BOARD OF DIRECTORS

Lawrence L. Brown, III
Chairman
Clark County

Robert L. Eliason
Vice-Chairman
City of North Las Vegas

Chris Giunchigliani
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Kraig Hafen
City of Mesquite

Debra March
City of Henderson

Steven D. Ross
City of Las Vegas

Dr. Lois Tarkanian
City of Las Vegas

Mayor Roger Tobler
City of Boulder City

November 3, 2011

Oh Sang Kwon, P.E.
City of Las Vegas
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: EWING IRRIGATION FACILITY UPGRADES
AND PARCEL MAP
(DS #4536B) (RFCD No. 11-8024)**

Dear Mr. Kwon:

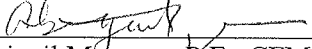
Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated August 17, 2011, and Addendum No. 1 dated October 17, 2011 for above-mentioned project as submitted by RCI ENGINEERING. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas dated October 20, 2011.

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*. As noted in study, site resides in a Special Flood Hazard Area (SFHA) designated as "Zone A" per the effective Flood Insurance Rate Map (FIRM). Therefore, consultant should be advised that this acceptance does not serve to amend the FIRM or remove the SFHA.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by RCI ENGINEERING may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

GALE WM. FRASER, II, P.E.
General Manager/Chief Engineer

BY: 
Abigail Mayrena, P.E., CFM
Senior Engineer


Andrew R. Trelease, P.E., CFM
Principal Civil Engineer

AM:ART:sa

c: Christopher R. Zrinyi, P.E., RCI Engineering

Albert Sung

From: Chris Zrinyi [czrinyi@rcinevada.com]
Sent: Wednesday, October 26, 2011 1:55 PM
To: Albert Sung
Subject: Ewing Irrigation RTC
Attachments: RTC-Ewing-Irrigation.pdf; IPlans-2nd-sub.pdf; EWING PM PG 1 10-21-11.PDF; EWING PM PG 2 10-21-11.PDF

Albert,
Attached is the pdf copies of the RTC report, parcel map, and improvement plans for your files.

Thank you,
Chris Zrinyi, P.E.

RCI Engineering

453-0800 (P)
453-0801 (F)
756-6694 (C)

TRANSACTION REPORT

P. 01

NOV-16-2011 WED 11:23 AM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
NOV-16	11:22 AM	4530801	29"	2	FAX TX	OK	944	
TOTAL :						29S PAGES:	2	

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REV	DESCRIPTION	DATE

DATE: December 21, 2011	SCALE: 1"=40'	DRAWN BY: CZ	CHECKED BY: CZ	APPROVED BY: CZ	PROJECT #: 4520.001
MODEL SCALE: 1"=40'	VERT. SCALE: 1"=4'	DRAWN BY: CZ	CHECKED BY: CZ	APPROVED BY: CZ	PROJECT #: 4520.001

ESSE JAMES GARDLEY DRIVE
LAS VEGAS, NEVADA 89120
PHONE (702) 547-4430
FAX (702) 547-4430

IRGI Engineering

2322 South Highland Drive, Suite 210, Las Vegas, NV 89109
PHONE (702) 553-0800 FAX (702) 553-0801

EWING IRRIGATION FACILITY UPGRADES
3521 N. RANCHO DRIVE
APN:138-12-301-013
SITE PLAN

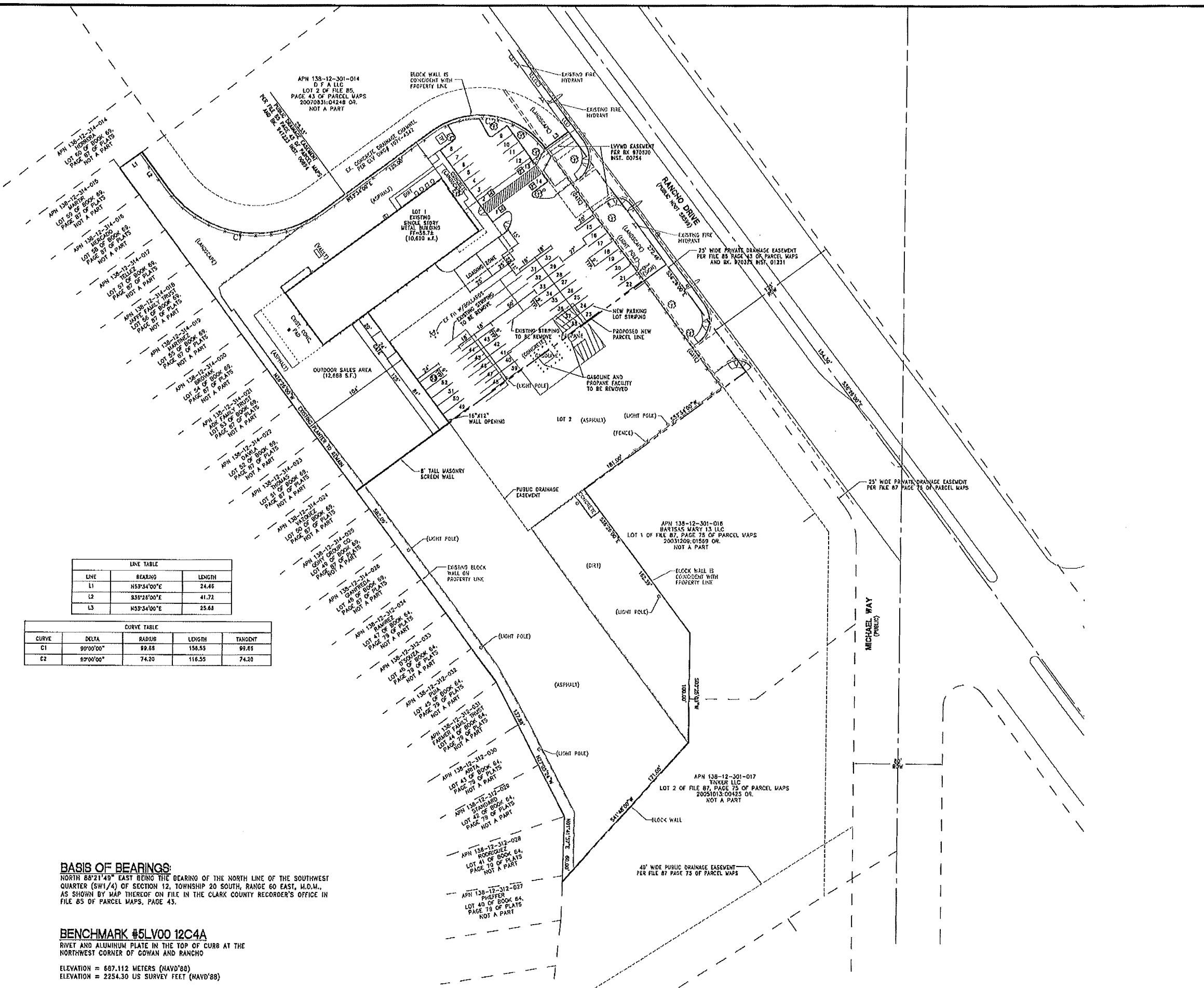
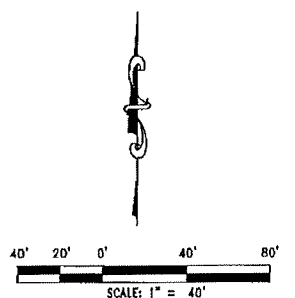
NEVADA

CITY OF LAS VEGAS
10/21/11

DISCLAIMER NOTE:
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

10/21/11

S-1
SHT 3 OF 5



LINE TABLE

LINE	BEARING	LENGTH
L1	N53°34'00"E	24.46
L2	S33°28'00"E	41.72
L3	N53°34'00"E	25.68

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	89.88	158.55	89.88
C2	89°00'00"	74.20	116.55	74.20

BASIS OF BEARINGS:
NORTH 86°21'49" EAST BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 85 OF PARCEL MAPS, PAGE 43.

BENCHMARK #5LV00 12C4A
RIVET AND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF COWAN AND RANCHO
ELEVATION = 687.112 METERS (NAV'D'88)
ELEVATION = 2254.30 US SURVEY FEET (NAV'D'88)

SITE INFORMATION
EXISTING ZONING: C-2
LAND USE: BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD
SITE AREA: 3.81 ACRES
BUILDING AREA: 10,610 S.F.
OUTSIDE SALES AREA: 12,688 S.F.
PARKING REQUIRED: 45 SPACES
PARKING PROVIDED: 49 STANDARD SPACES
4 ACCESSIBLE SPACES
2 LOADING SPACES

Call before you Dig
1-702-227-2828
Nevada Power
Environment and Safety
Services Department

Call before you Dig
1-800-227-2800
Customer Service
1-702-455-7544

CITY OF LAS VEGAS GENERAL NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION..."
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN BY THESE PLANS...
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE...

CITY OF LAS VEGAS SEWER NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS...
2. CHISEL "S" OR "O" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
3. EXISTING (P) OR NEW (N) 12" DIAMETER 1500 P.S.I. 4000 P.S.I. 3000 P.S.I. SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND A WATER BASH OR THE SEWER IS LESS THAN EXHIBIT D (11) UNDER A WATER MAIN.

LAS VEGAS VALLEY WATER DISTRICT (LVVWD) STANDARD NOTES

- 1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD.
2. ALL WORK SHALL CONFORM TO THE LVVWD STANDARD PLATS, DRAWINGS AND SPECIFICATIONS AND TO THE 2010 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS).
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA.

CITY OF LAS VEGAS FIRE & RESCUE GENERAL NOTES

- 1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT'S DRAINAGE # 5167, "HYDRANT SPECIFICATIONS" AND "HYDRANT INSTALLATION SPECIFICATION".
2. AUTHORIZED FIRE HYDRANTS FOR THIS PROJECT ARE:
A. HYDRANT - GUARDIAN MODEL 400A AND 400B
B. HYDRANT - SUPER CONCEPT 250 MODEL 4-103
C. HYDRANT - METAL WALL MODEL 400B
D. HYDRANT - METAL WALL MODEL 400B
E. U.S. PIPE - METROFLOW/M-03

ABBREVIATIONS

Table with 2 columns: ABBREVIATIONS and DESCRIPTION. Includes terms like AGGREGATE, ASPHALTIC CONCRETE, BACK OF CURB, BEGINNING OF VERTICAL CURVE, etc.

STORMWATER RUNOFF MANAGEMENT

- (REQUIRED FOR ALL SITES GREATER THAN 1 ACRE (43,560 SQ.FT.))
1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL DEBRIS, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATED IN THE PUBLIC RIGHTS OF WAY OF THE CITY OF LAS VEGAS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT...

CITY OF LAS VEGAS TRAFFIC NOTES

- 1. ALL CONSTRUCTION SIGNING, BARRICADES, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERS FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE...

CITY OF LAS VEGAS STREETLIGHT NOTES

- 1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION, AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST EDITION.
2. NO DEVIATION OF STREET LIGHT, BALL BOY, CONDENSIS (E.T.C.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF TRAFFIC ENGINEER AND THE CITY ENGINEER.

BASIS OF BEARINGS; BENCHMARK #6LV00 1204A

NORTH 82°21'49" EAST BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, W.D.M., AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDERS OFFICE IN FILE #S OF PARCEL MAPS, PAGE 43. ELEVATION = 887.112 METERS (NAV83) ELEVATION = 2913.430 US SURVEY FEET (NAV83/88)

DEVIATIONS FROM STANDARDS

CITY OF LAS VEGAS GRADING NOTES

- 1. IN THE EVENT THAT ANY UNIFORMED CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THE PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

LEGEND

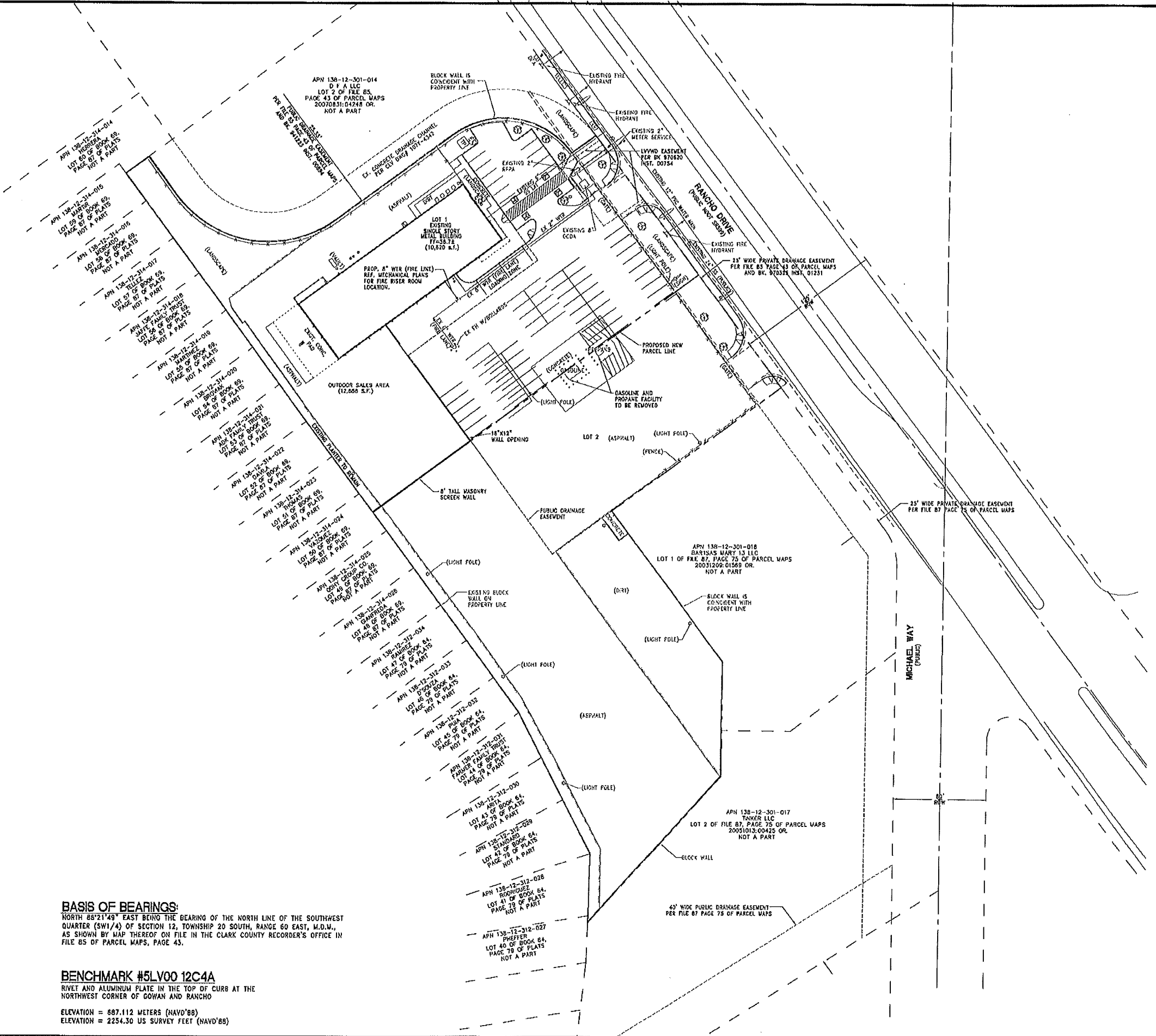
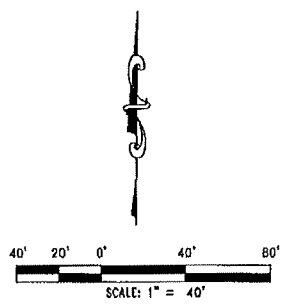
Table with 4 columns: EXISTING, PROPOSED, DESCRIPTION, and another column with symbols. Includes items like ROW OR PROPERTY LINE, CENTERLINE, STORM DRAIN MANHOLE, SEWER MANHOLE, WATER LINE REDUCER, etc.

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Vertical sidebar containing: PRELIMINARY, DATE: October 21, 2011, NORTH SCALE: 1"=40', DRAWING BY: J. J. THOMPSON, ENGINEERING, Ewing Irrigation Facility Upgrades, 3521 N. Rancho Drive, APN: 138-12-301-013, GENERAL NOTES AND LEGEND, CITY OF LAS VEGAS, 10/21/11, 12:00PM, SHT 2 OF 5.

DATE: 01/21/2011	DATE: 01/21/2011	DATE: 01/21/2011	DATE: 01/21/2011	DATE: 01/21/2011	DATE: 01/21/2011
SCALE: 1"=40'	SCALE: 1"=40'	SCALE: 1"=40'	SCALE: 1"=40'	SCALE: 1"=40'	SCALE: 1"=40'
DRAWN BY: [Signature]	CHECKED BY: [Signature]	APPROVED BY: [Signature]	PROJECT #:	PROJECT #:	PROJECT #:
PRELIMINARY					
EWING IRRIGATION FACILITY UPGRADES 3521 N. RANCHO DRIVE APN: 138-12-301-013 UTILITY PLAN					
RCI Engineering 3521 North Raggio Drive, Suite 210, Las Vegas, NV 89109 PH: 702.253.6800 FAX: 702.253.6807					
CITY OF LAS VEGAS 10/21/11 10:35am					



- UTILITY NOTES:**
1. ALL WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDSAS), 2ND EDITION - 2003, STANDARD PLATES WHERE APPLICABLE.
 2. LOCATOR WIRE SHALL BE USED FOR ALL WATER SERVICE LATERALS THAT ARE NOT PERPENDICULAR TO THE MAIN.
 3. CONTRACTOR TO VERIFY LOCATION, DEPTH & SIZE OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY.
 4. SURVEYOR TO VERIFY ALL INVERTS & SLOPES DURING STAKING.
 5. ALL ABOVE GROUND UTILITIES SUCH AS FIRE HYDRANT, STREETLIGHTS, METERS, ETC. TO BE STAKED AND CONSTRUCTED PER CIV STANDARDS.
 6. SEE LANDSCAPE PLANS FOR ONSITE IRRIGATION. INSTALL ALL SLEEVES UNDER SIDEWALKS PRIOR TO SIDEWALK CONSTRUCTION.
 7. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR DEVIATIONS FROM STANDARDS PRIOR TO CONSTRUCTION.
 8. GAS NOTE: NO NEW GAS SERVICE REQUIRED FOR BUILDING ADDITION.

FIRE FLOW CALCULATIONS

USE/OCCUPANCY: BUILDING AND LANDSCAPE MATERIALS YARD

TYPE OF CONSTRUCTION (BC): V-M

FIRE FLOW: 3,000 GPM @ 100 PSI

AUTOMATIC FIRE SPRINKLERS: YES

ESFR: NO

SQUARE FOOTAGE: 12,000 EXISTING

LARGEST AREA BETWEEN 4 HOUR WALLS: 12,000

BUILDING HEIGHT: 20' EX.

OF STORES INCLUDING BASEMENT: 1

HIGH PILED COMBUSTIBLE STORAGE: NO

OF HYDRANTS: 1

REVIEWED BY: _____

DATE: _____

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Avoid overhead power line contact. Call before you dig.

Call before you dig

Overhead

1-702-227-2929
 Nevada Power
 Environment and Safety Services Department

Call before you dig
 1-800-227-2800
 CLARK COUNTY PUBLIC UTILITIES
 1-702-455-7444

ENGINEER

CHRISTOPHER L. THOMPSON
 CIVIL ENGINEER
 No. 14134
 10/21/11

DRAWING

U-1

SHT 4 OF 8

PARCEL MAP FOR EWING IRRIGATION

OF PARCEL ONE (1), SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA, AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS,
PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA,

OWNER'S CERTIFICATE & DEDICATION

EWING IRRIGATION PRODUCTS, INC., A NEVADA CORPORATION

DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, AND 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 CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, EASEMENTS AS HEREBY SHOWN AND INDICATED.

FURTHER, 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 THE PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES; AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNALS AND APPURTENANCES, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

EWING IRRIGATION PRODUCTS, INC., A NEVADA CORPORATION

BY: _____

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____ OF EWING IRRIGATION PRODUCTS,
INC., A NEVADA CORPORATION

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

SURVEYOR'S CERTIFICATE

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EWING IRRIGATION PRODUCTS, INC., A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12 TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 1, 2011.
3. 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.
4. 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.
5. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEET THE MINIMUM REQUIREMENTS FOR POSITIONAL CERTAINTY FOR A HIGH URBAN BOUNDARY SURVEY AS DEFINED BY N.A.C. 625.740 AND N.A.C. 625.666.



WILLIAM G. STOUT
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 14420

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS,
PAGE 43 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

CONSISTING OF 3.81 ACRES

BASIS OF BEARINGS

NORTH 88°21'49" EAST BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 85 OF PARCEL MAPS, PAGE 43.

REFERENCE MAPS

FILE 85, PAGE 43 OF PARCEL MAPS
FILE 87, PAGE 75 OF PARCEL MAPS

BOOK 69, PAGE 87 OF PLATS
BOOK 64, PAGE 79 OF PLATS
BOOK 73, PAGE 23 OF PLATS

CITY SURVEYOR'S CERTIFICATE

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

ALAN R. RIEKKE, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

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

FJUNN FAGG, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS,
PAGE 43 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

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RECORDER'S NOTE

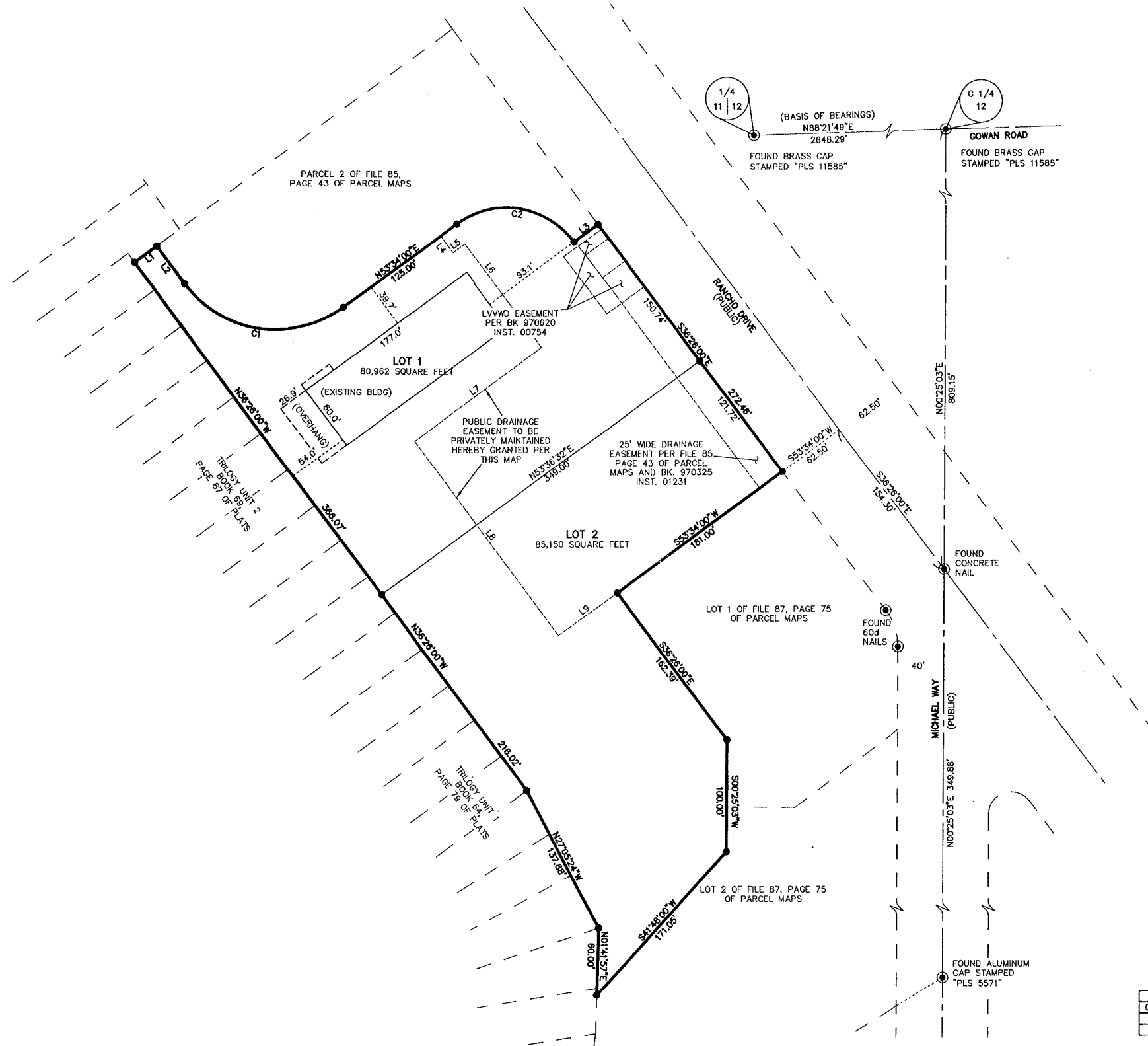
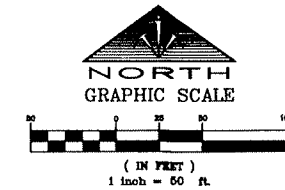
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

PMP-43098

<p>PARCEL MAP FOR EWING IRRIGATION</p> <p>OF PARCEL ONE (1), SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.</p>	<p>BOOK NO. _____</p> <p>INSTRUMENT NO. _____</p> <p>OFFICIAL RECORDS FILED AT THE REQUEST OF TRI-CORE SURVEYING</p> <p>DATE _____ AT _____</p> <p>FILE _____ PAGE _____</p> <p>OF PARCEL MAPS</p> <p>CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER</p> <p>FEE \$ _____ DEPUTY _____</p>
 <p>TRI-CORE SURVEYING, LLC</p> <p>8761 WEST CHARLESTON BLVD. LAS VEGAS, NEVADA 89146 TEL. (702) 821-1554 FAX (702) 870-4378</p>	

PARCEL MAP FOR EWING IRRIGATION

OF PARCEL ONE (1), SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA, AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS,
PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA,



LEGEND

- BOUNDARY LINE
- - - - - ALIQUOT PART LINE
- - - - - ASSESSOR'S PARCEL LINE
- - - - - STREET CENTERLINE
- - - - - EASEMENT LINE
- FOUND MONUMENT AS DESCRIBED
- SET REBAR AND ALUMINUM CAP OR NAIL & BRASS TAG STAMPED "PLS 14420"

LINE	BEARING	LENGTH
L1	N53°34'00"E	24.46
L2	S36°26'00"E	41.72
L3	N53°34'00"E	25.68
L4	S36°26'00"E	18.24
L5	N53°34'00"E	13.17
L6	S36°26'00"E	114.16
L7	S53°34'00"W	139.76
L8	S36°23'28"E	214.27
L9	N53°34'00"E	63.39

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	89.66	156.55	99.66
C2	90°00'00"	74.20	116.55	74.20

AUGUST 10, 2011
JOB# 20711.0004

