

THE FINAL MAP OF  
**805 CAMPBELL**  
 (A COMMON INTEREST COMMUNITY)  
 A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE  
 SOUTHWEST QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF  
 LAS VEGAS, CLARK COUNTY, NEVADA

**OWNER'S CERTIFICATE**

MIDTOWN MODERN LLC, A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF 805 CAMPBELL, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS) AND THE OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC, AND GRANT TO THE CITY OF LAS VEGAS THE 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, THE UNDERSIGNED OWNER, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY AND CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, 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 STREETS 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 GAS LINES, CABLE T.V., ALL ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND GAS LINES, ~~FINAL REMOVAL~~ OF UNDERGROUND POWER AND TELEPHONE 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, GAS, WATER AND CABLE TELEVISION LINES, ~~FINAL REMOVAL~~ OF UNDERGROUND POWER AND TELEPHONE 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, GAS, WATER AND CABLE TELEVISION LINES, ~~FINAL REMOVAL~~ OF UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

(v) FURTHER, THE ABOVE-NAMED OWNER HEREBY GRANTS TO LAS VEGAS VALLEY WATER DISTRICT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, ON ALL LANDS SHOWN AS LAS VEGAS VALLEY WATER DISTRICT EASEMENTS.

DATED THIS 16<sup>th</sup> DAY OF NOVEMBER, 2016

MIDTOWN MODERN LLC, A NEVADA LIMITED LIABILITY COMPANY  
 BLUE HEREON COMPANIES, LLC., A NEVADA LIMITED LIABILITY COMPANY - ITS MANAGER

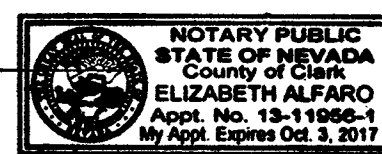
Tyler K Jones  
 TYLER K JONES, MANAGER  
 BLUE HEREON COMPANIES, LLC., A NEVADA LIMITED LIABILITY COMPANY

**ACKNOWLEDGMENT**

STATE OF NEVADA }  
 COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov 16, 2016  
 BY TYLER K JONES AS MANAGER OF BLUE HEREON COMPANIES, LLC.,  
 A NEVADA LIMITED LIABILITY COMPANY

Elizabeth Alfaro  
 BY: NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 MY COMMISSION EXPIRES: Oct 3, 2017



**LEGAL DESCRIPTION**

ALL OF THAT LAND WHICH LIES WITHIN THE BOUNDARY OF THAT CERTAIN REVERSIONARY PARCEL MAP RECORDED IN FILE 117 AT PAGE 59 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, WHICH LIES WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SE ¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION, SOUTH 00°45'09" EAST, 581.86 FEET; THENCE DEPARTING SAID LINE SOUTH 89°58'24" EAST, 228.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°45'09" WEST, 250.03 FEET; THENCE SOUTH 89°58'24" EAST, 434.21 FEET; THENCE SOUTH 00°37'24" EAST, 250.02 FEET; THENCE NORTH 89°58'24" WEST, 433.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.49 ACRES, MORE OR LESS.

**AGENCIES AND UTILITIES APPROVALS**

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Michael Somma 12/29/16  
 BY: Michael Somma DATE  
 CENTRAL TELEPHONE COMPANY, d/b/a CENTURYLINK

Yolanda M. Benito 12-28-2016  
 BY: Yolanda M. Benito DATE  
 NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

Carlos Rodriguez 1/9/17  
 BY: Carlos Rodriguez DATE  
 COX COMMUNICATIONS LAS VEGAS, INC.

Dianne Ocon 01/11/17  
 BY: Dianne Ocon DATE  
 LAS VEGAS VALLEY WATER DISTRICT

Jacob Sakaguchi 1/5/2017  
 BY: Jacob Sakaguchi DATE  
 SOUTHWEST GAS CORPORATION

Allen Pavelka 6/15/17  
 BY: Allen Pavelka DATE  
 ALLEN PAVELKA, P.E., NO. 9029  
 CITY ENGINEER, CITY OF LAS VEGAS

**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.

Walter E. Ross 02/09/2017  
 BY: Walter E. Ross 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.

John Guimory, P.E. 1/17/17  
 BY: John Guimory, P.E. DATE

**CITY SURVEYOR'S CERTIFICATE**

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF 805 CAMPBELL 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 JANUARY 03, 2019

Randy W. Mrowicki  
 RANDY W. MROWICKI PLS 11441 15-JUNE-2017  
 FOR: ALAN R. RIEKKE, P.L.S., CITY SURVEYOR DATE  
 CITY OF LAS VEGAS  
 NEVADA CERTIFICATE NO. 12469



**CERTIFICATE OF DIRECTOR OF PLANNING**

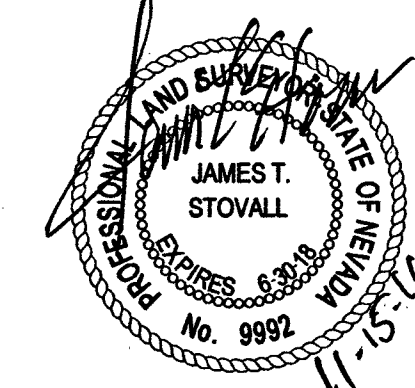
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE 15TH DAY OF FEBRUARY, 2017.

Thomas A. Perrigo  
 THOMAS A. PERRIGO  
 DIRECTOR OF PLANNING  
 CITY OF LAS VEGAS

**SURVEYOR'S CERTIFICATE**

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MIDTOWN MODERN LLC., A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. THE SURVEY WAS COMPLETED ON JUNE 8, 2016.
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 01-03-2019, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



JAMES T. STOVALL  
 PROFESSIONAL LAND SURVEYOR  
 NEVADA CERTIFICATE NO. 9992

**BASIS OF BEARINGS**

NORTH 00°45'09" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 90, PAGE 49 OF PARCEL MAPS.

**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.

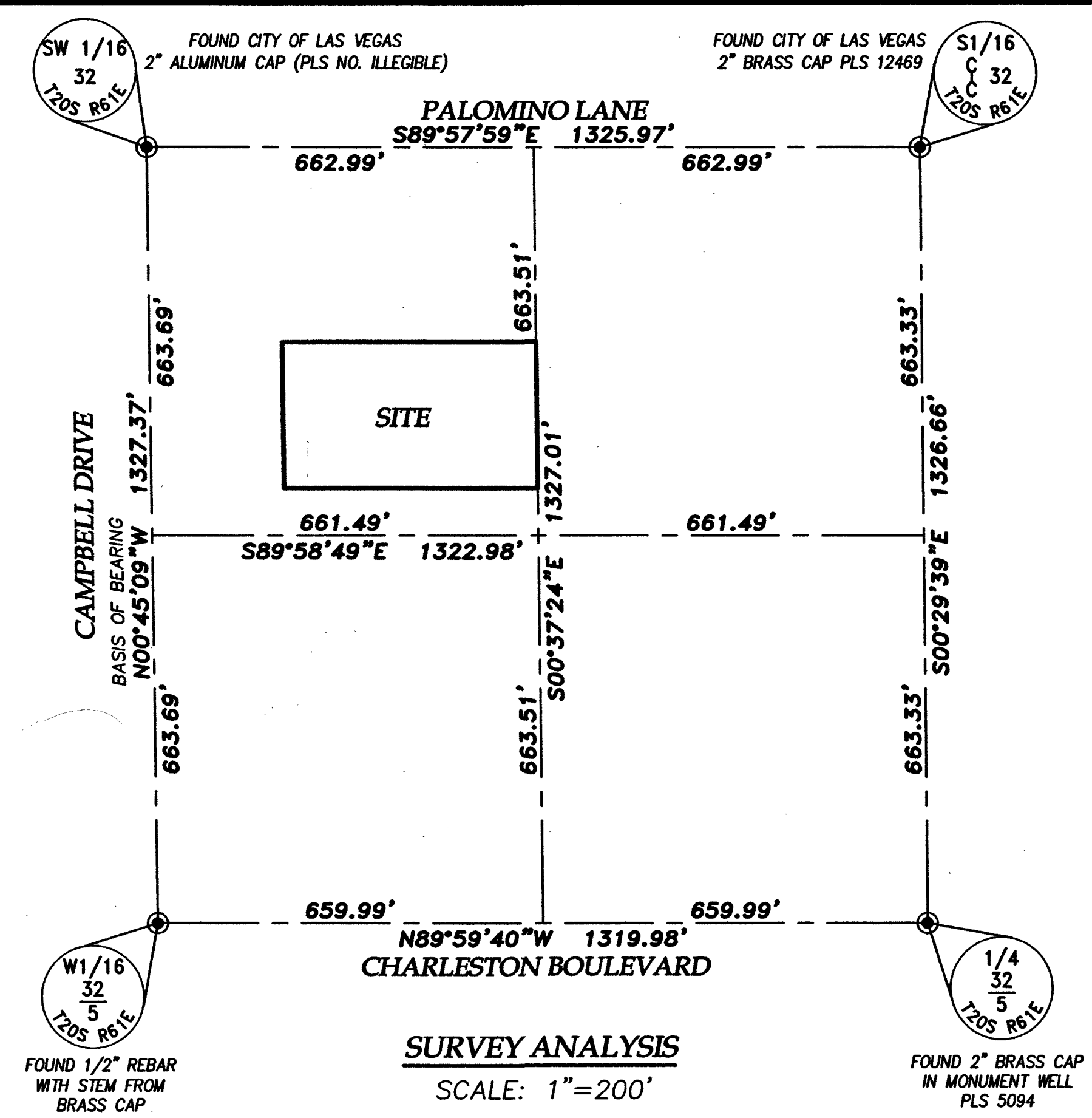
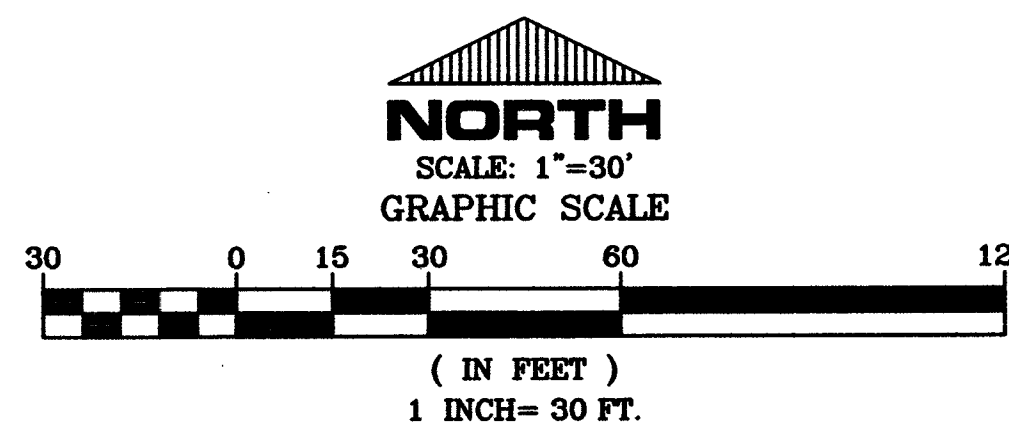
THE FINAL MAP OF <b>805 CAMPBELL</b> FOR MIDTOWN MODERN, LLC  (A COMMON INTEREST COMMUNITY) A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	OFFICIAL RECORDS BOOK NO. <u>2070615</u> INSTRUMENT NO. <u>2016</u> FILED AT THE REQUEST OF TANEY ENGINEERING DATE <u>6-15-2017</u> AT <u>2:38PM</u> BOOK <u>153</u> PAGE <u>100</u> OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY - RECORDER FEE \$ <u>67.00</u> DEPUTY <u>Mays M.</u>
<b>TANEY ENGINEERING</b> 6030 SO. JONES BLVD. #100 LAS VEGAS, NEVADA 89118 (702) 362-8844 FAX: (702) 362-5233	

# THE FINAL MAP OF 805 CAMPBELL

(A COMMON INTEREST COMMUNITY)  
A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	38°15'05"	45.00'	30.04'	15.61'
C2	76°40'40"	45.00'	60.22'	35.59'
C3	108°25'28"	45.00'	85.16'	62.42'
C4	270°7'54"	45.00'	21.31'	10.86'
C5	27°43'40"	45.00'	21.78'	11.11'
C6	22°38'50"	15.00'	5.93'	3.00'
C7	28°34'31"	21.00'	10.47'	5.35'
C8	30°00'00"	27.00'	14.14'	7.23'
C9	30°00'00"	24.00'	12.57'	6.43'
C10	72°0'59"	24.00'	3.08'	1.54'
C11	68°08'00"	22.00'	26.16'	14.88'
C12	17°22'19"	5.00'	1.52'	0.76'

LINE TABLE		
LINE NO.	BEARINGS	LENGTH
L1	S60°00'52"E	21.19'
L2	N60°00'52"W	21.19'
L3	N89°58'24"W	3.90'
L4	N0°45'09"W	18.11'



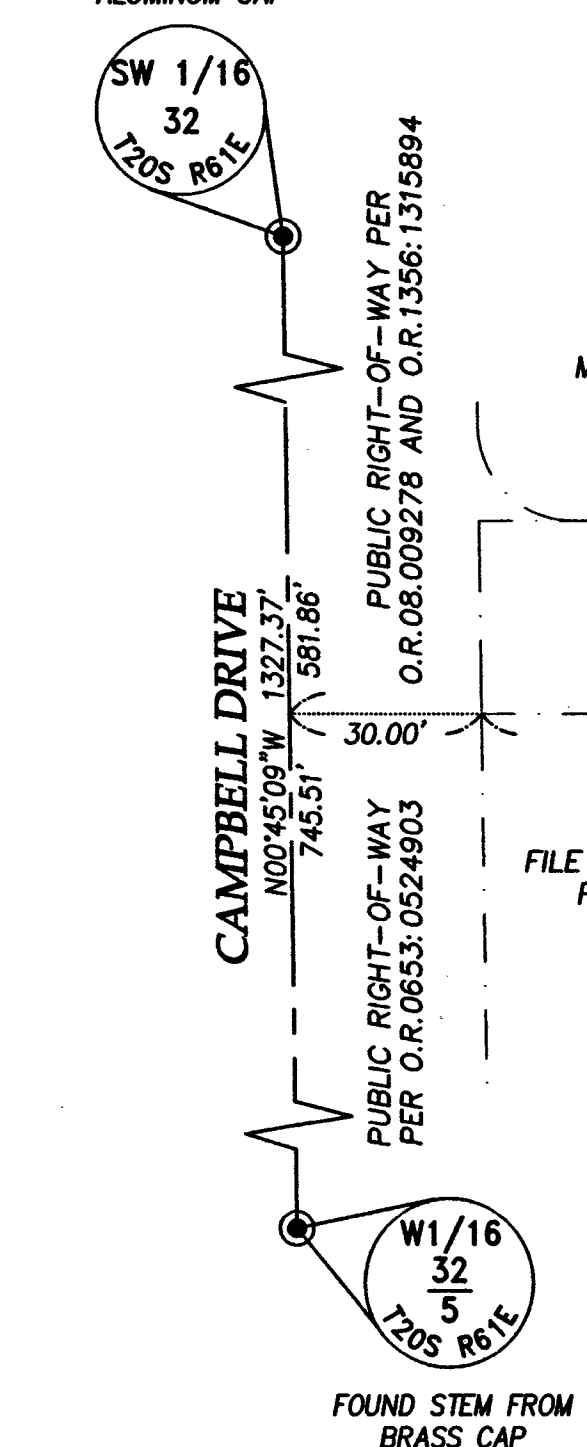
**SURVEY ANALYSIS**  
SCALE: 1"=200'

- NOTES:**
- ALL COMMON ELEMENTS AND PRIVATE STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - ALL REAR LOT CORNER SHALL SET WITH NAIL AND TAG PLS 9992 ON BLOCK WALLS AND ALL FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE SIDE PROPERTY LINES.
  - ACCESS TO LOTS SHOWN AS "WEXLER COURT" IS PERPETUAL IN NATURE.

**LEGEND**

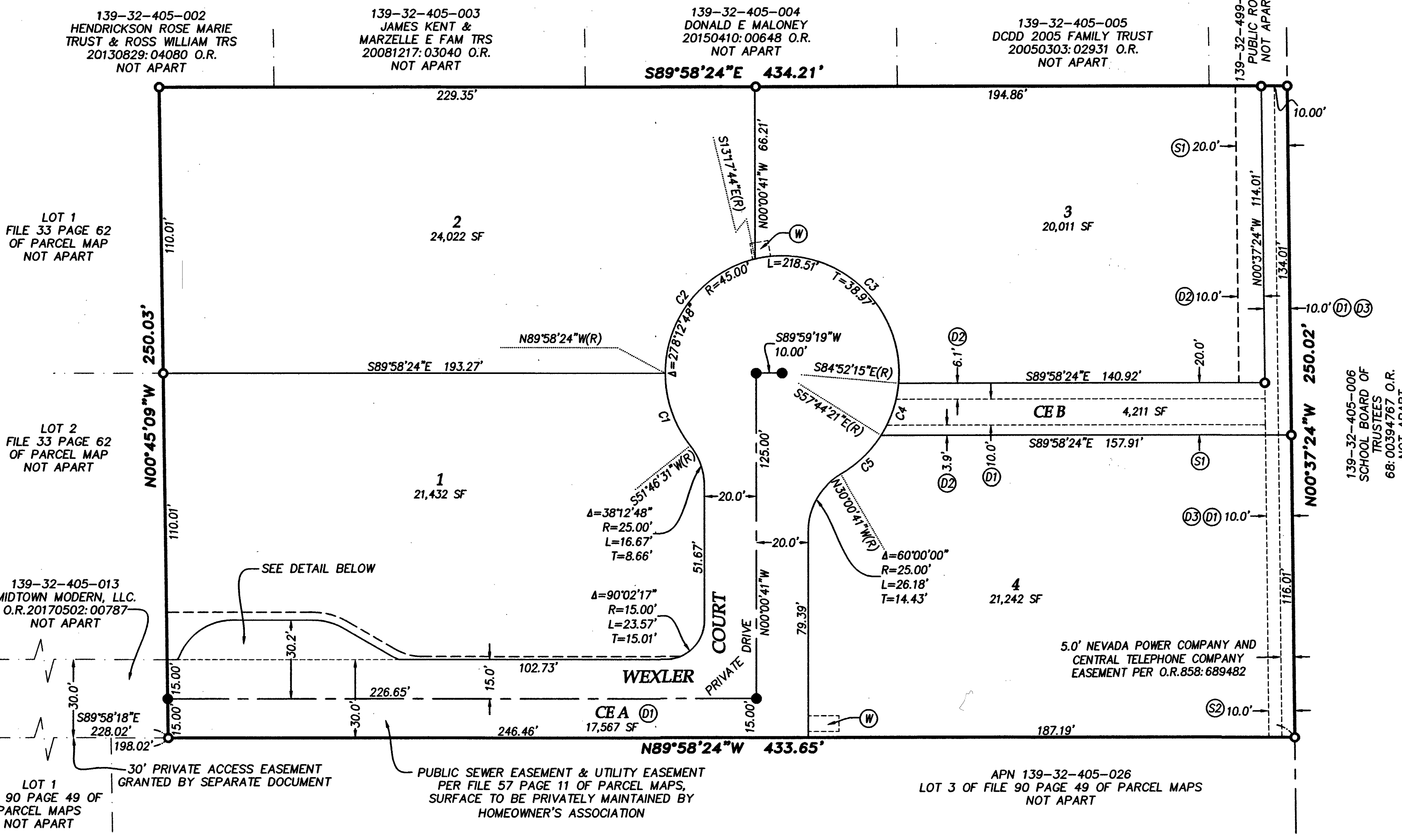
- SUBDIVISION BOUNDARY LINE
  - STREET CENTERLINE
  - - - EXISTING EASEMENT LINE
  - - - EASEMENT LINE—GRANTED PER THIS MAP
  - LOT LINE
  - - - ADJOINING LOT
  - RADIAL & PROLONGATION LINES
- 1**  
**CE A**
- LOT NUMBER = 4 RESIDENTIAL LOTS
  - COMMON ELEMENTS = 2
  - FOUND MONUMENT AS SHOWN AND DESCRIBED
  - SET 5/8" REBAR AND ALUMINUM CAP - PLS 9992 WITH REFERENCE MONUMENTS IN TOP OF CURB
  - NAIL & BRASS TAG STAMPED PLS 9992 ON BLOCK WALLS
  - O.R. OFFICIAL CLARK COUNTY RECORDS
  - C1 CURVE NUMBER
  - (R) RADIAL
  - SF SQUARE FEET, MORE OR LESS
  - (D1) EXISTING PUBLIC DRAINAGE EASEMENT GRANTED PER 20100913; 03565 O.R., SURFACE TO BE PRIVATELY MAINTAINED
  - (D2) PUBLIC DRAINAGE EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS WITH THIS MAP, SURFACE TO BE PRIVATELY MAINTAINED
  - (D3) 10' PRIVATE DRAINAGE EASEMENT PER FILE 57 PAGE 11 OF PARCEL MAPS
  - (S1) PUBLIC SEWER EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS WITH THIS MAP, SURFACE TO BE PRIVATELY MAINTAINED
  - (S2) PRIVATE SEWER EASEMENT WITHIN THE EAST 10' OF LOT 4 FOR THE SOLE BENEFIT OF LOT 3 OF PARCEL MAPS FILE 90 PAGE 49, HEREBY GRANTED PER THIS MAP
  - (W) LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER 20110608; 03330 O.R.

FOUND CITY OF LAS VEGAS ALUMINUM CAP



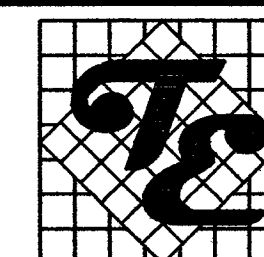
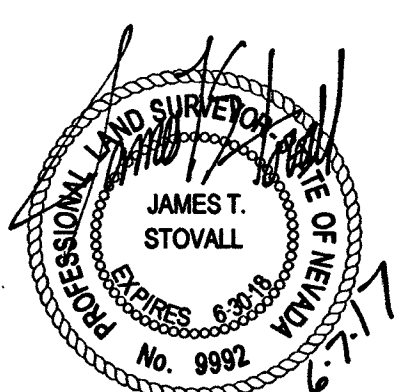
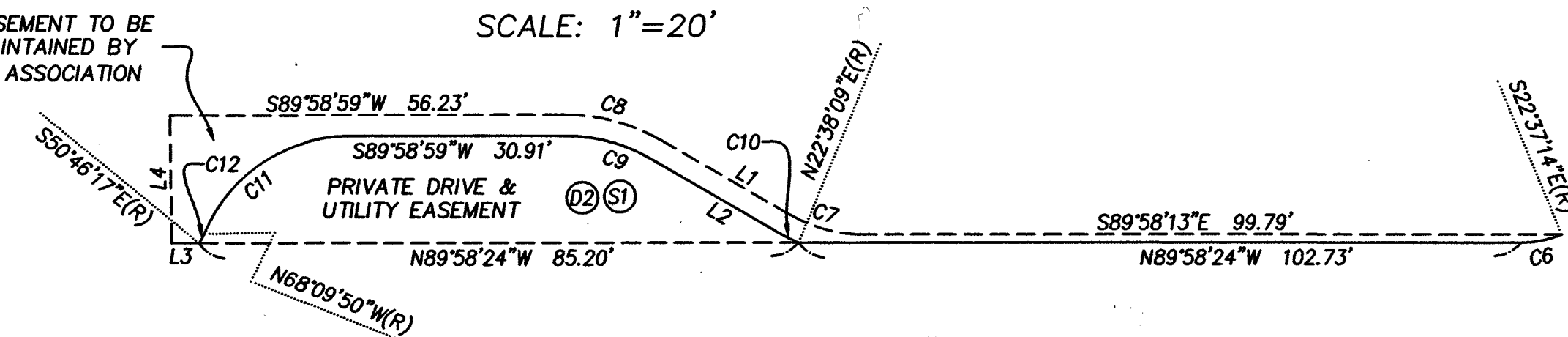
**LAS VEGAS VALLEY WATER DISTRICT NOTES:**

- MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
- ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENT" AND "UTILITY EASEMENT" ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO HOMEOWNER'S ASSOCIATION IS TO BE FORMED).



**DETAIL**

SCALE: 1"=20'



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