Memorandum

Department of Public Works
City Engineer Division
Survey Section
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To: RICHARD BAUGHMAN, PLS - BAUGHMAN & TURNER, INC.

From: ALAN R RIEKKI, PLS - CITY SURVEYOR

Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
BAUGHMAN & TURNER INC
PECCOLE RANCH 9-B L L C - % ACACIA CAPITAL CORP

Date: April 07, 2014

RE: **FINAL MAP 51496 - PALMS AT PECCOLE RANCH CONDOMINIUMS REVERSIONARY MAP**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

613793 CURRENT PL Status: Conditional Approval April 07, 2014

If you have any questions regarding the following Planning comments please call 229-6301

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

1. The file number "FMP-51496" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

2. It is noted that the subtitle of the map title does not match the subdivision name as recorded in Book 141 Page 81 of Plats. Adjust the map title on all sheets to conform to the requirements of the City Surveyor.

3. Revise the title of the Director of Planning Certificate on Sheet 1 to read "Certificate of Director of Planning Approval."

4. Revise the Certificate of Director of Planning jurat to correct the year to 2014.

Please note that a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the recorded reversionary map MUST be submitted to the City of Las Vegas.

613794 DEVCO Status: Conditional Approval April 02, 2014

If you have any questions regarding the following Development Coordination comments please call 229-6541

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage The Final Map of Palms at Peccole Ranch Condominiums (A

Condominium Development) as shown in Book 141 Page 81 of Plats. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-51496, above the Recorder's Block on the cover sheet.

613795 SURVEY Status: Denied March 27, 2014

If you have any questions regarding the following Survey comments please call 229-6217

Please be sure that the current Owners are reflected in the Owners Certificate and Easement Dedication.

Please correct the basis of bearing to reflect the Map which is being reverted.

Regarding the reversionary map note unless it is your intent to also revert Lot 8 of the underlying Map that Lot should not be referenced. If it is your intent to also revert Lot 8 then it should be referred to as, "together with" or "in addition to", or some other language to indicate that you are strippng all the way down to raw acreage.

Regarding the legal description, you must describe all of the elements of the "Palms at Peccole Ranch Condominiums" or describe that Map in its entirety. The easements associated with the original Map cannot be reverted. This Map is for the sole purpose of expunging those unit lines and any common element lines and effectively going back to the underlying Lot as mentioned earlier.

Please add a note to the effect that this Reversionary Final Map does not revert, relinquish, or vacate any existing easements.

Please remove any unused symbols from the Legend.

Please correct all spelling and typographical errors as noted.

End of Comments.