



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: MICHAEL HOLTON
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
HAUNTEC CIVIL ENGINEERING SERVICES
100 10TH STREET L L C

Date: December 15, 2015

RE: **FINAL MAP 62191 - ATOMIC LIQUOR**

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.**

738844 CURRENT PL Status: Conditional Approval December 01, 2015

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 this reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-62191" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Thomas A. Perrigo is now the Director of Planning. Please remove "Acting" from the Director's title.
3. Street names should reflect those on the original plat map. You may add the current names in parentheses. Spell out all street suffixes.

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.

738845 DEVCO Status: Conditional Approval December 01, 2015

If you have any questions regarding the following Development Coordination comments please call 229-6327

This Final Map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Reversion to acreage Final Map to combine lots 6, 7 and 8 of Block 21 as shown in that certain plat entitled "Buck's Subdivision of Las Vegas", recorded in Book 1, Page 15 of plats and lots 23 and 24 of Block 3 of Pioneer Heights Addition to Las Vegas, Nev on file in Book 1, page 35 of plats.

No improvements are required prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. Provide "FMP-62191" on Sheet 1 above the recording information.
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738846 SURVEY Status: Denied December 15, 2015

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

Please revise the Range to be 61 verses 60 within all the sectional references.

Assessor records indicate the property is owned by 100 10th Street, LLC. Please revise the Surveyors certificate, Owner's Certificate and acknowledgments to reflect current ownership. Also verify the need for dual acknowledgements.

Research of existing and historic maps and deeds has disclosed a possible "cloud" of Title within the current Ownership Deed for APN 139-34-612-077 included within this Reversionary Plat. Specifically, a triangular exception area at the Southwest corner of Lot 6 (Bk 1, Pg 51) has previously been quitclaimed / deeded per several documents and we believe that triangle area to be a part of APN 139-34-712-035. This will cause the following revisions to the plat:

- 1) Revise the map title, the title block, the reversionary note and the legal description to describe the area of reversion as "a portion of Lot 6, Lots 7 and Lot 8 of Block 21....".
- 2) Revise the legal description by omitting the current metes and bounds description and replacing with the exception area described in previous deeds and provided herewith for your reference.
- 3) Clarify / re-label the exception area and Lot 25 specific limits.

We believe the current Deed for APN 139-34-612-077 to be in error and will need to be re-recorded to correct the legal description. Please coordinate this with your Client and/or their Title company.

End of Comments.

