

November 29, 2022

W.O # 8189

CITY OF NORTH LAS VEGAS

Planning Department
2250 Las Vegas Boulevard
North Las Vegas, Nevada 89130
Attention: Planning Department

Subject:

Parcel 1.16 - The Villages at Tule Springs (Letter of Intent)

RE: APN's

124-16-501-004 - 35.94 Gross Acres

Planning Department:

Subject:

1. Zone Change

2. Tentative Map

On behalf of our client DR Horton, VTN Nevada is requesting the approval of a Zone Change and Tentative Map for the above referenced parcel. DR Horton is proposing to develop the subject parcels of land as an 82-Lot residential development with a proposed zoning of R-1-PCD (Single-Family Low-Density Residential District Planned Community District) within Phase 3 of Village 1 of The Villages at Tule Springs Master Development Plan as approved on June 3, 2015, updated May 18, 2016, and within the jurisdiction of the City of North Las Vegas.

The proposed residential development is located North of Tule Springs Parkway and East of Eglington Street.

Project Information:

The project consists of 35.94 +-acre (gross).

The project site is bound by properties with planned land use and zoning as follows:

- North: OL (Open Lands Vacant Bureau of Land Management Lands
- South: OL (Open Lands) and Parcel 1.17 (MPC-R-CL)
- East: OL (Open Lands Vacant) Bureau of Land Management
- West: Parcel 1.15 (MPC-R-1-PCD) and OL (Open Lands Vacant) Bureau of Land Management

Land Use Cases

1. Property Reclassification

Rezoning from MPC-RZ-6 (Master Planned Community Residential Zone Up to 6 DU/AC to R-1-PCD (Single-Family Low-Density Residential District Planned Community District)

2. Tentative Map

For an 82-lot residential subdivision within Phase 3 of Village 1 of The Villages at Tule Springs Master Plan community

The Project

The proposed development will consist of the following uses:

The plans depict a proposed single-family residential development consisting of 82 residential lots on approximately 35.94 +/- acres for an overall density of 2.28 dwelling units per gross acre.

The proposed community will not be providing a community open space/park area within the development; however, the proposed lots will be providing a minimum of 600 square feet of private open space within the back yard of each home. The Villages at Tule Springs includes a public park, and a system of trails and pathways which will provide recreational amenities for the entire master plan. There is 11.5-acre park located at the south east corner of Tule Springs Boulevard and Elkhorn Road between Parcel 1.04 and Parcel 1.13.

The development will be accessed from Eglington Street. Eglington Street is currently accessed via a 66-foot public street with no improvements currently. The future improvement includes full public street improvements, pavement, curb and gutter, sidewalks, streetlights, landscaping buffers along the frontage, etc., The subject parcel's main access will be via a 66-foot private entrance (identified as "Eglington Street") to a 47-foot private street system. The private street system will include 37 feet curb to curb, roll curbs on each side and a 5-foot sidewalk on each side of the street. The proposed private street will meet the minimum requirements for street with The Villages at Tule Spring Master Plan for providing curvilinear street for street greater than 650 feet in length or providing a minimum of 25 feet of lateral deviation. Parcel 1.16 will also have an interconnection street system to Parcel 1.15. The applicant will also provide varying setbacks for the proposed homes in order to create a more an interesting streetscape.

There are existing commercial centers located to the west of the site. This includes Aliante Hotel and Casino and a mixed use of commercial properties including a Community Center and golf course which will provide services for the future residents.

Architectural Plans

Single Family

The elevations for the development consist of two (2) models. Each model has four (2) elevations including covered entrances, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 3,826 to 1,865 square feet (livable area) with options, which may further increase the area of each model. Each model will have a minimum 2 car garages (front-loaded).

Public Utilities

Sanitary Sewer

Sewer service is provided from exiting (8) eight-inch main line sanitary sewer line located at the southeast corner of Parcel 1.16. The sewer will be extended through Parcel 1.16 and provide service to Parcel 1.15. The applicant is proposing to connect to this line to provide service to the proposed development.

Water

Existing water service is also located in Eglington Street, which consists of a twelve (12) inch line and extend east and west to service Parcels 1.15 and 1.16. The applicant is proposing to connect to the twelve (12) inch line with an eight (8) inch line to service the development.

Storm Drainage

Drainage from the site will be directed through the internal private streets and conveyed to an existing storm drain line at the southeast corner of Parcel 1.16. in Tule Springs Parkway. There is an existing 36-inch RCP-SD line located and stubbed at the entrance to the development in Coastal Cove Place. Any on-site drainage will be conveyed through the site to the proposed drainage basin located in the southeast corner of Parcel 1.16 and will conform to City of North Las Vegas standards.

Flood Zone

The subject property is not within a flood zone "A" per Firm Panel # 1766.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong Planning Manager

CC:

Jeff Stevens, DR Horton

Dave Edwards PE, VTN Nevada

VILLAGE FINAL MAP S PHASE S

A COMMON INTEREST COMMUNITY

BEING A SUBDINSION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT "O" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152,
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWDA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VECAS, CLARK COUNTY, NEWDA

OWNER'S CERTIFICATE AND DEDICATION

PACIFIC DAY SOR THE SPRINGS OWNER TRS, LLC (F/K/A KES SOR THE SPRINGS OWNER TRS, LLC), A DELAWARE LIMITED LIMBILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF

VIS VILLAGE 1 PHASE J

MO DESCRIBED M PRE LEGAL DESCRIPTION HEREDN, AND DOES HEREEN COFER AND DESIDER ALL THE STREETS, ALLENS, EXCENDETS AND PUBLIC PLACES AS MORALINE AND OPPLIED HEREDN, PER THE RECOVERABLENTS OF HERE, 278,010 TO 278,650, WOLUSING, AND TILE 16 TO THE CITY OF NORTH US GROSS ONE THE USE OF THE PUBLIC.

TRATTERMORES, THE UNDERSORD OWNER OF THE WITHIN PLATTED LAWS, DAIS HEIGETY COMMINANCE TO THE OFFICE COMMINANCE COMMINANCE

(I) A REGIMENT ESSENT AND RELIT CO-MIN ORD 111. AREA NIDORED HEREON AS PRIANTE STREETS, COMMON ELEMENTS AND THESE (MITTING PRIANTE PRIANTE) MININ THE THEORY STREETS WINN THE THEORY STREETS WINN THE THEORY STREETS WINN THE THEORY STREETS, CALLE IV, LINES, CAS LINES, ANDY, GROWN OTHER PRASTREETS, CASEL IV, LINES, CAS LINES, ANDY, GROWN OTHER PROSTREETS, CASEL IV, LINES, CAS LINES, ANDY, GROWN OTHER PROSTREETS, CASEL IV, LINES, CASEL IV, LINES, CASEL IV, LINES, CASEL IV, LINES, CASEL IV, LINES AND THE PROSTREET STREETS, CASEL IV, CAS

TRA THE CONSTRUCTION, MAINTEMANE, DESIGNAL THAN ESCADAL MAD AR PANDAMENT OF MAINTEMANAUD INTERNAS COMET, VASC LINES, TOWNED COMPRIO, DAVIDES, TRANSPORTION, AND SHEEDER MACHINES, MAINTEMANES, TORGETHER MAINTEMANES, TORGETHER MAINTEMANES, TORGETHER MITH THE ROBAT OF ANCESSES TREBETOR.

PARTHERAGRE, THE UNIDERSONED OMNER OF THE WITHIN PLATED LANDS, DOES HEREBY WAVE DRECT ACCESS ROPINS FORM ABUTINN LOTS WITHIN THIS SUBDINISION WILLIAMS BUT NOT LIMITED TO, VENIOULNA ACCESS TO THE POLLOWING STREETS:

PACIFIC OM SOR TULE SPRINGS ONNER TRS, LLC (F/K/A KBS SOR TULE SPRINGS ONNER TRS, LLC), A DELANARE LIMITED LIMBUTY COMPANY THIS WAVER OF ACCESS ROHTS SHALL BE A CONSMAN ATTROHED TO THE LAND AND PASS WITH BICH AND ERENT PAYTICAL OF THE SABDINSON AND SHALL HAVE THE PORCE AND EFFECT OF A CONEMANT RUNNING WITH THE LAND.



ACKNOWLEDGEMENT

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OF: PACAFC CAK SDR TULE SPRINGS OWNER TRS, LLY (F/K/A KBS SOR TILE SPRINGS OWNER TRS, LLC), A DELAWARE LIMITED LABILITY COMPANY

APPOINTMENT EXPIRES: 2/11/23 JANE PRINCE Menter 4 2275299

LEGAL DESCRIPTION

SEE SHEETS 2 AND 3 FOR LEGAL DESCRIPTION

BASIS OF BEARINGS

SOUTH BRIS'S BUST, BEING THE BEHAND OF THE NORTH LINE OF GOLERWIGHT LOT 30 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE ET ESCT, LICILI, CITY OF HORTH LUS YEARS, CLARK COUNT, THENDA, US SOUMN ET MAD THEREOF IN BOOK 159, PHOE 3 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWLOA.



VICINITY MAP

TOWNSHIP 19 SOUTH, PANCE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, MEMODA

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEWDA, CERTIFY THAT: SURVEYOR'S CERTIFICATE

THIS PLAY REPRESENTS THE RESULTS OF A SHREY CONSULTED HUGER MY DIRECT SUPERASSON AT THE MISSIANCE PROPERCY ON SOR THE SPRINGS OWNER THIS, LLC ((F/K/A) KBS SOR TILE SPRINGS OWNER THIS, LLC), A DELAWAGE LIMITED LIGHTY COLLIMANY.

- THE LANDS SUMETED LE WITHIN A PRINTING OF SECTIONS 15 AND 16, TOWNSHIP 18 SOUTH, GAMES OF DESCRIPTION CONTROL OF THE SURVEY HAS COMPLETED ON OCTOBER 20, 2021.
- THIS PLAT COMPUES WITH THE APPLICUBLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GONERNING BODY GAVE ITS FINAL APPROVAL
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE AND AN APPROPRIATE THAN BE OF THE FORESTMENT THE CONSTRUKE BODY BEFORE RECORDANION TO ENGINEE THE INSTRUMENTE BODY BEFORE RECORDANION TO ENGINEE THE INSTRUMENTO OF THE MONUMENTS.



DIVISION OF WATER RESOURCES

THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND INTERNAL RESOURCES CONCERNING WATER CAUNTITY SUBJECT TO THE REVIEW OF APPRIONAL ON TILE IN THIS GROPE.



DISTRICT BOARD OF HEALTH CERTIFICATE

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COUNTY RECORDER'S NOTE

ANY SUBSECUENT CHANGES TO THIS MAP SHOULD BE EXAMPLED AND MAY BE DETERMINED BY RETERMINED THE COUNTY RECORDER'S CHALLITINE MAP INDEX, M.P.S. 278,585S.

SHEET 1 OF 11

No.

CITY SURVEYOR'S CERTIFICATE

1, GMPT M. HANCOCK, CITY SURFECUR FOR THE CITY OF HORTH LUS YEEKS, CLAWR COVERT, HEIGHDA, OD HERRETH CERTYT THAT I DID SCHAMIEL THIS FINALL MAP, THAT IT IS TRO-MINGLLY CORRECT HID THAT, IF THE MONUMENTS HAVE HOT BEEN SET, A PROPER FINANCIAL CURRONTE HAS BEEN POSTED GUARMITEENG THEIR SETTING ON OR BEFORE 10/11/2023

DATE	BY GARY M HANCOCK PLS. 19757
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VIS VILLAGE I PHASE 3

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I HERESY CERTEY THAT THIS MAP IS IN SUBSTIMITIAL COMPLIANCE WITH THE TERRATHE MAP CONDITIONS HAVE THE THE THIS DAY OF DEVENOE 20 32 HEREBY CERTIFY THAT THIS MAP IS IN DIRECTOR OF LAND DEVELOPMENT AND COMMUNITY SERVICES CERTIFICATE.

RECTOR OF LAND	Mary Mary
HENT AND COMMUNITY SERVICES	
DATE	10-11- Bean

UTILITY / AGENCY APPROVALS

WE, THE JUSTIC MAND PUBLIC UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT OF THE AND POWER COMPANY, A NEVADA COMPONION O/6/6 NY ENERGY

BY: CENTRAL TELEPHONE COMPANY, 0/b/o CENTURYLINK	Wendy Best Wendy Best
DATE	2/25 202

2/24/2022	Max Alkinson	My His How Hax
DATE		SOUTHWEST GAS CORPORATION
1.2.222		amela Rennede

BY LORENA CANDELARIO, SP.\ WA MANAGER, REAL PROPERTY SERVICES CITY OF NORTH LAS VEGAS	Down Code Carin
DATE	nh4/2000

VIS NULSON: TOWN UP OF STANDARD OF STANDAR 1489

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5700 SOUTH AN VILLE STREET, #226
LAS VIGES, NEWS FANDLESIANS
PHITOLIZIANS FEVORALIZIANS MINITED AND ACCORDED COMMINICATION ACCORDED C

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VILLAGE FINAL MAP 9 S

A COMMON INTEREST COMMUNITY
BEING A SUBDINSION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT" O" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152,
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEIMDA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19. SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEWDA

LEGAL DESCRIPTION (CONTINUED ON SHEET 3)

ALL OF REPERSIONARY MER, 2 AS SYMMED IN MAY THEREOF IN BOOK 152, PAGE 48 OF PLATE IN THE CLARK COMMYT RECORDER'S OFFICE, INFORM THE WINNER STORMES IS AND 16, TOWNSHIP IN SOUTH, ANNOE 61 USCT, MUTH, CITY OF MORTH LAS VEGUS, CLARK COUNTY, NETWORK, AND MORE PARTICULARLY DESCRIBED AS PILLARS

THENCE ALONG THE MORTHERLY LINE OF SAID SECTION 18, SOUTH 89'49'16" EAST, 1218.51 FEET COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 30 OF SAID SECTION 16;

THENCE DEPARTING THE NORTHERLY LINE OF SAID SECTION 16, SOUTH 00'45'13" EAST, 31.90 FEET TO THE POINT OF BECONNING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRAND TETON DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-MAY-LINE OF SAID GRAND TETON DRIVE, THE FOLLOWING THENTY FOUR (24) COURSES:

- SOUTH 89"49"24" EAST, 470.93 FEET;
- THENCE SOUTH 88:33'01" EAST, 45.01 FEET;
- THENCE SOUTH 89'49'24" EAST, 87.55 FEET.
- THENCE CHAPMIC TO THE RIBHT ALLONG AN ARC, HANNIG A PAULIS OF 100,00 FEET, CONCANE SOUTHERLY, THROUGHAY A CENTRIAL ANGLE OF 11141", AN ARC LIBERTH OF 31,75 FEET TO A POINT OF REVERSE CURRINTURE TO WHICH A PAULIL LINE BEARS MORTH 18'22'17" EAST;
- THEMCE CURRING TO THE LEFT ALONG AN ARC MANNS A RADIUS OF 100.00 FEET, COMMIE NORTHERLY, THROUGH A CENTRAL ANGLE OF 1811'41", AN ARC LENGTH OF 31.78 FEET;
- THENCE SOUTH 89"49"24" EAST, 225.34 FEET;
- THENCE NORTH 00'07'24" WEST, 10.00 FEET;
- THENCE SOUTH 89"49"24" EAST, 105.86 FEET,
- THENCE CURRING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 10'12'20", AN ARC LENGTH OF 4.45 FEET;
- 10) THENCE SOUTH 79'36'56" EAST, 51.96 FEET;
- THENCE SOUTH 89'49'24" EAST, 80.00 FEET; THENCE CURNING TO THE LEFT ALGING AN ARC HANNIG A PUDIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 10*12"28", AN ARC LENGTH OF 4.45 FEET;
- 14) THENCE NORTH 75'03'37" EAST, 28.45 FEET; THENCE CURRING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 17:05'59", AN ARC LENGTH OF 7:47 FEET;
- THENCE CURVING TO THE RIGHT ALGNG AN ARC HAVING A PADILIS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 17'08'59", AN ARC LENGTH OF 7.47 FEET;
- 16) THENCE SOUTH 89"49"24" EAST, 90.00 FEET;
- THENCE SOUTH 89"49"24" EAST, 165.99 FEET; THENCE MORTH 88'54'13" EAST, 45.01 FEET;
- THENCE SOUTH 85'49'47" EAST, 408.29 FEET;
- THENCE CURRING TO THE RIGHT ALONG AN ARC HAVING A PADILIS OF 1802.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 07-08-43", AN ARC LENGTH OF 225.25 FEET.
- 21) THENCE SOUTH 82740 04" EAST, 321.85 FEET;
- 22) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RUDIUS OF 1898-DD FEET, COMON NORTHERLY, THROUGH A CENTRAL ANGLE OF 07'09'43", AN ARC LENGTH OF 237.25 FEET;
- 23) THENCE SOUTH 89"49"47" EAST, 80.73 FEET;
- 24) THENCE SOUTH 88'51'30" EAST, 24.12 FEET;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRAND TETON DRIVE, SOUTH 16'18'19" EAST, 347.71 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RUDIUS OF 297.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 08'55'20", AN ARC LENGTH OF 46.26 FEET;

THENCE SOUTH 25"11"45" EAST, 284.29 FEET:

THENCE CURVING TO THE LEFT ALONG AN ARC HANNG A RUDIUS OF \$4.00 FEET, CONCAVE NORTHENSTERLY, THROUGH A CENTRAL ANGLE OF \$4.19.40°, AN ARC LENGTH OF 1.38.35 FEET,

THENCE NORTH 70'28'26" EAST, 27.99 FEET:

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RUDIUS OF 115.00 FEET, CONCINE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 60'30'09", AN ARC LENGTH OF 122.11 FEET;

THENCE SOUTH 48'41'25" EAST, 36.30 FEET;

THENCE CURRING TO THE LEFT ALONG AN ARC HAVING A RUDIUS OF 141.00 FEET, CONCAVE, NORTHENSTEELY, THROUGH A CENTRAL ANGLE OF 37:03'52". AN ARC LENGTH OF 91.21 FEET,

THENCE SOUTH 85"45"17" EAST, 28.36 FEET;

THENCE CURRING TO THE RIGHT ALONG AN ARC HAVING A PADILS OF 145.00 FEET, CONCAVE SOUTHERELY, THROUGH A CENTRAL ANGLE OF 31:26'57", AN ARC LENGTH OF 78.59 FEET;

THENCE SOUTH 54'18'20" EAST, 28.82 FEET:

THENCE CURVING TO THE LEFT ALONG AN ARC HANNG A BUDIUS OF 125.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 40'08'10', AN ARC LENGTH OF 87.56 FEET;

HENCE NORTH 85'33'30" EAST, 41.45 FEET;

TRENCE CUMPANG TO THE ROLLT ALONG AN ARC. HANNG A RADUS OF 112.00 FEET, CONCANE SOUTHERLY, THROUGH A CENTRAL ANDLE OF 18-28'55", AN ARC LENGTH OF 38.06 FEET TO A POINT TO MINCH A RADUL LINE BEARS MARKH 14-00'25" EAST:

THENCE SOUTH 28'04'38" WEST, 801.28 FEET;

THÉNICE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 85.00 FEET, COMDAVE NORTHMESTERLY, THROUGH A CENTRAL ANGLE OF 78'02'56", AN ARC LENGTH OF 88.54 FEET.

THENCE NORTH 75'52'26" WEST, 75.73 FEET:

THENCE NORTH BJ-48'29" WEST, 459.35 FEET: THENCE CURPING TO THE LEFT ALONG AN ARC HANNG A RADIUS OF 4510.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 0755'03", AN ARC LENGTH OF 638.38 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HANNG A RADIUS OF 1180.00 FEET, COMONE NORTHERLY, THROUGH A CENTRAL ANGLE OF 07-15'54", AN ARC LENGTH OF 148.97 FEET; THENCE NORTH 76"32"55" WEST, 588,39 FEET;

THENCE NORTH 80'09'36" NEST, 167.96 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HANNIC A RADIUS OF 250.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12'18'52", AN ARC LENGTH OF 53.73 FEET;

THENCE SOUTH 87-31'32" WEST, JOJ-27 FEET;

TREACE CHAMME TO THE LETT ALONG AM ARC MAINE A RUDIG OF BROOD REIL COMENS SOUTHERLY, TARROUSE A CESTIFM, ANGLE OF TOPALT, MA ARC LINGTH, OF 285.44, FEIT TO A POINT OF RENERSE CLIRAITURE TO WHICH A RUDIUL LINE BENES MORTH. 19:24 00" NESTI;

THENCE CURRING TO THE RIGHT ALONG AN ARC HANNG A PAULUS OF 168,00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 65"04"14", AN ARC LENGTH OF 164,93 FEET;

THENCE NORTH 48"29"55" WEST, 79.66 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 86.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 4°17'55", AN ARC LENGTH OF 66.49 FEET; THENCE NORTH 02"12"00" WEST, 445.35 FEET:

THENCE CURNING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 130.00 FEET, CONCAVE SOUTHMESTERLY, THROUGH A CENTRAL ANGLE OF 49'21'41", AN ARC LENGTH OF 112.00 FEET, THENCE NORTH 51"33"41" WEST, 279.12 FEET;

THENCE MORTH 47 13'23" WEST, 104.27 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A PAULUS OF 137.00 FEET, CONCAVE NORTHENSTERLY, THROUGH A CENTRAL ANGLE OF 46'28'10", AN ARC LENGTH OF 111.11 FEET;

THENCE NORTH 00'45'13" WEST, 128.88 FEET TO THE POINT OF BECOMMING

EXPERTING THERESTAIN LOT 201A OF THE "PURENT FINAL MAP OF PROJECT" "O" ENST PHROSE" AS SOURCE IS MAP THEREST AN BOOK 140, PACE 80 OF PLATS IN THE CLAIMS COUNTY RECOMBER'S OFFICE THERIOL.

CONTAINING 79.51 ACRES, MORE OR LESS.

THAT PORTION OF REPERSIMENT MEX. I.S. SHOWN OF MAY THEREOF IN BOOK 152, MAGE 48 OF PAIRS IN THE CLARK COUNTY RECOGNETS GETEE, REMOVAL, LYMIN HIMM SECTIONS IS AND 18, TOMPISHED IS SOUTH, RANGE 81 ESST, MAJAK, CETY OF MORTH LAS VEGAS, CLARK COUNTY, NEWAY, MAD MORE PROTECLIARY DESCRIBED, AS PULLWISE.

BERMANNO AT THE MATTHEST COPIEDS OF CELLY, OF "YES MALKET, I PASE !" AS SHOWN IN MAP THEREOF IN BOOK 154, PAGE 45 OF PAUTS IN THE CAMPS COUNT RECORDERS OFFICE, TRAWA, AND 154 MERICED BY CETTRICITE OF MEDIUMENT RECORDED DECEMBER 12, 2019, IN BOOK 2019112 OF OFFICIAL RECORDERS AS INSTRUMENT IN CO. 17387.

TRENCE FROM A DOWN TO WHICH A ROUML UNE BEARS MORTH 1659:20" EAST, CHRIMING TO THE ROOM TANGE AN ARC MINING A RABLES OF 17A00 TEST, COMAINE SOUTHEREX. THROUGH A CENTRAL ANGLE OF 00"40"97", AN ARC LENGTH OF 2.07 FEET;

THENCE SOUTH 70"19"25" EAST, 186.85 FEET:

THENCE SOUTH 69'03'00" EAST, 63.08 FEET.

THENCE CURRING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 330.00 FEET, CONCAVE. NORTHERLY, THROUGH A CENTRAL ANGLE OF 28'50'08", AN ARC LENGTH OF 168.08 FEET;

THENCE NORTH 82'06'53" EAST, 148.03 FEET;

THENCE NORTH 78"05"43" EAST, 211.20 FEET; THENCE NORTH 79"21"10" EAST, 327.03 FEET;

THENCE NORTH 80"49"52" EAST, 321.23 FEET;

THENCE NORTH 84"17"14" EAST, 133.94 FEET;

THENCE CURRING TO THE RIGHT ALONG AN ARC HAVING A PADIUS OF 233.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 15'05'37', AN ARC LENGTH OF 61.30 FEET;

THENCE SOUTH 80'37'09" EAST, 47.88 FEET,

THENCE CURRING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 133.00 FEET, CONCINE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 28'11"55", AN ARC LENGTH OF 60.81 FEET; THENCE SOUTH 54'25"14" EAST, 146.71 FEET

THENCE CURNING TO THE LEFT ALONG AN ARC HANNIG A RADIUS OF 1125.00 FEET, CONCAVE NORTHEPELY, THROUGH A CENTRAL ANGLE OF 30'08'A3", AN ARC LENGTH OF 591.90 FEET;

THENCE SOUTH 84'33'57" EAST, 211.53 FEET;

THEMOSE SOUTH 53"42"51" EAST, 176.21 FEET, THENCE CURANG TO THE RIGHT ALONG AN ARC IMANG A RUDIUS OF 110.00 FEET, COMONE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 30'51"06", AN ARC LENGTH OF 59.23 FEET,

THENCE SOUTH 58"48"42" EAST, 136.18 FEET:

THENCE NORTH 8753'57" ENST, 347.21 FEET, THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 182.00 FEET, CONDAINS WORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 33°17'21", AN ARC LENGTH OF 105.74 FEET

THEMOS CURRONG TO THE RIGHT ALONG AN ARC HAVING A PUBLIS OF 188,00 FEST, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 1725'27", AH ARC LENGTH OF 57.48 FEST;

THENCE SOUTH 74'40'36" EAST, 85.42 FEET:

THENCE SOUTH 7701'27" EAST, 134.81 FEET;

THENCE SOUTH 21'08'00" EAST, 146.63 FEET; THENCE CURVING TO THE RIGHT ALONG AN ARC MAINING A RADIUS OF 124.00 FEET, CONCAVE SOUTHNESTERLY, THROUGH A CENTRAL ANGLE OF 55'33'27", AN ARC LENGTH OF 120.86 FEET,

THENCE CURVANG TO THE RIGHT ALONG AN ARC HANNG A RADUS OF 131.00 FEET, CONCAVE RESTERLY, THROUGH A CENTRAL ANGLE OF 70'37"24", AN ARC LENGTH OF 161.47 FEET;

THENCE SOUTH 49'29'24" WEST, 61.65 FEET,

THENCE SOUTH 79'17'04" WEST, 40.08 FEET; HENCE CURANO TO THE RIGHT ALONG AN ARC HANNO A RADIUS OF 177.00 FEET, CONCAVE NORTHMESTERLY, THROUGH A CENTRAL ANGLE OF 294740", AN ARC LENGTH OF 92.04 FEET.

HENCE CURVANG TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 140.00 FEET, CONCAVE DUTHEKSTERLY, THROUGH A CENTRAL ANGLE OF 4127'18", AN ARC LENGTH OF 101.20 FEET,

THENCE CURYING TO THE LEFT ALDING AN ARC HAVING A RADIUS OF 372.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 14°36'40", AN ARC LENGTH OF 94.88 FEET, THENCE SOUTH 37"49"46" WEST, 127.11 FEET;

THENCE SOUTH 23 12'57" WEST, 159.89 FEET;

TREME CHAMMO TO THE LETT ALONE MI ACK HAMMA A MAURS OF 100.00 TEST, COMEMINE THE MATTHESTERM, THROUGH A CHAMMA MAURE OF 162175, MA INC. LEDING OF THE THROUGH AND THE MAURE OF THE MAURE THROUGH AND T PROPER CHARMA IO THE LEFT MUNICAM ARC HAMMS A PAULIS OF \$18.50 TEET TO A RESIDENCE LEMENTS OF \$28.50 TEET TO A ENGINEET, THROCKEN, A CESTINGLA MUNICE OF 2275275, MA ARC LEMOTE OF \$80.50 TEET TO A POINT OF COMPOUND CHRINTURE TO MUNICH A RADIAL LINE BENES NORTH 65'23"42" MEST.

THENCE ALONG THE NORTHERLY LINE OF SAID SUBBINSSION PLAT, THE FOLLOWING THERITY EIGHT (28) COURSES.

- NORTH 88'33'08" WEST, 254.20 FEET;
- THENCE SOUTH 21"28"52" WEST, 101.92 FEET;
- THENCE MORTH 89'49'31", WEST, 76.31 FEET,
- THENCE NORTH 84"43"17" WEST, 56.20 FEET;
- 5) THENCE MORTH 89'49'51" WEST, 90.79 FEET;
- THENCE SOUTH 81"37"03" WEST, 33.60 FEET;
- THENCE NORTH 89'49'31" WEST, 45.06 FEET;
- THENCE MORTH 89"14"48" WEST, 85.35 FEET,
- THENCE NORTH 88"33"08" WEST, 447.95 FEET;
- 10) THENCE CHRAMO TO THE ROOM ALLOW ALL ARC HANGE, A HALLES OF 1038.40 FEET, CONCARE MONTHUSTIFILY, THROUGH A CENTRAL ANGLE OF 1472 TH, ALL ARC, LOWIN OF 354-31 FEET TO A POWN TO MINCH A BOOK LANE BOOKS 2007H 1528 05" MEDT.
- ž) TIENCE FROM A POINT DY MICHS A PUDALL LINE BEARS MORTH STIFS, BEST, CLIPANCE TO THE LETT AUTHOR AM ANC MANNE A PAULIS DE TITOLO EXIX, COMEME SOLTIMESTIBLE, THROUGH A CRIMEL MAGE OF 1878 MICH, AM ANC LINETH DE 1874, TH ANCE LINETH OF 1854 FEET DI A FORM DE REFERSE CURRATURE TO WHICH A PAUML LINE BEARS MORTH 175750" EIST.
- 12) THEMES CLIMPING TO THE RIGHT LLONG MA ARC HANNE A BOUNG OF LIGHTOO FEET, CONCINE WHEN AN ARCHITECTLY, TRADUCION A CECTURAL MALE OF COTEST, MA ARC LIGHTH OF 149.41 FEET TO A POINT TO MYSICH A BOUND. LINE BEARS SOUTH 28*16*02* WEST;
- 13) THENCE HORTH 15"47"41" WEST, 18.56 FEET;
- 14) THENCE NORTH 57"43"50" WEST, 15.00 FEET,
- 16) THENCE NORTH 5743"50" WEST, 62.50 FEET 15) THENCE SOUTH 3Z'16'10" WEST, 2.23 FEET.



17) THENCE SOUTH 32"16"10" WEST, 17.75 FEET.



SHEET 2 OF 11

VILLAGE 1 S

A COMMON INTEREST COMMUNITY
BEING A SUBDINISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT "O" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152,
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWDA, LYING WITHIN SECTIONS 15 AND 16, TOWNISHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEWDA

LEGAL DESCRIPTION (CONTINUED FROM SHEET 2)

- HEARE CUMMIN TO THE RIGHT ALLONG AN ARC HANNE A RUDUS OF 3000 FEET, CONGANE MORTHERLY, THROUGH A COSTROIL ANGLE OF 9014395, AN ARC LEMENT OF 47.52 FEET TO POINT OF COMPOUND CURRAITURE TO WHICH A RADUL LINE BEARS SOUTH JOYN WEST,
- (4) THENCE CHEMIST TO THE RECIT HAND AN ARCH HANDS A PROVINCE OF TOSCHOOP THE TOWN OF THE THENCE ARCHITECTURE CHEMIST A PROVINCE CHEMIST AND ARCHITECTURE CHEMIST A PROVINCE CHEMIST AS A CONTROL CHEMIST AND A CONTROL C
- 20) THENCE CURMING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEISTERLY, THROUGH A CENTRAL ANGLE OF 1175/758", AN ARC LENGTH OF 5.19 FEET, 21) THENCE NORTH 45"27"55" WEST, 51.61 FEET;
- 23) THENCE CURRING TO THE RIGHT ALONG AN ARC HAVING A RUDIUS OF 1053.00 FEET, CONCINE NORTHENSTERLY, THROUGH A CENTRAL ANGLE OF 03"50"20", AN ARC LENGTH OF 70.55 FEET; 22) TREME CHRANG TO THE LET ALDNE AN ARC MARING A RUBING OF 25:00 FEET, CHRANG TO THE CETT ALDNE AN ARC MARING THE ARCH TO A THE TETT TO A POINT OF REPORTE CHRANDING TO MARCH A RUBING LINE BOARS NOTH JUTGET TO EAST.
 A POINT OF REPORTE CHRANDING TO MARCH A RUBING LINE BOARS NOTH JUTGET TO EAST.
- 24) THENCE NORTH 48"17"30" WEST, 9.45 FEET;
- 25) THENCE CURVING TO THE LETT ALONG AN ARC HAVING A RUDIUS OF 25.00 FEET, COMCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1708'52", AN ARC LENGTH OF 7.47 FEET.
- 26) THENCE NORTH 85"24"22" WEST, 26.46 FEET;
- 28) THENCE NORTH 45'17'30" WEST, 688.71 FEET TO A POINT ON THE NORTHESSTERLY LINE OF THE AFDREMENTIONED "VTS VILLAGE 1 PHASE 1" SUBDINISION PLAT; 27) THENCE CURANO TO THE RIGHT ALONG AN ARC HANNIS A RADIUS OF 25.00 FEET, CONCAVE NORTHENSTERLY, THROUGH A CENTRAL ANGLE OF 17'05'52", AN ARC LENGTH OF 7.47 FEET.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID SUBDINSION PLAT, THE FOLLOWING FIVE (5) COURSES:

- CUPPANG TO THE RIGHT ALONG AN ARC HARRIC A RUBINS OF 30:00 FEET, CONCARE ESSTERLY, THROUGH A COMPRIL ANGLE OF SOTOO'00'S, AN ARC LENGTH OF 47:12 FEET TO A FOIRT TO MINCH A ROUML LINE BEHES NORTH 4671750' MEST:
- THENCE NORTH 48'17'30" WEST, 66.00 FEET,
- THENCE FROM A POINT TO WHICH A RADIM LINE IBARS SOUTH 4877"30" EAST, CHRINGTO THE REDIT ALANDA DA MADO KHINING A PAULIS OF 30.00 FEET, COMENNE MORTHERILY, THROUGH A CENTRAL ANGLE OF 80700 TOS", AM AND LENGTH OF 47.72 TEET;
- THENCE NORTH 45'17'30" WEST, 1041.36 FEET;
- CONTAINING 101.53 ACRES, MORE OR LESS. THENCE NORTH 0750'39" EAST, 304.63 FEET TO THE TO THE POINT OF BEGINNING.

THAT PARTICUL OF REDESCUMENT AREA 1 AS SYOTHE OF THE TESTED THE BOOK 152, PAGE 58 OF PAINS WE THE CLAVE COUNTY RECOPERATE? COFFICE, READAL, LYNN MITHEM THE SOUTHERST CUMENTS SWY/A) OF SECTION 15, TOMPSHIP 19 SOUTH, RAWGE 61 5457, AJAJA, CITY OF HORTH LAS KREAS CLAWS COUNTY, REMONA, AND MORE MERICLARIES, DESCRIBED 16 FEALURIS.

THENCE ALONG THE NORTHERLY LINE OF SUID REVERSIONARY AREA 1, THE FOLLOWING SIX (8) COURSES: THENCE ALONG THE EASTERLY LINES OF CET.12A AND CET.14 OF SAID SUBDIVISION PLAT, NORTH 01'28'52" EAST, 51.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID RENDISIONARY AREA 1; BECANNINO AT THE SOUTHEAST CORNER OF CEI.12A OF "YTS VILLAGE 1 PHASE 2" AS SHOWN BY MAD THEREOF IN BOOK 150, PAGE 3 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWAAL

- TROM A POINT TO BRICK A RADAL LINE BENES SOUTH 15'59'40" MEST, CLIPHING TO THE LEFT ALONG MA ARC HANNEG A PAULES OF SEADO PEET, CONCHIE MORTIFEISTERLY, THROUGH A CENTRAL ANGLE OF 14'21'45", AN ARC LENGTH OF SALB FEET;
- THENCE SOUTH 84"41"56" EAST, 217.18 FEET;
- THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RUDIUS OF 311.00 FEET, CONCAVE NORTHERLY, THROUGH A GENTRAL ANGLE OF 13'50'59", AN ARC LENGTH OF 73.37 FEET;
- THENCE NORTH 81'47'05" EAST, 77.65 FEET;
- THENCE NORTH 76"16"44" EAST, 233.05 FEET;
- THENCE CHRANG TO THE LET ALONG AN ARC HANNG A BUDICS OF 232.00 FEET, CONCINE NORTHWESTERY, THROUGH A CENTRAL MISLE OF 08-45 TO, AN ARC LENGTH OF 38-36 FEET TO A POINT TO MINCH A RUDUL LINE BEARS SOUTH 272-823" EAST,

THENCE OFFMATING THE MORTHERLY UNE OF SAID REVERSIONARY AREA 1, SOUTH 12'11'22" EAST, 95.65 FEET;

THENCE SOUTH 88'33'08" EAST, 58.33 FEET;

THENCE NORTH 74'20'00" EAST, 10.22 FEET.

THENCE CURANG TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.00 FEET, CONCANE SOUTHERELY, THROUGH A CENTRAL ANGLE OF 1706'52", AN ARC LENGTH OF 15.44 FEET;

THENCE SOUTH 88'33'08" EAST, 80.00 FEET:

THENCE CURYING TO THE RIGHT ALONG AN ARC HAVING A FAUTUS OF 43,00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 8.02 FEET;

THENCE SOUTH 78'20'40" EAST, 24.18 FEET;

THENCE SOUTH 88'33'08" EAST, 53.24 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1, THE FOLLOWING THIRTEEN (13) COURSES: THENCE SOUTH 01'26'52" WEST, 804.32 FEET TO A POINT ON THE SOUTHERLY LINE OF SUB-REVERSIONMENT AREA 1; THENCE NORTH BE'33'08" WEST, 138.00 FEET; THENCE SOUTH 01'26'52" WEST, 221.50 FEET; THENCE SOUTH 46'28'52" WEST, 7.07 FEET; THENCE SOUTH 01"26"52" WEST, 130.70 FEET, THENCE SOUTH 45'40'41" EAST, 7.51 FEET; THENCE SOUTH 01'11'45" WEST, 5.00 FEET; THENCE SOUTH 88'48'15" EAST, 63.00 FEET; THENCE NORTH OT'11'45" EAST, 11.45 FEET; THENCE SOUTH 88'48'15" EAST, 63.00 FEET, HENCE NORTH 46"19"19" EAST, 7.06 FEET;

FROM A POINT TO BHOSH A PAUML LINE BEMES SOUTH 0225216" MEST, CHRIMME TO THE ROOM AN ACCOMPANE NORTH-MESTERLY, THACHISM A CENTRUL MACLE OF 275134", AM ACC LEMBRY OF 485.99 FEET:

- THENCE NORTH 65'16'11" WEST, 173.92 FEET;
- THENCE CURRING TO THE LEFT ALONG AN ARC HANNG A PADILS OF 1120,00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 19'04'22", AN ARC LENGTH OF ST2.00 FEET.
- THENCE NORTH 84'20'43" WEST, 87.82 FEET:
- THENCE CURRING TO THE RIGHT ALONG AN ARC HAINIG A PAULIS OF 50.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 82'18'24", AN ARC LENGTH OF 72.87 FEET.
- THENCE NORTH 01'04'19" WEST, 106.28 FEET;
- THENCE NORTH 01'47'30" EAST, 336.95 FEET;
- THENCE MORTH BB"12"28" WEST, 52.26 FEET,
- THENCE MORTH 01"47"28" EAST, 22.67 FEET,
- 10) THENCE CHRING TO THE RIGHT LADNO AN ARC HAINES A RAUGE OF BROD FEET, CONDUCTED STEETENT, THENCHOM A CENTREM, MACEC OF 1402/12; AND CLARGH NO FALOT FEET TO A POINT OF RESERVES CURVATURE TO MAICH A ROUML LINE BEARS MORTH 7408/20" WEST:
- 11) THENCE CURVING TO THE LEFT ALONG AN ARC HAWNG A RADIUS OF 102-00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 14"04"12", AN ARC LENGTH OF 25.05 FEET;
- 12) THENCE NORTH 01"47"28" EAST, 188.04 FEET;

THENGE DEPARTING THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1, NORTH 05'03'17" MEST, 2.91 FEET; 13) THENCE NORTH 03'03'17" WEST, 132.30 FEET;

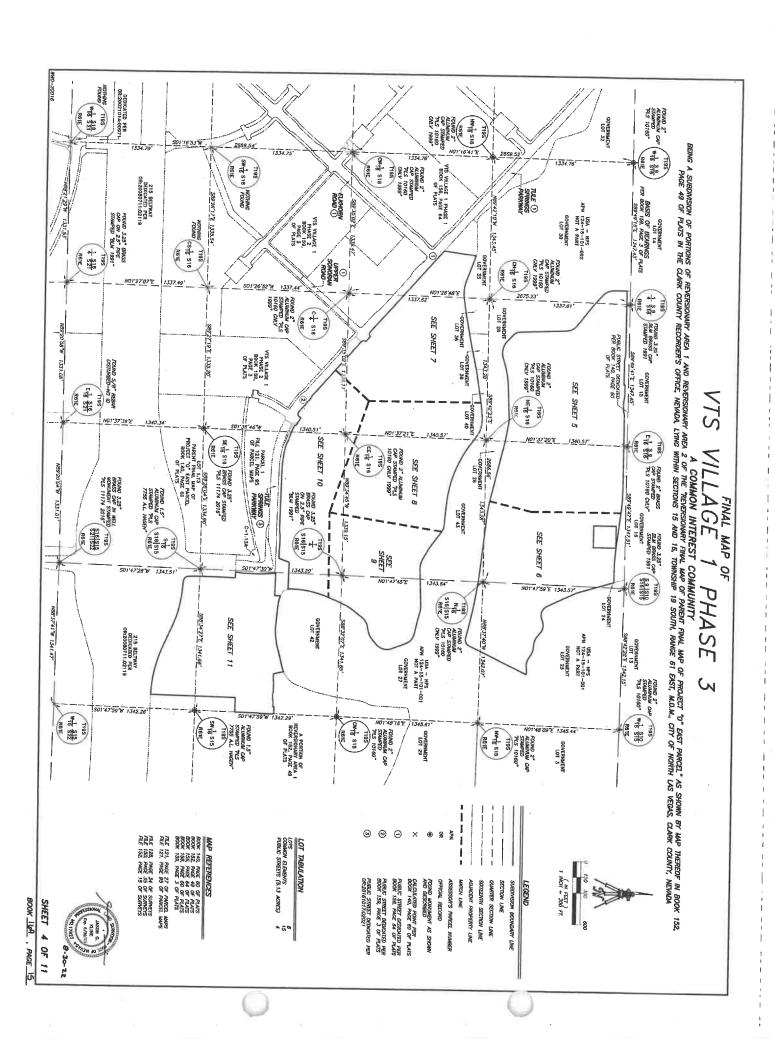
THENCE NORTH 01'26'52' EAST, 4.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED CET.124

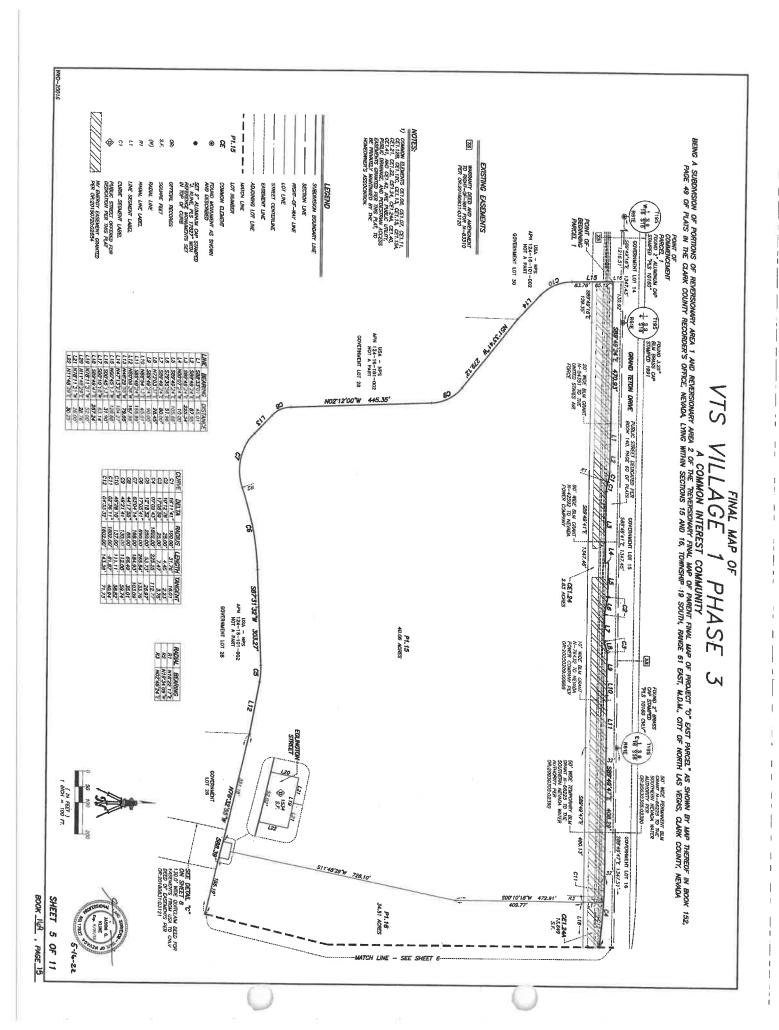
THENCE ALONG THE SOUTHERLY LINE OF SAID CEI.12A, SOUTH 88°33'08" EAST, 210.12 FEET TO THE POINT OF BEGINNIANG.

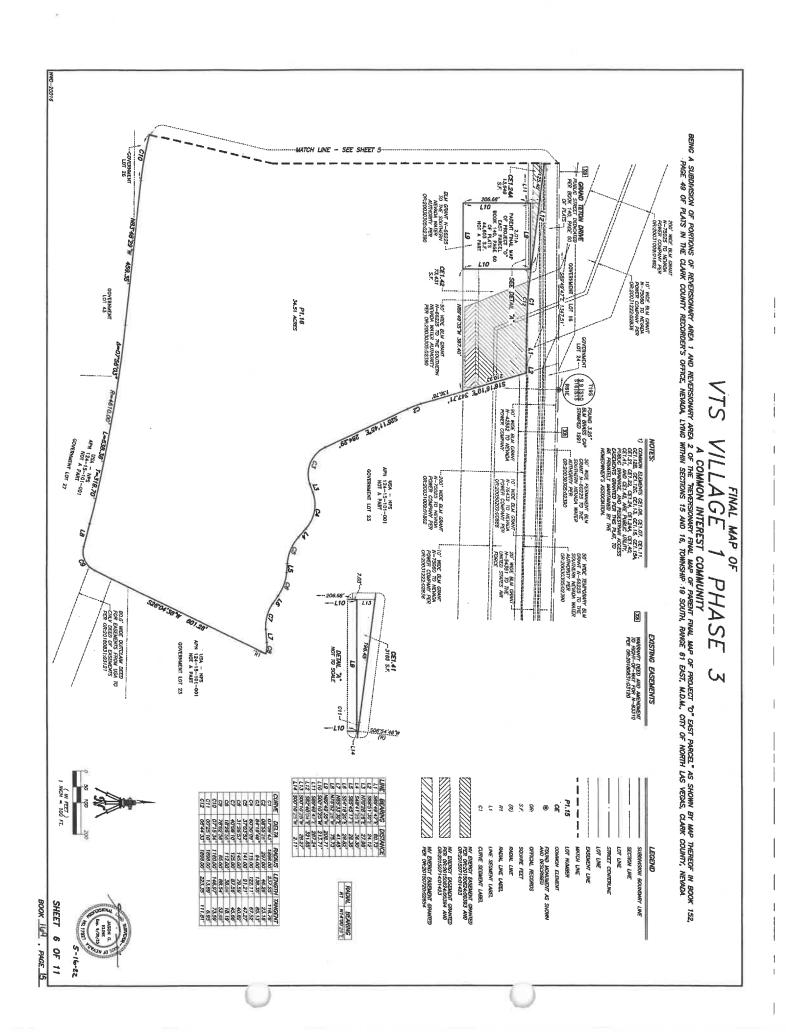
TAINING 28.53 ACRES, MORE OR LESS.

CONTINUING 209.57 TOTAL ACRES, MORE OR LESS.







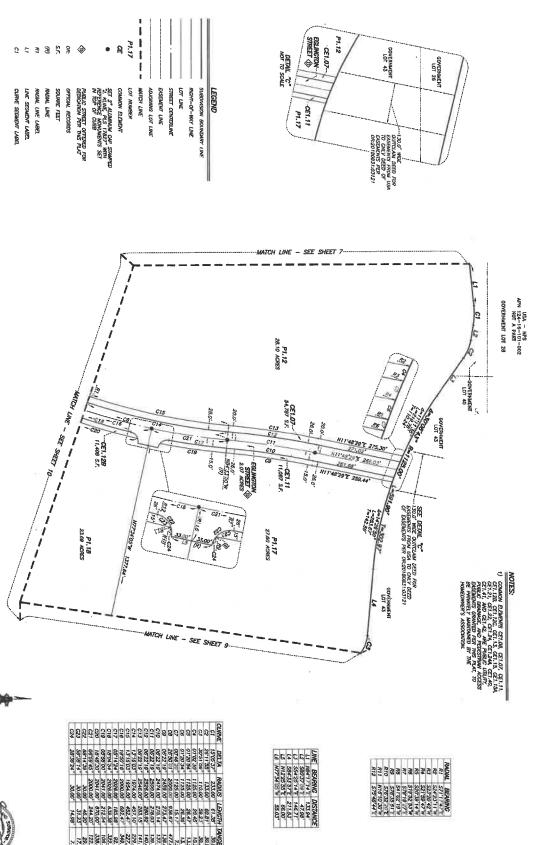


RADIAL BEARING R1 N18'99 38 2 R2 S38'41'52'E R3 N57'53'09'W A COMMON INTEREST COMMUNITY BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT "O" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWDA, LYNIG WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEWDA POINT OF BEGINNING PARCEL 2-Ŕ O TULE-SPRINGS PARKNIAY CP1.01 VTS VILLAGE 1 PHASE 2 BOOK 159, PAGE 3 OF PLATS GOVERNMENT LOT 35 NOT TO SCALE 25' WIDE NEVADA POWER COMPANY RIGHT-OF-ENTRY GRANTED PER OR:20200127:01001 @ Authorited USA - NPS APN 124-16-101-002 NOT A PART GOVERNMENT LOT 36 P1.11 17.65 ACRES VILLAGE : GRANTED PER THIS PLAT GOVERNMENT LOT 38 SEE DETAIL "B" S CE1.07 PHASE NB049'52'E 321.23' P1.12 28.10 ACRES \mathcal{C}_{V} 2 3 5 8 W Θ THE PUBLIC DRAINAGE EASEMENT GRANTED BY PER OR:20200427:00885 WAS VACATED BY 08:2022 (010:00:00) 154 O PUBLIC UTILITY EASEMENT GRANTED PER OR:20210408:01495 PUBLIC UTILITY EASEMENT GRANTED PER OR:20210330:02942 EXISTING EASEMENTS PUBLIC UNDERGROUND DRAMAGE EASEMENT GRANTED PER OR:20200427:00886 VACATION NOTE COMMON ELEMENT PUBLIC STREET DEDICATED PER BOOK 156, PAGE 64 OF PLATS SET 2" ALIMINIUM CAP STAMPED "L. KLINE, PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB MATCH LINE LOT LINE LOCATION OF MONUMENTATION TO BE SET PER BOOK 156, PAGE 64 OF PLATS ADJOINING LOT LINE RIGHT-OF-WAY LINE CURVE SEGMENT LABEL UNE SEGMENT LABEL RADIAL LINE SQUARE FEET OFFICIAL RECORDS PUBLIC STREET DEDICATED PER BOOK 159, PAGE 3 OF PLATS PUBLIC STREET OFFERED FOR DEDICATION PER THIS PLAT EASEMENT LINE STREET CENTERLINE LEGEND SUBDIVISION BOUNDARY LINE SACTAL TAKE LABET BOOK 164 , PAGE 15 SHEET 7 OF 11 5-16-22

HWD-20016

VTS VILLAGE 1 PHASE 3

A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE TREVERSIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT "O" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152,
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWOAL LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEWDA







SHEET 8 OF 11 BOOK 169 . PAGE 15

P1.18 23.69 ACRES -MATCH LINE - SEE SHEET 10-127' MIDE BLM GRANT
N=61323 TO CLARK COUNTY
PER OR:20020225:01163 TO---BE INCATED BY SEPARATE
DOCUMENT GOVERNMENT LOT 43

NB7'53'57'E 347.21"

USA - NPS APN 124-15-101-001 NOT A PART GOVERNMENT LOT 27

ADJONANG LOT LINE

ADJONANG LOT LINE

P1.18

LOT NUMBER

LINE SEGMENT LABEL

LOT LINE

SUBDINSION BOUNDARY LINE

P1.17 27.60 ACRES

FINAL MAP OF

VTS VILLAGE 1 PHASE 3

BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA I AND REVERSIONARY AREA 2 OF THE TREVERSIONARY FINAL MAP OF PARCET TO EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWDAL LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH US VEGAS, CLARK COUNTY, NEWDA







1

GOVERNMENT LOT 42

USA - NPS APN 124-15-101-001 NOT A PART GOVERNMENT LOT 27

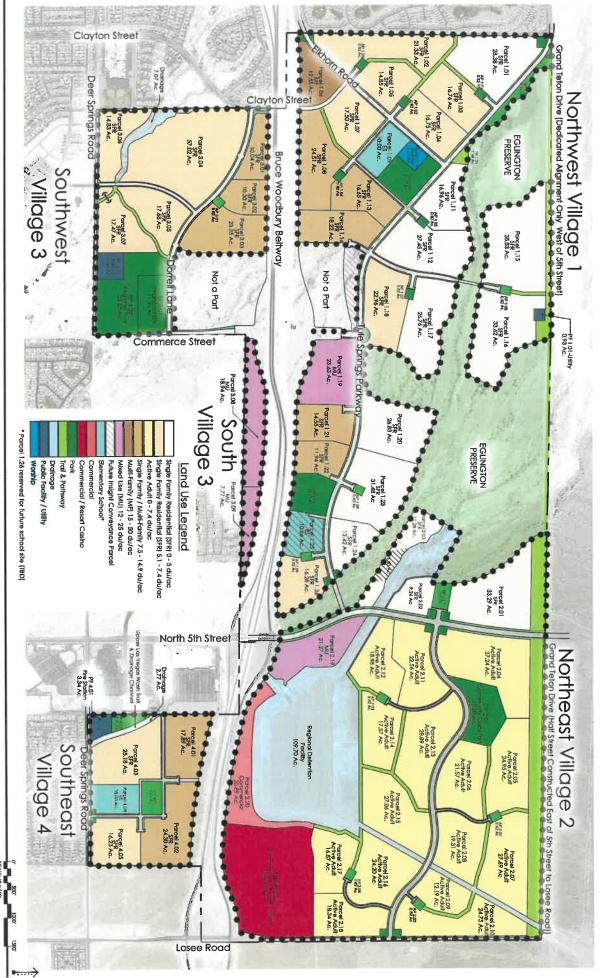


0 50 100 200 (IN FEET) 1 INCH = 100 FT.

BOOK 169 , PAGE 15 SHEET 9 OF 11

4WD-20016 ₽1.18 Œ Θ (6) 0 G ⊕ A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT" TO" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152,
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWDA, LYNG WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEWDA RADIAL LINE LABEL PUBLIC STREET OFFERED FOR DEDICATION PER THIS PLAT PUBLIC STREET DEDICATED PER BOOK 140, PAGE 60 OF PLATS PUBLIC STREET DEDICATED PER FILE 121, PAGE 95 OF PARCEL MAPS SET 2" ALUMINUM CAP STAMPED
"A. KLINE, PAS 17827" WITH
REFERENCE MONUMENTS SET
IN TOP OF CURB LOCATION OF MONUMENTATION TO BE SET PER BOOK 159, PAGE 3 OF PLATS LOT NUMBER MATCH LINE EASEMENT LINE STREET CENTERLINE LOT LINE PUBLIC STREET DEDICATED PER OR:20161017:02021 PUBLIC STREET DEDICATED PER BOOK 159, PAGE 3 OF PLATS COMPON ELEMENT NGHT-OF-WAY LINE SQUARE FEET OFFICIAL RECORDS **BUDINING LOT LINE** CURVE SEGMENT LABOR UNE SEGMENT LABEL IBDINISION BOUNDARY LINE CE1.07 54,787 S.F. TOWER THE THE PARTY OF THE PART GE1.07-54,787 S.F. DETAIL "D" 55.48.55.7 STREET
2.07 ACRES SEE DETAIL "D" S LEHIS 25 - 3HT HOUM, CE1.128 LAGE 1 37' 37' VTS VILLAGE 1 PHASE : BOOK 159, PAGE 3 -OF PLATS (3) TULE SPRINGS PARKNEY PARCEL 1
FILE 121, PAGE 95
OF PARCEL MAPS S PHASE 5.588'33'08'E 2315.59'. S MATCH LINE - SEE SHEET 6 MB8'33'08'W 254.20' SEE SHEET 11 Χß X OR:2022 103.0: 0001990 THE PUBLIC DRAINAGE EASEMENT GRANTED PER OR:20/2004/27/00/885 WAS VACATED BY 7 8 PUBLIC UTILITY EASEMENT GRANTED PER OR:20210330:02941 EXISTING EASEMENTS RONDWAY EASEMENT GRANTED PER OR:20210408:01483 PUBLIC UNDERGROUND DRAINAGE EASEMENT GRANTED PER OR:20210330:02346 VACATION NOTE 124-15-101-001 NOT A PART GOVERNMENT LOT 42 BOOK 169 , PAGE 15 SHEET 10 OF 11 5-16-22

O COMMUN ELEMENTS CRILON CELLON, COMBUNET, AND FEBERTHAN ACCESS DESEMENTS CHANNED FOR THE MONITORING THE PROMITED THE THE PAIL TO LONGUISHMENT CHANNED FOR THE COMMUNICATION OF THE COMMUN P1.19 Œ THE PUBLIC DRAWAGE EASEMENT GRANTED BY PER OR:20200427:00885 WAS VACATED BY 3 2 3 3 2 3 🗇 **6** (4) OR:20221012:0:0:00190 COMMON ELEMENT CE1.13 IS ALSO A VENICULAR ACCESS EXEMENT GRANTED PER THIS PLAT, TO BE PRINTELY MANTANED BY THE HOMEOWNER'S ASSOCIATION. A COMMON INTEREST COMMUNITY
BEING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT "O" EAST PARCE." AS SHOWN BY MAP THEREOF IN BOOK 152,
PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWOA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEWOA EXISTING EASEMENTS PUBLIC UNDERGROUND DRAINAGE
EASEMENT GRANTED PER
OR:20210330:02945 PUBLIC UTILITY EASEMENT GRANTED PER OR:20210330:02941 VACATION NOTE RADIAL LINE RADIAL LINE LABEL PUBLIC STREET DEDICATED PER BOOK 140, PAGE 60 OF PLATS SET 2" ALUMINUM CAP STAMPED "L. ALING, PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB MATCH LINE EASEMENT LINE LOT LINE PUBLIC STREET OFFERED FOR DEDICATION PER THIS PLAT PUBLIC STREET DEDICATED PER OR:20161017:02021 COMMON ELEMENT LOT NUMBER ADJOINING LOT LINE STREET CONTERLINE SUBDIVISION BOUNDARY LINE CURVE SEGMENT LABEL LINE SEGMENT LABEL SQUARE FEET OFFICIAL RECORDS RIGHT-OF-WAY LINE 215 BELTWAY
DEDICATED PER
OR:20080711:02119 X N O B 20×8 L60 C18 S4,000 S.F. -017 0ETAIL T P1.19.1 S8441'56'E 217.18' -C2-88 S01'47'30'W 542.27 AGE 1 1265.59' TI 215 BELTWAY DEDICATED PER OR:20080711:02119 CE1.13 TULE SPRINGS PARKHAY () 5 C12 C12 C1 12 130.00 2 P1.19.2 D HASE 75 THE SECOND SE 133.71' 86 C16 20'-S LANE BEAM (170 MATERIAL CONTROL OF CONTROL O 6285 S.F. S01*26'52'W 851.02 133.00° □ 133.00° □ 145.00° □ 1725.00° □ 1725.00° □ 1725.00° S901 S.F. 851.02° 40.00° L49 L49 L50 CE1.150 Neg-33 00° W DETAIL F CE1.13 13 CE1.12C F 5 138.00 54 1311 S.F. ų BOOK ILLY , PAGE 15 SHEET 11 OF 11 DETAIL "G" L16-8-30-22



Conceptual Land Use Plan for The Villages at Tule Springs





TULE SPRINGS

1 - Conceptual Land Use Plan

D B

The Villages at Tale Springs

Purcel Density Gap 14/06/0655

Nev 28, 2022 - Density Transfer

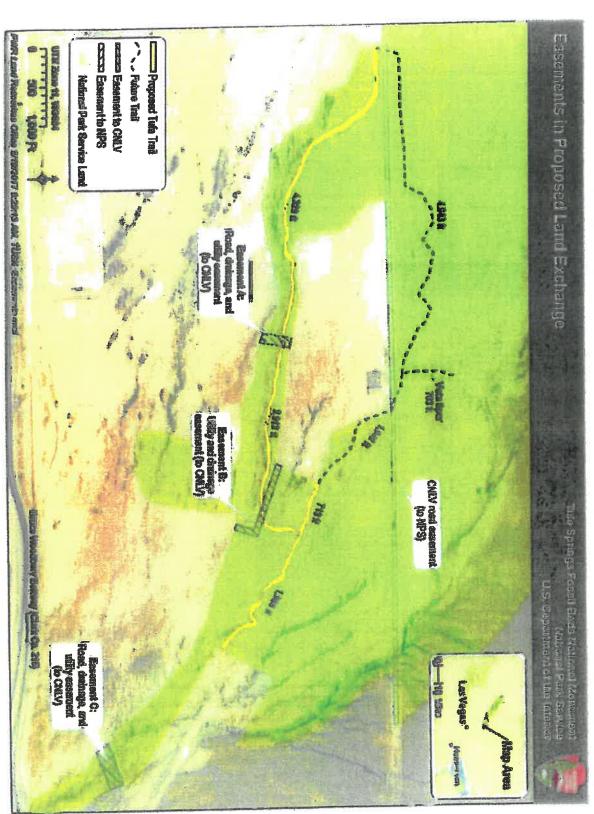
Alliago	Ferent	Developable Agreege	timo	Madaga Bessily per Assu	Mandania Bumb per Partel
	101	28.38	126	4.19	119
	1,02	30.00	100	4.12	134
	1.85	16.89	ALL PRINT TO	716	125
	1.84	16.89		8.20	140
	1.04	12.37		5.50	60
	1.06	14.13	TUS .	14.25	
		15.44	DES	6.25	65
	1.67		ESS	1631	193
	1.06	24.19	198	MO	67
1	LII	17.65		5.00	142
	1.12			4,40	170
	1.15	45.06	198	2/1	13
	1.16	34.51	(138)	6.95	10
	1.17	27.6	BOBB .	684	18
	1.18	20	1035	6.84	500
	1.19	21.11	MU	21.60	
	120	26.83	NOM .	4/61	110
	121	14.55	103	11.78	
	1.22	11.27	NF	2/51	340
	1.23	31.48	Sign .	5.86	185
	1.34	12.42	105	79	90
	1.25	10.57	Ites	1446	150
	1.26	15,65	112	TRAL	10
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	2 64	25.53		3.97	125
	2.05	The second second second second second	ESS(AA)	5.97	120
	200	21.39	CAAJ KAB	5.95	165
	267	27.7		E.98	114
	2.0%	1933	TER (AA)	5.95	72
	2.69	32.16	RHI (AA)	3.55	147
	230	20,60	NEW (AA)	5.82	130
2	2,11	225	NEI (AA)	522	116
-	2.12	10.50	YIES (AA)	5.82	167
	2.15	28.90	HEE(AA)	532	102
	214	17.52	NEI (AA)	5.76	155
	2.15	27,05	TIE (AA)		150
	216	23,59	EBS (AA)	\$.76	150
	2.17	16.65	RES(AA)	5.78	104
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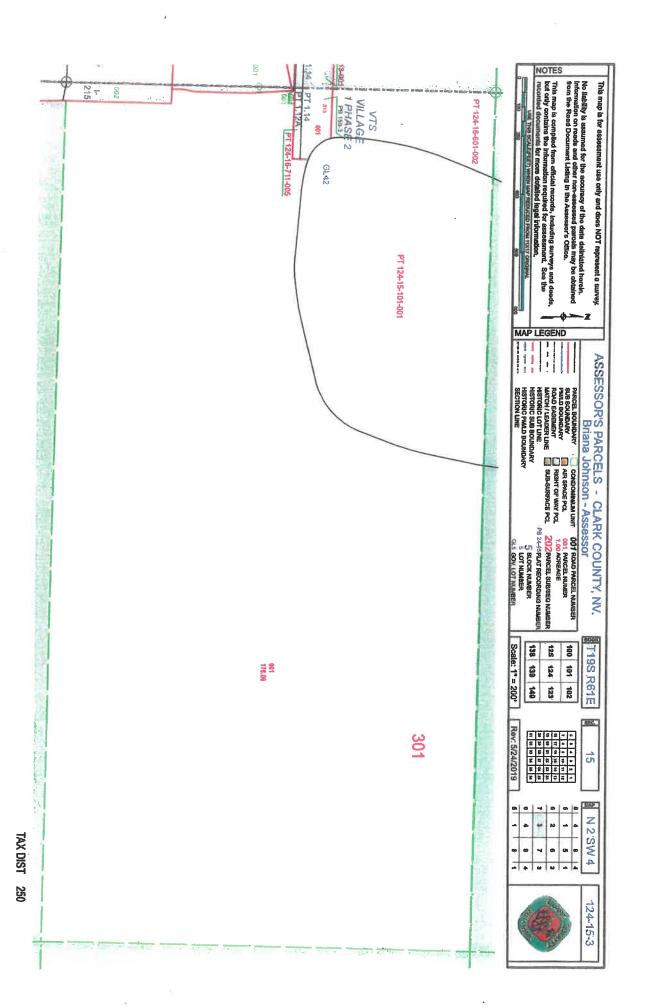
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33.61	4.00	134	41
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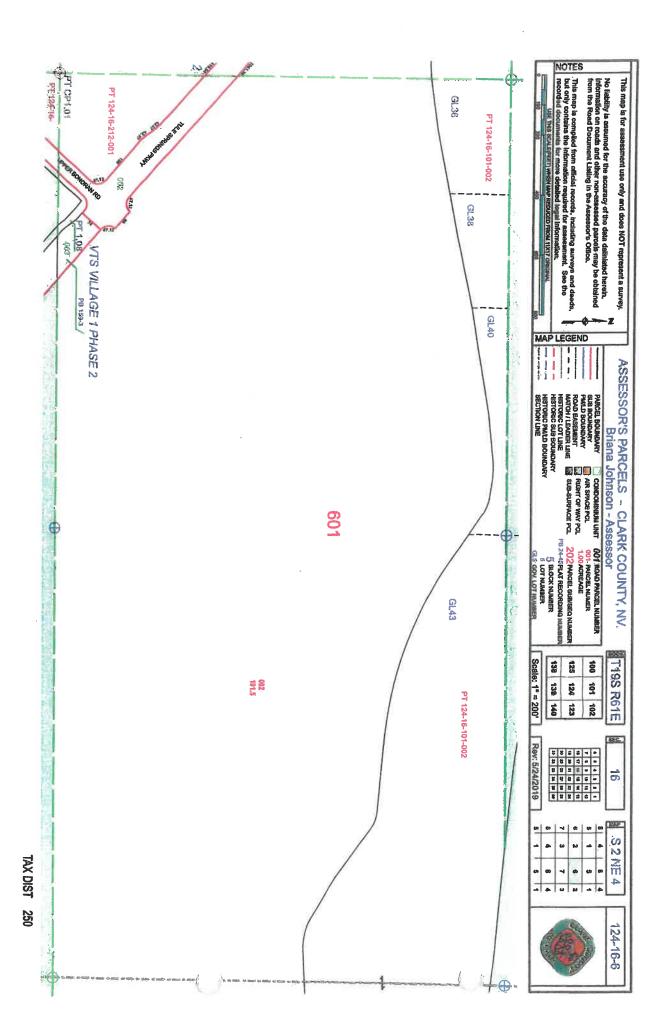
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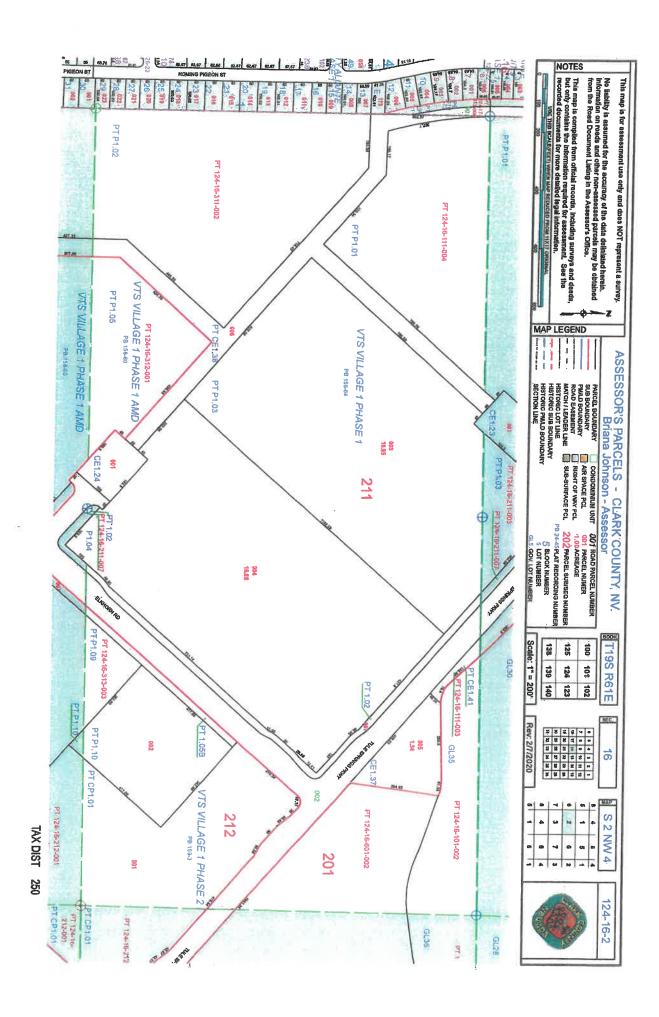
Exhibit A: Exchange Agreement Maps

Figure 3: Notice of Realty Action (NORA) Map





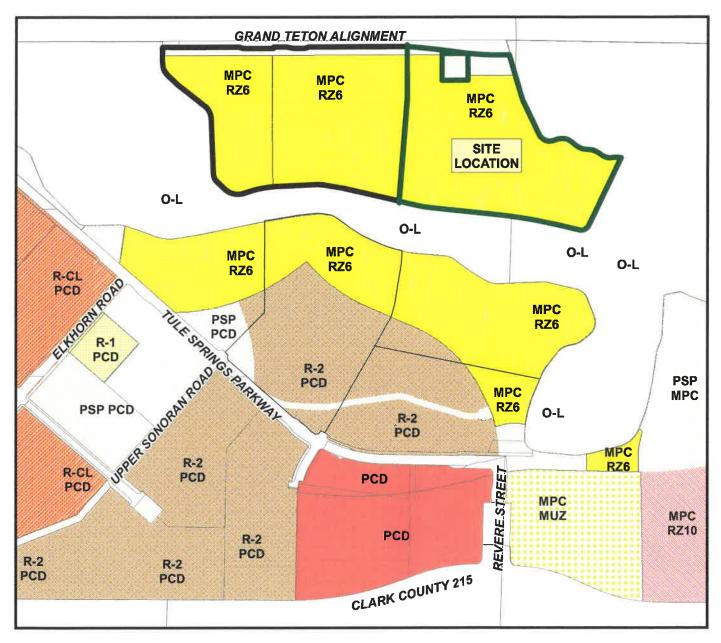






THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150300 600 900 1,200 1,500 1,800 2,100 2,400 2,700 3,000 3,300 3,600 3,900 4,200

Applicant: DR Horton

Application: Propery Reclassification

Request: From an MPC RZ6 (Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District) to an R-1 PCD (Medium-Low Density

Residential Planned Community District)

Project Info: South of Grand Teton Alignment east of Eglington Street

Case Number: ZN-000038-2022 12/13/2022

