



THE
LANDWELL
COMPANY

May 5, 2017

VIA EMAIL

hdrake@tax.state.nv.us
tpadoviano@tax.state.nv.us

Ms. Heather Drake
Deputy Executive Director
Department of Taxation
1550 College Parkway
Carson City, NV 89701

Ms. Tina Padoviano
Department of Taxation
1550 College Parkway
Carson City, NV 89701

Ms. Drake and Ms. Padoviano:

The LandWell Company, L.P. is developing a master planned community in Clark County, known as Cadence. During the workshops held to discuss proposed amendments to the current regulations which address the application of the abatement to remainder parcels we submitted a narrative summary which provided a general description of the two primary ways we partition our property to create saleable parcels. The narrative provided four examples drawn from our development of Cadence. My letter forwarding the narrative and examples, as well as the narrative and the examples are attached hereto.

We submitted these materials because the new parcels created by the mapping activity described in the materials were treated as remainder parcels under the current regulations and, as such, the tax assessed on the parcels was reduced by the partial abatement from property tax. We were concerned that proposed amendments to the current regulations would alter this tax treatment. However, the examples we submitted were discussed at the workshop held on March 17, 2017 and no concerns about the tax treatment in these situations was expressed. We understand that the amendments being considered by the Tax Commission on Monday, May 8, will not change the determination that new parcels created in the type of situations described in the materials we submitted are remainder parcels. We, therefore, support the adoption of the proposed amendments to NAC 361.61016 and 361.61026 by the Nevada Tax Commission.

The other major change is the proposed amendment to NAC 361.61038, which would change the methodology used to calculate the net tax and abatement amounts. I understand that in some instances the new methodology would result in a higher tax on parcels determined to be remainder parcels than the methodology in the current regulation. A higher property tax would increase the cost to hold real property during the development stage and this higher holding cost would be reflected in higher sales prices to home builders and ultimately result in higher prices for the home buyer. Consequently, to the extent the proposed amendment to NAC 361.61038 would result in a higher tax, we object to its adoption.

We are unable to attend the Tax Commission meeting on May 8, 2017. Please include this letter and the attached materials as public comment on the proposed amendments to the regulations being considered at that time. Thank you.

THE LANDWELL COMPANY, L.P.



Mark Paris

President and Chief Executive Officer



Attachment(s)



THE
LANDWELL
COMPANY

December 1, 2016

Via electronic mail
trubald@tax.state.nv.us

Terry E. Rubald
Deputy Executive Director
Department of Taxation
1550 College Parkway
Carson City, NV 89701

Ms. Rubald:

The LandWell Company is developing a master planned community in Clark County, known as Cadence. The process of developing this property requires the approval and recordation of maps (usually several iterations of a map for any particular area) to create saleable parcels. Attached is a narrative summary and example parcel maps providing a general description of the two primary ways we create saleable parcels. The narrative provides four examples drawn from our Cadence development. For each example there is a corresponding map.

The new parcels created by the mapping activity described in the attached examples were treated as remainder parcels and, as such, the tax assessed on the parcels was reduced by the partial abatement from property tax. It is our understanding amendments are being considered to existing regulations which address the application of the abatement to remainder parcels. We would anticipate those amendments will not alter the application of the tax cap illustrated in our attached examples.

Please contact me with questions at 702-567-0400. Thank you.

THE LANDWELL COMPANY, L.P.


Mark Paris
President and Chief Executive Officer

LCF

Attachment(s)

EXAMPLE PARCELS

CADENCE – Mapping to Create Saleable Parcels

As a Developer of a Master Planned Community (MPC) there are two ways that we map to create saleable parcels that can be conveyed to other companies for development. It is important to note that as a MPC we have all our master entitlements including Land Use and Zoning. None of the mapping instruments we discuss affect the use of the property. The scenarios we discuss below illustrate these two different processes with examples drawn from maps we've recorded in the last several years:

Scenario #1 – Parcel Map

Occasionally, a parcel map will be used as the subdividing instrument for situations when a buyer requires no additional entitlements other than the MPC zoning and land use approvals, is not proposing a further subdivision, and will only require future site design review approval (done at the staff level). This is done because it is a shorter, less exhaustive process that can be used when only one new parcel is necessary. In the example attached, we created a 3.11 acre parcel for sale. However, due to current mapping requirements we also had to map the remainder of the then current Assessor Parcel. In this case the creation of the 3.11 acre parcel also created a 251 acre remainder parcel. When this map was recorded, the 251 acre parcel was treated as a remainder parcel and, as such, the tax cap protection remained.

Scenario #2 – Final Map Process

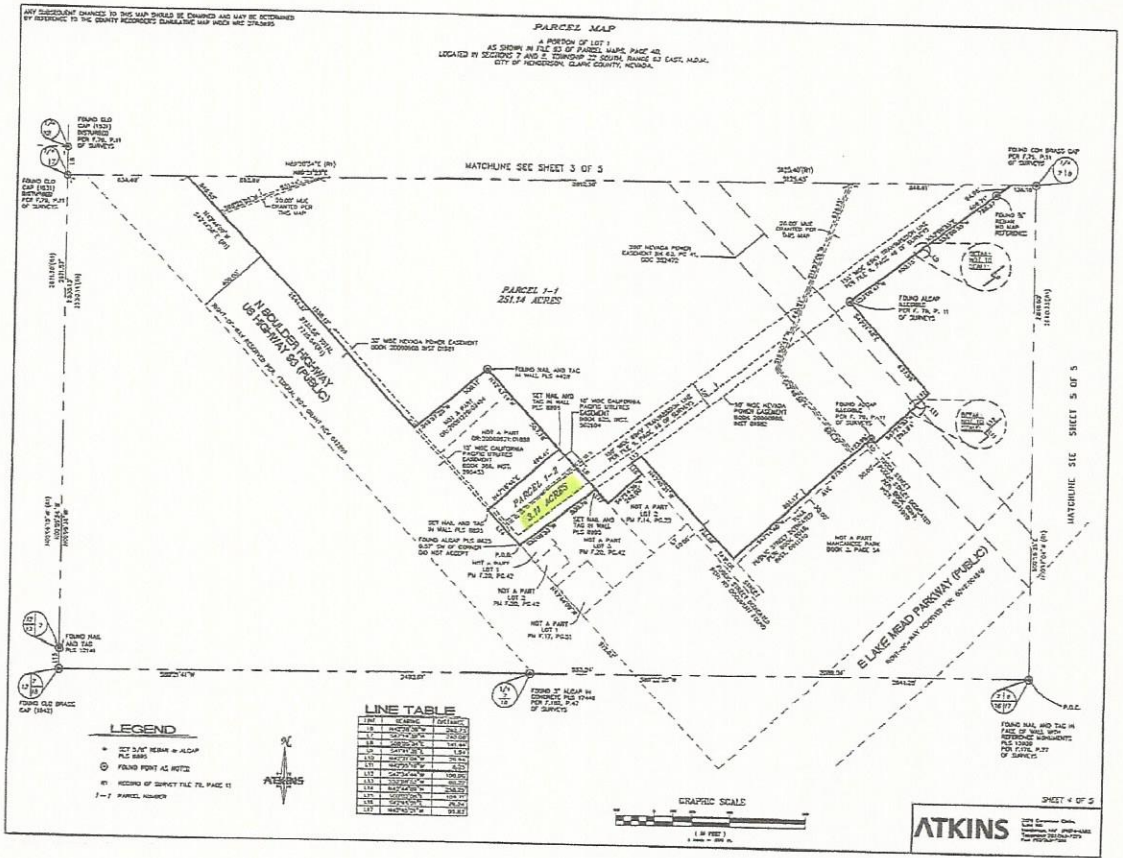
In the second scenario, we wish to begin working within the main body of the MPC. We do not wish to create mapping instruments for all 2200 acres as there are far too many unknowns, but do wish to begin mapping portions of the first phase. In this case because there will be multiple new public roads, new utility corridors and other various items of public interest a Tentative Map must be processed and approved by the City of Henderson Planning Commission. This entitlement then allows for the subdivision of a large scale portion of the master plan, through various iterations, into saleable parcels to homebuilders, into public open spaces, or into parcels for other uses such as commercial development. It is important to note that this stage of mapping is consistent with the already approved Land Use and Zoning entitlements processed prior to the mapping recording. This mapping is done in several stages as final designs progress. Attached are examples of three successive levels of mapping for the same area. None of these maps triggered a loss in the Tax Cap Protection.

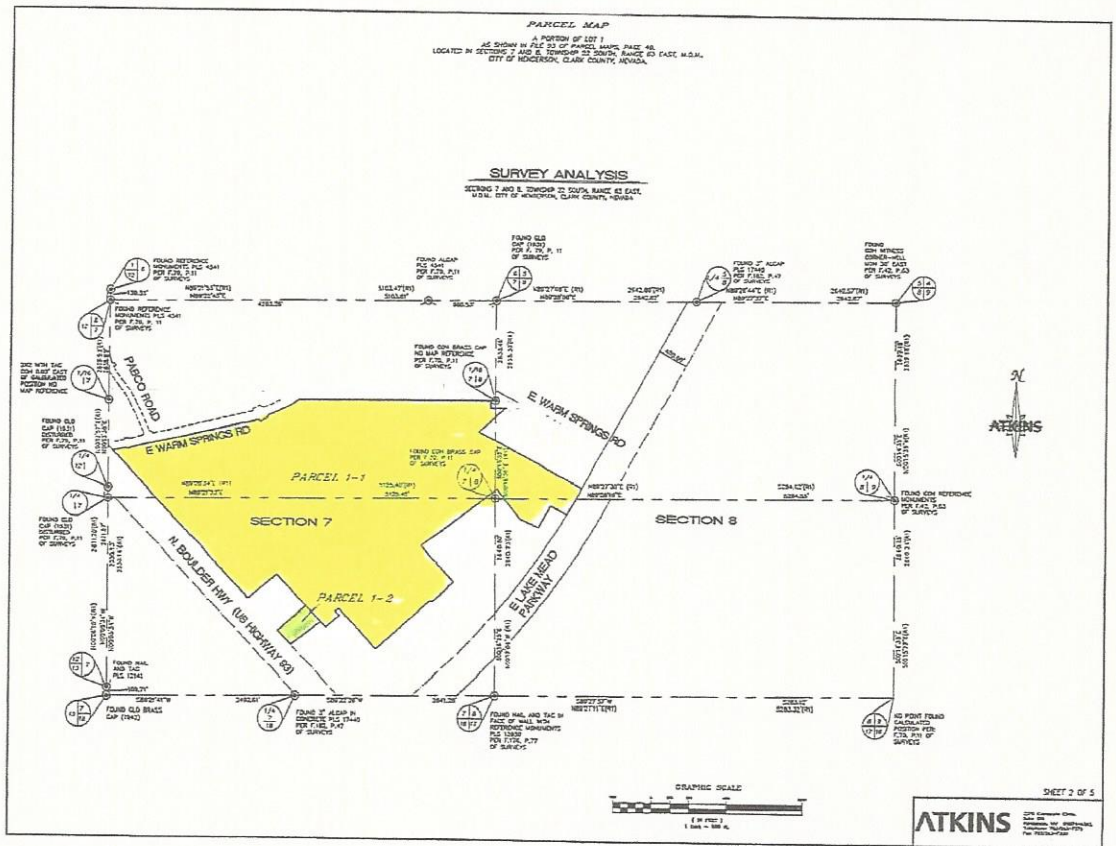
Map 2-1 created the overall boundary of phase I. This boundary was created to match entitlement requirements with the City of Henderson including housing type, mix etc. This map also identifies and dedicates key backbone roadway and utility corridors. The interior lots created by the dedication of roadways are not at a stage where they could be developed or sold, but provide the rough outlines for the future superpads. Nothing contained with this map changes the overall land use or status of the property. The new parcels created by this map were treated as remainder parcels. The Tax Cap protections were not lost.

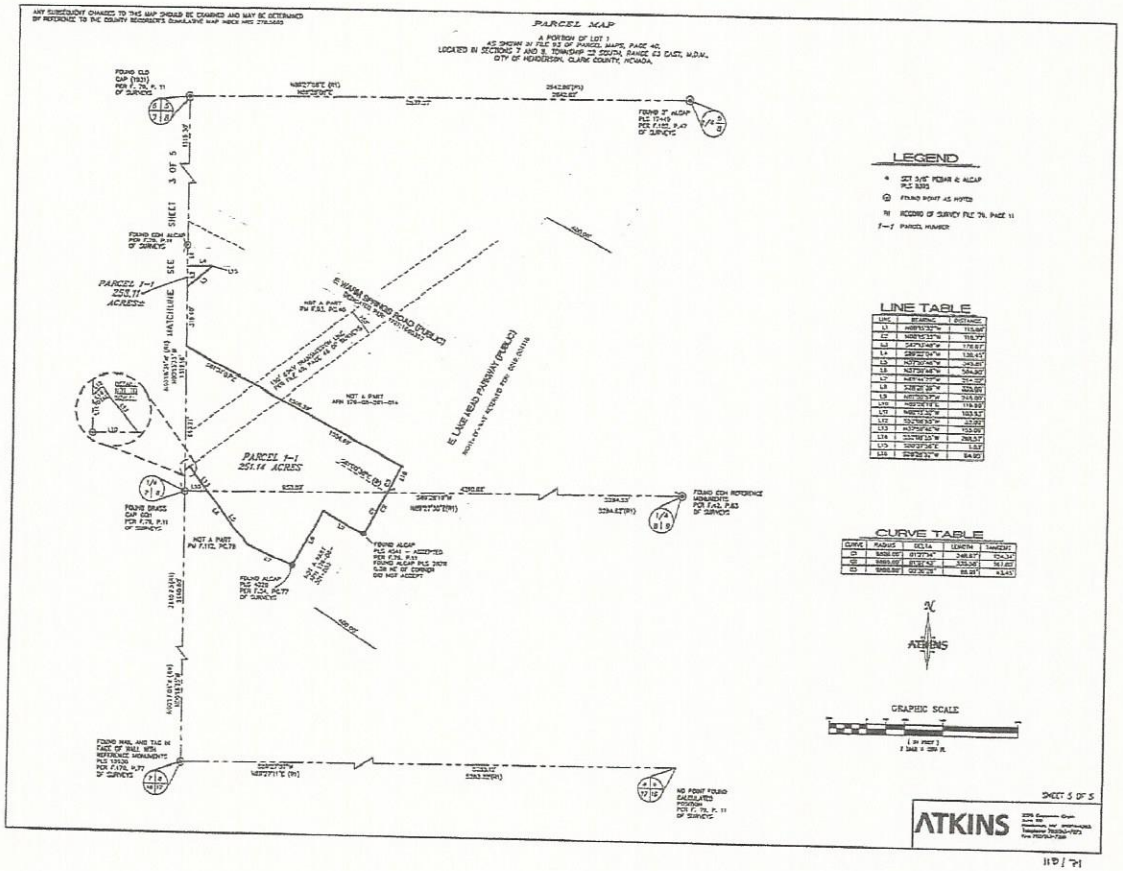
Map 2-2 further subdivided the property into large superpads that could be conveyed to home builders, public open spaces and parks, and large retail parcels. More importantly, it identified and dedicated additional backbone roadway and utility corridors required to provide adequate access and utility connections to serve the Phase I development. Again, nothing contained within this map changed the overall land use or status of the property. The new parcels created by this map were treated as remainder parcels. The Tax Cap protections were not lost.

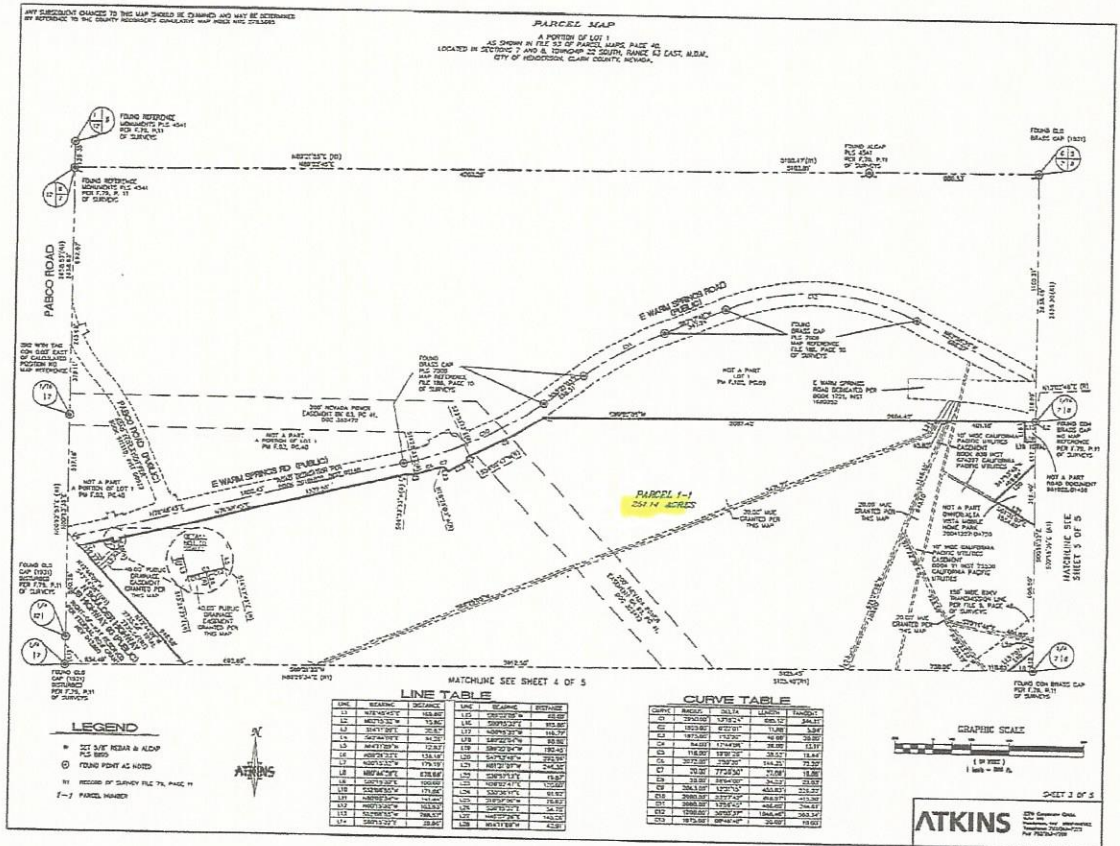
Map 2-3 subdivides a superpad one more time to allow a homebuilder to take down the property in two separate takedowns. No additional rights of way or utility corridors are addressed or shown. Again nothing contained within this map changes the overall land use or status of the property. The new parcels created by this map were treated as remainder parcels and as mentioned the Tax Cap protections were not lost.

Map Example 1









Map Example 2-1

OWNER'S CERTIFICATE AND DEDICATION

WE, THE LANDLORD COMPANY L.P., A DELAWARE LIMITED PARTNERSHIP AND THE DIVISIONS COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN UPON THE FINAL MAP OF THIS SUBDIVISION AND THAT WE HAVE RECEIVED ALL NECESSARY APPROVALS AND PERMITS FROM THE CITY OF HOODSON, CLARK COUNTY, NEVADA, AND STATE OF NEVADA FOR THE PROVISION AND RESERVATION OF THIS PLAT IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF NEVADA CHAPTER 504 AND NEVADA COUNTY AND LOCAL ORDINANCES. WE HEREBY DEDICATE THE RIGHTS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE CITY OF HOODSON FOR THE USE OF THE PUBLIC OR AS INDICATED THEREON.

FURTHERMORE, WE, THE UNDERSIGNED OWNERS OF THE HEREIN PLATTED LANDS, HEREBY GRANT AND CONFIRM THE FOLLOWING NON-EXCLUSIVE UTILITIES EASEMENTS:

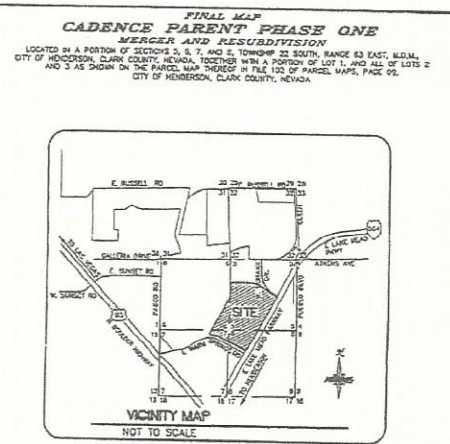
- 1) TO THE CITY OF HOODSON OVER ALL AREAS DESIGNATED AS "PRIVATE STREET" ALONG WITH AN ADJACENT 10-FOOT WIDE STRIP FOR TRAFFIC CONTROL, UTILITY EASEMENTS, BICYCLE LANE, BIKE SHARE FACILITIES, WATER AND SEWER FACILITIES/APPURTENANCES AND AN ADJACENT 10-FOOT WIDE STRIP FOR TRAFFIC CONTROL, UTILITY EASEMENTS, BIKE SHARE FACILITIES, WATER AND SEWER FACILITIES/APPURTENANCES FOR THE COLLECTION, OPERATION, MAINTENANCE, FINAL REMOVAL AND/OR REPAIRMENT OF THIS FACILITIES, INCLUDING WITH THE RIGHT OF ACCESS AND EGRESS THEREON;
- 2) TO HOVIA POWER COMPANY d/b/a NV ENERGY, THROUGH AN APPROPRIATE CONTRACT, AS A UTILITY EASEMENT OVER ALL AREAS DESIGNATED AS "PRIVATE STREET" AND A 10-FOOT WIDE STRIP ADJACENT THERETO ON ALL SIDE PROPERTY LINES AND ALONG ALL UNDERPASS AND OVERPASS;
- 3) TO HOVIA POWER COMPANY d/b/a NV ENERGY, THROUGH AN APPROPRIATE CONTRACT, AS A UTILITY EASEMENT OVER ALL AREAS DESIGNATED AS "PRIVATE STREET" AND A 10-FOOT WIDE STRIP ADJACENT THERETO ON ALL SIDE PROPERTY LINES AND ALONG ALL UNDERPASS AND OVERPASS;
- 4) TO HOVIA POWER COMPANY d/b/a NV ENERGY, THROUGH AN APPROPRIATE CONTRACT, AS A UTILITY EASEMENT OVER ALL AREAS DESIGNATED AS "PRIVATE STREET" AND A 10-FOOT WIDE STRIP ADJACENT THERETO ON ALL SIDE PROPERTY LINES AND ALONG ALL UNDERPASS AND OVERPASS;
- 5) TO HOVIA POWER COMPANY d/b/a NV ENERGY, THROUGH AN APPROPRIATE CONTRACT, AS A UTILITY EASEMENT OVER ALL AREAS DESIGNATED AS "PRIVATE STREET" AND A 10-FOOT WIDE STRIP ADJACENT THERETO ON ALL SIDE PROPERTY LINES AND ALONG ALL UNDERPASS AND OVERPASS;

DATED THIS 15th DAY OF November, 2015.

BY: Mark Paris
Mark Paris
VICE PRESIDENT, LANDLORD COMPANY L.P., A DELAWARE LIMITED PARTNERSHIP

DATED THIS 15th DAY OF November, 2015.

BY: Mark Paris
Mark Paris
VICE PRESIDENT, DIVISIONS COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY



CITY ENGINEER'S CERTIFICATE

I, MICHAEL DOUGLAS PETERSON, CITY ENGINEER OF THE CITY OF HOODSON, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THIS DAY OF November, 2015, I HAVE REVIEWED THE FINAL MAP OF CADENCE PARENT PHASE ONE, MERGER AND RESUBDIVISION, AND THAT THE INFORMATION AS SHOWN THEREON IS IN ACCORDANCE WITH ALL APPLICABLE CITY ORDINANCES AND I ACCEPT THE INFORMATION AS SHOWN AND ACCEPT THE INFORMATION AS SHOWN AND ACCEPT THE INFORMATION AS SHOWN.

BY: Michael D. Peterson
MICHAEL DOUGLAS PETERSON
CITY ENGINEER
CITY OF HOODSON

11-13-15

COMMUNITY DEVELOPMENT APPROVAL

I, CHRISTOPHER GIBSON, COMMUNITY DEVELOPMENT AND RESOURCES DEPARTMENT, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE FINAL MAP OF CADENCE PARENT PHASE ONE, MERGER AND RESUBDIVISION, AND THAT THE INFORMATION AS SHOWN THEREON IS IN ACCORDANCE WITH ALL APPLICABLE CITY ORDINANCES AND I ACCEPT THE INFORMATION AS SHOWN AND ACCEPT THE INFORMATION AS SHOWN AND ACCEPT THE INFORMATION AS SHOWN.

BY: Christopher Gibson
CHRISTOPHER GIBSON
COMMUNITY DEVELOPMENT AND RESOURCES DEPARTMENT
CITY OF HOODSON

11-13-15

UTILITY AGREEMENTS & APPROVALS

WE, THE UNDERSIGNED UTILITY COMPANIES AND AGENCIES, HEREBY APPROVE THE SPACING OF THE DESCRIBED EASEMENTS.

- Michael D. Peterson - City Engineer
MICHAEL DOUGLAS PETERSON, CITY ENGINEER, CITY OF HOODSON, NV
- Mark Paris - Vice President
MARK PARIS, VICE PRESIDENT, LANDLORD COMPANY L.P., NV
- Mark Paris - Vice President
MARK PARIS, VICE PRESIDENT, DIVISIONS COMPANY LLC, NV

11-13-15

DIVISION OF WATER RESOURCES

THE FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, CLARK COUNTY, NEVADA, SUBJECT TO THE REVIEW AND APPROVAL IN FILE IN THE OFFICE.

BY: Michael D. Peterson
MICHAEL DOUGLAS PETERSON
CITY ENGINEER

11-13-15

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHALL BE EVIDENCED AND MAY BE REQUIRED BY REFERENCE TO THE COUNTY RECORDER'S CHAIRMAN AND SHALL BE FILED.

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 12, 2015, AT HOODSON, NEVADA.

BY: Mark Paris
Mark Paris
VICE PRESIDENT, LANDLORD COMPANY L.P., NV AND DIVISIONS COMPANY LLC, NV
BY APPOINTMENT COPIES: 1 COPY

BY: Mark Paris
Mark Paris
VICE PRESIDENT, DIVISIONS COMPANY LLC, NV
BY APPOINTMENT COPIES: 1 COPY

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 12, 2015, AT HOODSON, NEVADA.

BY: Mark Paris
Mark Paris
VICE PRESIDENT, LANDLORD COMPANY L.P., NV AND DIVISIONS COMPANY LLC, NV
BY APPOINTMENT COPIES: 1 COPY

LEGAL DESCRIPTION

SEE SHEET 1 OF 7

PLATS OF RECORD

REFER TO - BEING THE EAST LINE OF THE ADJACENT QUARTER (S1/4) OF THE NORTH EAST QUARTER (NE1/4) OF SECTION 63, TOWNSHIP 23 SOUTH, RANGE 63 EAST, NEVADA, CITY OF HOODSON, CLARK COUNTY, NEVADA, AS SHOWN ON THE MAP THEREIN IN FILE 103 OF PARCEL MAPS, PAGE 02, OFFICE, CLARK COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

I, DEBBY CHRISTENSEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE BEHEMOTH OF THE LANDLORD COMPANY L.P., A DELAWARE LIMITED PARTNERSHIP AND THE DIVISIONS COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY;
- 2) THE LARGEST BENCHMARK IS NEAR SECTION 6, T. 23 S. AND A TOWNSHIP TO SOUTH, RANGE 63 EAST, NEVADA, CITY OF HOODSON, CLARK COUNTY, NEVADA AND THAT THE SURVEY WAS COMPLETED THROUGHOUT 2015;
- 3) THE PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE DESCRIBING BEST GAVE ITS FINAL EFFECT;
- 4) THE INFORMATION FURNISHED ON THE PLAT AS TO THE CHARACTER, DIMENSIONS AND LOCATION OF THE DESCRIBED PROPERTY IS TRUE AND ACCURATE.

DEBBY CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 6055



FINAL MAP
CADENCE PARENT PHASE ONE
MERGER AND RESUBDIVISION

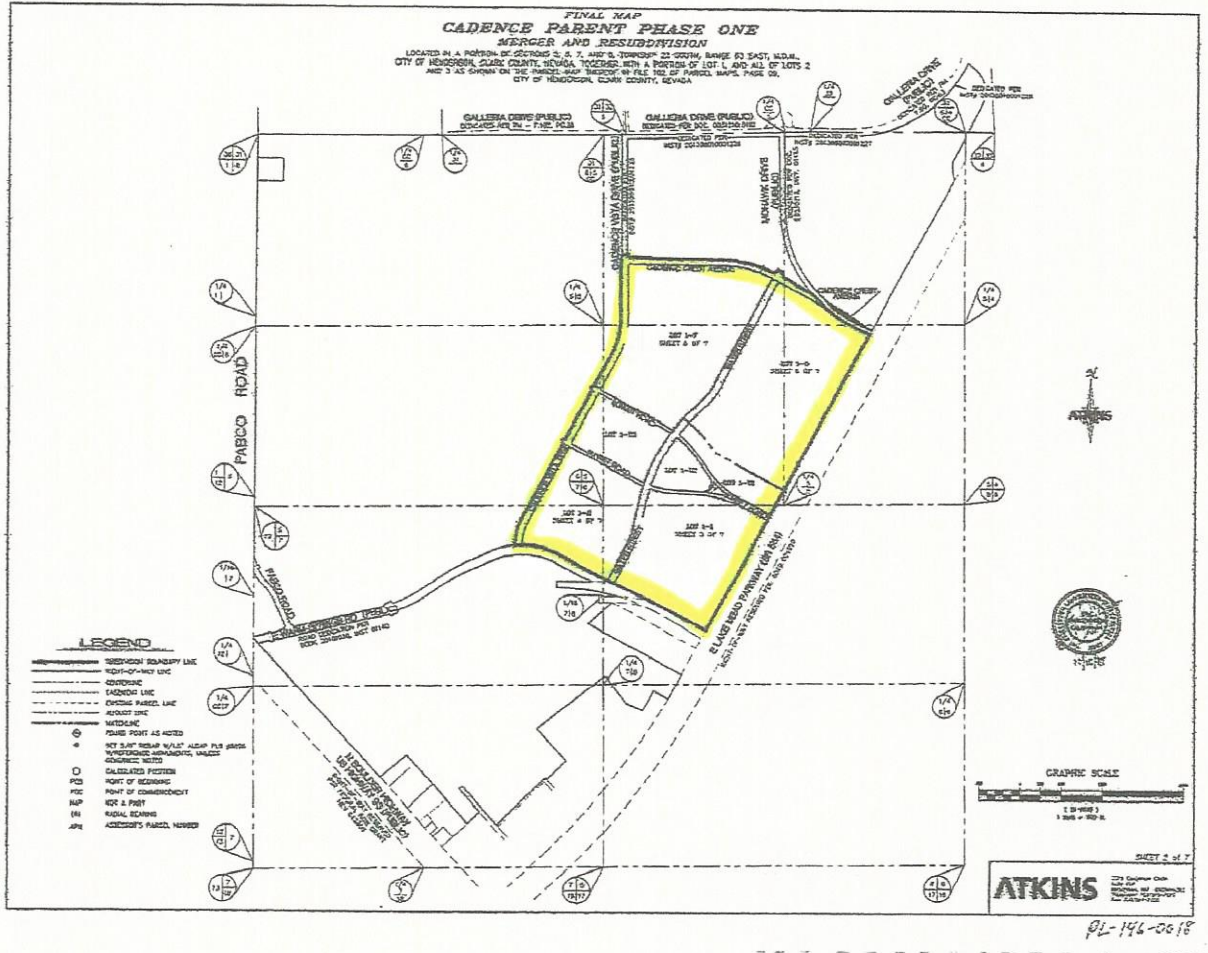
LOCATED IN A PORTION OF SECTIONS 3, 6, 7, AND 8, TOWNSHIP 23 SOUTH, RANGE 63 EAST, NEVADA, CITY OF HOODSON, CLARK COUNTY, NEVADA, TOGETHER WITH A PORTION OF LOT 1, AND ALL OF LOTS 2 AND 3 AS SHOWN ON THE PARCEL MAP SHOWN IN FILE 103 OF PARCEL MAPS, PAGE 02, CITY OF HOODSON, CLARK COUNTY, NEVADA.

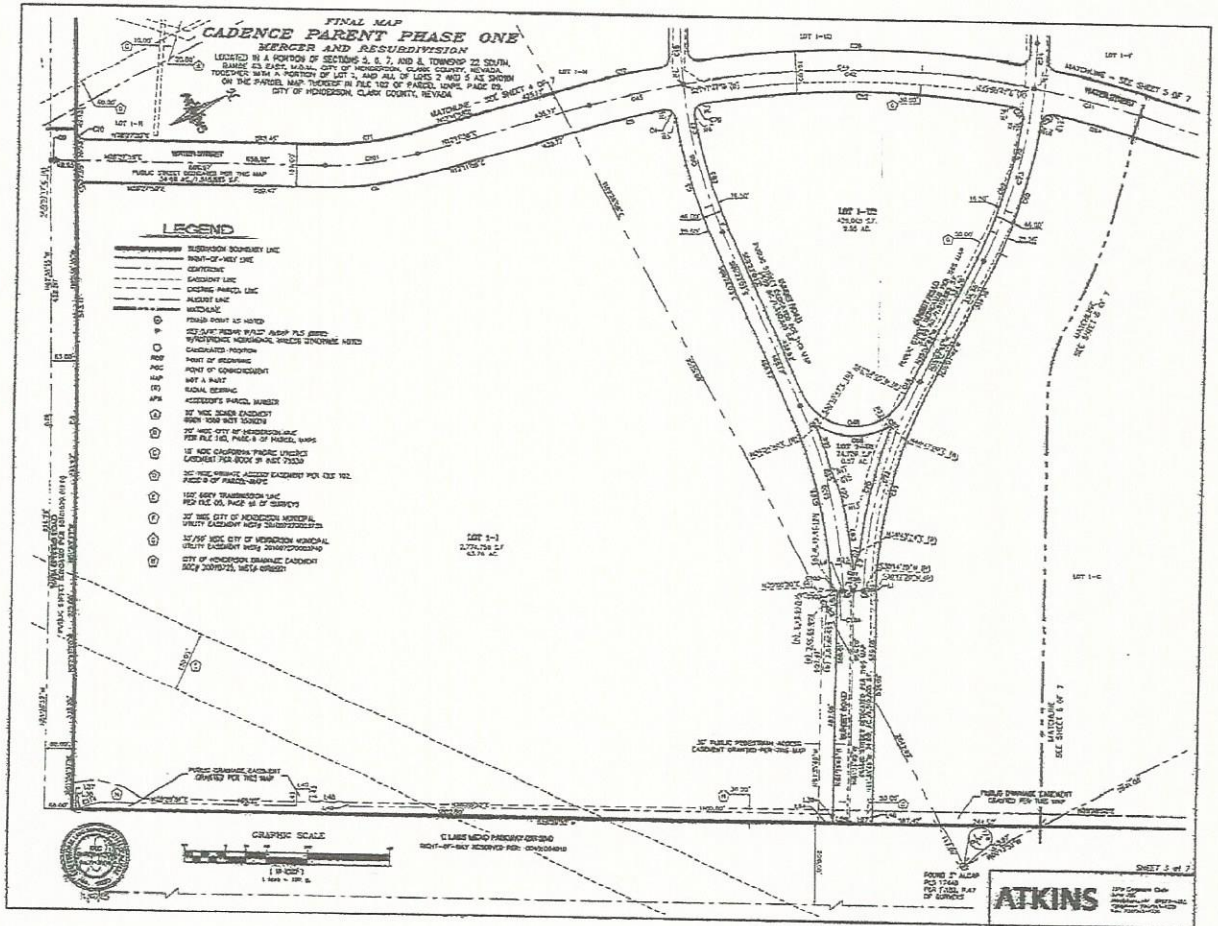
DATE OF MAP: 11/13/15
DRAWN BY: Mark Paris
CHECKED BY: Mark Paris
SCALE: AS SHOWN

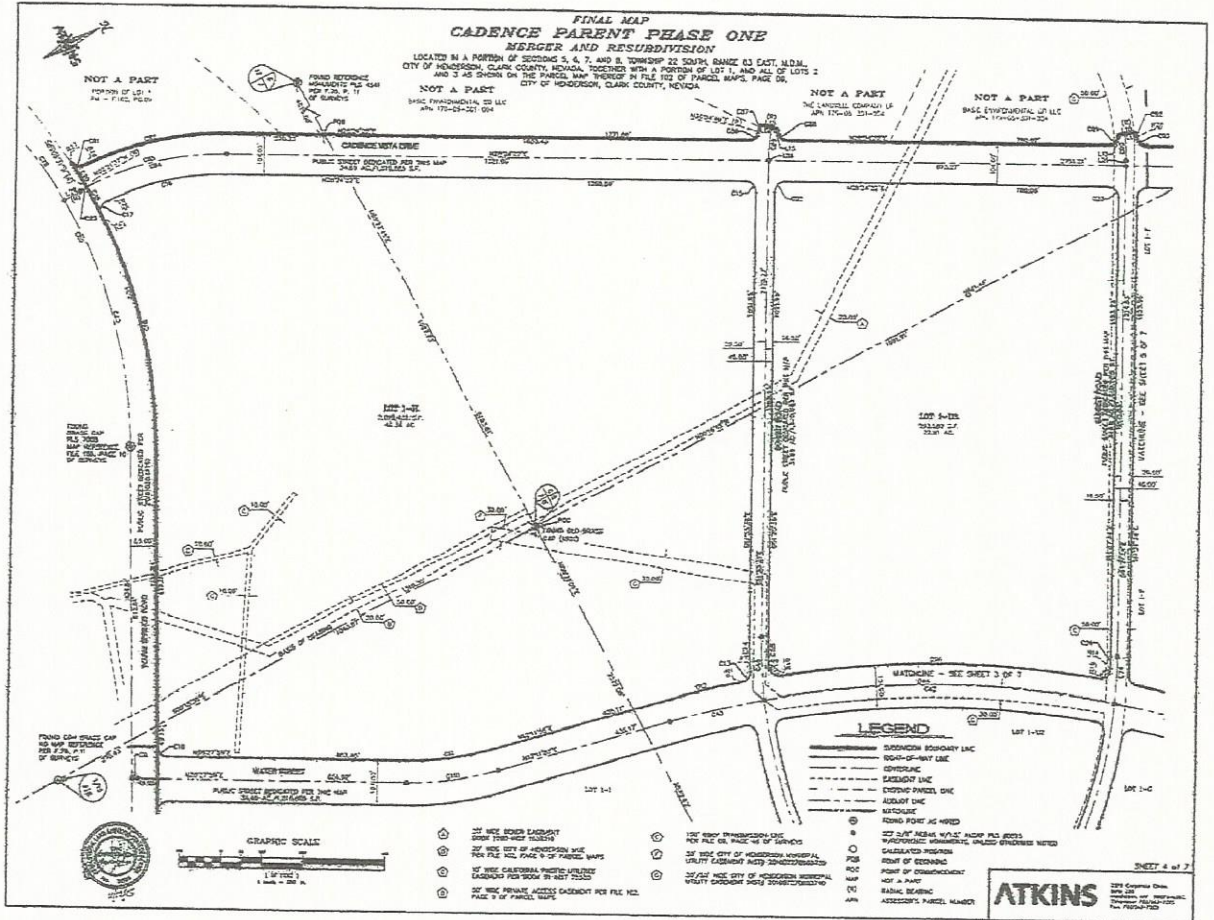
ATKINS

CITY ENGINEER
CITY OF HOODSON
CLARK COUNTY, NEVADA

2-1





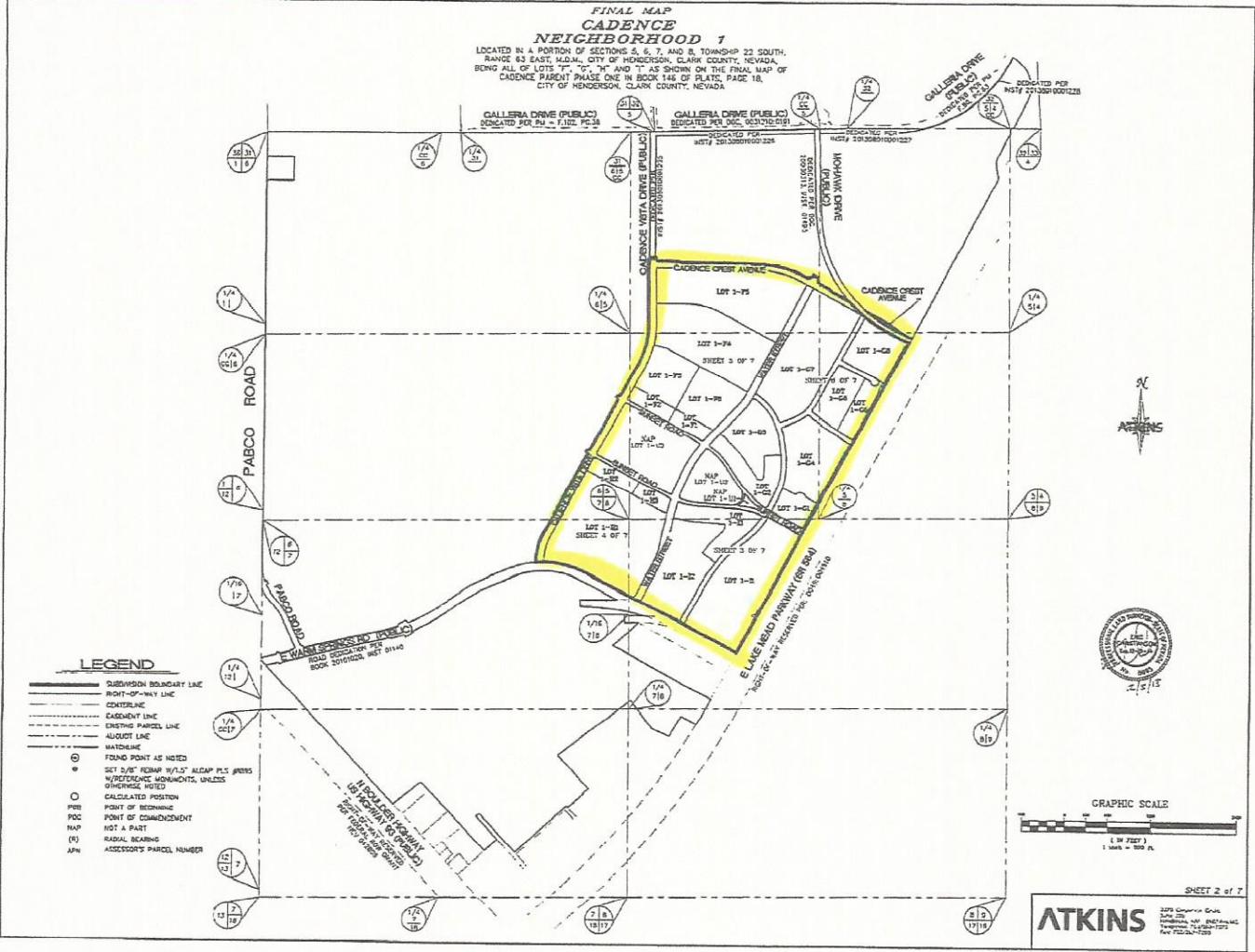


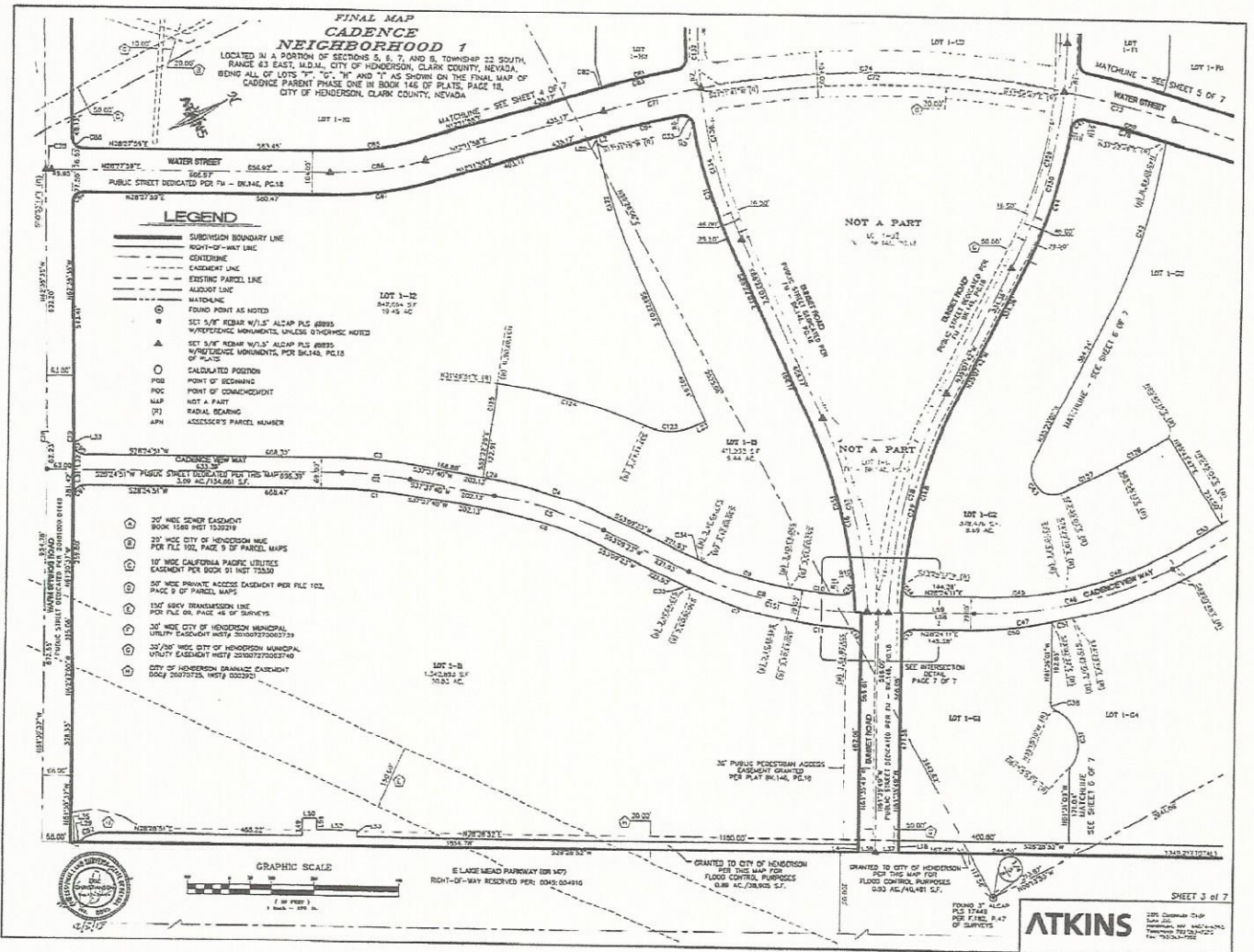
PL 196-0018

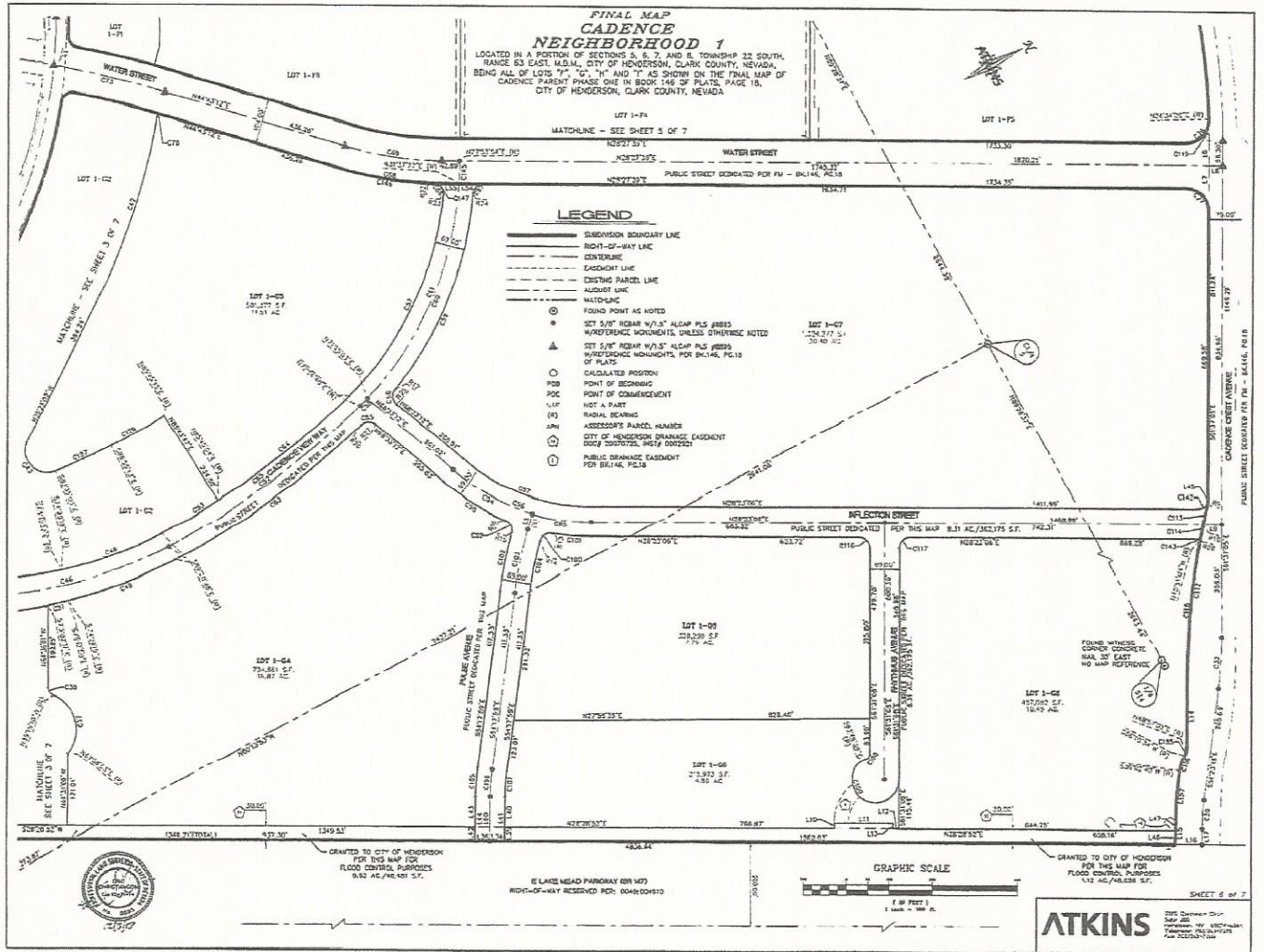
Map Example 2-2

**FINAL MAP
CADENCE
NEIGHBORHOOD 1**

LOCATED IN A PORTION OF SECTIONS 6, 7, AND 8, TOWNSHIP 22 SOUTH,
RANGE 83 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA,
BEING ALL OF LOTS "G", "H" AND "I" AS SHOWN ON THE FINAL MAP OF
CADENCE PHASE ONE IN BOOK 146 OF PLATS, PAGE 18,
CITY OF HENDERSON, CLARK COUNTY, NEVADA.







Map Example 2-3

OWNER'S CERTIFICATE AND DISCLOSURE

WE, BASCO ENVIRONMENTAL COMPANY LLC, A NEVADA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LAND SHOWN UPON THE AMENDED FINAL MAP OF A PORTION OF CADENCE NEIGHBORHOOD I...

FURTHERMORE, WE, THE UNDERGROUND OWNER OF THE WITHIN PLATTED LOTS, HEREBY GRANT AND CONVEY THE FOLLOWING NON-EXCLUSIVE UTILITY EASEMENTS TO THE CITY OF HENDERSON OVER ALL AREAS DESIGNATED AS "TRUNK STREET" ALONG WITH AN ADDITIONAL 10 FEET BUFFER ZONE...

DATED THIS _____ DAY OF _____, 20____
BASCO ENVIRONMENTAL COMPANY LLC, A NEVADA LIMITED LIABILITY COMPANY
BY: _____

ACKNOWLEDGEMENTS

STATE OF NEVADA
COUNTY OF CLARK
THIS INSTRUMENT WAS FORWARDED BEFORE ME ON _____ BY _____
DATE _____
AGENCY PUBLIC AND FOR SAID COUNTY AND STATE BY APPROVING OFFICER: _____

DISTRICT BOARD OF HEALTH CERTIFICATE

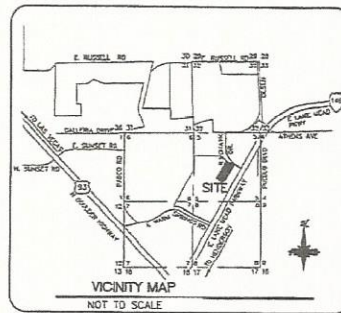
THIS AMENDED FINAL MAP IS APPROVED BY THE SOUTHWEST NEVADA HEALTH DISTRICT, THE APPROVAL CONFIRMS COMPLIANCE WITH POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PRESERVED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY DISTRICT FOR BORDERS OF SAID...

SUBMISSION GUARANTEE

FOR SEPARATE EASEMENT RECORDS IN BOOK _____, INSTRUMENT _____

**AMENDED FINAL MAP
A PORTION OF CADENCE
NEIGHBORHOOD I**

LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 83 EAST, N.M.S., CITY OF HENDERSON, CLARK COUNTY, NEVADA,
BEING ALL OF LOT 1-27 AS SHOWN ON THE FINAL MAP OF CADENCE PHASE ONE IN BOOK 146 OF PLATS, PAGE 33, CITY OF HENDERSON, CLARK COUNTY, NEVADA.



LEGAL DESCRIPTION

LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 83 EAST, N.M.S., CITY OF HENDERSON, CLARK COUNTY, NEVADA, AND BEING A PORTION OF THE FINAL MAP OF CADENCE NEIGHBORHOOD I AS SHOWN ON THE FINAL MAP THEREOF IN BOOK 146 OF PLATS, PAGE 33, OFFICIAL RECORD, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 1-27 AS SHOWN ON SAID FINAL MAP OF CADENCE NEIGHBORHOOD I,
CONTAINING 32.65 ACRES (1,224,377 SQUARE FEET), MORE OR LESS, AS DETERMINED BY COMPUTER METHOD.

BASIS OF BEARING

SOUTHWEST - BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 83 EAST, N.M.S., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING THE EAST LINE OF SAID QUARTER, BEING THE EAST LINE OF SAID QUARTER, BEING THE EAST LINE OF SAID QUARTER, BEING THE EAST LINE OF SAID QUARTER.

SURVEYOR'S CERTIFICATE

I, ERIC CHRISTIANSON, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1) THE PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT 24 HOURS OF BASE INSTRUMENTAL COMPANY LLC, A NEVADA LIMITED LIABILITY COMPANY;

2) THE LANDS SURVEYED, LIE WITHIN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 83 EAST, N.M.S., CITY OF HENDERSON, CLARK COUNTY, NEVADA AND THAT THE SURVEY WAS COMPLETED ON FEBRUARY 12, 2014.

3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THIS CORRECTING BODY SIGNED ITS FINAL APPROVAL.

4) THE MEASUREMENTS SHOWN ON THE FINAL MAP OF THIS CHARACTER SHOW AND OCCUPY THE PORTIONS INDICATED.

ERIC CHRISTIANSON
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 8059



CITY SURVEYOR'S CERTIFICATE

I, MICHAEL WOOD, CITY SURVEYOR OF THE CITY OF HENDERSON, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT THIS AMENDED FINAL MAP OF A PORTION OF CADENCE NEIGHBORHOOD I, THAT SAID MAP IS TECHNICALLY CORRECT AND THAT THE MEASUREMENTS AS SHOWN ARE OF THE CHARACTER AS SHOWN AND OCCUPY THE PORTIONS AS INDICATED.

BY: _____
MICHAEL WOOD, CITY SURVEYOR
CITY OF HENDERSON

COMMUNITY DEVELOPMENT APPROVAL

I, STEPHANIE CARSON-WALKER, THE COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR REPRESENT APPROVE OF THE AMENDED FINAL MAP OF A PORTION OF CADENCE NEIGHBORHOOD I, AND AGREE TO SIGN THE PUBLIC NOTICE OF SAID MAP. I HEREBY CERTIFY THAT SAID MAP IS IN COMPLIANCE WITH THE TERMS OF THE CITY OF HENDERSON DEVELOPMENT CODE AND ALL APPLICABLE REGULATIONS PERTAINING TO THE APPROVAL OF SAID AMENDED FINAL MAP. SAID MAP DOES NOT VIOLATE OR CONTRADICT THE CITY OF HENDERSON DEVELOPMENT CODE AND ALL APPLICABLE REGULATIONS PERTAINING TO THE APPROVAL OF SAID AMENDED FINAL MAP. SAID MAP DOES NOT VIOLATE OR CONTRADICT THE CITY OF HENDERSON DEVELOPMENT CODE AND ALL APPLICABLE REGULATIONS PERTAINING TO THE APPROVAL OF SAID AMENDED FINAL MAP. SAID MAP DOES NOT VIOLATE OR CONTRADICT THE CITY OF HENDERSON DEVELOPMENT CODE AND ALL APPLICABLE REGULATIONS PERTAINING TO THE APPROVAL OF SAID AMENDED FINAL MAP.

BY: _____
STEPHANIE CARSON-WALKER
COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR
CITY OF HENDERSON

UTILITY AGENCIES & APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE DRAFT OF THE DESCRIBED CADENCE I.

BY: _____
CITY OF HENDERSON DEPARTMENT OF UTILITY SERVICES
DONALD E. FLORES, P.E.

SOUTHWEST GAS CORPORATION DATE _____

NEVADA POWER COMPANY, A NEVADA CORPORATION 4/26/16 BY EXECUTIVE DATE _____

DESIGN 4/1/16 DATE _____

CITY COMMUNICATIONS LAS VEGAS INC. DATE _____

DIVISION OF WATER RESOURCES

THE AMENDED FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, CONCERNING WATER RIGHTS SUBJECT TO THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES DATE _____

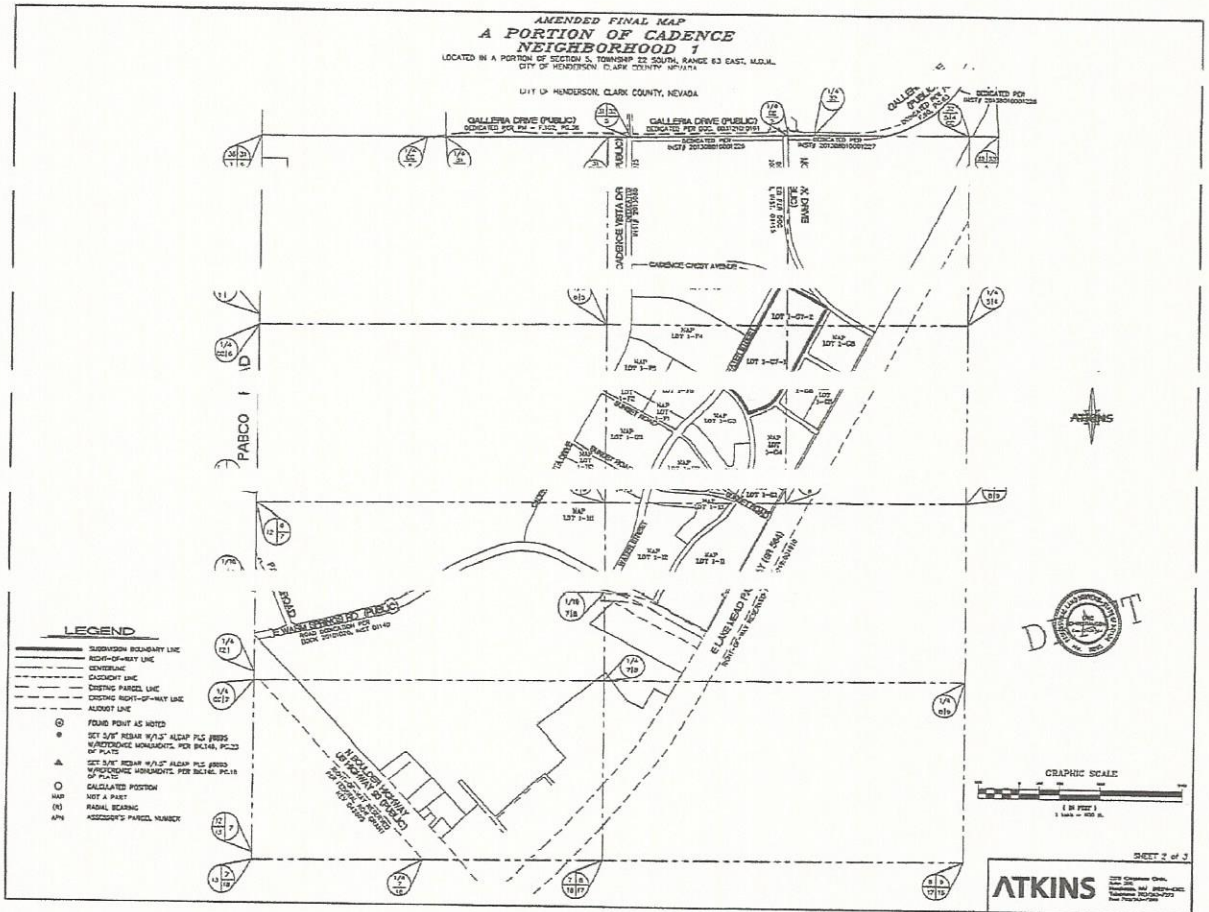
COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDS' CALCULATING MAP INDEX, MAP 270480.

SHEET 1 OF 3
07/14

AMENDED FINAL MAP
A PORTION OF
CADENCE NEIGHBORHOOD I
LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 83 EAST, N.M.S., CITY OF HENDERSON, CLARK COUNTY, NEVADA,
BEING ALL OF LOT 1-27 AS SHOWN ON THE FINAL MAP OF CADENCE NEIGHBORHOOD I IN BOOK 146 OF PLATS, PAGE 33, CITY OF HENDERSON, CLARK COUNTY, NEVADA.
ATKINS
2013 Oregon Code
Chapter 91, Division 1
Section 91.010
REGISTERED
PROFESSIONAL
PLANNING
No. 11170
Official Records Book No. _____
Page _____
Clark County, Nevada Records
JESSIE EDWARDS, Recorder
File # _____

2-3



AMENDED FINAL MAP
A PORTION OF CADENCE
NEIGHBORHOOD 1

LOCATED IN A PORTION OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 63 EAST, U.S.M. COUNTY OF HENDERSON, CLARK COUNTY, NEVADA. BEING ALL OF LOT 1-47 AS SHOWN ON THE FINAL MAP OF CADENCE PHASE ONE IN BOOK 146 OF PLATS, PAGE 23, CITY OF HENDERSON, CLARK COUNTY, NEVADA.

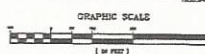
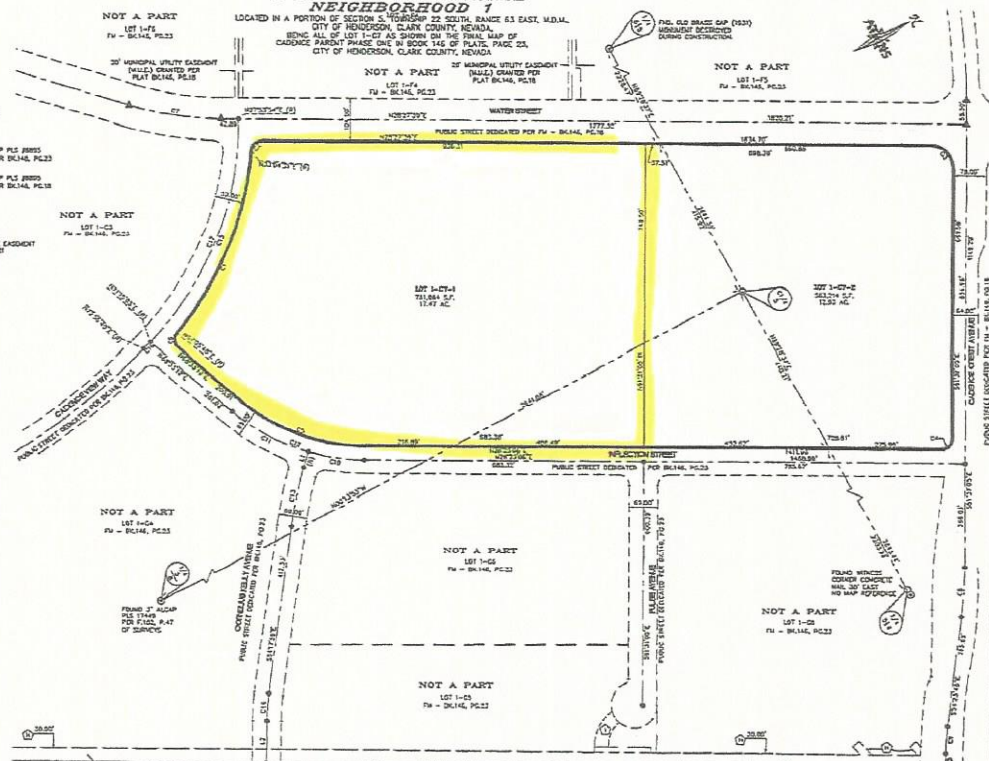
- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - EXISTENT LINE
 - EXISTING PAVED LINE
 - EXISTING RIGHT-OF-WAY LINE
 - AUGMENT LINE
 - FOUND POINT AS NOTED
 - SET 5/8" REBAR W/4" ALSEP PLS 88855 W/PROVIDE MONUMENTS, PER DCAL PLCS OF PLATS
 - ▲ SET 5/8" REBAR W/4" ALSEP PLS 88855 W/PROVIDE MONUMENTS, PER DCAL PLCS OF PLATS
 - UNDEVELOPED REGION
 - NOT A PART
 - (B) BOUNDARY BEARING
 - (B) BOUNDARY BEARING
 - (C) CITY OF HENDERSON DRAINAGE EXISTENCE
 - (D) PUBLIC DRAINAGE EXISTENCE PER DCAL PLCS

CURVE TABLE

NO.	BEGINN	END	LENGTH	TANGENT
C1	824.50'	340.17'	105.21'	203.39'
C2	25.95'	82.3781'	27.21'	23.81'
C3	24.86'	82.3781'	27.21'	23.81'
C4	25.95'	82.3781'	27.21'	23.81'
C5	465.56'	484.4783'	128.52'	170.28'
C6	25.95'	82.3781'	27.21'	23.81'
C7	808.89'	101.3281'	221.22'	114.28'
C8	1028.20'	71.217'	176.46'	53.17'
C9	25.95'	82.3781'	27.21'	23.81'
C10	502.89'	101.3281'	221.22'	114.28'
C11	1028.20'	71.217'	176.46'	53.17'
C12	502.89'	101.3281'	221.22'	114.28'
C13	1028.20'	71.217'	176.46'	53.17'
C14	502.89'	101.3281'	221.22'	114.28'
C15	808.89'	101.3281'	221.22'	114.28'
C16	808.89'	101.3281'	221.22'	114.28'
C17	808.89'	101.3281'	221.22'	114.28'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S44°17'11" E	38.97'
L2	S27°28'27" E	101.38'
L3	S41°22'34" E	25.95'



ATKINS
SHEET 3 of 2