



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

| |
|------------------|
| Case # |
| Meeting Date |
| Total Fee |
| Received By/Date |

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 1003 Iron Horse Court

Project Name Midtown **Proposed Use** Multi-family

Assessor's Parcel #(s) 139-33-810-003, and 004 **Ward #** 1

General Plan: Existing MXU Proposed n/a **Zoning:** Existing PD Proposed n/a

Additional Information _____

Property Owner Union Pacific Railroad Company **Contact** Chris Goble
Address 1400 Douglas Street **City** Omaha **State** NE **Zip** 68179
E-mail cdgoble@up.com **Phone** 402-544-8640

Applicant Schulman Properties, LLC **Contact** Joe Gwerder
Address 840 S. Rancho Drive, #4-572 **City** Las Vegas **State** NV **Zip** 89106
E-mail joe@lvdag.com **Phone** 702-355-2363

Representative Kaempfer Crowell **Contact** Liz Olson
Address 1980 Festival Plaza Drive, Suite 650 **City** Las Vegas **State** NV **Zip** 89135
E-mail eolson@kcnvlaw.com **Phone** 702-792-7000

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Chris D. Goble

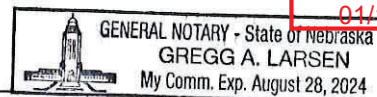
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name CHRIS D. GOBLE

Subscribed and sworn before me

This 16th day of January, 2024

Notary Public in and for said County and State



23-0661
01/18/2024

LOT COVERAGE - 123,079 SF BUILDING OF 276,478 SF SITE = 45% COVERAGE

UNIT SUMMARY

| | |
|---------------|-----|
| LEVEL 1 UNITS | 56 |
| LEVEL 2 UNITS | 73 |
| LEVEL 3 UNITS | 73 |
| LEVEL 4 UNITS | 275 |
| TOTAL | 477 |

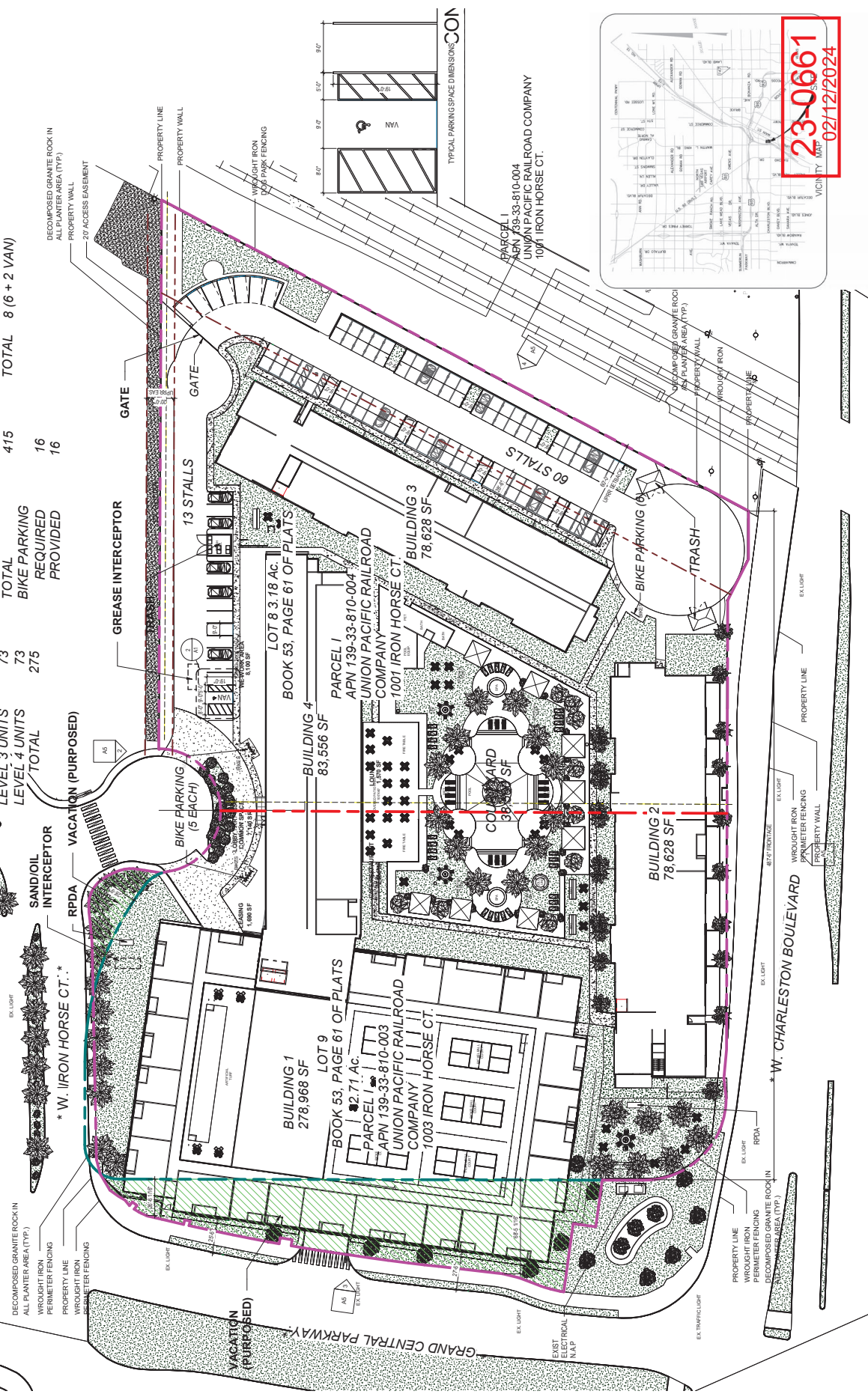
PARKING

| | |
|--------------|-----|
| GARAGE | 56 |
| SURFACE | 73 |
| TOTAL | 129 |
| BIKE PARKING | 73 |
| REQUIRED | 73 |
| PROVIDED | 275 |

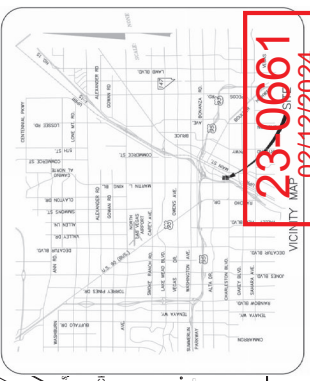
PARKING

| | |
|--------------|-----|
| GARAGE | 342 |
| SURFACE | 73 |
| TOTAL | 415 |
| BIKE PARKING | 16 |
| REQUIRED | 16 |
| PROVIDED | 16 |

EXISTING PARCEL LINE
EXISTING PROPERTY LINE
PURPOSED PROPERTY LINE



23-0661
02/12/2024

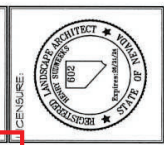
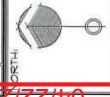


SITE PLAN

A1

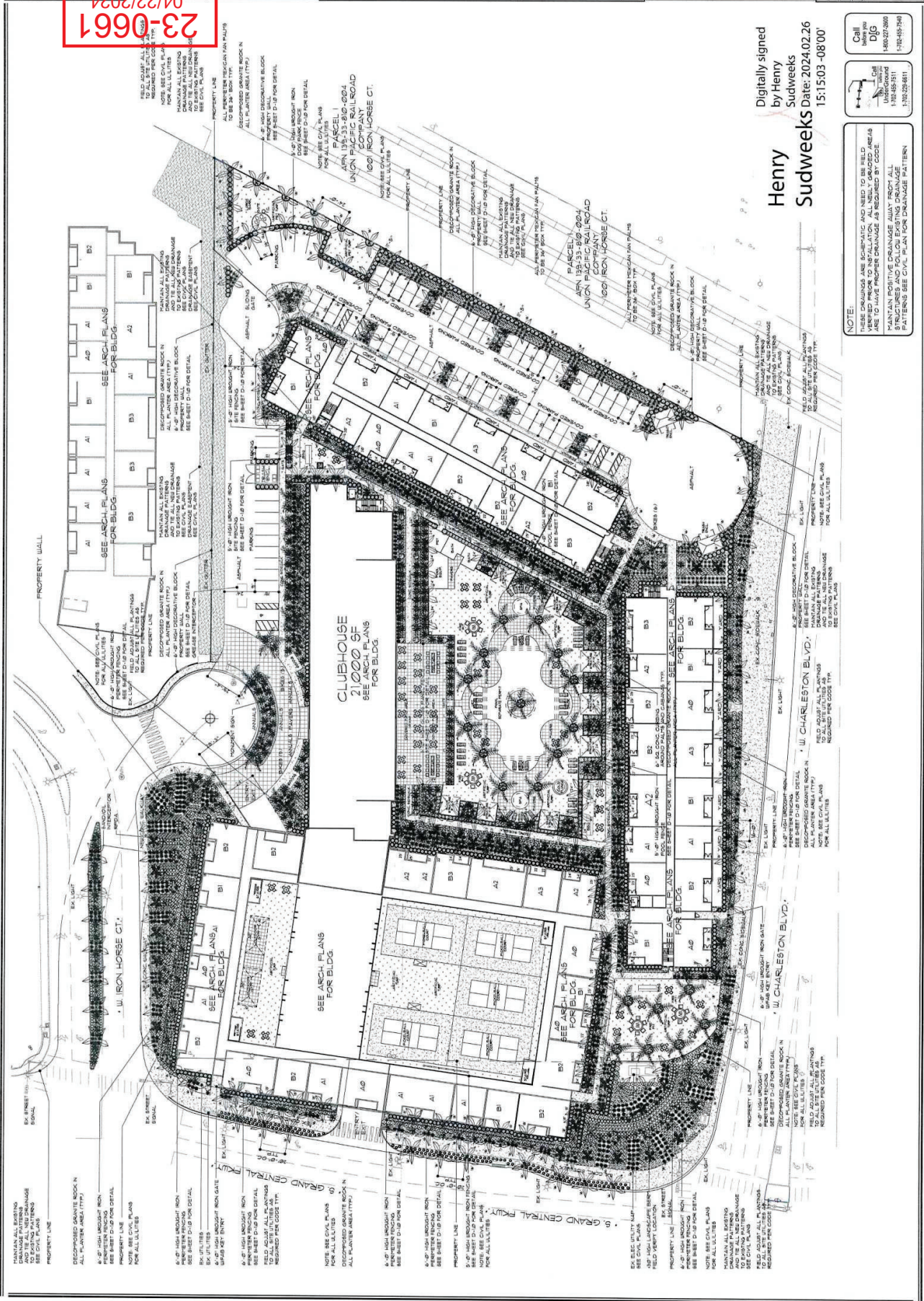
| NO. | REVISIONS |
|-----|-----------|
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| | |

23-0661
04/22/2024



LANDSCAPE CONCEPT PLAN
MID-TOWN SITE
WEST CHARLESTON BLVD. & GRAND CENTRAL PARKWAY
LAB VEGAS, NV
ALL RIGHTS RESERVED BY S2 DESIGN STUDIO, LLC. ALL RIGHTS ARE RESERVED BY S2 DESIGN STUDIO, LLC. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM S2 DESIGN STUDIO, LLC.

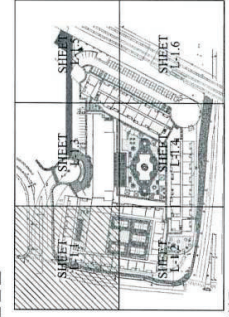
REVIEWED BY: HS
DATE: 07/26/24
DRAWN BY: TS
SCALE: NTS
SHEET NUMBER:
L-1.0




Digitally signed
by Henry
Sudweeks
Date: 2024.02.26
15:15:03 -08'00'

Call
1-800-455-5496
1-800-455-5496

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD
CHECKED FOR ACCURACY. ALL DIMENSIONS AND
LOCATIONS ARE TO BE FIELD CHECKED AND
MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL
STRUCTURES AND FOLLOW EXISTING DRAINAGE
PATTERNS. SEE CIVIL PLAN FOR DRAINAGE PATTERN.



DECOMPOSED GRANITE NAIL PLANTER AREAS 7' DEPTH(TYP)
 3/4" (10) SBR RUBBER GRANULES 4" OR EQUAL
 1/2" (10) SBR RUBBER GRANULES 4" OR EQUAL
 CORALLUCK POOL COPING 4"x8"
 CORALLUCK POOL COPING 4"x8"
 USE POLYESTER BAND FOR ALL PAVING AREAS
 ENTRY AREA PAVING: BELGIAN PAVING (SEE PAVING)
 ENTRY AREA PAVING: BELGIAN PAVING, COLORFILLED, TIED
 ARTIFICIAL TURF SYNTHANE SYNTHANE 40 WITH HEAT BLOCK BUILT-IN
 INSTALLATION PER MANUFACTURER SPECIFICATIONS TYP.
 (ALL AREAS TO HAVE THE SAME ARTIFICIAL TURF)
 ANNUAL COLOR, CONULT OWNER FOR COLOR AND PATTERN
 6" WIDE BROWN SQUARE CONCRETE CURBING INSIDE POOL AREA, SPORT COURTS,
 AND PALM TREES AND RECREATION AREAS
 OPTIONAL AUTOMATIC FERTILIZER SYSTEM CONSULT WITH LANDSCAPE CONTRACTOR
 ALL TREES WITHIN 8'-9" OF ALL WALLS AND BUILDINGS
 TO HAVE ROOT-BARRIERS BETWEEN (TYP) PER CODE
 TO PREVENT ROOTS FROM GROWING NEAR FOUNDATION
 TO EXAMINE THESE ROOT SYSTEMS BEFORE FLOORS WILL APPEAR (TYP)
 ALL PLANT SELECTIONS ARE ON THE APPROVED PLANT LIST FROM THE SOUTHERN
 NEVADA REGIONAL PLANNING COALITION PLANT LIST
 CONTRACTOR TO FIELD VERIFY ALL PLANT QUANTITIES



Underground
Djs

Call
toll-free
1-800-227-2000
1-702-455-7548
1-702-455-7548
1-702-455-7548

NOTE:

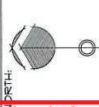
THESE DRAINAGE ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

| | | | |
|------------------------------|--------------|----------|-------|
| TOTAL SITE AREA | 250,636 S.F. | 6.61 AC. | 100% |
| LANDSCAPING AREA REQUIRED | 43,956 S.F. | 1.00 AC. | 18.0% |
| LANDSCAPING AREA PROVIDED | 113,338 S.F. | 1.75 AC. | 76.8% |
| REQUIRED SHRUBS/GROUND COVER | 21,789 S.F. | | 5.0% |
| PROVIDED SHRUBS/GROUND COVER | 132,665 S.F. | | 100%+ |

KEY MAP

23-0661
04/22/2024

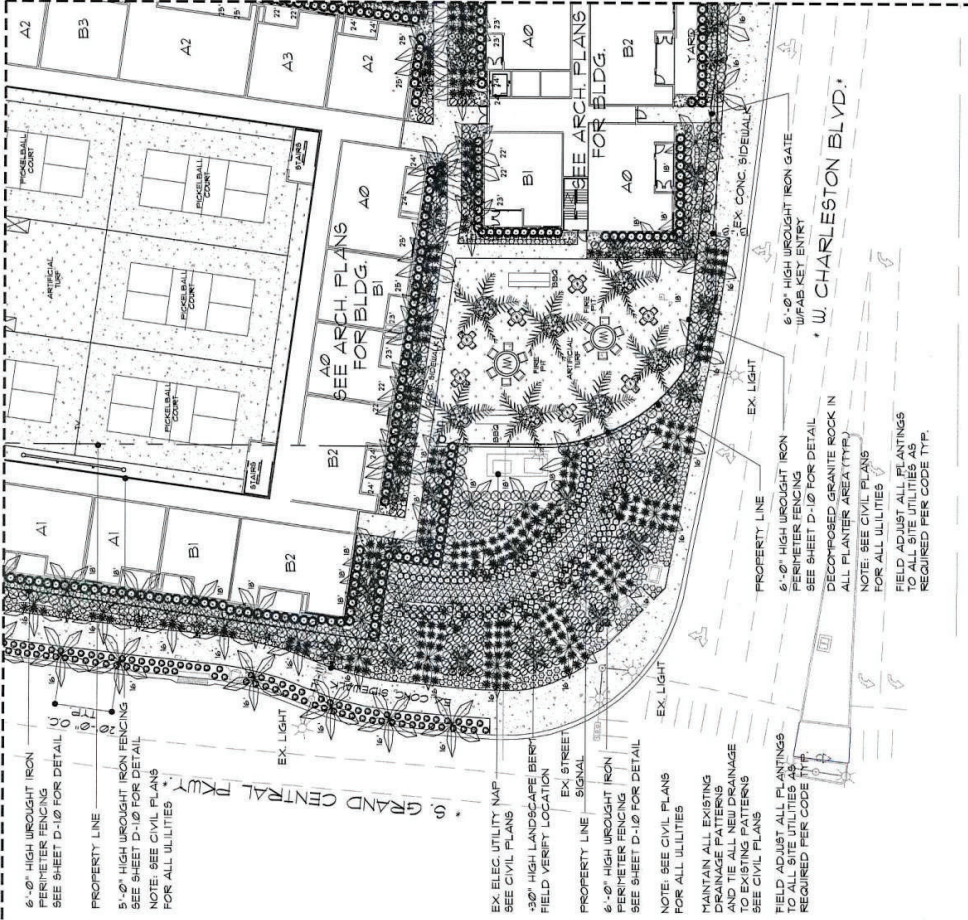


LANDSCAPE CONCEPT PLAN

S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN

REVIEWED BY: HS
DRAWN BY: TS
DATE: 02/26/24
SCALE: 1"=20'-0"
SHEET NUMBER:
L-1.1

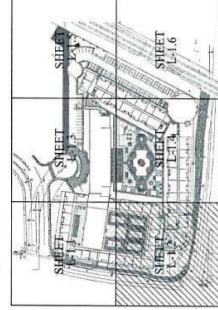
MATCH LINE SEE SHEET L-1.1



LANDSCAPE CALCULATION:

| | |
|----------------------------|---------------------------|
| TOTAL SITE AREA | 740,000 SF, 6.97 AC, 100% |
| LANDSCAPING AREA REQUIRED | 43,750 SF, 100 AC, 10.0% |
| LANDSCAPING AREA PROVIDED | 113,000 SF, 11% AC, 76.8% |
| REQUIRED SHRUB/GRASS COVER | 21,750 SF, 50% |
| PROVIDED SHRUB/GRASS COVER | 13,640 SF, 100% |

KEY MAP



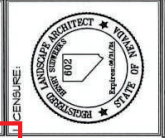
PLANT SCHEDULE

| SYM. | SIZE | QTY. | SCIENTIFIC NAME | COMMON NAME | SF/EA | TOT. SF. |
|---------|------|------|--------------------------|------------------------------|-------|----------|
| TREES | | | | | | |
| 30' Box | 95 | | Larrea nobilis (topiary) | Big Laurel (thai/6'x3') | | |
| PALMS | | | | | | |
| 30' Box | 13 | | Chamaecyparis hallii | Mediterranean fan palm | | |
| 12' Box | 31 | | Chamaecyparis hallii | Mediterranean fan palm | | |
| 24' Box | 241 | | Cycas revoluta | 19'13' Full-tusk specimen | | |
| 18' Box | 30 | | Phoenix carolinensis | Bagu palm | | |
| 36' Box | 55 | | Phoenix carolinensis | Large palm (17'15' Varietal) | | |
| 18' Box | 260 | | Trachycarpus fortunei | Chinese palm (18'x47') | | |
| SHRUBS | | | | | | |
| 5 Gal | 781 | | Agave americana | Mexican fan palm (thai/6') | | |
| 5 Gal | 466 | | Dioscorea grandiflora | | | |
| 5 Gal | 350 | | Dioscorea grandiflora | | | |
| 5 Gal | 176 | | Larrea nobilis | | | |
| 5 Gal | 188 | | Ligustrum sp. | | | |
| 5 Gal | 311 | | Ligustrum sp. | | | |
| 5 Gal | 83 | | Ligustrum sp. | | | |
| 5 Gal | 1373 | | Rapanea indica | | | |
| 5 Gal | 71 | | Rosa sp. | | | |
| 5 Gal | 203 | | Rosa sp. | | | |
| 5 Gal | 322 | | Philadelphus lewisii | | | |
| 5 Gal | 150 | | Rosa sp. | | | |
| 5 Gal | 2621 | | Philadelphus lewisii | | | |
| 5 Gal | 150 | | Rosa sp. | | | |
| 5 Gal | 2621 | | Philadelphus lewisii | | | |

| | | | | | | |
|---|--|--|--|--|--|--|
| DECOMPOSED GRANITE IN ALL PLANTER AREAS 7" DEPTH (TYP.) | | | | | | |
| COLOR 50% SCALED GRANITE GOLD OR EQUAL | | | | | | |
| CONCRETE POOL COPIES 4"X10" | | | | | | |
| USE POLYURETHANE SEAL FOR ALL PAVER AREAS | | | | | | |
| ENTRY AREA PAVER (USE 18"X18"X1" CONCRETE PAVERS) | | | | | | |
| ARTIFICIAL TURF (USE 18"X18"X1" CONCRETE PAVERS) | | | | | | |
| INSTALLATION PER MANUFACTURER SPECIFICATIONS (TYP.) | | | | | | |
| ANNUAL COLOR, CONSULT QUANT FOR COLOR AND PATTERN | | | | | | |
| 8" WIDE BRONZ SQUARE CONCRETE CURBS INSIDE POOL AREA, SPORT COURTS, AND PAIR TREES AND RECREATION AREAS | | | | | | |
| OPTIONAL AUTOMATIC FERTILIZER SYSTEM, CONSULT WITH LANDSCAPE CONTRACTOR | | | | | | |
| ALL TREES WITHIN 9'-0" OF ALL WALLS AND SIDEWALKS | | | | | | |
| TO HAVE ROOT-BARRIERS BETWEEN (TYP.) PER CODE | | | | | | |
| ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON | | | | | | |
| TO ESTABLISH THESE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR (TYP.) | | | | | | |
| NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST | | | | | | |
| CONTRACTOR TO FIELD VERIFY ALL PLANT QUANTITIES | | | | | | |
| AND MATERIAL AMOUNTS PRIOR TO INSTALLATION | | | | | | |

REVISIONS:

| | |
|------------|---------|
| 04/22/2024 | 23-0661 |
|------------|---------|

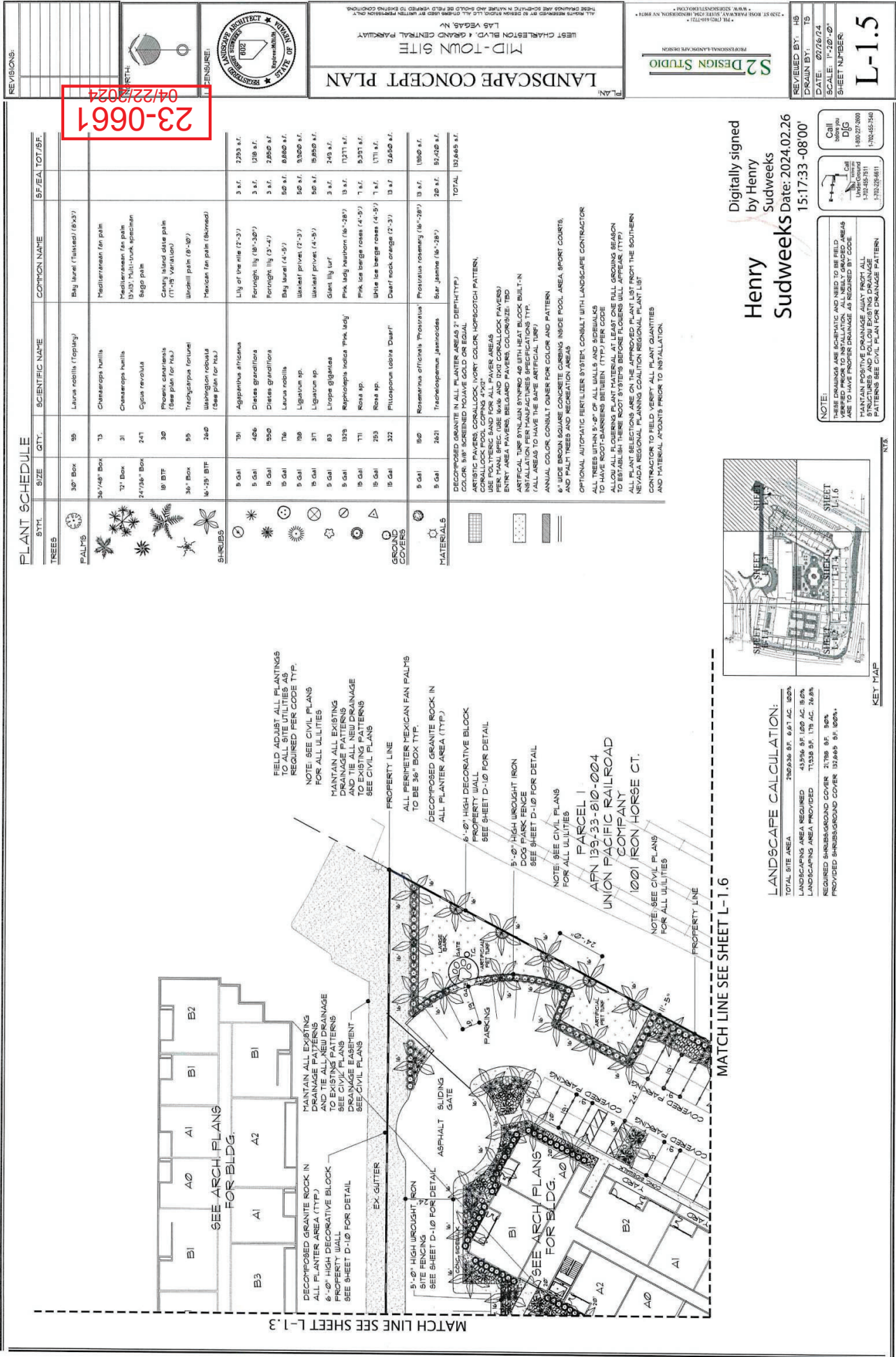


LANDSCAPE CONCEPT PLAN
MID-TOWN 51TE
WEST CHARLESTON BLVD. & GRAND CENTRAL PARKWAY
LAS VEGAS, NV
ALL RIGHTS RESERVED BY S2 DESIGN STUDIO. ALL RIGHTS RESERVED BY S2 DESIGN STUDIO. ALL RIGHTS RESERVED BY S2 DESIGN STUDIO.

S2 Design Studio
PROFESSIONAL LANDSCAPE DESIGN
REVISED BY: HS
DATE: 04/26/24
SCALE: 1"=20'-0"
SHEET NUMBER:
L-1.2

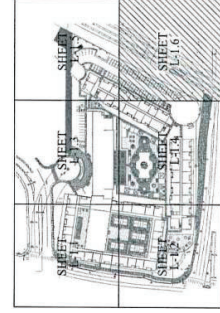
Digitally signed by
Henry Sudweeks
Date: 2024.02.26
15:16:04 -0800

NOTE:
THREE DRAWINGS ARE REQUIRED AND NEED TO BE FIELD
VERIFIED. ALL PLANT MATERIAL ARE TO HAVE PROPER DRAINAGE
MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL
STRUCTURES AND FOLLOW EXISTING DRAINAGE
PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN



PLANT SCHEDULE

| SYM. | | SIZE | QTY. | SCIENTIFIC NAME | COMMON NAME | 9/5/EA | TOT/9/5 |
|----------------------|-------------|------|------|--|---|--------|----------|
| TREES | | | | | | | |
| PALMS | | | | | | | |
| | 30" Box | 95 | | Laurus nobilis (Topiary) | Bay Laurel (Tussock) (8"x3") | | |
| | 36"/48" Box | 73 | | Chamaecyparis hilleb. | Mediterranean hin palm | | |
| | 72" Box | 31 | | Chamaecyparis hilleb. | Mediterranean hin palm | | |
| | 74"/96" Box | 241 | | Cycas revoluta | 13"x3" Multi-trunk specimen Sago palm | | |
| | 10 BTP | 30 | | Phoenix canariensis (Saw palm for 14x) | Canary Island date palm (14"x5" Varieties) | | |
| | 36" Box | 95 | | Trochodendron fortunei | Wendell palm (8"x40") | | |
| | 16"-29" BTP | 360 | | Washingtonia robusta (Saw palm for 14x) | Mexican fan palm (Rebared) | | |
| SHRUBS | | | | | | | |
| | 5 Gal | 751 | | Agave americana | Lily of the Nile (7'-3") | 3 M. | 2293 M. |
| | 5 Gal | 406 | | Diospyros grandiflora | Forgetting Mary (8'-30") | 3 M. | 1280 M. |
| | 9 Gal | 950 | | Diospyros grandiflora | Forgetting Mary (3'-4") | 3 M. | 2500 M. |
| | 5 Gal | 176 | | Laurus nobilis | Bay Laurel (4'-5") | 50 M. | 8800 M. |
| | 5 Gal | 198 | | Ligustrum sp. | Waxleaf privet (7'-3") | 50 M. | 9300 M. |
| | 15 Gal | 31 | | Ligustrum sp. | Waxleaf privet (4'-5") | 50 M. | 1500 M. |
| | 5 Gal | 83 | | Liriodendron chinensis | Giant Lilyburt | 3 M. | 240 M. |
| | 5 Gal | 1275 | | Rapanea indica Pink Lady | Pink Lady Hawthorn (16'-28") | 19 M. | 11271 M. |
| | 9 Gal | 371 | | Rosa sp. | Pink Ice burgundy roses (4'-5") | 7 M. | 9371 M. |
| | 5 Gal | 203 | | Rosa sp. | White Ice burgundy roses (4'-5") | 7 M. | 1771 M. |
| | 9 Gal | 372 | | Pittosporum tobira Dwarf | Dwarf mock orange (7'-3") | 19 M. | 12610 M. |
| GROUND COVERS | | | | | | | |
| | 5 Gal | 150 | | Rosa indica officinalis | Prostrata rosemary (16'-28") | 19 M. | 1800 M. |
| | 5 Gal | 2621 | | Trochodendron fortunei | Star jasmine (16'-28") | 20 M. | 5140 M. |
| MATERIALS | | | | | | | |

[illegible]

KEY MAP

LANDSCAPE CALCULATION:

| | | | |
|-----------------------------|-------------|----------|-------|
| TOTAL SITE AREA | 290,636 SF. | 6.67 AC. | 100% |
| LANDSCAPING AREA REQUIRED | 43,506 SF. | 1.00 AC. | 15.0% |
| LANDSCAPING AREA PROVIDED | 11,938 SF. | 1.19 AC. | 26.8% |
| REQUIRED SHUBS/GROUND COVER | 21,798 SF. | | 5.0% |
| PROVIDED SHUBS/GROUND COVER | 132,665 SF. | | 102%+ |

Henry
Sudweeks

Digitally signed
by Henry
Sudweeks
Date: 2024.02.26
15:18:00 -08'00'

NOTE:

THESE DRAWINGS ARE SCHEMATIC AND NOT TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRAICED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE

MANTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

Call for more info
1-800-327-5555
Digs
1-702-452-7511

Call for more info
Underground
1-702-452-7511
1-702-220-6911

L-1.6

LANDSCAPE CONCEPT PLAN

MID-TOWN SITE
WEST CHARLESTON BLVD. & GRAND CENTRAL PARKWAY
LAS VEGAS, NV



REVISIONS:

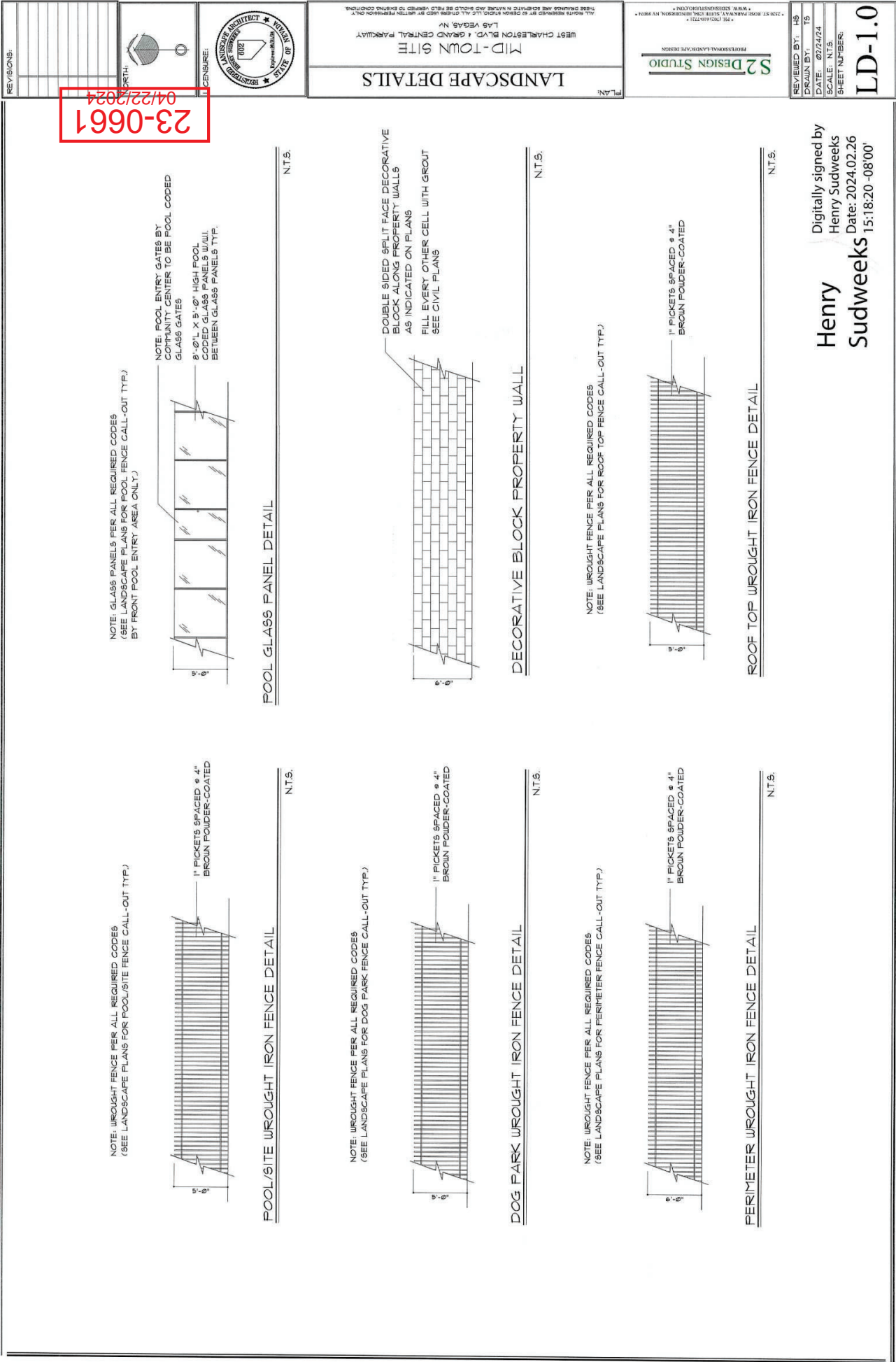
23-0661

S2 DESIGN STUDIO

REVIEWED BY: HS

| | |
|---------------|-----------|
| DRAIN BY: | TS |
| DATE: | 02/26/24 |
| SCALE: | 1"=20'-0" |
| SHEET NUMBER: | |

L-1.6



Apt. Legend

- A0
- A1
- A2
- A3
- B1
- B2
- B3
- LOBBY



Level 02
1" = 50'-0"

2

Level 01
1" = 50'-0"

1

23-0661
04/22/2024



FLOOR PLANS

SHEET TITLE: 1/19/2024 10:26:14 AM

| No. | Description | Date |
|-----|-------------|------|
| | | |
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| | | |
| | | |
| | | |

PROJECT / OWNER:

MIDTOWN
MULTIFAMILY
MIDTOWN MASTER PLAN
1001 IRON HORSE CT.
LAS VEGAS, NV 89106

CONSULTANT:

SCALE:

WUCHERER DESIGN
1001 IRON HORSE CT.
LAS VEGAS, NV 89106
TEL: 702-395-9922
E: INFO@WUCHERERDESIGN.COM
W: WUCHERERDESIGN.COM



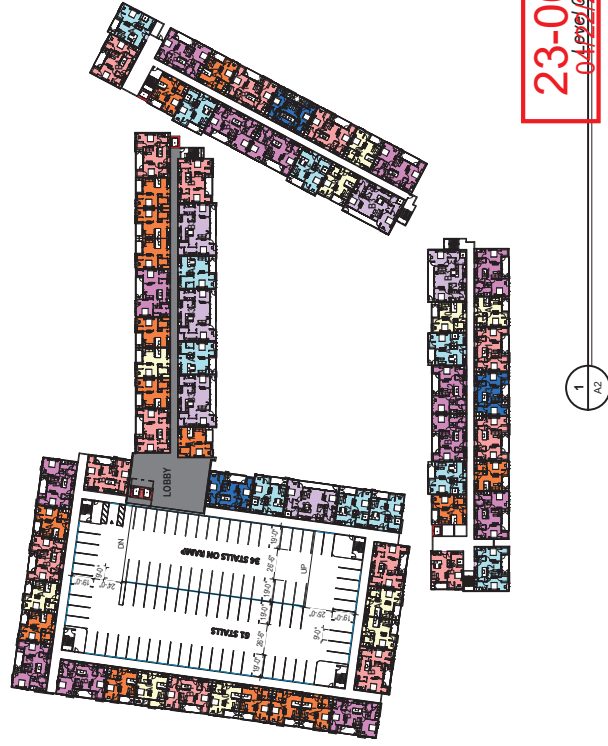
WUCHERER DESIGN, LTD.
6970 S CARMON RD #220,
LAS VEGAS, NV 89113

PRELIMINARY
ARCHITECTURAL
1.21.18/2023
SHEET NO. 001
DATE: 1/19/2024

A2.A

Apt. Legend

-



STUDIO 3.5

811 Barton Springs Rd.
Ste. 800
Austin, TX 78704
V 512-474-4501
F 512-578-5283
WWW.LUMINA3D.COM

CONSTRUCTION REPRESENTATIVE

THIS NORTH



8004

LUMINA MDTOWN
Project Address
Project Address

DATE: DECEMBER 2023

PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN

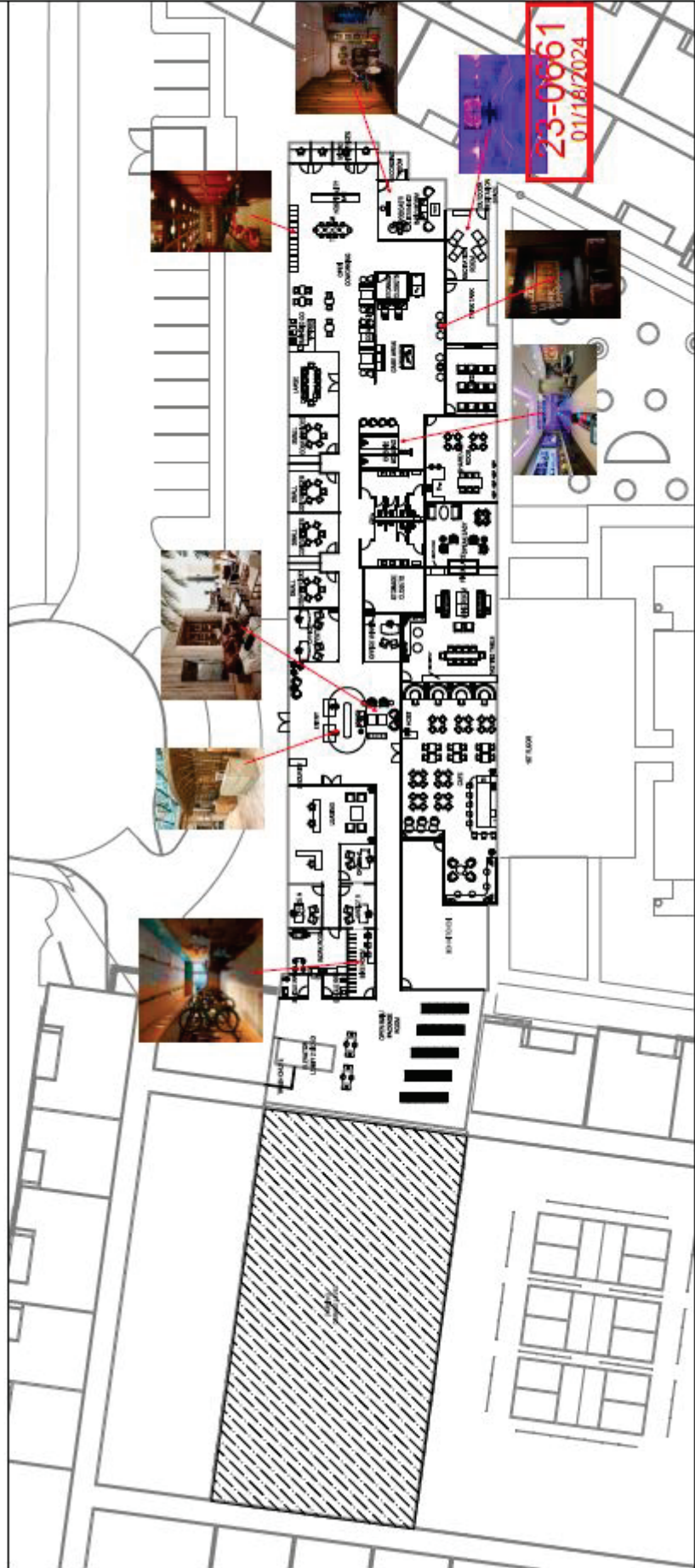
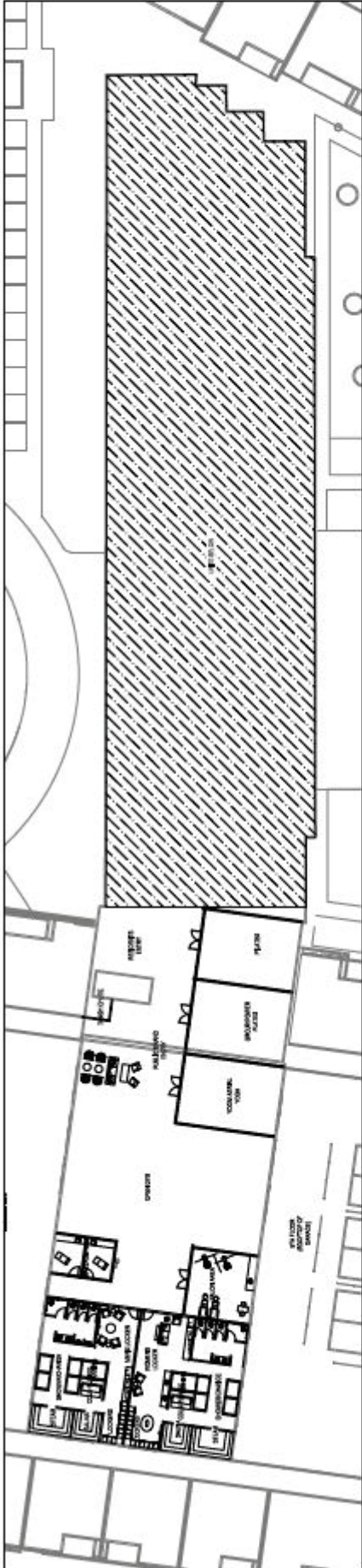
PROJECT: LUMINA MDTOWN

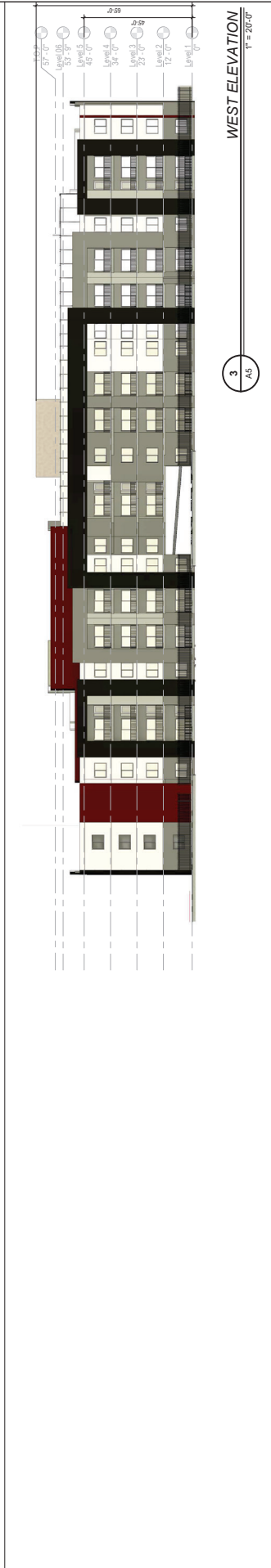
PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN

PROJECT: LUMINA MDTOWN





PT-04
SW 7674
PEPPERCORN
PAINT-4

PT-03
SW 7067
CITYSCAPE
PAINT-3

PT-02
SW 7015
REPOSE GRAY
PAINT-2

PT-01
SW 7028
INCREDIBLE WHITE
PAINT-1

EPDM ROOFING

PT-05
PANTON
P 42-15 C
PAINT-5

PAINT-6

STONE

CONCRETE

PAVERS
Belgard-Aqualine
Permeable Paver-Rio color

METAL FINISH

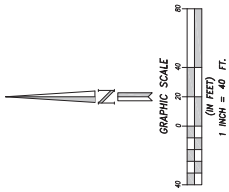
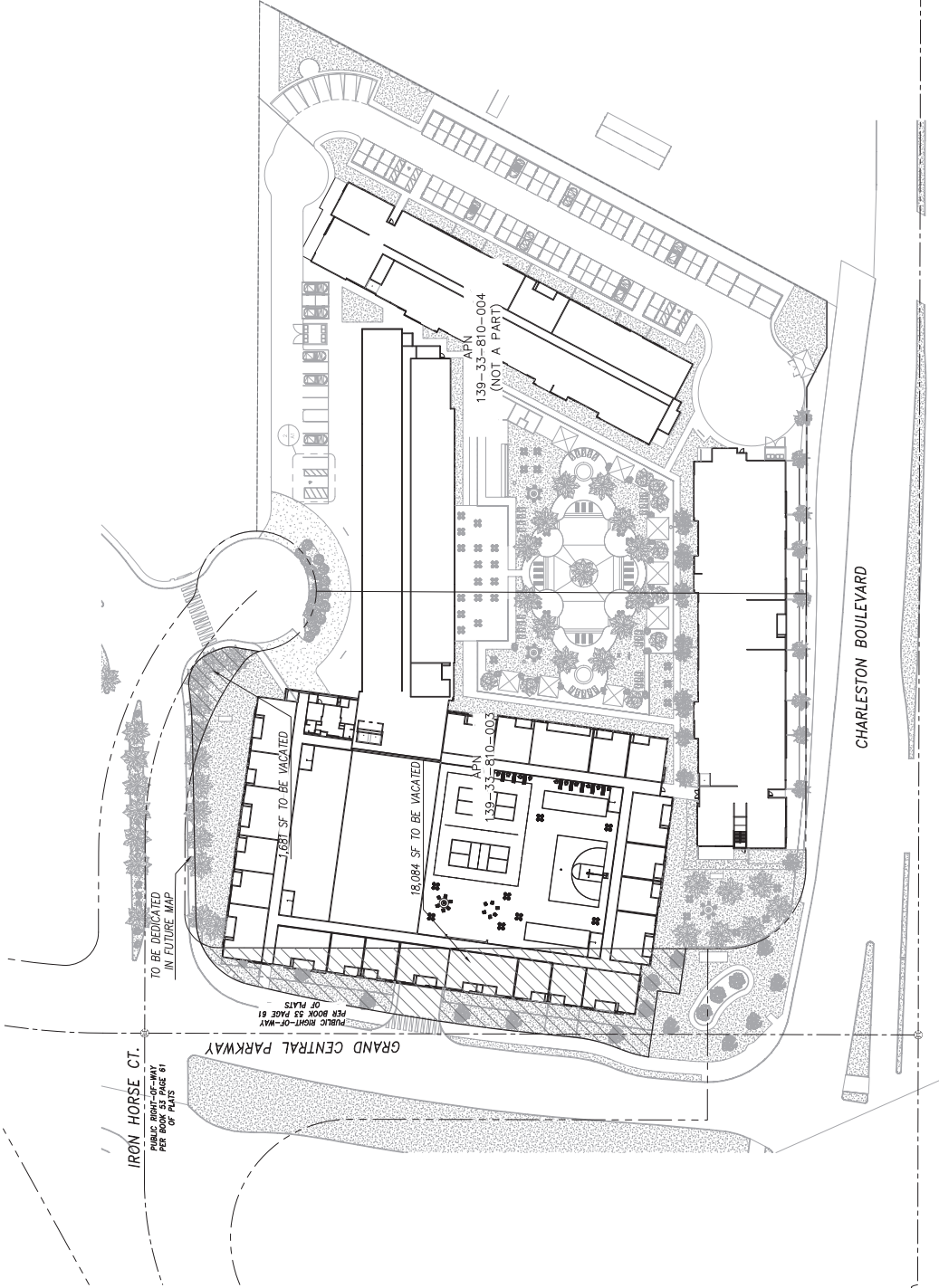
FLOORING

PAINT PALETTE

23-0661
12/20/2023

This block contains four material samples. On the left, there are two vertical rectangular samples of stone, one with a lighter, more textured surface and the other with a darker, more uniform surface. To the right of these is a large rectangular sample of light gray concrete. Further right is a rectangular sample of pavers, showing a grid of square and rectangular stones in various shades of brown and tan. On the far right, there is a vertical rectangular sample of flooring, which appears to be a light-colored wood or laminate with a vertical grain pattern.

VACATION EXHIBIT



LEGEND

- CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- PROPERTY LINE
- AREA TO BE VACATED

23-0661
01/18/2024

| | | | |
|---|----------|----------------------|-----------------|
| DESCRIPTION: | PROJECT: | MIDTOWN MULTI-FAMILY | SHEET 1 of 1 |
| | | | |
| VACATION EXHIBIT | | | |
| DRCD DRG Surveying Nevada, Inc. 7080 LA BUREAU ST. SUITE 400 LAS VEGAS, NEVADA 89119 (702) 270-0119 | | | |
| Designed By: N/A | | | |
| Drawn By: CRL | | | |
| Checked By: DPW | | | |
| Job No: SN23-165 | | | |
| Scale: 1"=60' | | | |
| Date: 01/10/2024 | | | |
| REVISIONS | | | |
| | | | |
| | | | |
| No. | Date | By | |

DRCD
DRC Surveying Nevada, Inc.
7000 LA GONICA ST., SUITE 200
LAS VEGAS, NEVADA 89119
(702) 270-6119

VACATION EXHIBIT



| | | | |
|-------------------------------|--|---------------------|--|
| PROJECT: MIDTOWN MULTIFAMILY | | SHEET: 1 of 1 | |
| DESCRIPTION: VACATION EXHIBIT | | DATE: 01/10/2024 | |
| DRAWN BY: [blank] | | CHECKED BY: [blank] | |
| DESIGNED BY: [blank] | | JOB NO: SN23-165 | |
| DATE: 01/10/2024 | | SCALE: 1"=60' | |
| BY: [blank] | | [blank] | |
| REVISIONS | | [blank] | |



EXHIBIT "A"

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S82°10'46"E | 34.36' |
| L2 | S07°49'14"W | 16.67' |
| L3 | S82°10'46"E | 50.33' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|-----------|----------|---------|---------|
| C1 | 12°32'50" | 108.75' | 23.81' | 11.95' |
| C2 | 16°42'33" | 118.00' | 34.41' | 17.33' |
| C3 | 7°24'48" | 1699.17' | 219.85' | 110.08' |
| C4 | 55°12'36" | 51.50' | 49.63' | 26.93' |
| C5 | 31°15'40" | 25.00' | 13.64' | 6.99' |

AREA TO BE VACATED
18,084 SF

POINT OF BEGINNING
APN 139-33-810-003

POINT OF COMMENCEMENT

CHARLESTON BOULEVARD

GRAND CENTRAL PARKWAY

IRON HORSE CT.

NTS

1/4 33 4 T20S R61E

E 1/16 33/34 T20S R61E

S89°52'25"E 771.90'

S89°52'25"E 1287.47'

BASIS OF BEARINGS

64.50'

145.00'

30.23'

N00°07'35"E

N89°52'25"W

352.17'

582.40'

N00°07'35"E

352.17'

S00°07'35"W

352.17'

34.36'

16.67'

50.33'

C1

C2

C3

C4

C5

L1

L2

L3

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SN23-165 MIDTOWN VACATION.DWG

SN23-165 MIDTOWN VACATION.DWG



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EXHIBIT "B"

IRON HORSE CT.

PUBLIC RIGHT-OF-WAY
PER BOOK 53 PAGE 61
OF PLATS

S89°52'25"E 150.00'

L6

POINT OF
BEGINNING

L7

C9

L8

C10

C16

C11

C12

C13

L9

C14

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L6 | S00°07'35"W | 30.00' |
| L7 | N88°51'17"E | 29.33' |
| L8 | N83°25'26"E | 7.40' |
| L9 | N08°29'56"E | 7.82' |

APN

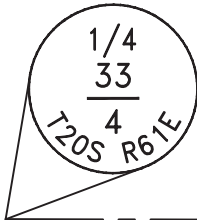
139-33-810-003

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|-----------|---------|--------|---------|
| C8 | 13°32'04" | 213.00' | 50.31' | 25.27' |
| C9 | 5°25'51" | 255.50' | 24.22' | 12.12' |
| C10 | 66°32'41" | 24.00' | 27.87' | 15.75' |
| C11 | 12°22'46" | 67.00' | 14.48' | 7.27' |
| C12 | 28°53'11" | 19.50' | 9.83' | 5.02' |
| C13 | 2°44'08" | 180.00' | 8.59' | 4.30' |
| C14 | 5°36'58" | 19.50' | 1.91' | 0.96' |
| C15 | 33°53'18" | 25.00' | 14.79' | 7.62' |
| C16 | 23°48'23" | 213.00' | 88.50' | 44.90' |



AREA TO BE VACATED
18,084 SF



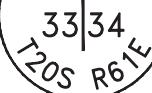
POINT OF
COMMENCEMENT

CHARLESTON BOULEVARD

S89°52'25"E 771.90'

S89°52'25"E 1287.47' BASIS OF BEARINGS

E 1/16



SN23-165 MIDTOWN VACATION.DWG



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