

FINAL MAP
BRISTLE VALE - UNIT 1
A COMMON INTEREST COMMUNITY

A MERGER AND RE-SUBDIVISION OF OF LOTS L & M OF THE FINAL MAP OF "SUMMERLIN VILLAGE 24 - UNIT 4"
RECORDED IN BOOK 154, PAGE 83 OF PLATS, LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 20 SOUTH,
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

KB HOME LV BRISTLE VALE LLC, A DELAWARE LIMITED LIABILITY COMPANY
DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND THAT IS
SHOWN UPON THE PLAT OF:

BRISTLE VALE - UNIT 1

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO
HEREBY:

OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE
STREETS) AND THE OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS INDICATED AND OUTLINED
HEREON, FOR THE USE OF THE PUBLIC; AND GRANT TO THE CITY OF LAS VEGAS THE
EASEMENTS, AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.
NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SURVEY" IS OFFERED FOR
DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNERS DO HEREBY GRANT AND CONVEY TO NEVADA POWER
COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY
d/b/a CENTURYLINK, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT
AND COX COMMUNICATIONS LAS VEGAS, INC., JOINTLY AND SEVERALLY AND TO THEIR
SUCCESSORS AND ASSIGNS, AN EASEMENT OVER ALL AREA'S DESIGNATED AS "PRIVATE
STREETS", "COMMON ELEMENT LOTS" AND PUBLIC UTILITY EASEMENTS (P.U.E.) AND A
THREE-FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL
UNDERGROUND SERVICES TO METER PANELS, ALSO AN EASEMENT CONTIGUOUS TO, AND/OR
BACK OF, PUBLIC OR PRIVATE STREETS FOR ABOVE GROUND TRANSFORMERS, AND TELEPHONE
EQUIPMENT PADS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL
AND/OR ABANDONMENT OF UNDERGROUND DISTRIBUTION LINES AND APPURTENANCES. WHERE
NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING
PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB
WITHIN SAID PUBLIC OR PRIVATE STREET. WHERE SIDEWALK EXISTS, THE WIDTH OF SAID
EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT,
MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK. ALSO AN
ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS WITHIN
THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL
AND/OR ABANDONMENT OF UNDERGROUND POWER, TELEPHONE, GAS LINES, WATER LINES, FIRE HYDRANT,
CABLE T.V. AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS
THERE TO.

FURTHER, THE UNDERSIGNED OWNERS HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS
VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO
ALL PROPERTY LINES WHERE LOTS OR COMMON ELEMENT LOTS ADJUT PUBLIC STREETS FOR
PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS,
CONDUITS AND APPURTENANCES, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN
RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND
APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH
THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

KB HOME LV BRISTLE VALE LLC, A DELAWARE LIMITED LIABILITY COMPANY

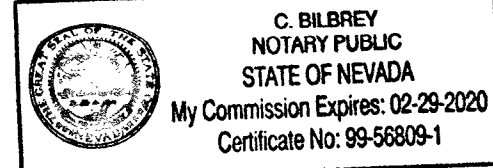
BY: Brian Kunec, PRESIDENT OF KB HOME LAS VEGAS INC., DATE 2-27-19
ITS MANAGER

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 27, 2019 BY
Brian Kunec AS PRESIDENT OF * FOR KB HOME LV BRISTLE VALE LLC, A
DELAWARE LIMITED LIABILITY COMPANY. * KB HOME LAS VEGAS INC., MANAGER

BY: C. BILBREY
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: 2/29/2020



CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS APPROVE THE GRANT OF THE DESIGNATED
EASEMENTS.

Shanne Ocon Dianne Ocon 03-20-19
LAS VEGAS VALLEY WATER DISTRICT DATE

Pamela Kennedy 3-14-19
SOUTHWEST GAS CORPORATION PAMELA KENNEDY DATE

Sharon McKee 3-15-2019
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY DATE

Veronica Figueroa 3-15-19
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK DATE

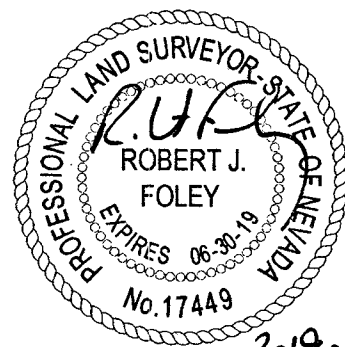
Gabe D. Stipe 2-12-19
COX COMMUNICATIONS LAS VEGAS, INC. DATE

Allen Pavelka 2-24-19
CITY OF LAS VEGAS ALLEN PAVELKA, P.E. 9029
CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, ROBERT J. FOLEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA,
AS AN AGENT FOR TRI-CORE SURVEYING, LLC, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION AT THE INSTANCE OF KB HOME LV BRISTLE VALE LLC, A DELAWARE
LIMITED LIABILITY COMPANY.
2. LANDS SURVEYED LIE WITHIN SECTIONS 33 AND 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED
ON JULY 5, 2018.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES
IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND
OCCUPY THE POSITIONS INDICATED BY 02-12-2021 AND AN APPROPRIATE
FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION
TO ASSURE THE INSTALLATION OF THE MONUMENTS.



ROBERT J. FOLEY
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17449

LEGAL DESCRIPTION

LOT L AND M AS SHOWN ON THE FINAL MAP OF "SUMMERLIN VILLAGE 24 - UNIT 4" ON FILE IN
THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 154, PAGE 83 OF PLATS, SITUATE IN SECTIONS
33 AND 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA.

CONTAINING 37.56 ACRES

BASIS OF BEARINGS

NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20
SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY
MAP THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 135,
PAGE 71 OF PLATS.

WATER COMMITMENT NOTE

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED COMMITMENT
FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK ACRE-FEET/YEAR
LOT A 1.0

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I
HAVE EXAMINED THE FINAL SUBDIVISION MAP OF

BRISTLE VALE - UNIT 1

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN
SET, BUT AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE
THEIR SETTING ON OR BEFORE 2/12/2021

Alan R. Riecki 4-25-19
ALAN R. RIEKKI, P.L.S. DATE
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469



DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL
CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY
FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY
SYSTEM FOR DISPOSAL OF SEWAGE.

Walter B. Ross 04/02/2019
SOUTHERN NEVADA HEALTH DISTRICT DATE
WALTER B. ROSS

DIVISION OF WATER RESOURCES CERTIFICATE

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

John Guillory, P.E. 4/3/19
DIVISION OF WATER RESOURCES DATE
JOHN GUILLORY, P.E.

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY
APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY
AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE
BEEN MET; AND THAT THE MAP WAS APPROVED, AND THE PARCELS HEREIN WERE ACCEPTED
BY THE DIRECTOR OF PLANNING ON THE 28 DAY OF APRIL, 2019.

Robert Summerfield
ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

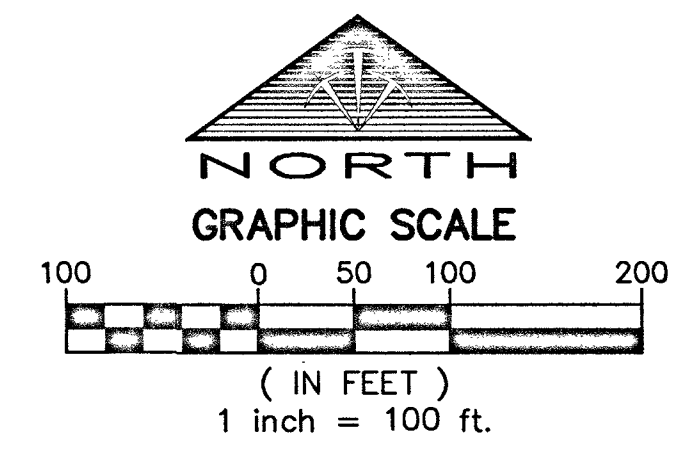
RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY
REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

FINAL MAP BRISTLE VALE - UNIT 1 A COMMON INTEREST COMMUNITY A MERGER AND RE-SUBDIVISION OF OF LOTS L & M OF THE FINAL MAP OF "SUMMERLIN VILLAGE 24 - UNIT 4" RECORDED IN BOOK 154, PAGE 83 OF PLATS, LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		FMP-75627
TRI-CORE SURVEYING, LLC LAND SURVEYING & CONSTRUCTION STAKING MAPPING & LAND DEVELOPMENT SERVICES BOUNDARY & TOPOGRAPHIC SURVEYS 6761 WEST CHARLESTON BLVD. LAS VEGAS, NEVADA 89146 TEL. (702) 821-1554 FAX (702) 870-4378		BOOK NO. <u>20190430</u> INSTRUMENT NO. <u>01017</u> OFFICIAL RECORDS FILED AT THE REQUEST OF TRI-CORE SURVEYING DATE <u>4-30-19</u> AT <u>10:32:50</u> BOOK <u>158</u> PAGE <u>79</u> OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE \$ <u>165.00</u> DEPUTY <u>Am</u>

FINAL MAP BRISTLE VALE - UNIT 1 A COMMON INTEREST COMMUNITY

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RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

- BOUNDARY LINE
- SECTION LINE
- - - RIGHT-OF-WAY LINE
- STREET CENTERLINE
- LOT LINE
- - - ASSESSOR'S PARCEL LINE
- - - EASEMENT LINE
- - - MATCHLINE
- FOUND MONUMENTATION AS DESCRIBED
- APN ASSESSOR'S PARCEL NUMBER
- R/W RIGHT-OF-WAY
- OR: OFFICIAL RECORDS, CLARK COUNTY
- BLM BUREAU OF LAND MANAGEMENT
- L1 LINE NUMBER
- C1 CURVE NUMBER
- [E4] PUBLIC SEWER EASEMENT, SURFACE TO BE PRIVATELY MAINTAINED BY THE H.O.A. & PUBLIC DRAINAGE EASEMENT, TO BE PRIVATELY MAINTAINED BY THE H.O.A., GRANTED PER THIS MAP
- [E5] 20' WIDE PUBLIC STORM DRAIN EASEMENT PER BOOK 154, PAGE 83 OF PLATS
- [E6] 20' WIDE PUBLIC SEWER EASEMENT PER BOOK 154, PAGE 83 OF PLATS

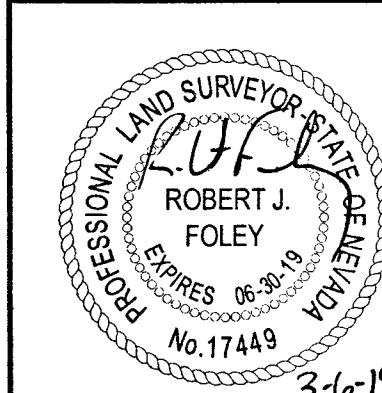
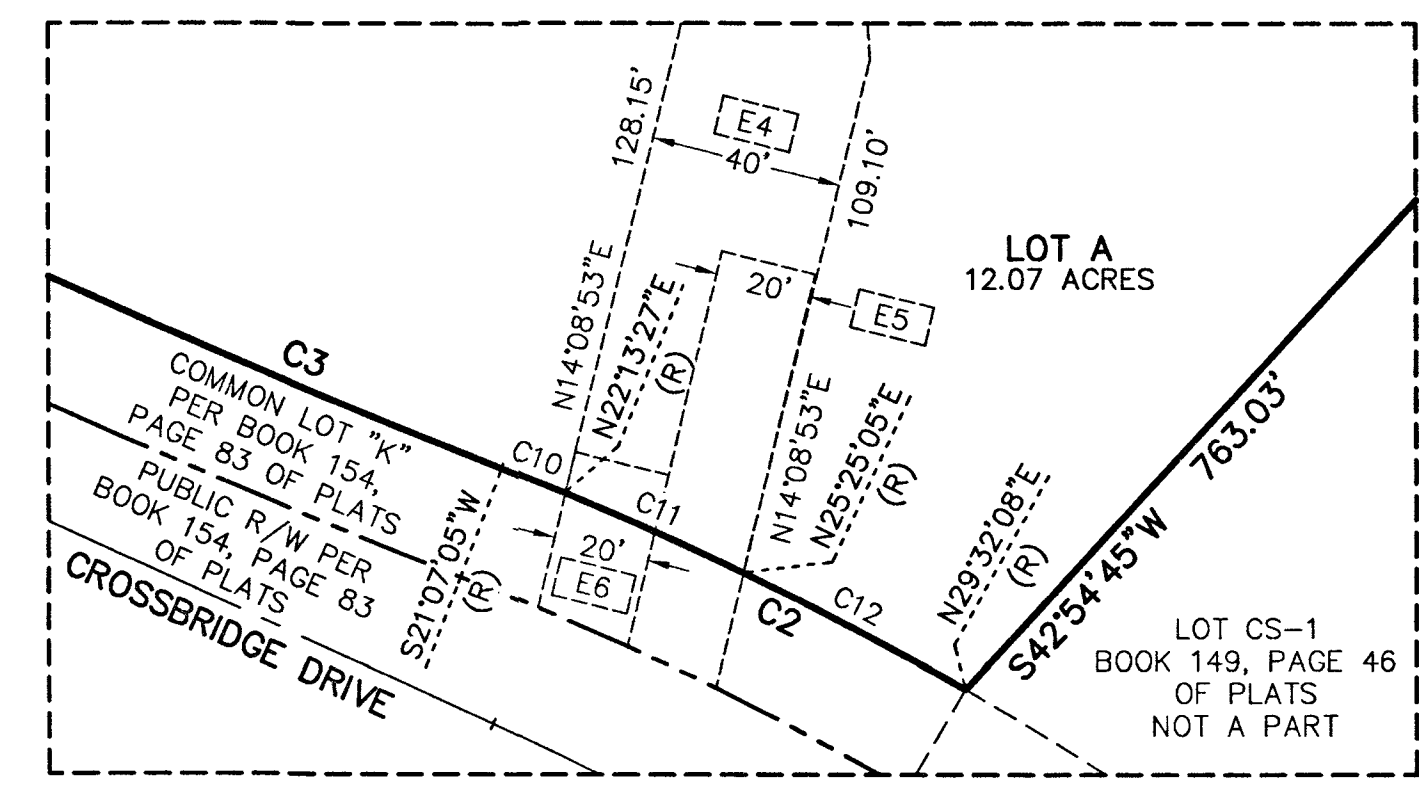
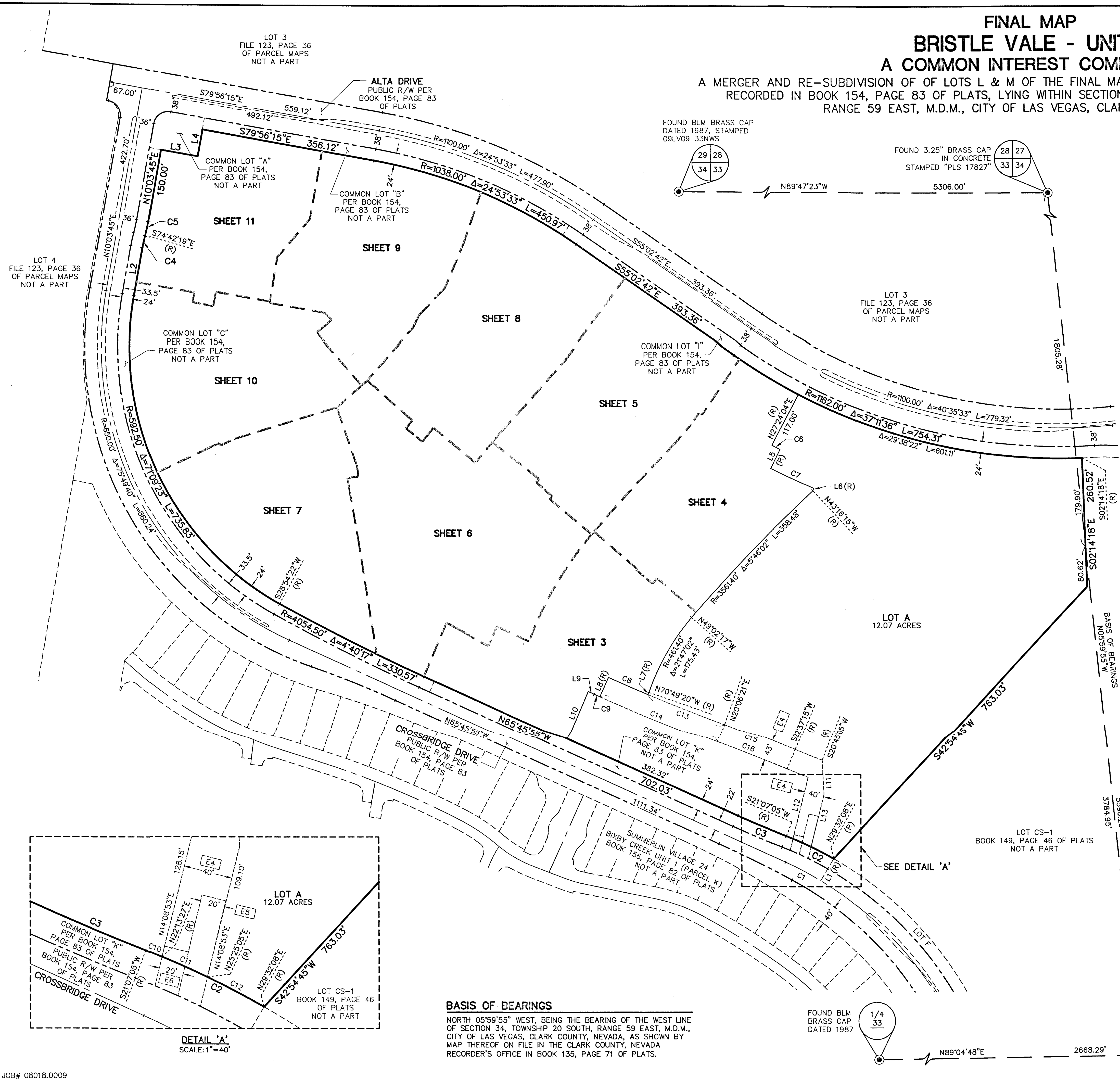
LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°52'19"W	51.93'
L2	N10°03'45"E	99.99'
L3	S79°56'15"E	76.00'
L4	N10°03'45"E	56.00'
L5	N26°33'43"E	43.00'
L6	N22°23'10"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L8	N24°02'26"E	43.00'
L9	N65°45'55"W	13.41'
L10	N23°07'40"E	110.44'
L11	S02°50'01"E	69.88'
L12	N14°08'53"E	128.15'
L13	N14°08'53"E	109.10'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°38'14"	700.00'	81.09'
C2	8°25'04"	728.00'	106.96'
C3	3°07'01"	1976.00'	107.49'
C4	5°13'56"	276.00'	25.20'
C5	5°13'56"	324.00'	29.59'
C6	0°50'21"	1279.00'	18.73'
C7	4°10'33"	1322.00'	96.35'
C8	1°21'05"	3726.50'	87.89'
C9	0°11'39"	3769.50'	12.77'
C10	1°06'22"	728.00'	14.06'
C11	3°11'38"	728.00'	40.58'
C12	4°07'03"	728.00'	52.32'
C13	2°35'01"	3726.50'	168.04'
C14	3°56'06"	3769.50'	258.88'
C15	2°30'54"	3523.50'	154.67'
C16	2°30'54"	3480.50'	152.78'

BASIS OF BEARINGS

NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 135, PAGE 71 OF PLATS.



FINAL MAP BRISTLE VALE - UNIT 1

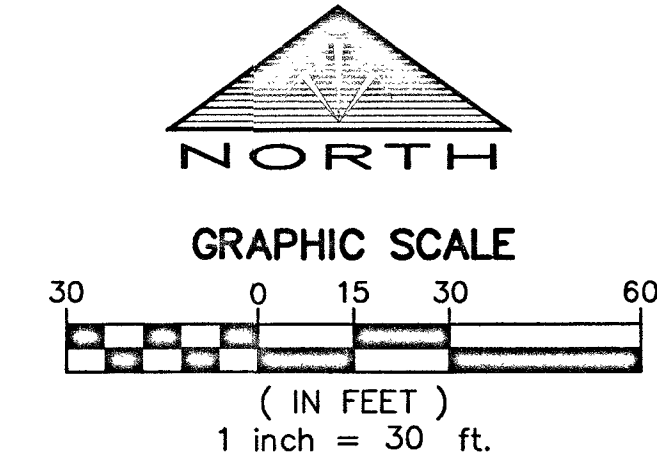
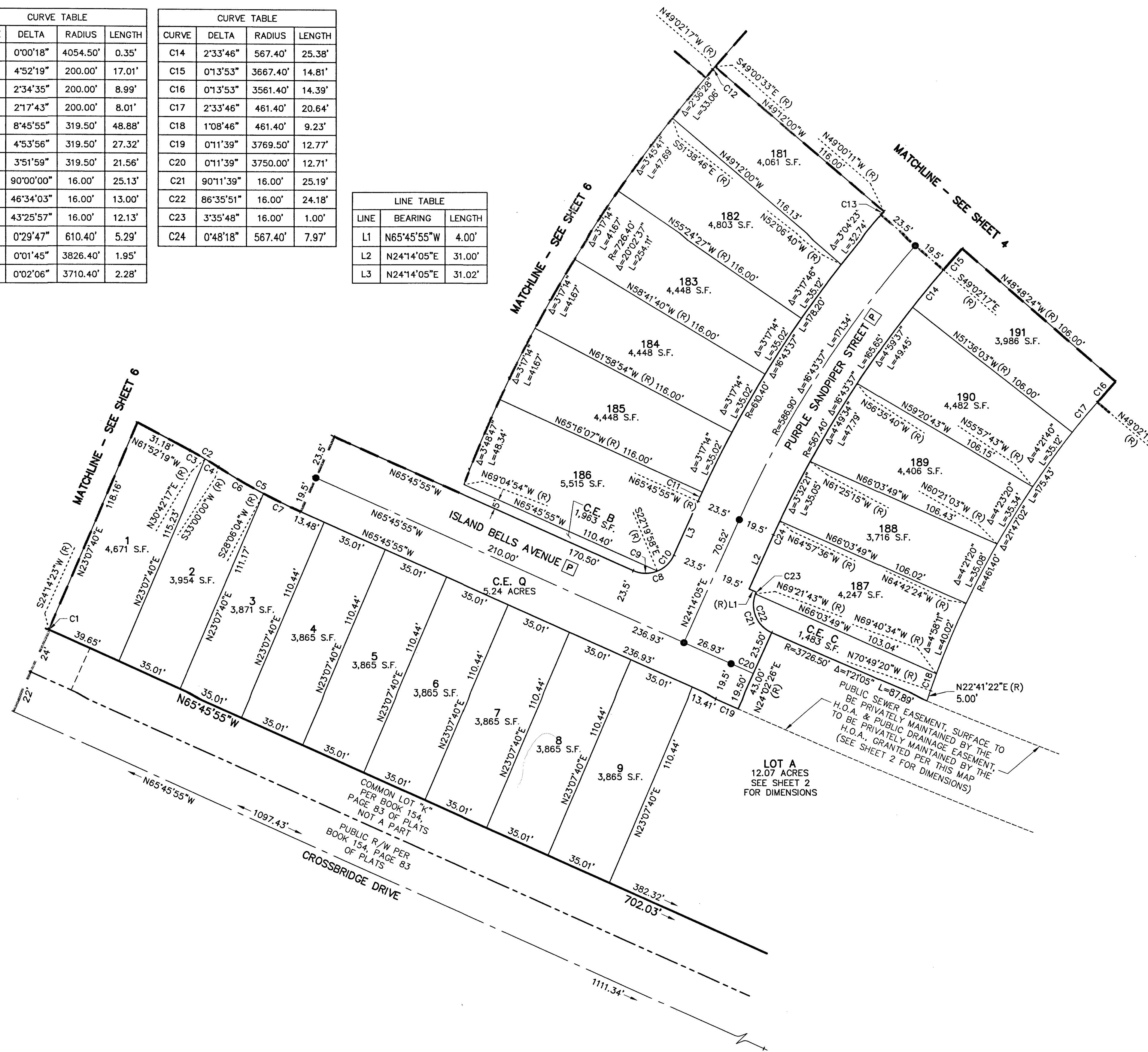
A COMMON INTEREST COMMUNITY

A MERGER AND RE-SUBDIVISION OF OF LOTS L & M OF THE FINAL MAP OF "SUMMERLIN VILLAGE 24 - UNIT 4"
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RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°00'18"	4054.50'	0.35'
C2	4°52'19"	200.00'	17.01'
C3	2°34'35"	200.00'	8.99'
C4	2°17'43"	200.00'	8.01'
C5	8°45'55"	319.50'	48.88'
C6	4°53'56"	319.50'	27.32'
C7	3°51'59"	319.50'	21.56'
C8	90°00'00"	16.00'	25.13'
C9	46°34'03"	16.00'	13.00'
C10	43°25'57"	16.00'	12.13'
C11	0°29'47"	610.40'	5.29'
C12	0°01'45"	3826.40'	1.95'
C13	0°02'06"	3710.40'	2.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	2°33'46"	567.40'	25.38'
C15	0°13'53"	3667.40'	14.81'
C16	0°13'53"	3561.40'	14.39'
C17	2°33'46"	461.40'	20.64'
C18	1°08'46"	461.40'	9.23'
C19	0°11'39"	3769.50'	12.77'
C20	0°11'39"	3750.00'	12.71'
C21	90°11'39"	16.00'	25.19'
C22	86°35'51"	16.00'	24.18'
C23	3°35'48"	16.00'	1.00'
C24	0°48'18"	567.40'	7.97'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°45'55"W	4.00'
L2	N24°14'05"E	31.00'
L3	N24°14'05"E	31.02'

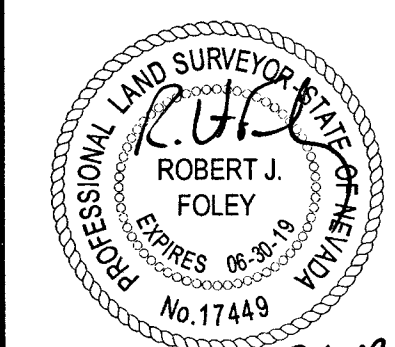


LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE (PRIVATE STREET)
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 17449" WITH REFERENCE MONUMENTS
- [P] PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT PER THIS MAP WITH PRIVATE MAINTENANCE BY THE H.O.A.
- 1 LOT NUMBER
 - TOTAL RESIDENTIAL LOTS = 149
 - TOTAL COMMON ELEMENT LOTS = 16
 - TOTAL REMAINDER LOTS = 1
- C.E. COMMON ELEMENT LOT
- S.F. SQUARE FEET
- L1 LINE SEGMENT
- C1 CURVE SEGMENT
- (R) RADIAL BEARING
- H.O.A. HOMEOWNERS ASSOCIATION
- OR: OFFICIAL RECORDS, CLARK COUNTY, NEVADA
- R/W RIGHT-OF-WAY LINE
- LVVWD LAS VEGAS VALLEY WATER DISTRICT

NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "17449" ON THE BLOCK WALLS AND ALL FRONT LOT CORNERS SHALL BE WITNESSED BY A SAW-CUT IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES.
- MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE FEATURES, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
- ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "PUBLIC UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- A PERPETUAL AND NON-REVOCABLE EASEMENT FOR INGRESS, EGRESS AND USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET IS GRANTED WITH THIS MAP FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.
- DIRECT VEHICULAR ACCESS TO CROSSBRIDGE DRIVE AND ALTA DRIVE FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.



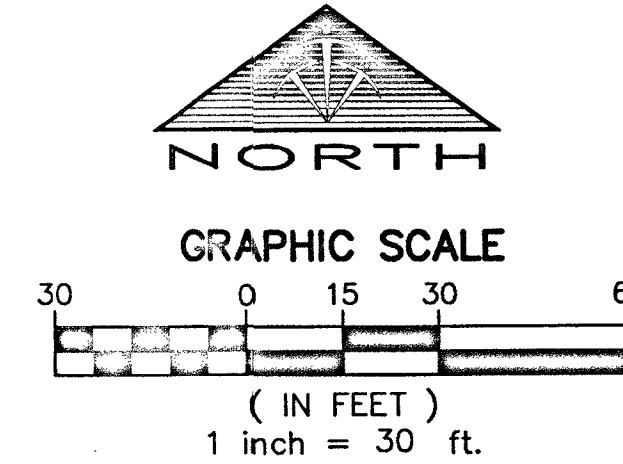
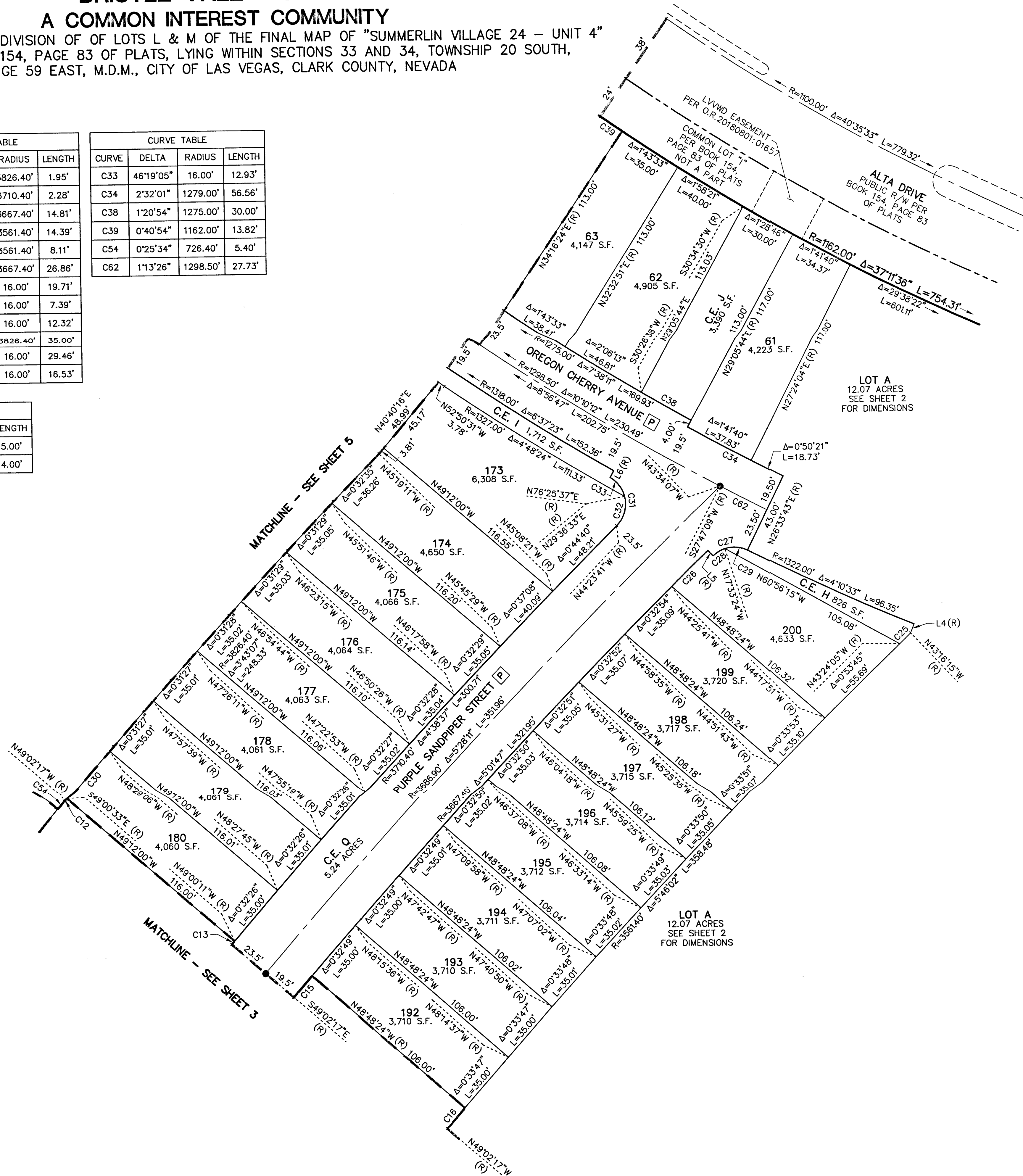
FINAL MAP
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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C12	0°01'45"	3826.40'	1.95'
C13	0°02'06"	3710.40'	2.28'
C15	0°13'53"	3667.40'	14.81'
C16	0°13'53"	3561.40'	14.39'
C25	0°07'50"	3561.40'	8.11'
C26	0°25'11"	3667.40'	26.86'
C27	70°34'13"	16.00'	19.71'
C28	26°27'06"	16.00'	7.39'
C29	44°07'07"	16.00'	12.32'
C30	0°31'27"	3826.40'	35.00'
C31	105°29'47"	16.00'	29.46'
C32	59°10'42"	16.00'	16.53'

LINE TABLE		
LINE	BEARING	LENGTH
L4	N22°23'10"E	5.00'
L6	N30°06'32"E	4.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	46°19'05"	16.00'	12.93'
C34	2°32'01"	1279.00'	56.56'
C38	1°20'54"	1275.00'	30.00'
C39	0°40'54"	1162.00'	13.82'
C54	0°25'34"	726.40'	5.40'
C62	1°13'26"	1298.50'	27.73'

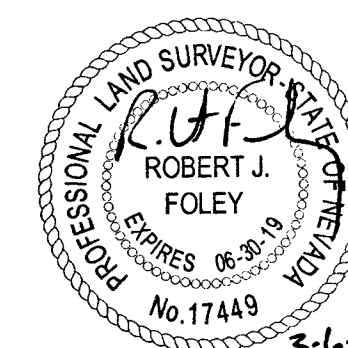


LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE (PRIVATE STREET)
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 17449" WITH REFERENCE MONUMENTS
- PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT PER THIS MAP WITH PRIVATE MAINTENANCE BY THE H.O.A.
- LOT NUMBER
 - TOTAL RESIDENTIAL LOTS = 149
 - TOTAL COMMON ELEMENT LOTS = 16
 - TOTAL REMAINDER LOTS = 1
- C.E. COMMON ELEMENT LOT
- S.F. SQUARE FEET
- L1 LINE SEGMENT
- C1 CURVE SEGMENT
- (R) RADIAL BEARING
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- OR: OFFICIAL RECORDS, CLARK COUNTY, NEVADA
- R/W RIGHT-OF-WAY LINE
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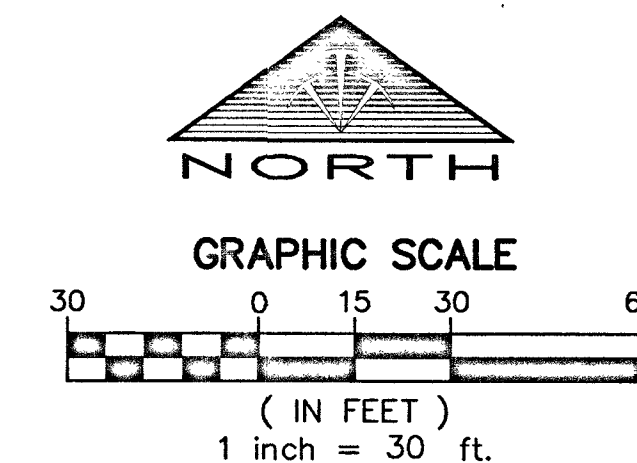
NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "17449" ON THE BLOCK WALLS AND ALL FRONT LOT CORNERS SHALL BE WITNESSED BY A SAW-CUT IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES.
- MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE FEATURES, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
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- A PERPETUAL AND NON-REVOCABLE EASEMENT FOR INGRESS, EGRESS AND USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET IS GRANTED WITH THIS MAP FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.
- DIRECT VEHICULAR ACCESS TO CROSSBRIDGE DRIVE AND ALTA DRIVE FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.



FINAL MAP
BRISTLE VALE - UNIT 1
A COMMON INTEREST COMMUNITY

A MERGER AND RE-SUBDIVISION OF OF LOTS L & M OF THE FINAL MAP OF "SUMMERLIN VILLAGE 24 - UNIT 4"
RECORDED IN BOOK 154, PAGE 83 OF PLATS, LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 20 SOUTH,
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

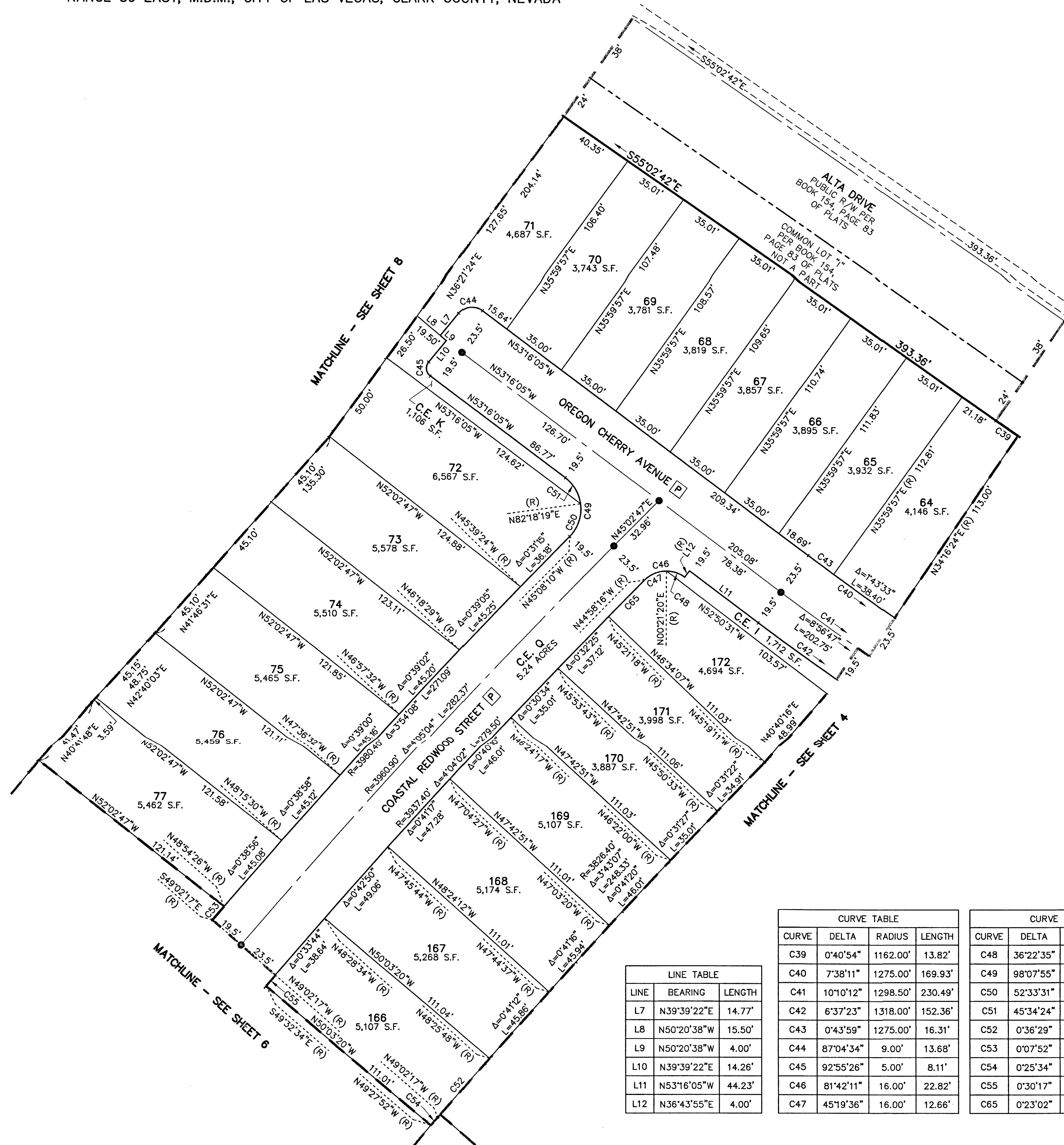


LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE (PRIVATE STREET)
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 17449" WITH REFERENCE MONUMENTS
- [P] PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT PER THIS MAP WITH PRIVATE MAINTENANCE BY THE H.O.A.
- 1 LOT NUMBER
 - TOTAL RESIDENTIAL LOTS = 149
 - TOTAL COMMON ELEMENT LOTS = 16
 - TOTAL REMAINDER LOTS = 1
- C.E. COMMON ELEMENT LOT
- S.F. SQUARE FEET
- L1 LINE SEGMENT
- C1 CURVE SEGMENT
- (R) RADIAL BEARING
- H.O.A. HOMEOWNERS ASSOCIATION
- OR: OFFICIAL RECORDS, CLARK COUNTY, NEVADA
- R/W RIGHT-OF-WAY LINE
- LVVWD LAS VEGAS VALLEY WATER DISTRICT

NOTES:

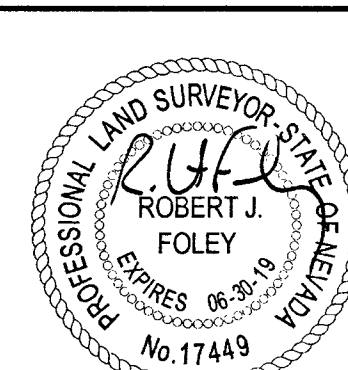
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2. MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACES, LANDSCAPE FEATURES, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
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4. A PERPETUAL AND NON-REVOCABLE EASEMENT FOR INGRESS, EGRESS AND USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET IS GRANTED WITH THIS MAP FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.
5. DIRECT VEHICULAR ACCESS TO CROSSBRIDGE DRIVE AND ALTA DRIVE FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.



LINE TABLE		
LINE	BEARING	LENGTH
L7	N39°39'22"E	14.77'
L8	N50°20'38"W	15.50'
L9	N50°20'38"W	4.00'
L10	N39°39'22"E	14.26'
L11	N53°16'05"W	44.23'
L12	N36°43'55"E	4.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C39	0°40'54"	1162.00'	13.82'
C40	7°38'11"	1275.00'	169.93'
C41	10°10'12"	1298.50'	230.49'
C42	6°37'23"	1318.00'	152.36'
C43	0°43'59"	1275.00'	16.31'
C44	87°04'34"	9.00'	13.68'
C45	92°55'26"	5.00'	8.11'
C46	81°42'11"	16.00'	22.82'
C47	45°19'36"	16.00'	12.66'

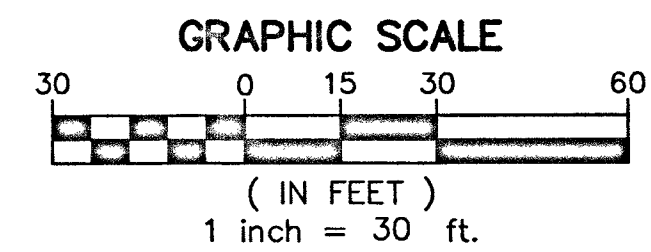
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C48	36°22'35"	16.00'	10.16'
C49	98°07'55"	20.00'	34.25'
C50	52°33'31"	20.00'	18.35'
C51	45°34'24"	20.00'	15.91'
C52	0°36'29"	3826.40'	40.61'
C53	0°07'52"	3980.40'	9.10'
C54	0°25'34"	726.40'	5.40'
C55	0°30'17"	837.40'	7.37'
C65	0°23'02"	3937.40'	26.38'



FINAL MAP
BRISTLE VALE - UNIT 1

A COMMON INTEREST COMMUNITY

A MERGER AND RE-SUBDIVISION OF LOTS L & M OF THE FINAL MAP OF "SUMMERLIN VILLAGE 24 - UNIT 4"
RECORDED IN BOOK 154, PAGE 83 OF PLATS, LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 20 SOUTH,
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE (PRIVATE STREET)
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE

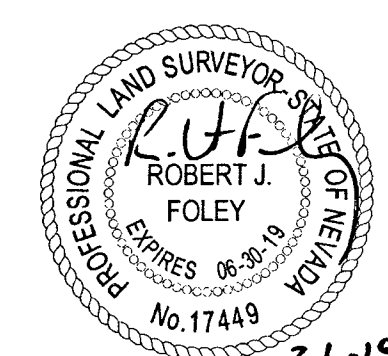
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 17449" WITH REFERENCE MONUMENTS
- PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT PER THIS MAP WITH PRIVATE MAINTENANCE BY THE H.O.A.
- LOT NUMBER
 - TOTAL RESIDENTIAL LOTS = 149
 - TOTAL COMMON ELEMENT LOTS = 16
 - TOTAL REMAINDER LOTS = 1
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- L1 LINE SEGMENT
- C1 CURVE SEGMENT
- (R) RADIAL BEARING
- H.O.A. HOMEOWNERS ASSOCIATION
- OR: OFFICIAL RECORDS, CLARK COUNTY, NEVADA
- R/W RIGHT-OF-WAY LINE
- LVVWD LAS VEGAS VALLEY WATER DISTRICT
- [E1] PUBLIC DRAINAGE EASEMENT GRANTED PER THIS MAP, TO BE PRIVATELY MAINTAINED BY THE H.O.A.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°00'18"	4054.50'	0.35'
C2	4°52'19"	200.00'	17.01'
C5	8°45'55"	319.50'	48.88'
C35	1°54'08"	118.00'	3.92'
C53	0°07'52"	3980.40'	9.10'
C54	0°25'34"	726.40'	5.40'
C55	0°30'17"	837.40'	7.37'
C56	4°44'12"	880.40'	72.78'
C57	2°20'19"	880.40'	35.93'
C58	84°51'44"	20.00'	29.62'
C59	45°34'23"	20.00'	15.91'
C60	39°17'21"	20.00'	13.71'
C64	2°06'38"	368.50'	13.57'
C66	107°10'20"	20.00'	37.41'
C67	89°16'17"	20.00'	31.16'
C68	17°54'03"	20.00'	6.25'
C69	7°49'52"	276.50'	37.79'
C70	13°34'52"	319.50'	75.73'
C71	0°19'58"	3519.50'	20.45'
C72	0°35'41"	3476.50'	36.09'
C73	65°55'28"	16.00'	18.41'
C74	22°29'19"	362.50'	142.28'
C75	26°54'30"	343.00'	161.09'
C76	4°07'41"	319.50'	23.02'
C77	6°22'46"	207.00'	23.05'
C78	0°55'47"	319.50'	5.18'
C79	90°06'14"	16.00'	25.16'
C80	69°55'04"	16.00'	19.52'
C81	20°11'10"	16.00'	5.64'
C82	103°21'34"	20.00'	36.08'
C83	13°18'10"	300.00'	69.65'
C84	11°58'12"	300.00'	62.68'
C85	1°19'58"	300.00'	6.98'
C86	82°38'10"	16.00'	23.08'
C87	5°16'35"	276.50'	25.46'
C88	72°12'45"	16.00'	20.17'
C89	10°25'25"	16.00'	2.91'
C93	8°24'43"	30.00'	4.40'
C121	0°39'55"	726.40'	8.44'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N01°25'07"E	4.00'
L14	N58°48'31"W	4.00'
L15	N22°06'48"E	32.15'
L36	N48°03'21"E	9.92'
L37	N64°34'32"W	20.00'
L38	N28°58'37"E	5.20'

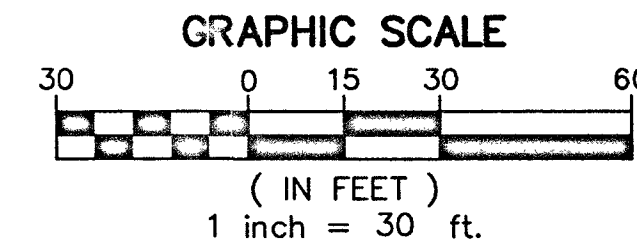
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BRISTLE VALE - UNIT 1
A COMMON INTEREST COMMUNITY

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RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

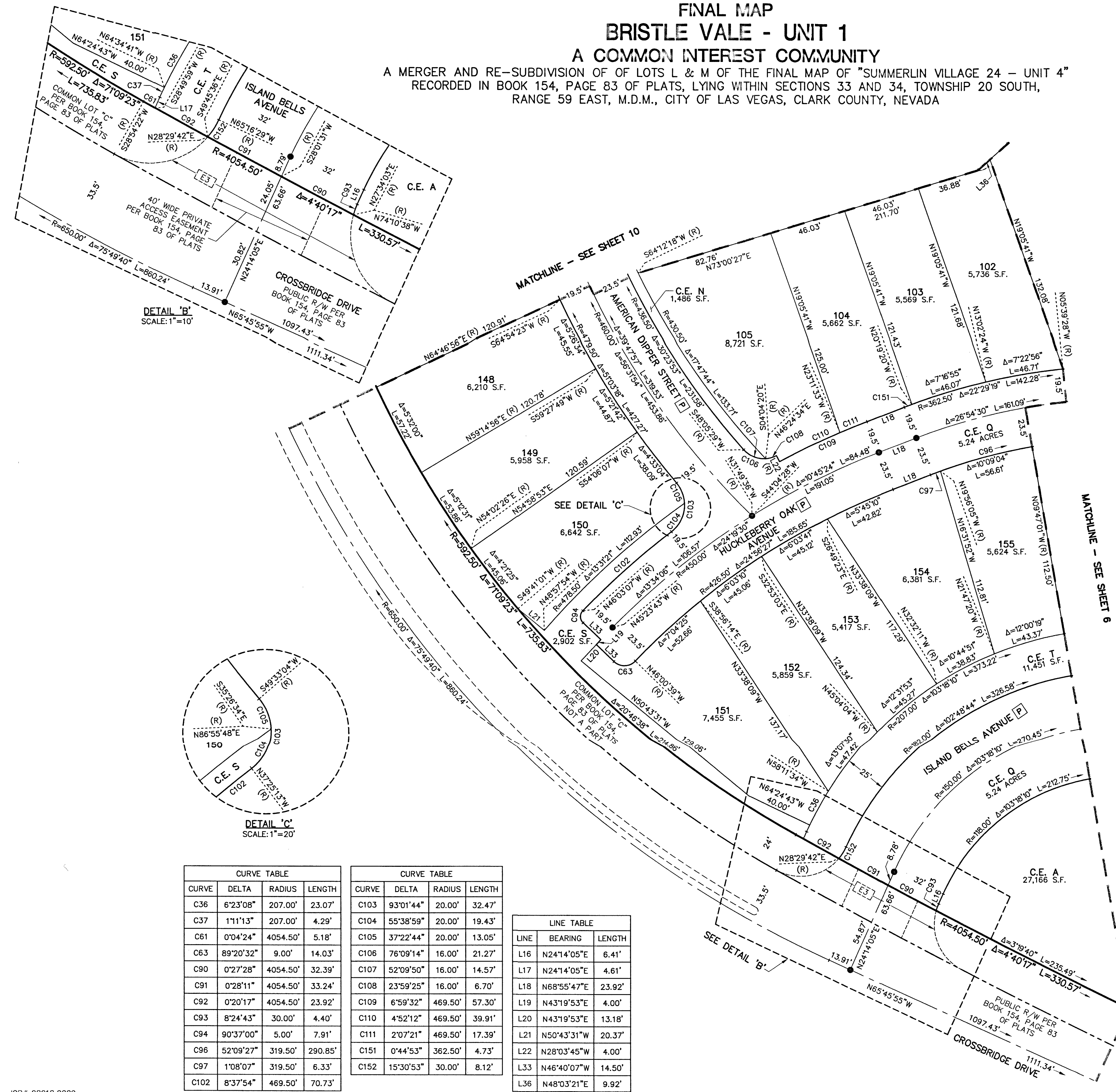


LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- - - ASSESSOR'S PARCEL LINE
- LOT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE (PRIVATE STREET)
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- R/W RIGHT-OF-WAY LINE
- LVVWD LAS VEGAS VALLEY WATER DISTRICT
- [E3] PRIVATE ACCESS EASEMENT PER OR: 2010002 D1131 TO BE PRIVATELY MAINTAINED BY THE H.O.A.

NOTES:

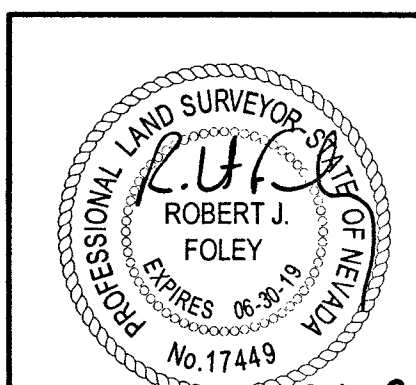
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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C36	6°23'08"	207.00'	23.07'
C37	1°11'13"	207.00'	4.29'
C61	0°04'24"	4054.50'	5.18'
C63	89°20'32"	9.00'	14.03'
C90	0°27'28"	4054.50'	32.39'
C91	0°28'11"	4054.50'	33.24'
C92	0°20'17"	4054.50'	23.92'
C93	8°24'43"	30.00'	4.40'
C94	90°37'00"	5.00'	7.91'
C96	52°09'27"	319.50'	290.85'
C97	1°08'07"	319.50'	6.33'
C102	8°37'54"	469.50'	70.73'

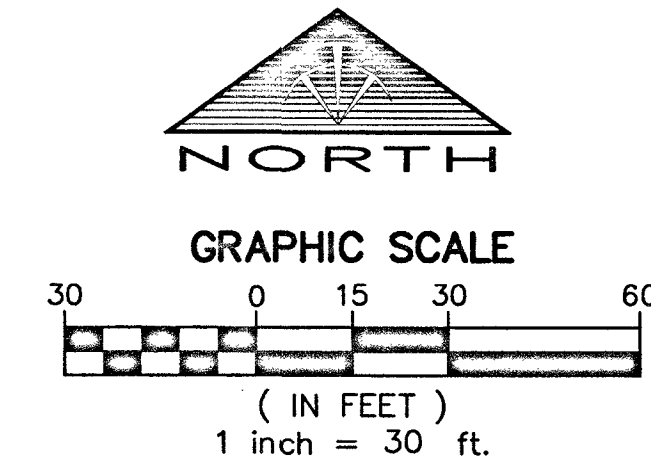
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C103	93°01'44"	20.00'	32.47'
C104	55°38'59"	20.00'	19.43'
C105	37°22'44"	20.00'	13.05'
C106	76°09'14"	16.00'	21.27'
C107	52°09'50"	16.00'	14.57'
C108	23°59'25"	16.00'	6.70'
C109	6°59'32"	469.50'	57.30'
C110	4°52'12"	469.50'	39.91'
C111	2°07'21"	469.50'	17.39'
C151	0°44'53"	362.50'	4.73'
C152	15°30'53"	30.00'	8.12'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N24°14'05"E	6.41'
L17	N24°14'05"E	4.61'
L18	N68°55'47"E	23.92'
L19	N43°19'53"E	4.00'
L20	N43°19'53"E	13.18'
L21	N50°43'31"W	20.37'
L22	N28°03'45"W	4.00'
L33	N46°40'07"W	14.50'
L36	N48°03'21"E	9.92'



FINAL MAP
BRISTLE VALE - UNIT 1

A COMMON INTEREST COMMUNITY
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"SUMMERLIN VILLAGE 24 - UNIT 4" RECORDED IN BOOK 154, PAGE 83 OF PLATS,
LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 20 SOUTH,
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

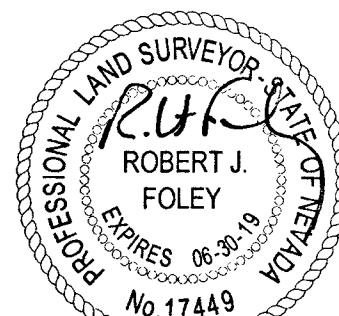
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- - - ASSESSOR'S PARCEL LINE
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- SET TYPE III MONUMENT STAMPED "PLS 17449" WITH REFERENCE MONUMENTS
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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C71	0°19'58"	3519.50'	20.45'
C72	0°35'41"	3476.50'	36.09'
C112	0°24'25"	3519.50'	25.00'
C113	2°23'50"	308.00'	12.89'
C114	100°14'22"	49.00'	85.73'
C115	15°04'33"	49.00'	12.89'
C116	2°18'10"	1038.00'	41.72'
C117	60°13'27"	50.00'	52.56'
C118	24°21'59"	50.00'	21.26'
C119	35°51'28"	50.00'	31.29'
C120	2°35'04"	351.00'	15.83'
C122	0°09'06"	3476.50'	9.21'

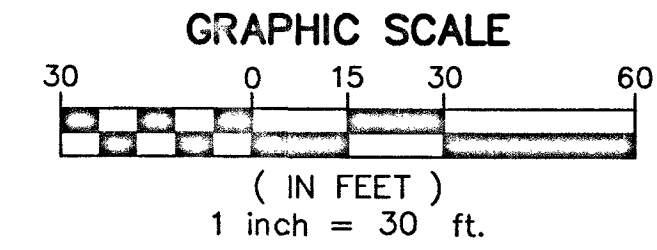
LINE TABLE		
LINE	BEARING	LENGTH
L23	N26°53'26"E	7.19'
L24	N26°47'47"E	4.00'



FINAL MAP
BRISTLE VALE - UNIT 1

A COMMON INTEREST COMMUNITY

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RECORDED IN BOOK 154, PAGE 83 OF PLATS, LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 20 SOUTH,
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

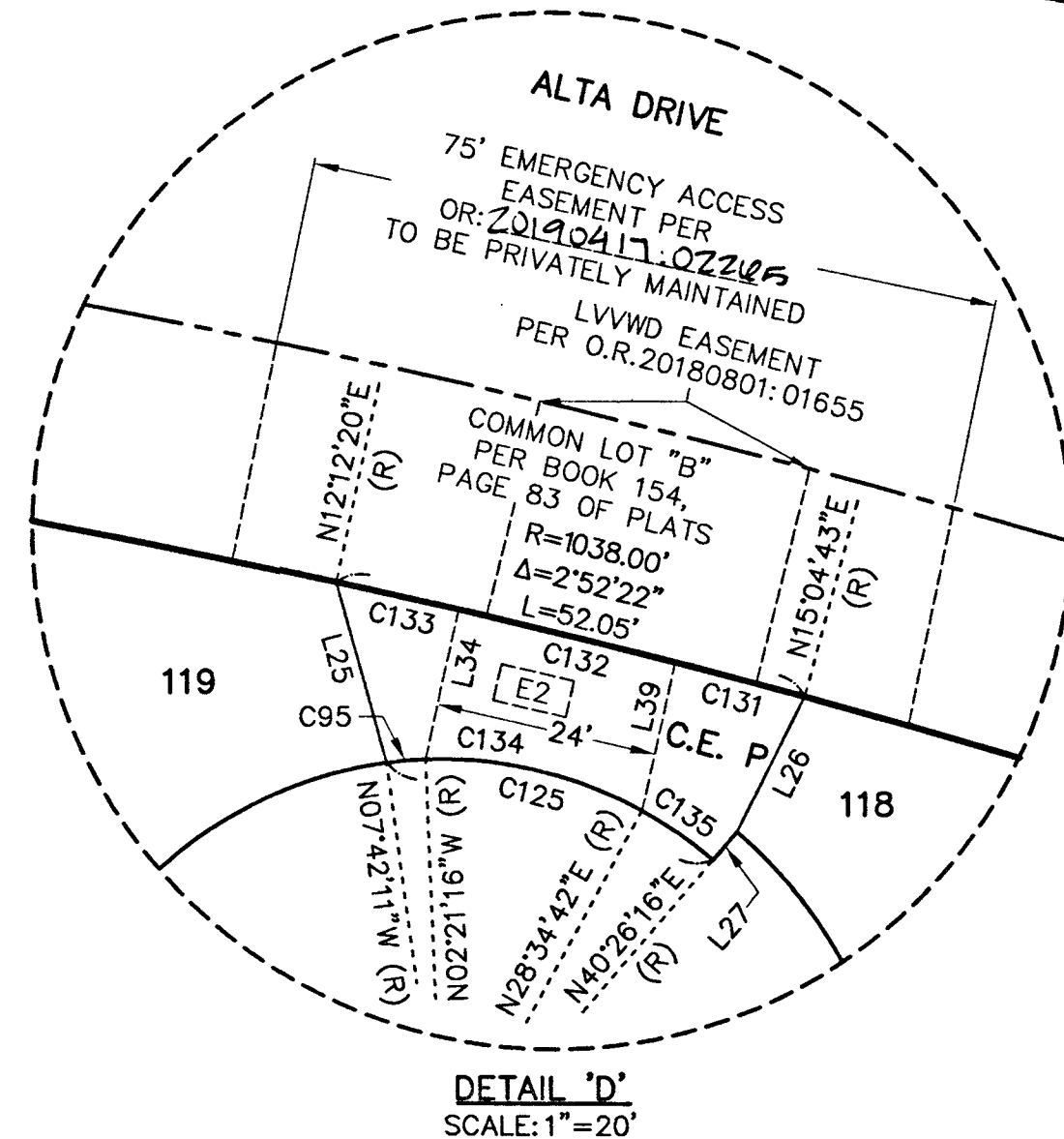
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- STREET CENTERLINE
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- FOUND MONUMENT AS DESCRIBED
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- LVVWD LAS VEGAS VALLEY WATER DISTRICT
- [E1] PUBLIC DRAINAGE EASEMENT GRANTED PER THIS MAP, TO BE PRIVATELY MAINTAINED BY THE H.O.A.
- [E2] EMERGENCY ACCESS EASEMENT GRANTED PER THIS MAP, TO BE PRIVATELY MAINTAINED BY THE H.O.A.

NOTES:

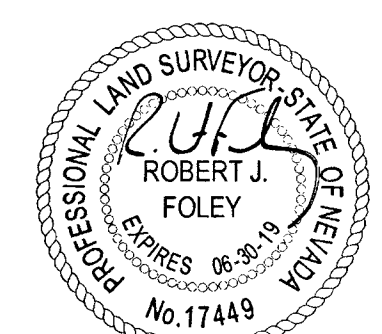
1. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "17449" ON THE BLOCK WALLS AND ALL FRONT LOT CORNERS SHALL BE WITNESSED BY A SAW-CUT IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES.
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5. DIRECT VEHICULAR ACCESS TO CROSSBRIDGE DRIVE AND ALTA DRIVE FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C95	5°20'55"	45.00'	4.20'
C123	19°21'36"	45.00'	15.21'
C124	56°58'15"	45.00'	44.74'
C125	48°08'26"	45.00'	37.81'
C126	4°37'28"	49.00'	3.95'
C127	56°24'06"	50.00'	49.22'
C128	55°22'29"	50.00'	48.32'
C129	1°01'37"	50.00'	0.90'
C130	3°55'39"	373.50'	25.60'
C131	0°47'54"	1038.00'	14.46'
C132	1°19'30"	1038.00'	24.00'
C133	0°44'58"	1038.00'	13.58'
C134	30°55'58"	45.00'	24.29'
C135	11°51'33"	45.00'	9.31'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N15°32'08"W	20.25'
L26	N26°45'58"E	16.28'
L27	N40°26'16"E	4.00'

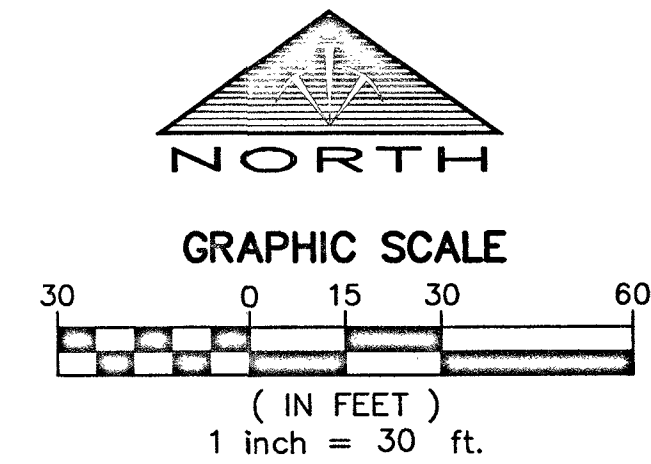


DETAIL 'D'
SCALE: 1"=20'



FINAL MAP
BRISTLE VALE - UNIT 1
A COMMON INTEREST COMMUNITY

A MERGER AND RE-SUBDIVISION OF OF LOTS L & M OF THE FINAL MAP OF "SUMMERLIN VILLAGE 24 - UNIT 4"
RECORDED IN BOOK 154, PAGE 83 OF PLATS, LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 20 SOUTH,
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

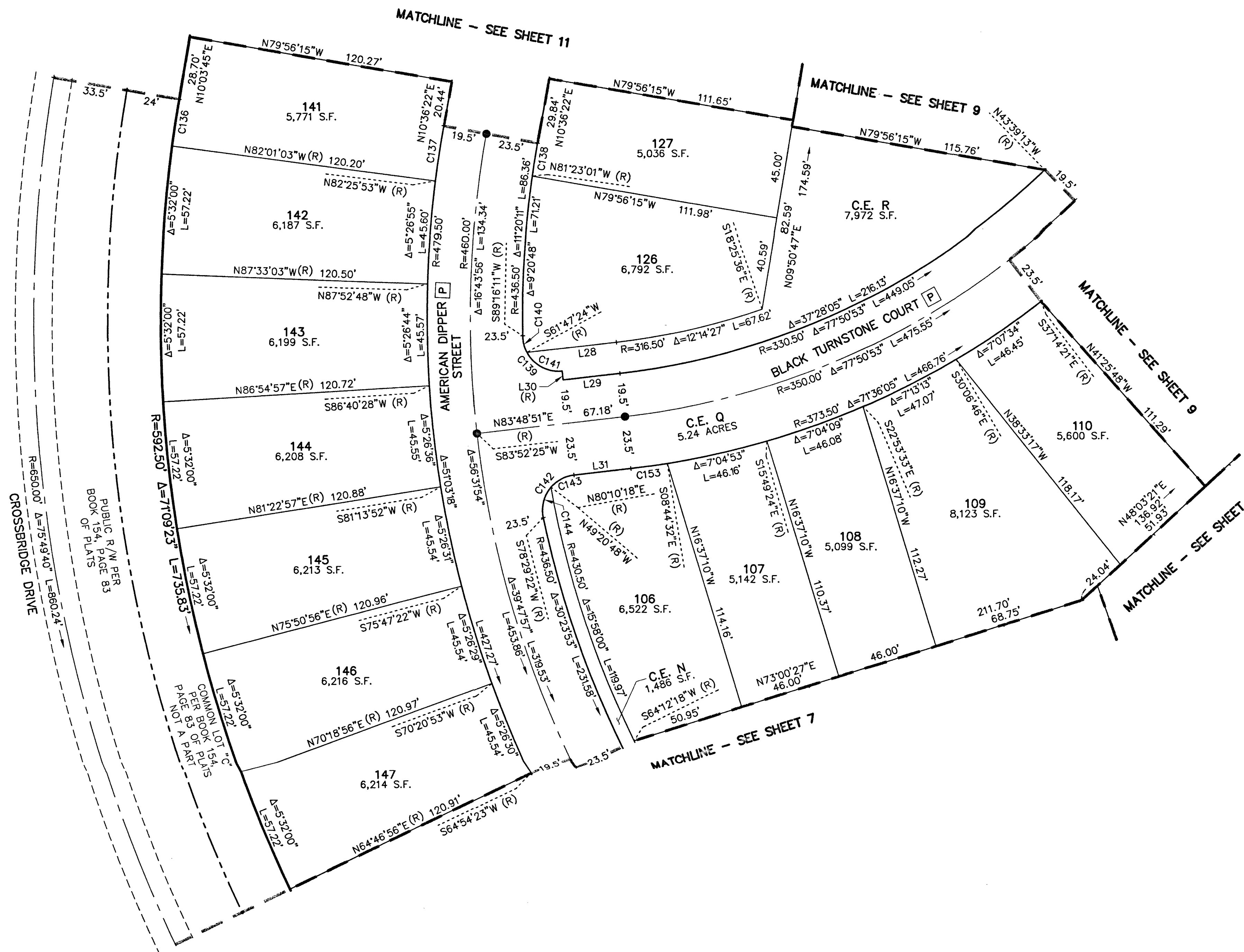


LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE (PRIVATE STREET)
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 17449" WITH REFERENCE MONUMENTS
- PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT PER THIS MAP WITH PRIVATE MAINTENANCE BY THE H.O.A.
- LOT NUMBER
 - TOTAL RESIDENTIAL LOTS = 149
 - TOTAL COMMON ELEMENT LOTS = 16
 - TOTAL REMAINDER LOTS = 1
- C.E. COMMON ELEMENT LOT
- S.F. SQUARE FEET
- L1 LINE SEGMENT
- C1 CURVE SEGMENT
- (R) RADIAL BEARING
- H.O.A. HOMEOWNERS ASSOCIATION
- OR: OFFICIAL RECORDS, CLARK COUNTY, NEVADA
- R/W RIGHT-OF-WAY LINE
- LVVWD LAS VEGAS VALLEY WATER DISTRICT

NOTES:

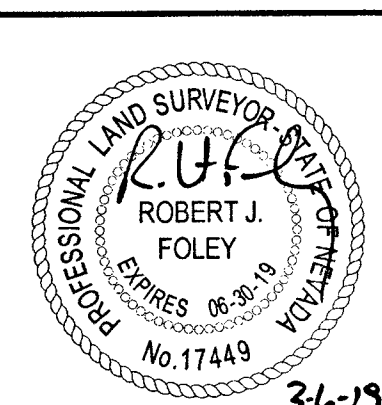
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LINE TABLE		
LINE	BEARING	LENGTH
L28	N83°48'51"E	40.61'
L29	N83°48'51"E	25.78'
L30	N06°11'09"W	4.00'
L31	N83°48'51"E	25.87'

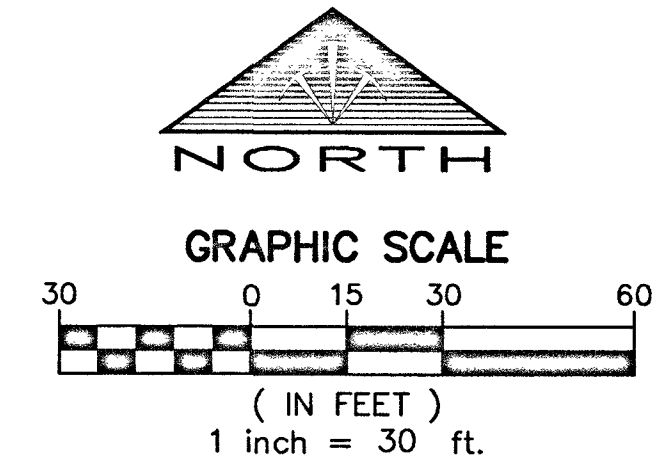
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C136	2°04'49"	592.50'	21.51'
C137	3°02'15"	479.50'	25.42'
C138	1°59'23"	436.50'	15.16'
C139	95°27'19"	16.00'	26.66'
C140	27°28'47"	16.00'	7.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C141	67°58'32"	16.00'	18.98'
C142	95°19'29"	16.00'	26.62'
C143	43°09'40"	16.00'	12.05'
C144	52°09'50"	16.00'	14.57'
C153	2°33'23"	373.50'	16.67'



FINAL MAP
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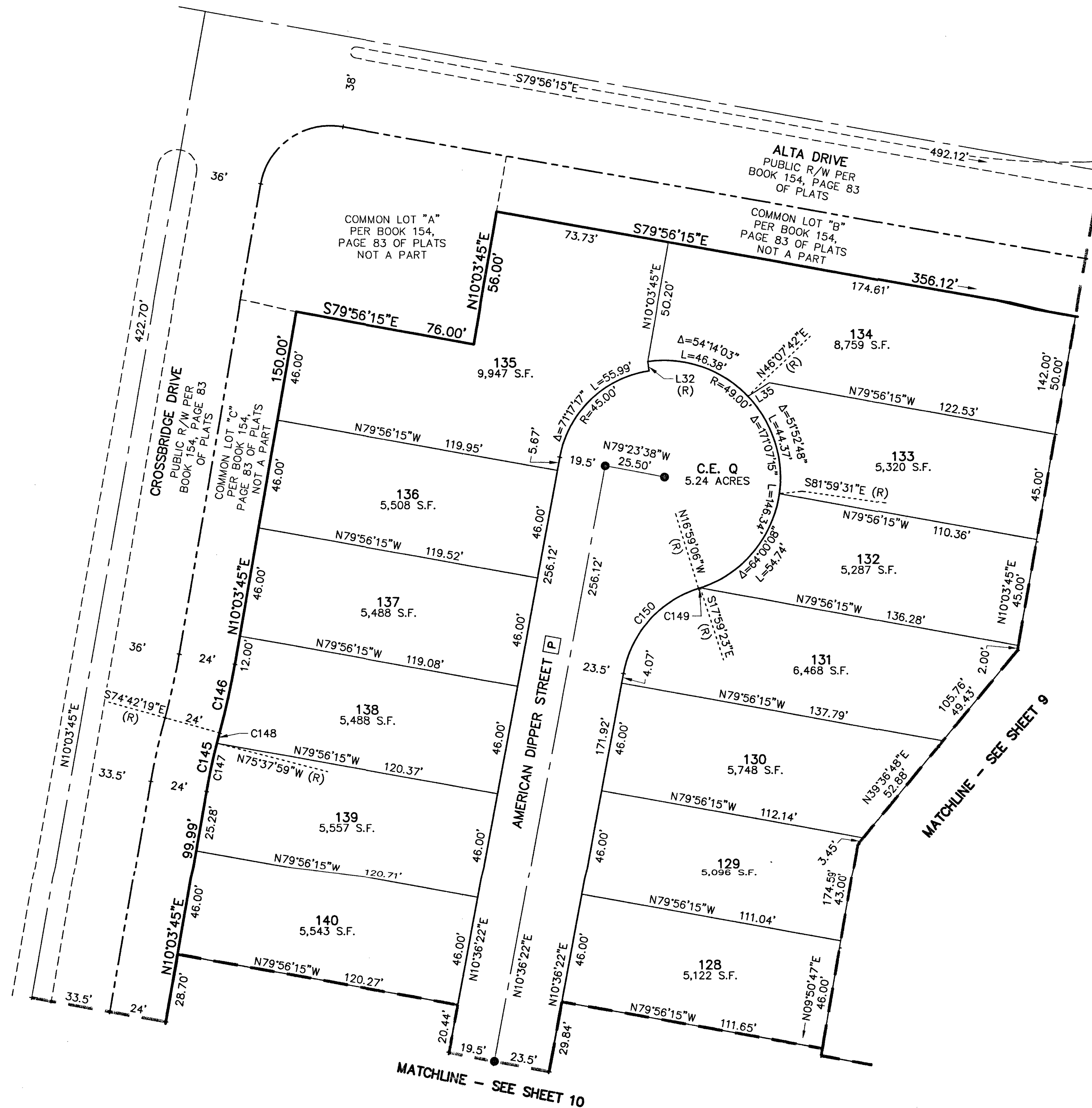


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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C145	5°13'56"	276.00'	25.20'
C146	5°13'56"	324.00'	29.59'
C147	4°18'16"	276.00'	20.73'
C148	0°55'40"	276.00'	4.47'
C149	1°00'16"	49.00'	0.86'
C150	62°24'32"	46.00'	50.11'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N08°06'22"W	4.00'
L35	N58°07'18"E	10.69'

