

# FINAL MAP ANN 215

## A COMMON INTEREST COMMUNITY

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

### OWNER'S CERTIFICATE AND DEDICATION

KB HOME LV MONTALADO LLC, A NEVADA LIMITED LIABILITY COMPANY  
DOES HEREBY CERTIFY THAT WE ARE ARE THE OWNERS OF THE PARCEL OF LAND THAT IS SHOWN UPON THE PLAT OF:  
ANN 215

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 SUCCESSOR'S AND ASSIGNS, AN EASEMENT OVER ALL AREA'S DESIGNATED AS "PRIVATE STREETS", "COMMON ELEMENTS" 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 HYDRANTS, CABLE T.V. AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

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 AREAS ABOUT 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 MONTALADO LLC, A NEVADA LIMITED LIABILITY COMPANY

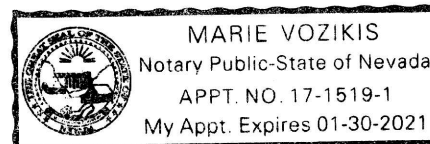
Brian Kunc 3.8.20  
BY: KB HOME LAS VEGAS INC., A NEVADA CORPORATION, ITS MANAGER DATE

### ACKNOWLEDGMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 19, 2020 BY Brian Kunc AS President OF KB HOME LAS VEGAS INC., A NEVADA CORPORATION, MANAGER OF KB HOME LV MONTALADO, LLC, A NEVADA LIMITED LIABILITY COMPANY.

Marie Vozikis  
BY: NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY APPOINTMENT EXPIRES:



### CERTIFICATE OF EASEMENT RECIPIENTS

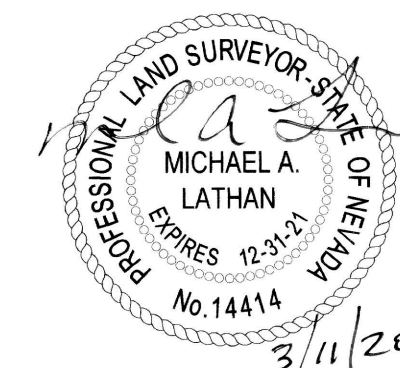
WE, THE HEREIN NAMED EASEMENT RECIPIENTS APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Shirley Olson Dianne Olson 11.05.2020  
LAS VEGAS VALLEY WATER DISTRICT DATE  
Justin Martinez Justin Martinez 4/30/2020  
SOUTHWEST GAS CORPORATION DATE  
Lisa Harvey - Lisa Harvey 3/24/2020  
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY DATE  
Brad Weber Brad Weber 2/25/2020  
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK DATE  
Steve Ford Steve Ford 5.5.20  
COX COMMUNICATIONS LAS VEGAS, INC. DATE  
Steve Ford Steve Ford 11/19/2020  
CITY OF LAS VEGAS, CITY ENGINEER DATE  
STEVE FORD, P.E. No. 12175

### SURVEYOR'S CERTIFICATE

I, MICHAEL A. LATHAN, 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 MONTALADO LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON JULY 26, 2019.
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 JUNE 16, 2022 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



MICHAEL A. LATHAN  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 14414

### LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE NORTH 00°10'34" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 666.75 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE DEPARTING SAID WEST LINE, NORTH 89°44'28" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1010.96 FEET TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°14'35" WEST ALONG SAID EAST LINE, A DISTANCE OF 667.55 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36; THENCE DEPARTING SAID EAST LINE, SOUTH 89°47'09" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1010.18 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 15.47 ACRES.

### BASIS OF BEARINGS

NORTH 89°47'09" EAST, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 190, PAGE 94 OF SURVEYS.

### LAS VEGAS VALLEY WATER DISTRICT NOTES

1. 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.
2. 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.

### 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  
ANN 215

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 6/16/2022

Randy W. Mrowicki PLS 11441 01-DEC-2020  
FOR: 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.

Daniel C Burns 11-10-2020  
SOUTHERN NEVADA HEALTH DISTRICT DATE  
DANIEL C BURNS

### 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. 11/10/2020  
DIVISION OF WATER RESOURCES DATE  
BY: 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 24th DAY OF November, 2020.

Robert Summerfield Peter Cowenstern  
ROBERT SUMMERFIELD, ACIP OUTSIDE OF  
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

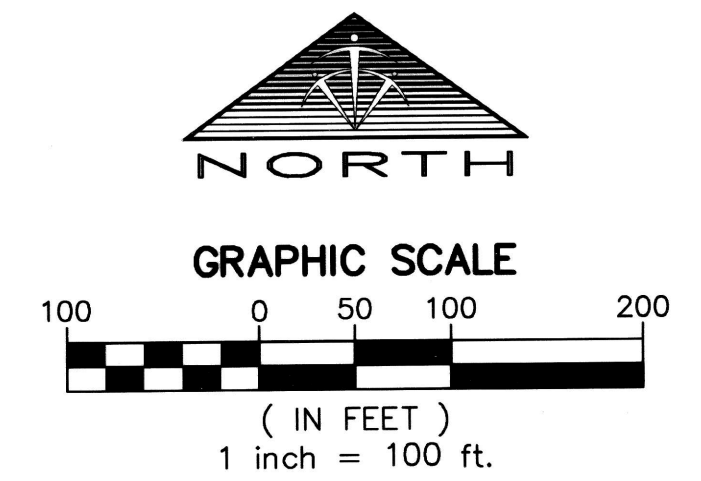
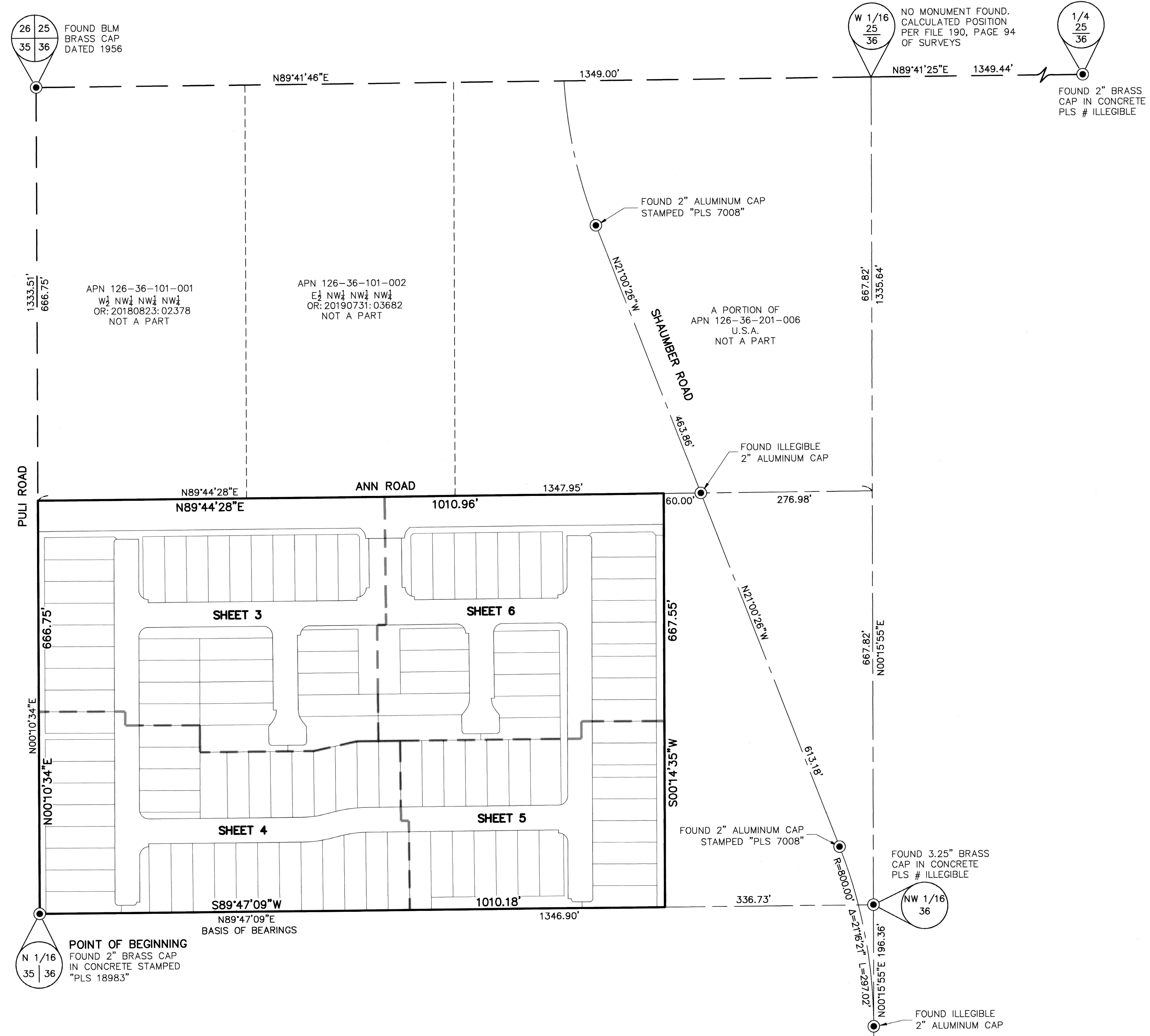
|                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FINAL MAP<br/>ANN 215<br/>A COMMON INTEREST COMMUNITY</b><br>THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA | <b>FMP-78398</b><br>BOOK NO. <u>20201203</u><br>INSTRUMENT NO. <u>00669</u><br>OFFICIAL RECORDS<br>FILED AT THE REQUEST OF<br><b>TRI-CORE SURVEYING</b><br>DATE <u>12-3-20</u> AT <u>9:01 A.M.</u><br>BOOK <u>163</u> PAGE <u>0053</u><br>OF PLATS<br>CLARK COUNTY, NEVADA RECORDS<br>DEBBIE CONWAY, RECORDER<br>FEE \$ <u>117.00</u> DEPUTY <u>RYUD</u> |
| <br><b>TRI-CORE<br/>SURVEYING, LLC</b><br>LAND SURVEYING & CONSTRUCTION STAKING<br>MAPPING & LAND DEVELOPMENT SERVICES<br>BOUNDARY & TOPOGRAPHIC SURVEYS<br>6761 WEST CHARLESTON BLVD.<br>LAS VEGAS, NEVADA 89146<br>TEL. (702) 821-1554 FAX (702) 870-4378                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                          |



# FINAL MAP ANN 215

## A COMMON INTEREST COMMUNITY

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

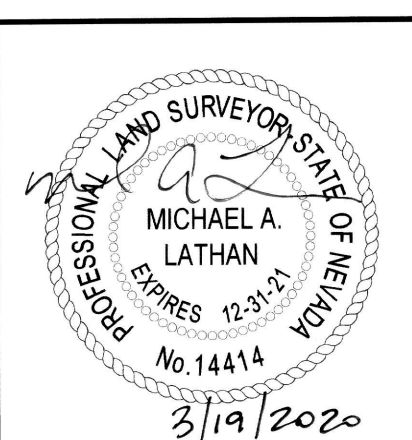


### LEGEND

- BOUNDARY LINE
- SECTION LINE
- ALIQUOT PART LINE
- ASSESSOR'S PARCEL LINE
- STREET CENTERLINE
- LOT LINE
- MATCHLINE
- FOUND MONUMENT AS NOTED
- APN ASSESSOR'S PARCEL NUMBER
- OR: OFFICIAL RECORDS, CLARK COUNTY, NEVADA

### BASIS OF BEARINGS

NORTH 89°47'09" EAST, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 190, PAGE 94 OF SURVEYS.





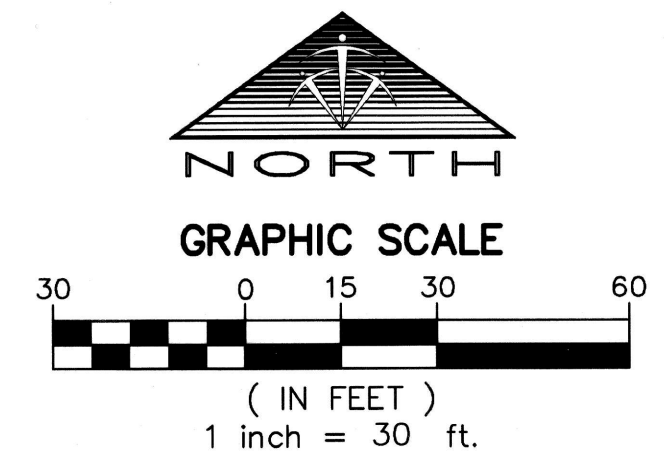
# FINAL MAP ANN 215

## A COMMON INTEREST COMMUNITY

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

APN 126-36-101-001  
W 1/2 NW 1/4 NW 1/4  
OR: 20180823:02378  
NOT A PART

APN 126-36-101-002  
E 1/2 NW 1/4 NW 1/4  
OR: 20190731:03682  
NOT A PART



### LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ALIQUOT PART LINE
- EXISTING RIGHT-OF-WAY LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 14414" WITH REFERENCE MONUMENTS
- P PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS MAP. EASEMENT TO BE PRIVATELY MAINTAINED.
- 1 LOT NUMBER  
TOTAL RESIDENTIAL LOTS = 113  
TOTAL COMMON ELEMENT LOTS = 14
- 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
- APN ASSESSOR'S PARCEL NUMBER
- E1 PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP. EASEMENT TO BE PRIVATELY MAINTAINED.

### NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "14414" 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.
- 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 FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.

| CURVE TABLE |           |        |        |         |
|-------------|-----------|--------|--------|---------|
| CURVE       | DELTA     | RADIUS | LENGTH | TANGENT |
| C1          | 58°12'42" | 20.00' | 20.32' | 11.13'  |
| C2          | 90°02'34" | 15.00' | 23.57' | 15.01'  |
| C3          | 70°48'12" | 15.00' | 18.54' | 10.66'  |
| C4          | 19°14'22" | 15.00' | 5.04'  | 2.54'   |
| C8          | 90°27'34" | 15.00' | 23.68' | 15.12'  |
| C9          | 59°26'38" | 15.00' | 15.56' | 8.56'   |
| C10         | 31°00'56" | 15.00' | 8.12'  | 4.16'   |
| C11         | 90°00'00" | 5.00'  | 7.85'  | 5.00'   |

| CURVE TABLE |           |        |        |         |
|-------------|-----------|--------|--------|---------|
| CURVE       | DELTA     | RADIUS | LENGTH | TANGENT |
| C12         | 89°32'26" | 15.00' | 23.44' | 14.88'  |
| C48         | 90°00'00" | 15.00' | 23.56' | 15.00'  |
| C51         | 55°28'55" | 15.00' | 14.53' | 7.89'   |
| C52         | 34°31'05" | 15.00' | 9.04'  | 4.66'   |
| C53         | 38°12'36" | 30.00' | 20.01' | 10.39'  |
| C54         | 90°00'00" | 5.00'  | 7.85'  | 5.00'   |
| C55         | 21°32'12" | 30.00' | 11.28' | 5.71'   |
| C56         | 16°40'24" | 30.00' | 8.73'  | 4.40'   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N45°14'16"W | 11.31' |
| L2         | N89°44'28"E | 5.00'  |
| L3         | N00°12'59"W | 5.00'  |
| L5         | N89°45'25"W | 35.00' |
| L6         | N52°41'27"W | 6.27'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L22        | N89°47'01"E | 5.00'  |
| L23        | N38°25'35"W | 10.63' |
| L24        | N00°12'59"W | 25.00' |
| L25        | N89°47'01"E | 51.00' |
| L26        | N37°59'37"E | 10.63' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L27        | N00°12'59"W | 10.00' |
| L28        | N89°44'28"E | 63.00' |
| L29        | N89°47'01"E | 41.53' |



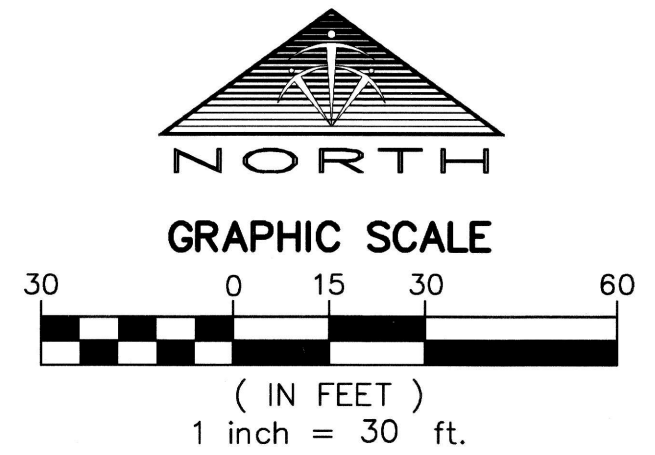
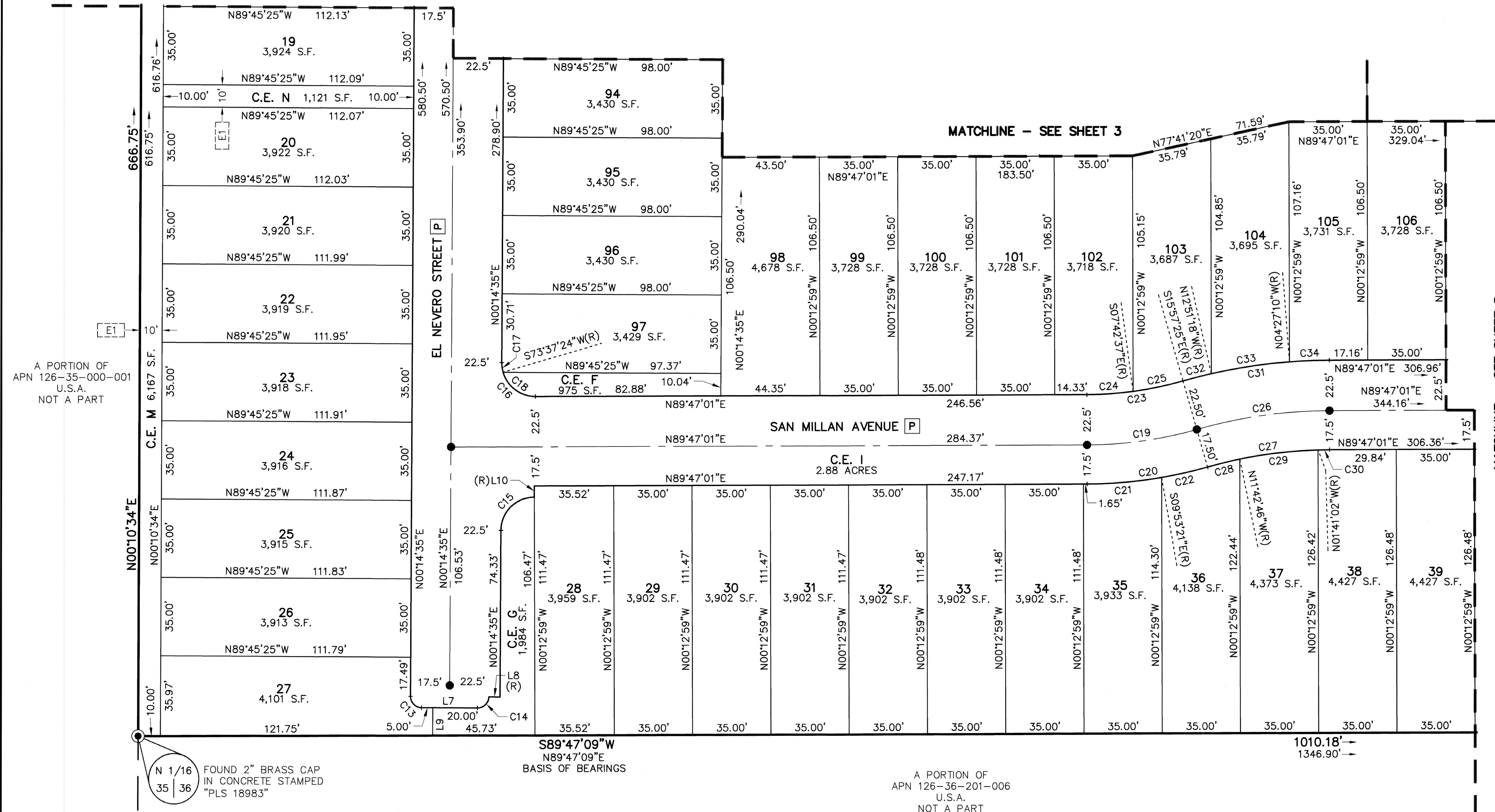


FINAL MAP  
ANN 215

A COMMON INTEREST COMMUNITY

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

MATCHLINE - SEE SHEET 3



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ALIQUOT PART LINE
- EXISTING RIGHT-OF-WAY LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 14414" WITH REFERENCE MONUMENTS
- P PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS MAP. EASEMENT TO BE PRIVATELY MAINTAINED.
- 1 LOT NUMBER  
TOTAL RESIDENTIAL LOTS = 113  
TOTAL COMMON ELEMENT LOTS = 14
- 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
- APN ASSESSOR'S PARCEL NUMBER
- E1 PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP. EASEMENT TO BE PRIVATELY MAINTAINED.

NOTES:

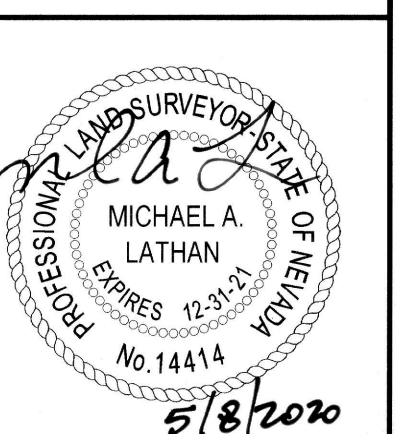
- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "14414" ON THE BLOCK WALLS AND ALL FRONT LOT CORNERS SHALL BE WITNESSED BY A SAW-CUT IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES.
- A PERPETUAL AND NON-REVOCABLE EASEMENT FOR INGRESS, EGRESS AND USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET IS GRANTED WITH THIS MAP FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.
- DIRECT VEHICULAR ACCESS FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.

| CURVE TABLE |           |         |        |         |
|-------------|-----------|---------|--------|---------|
| CURVE       | DELTA     | RADIUS  | LENGTH | TANGENT |
| C13         | 90°00'00" | 5.00'   | 7.85'  | 5.00'   |
| C14         | 90°00'00" | 5.00'   | 7.85'  | 5.00'   |
| C15         | 89°32'26" | 15.00'  | 23.44' | 14.88'  |
| C16         | 90°27'34" | 15.00'  | 23.68' | 15.12'  |
| C17         | 16°37'11" | 15.00'  | 4.35'  | 2.19'   |
| C18         | 73°50'22" | 15.00'  | 19.33' | 11.27'  |
| C19         | 15°44'26" | 181.00' | 49.73' | 25.02'  |
| C20         | 15°44'26" | 198.50' | 54.53' | 27.44'  |

| CURVE TABLE |           |         |        |         |
|-------------|-----------|---------|--------|---------|
| CURVE       | DELTA     | RADIUS  | LENGTH | TANGENT |
| C21         | 9°40'22"  | 198.50' | 33.51' | 16.80'  |
| C22         | 6°04'04"  | 198.50' | 21.02' | 10.52'  |
| C23         | 15°44'26" | 158.50' | 43.54' | 21.91'  |
| C24         | 7°29'39"  | 158.50' | 20.73' | 10.38'  |
| C25         | 8°14'47"  | 158.50' | 22.81' | 11.43'  |
| C26         | 15°44'26" | 219.00' | 60.16' | 30.27'  |
| C27         | 15°44'26" | 201.50' | 55.36' | 27.85'  |
| C28         | 4°14'39"  | 201.50' | 14.93' | 7.47'   |

| CURVE TABLE |           |         |        |         |
|-------------|-----------|---------|--------|---------|
| CURVE       | DELTA     | RADIUS  | LENGTH | TANGENT |
| C29         | 10°01'44" | 201.50' | 35.27' | 17.68'  |
| C30         | 1°28'03"  | 201.50' | 5.16'  | 2.58'   |
| C31         | 15°44'26" | 241.50' | 66.35' | 33.38'  |
| C32         | 3°06'07"  | 241.50' | 13.07' | 6.54'   |
| C33         | 8°24'08"  | 241.50' | 35.41' | 17.74'  |
| C34         | 4°14'11"  | 241.50' | 17.86' | 8.93'   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L7         | N89°45'25"W | 25.00' |
| L8         | N89°45'25"W | 5.00'  |
| L9         | N00°14'35"E | 12.50' |
| L10        | N00°12'59"W | 5.00'  |





## A COMMON INTEREST COMMUNITY

\_\_\_\_\_ SUBDIVISION BOUNDARY LINE  
 \_\_\_\_\_ SECTION LINE  
 \_\_\_\_\_ ALIQUOT PART LINE  
 - - - - - EXISTING RIGHT-OF-WAY LINE  
 - - - - - ASSESSOR'S PARCEL LINE  
 \_\_\_\_\_ LOT LINE  
 \_\_\_\_\_ RIGHT-OF-WAY LINE  
 \_\_\_\_\_ STREET CENTERLINE  
 - - - - - EASEMENT LINE  
 - - - - - MATCHLINE

(●) FOUND MONUMENT AS DESCRIBED  
 ● SET TYPE III MONUMENT STAMPED "PLS 14414"  
 WITH REFERENCE MONUMENTS  
 [P] PRIVATE STREET, PUBLIC UTILITY EASEMENT  
 (P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC  
 DRAINAGE EASEMENT GRANTED PER THIS MAP.  
 EASEMENT TO BE PRIVATELY MAINTAINED.

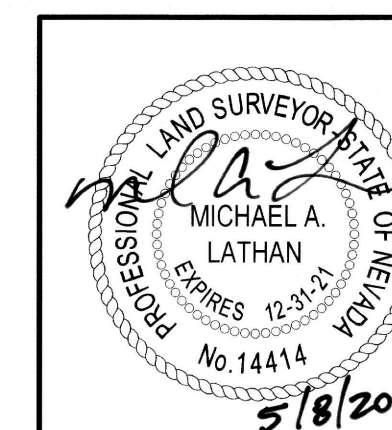
1 LOT NUMBER  
     TOTAL RESIDENTIAL LOTS           = 113  
     TOTAL COMMON ELEMENT LOTS   = 14

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  
 APN ASSESSOR'S PARCEL NUMBER

[E1] PUBLIC DRAINAGE EASEMENT GRANTED TO THE  
 CITY OF LAS VEGAS PER THIS MAP. EASEMENT  
 TO BE PRIVATELY MAINTAINED.

1. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "141414" 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.
2. 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.
3. DIRECT VEHICULAR ACCESS FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L15        | N00°12'51"W | 10.00' |
| L30        | S00°14'35"W | 5.00'  |
| L31        | N89°45'25"W | 30.97' |

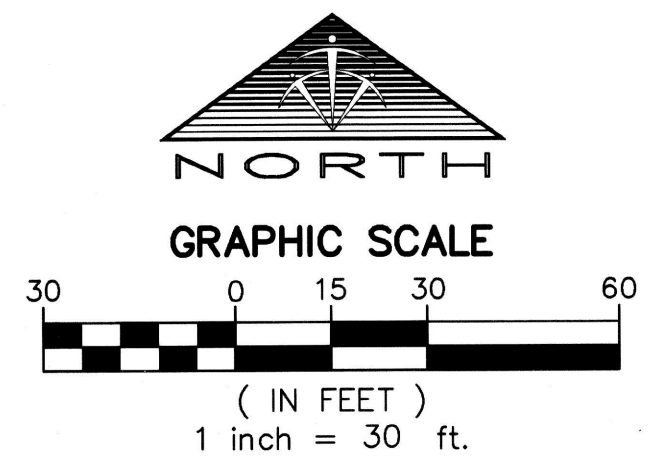
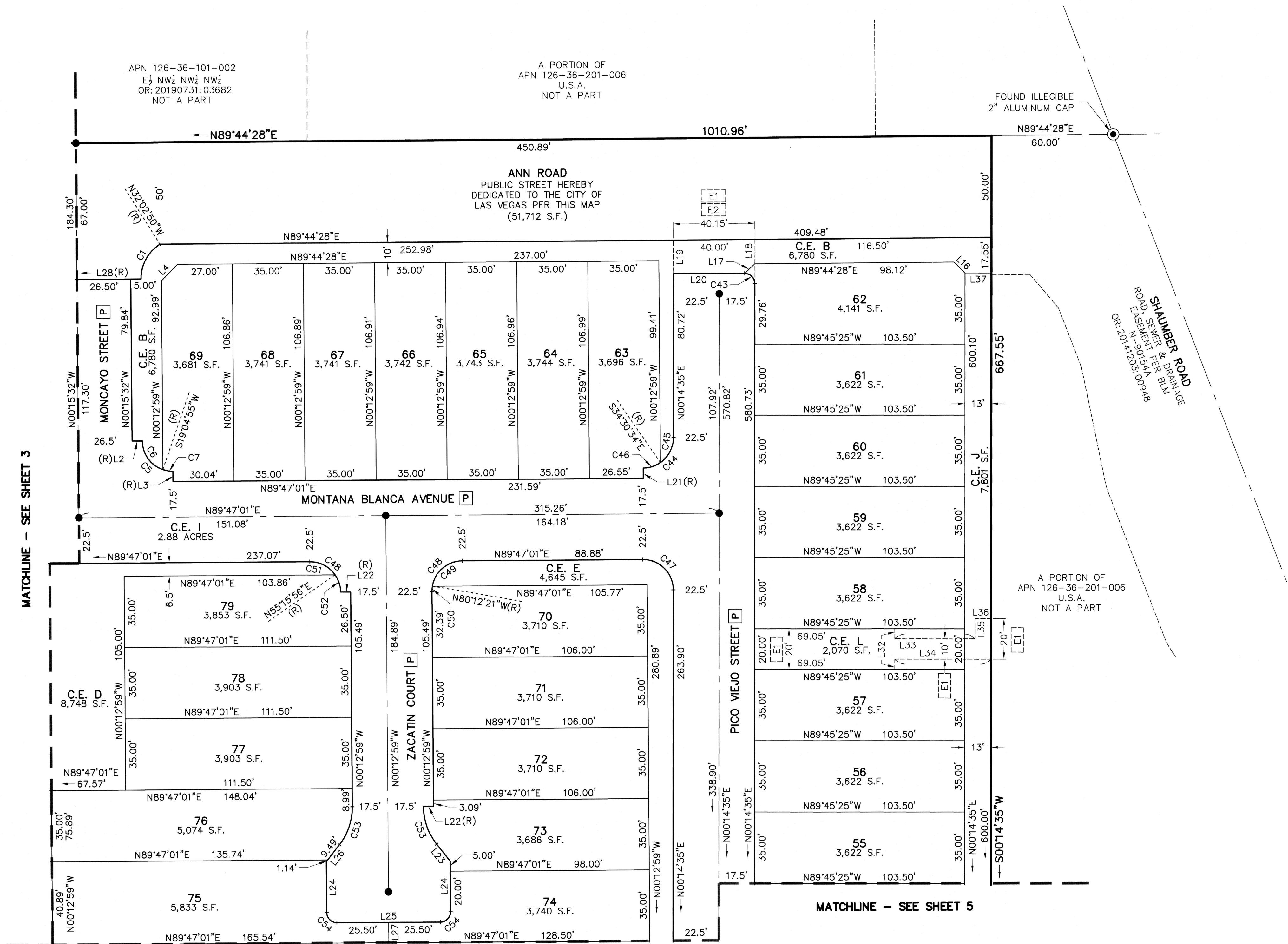




# FINAL MAP ANN 215

## A COMMON INTEREST COMMUNITY

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



### LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ALIQUOT PART LINE
- EXISTING RIGHT-OF-WAY LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- MATCHLINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 14414"  
WITH REFERENCE MONUMENTS
- [P] PRIVATE STREET, PUBLIC UTILITY EASEMENT  
(P.U.E.), PUBLIC SEWER EASEMENT, AND PUBLIC  
DRAINAGE EASEMENT GRANTED PER THIS MAP.  
EASEMENT TO BE PRIVATELY MAINTAINED.
- 1 LOT NUMBER  
TOTAL RESIDENTIAL LOTS = 113  
TOTAL COMMON ELEMENT LOTS = 14
- 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
- APN ASSESSOR'S PARCEL NUMBER
- [E1] PUBLIC DRAINAGE EASEMENT GRANTED TO THE  
CITY OF LAS VEGAS PER THIS MAP. EASEMENT  
TO BE PRIVATELY MAINTAINED.
- [E2] PUBLIC SEWER EASEMENT GRANTED TO THE  
CITY OF LAS VEGAS PER THIS MAP. EASEMENT  
TO BE PRIVATELY MAINTAINED.

### NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS  
TAG STAMPED "14414" 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.
- 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 FROM ABUTTING LOTS THROUGH  
COMMON AREAS IS PROHIBITED.

| CURVE TABLE |           |        |        |         |
|-------------|-----------|--------|--------|---------|
| CURVE       | DELTA     | RADIUS | LENGTH | TANGENT |
| C1          | 58°12'42" | 20.00' | 20.32' | 11.13'  |
| C5          | 89°57'26" | 15.00' | 23.55' | 14.99'  |
| C6          | 70°39'33" | 15.00' | 18.50' | 10.63'  |
| C7          | 19°17'53" | 15.00' | 5.05'  | 2.55'   |
| C43         | 90°00'00" | 5.00'  | 7.85'  | 5.00'   |
| C44         | 89°32'26" | 15.00' | 23.44' | 14.88'  |

| CURVE TABLE |           |        |        |         |
|-------------|-----------|--------|--------|---------|
| CURVE       | DELTA     | RADIUS | LENGTH | TANGENT |
| C45         | 55°14'51" | 15.00' | 14.46' | 7.85'   |
| C46         | 34°17'35" | 15.00' | 8.98'  | 4.63'   |
| C47         | 90°27'34" | 15.00' | 23.68' | 15.12'  |
| C48         | 90°00'00" | 15.00' | 23.56' | 15.00'  |
| C49         | 79°59'22" | 15.00' | 20.94' | 12.58'  |
| C50         | 10°00'38" | 15.00' | 2.62'  | 1.31'   |

| CURVE TABLE |           |        |        |         |
|-------------|-----------|--------|--------|---------|
| CURVE       | DELTA     | RADIUS | LENGTH | TANGENT |
| C51         | 55°28'55" | 15.00' | 14.53' | 7.89'   |
| C52         | 34°31'05" | 15.00' | 9.04'  | 4.66'   |
| C53         | 38°12'36" | 30.00' | 20.01' | 10.39'  |
| C54         | 90°00'00" | 5.00'  | 7.85'  | 5.00'   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L2         | N89°44'28"E | 5.00'  |
| L3         | N00°12'59"W | 5.00'  |
| L4         | N44°45'44"E | 11.32' |
| L16        | N44°45'25"W | 7.62'  |
| L17        | N46°34'32"E | 6.91'  |
| L18        | N00°14'35"E | 21.77' |
| L19        | N00°15'32"W | 16.42' |
| L20        | N89°45'25"W | 35.00' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L21        | N00°12'59"W | 5.00'  |
| L22        | N89°47'01"E | 5.00'  |
| L23        | N38°25'35"W | 10.63' |
| L24        | N00°12'59"W | 25.00' |
| L25        | N89°47'01"E | 51.00' |
| L26        | N37°59'37"E | 10.63' |
| L27        | N00°12'59"W | 10.00' |
| L28        | N89°44'28"E | 63.00' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L32        | N00°14'35"E | 5.00'  |
| L33        | N89°45'25"W | 39.45' |
| L34        | N89°45'25"W | 47.45' |
| L35        | N00°14'35"E | 10.00' |
| L36        | N89°45'25"W | 8.00'  |
| L37        | N89°45'25"W | 13.00' |

