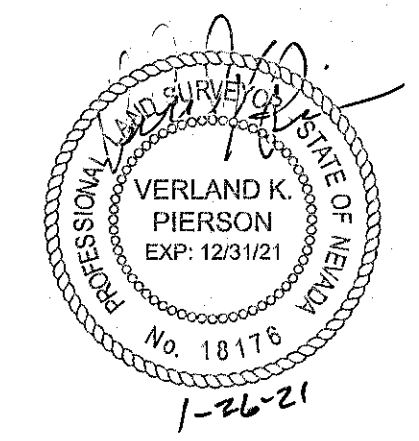


SURVEYOR'S CERTIFICATE

I, VERLAND PIERSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WILLIAM LYON HOMES, INC., A DELAWARE LIMITED PARTNERSHIP.
- LANDS SURVEYED LIES ON THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 20, 2020.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JANUARY 26, 2023 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



VERLAND PIERSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 18176
VERLAND.PIERSON@ACTUS-NV.COM

CITY SURVEYOR'S CERTIFICATE

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

CASTELLANA - UNIT 1

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 1/26/2023.

Randy W. Miel
RANDY W. MROWICKI

03-MAY-2021
DATE

FOR:

ALAN R. RIEKKI, P.L.S.
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
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
BY: DANIEL C. BURNS

3-16-2021
DATE

FOR THE SOUTHERN NEVADA HEALTH DISTRICT

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 FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE 6th DAY OF April, 2021.

Seth T. Floyd
SETH T. FLOYD, ESQ.
DIRECTOR OF COMMUNITY DEVELOPMENT
DEPARTMENT OF PLANNING
CITY OF LAS VEGAS, NEVADA

4-29-21
DATE

LAS VEGAS VALLEY WATER DISTRICT LIMITED COMMITMENT NOTE:

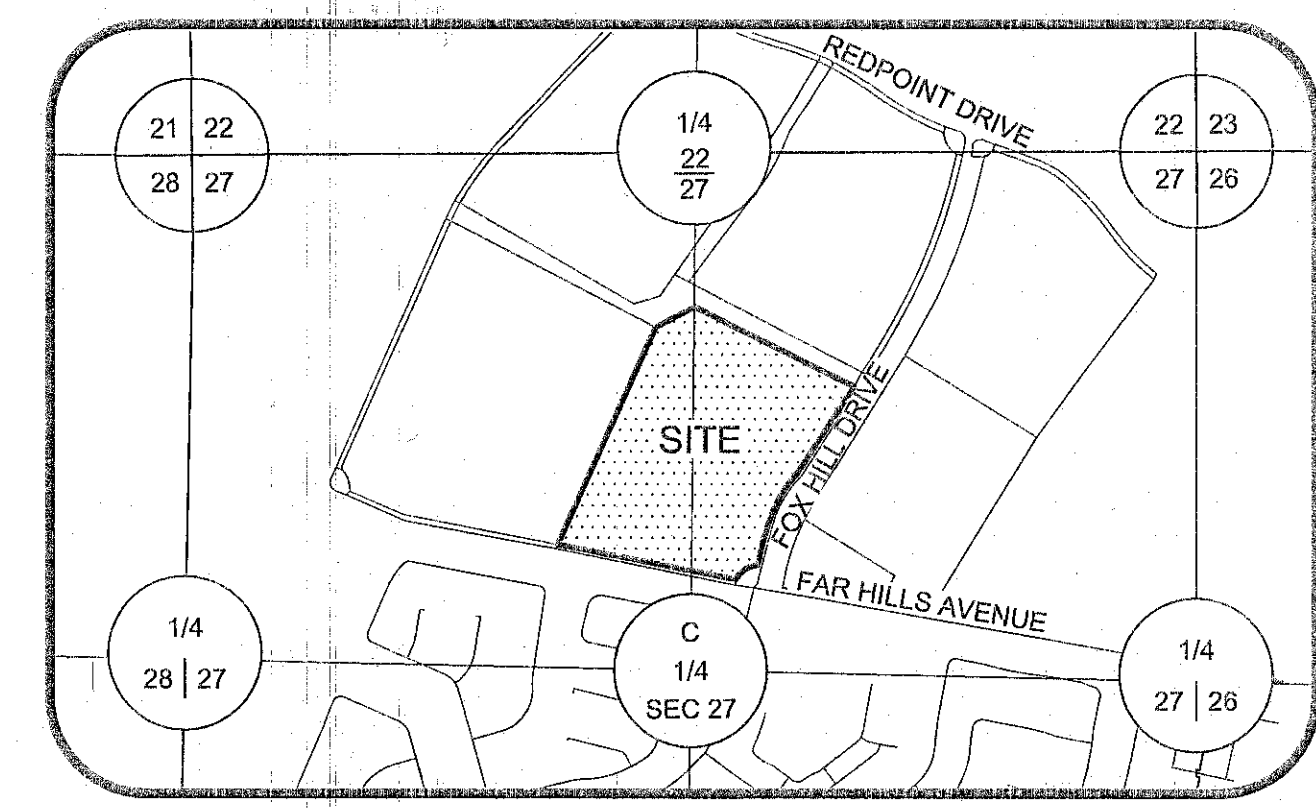
RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT	ACRE-FEET/YEAR
LOT A-1	1.0
	FMP- 100062

A FINAL MAP OF CASTELLANA - UNIT 1 SUMMERLIN VILLAGE 25 PARCEL A (A COMMON INTEREST COMMUNITY) LOT 'A' AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 86 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER CLARK COUNTY, NEVADA LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		NO. <u>1755</u> FILED AT THE REQUEST OF: ACTUS DATE: <u>05/03/2021</u> AT <u>16:09</u> BOOK : <u>164</u> PAGE: <u>86</u> OF PLATS OFFICIAL RECORDS BOOK NO. <u>20210503</u> CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY - RECORDER FEE: \$107.00 DEPUTY MAIC
3283 E. Warm Springs Road, Suite 300 Las Vegas, NV 89120 Phone (702) 586-9296 www.actus-nv.com Engineering - Surveying - Consulting - Planning		
DATE: 01/15/2021	JOB#: WLH011904	SHEET 1 OF 5

A FINAL MAP OF CASTELLANA - UNIT 1

SUMMERLIN VILLAGE 25 PARCEL A
(A COMMON INTEREST COMMUNITY)
LOT 'A' AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 86 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER CLARK COUNTY, NEVADA
LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 'A' AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 86 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, SITUATE IN THE NORTH HALF (N 1/2) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 21.183 ACRES, MORE OR LESS.

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF GREENWICH MERIDIAN.

DATUM (REFERENCE FRAME): NAD 1983 (2011) EPOCH 2010.0

ZONE: LAS VEGAS HIGH ZONE
STANDARD PARALLEL AND GRID ORIGIN: 36°15'00" N
CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000 METERS (656,166.66667 US FT)
FALSE EASTING: 100,000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001
LINEAR UNIT: US SURVEY FOOT (US FT)

NOTES:

- ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
- GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

(AND/OR)
SOUTH 89°51'25" EAST, BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF IN BOOK 159, PAGE 13 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Lisa Harvey
BY: LISA HARVEY
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY
2/2/2021
DATE

Pamela Kennedy
BY: PAMELA KENNEDY
SOUTHWEST GAS CORPORATION
02-04-2021
DATE

Eric Kletke
BY: ERIC KLETKE
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK
2-8-21
DATE

Eric Kletke
BY: ERIC KLETKE
COX COMMUNICATIONS LAS VEGAS INC.
2-2-2021
DATE

Dianne Ocon
BY: DIANNE OCON
LAS VEGAS VALLEY WATER DISTRICT
03-08-21
DATE

Steve Ford
BY: STEVE FORD P.E. 12175
CITY ENGINEER
04-29-21
DATE

OWNER'S CERTIFICATE AND DEDICATION

WILLIAM LYON HOMES, INC, A CALIFORNIA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

CASTELLANA - UNIT 1

AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES 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 SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON ELEMENT AREAS ABOUT PUBLIC/PRIVATE STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC DRAINAGE FACILITIES, 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.

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 AREAS DESIGNATED AS "PRIVATE STREETS", "COMMON ELEMENTS", AND "UTILITY EASEMENTS", AND A THREE-FOOT WIDE UTILITY EASEMENT (U.E.) 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 WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH 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 WITH 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. EXCEPTING THEREFROM ANY PORTION OF SAID EASEMENT LYING WITHIN IN ANY BUILDING STRUCTURE.

WILLIAM LYON HOMES, INC, A CALIFORNIA CORPORATION

Eddie Duenas
BY: EDDIE DUENAS
AS: VICE PRESIDENT
FOR: WILLIAM LYON HOMES d/b/a TAYLOR MORRISON
1/27/21
DATE

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 27, 2021.
BY: Eddie Duenas
DATE: 1/27/21

AS: VICE PRESIDENT
FOR: WILLIAM LYON HOMES, INC, A CALIFORNIA CORPORATION

Erica J. Morales
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES June 26, 2022
Erica J. Morales
Notary Public State of Nevada
No. 14-14188-1
My Comm. Exp. June 26, 2022
EXR JUNE 26, 2022

DIVISION OF WATER RESOURCES

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 Quillory
BY: JOHN QUILLORY
FOR: THE DIVISION OF WATER RESOURCES
3/10/2021
DATE

LAS VEGAS VALLEY WATER DISTRICT NOTE

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 SURFACE, LANDSCAPE FEATURE, 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 "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER'S ASSOCIATION IS TO BE FORMED).

COUNTY RECORDER'S NOTES

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX (NRS 278.5645)

A FINAL MAP OF
CASTELLANA - UNIT 1

SUMMERLIN VILLAGE 25 PARCEL A
(A COMMON INTEREST COMMUNITY)
LOT 'A' AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 86 OF PLATS IN THE
OFFICE OF THE COUNTY RECORDER CLARK COUNTY, NEVADA
LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 27, TOWNSHIP 20 SOUTH
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND

	BOUNDARY LINE
	STREET CENTERLINE
	SECTION LINE
	ADJACENT LOT LINE
	EXISTING RIGHT-OF-WAY LINE
	MATCH LINE
	FOUND MONUMENT AS DESCRIBED
	CALCULATED POSITION
	LINE TAG
	CURVE TAG
	RADIAL BEARING TAG
	RADIAL BEARING
	RIGHT-OF-WAY

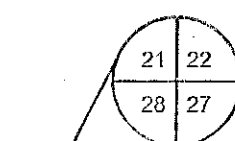
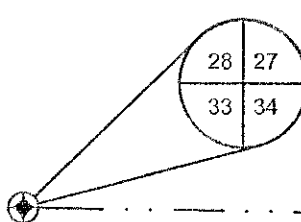
NOTE: LINE, CURVE AND RADIAL TABLES
ARE FOR THIS SHEET ONLY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N79°08'32"W	19.04'
L2	N23°17'37"E	63.49'
L3	S57°54'30"E	42.50'
L4	S14°27'38"W	87.09'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	450.00'	17°28'28"	137.24'	69.16'
C2	324.00'	22°38'58"	128.03'	64.89'
C3	276.00'	14°52'21"	71.64'	36.02'

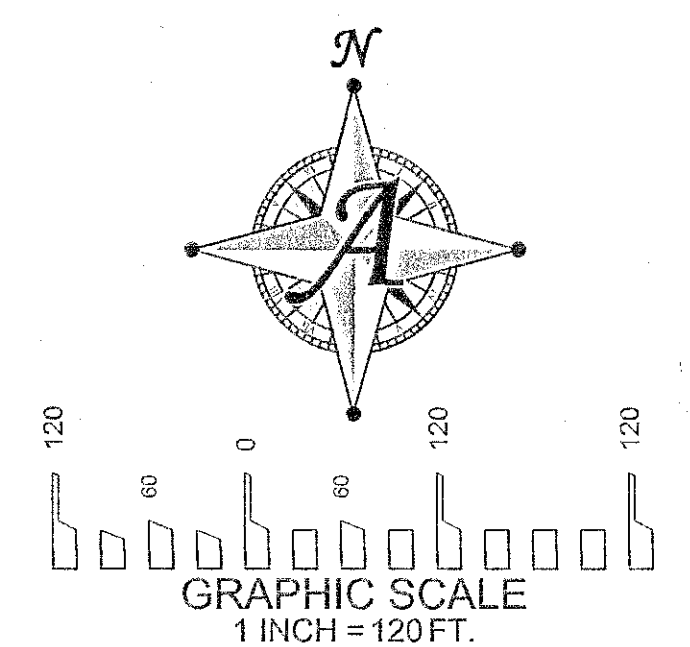
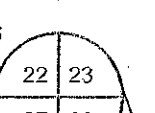
RADIAL TABLE	
RADIAL #	BEARING
R1	N65°15'20"W
R2	N0°34'27"E

FND 3" BRASS CAP STAMPED "PLS 17022"
PER FILE 118, PAGE 100 OF PARCEL MAPS



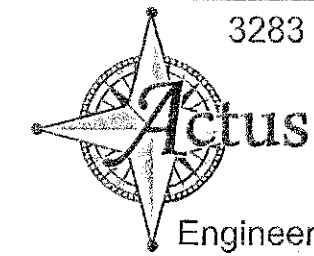
FND 3 1/4" ALUMINUM CAP
STAMPED "PLS 11174" PER FILE 91,
PAGE 28 OF PARCEL MAPS

FOUND B/M BRASS
CAP "1987"



A FINAL MAP OF
CASTELLANA - UNIT 1

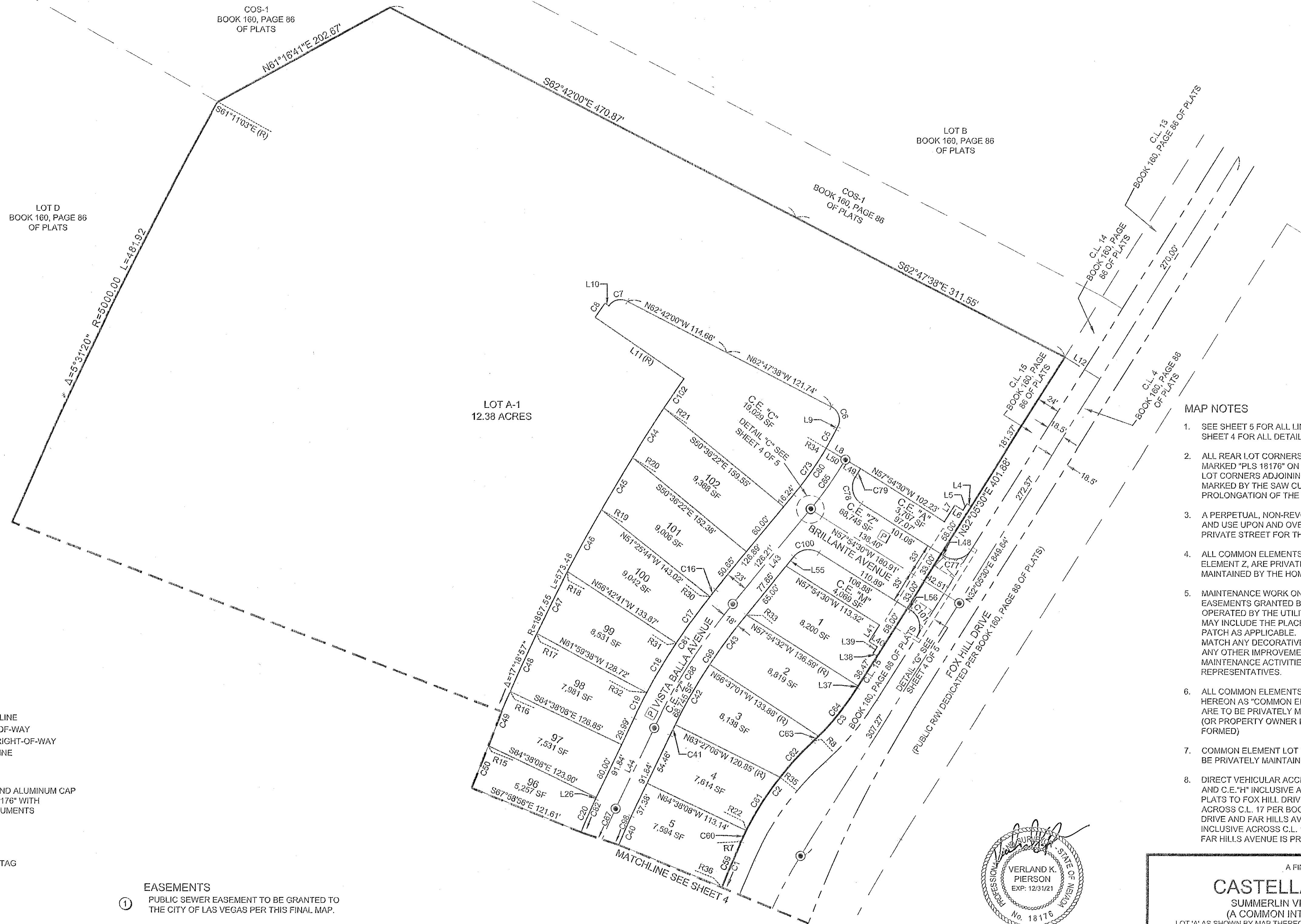
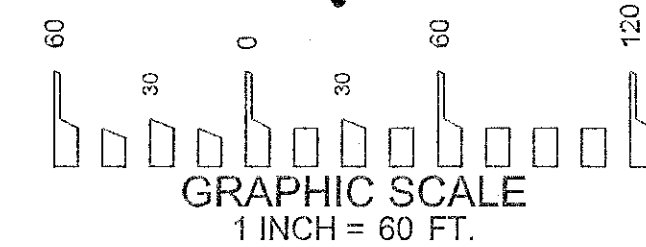
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Las Vegas, NV 89120
Phone (702) 586-9296
www.actus-nv.com

A FINAL MAP OF
CASTELLANA - UNIT 1

SUMMERLIN VILLAGE 25 PARCEL A
(A COMMON INTEREST COMMUNITY)
LOT 'A' AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 86 OF PLATS IN THE
OFFICE OF THE COUNTY RECORDER CLARK COUNTY, NEVADA
LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 27, TOWNSHIP 20 SOUTH
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LOT TABULATION
RESIDENTIAL LOTS = 45
REMAINDER LOT A-1 = 1
COMMON LOTS = 8

MAP NOTES

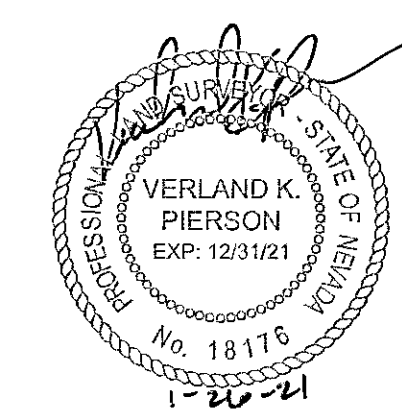
1. SEE SHEET 5 FOR ALL LINE, CURVE AND RADIAL TABLES, AND SEE SHEET 4 FOR ALL DETAILS.
2. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG MARKED "PLS 18176" ON THE BLOCK WALL. ALL FRONT AND SIDE LOT CORNERS ADJOINING PUBLIC OR PRIVATE STREETS SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURB AT THE PROLONGATION OF THE PROPERTY LINES.
3. A PERPETUAL, NON-REVOCABLE EASEMENT FOR INGRESS, EGRESS, AND USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.
4. ALL COMMON ELEMENTS DEPICTED HEREON, EXCEPT COMMON ELEMENT Z, ARE PRIVATE LANDSCAPE AREAS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. 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.
6. ALL COMMON ELEMENTS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "PUBLIC UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER'S ASSOCIATION IS TO BE FORMED).
7. COMMON ELEMENT LOT "H" IS A PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.
8. DIRECT VEHICULAR ACCESS FROM LOTS 6 THROUGH 9 INCLUSIVE, AND C.E."H" INCLUSIVE ACROSS C.L. 15 PER BOOK 160, PAGE 86 OF PLATS TO FOX HILL DRIVE, AND FROM LOTS 9 AND 10 INCLUSIVE ACROSS C.L. 17 PER BOOK 160, PAGE 86 OF PLATS TO FOX HILL DRIVE AND FAR HILLS AVENUE, AND FROM LOTS 10 THROUGH 27 INCLUSIVE ACROSS C.L. 18, PER BOOK 160, PAGE 86 OF PLATS, TO FAR HILLS AVENUE IS PROHIBITED.

LEGEND

- BOUNDARY LINE
- STREET CENTER LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT/RIGHT-OF-WAY
- ADJOINING LOT LINE
- EASEMENT LINE
- MATCH LINE
- SET 5/8" REBAR AND ALUMINUM CAP STAMPED "PLS 18176" WITH REFERENCE MONUMENTS
- LINE TAG
- CURVE TAG
- RADIAL BEARING TAG
- RADIAL BEARING
- RIGHT-OF-WAY
- LOT NUMBER
- COMMON ELEMENT
- SQUARE FEET
- COMMON ELEMENT Z IS A PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENT WITH PRIVATE SURFACE MAINTENANCE BY THE HOMEOWNER'S "ASSOCIATION".
- EASEMENT DESIGNATION

EASEMENTS

1. PUBLIC SEWER EASEMENT TO BE GRANTED TO THE CITY OF LAS VEGAS PER THIS FINAL MAP.
2. PRIVATE ACCESS EASEMENT GRANTED PER BOOK 160, PAGE 86 OF PLATS, TO BE PRIVATELY MAINTAINED.
3. PRIVATE ACCESS EASEMENT PER OR: 20210421:0000718
4. PUBLIC DRAINAGE AND SEWER EASEMENT TO BE PRIVATELY MAINTAINED PER OR: 20210323:0002275



A FINAL MAP OF
CASTELLANA - UNIT 1

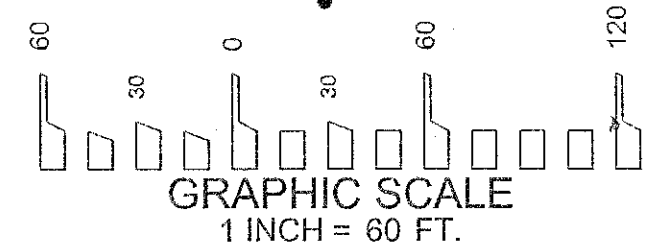
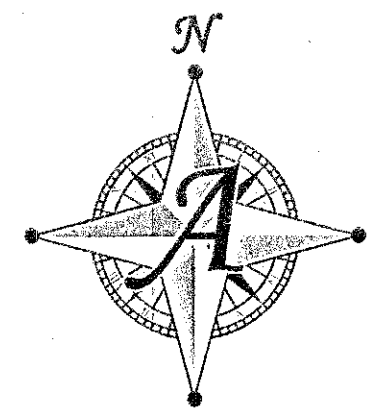
SUMMERLIN VILLAGE 25 PARCEL A
(A COMMON INTEREST COMMUNITY)
LOT 'A' AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 86 OF PLATS IN THE
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Engineering - Surveying - Consulting - Planning

A FINAL MAP OF
CASTELLANA - UNIT 1
SUMMERLIN VILLAGE 25 PARCEL A
(A COMMON INTEREST COMMUNITY)

LOT 'A' AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 86 OF PLATS IN THE
OFFICE OF THE COUNTY RECORDER CLARK COUNTY, NEVADA
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RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LOT TABULATION

RESIDENTIAL LOTS = 45
REMAINDER LOT A-1 = 1
COMMON LOTS = 8

EASEMENTS

- ① PUBLIC SEWER EASEMENT TO BE GRANTED TO THE CITY OF LAS VEGAS PER THIS FINAL MAP.
- ② PRIVATE ACCESS EASEMENT GRANTED PER BOOK 160, PAGE 86 OF PLATS, TO BE PRIVATELY MAINTAINED.
- ③ PRIVATE ACCESS EASEMENT PER OR: 20210421:0000718
- ④ PUBLIC DRAINAGE AND SEWER EASEMENT TO BE PRIVATELY MAINTAINED PER OR: 20210329:0002275

LEGEND

- BOUNDARY LINE
— STREET CENTER LINE
— EXISTING RIGHT-OF-WAY
— PROPOSED LOT/RIGHT-OF-WAY
— ADJOINING LOT LINE
— EASEMENT LINE
— MATCH LINE
- SET 5/8" REBAR AND ALUMINUM CAP STAMPED "PLS 18176" WITH REFERENCE MONUMENTS
- L1 LINE TAG
C1 CURVE TAG
R1 RADIAL BEARING TAG
(R) RADIAL BEARING
RW RIGHT-OF-WAY
1 LOT NUMBER
C.E. COMMON ELEMENT
S.F. SQUARE FEET
- [P] COMMON ELEMENT Z IS A PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER AND PUBLIC DRAINAGE EASEMENT WITH PRIVATE SURFACE MAINTENANCE BY THE HOMEOWNER'S "ASSOCIATION".
- ① EASEMENT DESIGNATION

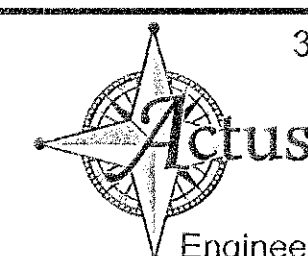
MAP NOTES

1. SEE SHEET 5 FOR ALL LINE, CURVE AND RADIAL TABLES, AND SEE SHEET 4 FOR ALL DETAILS.
2. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG MARKED "PLS 18176" ON THE BLOCK WALL. ALL FRONT AND SIDE LOT CORNERS ADJOINING PUBLIC OR PRIVATE STREETS SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURB AT THE PROLONGATION OF THE PROPERTY LINES.
3. A PERPETUAL, NON-REVOCABLE EASEMENT FOR INGRESS, EGRESS, AND USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.
4. ALL COMMON ELEMENTS DEPICTED HEREON, EXCEPT COMMON ELEMENT Z, ARE PRIVATE LANDSCAPE AREAS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. 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.
6. ALL COMMON ELEMENTS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "PUBLIC UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER'S ASSOCIATION IS TO BE FORMED).
7. COMMON ELEMENT LOT "H" IS A PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.
8. DIRECT VEHICULAR ACCESS FROM LOTS 6 THROUGH 9 INCLUSIVE, AND C.E."H" INCLUSIVE ACROSS C.L. 15 PER BOOK 160, PAGE 86 OF PLATS TO FOX HILL DRIVE, AND FROM LOTS 9 AND 10 INCLUSIVE ACROSS C.L. 17 PER BOOK 160, PAGE 86 OF PLATS TO FOX HILL DRIVE AND FAR HILLS AVENUE, AND FROM LOTS 10 THROUGH 27 INCLUSIVE ACROSS C.L. 18, PER BOOK 160, PAGE 86 OF PLATS, TO FAR HILLS AVENUE IS PROHIBITED.



A FINAL MAP OF
CASTELLANA - UNIT 1
SUMMERLIN VILLAGE 25 PARCEL A
(A COMMON INTEREST COMMUNITY)

LOT 'A' AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 86 OF PLATS IN THE
OFFICE OF THE COUNTY RECORDER CLARK COUNTY, NEVADA
LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 27, TOWNSHIP 20 SOUTH
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



3283 E. Warm Springs Road, Suite 300
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A FINAL MAP OF
CASTELLANA - UNIT 1

SUMMERLIN VILLAGE 25 PARCEL A
(A COMMON INTEREST COMMUNITY)
LOT 'A' AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 86 OF PLATS IN THE
OFFICE OF THE COUNTY RECORDER CLARK COUNTY, NEVADA
LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 27, TOWNSHIP 20 SOUTH
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°27'38"W	87.09'
L2	N77°52'09"W	225.05'
L3	N79°08'32"W	19.04'
L4	N57°54'30"W	5.00'
L5	N32°05'30"E	8.00'
L6	N57°54'30"W	10.00'
L7	S32°05'30"W	20.00'
L8	N59°28'58"W	41.00'
L9	N27°12'22"E	3.48'
L10	N54°53'51"W	5.00'
L11	S55°24'20"E	111.00'
L12	S57°54'30"E	42.50'
L13	N23°17'37"E	63.49'
L14	S79°08'32"E	10.05'
L15	S76°08'18"E	5.00'
L16	N13°55'59"E	5.00'
L17	N75°59'45"W	36.00'
L18	N76°14'57"W	5.00'
L19	N23°17'37"E	118.84'
L20	S66°42'23"E	5.00'
L21	S23°17'37"W	5.00'
L22	S66°42'23"E	36.00'
L23	N23°17'37"E	21.76'
L24	S66°42'23"E	5.00'
L25	N23°17'37"E	37.57'
L26	S25°26'49"W	1.85'
L27	N85°26'54"W	48.52'
L28	S85°26'54"E	0.84'
L29	S71°09'08"E	73.72'
L30	S71°09'08"E	10.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	S85°39'18"E	17.68'
L32	N85°26'54"W	7.09'
L33	N66°42'23"W	10.00'
L34	N85°26'54"W	22.28'
L35	N85°26'54"W	9.43'
L36	N14°27'38"E	20.50'
L37	S32°05'30"W	2.04'
L38	N57°54'30"W	5.00'
L39	N32°05'30"E	8.00'
L40	N57°54'30"W	10.00'
L41	N32°05'30"E	20.00'
L42	S39°23'38"W	0.68'
L43	N39°23'38"E	126.89'
L44	N25°21'52"E	91.84'
L45	N85°26'54"W	127.83'
L46	N23°17'37"E	16.38'
L47	N23°17'37"E	52.29'
L48	N57°54'30"W	4.01'
L49	N59°28'58"W	18.00'
L50	S59°28'58"E	23.00'
L51	N75°59'45"W	18.00'
L52	N75°59'45"W	18.00'
L53	S66°42'23"E	18.00'
L54	S66°42'23"E	18.00'
L55	N39°23'38"E	12.64'
L56	N57°54'30"W	4.01'
L57	N10°51'28"E	5.00'

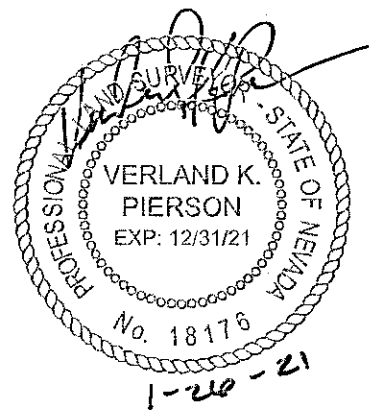
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1290.00'	9°51'14"	221.86'
C2	324.00'	22°38'58"	128.08'
C3	276.00'	14°52'21"	71.04'
C4	100.00'	65°49'47"	114.89'
C5	377.00'	3°18'40"	21.79'
C6	15.00'	90°00'00"	23.58'
C7	15.00'	82°11'52"	21.52'
C8	2008.55'	0°30'28"	17.80'
C9	1998.55'	3°44'18"	130.40'
C10	15.00'	48°21'02"	12.68'
C11	2044.55'	0°15'12"	9.04'
C12	15.00'	70°19'57"	18.41'
C13	2059.55'	3°16'58"	118.01'
C14	15.00'	70°31'44"	18.46'
C15	15.00'	7°02'08"	1.84'
C16	641.00'	0°49'22"	9.20'
C17	641.00'	5°16'57"	59.10'
C18	641.00'	5°16'57"	59.10'
C19	641.00'	2°38'30"	29.53'
C20	641.00'	3°20'49"	37.44'
C21	641.00'	2°58'25"	33.27'
C22	1776.55'	0°11'44"	6.06'
C23	1776.55'	1°17'25"	40.00'
C24	1786.55'	3°08'37"	96.98'
C25	30.00'	33°27'28"	17.52'
C26	15.00'	44°39'12"	11.69'
C27	15.00'	16°46'28"	4.39'
C28	15.00'	31°54'25"	8.35'
C29	300.00'	2°53'02"	15.10'
C30	300.00'	3°25'20"	17.92'
C31	51.00'	2°07'02"	1.88'
C32	51.00'	40°08'11"	35.73'
C33	51.00'	41°35'03"	37.01'
C34	51.00'	61°35'51"	54.83'
C35	1735.55'	0°01'28"	0.74'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C36	1735.55'	1°19'14"	40.00'
C37	1735.55'	1°23'34"	42.19'
C38	1735.55'	0°23'47"	12.00'
C39	600.00'	3°12'58"	33.68'
C40	600.00'	3°06'16"	32.51'
C41	600.00'	1°11'02"	12.40'
C42	600.00'	6°50'05"	71.57'
C43	600.00'	6°00'39"	62.95'
C44	1897.55'	1°49'29"	60.43'
C45	1897.55'	1°53'28"	62.63'
C46	1897.55'	2°11'12"	72.42'
C47	1897.55'	2°09'18"	71.37'
C48	1897.55'	1°58'38"	65.48'
C49	1897.55'	1°48'50"	60.07'
C50	1897.55'	1°24'15"	46.51'
C51	1897.55'	1°23'25"	46.04'
C52	1897.55'	1°34'11"	51.99'
C53	100.00'	31°39'14"	55.25'
C54	100.00'	34°10'33"	59.85'
C55	1290.00'	2°20'39"	52.78'
C56	1290.00'	1°46'36"	40.00'
C57	1290.00'	1°45'08"	39.45'
C58	1290.00'	1°42'34"	38.49'
C59	1290.00'	2°16'16"	51.13'
C60	324.00'	2°13'33"	12.59'
C61	324.00'	11°29'04"	64.94'
C62	324.00'	8°56'21"	50.55'
C63	276.00'	1°31'27"	7.34'
C64	276.00'	13°20'54"	64.30'
C65	400.00'	8°52'36"	61.97'
C66	618.00'	14°01'46"	151.32'
C67	618.00'	6°19'14"	68.17'
C68	1753.55'	3°52'32"	118.61'
C69	53.00'	81°17'31"	75.20'
C70	282.00'	6°18'22"	31.04'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C71	2026.55'	1°16'28"	45.07'
C72	318.00'	1°54'31"	10.59'
C73	377.00'	8°52'36"	58.41'
C74	1776.55'	2°23'24"	74.10'
C75	30.00'	47°50'03"	25.05'
C76	15.00'	70°31'44"	18.46'
C77	20.00'	90°00'00"	31.42'
C78	20.00'	89°48'21"	31.35'
C79	418.00'	1°22'49"	10.07'
C80	377.00'	12°11'16"	80.19'
C81	641.00'	14°01'46"	156.95'
C82	641.00'	6°19'14"	70.71'
C83	1776.55'	3°52'32"	120.17'
C84	30.00'	81°17'31"	42.58'
C85	341.00'	1°54'31"	11.36'
C86	259.00'	6°18'22"	28.51'
C87	15.00'	93°00'14"	24.35'
C88	15.00'	87°06'25"	22.80'
C89	15.00'	102°26'09"	26.82'
C90	15.00'	77°33'51"	20.31'
C91	10.00'	77°33'51"	13.54'
C92	10.00'	102°26'09"	17.88'
C93	300.00'	6°18'22"	33.02'
C94	50.00'	34°16'39"	29.91'
C95	51.00'	145°26'06"	129.45'
C96	50.00'	32°30'56"	28.38'
C97	1735.55'	3°08'03"	94.94'
C98	600.00'	6°19'14"	66.19'
C99	600.00'	14°01'46"	146.92'
C100	20.00'	82°41'52"	28.87'
C101	20.00'	90°00'00"	31.42'
C102	1897.55'	1°06'12"	36.54'
C103	2049.55'	2°55'06"	104.39'

RADIAL TABLE	
RADIAL #	BEARING
R1	N26°59'26"W
R2	N0°34'27"E
R3	N38°49'45"E
R4	S73°23'40"W
R5	N6°27'37"E
R6	N74°49'54"W
R7	N87°03'25"E
R8	N43°02'09"W
R9	N59°40'15"W
R10	N42°45'53"E
R11	N55°30'40"E
R12	S73°21'33"E
R13	S72°43'17"E
R14	S69°45'41"E
R15	S68°21'26"E
R16	S66°32'35"E
R17	S64°33'58"E
R18	S62°24'40"E
R19	S60°13'28"E
R20	S58°20'00"E
R21	S56°30'31"E
R22	S63°27'34"E
R23	S74°03'57"E
R24	N45°00'29"W

RADIAL TABLE	
RADIAL #	BEARING
R25	N3°25'27"W
R26	N6°27'37"E
R27	N74°49'54"W
R28	N5°55'00"W
R29	S72°26'30"E
R30	N51°25'44"W
R31	N56°42'41"W
R32	N61°59'38"W
R33	N50°36'22"W
R34	S59°28'58"E
R35	N51°58'30"W
R36	N67°57'23"W
R37	N69°39'57"W
R38	N71°25'06"W
R39	N73°11'42"W
R40	N74°05'25"W
R41	N33°36'06"W
R42	N76°38'31"W
R43	N76°27'35"W
R44	S72°43'17"E
R45	S36°42'44"W
R46	N75°32'41"W
R62	N70°57'22"W



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BOOK **164** PAGE **86**