

FINAL MAP
DECATUR & DONALD I

A COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOTS 232, 233, 234, 235, 235A, 235B, 236, AND 237 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN FILE 52 OF RECORD OF SURVEYS AT PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, TOGETHER WITH THAT PORTION OF THOM BOULEVARD VACATED BY ORDER OF VACATION RECORDED IN BOOK 20010305, AS INSTRUMENT NO. 01199, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

DECATUR & DONALD I

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 SURVEY" IS OFFERED FOR DEDICATION.

FURTHER, THE UNDERSIGNED OWNERS 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 AREAS ABUT 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.

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 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, CABLE T.V. AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO. EXCEPTING THEREFROM ANY PORTION OF SAID EASEMENT LYING WITHIN ANY BUILDING STRUCTURE.

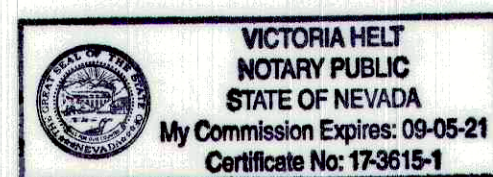
BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Steve Cervino 10/31/17
AS: Division President
FOR: BEAZER HOMES LLC

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 31, 2017
BY: Steve Cervino 10-31-17
AS: Division President
FOR: Beazer Homes
Vicki Hunt 10-31-17
DATE



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 9-05-21

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.

BY: John Guillory, P.E. 12/4/17
FOR: THE DIVISION OF WATER RESOURCES

LEGAL DESCRIPTION

BEING A MERGER AND RESUBDIVISION OF LOTS 232, 233, 234, 235, 235A, 235B, 236, AND 237 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN FILE 52 OF RECORD OF SURVEYS AT PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA TOGETHER WITH THAT PORTION OF THOM BOULEVARD VACATED BY ORDER OF VACATION RECORDED IN BOOK 20010305, AS INSTRUMENT NO. 01199, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEING THE CENTERLINE INTERSECTION OF DORRELL LANE AND DECATUR BOULEVARD; THENCE ALONG THE CENTERLINE OF SAID DORRELL LANE, SOUTH 86°51'10" WEST, 489.77 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 00°40'37" WEST, 30.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID DORRELL LANE AND BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 86°51'10" WEST, 802.29 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01°07'01" WEST, 705.12 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 45.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 88°52'59" EAST AND BEING THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°07'04", AN ARC LENGTH OF 73.15 FEET; (2) THENCE NORTH 86°45'55" EAST, 348.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 376.77 FEET; (3) THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'50", AN ARC LENGTH OF 125.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 376.76 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 15°51'45" EAST; (4) THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'50", AN ARC LENGTH OF 125.58 FEET; (5) THENCE NORTH 86°45'55" EAST, 162.86 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°40'37" EAST, 617.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.90 ACRES, MORE OR LESS.

BASIS OF BEARING

NORTH 00°47'07" WEST, BEING THE BEARING OF EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RECORDED IN FILE 106 OF SURVEYS AT PAGE 81, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

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.

BY: Walter B. Ross 12/6/2017
FOR: THE SOUTHERN NEVADA HEALTH DISTRICT

UTILITY / AGENCY APPROVALS

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

BY: Mario Gomez 10/30/2017
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

BY: Dominic J. Fossile 11/2/2017
SOUTHWEST GAS CORPORATION

BY: Monica Figliaro 10-5-2017
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

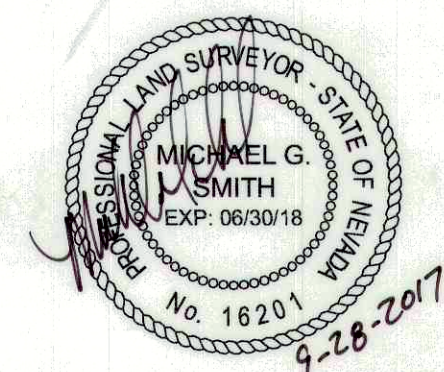
BY: Bridget Alati 10/5/17
COX COMMUNICATIONS LAS VEGAS, INC.

BY: Janne Oron 11-09-17
LAS VEGAS VALLEY WATER DISTRICT

BY: Allen Pavelka 12-11-17
CITY OF LAS VEGAS, ALLEN PAVELKA, P.E. 9029
CITY ENGINEER

SURVEYOR'S CERTIFICATE

- I, MICHAEL G. SMITH, 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 BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
 - LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 9, 2017.
 - THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THAT GOVERNING BODY GAVE ITS FINAL APPROVAL.
 - THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 11-17, 2019 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



MICHAEL G. SMITH
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 16201
MICHAEL.SMITH@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:

DECATUR & DONALD I

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 11/14/2019

BY: Randy W. Mrowicki 28-DEC-2017
ALAN R. RIEKKI, P.L.S.
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469



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 13th DAY OF DECEMBER, 2017

BY: Peter Lowerstein
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

COUNTY 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

FMP-71511

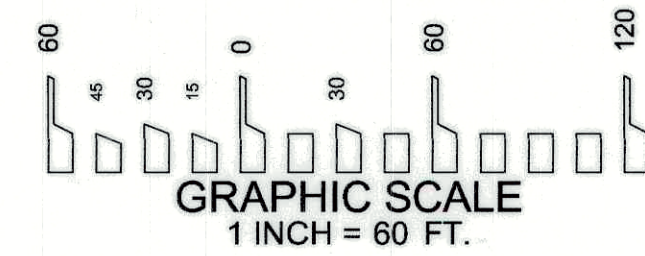
FINAL MAP DECATUR & DONALD I A COMMON INTEREST COMMUNITY BEING A MERGER AND RESUBDIVISION OF LOTS 232, 233, 234, 235, 235A, 235B, 236, AND 237 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN FILE 52 OF RECORD OF SURVEYS AT PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, TOGETHER WITH THAT PORTION OF THOM BOULEVARD VACATED BY ORDER OF VACATION RECORDED IN BOOK 20010305, AS INSTRUMENT NO. 01199, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		no. <u>00917</u> FILED AT THE REQUEST OF: ACTUS DATE: <u>12/28/17</u> AT <u>9:14 AM</u> BOOK: <u>155</u> PAGE: <u>0011</u> OF PLATS OFFICIAL RECORDS BOOK NO. <u>20171228</u> CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY - RECORDER FEE: <u>\$115.00</u> DEPUTY <u>SAD</u>
3203 E. Warm Springs Road, Suite 400 Las Vegas, NV 89120 Phone (702) 586-9296 www.actus-nv.com Engineering - Surveying - Consulting - Planning		
DATE: 8/2/17	JOB# BZR011703	SHEET 1 OF 6

BOOK 155 PAGE 0011

FINAL MAP
DECATUR & DONALD I

A COMMON INTEREST COMMUNITY

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LEGEND

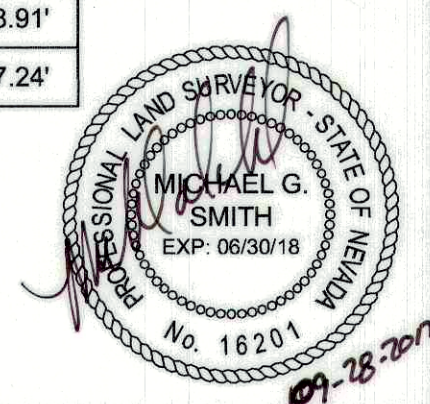
---	BOUNDARY LINE
- - - - -	SECTION LINE
---	EXISTING STREET CENTERLINE
---	STREET CENTERLINE
---	EXISTING RIGHT-OF-WAY
---	RIGHT-OF-WAY
---	LOT LINE
---	ADJOINING LOT LINE
---	TIE LINE
---	MATCHLINE
⊕	FOUND MONUMENT AS DESCRIBED
OR:	OFFICIAL RECORD
L1	LINE TAG
C1	CURVE TAG
(R)	RADIAL BEARING
C.L.	COMMON LOT

LINE TABLE

LINE #	BEARING	LENGTH
L1	N0°40'37"W	30.03'
L2	N3°14'05"W	20.50'
L3	S0°40'37"E	25.02'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	45.50'	92°07'04"	73.15'
C2	376.77'	19°05'50"	125.58'
C3	376.76'	19°05'50"	125.58'
C4	401.77'	19°05'50"	133.91'
C5	351.76'	19°05'50"	117.24'



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3203 E. Warm Springs Road, Suite 400

Las Vegas, NV 89120

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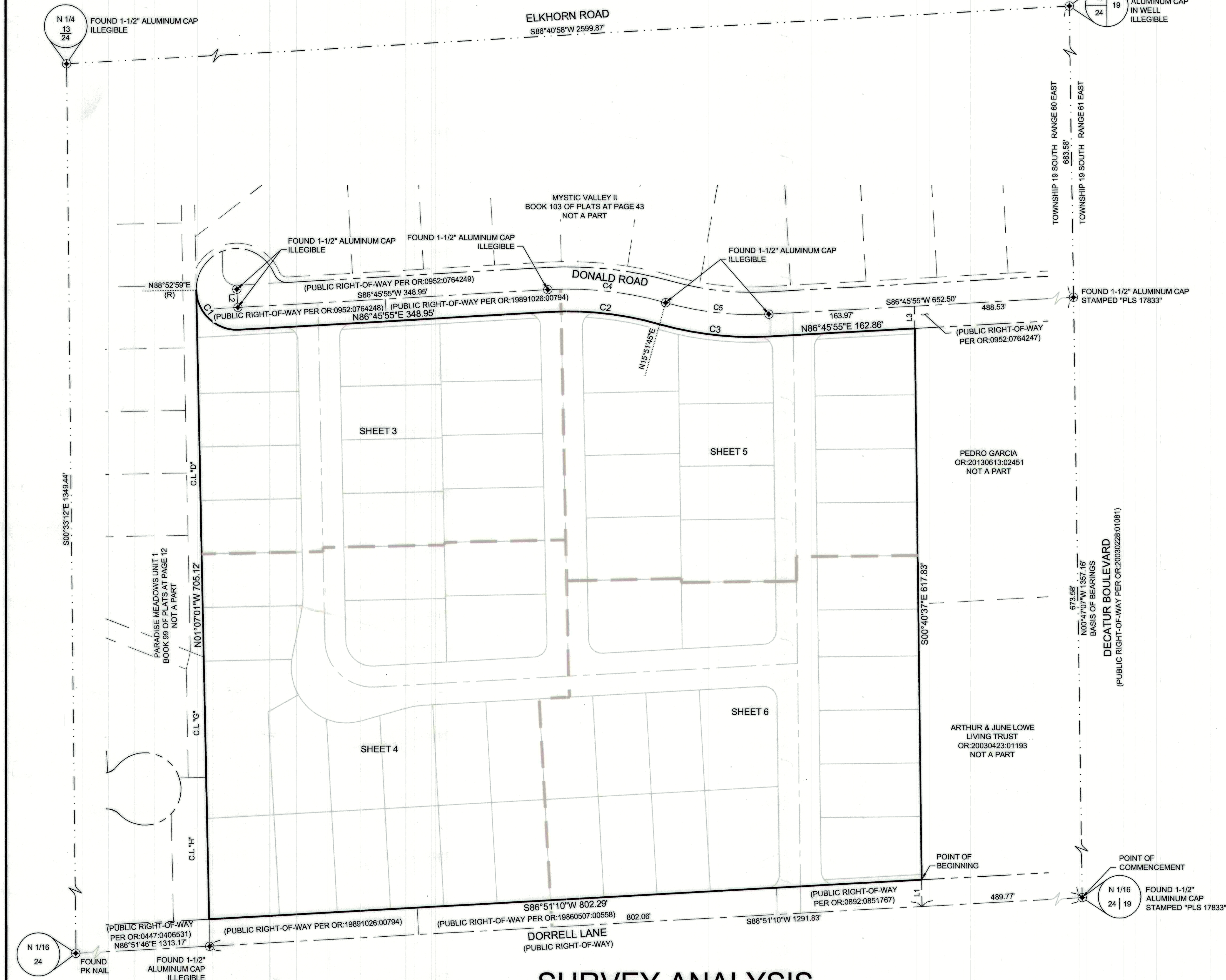
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DATE: 8/2/17 JOB# BZR011703 SHEET 2 OF 6

BOOK 155 PAGE 001

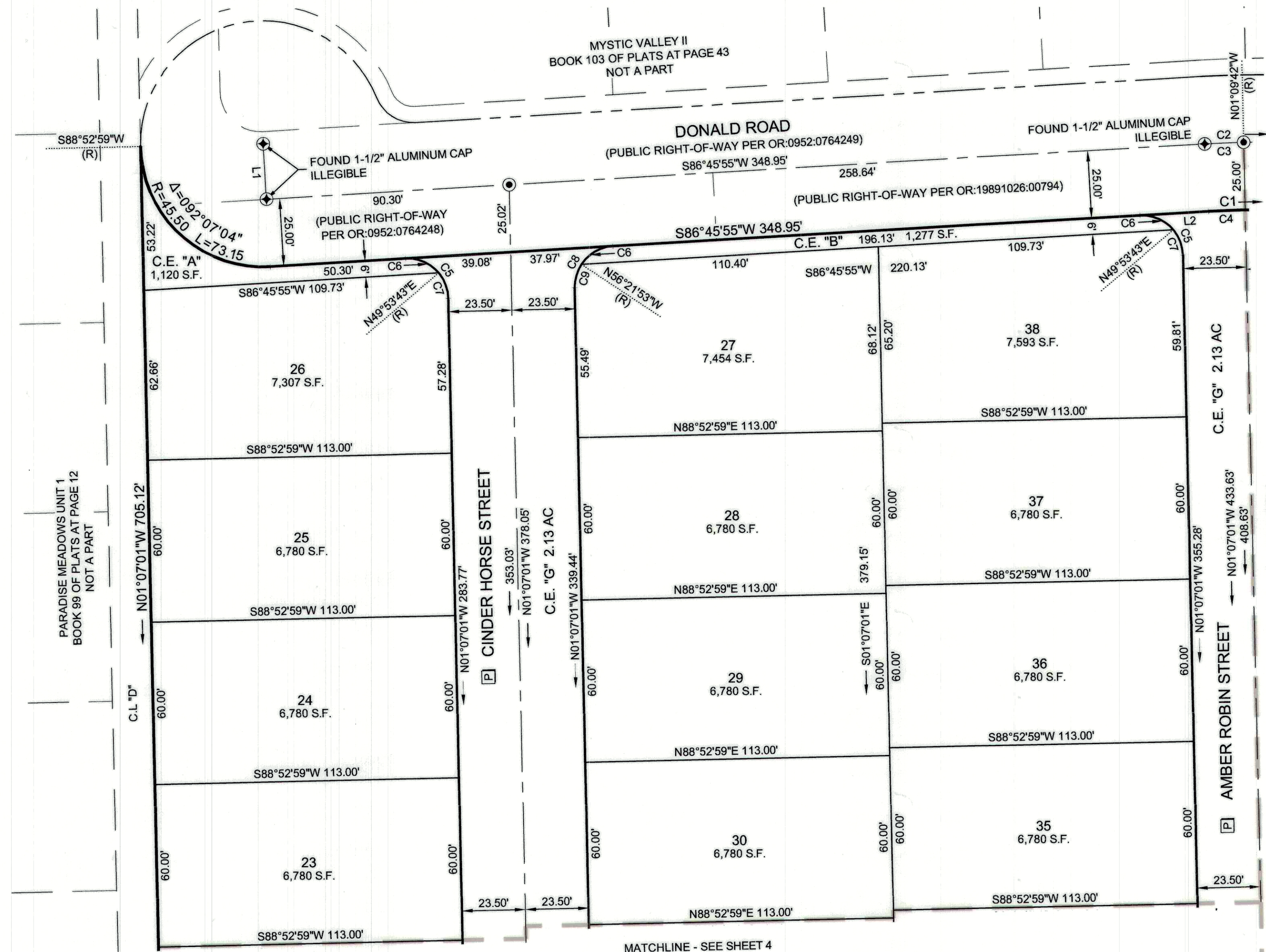
SURVEY ANALYSIS



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NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG MARKED "PLS 16201" 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.
- 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.
- COMMON ELEMENTS "A", "B", "C", "D", "E", "F" AND "G" DEPICTED HEREON ARE PRIVATE LANDSCAPE AREAS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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 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)
- DIRECT VEHICULAR ACCESS TO DONALD ROAD OR DORRELL LANE THROUGH COMMON ELEMENTS "A", "B", "C", "D", OR "E" IS PROHIBITED.

EASEMENTS

- 1 PRIVATE LANDSCAPE EASEMENT HEREBY GRANTED PER THIS MAP TO BE PRIVATELY MAINTAINED

LOT TABULATION

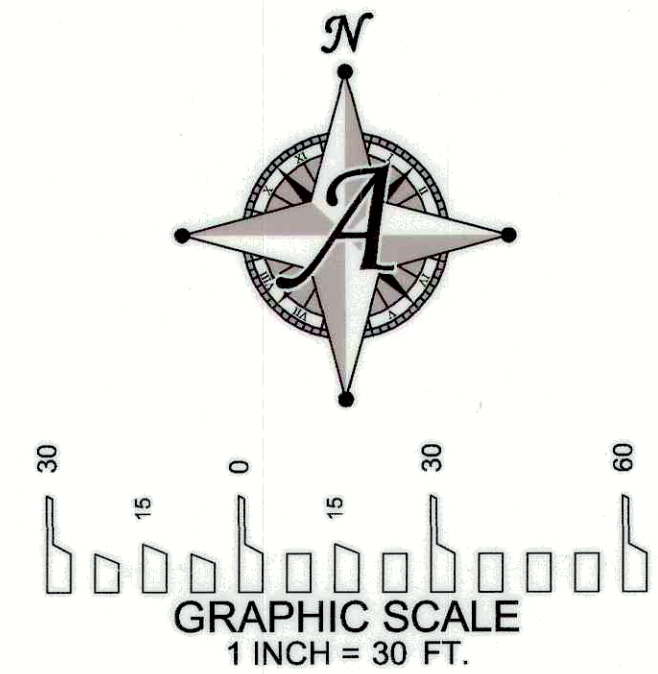
RESIDENTIAL LOTS	57
C.E. "A"	= 1,120 S.F.
C.E. "B"	= 1,277 S.F.
C.E. "C"	= 1,212 S.F.
C.E. "D"	= 642 S.F.
C.E. "E"	= 636 S.F.
C.E. "F"	= 5,924 S.F.
C.E. "G"	= 1,058 S.F.
TOTAL	= 11,869 S.F.

AREA TABULATION

GROSS AREA	11.90 ACRES
PRIVATE STREET AREA	2.13 ACRES
NET PARCEL AREA	9.77 ACRES

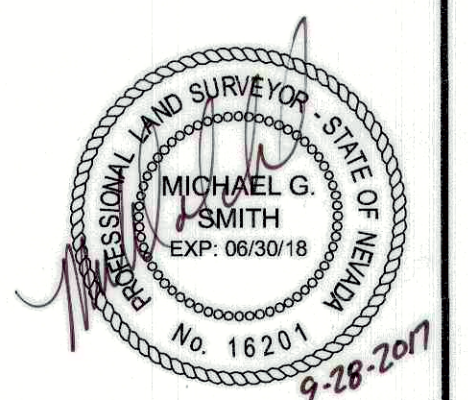
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S3°14'05"E	20.50'
L2	S86°45'55"W	25.46'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	376.77'	19°05'50"	125.58'
C2	401.77'	19°05'50"	133.91'
C3	401.77'	2°04'23"	14.54'
C4	376.77'	2°04'13"	13.61'
C5	15.00'	92°07'04"	24.12'
C6	15.00'	53°07'48"	13.91'
C7	15.00'	38°59'15"	10.21'
C8	15.00'	87°52'56"	23.01'
C9	15.00'	34°45'08"	9.10'



LEGEND

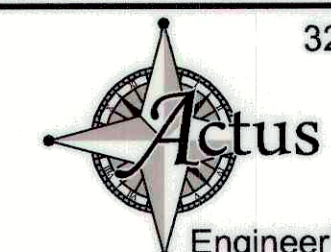
	BOUNDARY LINE
	SECTION LINE
	STREET CENTERLINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	LOT LINE
	ADJOINING LOT LINE
	EASEMENT LINE
	TIE LINE
	MATCHLINE
	FOUND MONUMENT AS DESCRIBED
	SET 5/8" REBAR AND ALUMINUM CAP STAMPED "PLS 16201" WITH REFERENCE MONUMENTS
OR:	OFFICIAL RECORD
L1	LINE TAG
C1	CURVE TAG
R1	RADIAL BEARING TAG
(R)	RADIAL BEARING
1	LOT NUMBER
C.E.	COMMON ELEMENT
S.F.	SQUARE FEET
AC	ACRES
P	PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (2.13 ACRES)
1	EASEMENT DESIGNATION (SEE EASEMENT NOTES)



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BEING A MERGER AND RESUBDIVISION OF LOTS 232, 233, 234, 235, 235A, 235B, 236, AND 237 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN FILE 52 OF RECORD OF SURVEYS AT PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, TOGETHER WITH THAT PORTION OF THOM BOULEVARD VACATED BY ORDER OF VACATION RECORDED IN BOOK 20010305, AS INSTRUMENT NO. 01199, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



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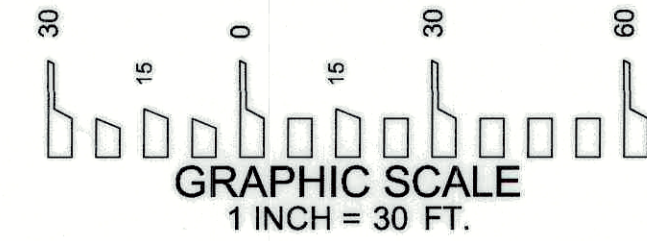
DATE: 8/2/17 JOB# BZR011703 SHEET 3 OF 6

BOOK 155 PAGE 001

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LOT TABULATION

RESIDENTIAL LOTS	57
C.E. "A"	1,120 S.F.
C.E. "B"	1,277 S.F.
C.E. "C"	1,212 S.F.
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C.E. "F"	5,924 S.F.
C.E. "G"	1,058 S.F.
TOTAL	11,869 S.F.

AREA TABULATION

GROSS AREA	11.90 ACRES
PRIVATE STREET AREA	2.13 ACRES
NET PARCEL AREA	9.77 ACRES

LINE TABLE

LINE #	BEARING	LENGTH
L3	S1°07'01"E	30.02'
L4	S47°07'55"E	36.22'
L5	N42°52'05"E	13.63'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C10	95.00'	12°43'56"	21.11'
C11	95.00'	4°33'34"	7.56'
C12	95.00'	8°10'22"	13.55'
C13	62.00'	3°04'39"	3.33'
C14	62.00'	37°55'44"	41.04'
C15	62.00'	39°29'54"	42.74'
C16	62.00'	36°59'23"	40.03'
C17	30.00'	92°01'49"	48.19'
C18	15.00'	87°58'11"	23.03'

EASEMENTS

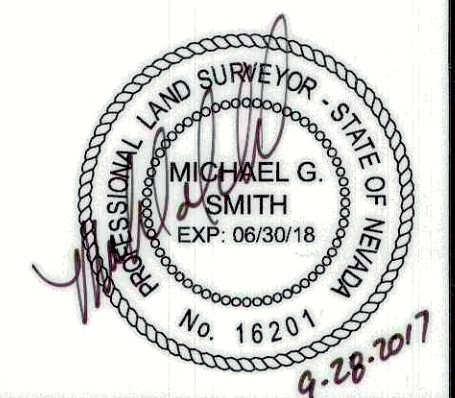
- ① PRIVATE LANDSCAPE EASEMENT HEREBY GRANTED PER THIS MAP TO BE PRIVATELY MAINTAINED

NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG MARKED "PLS 16201" 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.
- 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.
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- DIRECT VEHICULAR ACCESS TO DONALD ROAD OR DORRELL LANE THROUGH COMMON ELEMENTS "A", "B", "C", "D", OR "E" IS PROHIBITED.

LEGEND

—	BOUNDARY LINE
- - -	SECTION LINE
- · - · -	STREET CENTERLINE
- · - · -	EXISTING RIGHT-OF-WAY
- · - · -	PROPOSED RIGHT-OF-WAY
- · - · -	LOT LINE
- · - · -	ADJOINING LOT LINE
- · - · -	EASEMENT LINE
- · - · -	TIE LINE
- · - · -	MATCHLINE
⊕	FOUND MONUMENT AS DESCRIBED
⊙	SET 5/8" REBAR AND ALUMINUM CAP STAMPED "PLS 16201" WITH REFERENCE MONUMENTS
OR:	OFFICIAL RECORD
L1	LINE TAG
C1	CURVE TAG
R1	RADIAL BEARING TAG
(R)	RADIAL BEARING
1	LOT NUMBER
C.E.	COMMON ELEMENT
S.F.	SQUARE FEET
AC	ACRES
[P]	PRIVATE STREET, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED (2.13 ACRES)
①	EASEMENT DESIGNATION (SEE EASEMENT NOTES)



FINAL MAP
DECATUR & DONALD I

A COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOTS 232, 233, 234, 235, 235A, 235B, 236, AND 237 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN FILE 52 OF RECORD OF SURVEYS AT PAGE 70, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, TOGETHER WITH THAT PORTION OF THOM BOULEVARD VACATED BY ORDER OF VACATION RECORDED IN BOOK 20010305, AS INSTRUMENT NO. 01199, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



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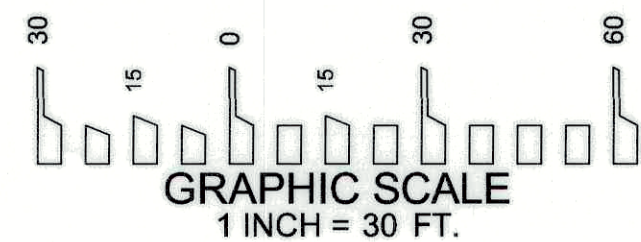
DATE: 8/2/17 JOB# BZR011703 SHEET 4 OF 6

BOOK 155 PAGE 0011

FINAL MAP
DECATUR & DONALD I

A COMMON INTEREST COMMUNITY

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RADIAL TABLE	
RADIAL #	BEARING
R1	N4°56'32"E
R2	N49°07'56"W
R3	N3°03'53"E
R4	N1°20'11"W
R5	N50°54'40"E
R6	S3°06'43"E
R7	N56°21'53"W

LINE TABLE		
LINE #	BEARING	LENGTH
L6	S0°40'37"E	6.01'
L7	S0°40'37"E	25.02'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C19	15.00'	96°03'33"	25.15'
C20	15.00'	41°59'05"	10.99'
C21	15.00'	54°04'28"	14.16'
C22	376.77'	6°06'24"	40.16'
C23	376.77'	10°55'13"	71.81'
C24	370.77'	12°47'52"	82.82'
C25	382.76'	3°28'47"	23.25'
C26	15.00'	90°39'33"	23.73'
C27	15.00'	52°14'51"	13.68'
C28	15.00'	38°24'43"	10.06'
C29	376.76'	1°53'54"	12.48'
C30	15.00'	87°26'32"	22.89'
C31	15.00'	34°18'44"	8.98'
C32	15.00'	53°07'48"	13.91'

NOTES:

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EASEMENTS

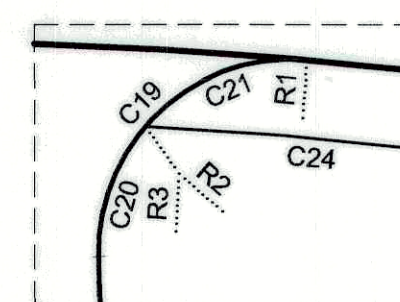
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LOT TABULATION

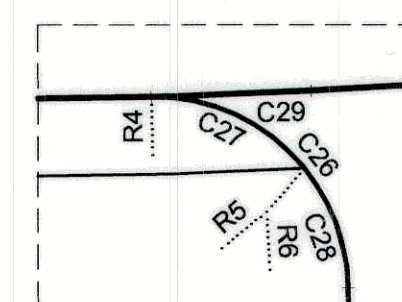
RESIDENTIAL LOTS	57
C.E. "A"	= 1,120 S.F.
C.E. "B"	= 1,277 S.F.
C.E. "C"	= 1,212 S.F.
C.E. "D"	= 642 S.F.
C.E. "E"	= 636 S.F.
C.E. "F"	= 5,924 S.F.
C.E. "G"	= 1,058 S.F.
TOTAL	= 11,869 S.F.

AREA TABULATION

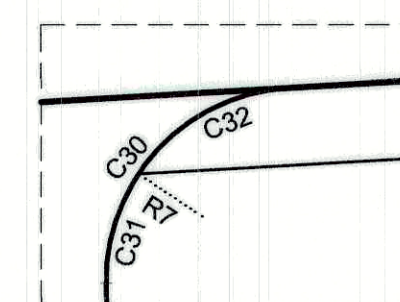
GROSS AREA	11.90 ACRES
PRIVATE STREET AREA	2.13 ACRES
NET PARCEL AREA	9.77 ACRES



DETAIL 'A'
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE



DETAIL 'C'
NOT TO SCALE

LEGEND

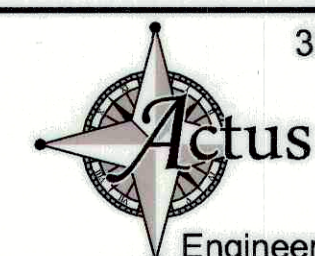
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DECATUR & DONALD I

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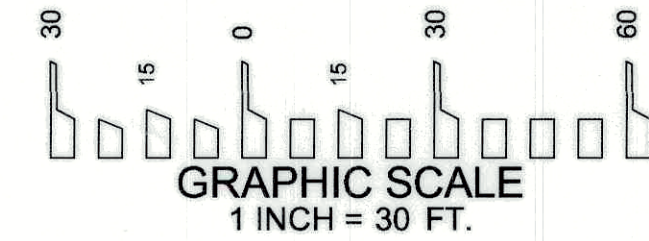
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BOOK 155 PAGE 0011

FINAL MAP
DECATUR & DONALD I

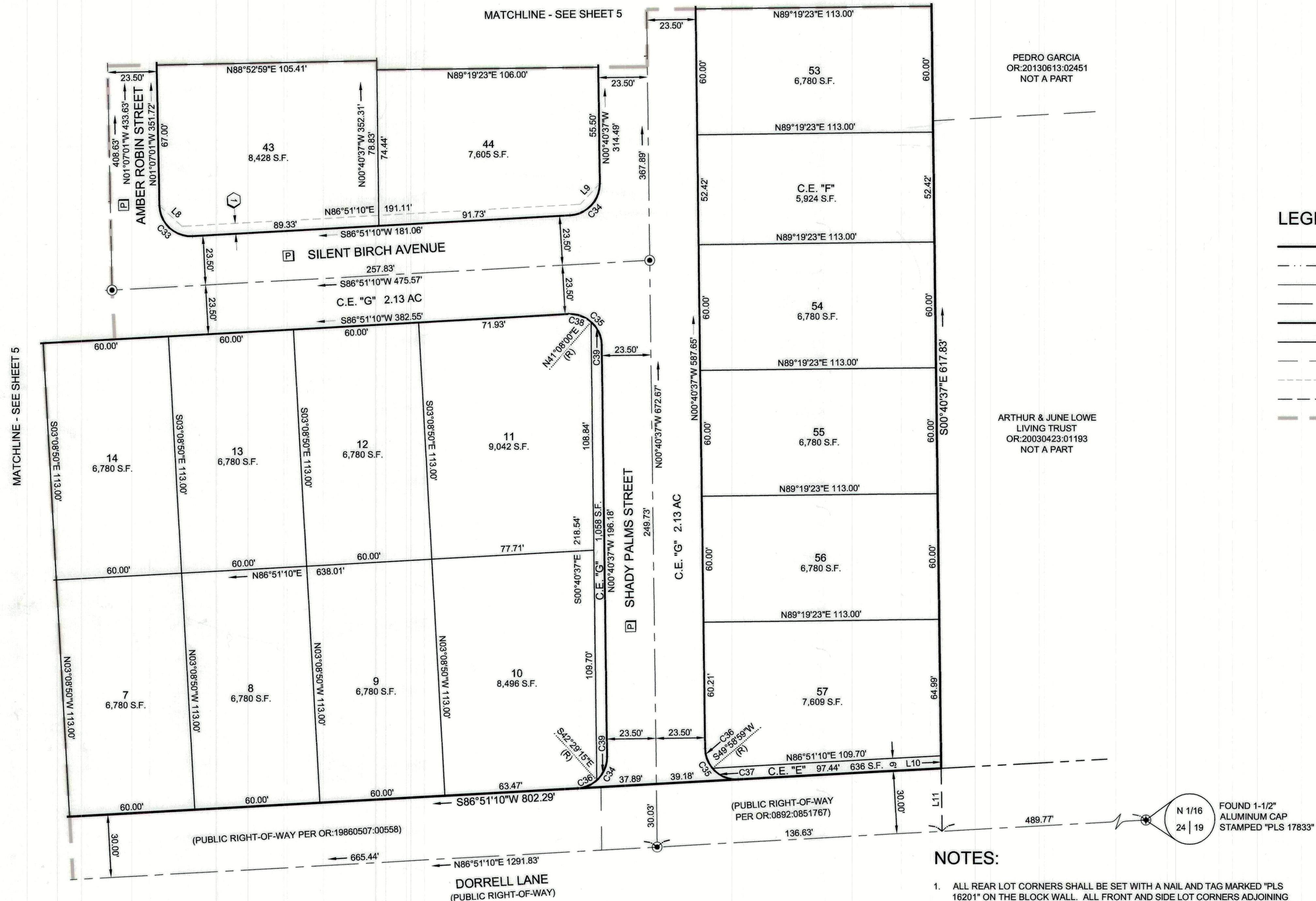
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C36	15.00'	39°20'24"	10.30'
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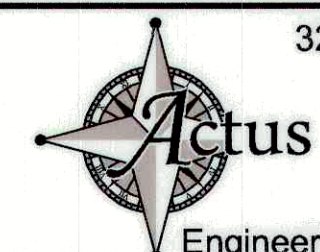
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BOOK 155 PAGE 001