

FINAL MAP OF
DURANGO & GOWAN

A COMMON INTEREST COMMUNITY
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

EAB & ELB FAMILY, LLC, A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF **DURANGO & GOWAN**, AND DOES 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.

FURTHERMORE, THE UNDERSIGNED OWNER, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY AND CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

(i) AN EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ON AND IN THOSE AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS (P.U.E.), PRIVATE STREET EASEMENTS AND COMMON ELEMENTS;

(ii) A THREE-FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS;

(iii) AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF PUBLIC OR PRIVATE STREETS FOR GAS LINES, CABLE TELEVISION LINES, ALL ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF FIRE HYDRANTS, WATER, GAS AND CABLE TELEVISION LINES, UNDERGROUND POWER AND TELEPHONE DISTRIBUTION LINES AND APPURTENANCES, 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;

(iv) AN ADDITIONAL TWO FEET WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, GAS, WATER AND CABLE TELEVISION LINES, UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. ALSO, AN EASEMENT OVER AREAS SHOWN HEREON AS UTILITY EASEMENTS, COMMON LOTS AND PRIVATE STREETS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, GAS, WATER AND CABLE TELEVISION LINES, UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE ABOVE NAMED OWNER, 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 ELEMENTS ADJUT PUBLIC/PRIVATE STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC DRAINAGE FACILITIES, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES THERETO AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, 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.

DATED THIS 18 DAY OF November, 2020,

Lori Burns, manager
LORI BURNS, MANAGER
EAB & ELB FAMILY, LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 18, 2020
BY LORI BURNS AS MANAGER OF EAB & ELB FAMILY, LLC, A NEVADA LIMITED LIABILITY COMPANY

Elisha Scrogum
BY: Elisha Scrogum
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: Feb. 12, 2022

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 4-06-2021
BY: DANIEL C BURNS DATE

DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE STATE OF NEVADA 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 Guillot, P.E. 4/7/2021
BY: John Guillot, P.E. DATE

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, BEING THE CENTERLINE INTERSECTION OF DURANGO DRIVE AND GOWAN ROAD; THENCE ALONG THE WEST LINE THEREOF, BEING THE CENTERLINE OF SAID DURANGO DRIVE, NORTH 1'02'57" WEST, 344.31 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID WEST LINE, SOUTH 88'01'10" EAST, 50.07 FEET ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING AND THE EAST RIGHT-OF-WAY LINE OF SAID DURANGO DRIVE; THENCE CONTINUING ALONG SAID NORTH LINE, BEING COMMON WITH THE SOUTH LINE OF CINNAMON RIDGE, AS SHOWN IN BOOK 66 PAGE 49 OF PLATS OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS, SOUTH 88'01'10" EAST, 288.62 FEET TO THE NORTHEAST CORNER THEREOF, BEING COMMON WITH THE NORTHWEST CORNER OF PINE COVE II AS SHOWN IN BOOK 106 PAGE 15 OF PLATS OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS; THENCE ALONG THE EAST LINE THEREOF, BEING COMMON WITH THE WEST LINE OF SAID PINE COVE II, SOUTH 1'01'57" EAST, 303.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GOWAN ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 88'04'50" WEST, 237.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 54.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 82.03 FEET THROUGH A CENTRAL ANGLE OF 87'01'53" TO SAID EAST RIGHT-OF-WAY LINE OF SAID DURANGO DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 1'02'57" WEST, 252.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, BEING THE CENTERLINE INTERSECTION OF DURANGO DRIVE AND GOWAN ROAD; THENCE ALONG THE NORTH LINE THEREOF, BEING THE CENTERLINE OF SAID GOWAN ROAD, SOUTH 88'04'50" EAST, 338.57 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF, SOUTH 1'02'11" EAST, 40.05 FEET TO THE POINT OF BEGINNING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID GOWAN ROAD; THENCE CONTINUING ALONG SAID EAST LINE, BEING COMMON WITH THE WEST LINE OF PINE COVE III & IV AS SHOWN IN BOOK 109 PAGE 17 OF PLATS OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS; SOUTH 1'02'11" EAST, 303.77 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE THEREOF, BEING COMMON WITH THE NORTH LINE OF PINE COVE III & IV AS SHOWN IN BOOK 109 PAGE 17 OF PLATS OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS, NORTH 88'08'19" WEST, 288.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID DURANGO DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 1'02'00" WEST, 247.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 54.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 87.61 FEET THROUGH A CENTRAL ANGLE OF 92'57'10" TO SAID SOUTH RIGHT-OF-WAY LINE GOWAN ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 88'04'50" EAST, 231.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.99 ACRES, MORE OR LESS.
CONTAINS A COMBINED TOTAL OF 3.99 ACRES, MORE OR LESS.

AGENCIES AND UTILITIES APPROVALS

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

Brad Hedo 11/19/2020
BY: Brad Hedo DATE
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

Lisa Haney 11/19/2020
BY: Lisa Haney DATE
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

Harold Kinnebrew 11/19/2020
BY: Harold Kinnebrew DATE
COX COMMUNICATIONS LAS VEGAS, INC.

Debra Zimmelfeld 4-29-2021
BY: Debra Zimmelfeld DATE
LAS VEGAS VALLEY WATER DISTRICT

Pamela Kennedy 11-23-2020
BY: Pamela Kennedy DATE
SOUTHWEST GAS CORPORATION

Steve Ford 4/14/2021
BY: STEVE FORD, P.E. No. 12175 DATE
CITY ENGINEER, CITY OF LAS VEGAS

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 MAP OF **DURANGO & GOWAN** AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 2/22/2023

Randy W. Mrowicki PLS 11441 21- APRIL- 2021
FOR: ALAN R. RIEKKI, P.L.S., CITY SURVEYOR DATE
CITY OF LAS VEGAS
NEVADA CERTIFICATE 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 21st DAY OF April, 2021.

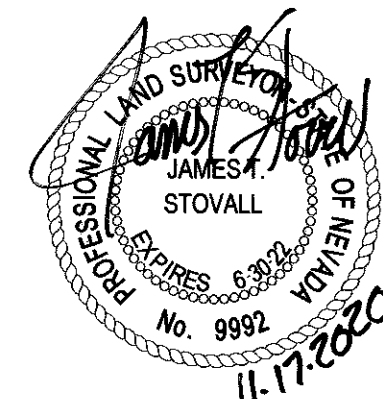
Seth T. Floyd, Esq.
SETH T. FLOYD, ESQ.
DIRECTOR OF COMMUNITY DEVELOPMENT
DEPARTMENT OF PLANNING
CITY OF LAS VEGAS, NEVADA

SURVEYOR'S CERTIFICATE

I, JAMES T. STOVALL, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR TANEY ENGINEERING INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EAB & ELB FAMILY, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AND WAS COMPLETED ON OCTOBER 10, 2019.
- 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 2/22/2023, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

JAMES T. STOVALL
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9992



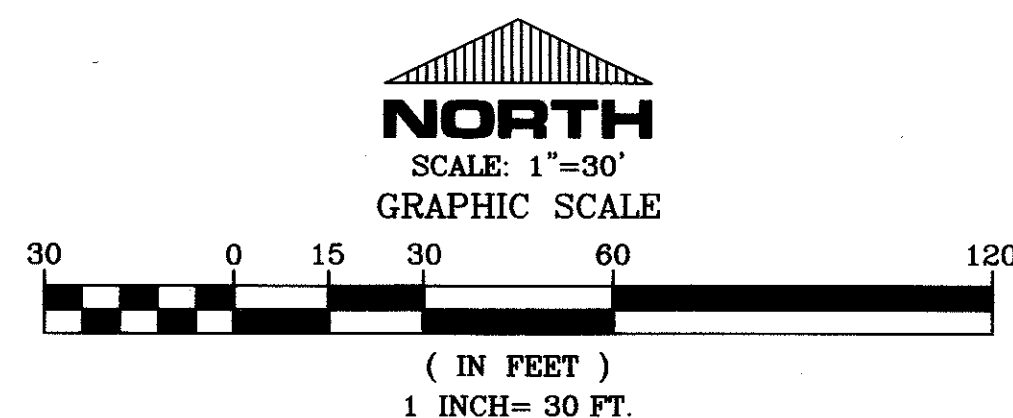
BASIS OF BEARINGS

NORTH 88'04'50" WEST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 106 PAGE 15 OF PLATS, CLARK COUNTY OFFICIAL RECORDS.

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.

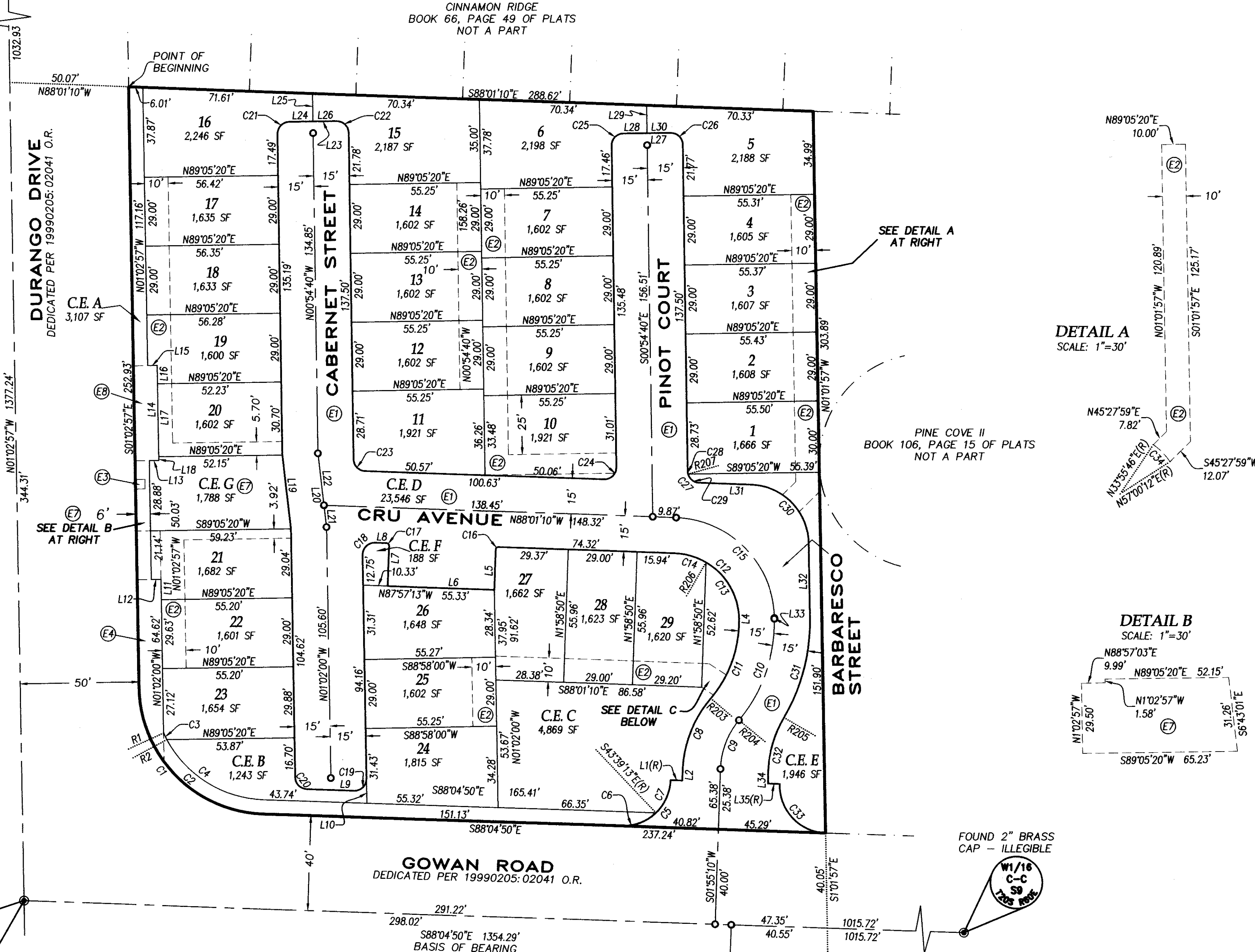
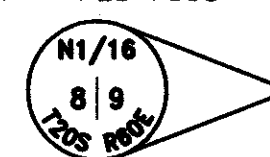
FINAL MAP OF DURANGO & GOWAN A COMMON INTEREST COMMUNITY LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		100042-FMP OFFICIAL RECORDS BOOK NO. <u>20210422</u> INSTRUMENT NO. <u>2711</u> FILED AT THE REQUEST OF TANEY ENGINEERING DATE <u>4-22-2021</u> AT <u>1:43 PM</u> BOOK <u>164</u> PAGE <u>73</u> OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY - RECORDER FEE \$ <u>97.00</u> DEPUTY <u>MAYS M.</u>
	TANEY ENGINEERING 6030 S. JONES BOULEVARD LAS VEGAS, NEVADA 89118 (702) 362-8844 FAX: (702) 362-5233	



DURANGO & GOWAN

A COMMON INTEREST COMMUNITY
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

FOUND 2" ALUMINUM
CAP - PLS 7008



LEGEND

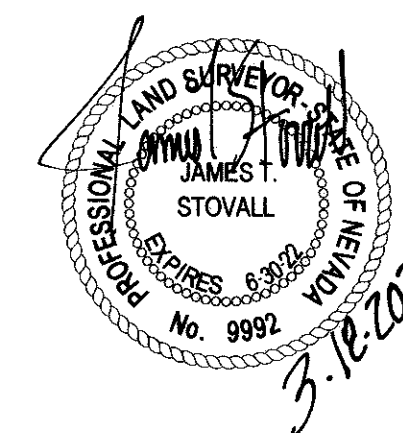
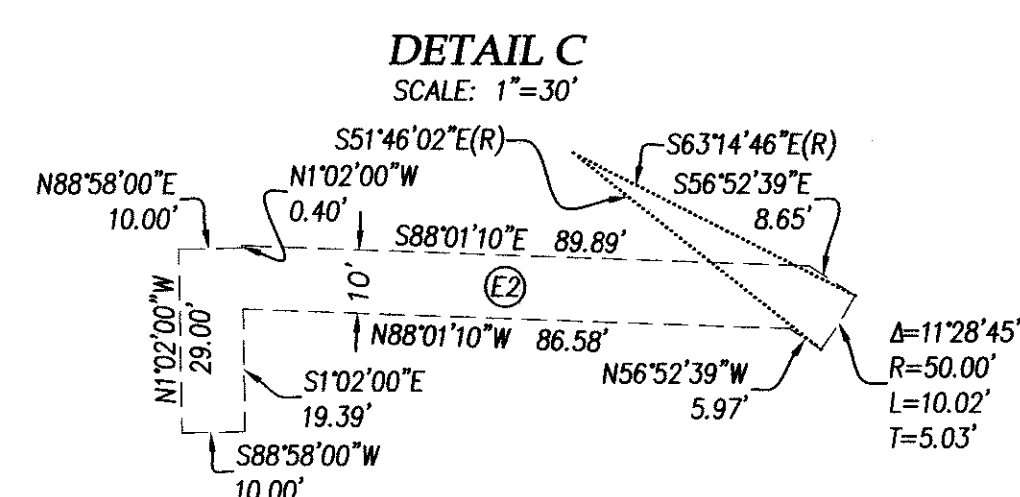
—	SUBDIVISION BOUNDARY LINE
—	STREET CENTERLINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	SECTIONAL LINE
---	ADJOINING LOT
---	RADIAL/TIE LINE
10	LOT NUMBER = 58 RESIDENTIAL LOTS
C.E.	COMMON ELEMENT = 14 COMMON ELEMENT
●	FOUND MONUMENT AS SHOWN AND DESCRIBED
○	SET TYPE III MONUMENT - PLS 9992 WITH REFERENCE MONUMENTS IN TOP OF CURB
APN	ASSESSOR'S PARCEL NUMBER
O.R.	OFFICIAL CLARK COUNTY RECORDS
SF	SQUARE FEET, MORE OR LESS
C1	CURVE NUMBER
L1	LINE NUMBER
(R)	RADIAL
C.L.V.	CITY OF LAS VEGAS
(E1)	PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT, HEREBY GRANTED TO THE CITY OF LAS VEGAS, SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION
(E2)	PUBLIC DRAINAGE EASEMENT, HEREBY GRANTED TO THE CITY OF LAS VEGAS, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION
(E3)	C.L.V. STREET LIGHT EASEMENT PER 20160419:02253 O.R.
(E4)	NEVADA POWER COMPANY EASEMENT PER 19970811:00635 O.R.
(E5)	NEVADA POWER COMPANY EASEMENT PER 19911003:00885 O.R.
(E6)	C.L.V. STREET LIGHT EASEMENT PER 20160419:2254 O.R.
(E7)	EMERGENCY ACCESS EASEMENT, HEREBY GRANTED TO THE CITY OF LAS VEGAS, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION
(E8)	10'X40' BUS SHELTER PAD EASEMENT GRANTED TO THE REGIONAL TRANSPORTATION COMMISSION (RTC) PER 20210212:02287 O.R.

NOTES:

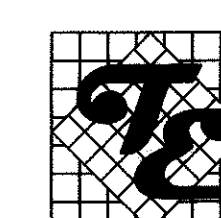
1. ALL COMMON ELEMENTS AND UTILITY EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG PLS 9992 ON BLOCK WALLS AND ALL FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY A SAWCUT OF THE BACK OF CURB ON THE PROLONGATION OF THE SIDE PROPERTY LINES.
3. DIRECT VEHICULAR ACCESS TO DURANGO DRIVE AND GOWAN ROAD FROM ADJACENT RESIDENTIAL LOTS IS PROHIBITED.
4. SEE SHEET 4 FOR LINE AND CURVE DATA TABLES.
5. PORTIONS OF LOTS NOT COVERED BY A STRUCTURE ARE SUBJECT TO A PRIVATE PEDESTRIAN ACCESS EASEMENT AND A PRIVATE DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND AN ACCESS EASEMENT IN FAVOR OF THE HOMEOWNER'S ASSOCIATION FOR THE MAINTENANCE OF COMMON SIDEWALKS AND DRAINAGE SWALES.
6. ALL LOTS ARE SUBJECT TO A RECIPROCAL EASEMENT ALONG COMMON LOT LINES AT BUILDING EXTERIOR FOR ROOF GUTTER AND DOWNSPOUT PURPOSES FOR THE BENEFIT OF EACH ADJOINING OWNERS, TO BE PRIVATELY MAINTAINED.

LAS VEGAS VALLEY WATER DISTRICT NOTE:

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

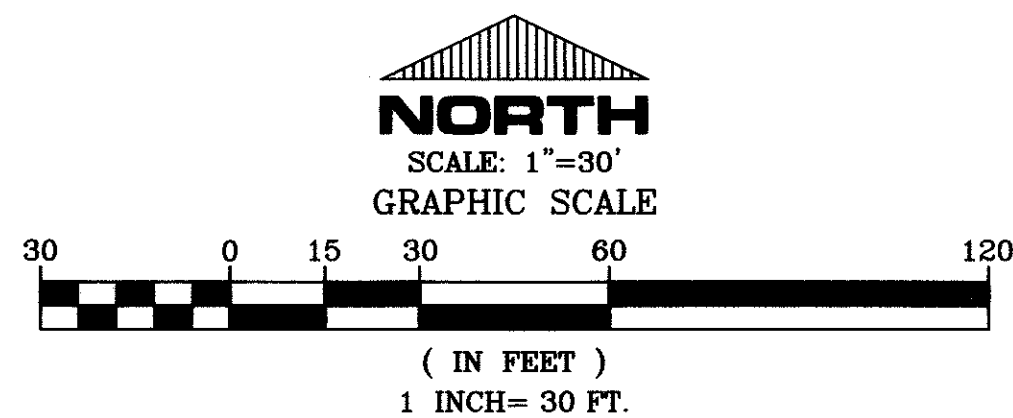


SHEET 2 OF 4



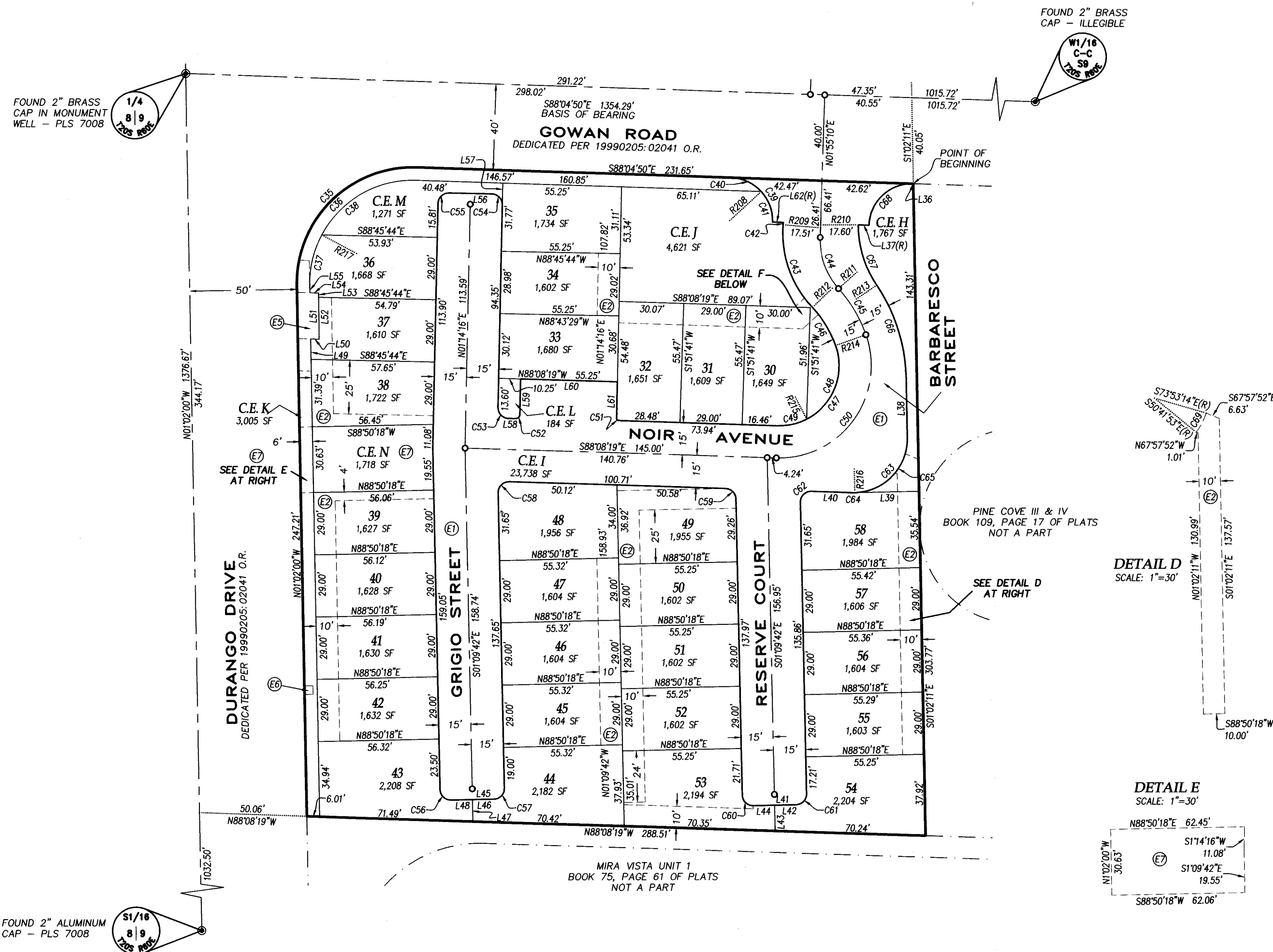
TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

Book: 164 Page: 73



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LEGEND

	SUBDIVISION BOUNDARY LINE
	STREET CENTERLINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTIONAL LINE
	ADJOINING LOT
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O.R.	OFFICIAL CLARK COUNTY RECORDS
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C.L.V.	CITY OF LAS VEGAS
(E1)	PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT, HEREBY GRANTED TO THE CITY OF LAS VEGAS, SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION
(E2)	PUBLIC DRAINAGE EASEMENT, HEREBY GRANTED TO THE CITY OF LAS VEGAS, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION
(E3)	C.L.V. STREET LIGHT EASEMENT PER 20160419:02253 O.R.
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DETAIL D
SCALE: 1"=30'

DETAIL E
SCALE: 1"=30'

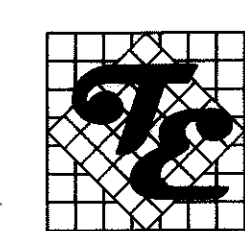
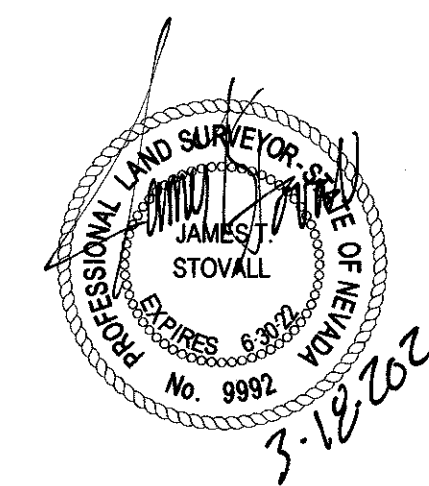
DETAIL F
SCALE: 1"=30'

NOTES:

- ALL COMMON ELEMENTS AND UTILITY EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG PLS 9992 ON BLOCK WALLS AND ALL FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY A SAWCUT OF THE BACK OF CURB ON THE PROLONGATION OF THE SIDE PROPERTY LINES.
- DIRECT VEHICULAR ACCESS TO DURANGO DRIVE AND GOWAN ROAD FROM ADJACENT RESIDENTIAL LOTS IS PROHIBITED.
- SEE SHEET 4 FOR LINE AND CURVE DATA TABLES.
- PORTIONS OF LOTS NOT COVERED BY A STRUCTURE ARE SUBJECT TO A PRIVATE PEDESTRIAN ACCESS EASEMENT AND A PRIVATE DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND AN ACCESS EASEMENT IN FAVOR OF THE HOMEOWNER'S ASSOCIATION FOR THE MAINTENANCE OF COMMON SIDEWALKS AND DRAINAGE SWALES.
- ALL LOTS ARE SUBJECT TO A RECIPROCAL EASEMENT ALONG COMMON LOT LINES AT BUILDING EXTERIOR FOR ROOF GUTTER AND DOWNSPOUT PURPOSES FOR THE BENEFIT OF EACH ADJOINING OWNERS, TO BE PRIVATELY MAINTAINED.

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 HOMEOWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO HOMEOWNER'S ASSOCIATION IS TO BE FORMED).



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DURANGO & GOWAN

A COMMON INTEREST COMMUNITY
 LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) AND THE
 SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH,
 RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

NORTH
 SCALE: 1"=300'
SURVEY ANALYSIS
 WEST HALF (W 1/2) OF SECTION 9,
 TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

LINE TABLE		
LINE NO.	BEARINGS	LENGTH
L1(R)	S88°04'50"E	4.92'
L2	S1°55'10"W	5.38'
L4	S1°01'57"E	0.33'
L5	S1°58'50"W	17.06'
L6	N87°57'18"W	45.00'
L7	S1°58'50"W	17.01'
L8	N88°01'10"W	5.01'
L9	S88°04'50"E	20.03'
L10	S1°02'00"E	10.33'
L11	N1°02'00"W	7.86'
L12	N88°58'00"E	4.02'
L13	S88°57'03"W	3.99'
L14	S1°02'57"E	40.00'
L15	N88°57'03"E	3.99'
L16	N1°02'57"W	7.72'
L17	N1°02'57"W	30.70'
L18	N1°02'57"W	1.58'
L19	S6°43'01"E	31.26'
L20	N6°43'07"W	31.25'
L21	S6°43'07"E	9.22'
L22	S6°43'07"E	22.02'

LINE TABLE		
LINE NO.	BEARINGS	LENGTH
L23	S89°05'20"W	20.00'
L24	N89°05'20"E	10.00'
L25	N0°54'40"W	11.77'
L26	N89°05'20"E	10.00'
L27	S89°05'20"W	20.00'
L28	N89°05'20"E	10.00'
L29	N0°54'40"W	11.77'
L30	N89°05'20"E	10.00'
L31	S88°01'10"E	22.16'
L32	S1°01'57"E	31.64'
L33	S1°01'57"E	0.33'
L34	S1°01'57"E	1.64'
L35(R)	N88°04'50"W	5.03'
L36	S88°04'50"E	0.02'
L37(R)	N88°04'50"W	5.00'
L38	N1°02'25"W	27.79'
L39	N88°57'49"E	29.99'
L40	S88°08'19"E	19.01'
L41	S88°50'18"W	20.00'
L42	N88°50'18"E	10.00'
L43	S1°09'42"E	12.01'

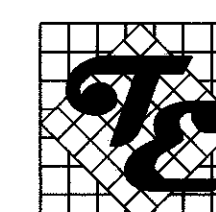
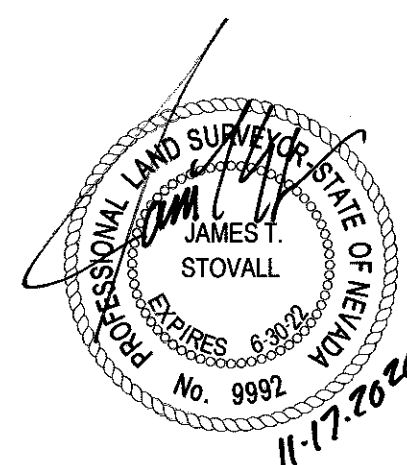
LINE TABLE		
LINE NO.	BEARINGS	LENGTH
L44	N88°50'18"E	10.00'
L45	S88°50'18"W	20.00'
L46	N88°50'18"E	10.00'
L47	S1°09'42"E	10.22'
L48	N88°50'18"E	10.00'
L49	S1°02'00"E	9.48'
L50	N88°04'50"W	4.01'
L51	S1°02'00"E	21.53'
L52	S1°02'00"E	19.59'
L53	S1°02'00"E	1.94'
L54	S88°04'50"E	4.01'
L55	S1°02'00"E	3.53'
L56	S88°45'44"E	20.00'
L57	N1°14'16"E	10.12'
L58	S88°45'44"E	3.25'
L59	N1°14'16"E	16.49'
L60	S88°08'19"E	45.00'
L61	N1°14'16"E	17.01'
L62(R)	S88°04'50"E	5.00'

RADIAL BEARINGS	
RADIAL NO.	BEARINGS
R1	S65°22'44"W
R2	S61°40'26"W
R203	N49°38'56"W
R204	N50°18'36"W
R205	N59°41'26"W
R206	N30°14'11"E
R207	S74°20'35"W
R208	N47°29'33"E
R209	N85°27'59"W
R210	S89°57'57"E
R211	N48°14'14"E
R212	N46°23'13"E
R213	N55°54'33"E
R214	N70°26'38"E
R215	S27°06'33"E
R216	S1°02'11"E
R217	N62°03'28"W

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	87°01'53"	54.00'	82.03'	51.27'
C2	63°27'34"	48.00'	53.16'	29.68'
C3	3°48'38"	48.00'	3.19'	1.60'
C4	59°38'55"	48.00'	49.97'	27.52'
C5	90°00'00"	20.00'	31.42'	20.00'
C6	45°34'18"	20.00'	15.91'	8.40'
C7	44°25'37"	20.00'	15.51'	8.17'
C8	36°41'20"	50.00'	32.02'	16.58'
C9	37°46'14"	34.00'	22.41'	11.63'
C10	40°43'21"	65.00'	46.20'	24.12'
C11	41°23'01"	50.00'	36.11'	18.89'
C12	86°59'12"	28.00'	42.51'	26.56'
C13	58°43'52"	28.00'	28.70'	15.75'
C14	28°15'21"	28.00'	13.81'	7.05'
C15	86°59'12"	43.00'	65.28'	40.80'
C16	90°00'00"	1.00'	1.57'	1.00'
C17	90°00'13"	1.00'	1.57'	1.00'
C18	93°00'50"	5.00'	8.12'	5.27'
C19	92°57'10"	5.00'	8.11'	5.26'
C20	87°02'50"	5.00'	7.60'	4.75'
C21	90°00'00"	5.00'	7.85'	5.00'
C22	90°00'00"	5.00'	7.85'	5.00'
C23	87°06'29"	5.00'	7.60'	4.75'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C24	92°53'31"	5.00'	8.11'	5.26'
C25	90°00'00"	5.00'	7.85'	5.00'
C26	90°00'00"	5.00'	7.85'	5.00'
C27	87°06'29"	5.00'	7.60'	4.75'
C28	14°44'45"	5.00'	1.29'	0.65'
C29	72°21'44"	5.00'	6.31'	3.66'
C30	86°59'12"	25.00'	37.96'	23.72'
C31	31°20'32"	80.00'	43.76'	22.44'
C32	31°20'32"	50.00'	27.35'	14.03'
C33	90°00'00"	20.00'	31.42'	20.00'
C34	23°04'26"	25.00'	10.07'	5.10'
C35	92°57'10"	54.00'	87.61'	56.86'
C36	92°57'10"	48.00'	77.87'	50.54'
C37	28°59'19"	48.00'	24.29'	12.41'
C38	63°57'51"	48.00'	53.59'	29.97'
C39	90°00'00"	20.00'	31.42'	20.00'
C40	45°34'23"	20.00'	15.91'	8.40'
C41	44°25'37"	20.00'	15.51'	8.17'
C42	2°36'51"	25.00'	1.14'	0.57'
C43	48°08'49"	50.00'	42.02'	22.34'
C44	43°40'56"	34.00'	25.92'	13.63'
C45	22°12'24"	65.00'	25.19'	12.76'
C46	24°03'26"	50.00'	20.99'	10.85'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C47	111°25'02"	28.00'	54.45'	41.06'
C48	82°26'49"	28.00'	40.29'	24.53'
C49	28°58'14"	28.00'	14.16'	7.23'
C50	111°25'03"	43.00'	83.62'	63.06'
C51	89°22'35"	1.00'	1.56'	0.99'
C52	90°00'00"	2.00'	3.14'	2.00'
C53	90°00'00"	5.00'	7.85'	5.00'
C54	90°00'00"	5.00'	7.85'	5.00'
C55	90°00'00"	5.00'	7.85'	5.00'
C56	90°00'00"	5.00'	7.85'	5.00'
C57	90°00'00"	5.00'	7.85'	5.00'
C58	93°01'22"	5.00'	8.12'	5.27'
C59	86°58'38"	5.00'	7.59'	4.74'
C60	90°00'00"	5.00'	7.85'	5.00'
C61	90°00'00"	5.00'	7.85'	5.00'
C62	93°01'22"	5.00'	8.12'	5.27'
C63	92°54'06"	25.00'	40.54'	26.30'
C64	2°53'52"	25.00'	1.26'	0.63'
C65	90°00'14"	25.00'	39.27'	25.00'
C66	33°03'02"	80.00'	46.15'	23.74'
C67	34°07'29"	50.00'	29.78'	15.35'
C68	90°00'00"	20.00'	31.42'	20.00'
C69	23°11'20"	25.00'	10.12'	5.13'



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