

FINAL MAP OF HIGHLINE — VILLAGE 21 — PARCEL I

A COMMON INTEREST CONDOMINIUM COMMUNITY

BEING A SUBDIVISION OF LOT "I" OF "SUMMERLIN VILLAGE 21 — UNIT 3" AS SHOWN BY MAP THEREOF IN BOOK 159, PAGE 50 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23 AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DOES HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF:

HIGHLINE VILLAGE 21 — LOT "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 PUBLIC STREETS (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND GRANT THE PUBLIC EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

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

A PERMANENT EASEMENT AS SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS, PUBLIC UTILITY EASEMENTS, OR COMMON ELEMENTS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL AND/OR ABANDONMENT OF WATER FACILITIES, FIRE HYDRANTS, GAS LINES, UNDERGROUND WATER, POWER AND TELEPHONE LINES AND APPURTENANCES, AND FOR ABOVE GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THERETO.

FURTHER, THE ABOVE NAMED OWNER DOES HEREBY GRANT AND CONVEY 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 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, 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. A MINIMUM FIVE FOOT WIDE PEDESTRIAN WALKWAY EASEMENT IS HEREBY GRANTED OVERLYING ALL SIDEWALKS LOCATED IN COMMON ELEMENTS ADJUTING PUBLIC STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

Robert Johnson

BY: ROBERT JOHNSON

9/21/2020
DATE

AS: AUTHORIZED AGENT

OF: GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPTEMBER 21, 2020

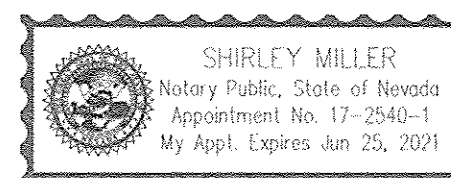
BY: ROBERT JOHNSON

AS: AUTHORIZED AGENT

OF: GREYSTONE NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SHIRLEY MILLER
NOTARY PUBLIC IN AND FOR
THE SAID COUNTY AND STATE

MY COMMISSION EXPIRES: June 25, 2021



LAS VEGAS VALLEY WATER DISTRICT NOTES

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.

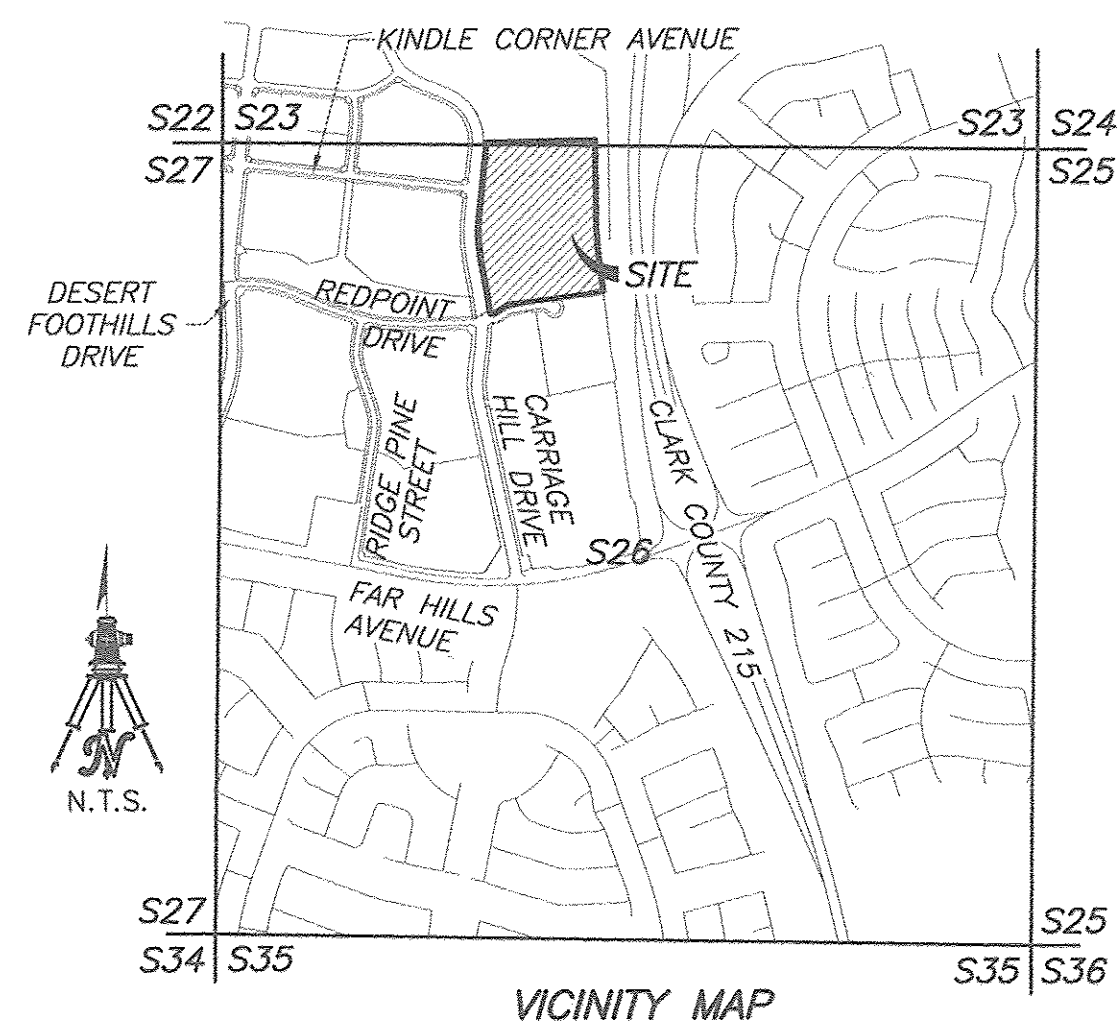
ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

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 Gullory, P.E.
BY: JOHN GULLORY, P.E.
FOR THE DIVISION OF WATER RESOURCES

2/3/2021
DATE



SECTIONS 23 & 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

I, CRAIG K. MATSUEDA, 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 GREYSTONE NEVADA, LLC., A DELAWARE LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23 AND PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 30, 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 ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

CRAIG K. MATSUEDA
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17022

LOT/BLOCK
LOT 1

ACRE-FEET/NEAR
1.0



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
FOR THE SOUTHERN NEVADA HEALTH DISTRICT

1-26-2021
DATE

BASIS OF BEARINGS

SOUTH 89°51'25" EAST, BEING THE BEARING OF THE SOUTH LINE OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. AS SHOWN ON "SUMMERLIN VILLAGE 21 — UNIT 3" AS SHOWN BY MAP THEREOF IN BOOK 159, PAGE 50 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT "I" OF "SUMMERLIN VILLAGE 21 — UNIT 3" AS SHOWN BY MAP THEREOF IN BOOK 159, PAGE 50 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23 AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 19.23 ACRES, MORE OR LESS.

CITY SURVEYOR'S CERTIFICATE

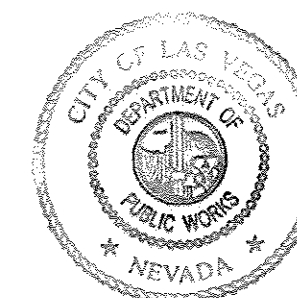
I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP:

HIGHLINE VILLAGE 21 — LOT "I"

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Randy W. Mrowicki

RANDY W. MROWICKI 15-MARCH-2021
FOR: ALAN R. RIEKKI, P.L.S. PLS 11441 DATE
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 THE 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 THIS 2ND DAY OF MARCH, 2021,

Robert Summerfield

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

Peter Lowenstein
ON BEHALF OF

APPROVALS

WE THE HEREIN NAMED PUBLIC UTILITY COMPANY AND AGENCY, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Lisa Harvey 9/29/2020
BY: NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY DATE

Veronica Figueroa 9/29/2020
BY: CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK DATE

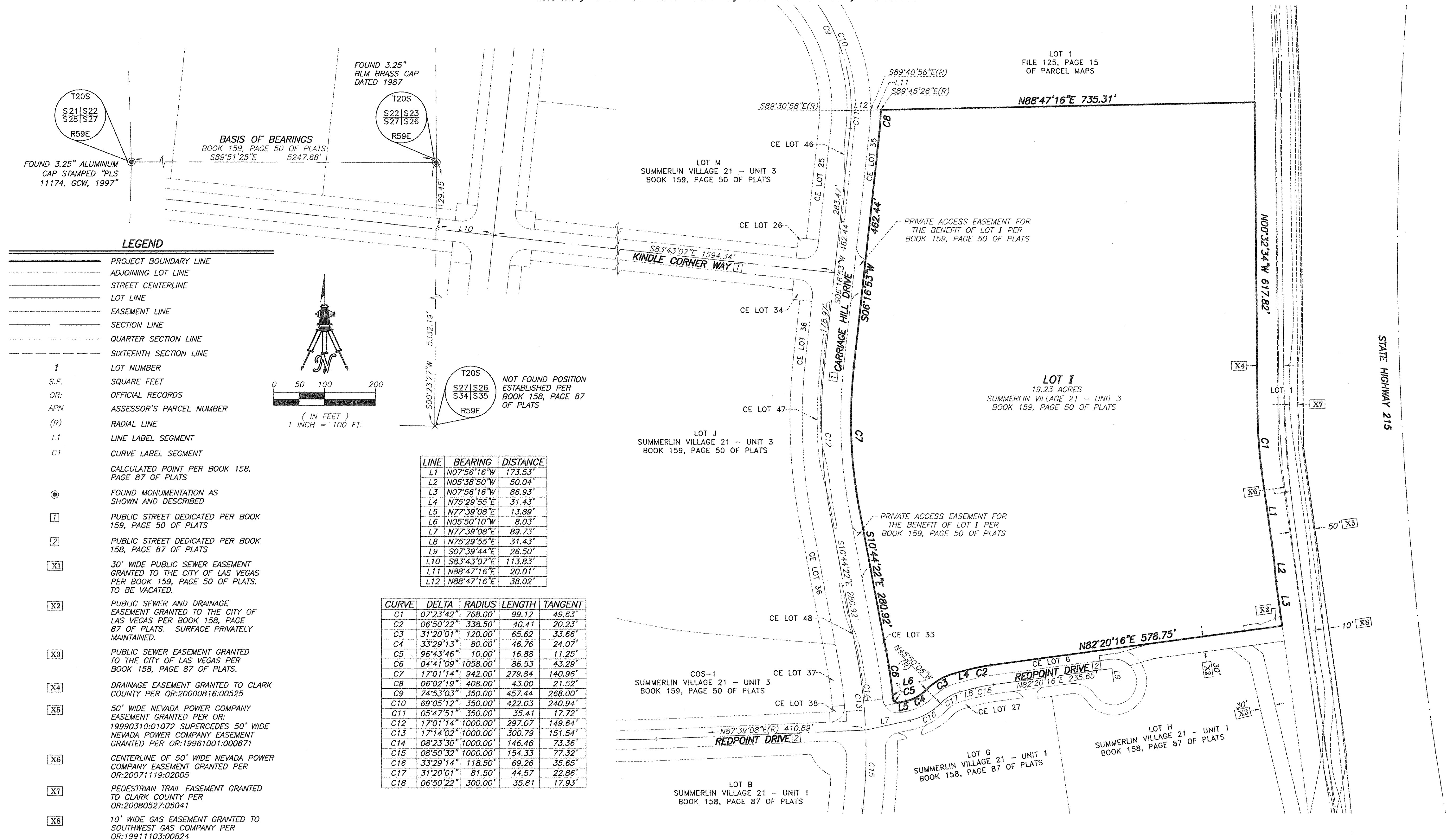
Pamela Kennedy 10-8-2020
BY: SOUTHWEST GAS CORPORATION DATE

Harold Kinchelov 1

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NOTE

30' WIDE PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER BOOK 159, PAGE 50 OF PLATS VACATED PER OR:20201021:01247

MAP REFERENCES

BOOK 159, PAGE 50 OF PLATS
BOOK 159, PAGE 13 OF PLATS
BOOK 158, PAGE 87 OF PLATS
BOOK 130, PAGE 56 OF PLATS
BOOK 120, PAGE 17 OF PLATS
BOOK 108, PAGE 72 OF PLATS
BOOK 101, PAGE 65 OF PLATS
BOOK 98, PAGE 11 OF PLATS

FILE 123, PAGE 36 OF PARCEL MAPS
FILE 123, PAGE 8 OF PARCEL MAPS
FILE 91, PAGE 28 OF PARCEL MAPS
FILE 84, PAGE 71 OF PARCEL MAPS

FILE 197, PAGE 56 OF SURVEYS
FILE 123, PAGE 72 OF SURVEYS
FILE 80, PAGE 75 OF SURVEYS
FILE 70, PAGE 22 OF SURVEYS

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 SURVEY ANALYSIS
SHEET 3 BUILDING SHEET INDEX
SHEET 4-16 BUILDING LAYOUT
SHEET 17 EASEMENT SHEET INDEX
SHEET 18-23 EASEMENT LAYOUT
SHEET 24-32 BUILDING ELEVATION AND L.C.E. DETAIL
SHEET 33 BUILDING AND UNIT TABLE

BENCHMARK

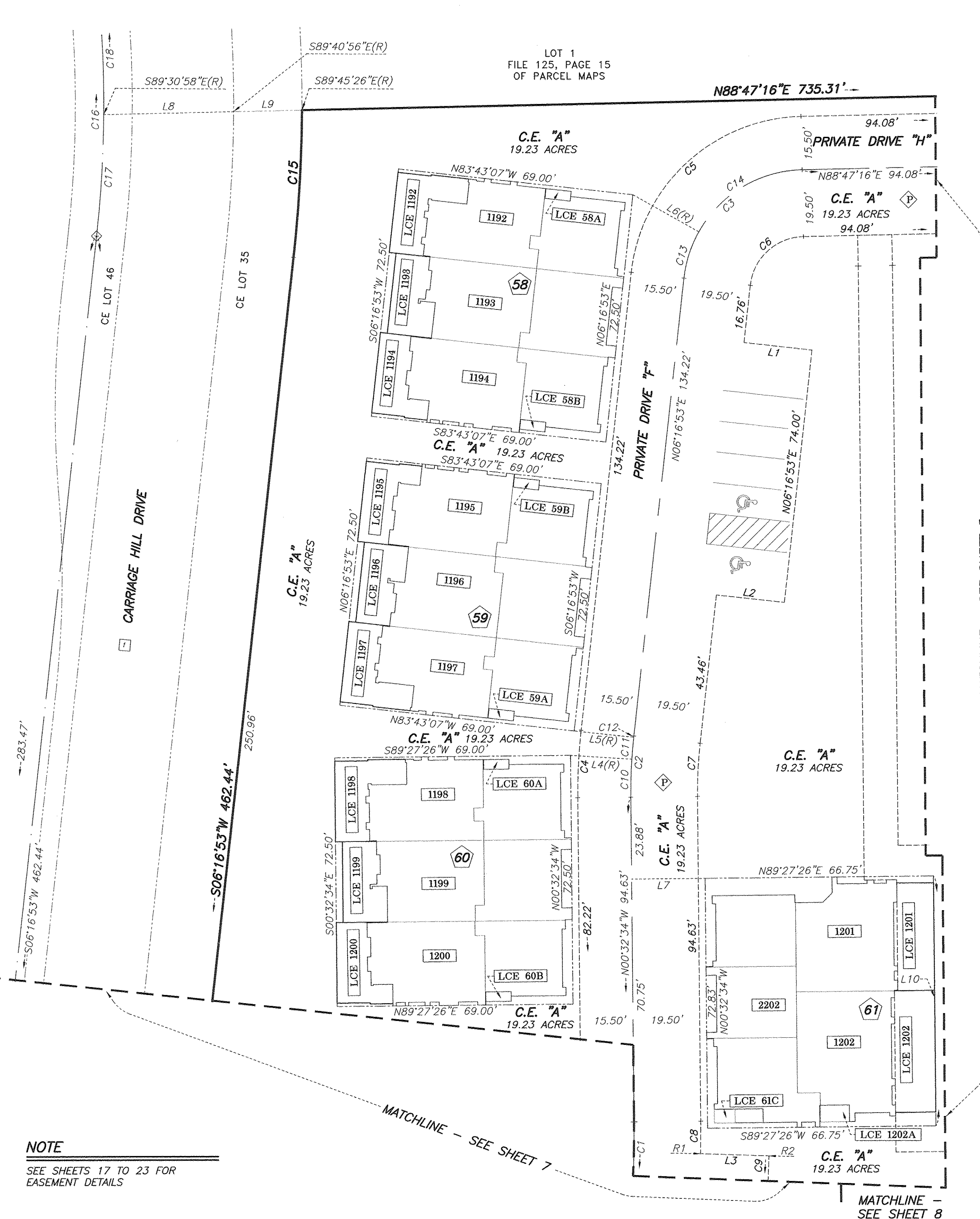
CLV BENCHMARK: 7LV0934SW6 (REVISED 2008)
NAVD 88 ELEVATION PUBLISHED 12/1/2013
ELEVATION = 1,011.422 METERS
ELEVATION = 3,318.31 FEET (U.S. SURVEY FEET)
RIVET AND PLATE IN TOP OF CURB SOUTHEAST CORNER OF DESERT MOON ROAD AND SKY VISTA DRIVE.



FINAL MAP OF HIGHLINE — VILLAGE 21 — PARCEL I

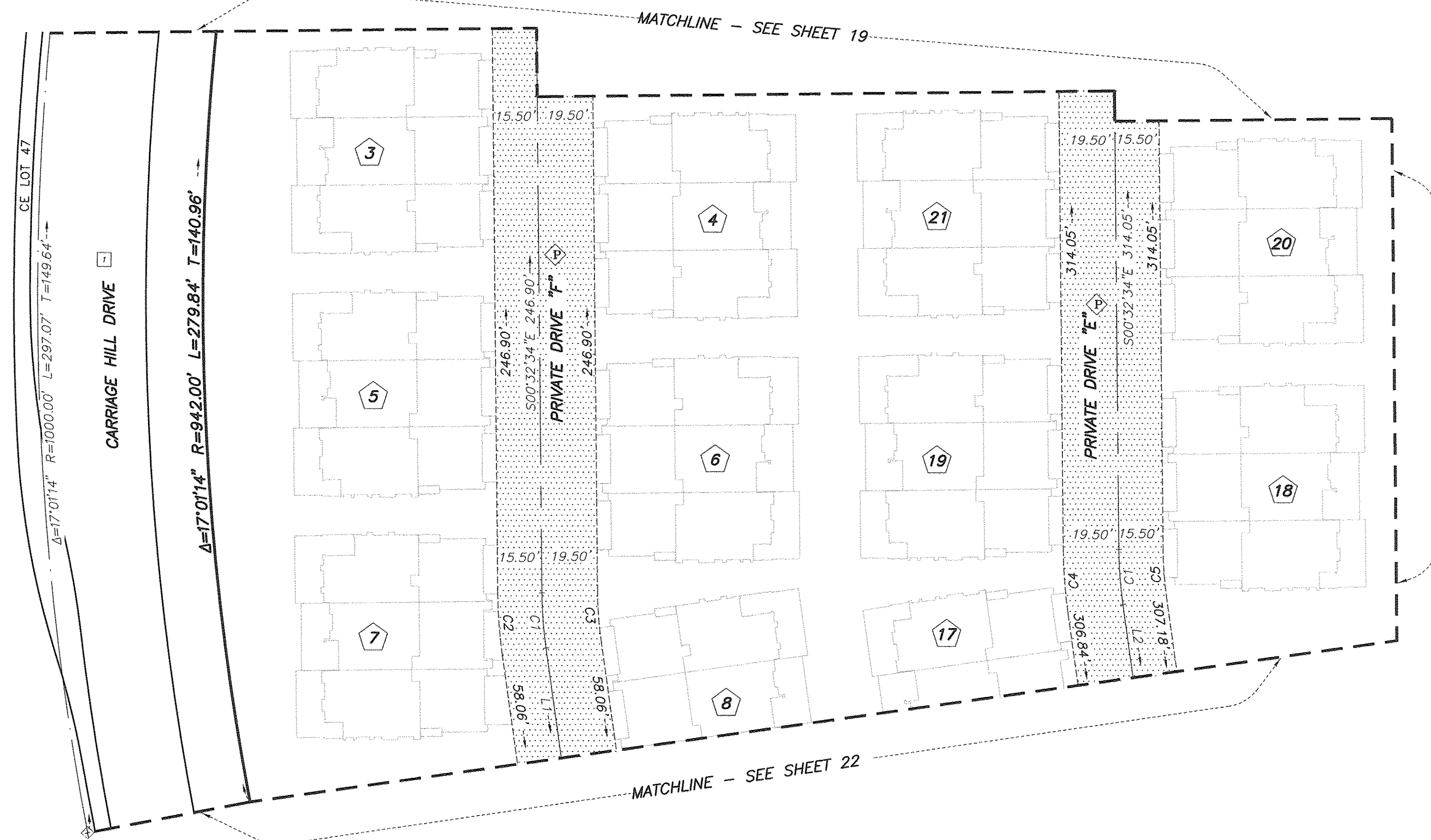
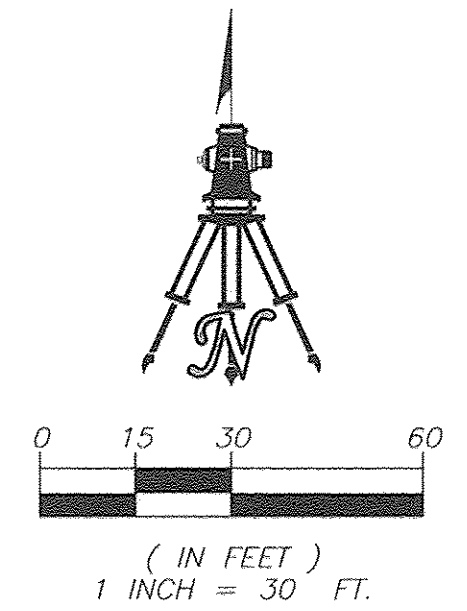
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LINE	BEARING	DISTANCE
L1	N07°56'16"W	58.06'
L2	S07°56'16"E	342.51'

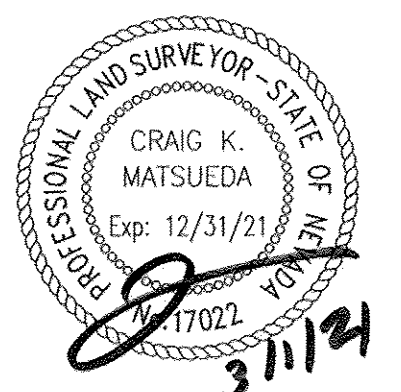
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	07°23'42"	150.00'	19.36	9.69'
C2	07°23'42"	165.50'	21.36	10.70'
C3	07°23'42"	130.50'	16.84	8.43'
C4	07°23'42"	169.50'	21.88	10.95'
C5	07°23'42"	134.50'	17.36	8.69'

LEGEND

	PROJECT BOUNDARY LINE
	ADJOINING LOT LINE
	STREET CENTERLINE
	PRIVATE STREET EASEMENT LINE
	EASEMENT LINE
	SIXTEENTH SECTION LINE
	MATCH LINE
OR:	OFFICIAL RECORDS
C.E.	COMMON ELEMENT
(R)	RADIAL LINE
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
	PRIVATE DRIVE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION PER THIS PLAT AND NON-EXCLUSIVE UTILITY EASEMENT GRANTED TO THE ENTITIES LISTED IN THE OWNER'S CERTIFICATE. BOTH TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
	1 1/2" ALUMINUM CAP STAMPED "VTN PLS 18983" ALONG WITH REFERENCE MONUMENTS TO BE SET PER BOOK 159, PAGE 50 OF PLATS
	PUBLIC STREET DEDICATED PER BOOK 159, PAGE 50 OF PLATS
	BUILDING NUMBER
	PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
	PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
	PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

NOTE

30' WIDE PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER BOOK 159, PAGE 50 OF PLATS VACATED PER OR:20201027:01267.



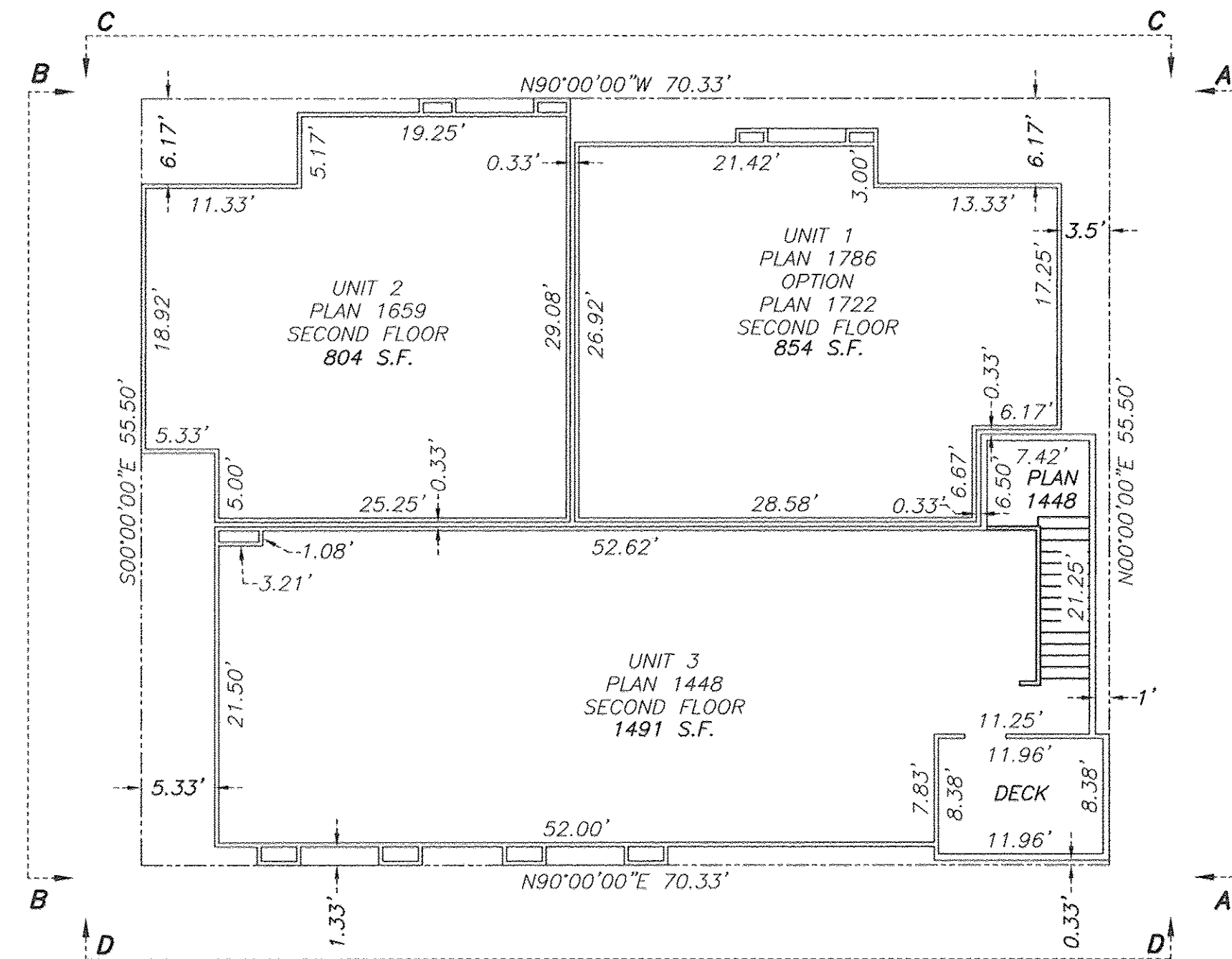
SHEET 20 OF 33

BOOK 164, PAGE 34

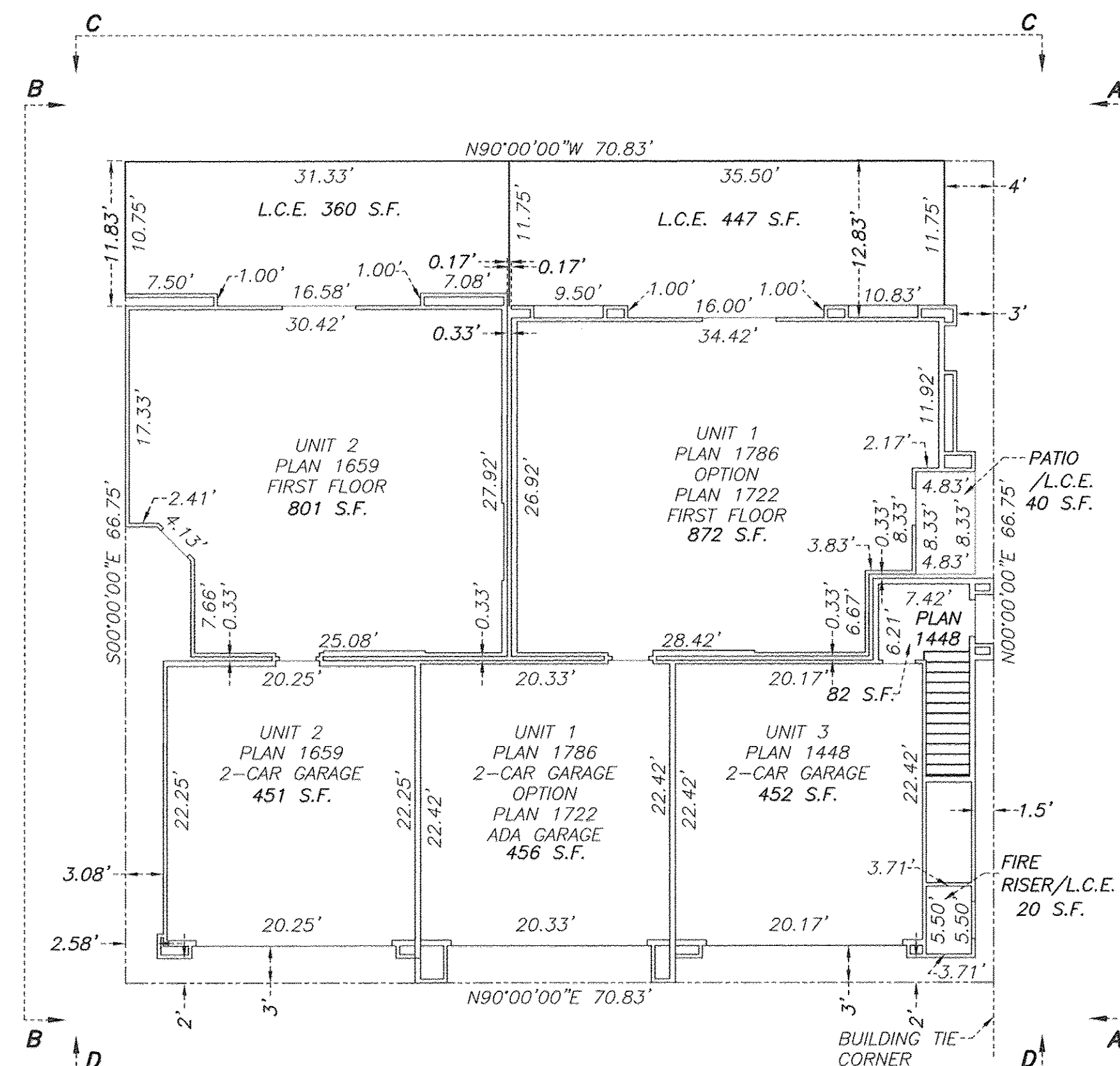
FINAL MAP OF HIGHLINE VILLAGE 21 – LOT I

A COMMON INTEREST CONDOMINIUM COMMUNITY

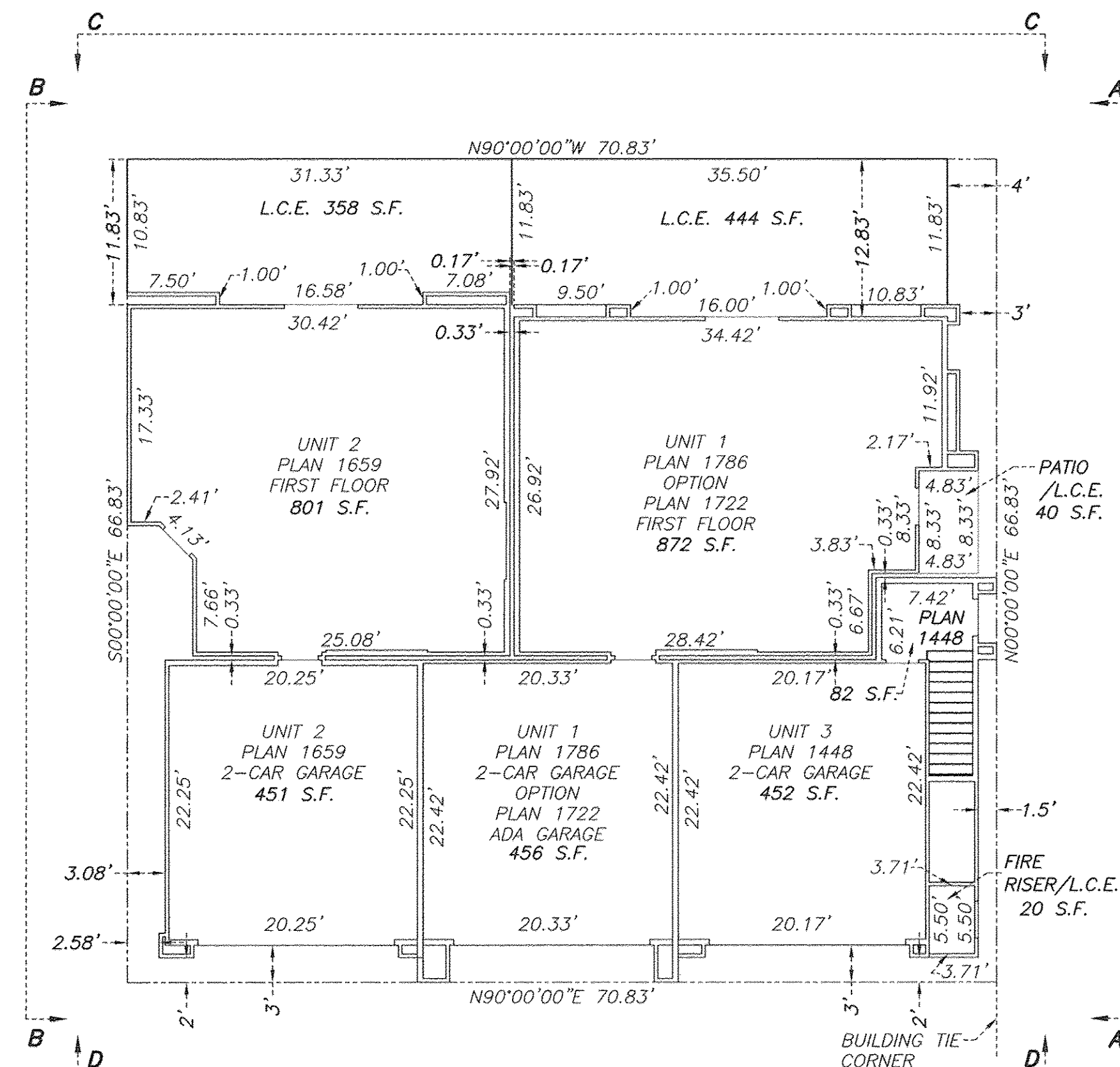
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**3 PLEX
SECOND FLOOR
UNIT DETAILS
(BUILDINGS 46, 52, 54, & 61)**



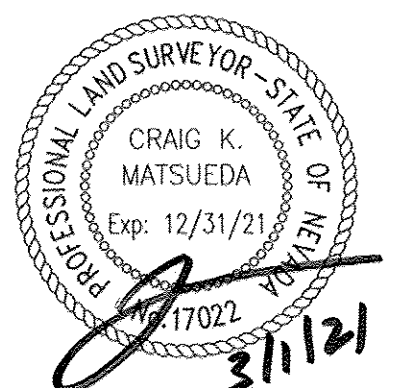
**3 PLEX
FIRST FLOOR UNIT
AND L.C.E. DETAILS
(BUILDINGS 54 & 61)**



**3 PLEX
FIRST FLOOR UNIT
AND L.C.E. DETAILS
(BUILDINGS 46 & 52)**

NOTE

1. L.C.E. = LIMITED COMMON ELEMENT
2. THE DIMENSIONS WERE TAKEN FROM PLANS THAT WERE EXPRESSED IN INCHES. THEY WERE THEN CONVERTED TO 1/100 OF A FOOT, DUE TO ROUNDING OFF, THE UNITS MAY BE $\pm 0.01'$ IN COMPARISON TO THE EXTERIOR BOUNDARY DIMENSIONS.



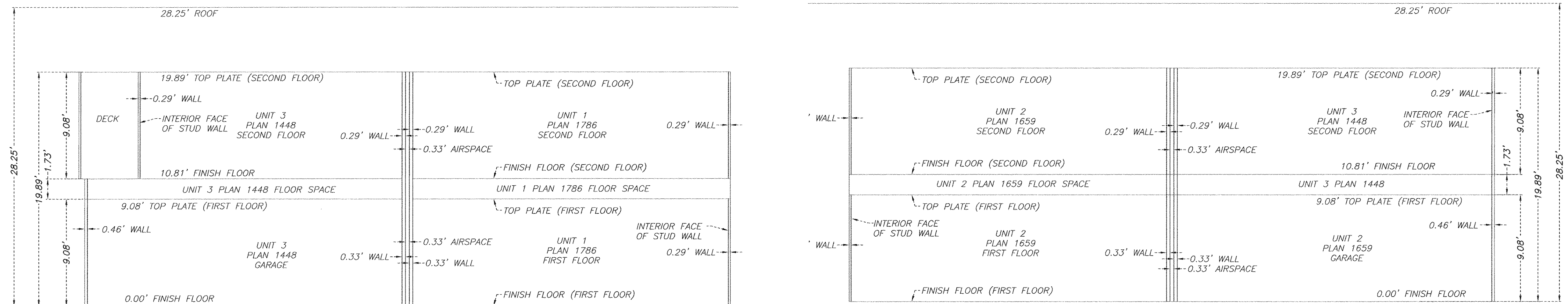
3 PLEX PLAN VIEWS

SCALE: 1"=10'

FINAL MAP OF HIGHLINE VILLAGE 21 – LOT I

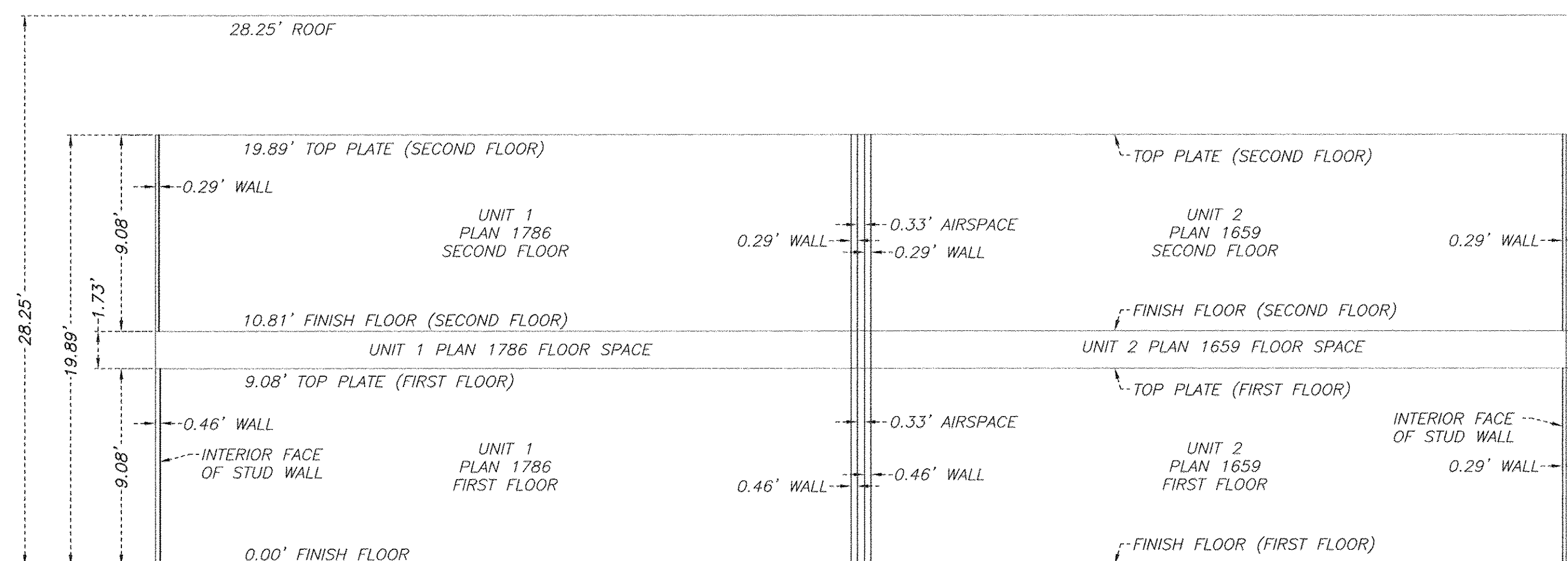
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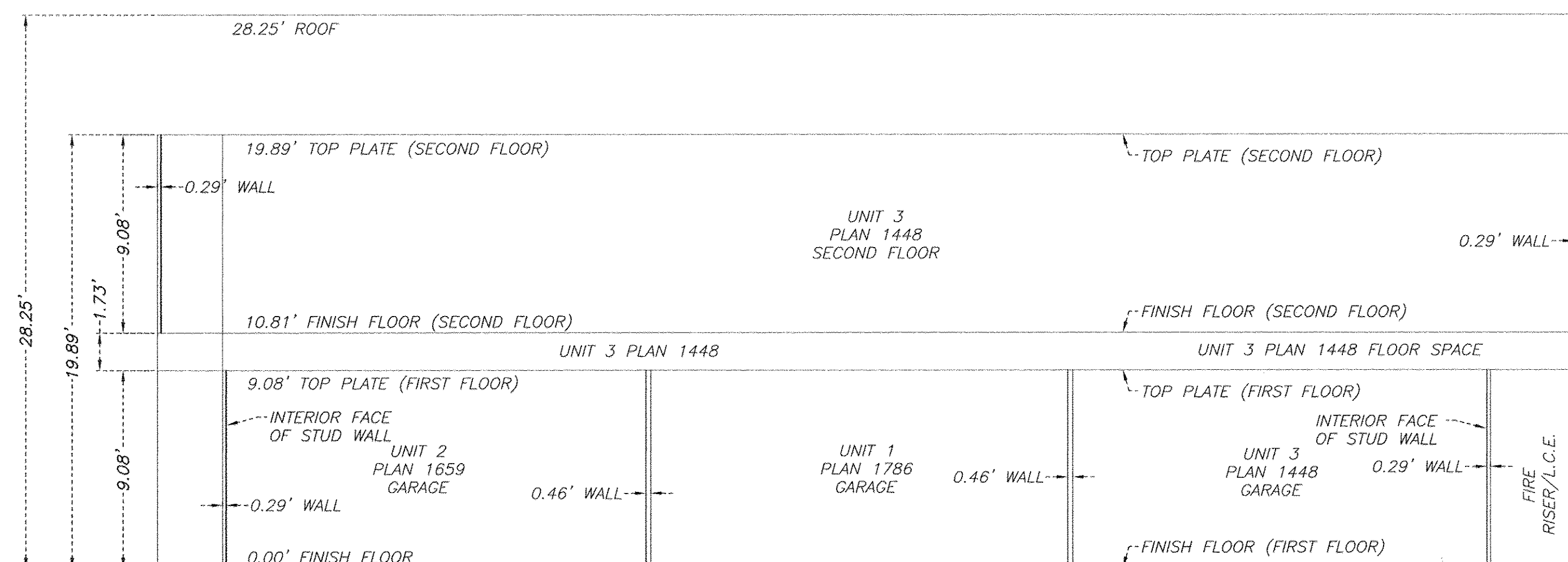


**3 PLEX
SECTION "A"**
NOT TO SCALE
(BUILDINGS 46, 52, 54, & 61)

**3 PLEX
SECTION "B"**
NOT TO SCALE
(BUILDINGS 46, 52, 54, & 61)



**3 PLEX
SECTION "C"**
NOT TO SCALE
(BUILDINGS 46, 52, 54, & 61)

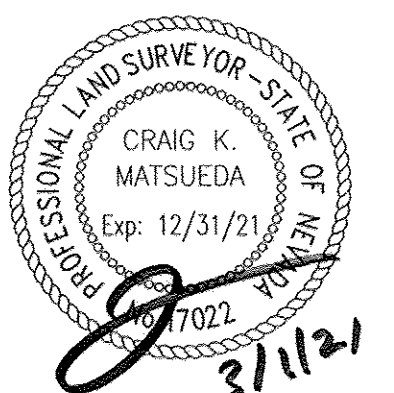


**3 PLEX
SECTION "D"**
NOT TO SCALE
(BUILDINGS 46, 52, 54, & 61)

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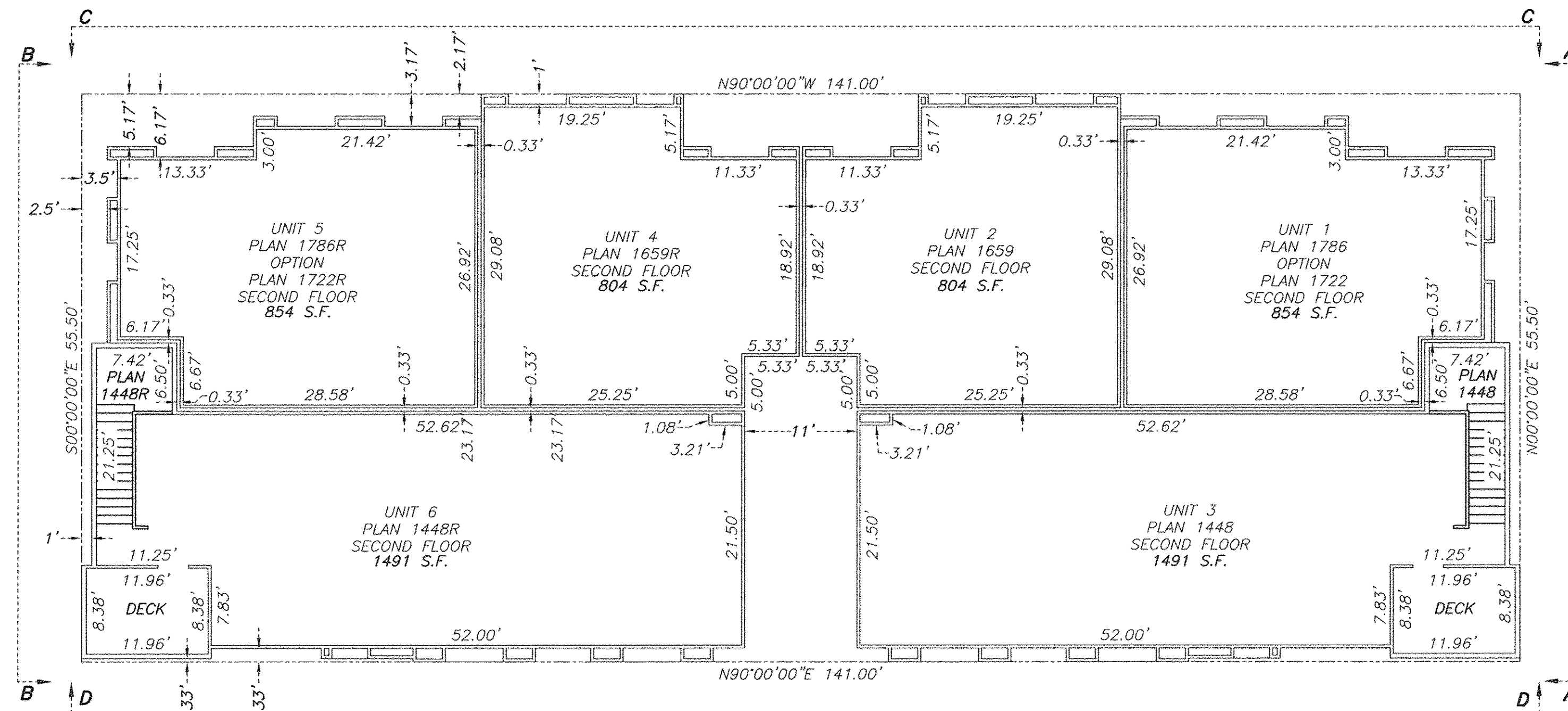
3 PLEX ELEVATIONS NOT TO SCALE



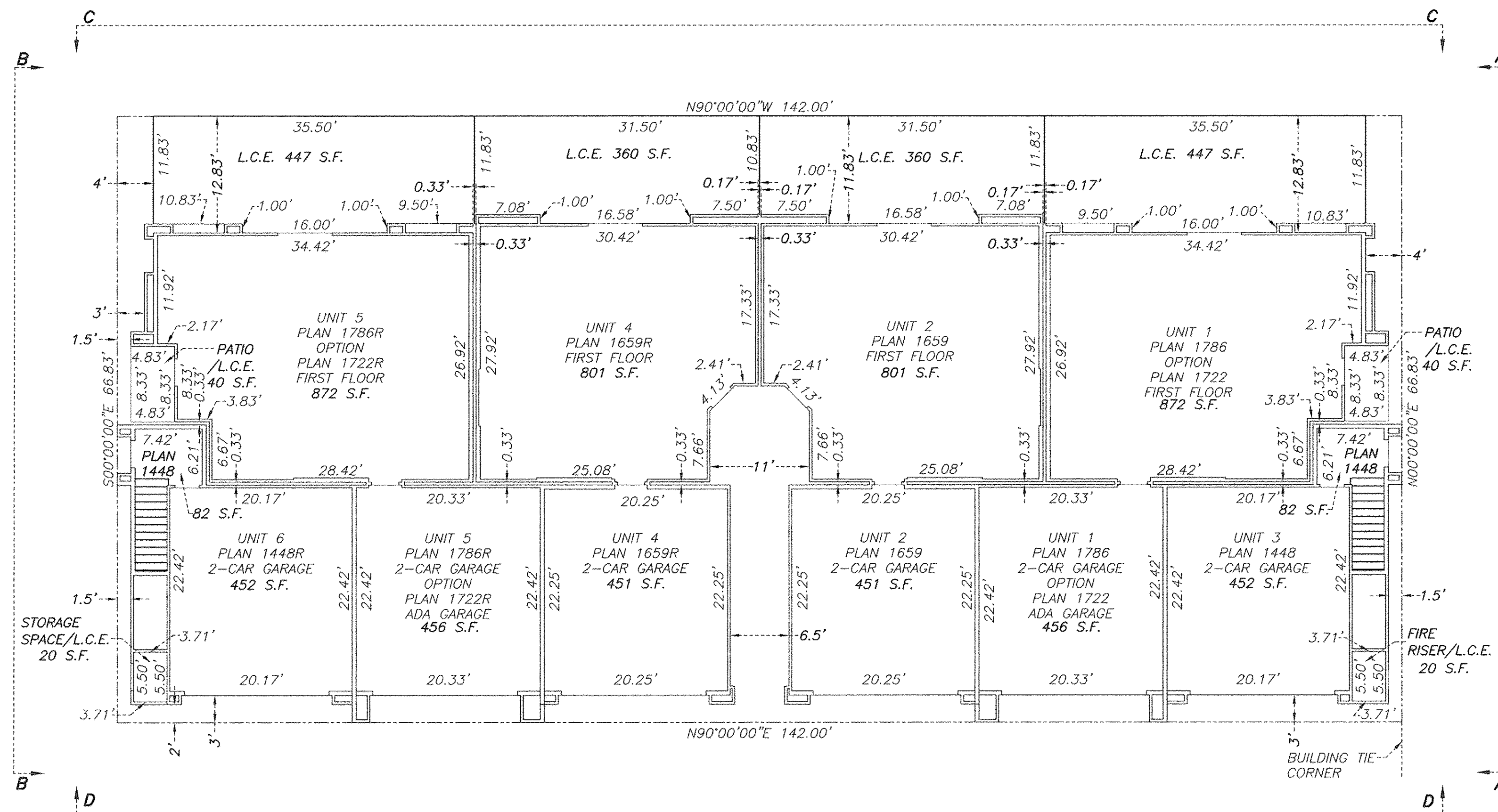
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**6 PLEX
SECOND FLOOR
UNIT DETAILS**
(BUILDINGS 9, 12, 27, 28, 32, 35, 37 – 45, 47 – 51, 53, 56)



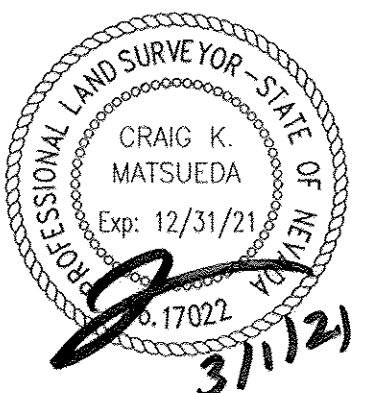
**6 PLEX
FIRST FLOOR UNIT
AND L.C.E. DETAILS**
(BUILDINGS 9, 12, 27, 28, 32, 35, 38, 40, 42, 44, 47, 49 – 51, 53, 56)

6 PLEX PLAN VIEWS

SCALE: 1"=10'

NOTE

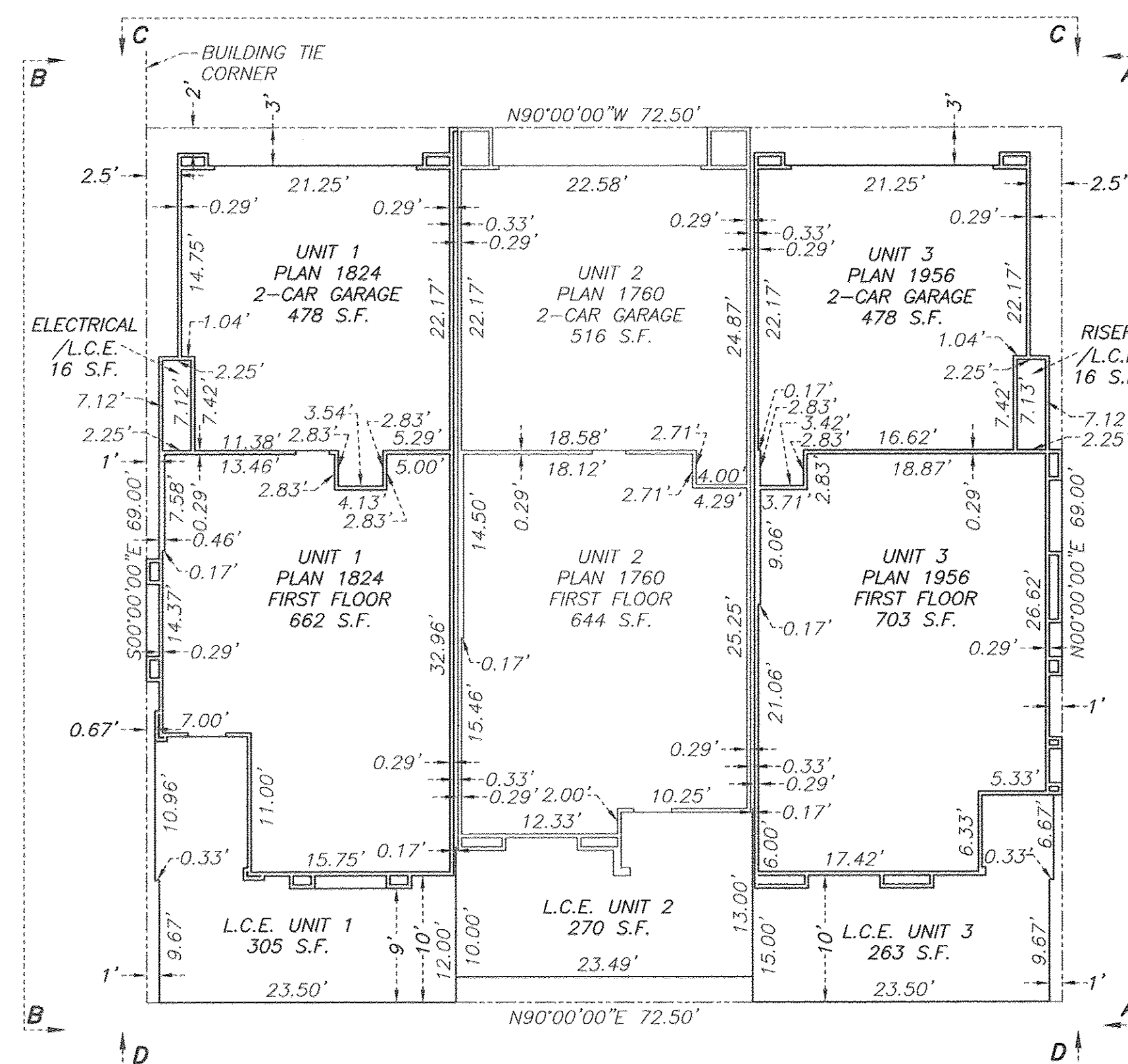
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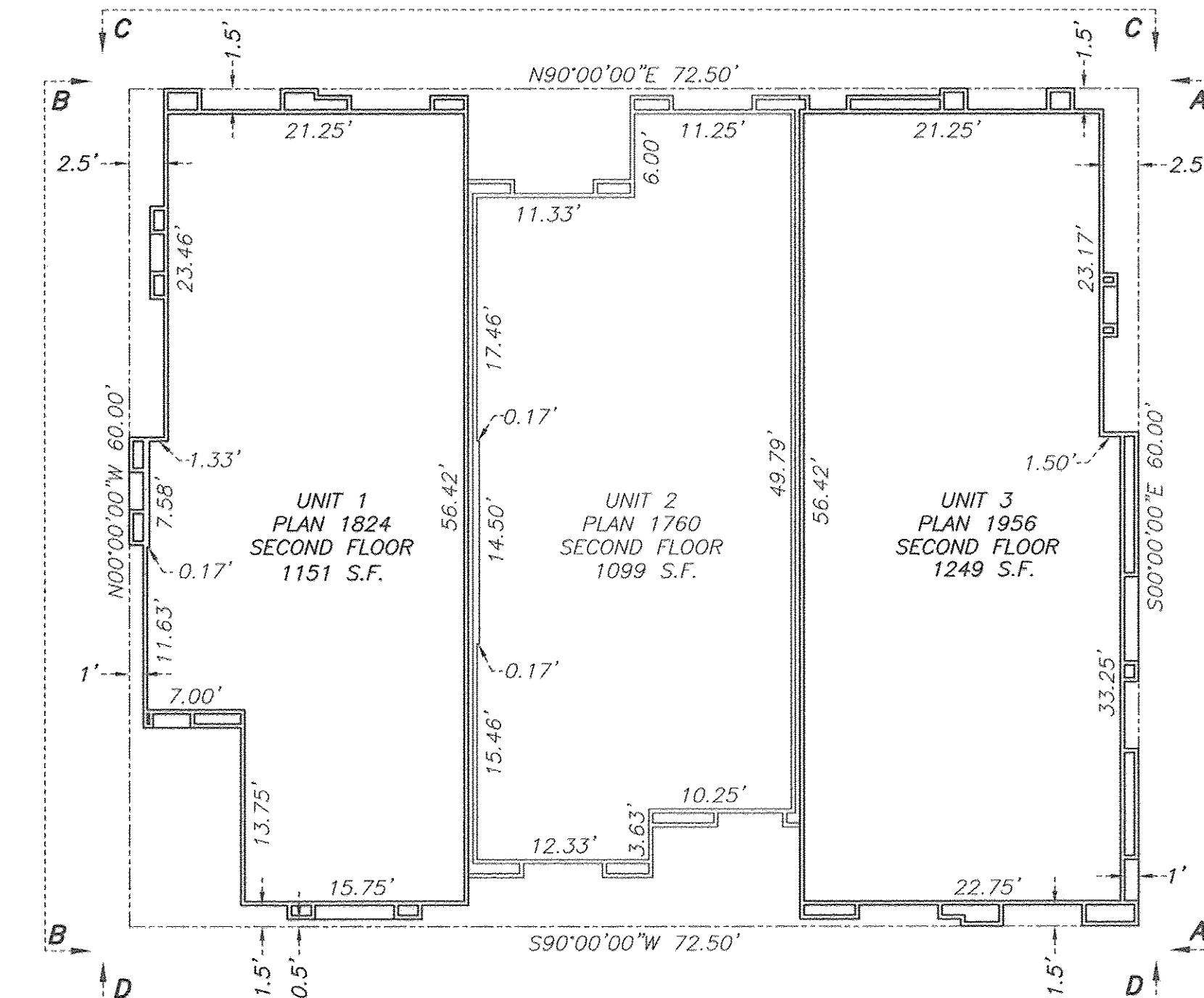
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**3 PLEX
FIRST FLOOR UNIT
AND L.C.E. DETAILS**
(BUILDINGS 1 – 8, 10, 11, 13 – 26, 29 – 31, 33, 34, 36, 55, 57 – 60)



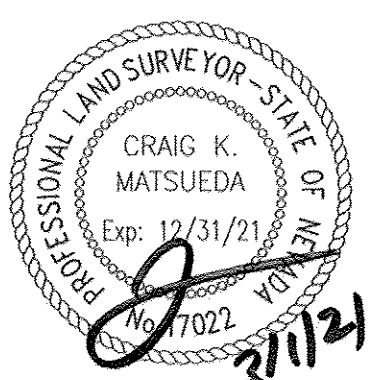
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SECOND FLOOR**
(BUILDINGS 1 – 8, 10, 11, 13 – 26, 29 – 31, 33, 34, 36, 55, 57 – 60)

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3 PLEX PLAN VIEWS

SCALE: 1"=10'



SHEET 30 OF 33

BOOK 164, PAGE 34

