

THE PLAT OF MONTEROSSA UNIT 1

A COMMON INTEREST COMMUNITY

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. BEING COMMON LOT "J" AND A PORTION OF LOT 8 OF BLOCK C AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 98 OF PLATS ON PAGE 11.

LEGEND

●	SET 5/8" REBAR W/ ALUMINUM CAP - PLS 5878
●	LOCATION OF TYPE III MONUMENT STAMPED PLS 11441 PER BOOK 98 OF PLATS, PAGE 11
●	LOCATION OF REBAR AND ALUMINUM CAP STAMPED PLS 11441 PER BOOK 98 OF PLATS, PAGE 11
●	FOUND 3/4" ALUMINUM CAP IN CONCRETE CONTROL MONUMENT STAMPED PLS 11174 PER FILE 92 OF SURVEYS, PAGE 42
---	SUBDIVISION BOUNDARY LINE
---	INTERIOR PROPERTY LINE
---	STREET CENTERLINE
---	LANDSCAPE EASEMENT LINE
---	LAS VEGAS VALLEY WATER DISTRICT EASEMENT
---	ADJOINING PARCEL LINE (NOT A PART OF THIS SUBDIVISION)
---	4' PRIVATE PEDESTRIAN ACCESS EASEMENT
---	LAS VEGAS VALLEY WATER DISTRICT, PUBLIC SEWER, & PUE EASEMENT LINE
---	WATCH LINE
---	CURVE TABLE REFERENCE NUMBER
---	LINE TABLE REFERENCE NUMBER
---	BLOCK NUMBER
---	LOT NUMBER DESIGNATOR (67 RESIDENTIAL LOTS)
---	SIGHT VISIBILITY RESTRICTION ZONE (SEE NOTE 2)

NOTE 1:

PURSUANT TO NRS 278.371, ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG "PLS 5878" ON BLOCK WALLS AND ALL FRONT OR SIDE LOCKED CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.

NOTE 2:

PER CITY OF LAS VEGAS ORDINANCE NO LANDSCAPING OR SIGHT RESTRICTING IMPROVEMENTS TALLER THAN 30 INCHES ARE ALLOWED WITHIN A DESIGNATED SIGHT VISIBILITY RESTRICTION ZONE. SIGHT VISIBILITY ZONES ARE TO BE PRIVATELY MAINTAINED.

NOTE 3:

ALL STREETS SHOWN HEREON ARE HEREBY RESERVED AS PRIVATE STREETS AND GRANTED AS PUBLIC UTILITY EASEMENTS. CITY OF LAS VEGAS SEWER EASEMENTS, DRAINAGE EASEMENTS (DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED), LAS VEGAS VALLEY WATER DISTRICT EASEMENTS, AND PUBLIC UTILITY EASEMENTS (P.U.E.) EXCEPT SKY VISTA DRIVE AND PARK VISTA DRIVE.

NOTE 4:

ALL LANDSCAPE EASEMENTS AS DELINEATED HEREON ARE HEREBY RESERVED AND OFFERED FOR THE EXCLUSIVE USE OF THE HOMEOWNER'S ASSOCIATION CREATED IN CONJUNCTION WITH THIS PROJECT.

NOTE 5:

DIRECT VEHICULAR ACCESS TO PARK VISTA DRIVE AND SKY VISTA DRIVE THROUGH COMMON LOT "J" FROM ADJUTING LOTS IS PROHIBITED.



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SHEET 2 OF 4 SHEETS

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