

JUSTINE COURT

GOVERNMENT LOT TWENTY-FOUR (24), BEING THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.B. & M. CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA

- LEGEND:**
- MONUMENTS FOUND AS NOTED.
 - SET 5/8" REBAR & PLASTIC CAP, P.L.S. 8305.
 - SET 5/8" REBAR & AL. CAP, P.L.S. 8305 WITH BRASS CAP TIES.
 - BUILDING SETBACK LINE
 - R-1 FILE 47, PAGE 37 SURVEYS.
 - (R) RADIAL LINE BEARING.
 - EASEMENT LINE

SCALE: 1" = 40'

BASIS OF BEARINGS:

THE FOUND MONUMENTS SHOWN AS THE NE 1/16 COR. & Ctr. 1/4 COR. AS SHOWN ON A PARCEL MAP RECORDED IN FILE 49, PAGE 98 WAS USED AS THE BASIS OF BEARING FOR THIS MAP. THE CALCULATED BEARING IS NORTH 41°56'37" EAST WITH A DISTANCE OF 1840.35 FEET

RANCHO NEVADA
No. 1
440-590-31&32

UNDEVELOPED
440-590-4

UNDEVELOPED
440-590-13

SETBACKS

FRONT..... 50' FROM STRT. 1.30 FROM BACK OF CURB, EXCEPT
20' FROM BACK OF CURB ALONG RADIUS OF CUL-DE-SAC.
SIDE/CORNER... 10'
REAR..... 50' OR 25% OF LOT DEPTH, WHICHEVER IS LESS, AND NOT
LESS THAN 35'.

