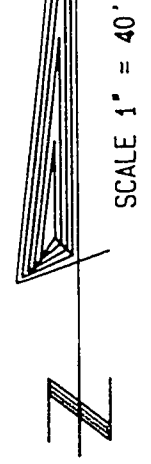


# PIRATES COVE CONDOMINIUMS - UNIT 1

(A COMMON INTEREST COMMUNITY CONDOMINIUM DEVELOPMENT)  
BEING PARCEL 1 OF FILE 55 OF PARCEL MAPS, PAGE 6  
A PORTION OF SECTION 27, T.20 S., R.60 E., M.D.M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

B.L.M. A.P.N. 310-140-033

B.L.M. A.P.N. 310-140-033



SCALE 1" = 40'

### COURSE TABLE

LINE	BEARING	DISTANCE
L1	N 89°36'07" W	30.00
L2	N 0°51'06" W	30.01
L3	N 89°36'07" W	53.35
L4	N 1°11'54" W	44.34
L5	N 72°52'08" E	13.54
L6	S 0°51'06" E	36.75
L7	N 0°51'06" W	36.75
L8	N 89°08'54" E	43.50
L9	S 89°08'54" W	43.50
L10	N 89°08'54" E	43.50
L11	S 89°08'54" W	43.50
L12	S 0°51'06" E	36.75
L13	N 0°51'06" W	36.75
L14	N 89°08'54" E	43.50
L15	S 89°08'54" W	43.50
L16	S 0°51'06" E	36.75
L17	N 0°51'06" W	36.75
L18	N 89°08'54" E	43.50
L19	S 89°08'54" W	43.50
L20	S 89°36'07" E	43.50
L21	N 89°36'07" W	43.50
L22	S 89°36'07" E	43.50
L23	N 89°36'07" W	43.50
L24	S 0°23'53" W	36.75
L25	N 0°23'53" E	36.75
L26	S 0°23'53" W	43.50
L27	N 0°23'53" E	43.50
L28	N 89°36'07" W	43.50
L29	S 89°36'07" E	43.50
L30	N 0°23'53" W	36.75
L31	S 0°23'53" E	36.75
L32	N 0°23'53" W	36.75
L33	S 0°23'53" E	36.75
L34	S 89°36'07" W	43.50
L35	N 89°36'07" E	43.50
L36	N 89°36'07" W	43.50
L37	S 89°36'07" E	43.50
L38	N 0°23'53" E	36.75
L39	S 0°23'53" W	36.75
L40	N 0°23'53" E	36.75
L41	S 0°23'53" W	36.75
L42	N 89°36'07" W	43.50
L43	S 89°36'07" E	43.50
L44	N 89°36'07" W	41.33
L45	S 89°36'07" E	41.33
L46	N 0°23'53" E	41.33
L47	S 0°23'53" W	41.33
L48	N 89°36'07" W	36.75
L49	S 89°36'07" E	36.75
L50	N 0°23'53" E	36.75
L51	S 0°23'53" W	36.75
L52	N 0°23'53" E	41.33
L53	S 0°23'53" W	41.33
L54	N 0°23'53" E	43.50
L55	S 0°23'53" W	43.50
L56	S 89°36'07" E	43.50

### COURSE TABLE CONT.

LINE	BEARING	DISTANCE
L172	S 0°51'06" E	20.00
L173	S 89°08'54" W	15.00
L174	N 89°08'54" E	15.00
L175	S 0°51'06" E	16.50
L176	S 32°10'52" E	17.31
L177	S 31°53'01" W	16.64
L178	S 28°04'46" E	21.93
L179	S 27°45'32" W	18.79
L180	S 83°47'48" E	27.79
L181	S 18°31'01" W (R)	30.09
L182	S 8°59'54" W (R)	20.00
L183	S 0°23'53" W	20.00
L184	S 70°42'48" W	14.74
L185	S 89°36'07" E	30.00
L186	S 89°36'07" E	15.00
L187	N 84°41'15" E	15.07
L188	S 15°07'02" E	18.54
L189	S 0°23'53" W	31.67
L190	S 40°00'36" W	31.37
L191	S 0°23'53" W	15.00
L192	S 4°59'13" W	27.09
L193	S 0°23'53" W	30.00
L194	S 75°33'56" E	20.62
L195	S 78°21'43" W	20.62
L196	S 79°40'32" E	20.30
L197	S 1°02'46" E	26.83
L198	S 14°26'04" W	37.11
L199	S 89°36'48" W	16.16
L200	S 0°23'53" W	18.00
L201	S 28°39'23" E	20.59
L202	S 41°43'57" E	22.36
L203	S 57°48'46" W	17.80
L204	S 89°36'07" E	15.00
L205	S 89°36'07" E	15.00
L206	S 89°36'07" E	15.00
L207	S 89°36'07" E	15.00
L208	S 0°23'53" W	20.00
L209	S 72°38'59" W	19.95
L210	S 89°36'07" E	15.00
L211	S 16°54'44" E	26.89

### CURVE TABLE

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	96.39	27°36'47"	200.00	48.15
C2	96.39	27°36'47"	200.00	48.15
C3	68.86	24°39'27"	160.00	34.97
C4	96.39	24°39'27"	230.00	50.27
C5	7.40	2°07'09"	200.00	3.70
C6	88.99	25°29'38"	200.00	45.24
C7	55.26	15°04'40"	210.00	27.78
C8	34.52	8°38'00"	230.00	17.29
C9	36.21	9°31'08"	230.00	19.15
C10	26.25	6°32'19"	230.00	13.14

### NOTE:

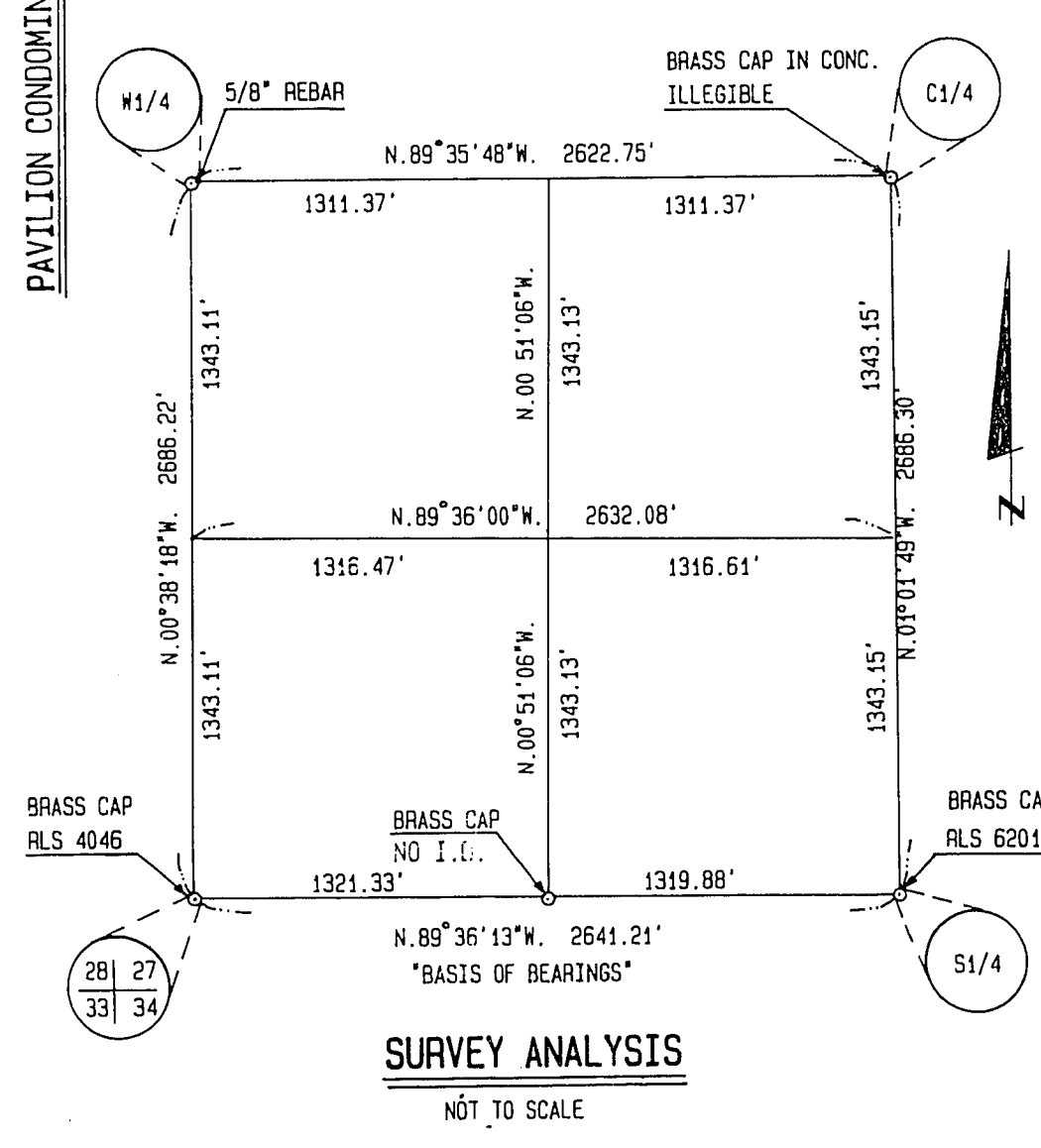
COMMON ELEMENT INCLUDES NON-DESIGNATED PARKING SPACES.

ACT	DATE	BY	REVISION



### LEGEND

- T.P.O.B. TRUE POINT OF BEGINNING
- L67 COURSE NUMBER
- C7 CURVE NUMBER
- FOUND POINT AS INDICATED
- FOUND REBAR W/ALUM CAP PLS 9105
- 101  
201 FIRST FLOOR UNIT NUMBER  
SECOND FLOOR UNIT NUMBER TOTAL UNITS = 224
- ☀ PRIVATE DRIVE AND PUBLIC UTILITY ESMTS.
- 21  
A BUILDING NUMBER  
BUILDING TYPE
- 14 P.S. OPEN PARKING SPACES, TOTAL = 109
- 21-101  
1 H.P.S. L.C.E. FOR COVERED PARKING SPACES, TOTAL = 224  
P-PARKING 21-BUILDING NUMBER 101-UNIT NUMBER  
HANDICAP PARKING SPACES, TOTAL = 3
- C.E. COMMON ELEMENT
- T TRASH ENCLOSURES, TOTAL = 11
- H HANDICAP UNITS, TOTAL = 4



### EXISTING EASEMENTS:

- ① 10' X 20' L.V.V.W.D. ESMT. (DOC NO. 87071401047)
- ② COMMON INGRESS, EGRESS, & DRAINAGE ESMT. (FILE 55 OF PARCEL MAPS, PAGE 6)

### NOTE:

ALL ONSITE SEWER LINES ARE PRIVATE.

T.P.O.B. W.O. 4362

BOOK 55 PAGE 37  
3316 Plat for 107-V1445