

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

NOTES:

1. THE COMMON ELEMENT OF THIS CONDOMINIUM PLAN IS THE LAND AND REAL PROPERTY INCLUDED WITHIN THE LIMITS OF THE PROJECT AS DEFINED HEREIN, EXCEPTING THEREFROM LOTS AND THE UNITS SHOWN HEREIN AND DEFINED BY THE N.R.S. CHAPTER 116.11030, AND/OR AS FURTHER DEFINED IN THE DECLARATION AS PROVIDED FOR IN N.R.S. CHAPTER 116.2105.

2. PORTIONS OF THE COMMON ELEMENT ARE HEREBY SET ASIDE AND ALLOCATED FOR THE LIMITED USE OF CERTAIN UNITS AS SHOWN HEREON AND AS SET FORTH IN N.R.S. 116.2102 SUB. 2 & 4 AND THE "DECLARATION OF RESTRICTIONS" TO BE HEREINAFTER RECORDED AND SUCH AREAS SHALL BE KNOWN AS "LIMITED COMMON ELEMENTS" AND SUCH LIMITED COMMON ELEMENTS SHALL BE EASEMENTS APPURTENANT TO SAID UNITS FOR THE EXCLUSIVE USES AND PURPOSES FOR WHICH THE SAME ARE DESIGNATED HEREON.

3. EACH AREA DEPICTED WITHIN THIS MAP BEARING ONE OF THE FOLLOWING DESIGNATIONS ARE "LIMITED COMMON ELEMENTS":

- A. PATIO
- B. BALCONY
- C. STORAGE
- D. P23-202 (ASSIGNED PARKING SPACE)

THESE LIMITED COMMON ELEMENTS ARE ASSIGNED TO THE ADJACENT UNIT(S) WHICH HAVE THE SAME NUMERICAL DESIGNATION, SUBJECT TO THE CONDITIONS SET FORTH IN THE DECLARATION OF RESTRICTIONS AS HEREINAFTER RECORDED.

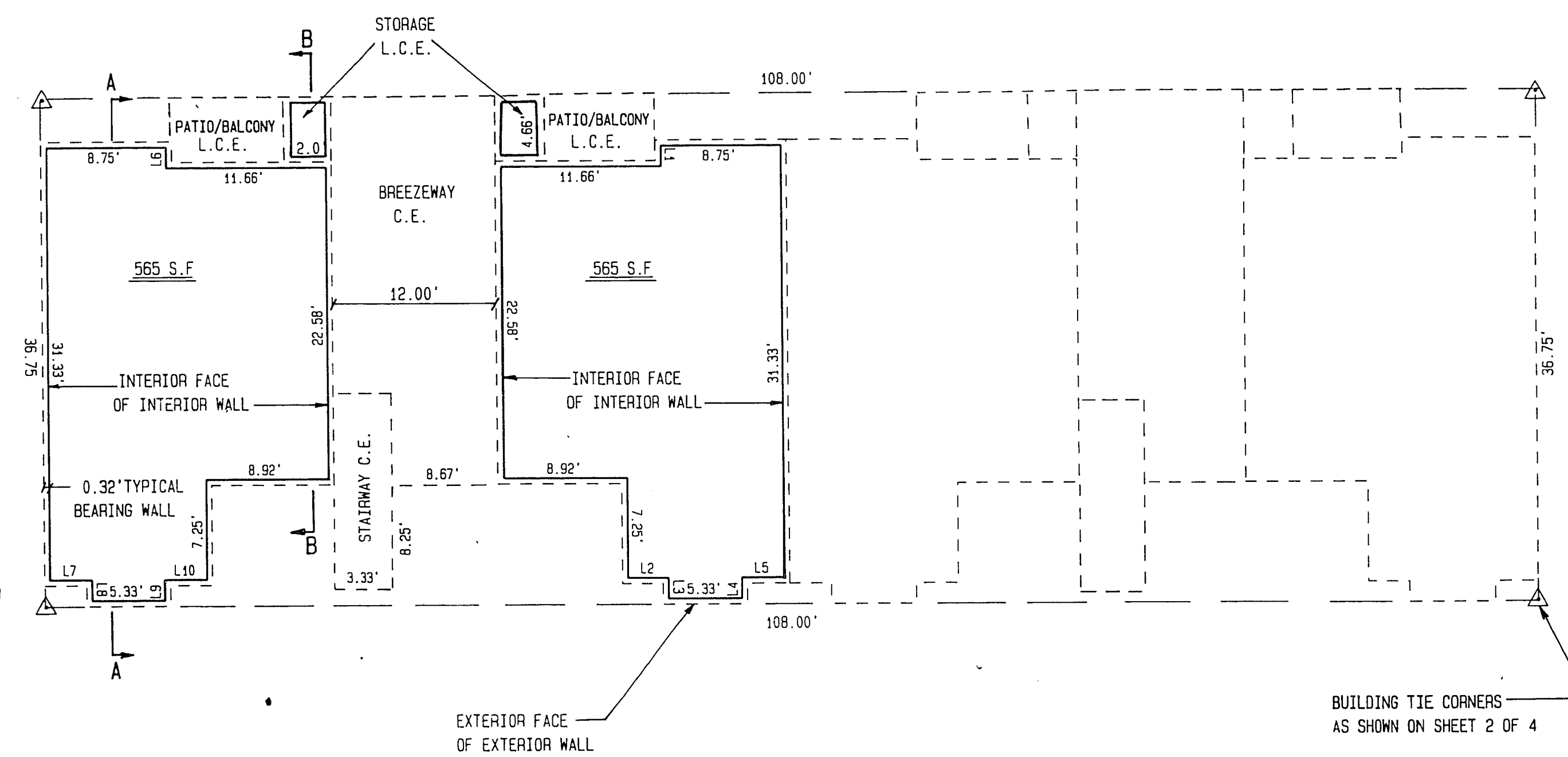
4. UNRESTRICTED USE OF THE COMMON ELEMENTS AS SHOWN HEREON RESERVED FOR THE FOLLOWING:

- A. ROOF EAVE OVERHANGS
- B. ARCHITECTURAL APPENDAGES
- C. ROOF RAINWATER RUNOFF.

5. FOR OWNERSHIP PURPOSES, THE UNIT IS DEFINED BY THE N.R.S. CHAPTER 116.11030. WALLS, FLOORS AND CEILINGS ARE DESIGNATED AS BOUNDARIES OF A UNIT PER N.R.S. CHAPTER 116.2102.

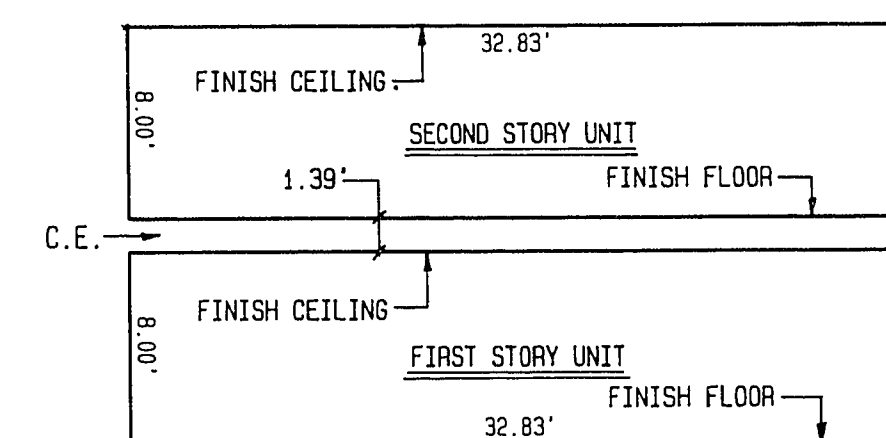
6. SEE SHEET 4 OF 4 FOR REMAINING BUILDING DETAILS.

TYPICAL BUILDING TYPE "A"

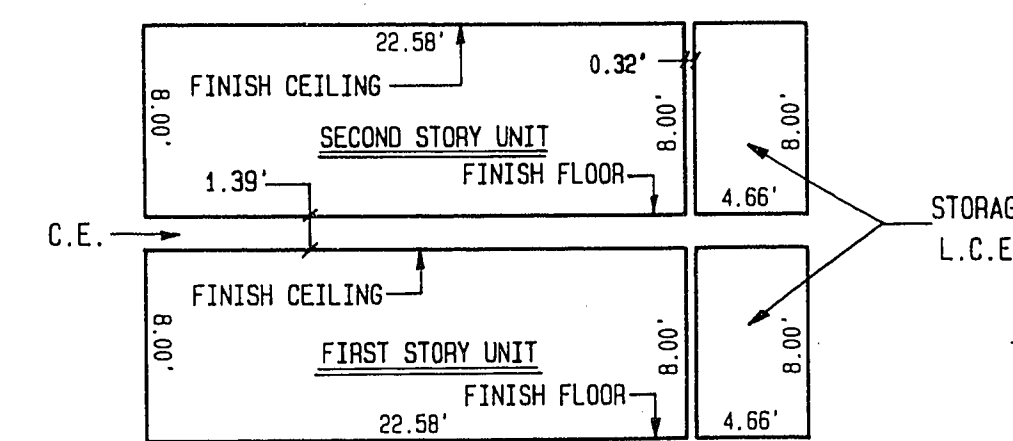


COURSE TABLE

LINE	BEARING	DISTANCE
L1	S 0°00'00" E	1.50
L2	N 90°00'00" E	3.08
L3	S 0°00'00" E	1.50
L4	N 0°00'00" E	1.50
L5	N 90°00'00" E	3.08
L6	N 0°00'00" E	1.50
L7	N 90°00'00" E	3.08
L8	S 0°00'00" E	1.50
L9	N 0°00'00" E	1.50
L10	N 90°00'00" E	3.08



SECTION A - A



SECTION B - B

NOTES:

L.C.E. = LIMITED COMMON ELEMENT
S.F. = SQUARE FEET
WALLS, FLOORS AND CEILINGS ARE THE LIMITS OF THE UNIT PER N.R.S. 116.2102.
C.E. = COMMON ELEMENT

SCALE 1/8" = 1'

ACT	DATE	BY	REVISION