

SANTALUZ AT SUMMERLIN VILLAGE 23A

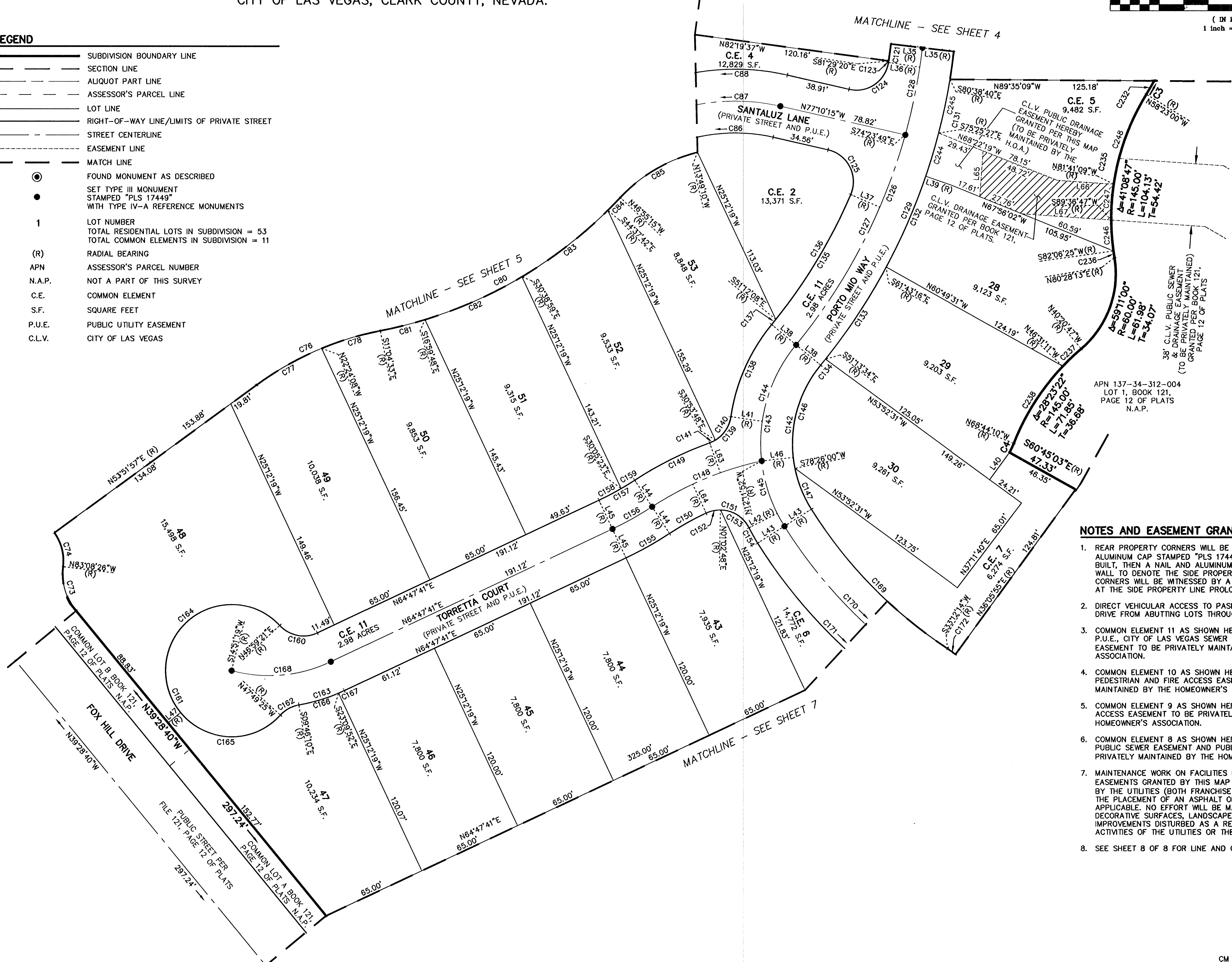
A COMMON INTEREST COMMUNITY

A MERGER AND RESUBDIVISION OF LOT 2 AND LOT 3 OF BLOCK "C" OF "SUMMERLIN VILLAGE 23A UNIT NO. 2", BOOK 121, PAGE 12 OF PLATS, SITUATE IN THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ALIQUOT PART LINE
- ASSESSOR'S PARCEL LINE
- LOT LINE
- RIGHT-OF-WAY LINE/LIMITS OF PRIVATE STREET
- STREET CENTERLINE
- EASEMENT LINE
- MATCH LINE
- FOUND MONUMENT AS DESCRIBED
- SET TYPE III MONUMENT STAMPED "PLS 17449" WITH TYPE IV-A REFERENCE MONUMENTS
- 1** LOT NUMBER
TOTAL RESIDENTIAL LOTS IN SUBDIVISION = 53
TOTAL COMMON ELEMENTS IN SUBDIVISION = 11
- (R)** RADIAL BEARING
- APN** ASSESSOR'S PARCEL NUMBER
- N.A.P.** NOT A PART OF THIS SURVEY
- C.E.** COMMON ELEMENT
- S.F.** SQUARE FEET
- P.U.E.** PUBLIC UTILITY EASEMENT
- C.L.V.** CITY OF LAS VEGAS



NOTES AND EASEMENT GRANTS

1. REAR PROPERTY CORNERS WILL BE MARKED BY A REBAR AND ALUMINUM CAP STAMPED "PLS 17449" UNLESS A BLOCK WALL IS BUILT, THEN A NAIL AND ALUMINUM DISK WILL BE SET IN THE BLOCK WALL TO DENOTE THE SIDE PROPERTY LINE. FRONT PROPERTY CORNERS WILL BE WITNESSED BY A SAW CUT IN THE TOP OF CURB AT THE SIDE PROPERTY LINE PROLONGED.
2. DIRECT VEHICULAR ACCESS TO PASEO BREEZE DRIVE AND FOX HILL DRIVE FROM ABUTTING LOTS THROUGH COMMON LOTS IS PROHIBITED.
3. COMMON ELEMENT 11 AS SHOWN HEREON IS A PRIVATE STREET, P.U.E., CITY OF LAS VEGAS SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. COMMON ELEMENT 10 AS SHOWN HEREON IS A WATER, PRIVATE PEDESTRIAN AND FIRE ACCESS EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. COMMON ELEMENT 9 AS SHOWN HEREON IS A PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. COMMON ELEMENT 8 AS SHOWN HEREON IS A CITY OF LAS VEGAS PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. 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 SURFACES, LANDSCAPE FEATURES, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
8. SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLES.

APN 137-34-312-004
LOT 1, BOOK 121,
PAGE 12 OF PLATS
N.A.P.

