

FINAL MAP OF SUNSTONE – PARCEL D PHASE 1

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF PARCEL 13 OF THE "PARENT FINAL MAP OF SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

NORTHLAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF:

SUNSTONE – PARCEL D PHASE 1

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE PUBLIC STREETS (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND GRANT THE PUBLIC EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY, d/b/a CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- 1) A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS, NOT OCCUPIED BY ANY BUILDING STRUCTURE;
- 2) AN EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC OR PRIVATE STREETS FOR WATER FACILITIES, GAS LINES, ABOVE GROUND TRANSFORMERS, TELEPHONE EQUIPMENT PADS AND UNDERGROUND DISTRIBUTION LINES WITH ATTACHED APPURTENANCES, EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN BUILDING STRUCTURES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;
- 3) AN ADDITIONAL TWO FOOT WIDE EASEMENT WITHIN THE PLATTED LANDS AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS;
- 4) A PERMANENT EASEMENT OVER ALL AREAS INDICATED HEREON AS PRIVATE STREETS, PUBLIC UTILITY EASEMENTS, OR COMMON ELEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF WATER FACILITIES, FIRE HYDRANTS, GAS LINES, UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE ABOVE NAMED OWNER DOES HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON ELEMENTS ABUT PUBLIC OR PRIVATE STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC DRAINAGE FACILITIES, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS. A MINIMUM FIVE-FOOT WIDE PEDESTRIAN WALKWAY EASEMENT IS HEREBY GRANTED OVERLYING ALL SIDEWALKS LOCATED IN COMMON ELEMENTS ABUTTING PUBLIC OR PRIVATE STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

NORTHLAND LLC, C/O NINETY FIVE MANAGEMENT L.L.C.
BY: SC EAST LANDCO, LLC.
BY: GREYSTONE NEVADA, LLC, ITS MANAGING MEMBER

[Signature] 02/16/2021
DATE
BY: ROBERT W. JOHNSON, P.E.
AS: AUTHORIZED AGENT

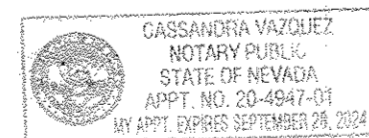
ACKNOWLEDGEMENT

STATE OF NEVADA }
 } ss.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON FEBRUARY 16, 2021

BY: ROBERT W. JOHNSON, P.E.
AS: AUTHORIZED AGENT
OF: NORTHLAND LLC, C/O NINETY FIVE MANAGEMENT L.L.C.
BY: SC EAST LANDCO, LLC.
BY: GREYSTONE NEVADA, LLC, ITS MANAGING MEMBER

BY: *[Signature]*
BY: CASSANDRA VAZQUEZ
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: SEPTEMBER 28, 2024



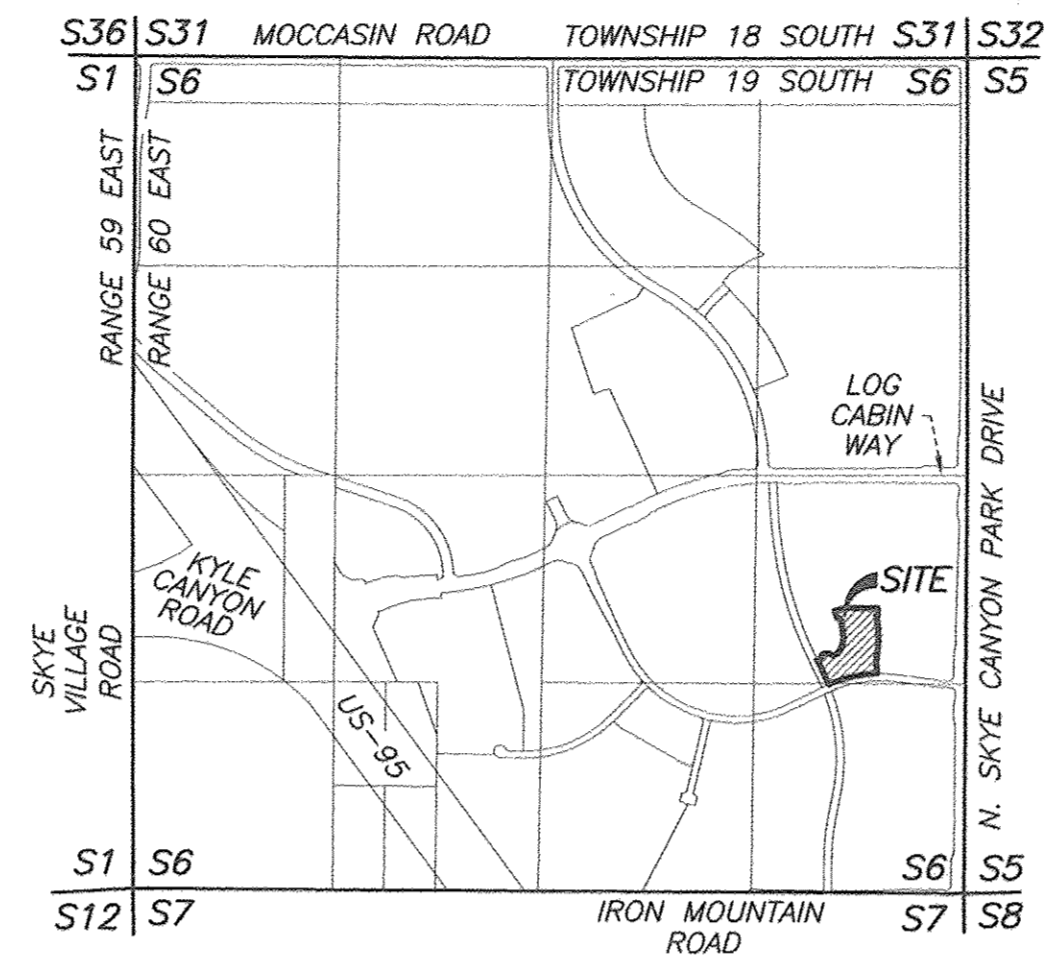
DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT, THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

[Signature] 4-13-2021
DATE
FOR THE SOUTHERN NEVADA HEALTH DISTRICT
BY: PAMEL C BURNS

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.



VICINITY MAP

SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, NEVADA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP:

SUNSTONE – PARCEL D PHASE 1

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR

SETTING ON OR BEFORE THE 10th DAY OF FEBRUARY, 2023

[Signature]
RANDY W. MRONICKI 29-APRIL-2021
DATE
FOR: ALAN R. RIEKKI, P.L.S. PLS 11441
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469



CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH THE APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING.

ON THIS 27th DAY OF April, 2021.

[Signature]
SETH T. FLOYD, ESQ.
DIRECTOR OF COMMUNITY DEVELOPMENT / DEPARTMENT OF PLANNING
CITY OF LAS VEGAS, NEVADA

APPROVALS

WE THE HEREIN NAMED PUBLIC UTILITY COMPANY AND AGENCY, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

[Signature] 3/4/2021
DATE
BY: *[Signature]*
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

[Signature] 3-1-2021
DATE
BY: *[Signature]*
CENTRAL TELEPHONE COMPANY, d/b/a CENTURYLINK

[Signature] 3-1-2021
DATE
BY: *[Signature]*
SOUTHWEST GAS CORPORATION

[Signature] 3-2-2021
DATE
BY: *[Signature]*
COX COMMUNICATIONS LAS VEGAS, INC.

[Signature] 04-12-2021
DATE
BY: *[Signature]*
LAS VEGAS VALLEY WATER DISTRICT

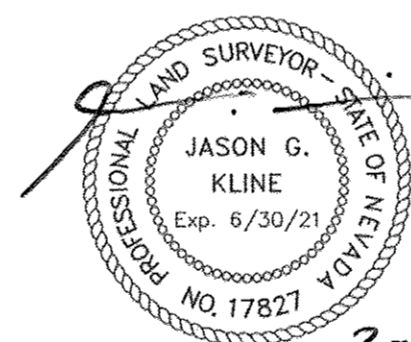
[Signature] 04-26-2021
DATE
BY: STEVE FORD, P.E. NO. 12175
CITY OF LAS VEGAS, CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF NORTHLAND LLC, A DELAWARE LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 3, 2020.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY FEBRUARY 16, 2023 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827



2-10-21

LAS VEGAS VALLEY WATER DISTRICT NOTE

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 SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS", OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

BASIS OF BEARINGS

NORTH 00°01'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[Signature] 4/14/2021
DATE
BY: JOHN GULLORY, P.E.
FOR THE DIVISION OF WATER RESOURCES

COUNTY RECORDER'S NOTE

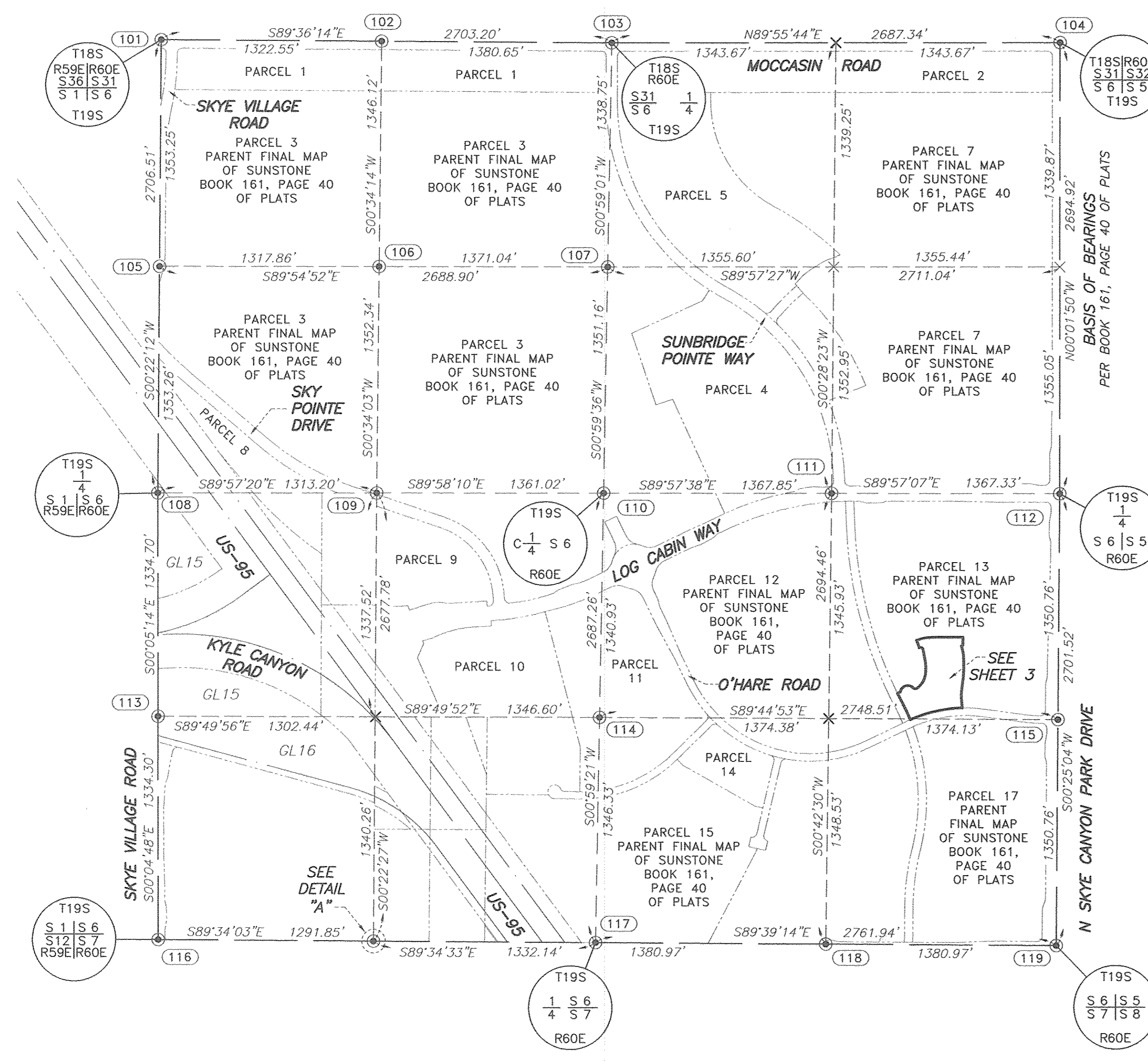
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.

<p>FINAL MAP OF SUNSTONE – PARCEL D PHASE 1 A COMMON INTEREST COMMUNITY</p> <p>BEING A SUBDIVISION OF A PORTION OF PARCEL 13 OF THE "PARENT FINAL MAP OF SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA</p>	<p>100074-FMP</p> <p>INSTRUMENT NO. <u>01557</u></p> <p>OFFICIAL RECORDS</p> <p>BOOK NO. <u>20210503</u></p> <p>FILED AT THE REQUEST OF</p> <p>WALLACE MORRIS KLINE SURVEYING</p> <p>DATE <u>5.3.21</u> AT <u>3:29:01 PM</u></p> <p>BOOK <u>164</u> PAGE <u>85</u></p> <p>OF PLATS</p> <p>CLARK COUNTY, NEVADA RECORDS</p> <p>DEBBIE CONWAY, RECORDER</p> <p>FEE \$ <u>87.00</u> DEPUTY <u>Am1</u></p>
<p>WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 SOUTH ARVILLE STREET, #206 LAS VEGAS, NEVADA 89118 PH: 702.212.3967 FX: 702.212.3963</p>	

FINAL MAP OF SUNSTONE – PARCEL D PHASE 1

A COMMON INTEREST COMMUNITY

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FOUND MONUMENTATION	
(101)	FOUND 5/8" REBAR
(102)	FOUND 1.5" ALUMINUM CAP STAMPED "VTN PLS 9047"
(103)	FOUND 3.25" BRASS CAP STAMPED "1956"
(104)	FOUND 3.25" BLM BRASS CAP STAMPED "1956 2015"
(105)	FOUND 3.25" ALUMINUM CAP STAMPED "GC WALLACE INC PLS 9389"
(106)	FOUND 1.5" ALUMINUM CAP STAMPED "VTN PLS 9047"
(107)	FOUND 3.25" BRASS CAP STAMPED "1957"
(108)	FOUND 3.25" BLM BRASS CAP STAMPED "1956"
(109)	FOUND 1.5" ALUMINUM CAP STAMPED "VTN PLS 9047"
(110)	FOUND 3.25" BLM BRASS CAP STAMPED "1957"
(111)	FOUND 3.25" BLM BRASS CAP STAMPED "1957"
(112)	FOUND 2" BRASS CAP IN WELL MONUMENT STAMPED "VTN PLS 11449 2004"
(113)	FOUND 1.5" ALUMINUM CAP STAMPED "PLS 13930"
(114)	FOUND 3.25" BLM BRASS CAP STAMPED "1957"
(115)	FOUND 1.5" ALUMINUM CAP ILLEGIBLE
(116)	FOUND 1.5" ALUMINUM CAP STAMPED "PLS 13930"
(117)	FOUND 2" ALUMINUM CAP STAMPED "PLS 7008"
(118)	FOUND 1.5" ALUMINUM CAP STAMPED "VTN" PLS ILLEGIBLE
(119)	FOUND 2" BRASS CAP STAMPED "PLS 11825"

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 13 OF THE "PARENT FINAL MAP OF SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 13;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 13, THE FOLLOWING TWO (2) COURSES:

- FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 66°57'11" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1225.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 04°57'51", AN ARC LENGTH OF 106.14 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 61°59'20" EAST;
- THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2475.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°34'50", AN ARC LENGTH OF 68.27 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 63°34'10" WEST;

THENCE DEPARTING THE WESTERLY LINE OF SAID PARCEL 13, NORTH 64°25'43" EAST, 17.74 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 82°49'02" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 132°22'15", AN ARC LENGTH OF 105.12 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 49°33'13" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 14.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 82°58'02", AN ARC LENGTH OF 21.00 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 33°24'49" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 121.25 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 56°32'28", AN ARC LENGTH OF 119.65 FEET;

THENCE NORTH 00°02'43" EAST, 31.94 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 125.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°23'14", AN ARC LENGTH OF 22.75 FEET;

THENCE NORTH 10°20'31" WEST, 78.83 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 99°29'23", AN ARC LENGTH OF 26.05 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 19°49'54" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 225.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 00°40'30", AN ARC LENGTH OF 2.66 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 20°30'24" WEST;

THENCE NORTH 20°30'24" WEST, 49.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 20°30'24" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 274.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 20°33'07", AN ARC LENGTH OF 98.46 FEET;

THENCE SOUTH 89°57'17" EAST, 181.93 FEET;

THENCE SOUTH 00°02'43" WEST, 49.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 00°02'43" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 34°25'14", AN ARC LENGTH OF 9.01 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 34°25'31" WEST;

THENCE SOUTH 14°57'17" EAST, 11.41 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 295.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 15°00'00", AN ARC LENGTH OF 77.23 FEET;

THENCE SOUTH 00°02'43" WEST, 70.58 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 295.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 07°47'46", AN ARC LENGTH OF 40.14 FEET;

THENCE SOUTH 07°50'29" WEST, 72.63 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 175.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 12°53'01", AN ARC LENGTH OF 39.35 FEET;

THENCE SOUTH 05°02'32" EAST, 45.22 FEET;

THENCE SOUTH 00°58'05" EAST, 16.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 13;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 13, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°38'11" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 822.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 22°16'42", AN ARC LENGTH OF 319.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.87 ACRES, MORE OR LESS.

LEGEND	
—	SUBDIVISION BOUNDARY LINE
—	STREET CENTERLINE
—	SECTION LINE
—	QUARTER SECTION LINE
—	SIXTEENTH SECTION LINE
—	ADJOINING LOT LINE
—	OFFICIAL RECORDS
×	CALCULATED POINT PER BOOK 151, PAGE 14 OF SURVEYS
⊙	FOUND MONUMENTATION AS SHOWN AND DESCRIBED

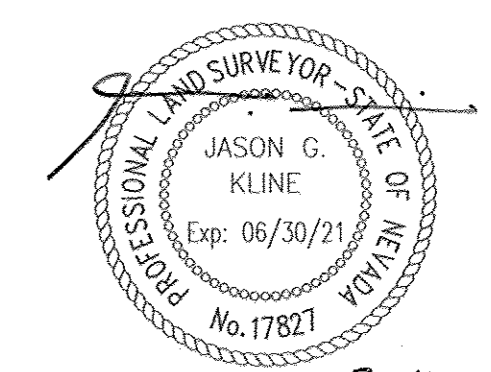
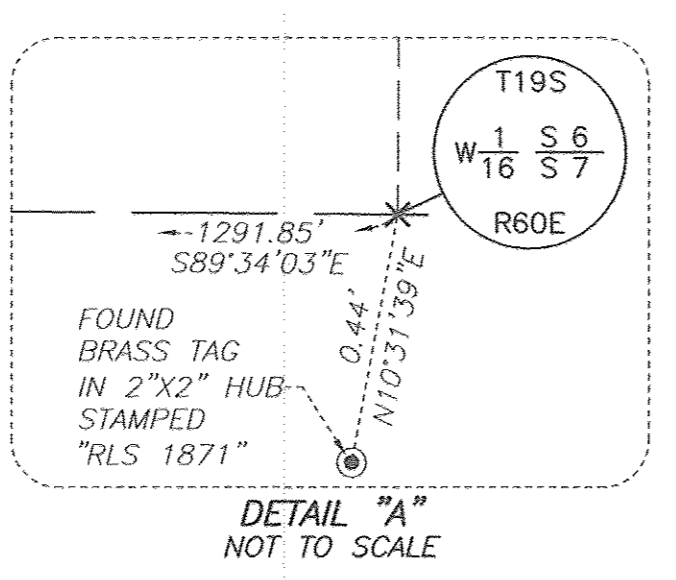
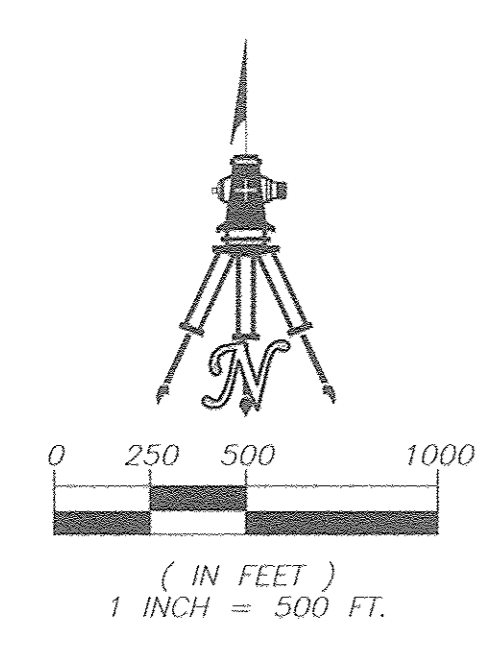
LOT TABULATION	
LOTS	10
COMMON ELEMENTS	5
PRIVATE STREET (58,452 S.F.)	1

MAP REFERENCES

BOOK 147, PAGE 71 OF PLATS
 BOOK 153, PAGE 17 OF PLATS
 BOOK 157, PAGE 41 OF PLATS
 BOOK 157, PAGE 48 OF PLATS
 BOOK 161, PAGE 40 OF PLATS

FILE 105, PAGE 18 OF PARCEL MAPS

FILE 151, PAGE 14 OF SURVEYS
 FILE 210, PAGE 3 OF SURVEYS



FINAL MAP OF SUNSTONE – PARCEL D PHASE 1

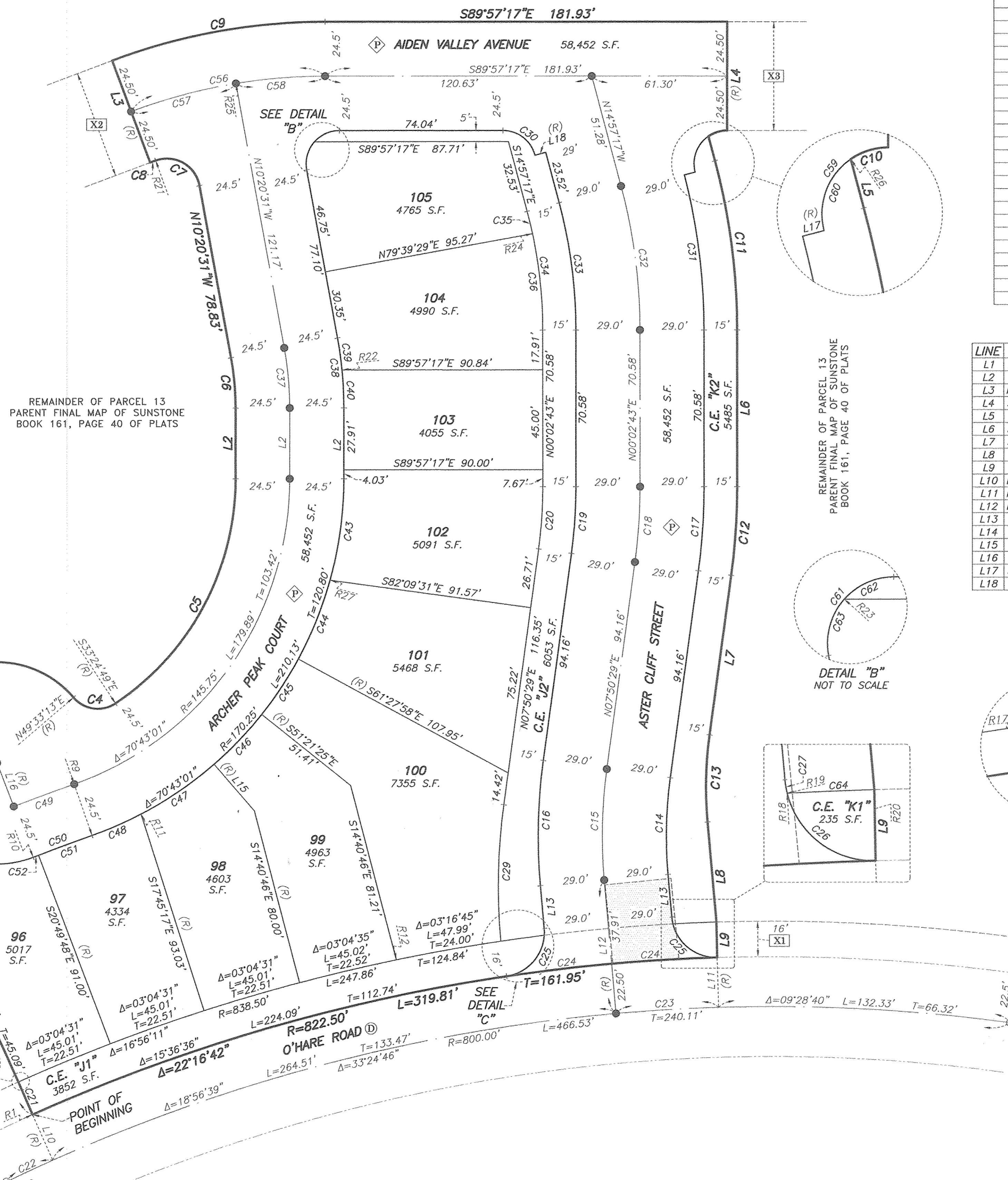
A COMMON INTEREST COMMUNITY

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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	LOT LINE
	EASEMENT LINE
	ADJOINING LOT LINE
1	LOT NUMBER
C.E.	COMMON ELEMENT
S.F.	SQUARE FEET
(R)	RADIAL LINE
R1	RADIAL LINE SEGMENT
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
(D)	PUBLIC STREET DEDICATED PER BOOK 161, PAGE 40 OF PLATS
(P)	PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (58,452 S.F.)
(O)	LOCATION OF MONUMENTATION TO BE SET PER BOOK 161, PAGE 40 OF PLATS
(●)	SET 2" ALUMINUM CAP STAMPED "J. KLINE, PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
(X1)	PEDESTRIAN ACCESS, STREETLIGHT AND TRAFFIC CONTROL DEVICE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER BOOK 161, PAGE 40 OF PLATS TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION
(X2)	PUBLIC DRAINAGE AND SEWER EASEMENT GRANTED PER OR:20210329.02149
(X3)	PUBLIC DRAINAGE AND SEWER EASEMENT GRANTED PER OR:20210329.02149
	LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER OR:20200430:01094

REMAINDER OF PARCEL 13
PARENT FINAL MAP OF SUNSTONE
BOOK 161, PAGE 40 OF PLATS

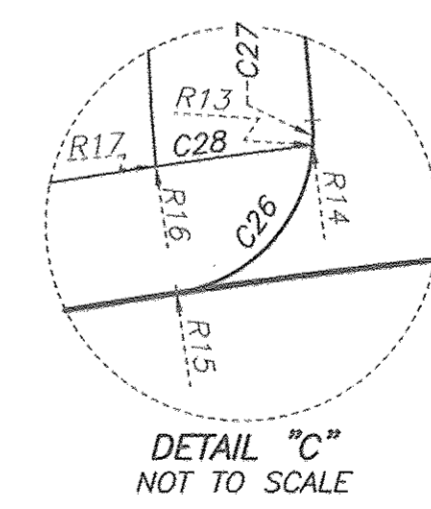
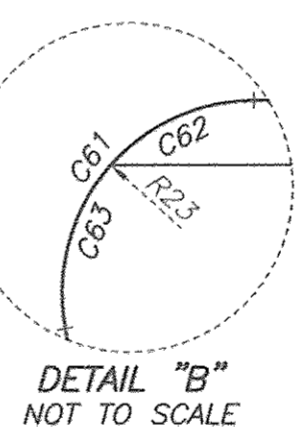


RADIAL	BEARING	DELTA	RADIUS	LENGTH	TANGENT
R1	N66°57'11"E	1225.00'	106.14'	53.10'	
R2	N66°12'17"E	2475.00'	68.27'	34.14'	
R3	N23°54'19"W	45.50'	105.12'	103.09'	
R4	N61°59'20"E	14.50'	21.00'	12.82'	
R5	S62°37'12"W	121.25'	119.65'	65.21'	
R6	S43°19'28"W	125.50'	22.75'	11.41'	
R7	S63°34'10"W	15.00'	26.05'	17.72'	
R8	N82°49'02"W	225.50'	2.66'	1.33'	
R9	S19°14'16"E	274.50'	98.46'	49.77'	
R10	N20°59'19"W	15.00'	9.01'	4.65'	
R11	S27°22'39"E	295.00'	77.23'	38.84'	
R12	N11°36'11"W	295.00'	40.14'	20.10'	
R13	S86°06'03"E	175.00'	39.35'	19.76'	
R14	N06°58'08"W	195.00'	43.60'	21.89'	
R15	S08°18'18"E	224.00'	50.09'	25.15'	
R16	N08°19'26"W	253.00'	56.57'	28.41'	
R17	S84°54'17"W	280.00'	38.10'	19.08'	
R18	N02°58'20"W	251.00'	34.15'	17.10'	
R19	S76°09'34"W	222.00'	30.21'	15.13'	
R20	N01°37'25"W	207.00'	28.17'	14.10'	
R21	N19°49'54"W	1225.00'	16.00'	8.00'	
R22	N84°25'26"E	800.00'	23.13'	11.57'	
R23	N48°08'40"W	800.00'	46.55'	23.28'	
R24	N77°55'02"E	822.50'	47.86'	23.94'	
R25	N09°14'34"W	20.00'	30.25'	18.87'	
R26	N34°22'31"W	20.00'	27.16'	16.14'	
R27	S74°21'57"E	20.00'	3.10'	1.55'	

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	04°57'51"	1225.00'	106.14'	53.10'
C2	01°34'50"	2475.00'	68.27'	34.14'
C3	132°22'15"	45.50'	105.12'	103.09'
C4	82°58'02"	14.50'	21.00'	12.82'
C5	56°32'28"	121.25'	119.65'	65.21'
C6	10°23'14"	125.50'	22.75'	11.41'
C7	99°29'23"	15.00'	26.05'	17.72'
C8	00°40'30"	225.50'	2.66'	1.33'
C9	20°33'07"	274.50'	98.46'	49.77'
C10	34°25'14"	15.00'	9.01'	4.65'
C11	15°00'00"	295.00'	77.23'	38.84'
C12	07°47'46"	295.00'	40.14'	20.10'
C13	12°53'01"	175.00'	39.35'	19.76'
C14	12°48'43"	195.00'	43.60'	21.89'
C15	12°48'43"	224.00'	50.09'	25.15'
C16	12°48'43"	253.00'	56.57'	28.41'
C17	07°47'46"	280.00'	38.10'	19.08'
C18	07°47'46"	251.00'	34.15'	17.10'
C19	07°47'46"	222.00'	30.21'	15.13'
C20	07°47'46"	207.00'	28.17'	14.10'
C21	00°44'54"	1225.00'	16.00'	8.00'
C22	01°39'24"	800.00'	23.13'	11.57'
C23	03°20'03"	800.00'	46.55'	23.28'
C24	03°20'03"	822.50'	47.86'	23.94'
C25	86°39'57"	20.00'	30.25'	18.87'
C26	77°47'45"	20.00'	27.16'	16.14'
C27	08°52'12"	20.00'	3.10'	1.55'
C28	01°21'18"	838.50'	19.83'	9.92'
C29	12°56'12"	273.00'	61.64'	30.95'
C30	75°00'00"	15.00'	19.63'	11.51'
C31	14°28'39"	280.00'	70.75'	35.56'
C32	15°00'00"	251.00'	65.71'	33.04'
C33	15°00'00"	222.00'	58.12'	29.23'
C34	15°00'00"	207.00'	54.19'	27.25'
C35	02°52'19"	207.00'	10.38'	5.19'
C36	12°07'41"	207.00'	43.82'	21.99'
C37	10°23'14"	150.00'	27.19'	13.63'
C38	10°23'14"	174.50'	31.64'	15.86'
C39	04°45'57"	174.50'	14.51'	7.26'
C40	05°37'18"	174.50'	17.12'	8.57'
C41	00°56'58"	2475.00'	41.01'	20.51'
C42	00°37'52"	2475.00'	27.26'	13.63'
C43	15°35'20"	170.25'	46.32'	23.30'
C44	12°53'59"	170.25'	38.33'	19.25'
C45	10°06'33"	170.25'	30.04'	15.06'
C46	10°29'50"	170.25'	31.19'	15.64'
C47	13°28'56"	170.25'	40.06'	20.12'
C48	08°08'23"	170.25'	24.19'	12.11'
C49	01°45'04"	954.00'	29.16'	14.58'
C50	01°45'04"	929.50'	28.41'	14.20'
C51	01°35'33"	929.50'	25.83'	12.92'
C52	00°09'31"	929.50'	2.57'	1.29'
C53	250°32'32"	45.50'	198.96'	64.33'
C54	53°51'30"	45.50'	42.77'	23.11'
C55	64°18'47"	45.50'	51.07'	28.60'
C56	20°33'07"	250.00'	89.67'	45.32'
C57	11°15'49"	250.00'	49.15'	24.65'
C58	09°17'17"	250.00'	40.53'	20.31'
C59	104°28'39"	15.00'	27.35'	19.36'
C60	70°03'24"	15.00'	18.34'	10.51'
C61	100°23'14"	15.00'	26.28'	18.00'
C62	48°11'23"	15.00'	12.62'	6.71'
C63	52°11'51"	15.00'	13.67'	7.35'
C64	01°20'55"	838.50'	19.74'	9.87'

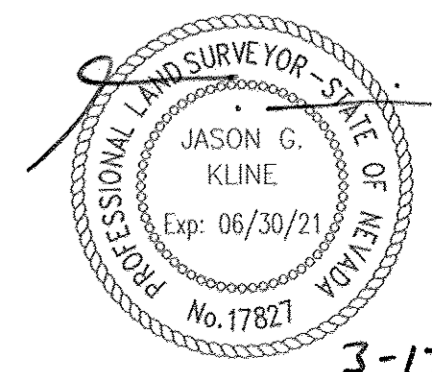
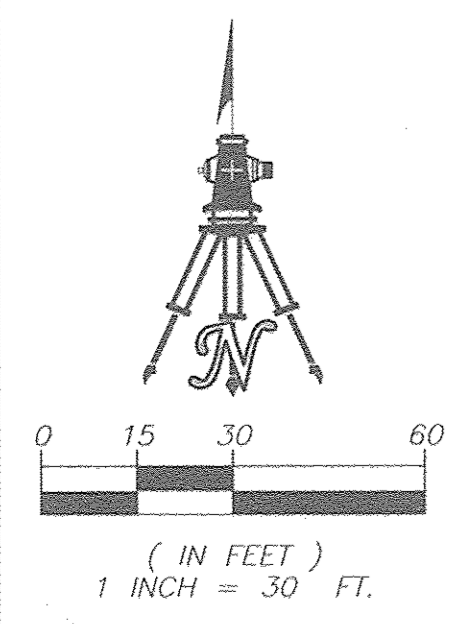
LINE	BEARING	DISTANCE
L1	N64°25'43"E	17.74'
L2	N00°02'43"E	31.94'
L3	N20°30'24"W	49.00'
L4	S00°02'43"W	49.00'
L5	S14°57'17"E	11.41'
L6	S00°02'43"W	70.58'
L7	S07°50'29"W	72.63'
L8	S05°02'32"E	45.22'
L9	S00°58'05"E	16.00'
L10	N23°54'53"W	22.50'
L11	N01°38'11"W	22.50'
L12	N04°58'14"W	60.41'
L13	S04°58'14"E	19.34'
L14	N64°25'43"E	12.61'
L15	S40°51'34"E	27.84'
L16	S20°59'19"E	21.00'
L17	S75°34'04"W	5.00'
L18	N75°02'43"E	5.00'

REMAINDER OF PARCEL 13
PARENT FINAL MAP OF SUNSTONE
BOOK 161, PAGE 40 OF PLATS



NOTES:

- FOR SIDE PROPERTY LINES: SET CONCRETE NAIL AND BRASS TAG STAMPED PLS 17827 IN THE REAR WALL ALONG THE PROPERTY LINE PROJECTED. SET SAWCUT IN THE BACK OF CURB AT THE FRONT OF THE LOT ON THE PROPERTY LINE PROJECTED. SET 5/8" REBAR AND 2" ALCAP STAMPED "J. KLINE PLS 17827" WHERE THERE IS NO BLOCK WALL.
- DIRECT VEHICULAR ACCESS TO O'HARE ROAD FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.



3-17-21

LEN-20142