

FINAL MAP OF TOWN CENTER L-TC 55 NO. 4

A COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF PARCELS 1 AND 2 OF A CERTIFICATE OF LAND DIVISION RECORDED JULY 23, 1982 IN BOOK 1598 OF OFFICIAL RECORDS AS INSTRUMENT NO. 1557828, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND PARCELS 1 AND 2 OF A CERTIFICATE OF LAND DIVISION RECORDED JULY 23, 1982 IN BOOK 900613 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01489, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19 IN T. 19 S., R. 60 E., M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

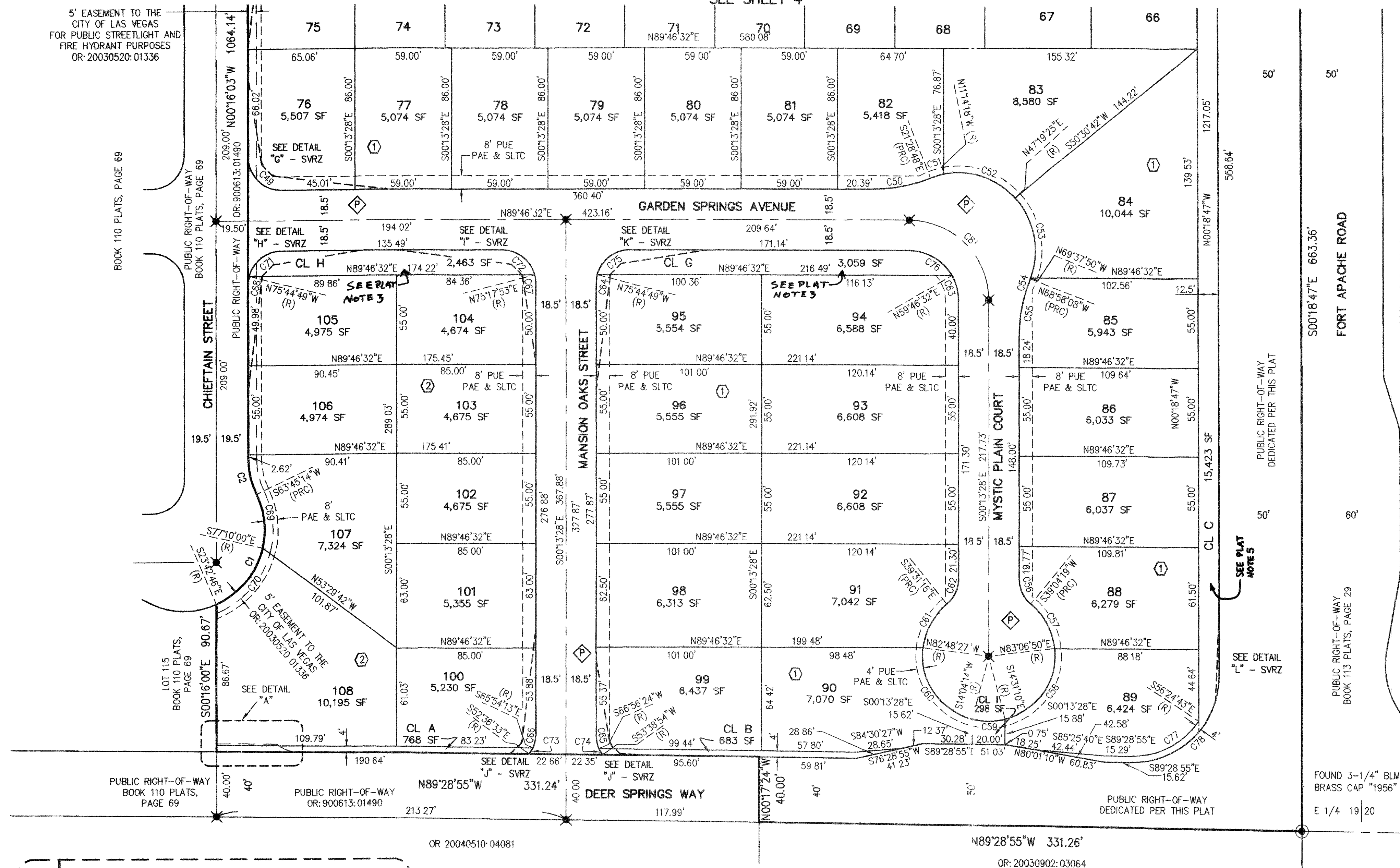
NOTE

REAR LOT CORNERS WILL BE SET WITH REBAR AND ALUMINUM CAP STAMPED "DIAMOND, PLS 15348" UNLESS A BLOCK WALL EXISTS; THEN A NAIL AND BRASS TAG STAMPED "DIAMOND, PLS 15348" WILL BE SET IN THE BLOCK WALL TO DENOTE THE SIDE PROPERTY LINE. FRONT OR SIDE LOT CORNERS ADJOINING ROADWAYS WILL BE WITNESSED BY A SAW CUT IN THE TOP OF CURB ON THE PROLONGATION OF THE PROPERTY LINE.

PLAT RESTRICTIONS

- COMMON LOTS "A" & "B" SHALL HAVE A PUE OVER THEIR ENTIRETY GRANTED PER THIS MAP (TO BE MAINTAINED BY THE HOA).
- COMMON LOTS "D"-"F" AND "I" SHALL HAVE A PUBLIC DRAINAGE EASEMENT, PUBLIC SEWER EASEMENT, PAE AND PUE OVER THEIR ENTIRETY GRANTED PER THIS MAP (TO BE MAINTAINED BY THE HOA).
- COMMON LOTS "G" AND "H" SHALL HAVE A PAE AND PUE OVER THEIR ENTIRETY GRANTED PER THIS MAP (TO BE MAINTAINED BY THE HOA).
- DIRECT VEHICULAR ACCESS TO FORT APACHE ROAD, DORRELL LANE AND/OR DEER SPRINGS WAY THROUGH COMMON LOTS FROM ABUTTING LOTS IS PROHIBITED.
- THE EASTERLY 12.5 FEET OF COMMON LOT "C", FRONTING FORT APACHE ROAD, SHALL HAVE A PRIMARY ARTTRIAL TRAIL EASEMENT OVER ITS ENTIRETY (TO BE MAINTAINED BY THE HOA). SAID EASEMENT BEING A PORTION OF THE OVERALL 20' WIDE MULTI-USE TRAIL EASEMENT ALONG FORT APACHE ROAD.

SEE SHEET 4



LEGEND

- ✱ - DENOTES SET TYPE III MONUMENT STAMPED "DIAMOND, PLS 15348" TYPE IV-A REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- 46 - DENOTES LOTS NUMBER
- CL - DENOTES COMMON LOT
- C12 - DENOTES CURVE NUMBER
- — — — — - DENOTES SUBDIVISION BOUNDARY LINE
- — — — — - DENOTES STREET CENTERLINE
- — — — — - DENOTES LOT LINE
- — — — — - DENOTES SVRZ (SITE VISIBILITY RESTRICTION ZONE LINE)
- — — — — - DENOTES SLTC, PAE AND LME LINE
- HOA - DENOTES HOMEOWNERS ASSOCIATION
- SF - DENOTES SQUARE FEET
- ◇ - DENOTES PUBLIC STREET DEDICATED PER THIS PLAT
- ◇ - DENOTES 20' WIDE PUBLIC DRAINAGE EASEMENT, PUBLIC SEWER EASEMENT AND PUE GRANTED PER THIS PLAT. (TO BE PRIVATELY MAINTAINED BY HOA)
- PUE, PAE & SLTC - DENOTES PRIVATE UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT AND PRIVATE STREETLIGHT AND PRIVATE TRAFFIC CONTROL EASEMENT GRANTED TO THE HOA PER THIS PLAT. (TO BE PRIVATELY MAINTAINED BY HOA)
- SVRZ - DENOTES SIGHT VISIBILITY RESTRICTION ZONE, NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM ADJACENT TOP OF CURB OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE AREA. (TO BE PRIVATELY MAINTAINED)
- OR - DENOTES OFFICIAL RECORDS
- ① - DENOTES BLOCK DESIGNATION

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	92°32'00"	49.00'	79.14'	51.22'
C2	25°58'43"	50.00'	22.67'	11.53'
C49	89°57'25"	20.00'	31.40'	19.98'
C50	21°15'20"	100.00'	37.10'	18.76'
C51	10°14'30"	47.00'	8.40'	4.21'
C52	58°33'43"	47.00'	48.04'	26.35'
C53	63°02'37"	47.00'	51.71'	28.83'
C54	0°39'51"	47.00'	0.54'	0.27'
C55	21°15'20"	100.00'	37.10'	18.76'
C56	50°42'13"	19.50'	17.26'	9.24'
C57	44°02'31"	40.50'	31.13'	16.38'
C58	82°22'00"	40.50'	58.22'	35.43'
C59	28°35'24"	40.50'	20.21'	10.32'
C60	83°07'20"	40.50'	58.76'	35.91'
C61	43°17'11"	40.50'	30.60'	16.07'
C62	50°42'13"	19.50'	17.26'	9.24'
C63	30°00'00"	30.00'	15.71'	8.04'
C64	14°28'39"	20.00'	5.05'	2.54'
C65	22°50'08"	20.00'	7.97'	4.04'
C66	24°19'15"	20.00'	8.49'	4.31'
C67	14°28'39"	20.00'	5.05'	2.54'
C68	14°31'14"	20.00'	5.07'	2.55'
C69	39°04'46"	49.00'	53.42'	17.39'
C70	53°27'26"	49.00'	45.72'	24.68'
C71	75°31'21"	20.00'	26.36'	15.49'
C72	75°31'21"	20.00'	26.36'	15.49'
C73	13°17'30"	20.00'	4.64'	2.33'
C74	13°17'30"	20.00'	4.64'	2.33'
C75	75°31'21"	20.00'	26.36'	15.49'
C76	60°00'00"	30.00'	31.42'	17.32'
C77	56°55'48"	50.00'	49.68'	27.11'
C78	90°49'52"	54.00'	85.61'	54.79'
C81	90°00'00"	48.50'	76.18'	48.50'

SHEET 3 OF 6

JOB NO.: SHG1033 DATE: 02/04/2005

DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE STREET, SUITE 205
LAS VEGAS, NV 89118
702.212.3967 FAX 702.212.3963

SCALE: 1"=40'

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