

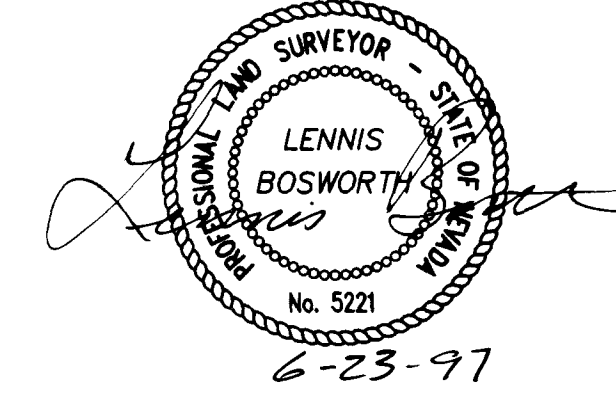
SUN CITY LAS VEGAS - UNIT NO. 33A

A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF LOT 1 OF SUN CITY LAS VEGAS - UNIT NO. 31 AS SHOWN BY MAP THEREOF ON FILE IN BOOK _____, PAGE _____ OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, LYING WITHIN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

MONUMENT TIE MAP

I, LENNIS BOSWORTH, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT THE MONUMENTS HAVE BEEN SET AND TIES ESTABLISHED AS SHOWN HEREON.

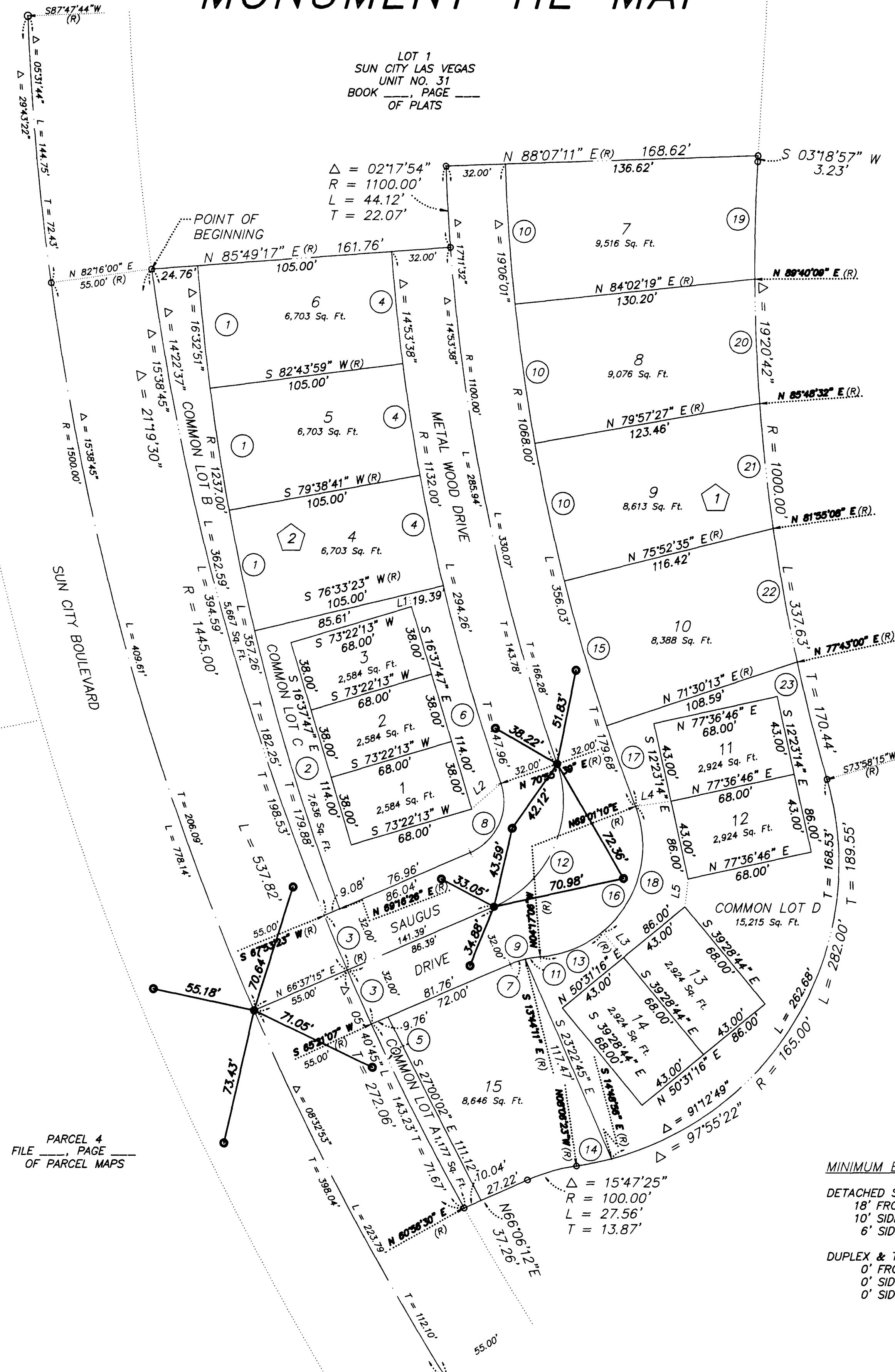


LENNIS BOSWORTH, P.L.S.
NEVADA CERTIFICATE NO. 5221

LOT 2
SUN CITY LAS VEGAS
UNIT NO. 31
BOOK _____ PAGE _____
OF PLATS

LOT 1
SUN CITY LAS VEGAS
UNIT NO. 31
BOOK _____ PAGE _____
OF PLATS

LOT 3
SUN CITY LAS VEGAS
UNIT NO. 31
BOOK _____ PAGE _____
OF PLATS



LINE	BEARING	DISTANCE
L1	N 13°26'37" W	7.00'
L2	N 48°39'52" E	20.95'
L3	N 39°28'44" W	18.00'
L4	S 81°46'27" W	19.46'
L5	N 06°30'59" E	15.23'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	03°05'18"	1237.00'	66.68'	33.35'
2	07°16'57"	1237.00'	157.23'	78.72'
3	01°16'08"	1445.00'	32.00'	16.00'
4	03°05'18"	1132.00'	61.02'	30.52'
5	04°24'37"	1445.00'	111.23'	55.64'
6	05°37'44"	1132.00'	111.21'	55.65'
7	09°38'34"	50.00'	8.41'	4.22'
8	05°41'56"	30.00'	44.87'	22.83'
9	19°05'59"	50.00'	16.66'	8.41'
10	04°04'52"	1068.00'	76.07'	38.05'
11	09°27'05"	50.00'	8.25'	4.13'
12	05°41'56"	62.00'	92.73'	57.51'
13	35°11'58"	60.00'	36.85'	19.03'
14	06°42'33"	165.00'	19.32'	9.67'
15	04°22'22"	1068.00'	81.59'	40.77'
16	106°41'44"	60.00'	111.73'	82.64'
17	02°29'03"	1068.00'	46.31'	23.16'
18	71°30'06"	60.00'	74.88'	43.20'
19	03°38'48"	1000.00'	63.65'	31.83'
20	03°51'57"	1000.00'	67.37'	33.70'
21	03°51'24"	1000.00'	67.89'	33.96'
22	04°12'08"	1000.00'	73.34'	36.69'
23	03°44'45"	1000.00'	65.38'	32.70'

PARCEL 4
FILE _____, PAGE _____
OF PARCEL MAPS

SEE SHEET 2 FOR
KEY MAP AND
BASIS OF BEARING

SCALE:
1" = 40'

LEGEND

- SET 5/8" REBAR AND ALUM. CAP STAMPED P.L.S. 7635 W/ ALUMINUM CAP TIES IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- SET MONUMENT PER N.R.S. 278.371
- 1 LOT NUMBER
TOTAL RESIDENTIAL LOTS IN SUBDIVISION = 15
TOTAL COMMON LOTS IN SUBDIVISION = 4
- ① BLOCK NUMBER
- ② CURVE NUMBER
- L1 LINE SEGMENT NUMBER
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE

MINIMUM BUILDING SETBACKS

DETACHED SINGLE FAMILY:
18' FRONT YARD
10' SIDE YARD AT CORNER
6' SIDE YARD

DUPLEX & TRIPLEX:
0' FRONT YARD
0' SIDE YARD AT CORNER
0' SIDE YARD

NOTE:
FOR SIDE AND PROPERTY LINES SET CONCRETE NAIL AND TIN IN THE REAR WALL ON THE PROPERTY LINE PROJECTED. SET SAWCUT IN THE BACK OF CURB AT THE FRONT OF THE LOT ON THE PROPERTY LINE PROJECTED.

SET 2" X 2" HUB AND TACK AT LOT CORNERS WHERE THERE IS NO BLOCK WALL.

2630

