

940029

14-17-27

01860

TORREY PINES 20 - UNIT 1

A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGEND

- P.O.B. POINT OF BEGINNING
 15 LOT NUMBER / RESIDENTIAL = 25
 (2) BLOCK NUMBER
 R1 RADIAL LINE NUMBER
 L3 COURSE NUMBER
 C2 CURVE NUMBER
 FOUND MONUMENT AS DESCRIBED
 SET TYPE III MONUMENT - AL. CAP "VTN PLS 8421"
 SET NAIL & BRASS TAG "PLS 8421" OR SAWCUT TOP OF CURB ON PROLONGATION OF PROPERTY LINES, PER NOTE 1
 S.F. SQUARE FEET

COURSE TABLE

LINE	DIRECTION	DISTANCE
L1 (R)	S 18°54'43" W	25.50'
L2 (R)	S 18°00'07" W	25.50'
L3 (R)	N 88°53'48" W	25.50'
L4	N 01°06'12" E	10.74'
L5 (R)	N 88°53'48" W	25.50'
L6 (R)	N 88°53'48" W	25.50'
L7	N 01°06'12" E	6.90'
L8 (R)	N 88°53'48" W	25.50'
L9	S 84°01'51" E	12.00'
L10	S 84°01'51" E	3.08'
L11	N 88°38'58" E	29.65'
L12	N 84°03'14" W	24.46'
L13	S 84°03'14" E	21.41'
L14	S 01°06'12" W	37.20'
L15	S 01°06'12" W	44.09'
L16	S 01°06'12" W	37.20'
L17	S 01°06'12" W	47.94'
L18	N 84°01'51" W	8.04'

RADIAL LINE TABLE

LINE	DIRECTION
R1 PRC	S 32°33'03" W
R2 PRC	N 63°53'16" E
R3 PRC	S 63°53'16" W
R4 PRC	N 32°34'26" E
R5	S 18°54'43" W
R6	S 18°00'07" W
R7	S 88°53'48" E
R8	N 88°53'48" W
R9	S 88°53'48" E
R10	N 88°53'48" W
R11	N 70°50'27" E
R12	S 81°24'37" W

ALEXANDER ROAD

ALEXANDER ROAD

TORREY PINES DRIVE

FOX CROFT AVENUE

GINGER CREEK STREET

CRESTFIELD AVENUE

OLD ORCHARD COURT

MAURICE COURT

MAVERICK STREET

33' WIDE EASEMENT TO LAS VEGAS VALLEY WATER DISTRICT BK. 910731, DOC. NO. 01056, OFFICIAL RECORDS

5' WIDE RIGHT-OF-WAY TO NEVADA POWER AND CENTRAL TELEPHONE COMPANIES BK. 1840, DOC. NO. 1799206, OFFICIAL RECORDS

20' PUBLIC DRAINAGE AND SEWER EASEMENT PER PLAT; BOOK 49, PAGE 02

GOWAN ROAD

NOTE:

- PURSUANT TO N.R.S. 278.371, ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG P.L.S. 8421 ON BLOCK WALL AND ALL FRONT OR SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.

BASIS OF BEARINGS

SOUTH 01°06'21" WEST BEING THE CENTERLINE OF MAVERICK STREET AS SHOWN ON PLAT OF FOXGLEN ON FILE WITH THE CLARK COUNTY RECORDERS OFFICE IN BOOK 49 OF PLATS AT PAGE 02 IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 WEST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	27.99'	20.23'	106°53'55"
C2	15.00'	22.29'	13.78'	85°08'03"
C3	15.00'	24.84'	16.33'	94°51'57"
C4	15.00'	22.29'	13.78'	85°08'03"
C5	30.00'	49.99'	33.01'	95°28'36"
C6	60.00'	155.70'	214.07'	148°41'10"
C7	25.00'	11.61'	5.91'	26°36'17"
C8	25.00'	11.61'	5.91'	26°36'17"
C9	60.00'	27.86'	14.19'	26°36'17"
C10	60.00'	60.01'	32.79'	57°18'29"
C11	60.00'	67.83'	38.06'	64°46'24"
C12	25.00'	3.03'	1.52'	06°57'11"
C13	25.00'	8.57'	4.33'	19°39'06"
C14	30.00'	49.98'	33.00'	95°27'13"
C15	60.00'	155.68'	213.91'	148°39'47"
C16	25.00'	11.61'	5.91'	26°36'17"
C17	25.00'	11.61'	5.91'	26°36'17"
C18	60.00'	57.99'	31.48'	55°22'33"
C19	60.00'	48.51'	25.67'	46°19'13"
C20	60.00'	49.18'	26.07'	46°58'01"
C21	25.00'	7.56'	3.81'	17°19'27"
C22	25.00'	4.05'	2.03'	09°16'50"
C23	20.00'	33.32'	22.00'	95°27'13"
C24	20.00'	29.51'	18.18'	84°32'47"
C25	240.50'	54.33'	27.28'	12°56'34"
C26	215.00'	48.57'	24.39'	12°56'34"
C27	215.00'	45.15'	22.66'	12°01'58"
C28	215.00'	3.42'	1.71'	00°54'36"

SCALE 1" = 60'

FOUND NAIL NE 1/16 S11

FOUND "P.K." NAIL W/ TIES

W.O. 4589-1 SHEET 2 OF 2

JPD/MJJ/DFD

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