

16-17-23

TORREY PINES 20 - UNIT 2

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 = 27
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

RADIAL LINE TABLE

LINE	DIRECTION
R1 PRC	N 45°04'09" W
R2	S 82°10'00" E
R3	N 87°46'17" E
R4 PRC	S 47°16'33" E
R5 PRC	N 45°04'09" W
R6	N 70°43'44" W
R7	N 76°27'54" W
R8 PRC	N 47°16'33" E
R9 PRC	S 18°00'07" W
R10 PRC	S 35°48'38" W
R11	S 30°08'25" W
R12	N 23°16'47" E
R13	S 88°53'48" E
R14	N 88°53'48" W
R15	S 88°53'48" E
R16	N 88°53'48" W

COURSE TABLE

LINE	DIRECTION	DISTANCE
L1	N 84°03'34" W	13.07'
L2	N 84°03'34" W	19.92'
L3(R)	N 18°54'43" E	25.50'
L4(R)	N 18°00'07" E	25.50'
L5(R)	S 88°53'48" E	25.50'
L6	S 01°06'12" W	10.74'
L7(R)	S 88°53'48" E	25.50'
L8(R)	S 88°53'48" E	25.50'
L9	S 01°06'12" W	6.90'
L10(R)	S 88°53'48" E	25.50'
L11	N 84°01'51" W	17.73'
L12	N 84°01'51" W	11.78'
L13	S 88°38'58" W	29.65'
L14	S 84°03'14" E	24.46'
L15	S 84°01'51" E	8.04'
L16	N 01°06'12" E	47.94'
L17	N 01°06'12" E	37.20'
L18	N 01°06'12" E	44.09'
L19	N 01°06'12" E	37.20'
L20	N 05°58'09" E	28.75'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	24.83'	16.32'	94°50'14"
C2	274.50'	115.94'	58.85'	24°11'59"
C3	274.50'	27.17'	13.59'	05°40'13"
C4	240.50'	70.93'	35.73'	16°53'55"
C5	15.00'	22.30'	13.78'	85°09'46"
C6	325.50'	98.51'	48.63'	17°20'21"
C7	325.50'	71.19'	35.74'	12°31'51"
C8	189.50'	58.90'	29.69'	17°48'31"
C9	15.00'	27.99'	20.23'	106°53'55"
C10	15.00'	22.29'	13.78'	85°08'03"
C11	274.50'	143.10'	73.22'	29°52'12"
C12	325.50'	169.69'	86.82'	29°52'12"
C13	215.00'	63.41'	31.94'	16°53'55"
C14	300.00'	156.40'	80.02'	29°52'12"
C15	15.00'	24.84'	16.33'	94°51'57"
C16	15.00'	22.29'	13.78'	85°08'03"
C17	25.00'	19.12'	10.06'	43°49'39"
C18	25.00'	19.12'	10.06'	43°49'39"
C19	45.00'	210.22'	46.88'	267°39'18"
C20	45.00'	44.19'	24.06'	56°15'33"
C21	45.00'	64.73'	39.40'	82°24'39"
C22	45.00'	81.15'	56.90'	103°19'30"
C23	45.00'	20.15'	10.25'	25°39'35"
C24	25.00'	19.12'	10.06'	43°49'39"
C25	25.00'	19.12'	10.06'	43°49'39"
C26	45.00'	210.22'	46.88'	267°39'18"
C27	45.00'	31.81'	16.60'	40°29'44"
C28	45.00'	77.11'	51.93'	98°10'28"
C29	45.00'	72.17'	46.51'	91°53'14"
C30	45.00'	29.14'	15.10'	37°05'50"
C31	215.00'	3.42'	1.71'	00°54'36"
C32	215.00'	66.83'	33.68'	17°48'31"
C33	215.00'	48.57'	24.39'	12°56'34"
C34	215.00'	45.15'	22.66'	12°01'58"

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.

ALEXANDER ROAD

FOXGLEN AVENUE

FOXGLEN PLATS: BK. 49 PG. 02

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	S 84°01'51" E	57.29'
T2	S 54°11'22" E	57.29'
T3	S 54°11'22" E	80.02'
T4	S 84°03'34" E	80.03'

SCALE 1" = 60'

GOWAN ROAD

W.O. 4589-2
SHEET 2 OF 2

JPD/MMJ/TH

Book 46 Page 73

4324-2