

941026

19-17-40

01092

CURVE TABLE

	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	92°54'05"	20.00	32.43	21.04	28.99
C2	87°05'55"	20.00	30.40	19.01	27.56
C3	87°05'28"	20.00	30.40	19.01	27.56
C4	92°54'32"	20.00	32.43	21.04	28.99
C5	88°07'51"	20.00	30.76	19.36	27.82
C6	91°52'09"	20.00	32.07	20.66	28.74
C7	48°11'23"	14.50	12.20	6.48	11.84
C8	276°22'46"	45.50	219.48	--	60.67
C9	47°03'01"	45.50	37.36	19.81	36.32
C10	44°01'26"	45.50	34.96	18.39	34.11
C11	47°06'56"	45.50	37.42	19.84	36.37
C12	47°09'56"	45.50	37.46	19.86	36.41
C13	45°40'54"	45.50	36.28	19.16	35.32
C14	45°20'33"	45.50	36.01	19.01	35.08

RECORDER'S NOTE

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

SCALE: 1"=40'

LEGEND

- MONUMENT FOUND AS INDICATED
- TYPE III MONUMENT TO BE SET, P.L.S. 10053
- TYPE II MONUMENT TO BE SET, P.L.S. 10053
- C12 CURVE DATA
- BUILDING SETBACK LINE
- CENTERLINE

NOTE: PURSUANT TO N.R.S. 278.371, ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND L.S. TAG ON THE BLOCK WALL, AND ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC RIGHT-OF-WAY SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF SIDEWALK.

BASIS OF BEARINGS

S 88°04'54" E BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON RECORD OF SURVEY FILE 67, PAGE 80. SHEET 3 OF 3, ON FILE AT THE CLARK COUNTY RECORDERS OFFICE. SAID LINE ALSO BEING THE CENTERLINE OF GOWAN ROAD.

A FINAL PLAT
OF

WINDGATE UNIT 1

A Subdivision of a Portion of the
SW 1/4 of the NW 1/4, Section 9, T. 20 S., R. 60 E.,
M.D.M., Clark County, Nevada

TOTAL LOTS: 33

SHEET 2 OF 2

BOOK 64 PAGE 66
4343-1

SETBACK NOTES:

- FRONT SETBACK AT THE GARAGE SHALL BE A MINIMUM OF 16' ON A KNUCKLE OR CUL-DE-SAC AND 18' ON ALL OTHER LOTS. FOR SETBACK TO ANY OTHER PORTION OF THE STRUCTURE, THE MINIMUM IS 14'.
- SIDEYARD SETBACK MUST BE TOTAL 10' MINIMUM (MAY BE 0'-10' EITHER SIDE) AND 10' MINIMUM AT CORNER LOTS. 5' TYPICAL.

LOT AREA TABLE

1. 4988 SF	0.1145 ACRES
2. 4421 SF	0.1015 ACRES
3. 4421 SF	0.1015 ACRES
4. 4421 SF	0.1015 ACRES
5. 4422 SF	0.1015 ACRES
6. 4422 SF	0.1015 ACRES
7. 4343 SF	0.0997 ACRES
8. 4343 SF	0.0997 ACRES
9. 4342 SF	0.0997 ACRES
10. 4342 SF	0.0997 ACRES
11. 4343 SF	0.0997 ACRES
12. 4972 SF	0.1142 ACRES
13. 5225 SF	0.1200 ACRES
14. 4820 SF	0.1107 ACRES
15. 4898 SF	0.1131 ACRES
16. 6373 SF	0.1456 ACRES
17. 6101 SF	0.1401 ACRES
18. 6605 SF	0.1516 ACRES
19. 6950 SF	0.1596 ACRES
20. 5002 SF	0.1148 ACRES
21. 4667 SF	0.1071 ACRES
22. 5117 SF	0.1175 ACRES
23. 4967 SF	0.1140 ACRES
24. 4504 SF	0.1034 ACRES
25. 4503 SF	0.1034 ACRES
26. 4503 SF	0.1034 ACRES
27. 4503 SF	0.1034 ACRES
28. 4502 SF	0.1033 ACRES
29. 4502 SF	0.1033 ACRES
30. 4502 SF	0.1033 ACRES
31. 4501 SF	0.1033 ACRES
32. 4501 SF	0.1033 ACRES
33. 4500 SF	0.1033 ACRES
R.O.W. 79,505 SF	1.8252 ACRES
TOTAL 239,031 SF	5.4874 ACRES

GROSS 239,031 SF 5.4874 ACRES

APN 138-09-201-16

WINDGATE UNIT 3

APN 138-09-201-23

PROPOSED

UNDEVELOPED

APN 138-09-301-003 & -004

PROPOSED WINDGATE UNIT 2
APN 138-09-201-16

20' SEWER EASEMENT TO
CITY OF LAS VEGAS

AREA TO BE DEDICATED
BY SEPERATE DOCUMENT

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