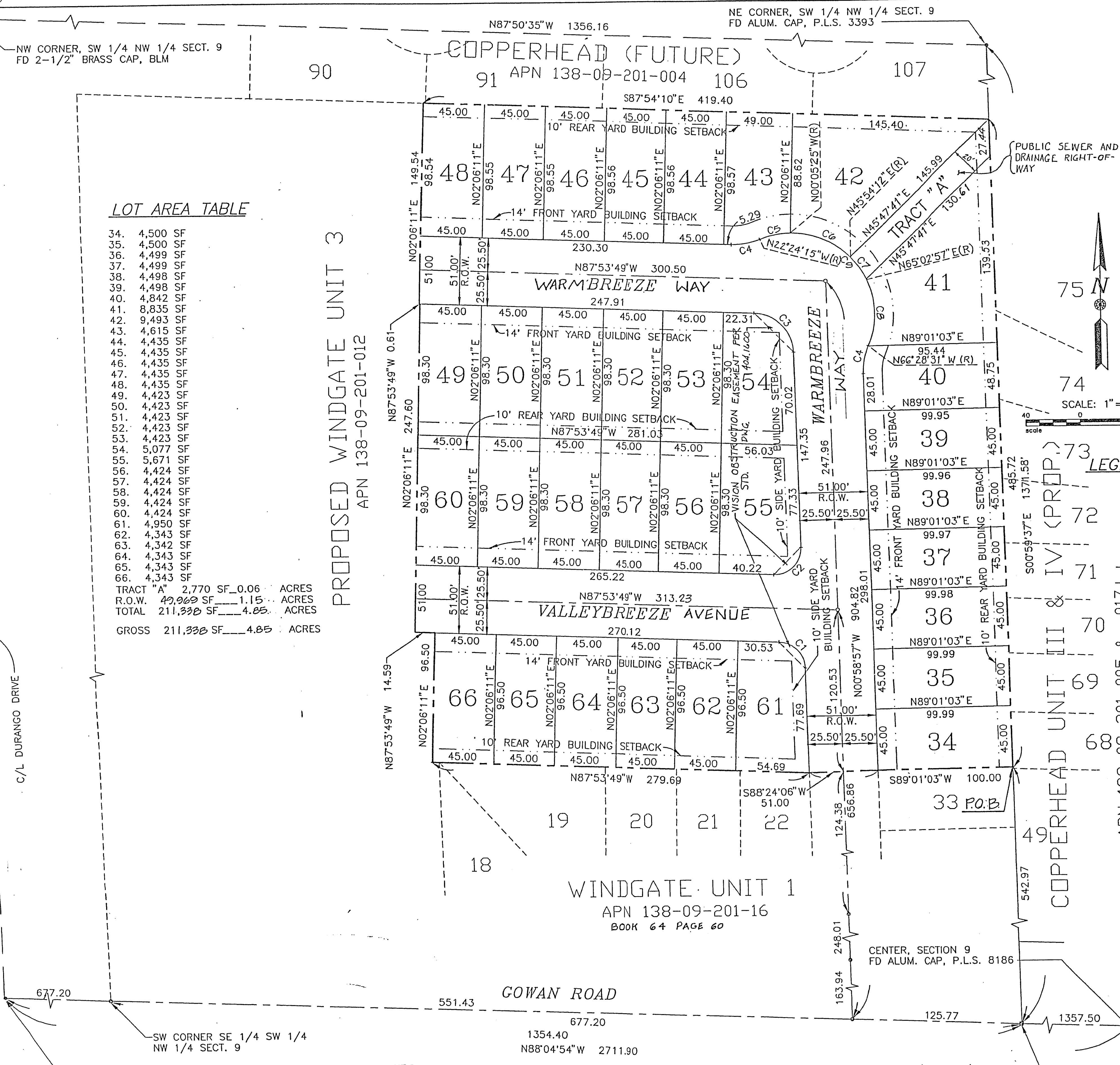


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19-17-38

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LOT AREA TABLE

34.	4,500	SF
35.	4,500	SF
36.	4,499	SF
37.	4,499	SF
38.	4,498	SF
39.	4,498	SF
40.	4,842	SF
41.	8,835	SF
42.	9,493	SF
43.	4,615	SF
44.	4,435	SF
45.	4,435	SF
46.	4,435	SF
47.	4,435	SF
48.	4,435	SF
49.	4,423	SF
50.	4,423	SF
51.	4,423	SF
52.	4,423	SF
53.	4,423	SF
54.	5,077	SF
55.	5,671	SF
56.	4,424	SF
57.	4,424	SF
58.	4,424	SF
59.	4,424	SF
60.	4,424	SF
61.	4,950	SF
62.	4,343	SF
63.	4,343	SF
64.	4,343	SF
65.	4,343	SF
66.	4,343	SF
TRACT "A" 2,770 SF 0.06 ACRES		
R.O.W. 40,000 SF 1.15 ACRES		
TOTAL 211,338 SF 4.85 ACRES		
GROSS 211,338 SF 4.85 ACRES		

PROPOSED WINDGATE UNIT 3
APN 138-09-201-012

WINDGATE UNIT 1
APN 138-09-201-16
BOOK 64 PAGE 60

CURVE TABLE

	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	86°54'52"	20.00	30.34	18.95	27.51
C2	93°05'08"	20.00	32.49	21.11	29.04
C3	86°54'52"	30.00	45.51	28.43	41.27
C4	24°30'26"	50.00	21.39	10.86	21.22
C5	22°18'50"	61.00	23.76	12.03	23.60
C6	45°59'37"	61.00	48.97	25.89	47.66
C7	19°08'45"	61.00	20.38	10.28	20.29
C8	48°28'32"	61.00	51.61	27.47	50.08
C9	135°55'44"	61.00	144.72	150.71	113.09

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
- TYPE III MONUMENT FOUND P.L.S. 10053
- TYPE II MONUMENT FOUND P.L.S. 10053

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 2

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

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.

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