

WASHINGTON & SANDHILL - UNIT 3

BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4)
OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, T.20S., R.62E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

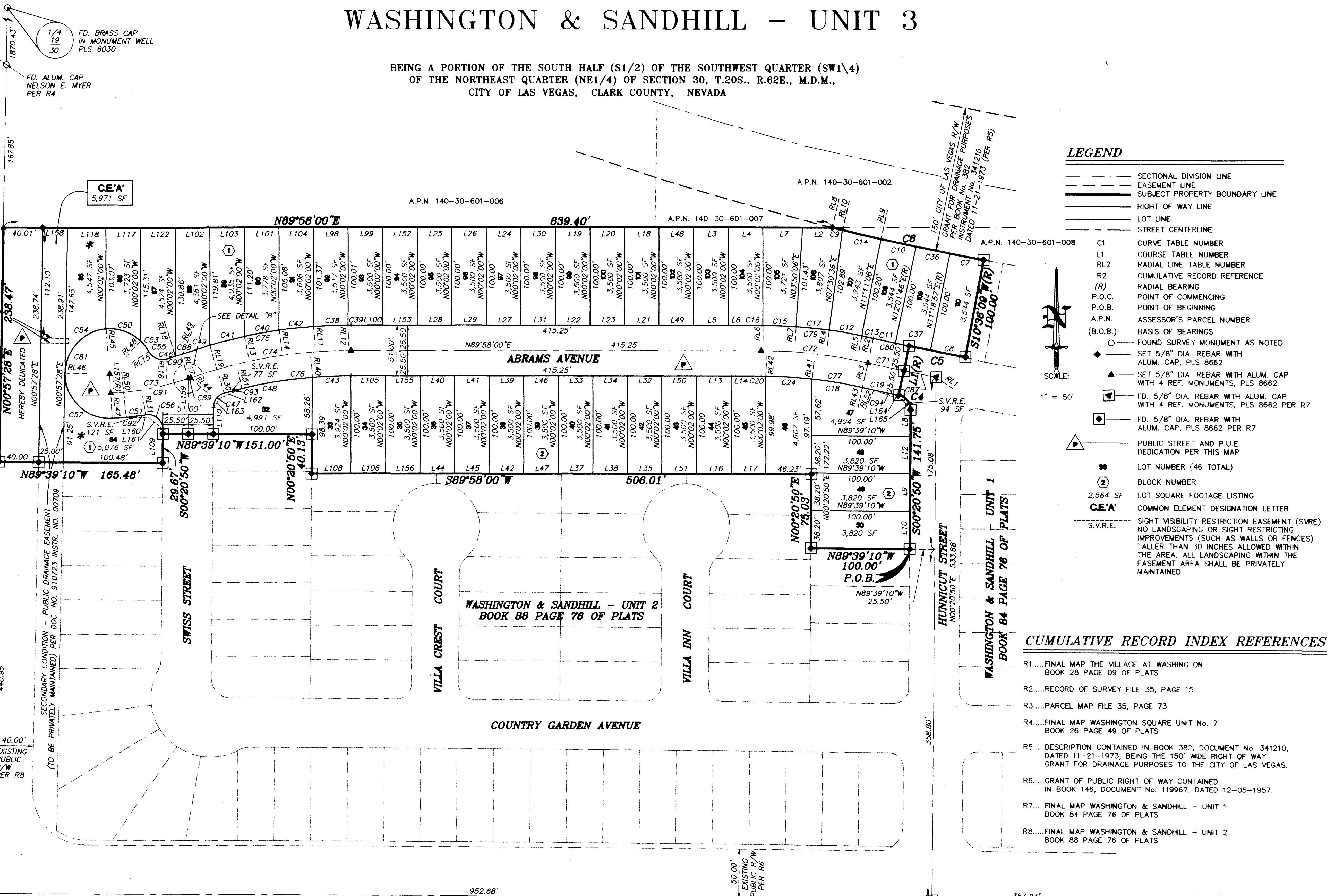
PROCLAMATION PLACE

HARRINGTON AVENUE

WASHINGTON SQUARE UNIT No 7
BOOK 26 PAGE 49

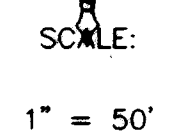
EXISTING PUBLIC R/W PER R4

EXISTING PUBLIC R/W PER R4



LEGEND

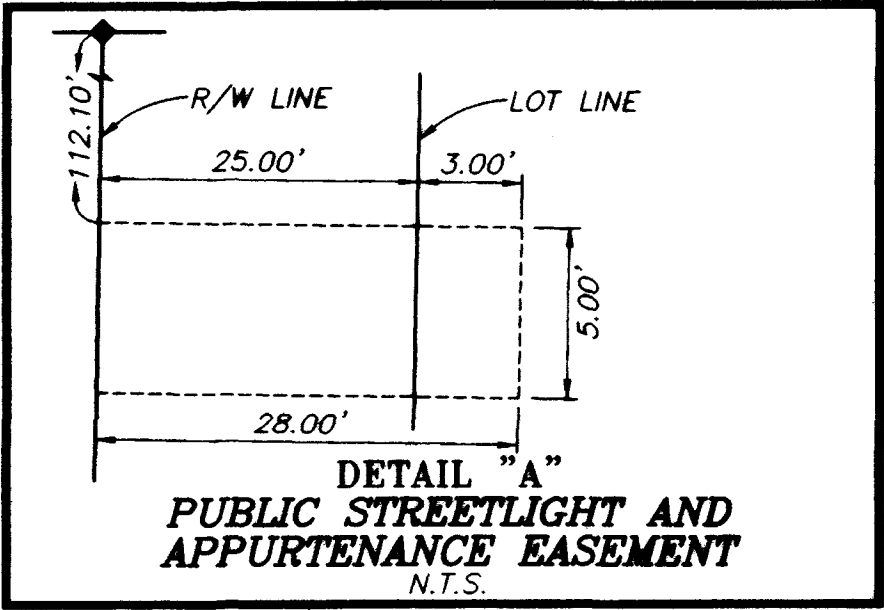
- SECTIONAL DIVISION LINE
- - - EASEMENT LINE
- ==== SUBJECT PROPERTY BOUNDARY LINE
- ==== RIGHT OF WAY LINE
- ==== LOT LINE
- STREET CENTERLINE
- C1 CURVE TABLE NUMBER
- L1 COURSE TABLE NUMBER
- RL2 RADIAL LINE TABLE NUMBER
- R2 CUMULATIVE RECORD REFERENCE
- (R) RADIAL BEARING
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- A.P.N. ASSESSOR'S PARCEL NUMBER
- (B.O.B.) BASIS OF BEARINGS
- FOUND SURVEY MONUMENT AS NOTED
- ◆ SET 5/8" DIA. REBAR WITH ALUM. CAP, PLS 8662
- ▲ SET 5/8" DIA. REBAR WITH ALUM. CAP WITH 4 REF. MONUMENTS, PLS 8662
- ▼ FD. 5/8" DIA. REBAR WITH ALUM. CAP WITH 4 REF. MONUMENTS, PLS 8662 PER R7
- ◆ FD. 5/8" DIA. REBAR WITH ALUM. CAP, PLS 8662 PER R7
- ▲ PUBLIC STREET AND P.U.E. DEDICATION PER THIS MAP
- LOT NUMBER (46 TOTAL)
- ② BLOCK NUMBER
- 2,564 SF LOT SQUARE FOOTAGE LISTING
- CE'A' COMMON ELEMENT DESIGNATION LETTER
- S.V.R.E. SIGHT VISIBILITY RESTRICTION EASEMENT (SVRE) NO LANDSCAPING OR SIGHT RESTRICTING IMPROVEMENTS (SUCH AS WALLS OR FENCES) TALLER THAN 30 INCHES ALLOWED WITHIN THE AREA. ALL LANDSCAPING WITHIN THE EASEMENT AREA SHALL BE PRIVATELY MAINTAINED.



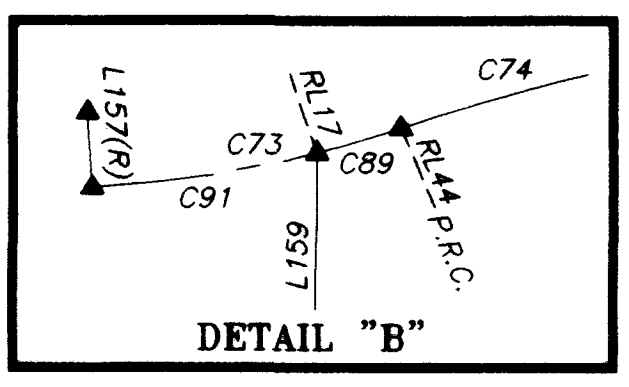
SCALE: 1" = 50'

CUMULATIVE RECORD INDEX REFERENCES

- R1.....FINAL MAP THE VILLAGE AT WASHINGTON BOOK 28 PAGE 09 OF PLATS
- R2.....RECORD OF SURVEY FILE 35, PAGE 15
- R3.....PARCEL MAP FILE 35, PAGE 73
- R4.....FINAL MAP WASHINGTON SQUARE UNIT No. 7 BOOK 26 PAGE 49 OF PLATS
- R5.....DESCRIPTION CONTAINED IN BOOK 382, DOCUMENT No. 341210, DATED 11-21-1973, BEING THE 150' WIDE RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES TO THE CITY OF LAS VEGAS.
- R6.....GRANT OF PUBLIC RIGHT OF WAY CONTAINED IN BOOK 146, DOCUMENT No. 119967, DATED 12-05-1957.
- R7.....FINAL MAP WASHINGTON & SANDHILL - UNIT 1 BOOK 84 PAGE 76 OF PLATS
- R8.....FINAL MAP WASHINGTON & SANDHILL - UNIT 2 BOOK 88 PAGE 76 OF PLATS



952.68'
WASHINGTON AVENUE
B.O.B. S89°39'10"E 2613.05'
(N89°53'26"E 2612.71' PER R2)



NOTES:

- ALL LOT CORNERS MUST BE SET WITH A TYPE III MONUMENT. IN THOSE INSTANCES WHERE OFFSITE IMPROVEMENTS EXIST (i.e., REAR PROPERTY WALL AND FRONT CURB), A NAIL AND TAG SHALL BE SET IN THE FACE OF WALL AS CONSTRUCTED AND BY SAWCUTTING IN THE TOP OF THE FRONT CURB AT THE PROLONGATION OF THE SIDE PROPERTY LINE.
- CURVE AND COURSE TABLES FOR THIS SHEET ARE LOCATED ON SHEET 4 OF 4.
- TYPICAL LOT AND BUILDING SETBACKS AND UTILITY EASEMENTS ARE DEPICTED UPON SHEET 1 OF 4.
- * DIRECT VEHICULAR AND/OR PEDESTRIAN INGRESS/EGRESS TO WASHINGTON AVENUE AND SANDHILL ROAD THROUGH COMMON ELEMENTS FROM ADJACENT LOTS IS STRICTLY PROHIBITED.

FD. TYPE II MON. PLS 8662 PER R7

E 1/16 C-C S.30

FD. BRASS CAP 0.2" BELOW FINISH GRADE NUMBERS ILLEGIBLE E 1/4 30|29

civil engineering • planning • surveying

 3068 East Sunset, Suite 9, Las Vegas, Nevada 89120
 (702) 739-5921 Fax(702) 739-5929
 ORION ENGINEERING AND SURVEYING INC.
 SHEET 2 OF 4
 4556-3 C:\PROJECTS\0208001\WS3FMS2

