

Book No. _____

Instrument No. _____

FINAL MAP OF
SUN CITY LAS VEGAS - UNIT NO. 34
 AT SUMMERLIN
 A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AS SHOWN BY MAP THEREOF ON FILE IN FILE 71, PAGE 17 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST AND SECTION 18, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTE:

FOR SIDE PROPERTY LINES: SET CONCRETE NAIL AND TIN IN THE REAR WALL ON THE PROPERTY LINE PROJECTED. SET SAWCUT IN THE BACK OF CURB AT THE FRONT OF THE LOT ON THE PROPERTY LINE PROJECTED.

SET 2"x2" HUB AND TACK AT LOT CORNERS WHERE THERE IS NO BLOCK WALL.

NOTE:

LOTS 227 THROUGH 232, INCLUSIVE CONTAIN 2,584 sf EACH.

LOTS 203 THROUGH 208, INCLUSIVE CONTAIN 2,924 sf EACH.

LOTS 221 THROUGH 226, INCLUSIVE CONTAIN 2,924 sf EACH.

LOTS 179 THROUGH 184, INCLUSIVE CONTAIN 2,924 sf EACH.

NOTE:

MINIMUM BUILDING SETBACK 18' FRONT OF LOT AND 10' SIDE CORNER LOTS.

SEE SHEET 2 FOR KEY MAP AND BASIS OF BEARING

NOTE:

DIRECT VEHICULAR ACCESS TO SUN CITY BOULEVARD FROM ABUTTING LOTS IS PROHIBITED.

SCALE: 1" = 40'



LINE	BEARING	DISTANCE
1	N 05°34'47" E	18.01'
2	N 04°55'44" E	18.01'
3	N 04°41'37" E	18.01'
4	N 03°02'34" E	18.01'
5	N 02°48'27" E	18.01'
6	S 03°11'49" W	18.00'
7	S 04°38'51" W	18.00'
8	S 06°01'53" W	18.00'
9	S 8°11'47" E	10.91'
10	S 8°11'47" W	13.00'
11	N 06°48'13" E	18.00'
12	N 05°21'06" E	18.39'
13	N 02°52'06" E	18.39'
14	S 02°59'44" W	18.00'
15	S 05°23'02" W	18.00'
16	S 06°48'13" W	18.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	17°05'28"	60.00'	17.90'	9.02'
2	07°35'39"	4605.00'	47.75'	23.99'
3	82°24'21"	23.00'	35.89'	22.76'
4	90°12'35"	13.00'	20.47'	13.05'
5	07°00'51"	3975.00'	0.98'	0.49'
6	01°38'03"	3975.00'	114.53'	57.27'
7	02°14'07"	3975.00'	16.32'	8.16'
8	02°29'00"	2475.00'	107.27'	53.64'
9	01°27'07"	2475.00'	62.72'	31.36'
10	90°00'00"	13.00'	20.42'	13.00'
11	82°47'39"	13.00'	20.37'	12.95'
12	07°33'59"	4025.00'	39.79'	19.89'
13	01°25'01"	4025.00'	99.54'	49.77'
14	01°25'11"	2525.00'	62.57'	31.28'
15	02°31'18"	2525.00'	105.25'	52.63'
16	01°25'02"	4025.00'	99.56'	49.78'
17	02°23'19"	2525.00'	105.27'	52.64'

LEGEND

- SET 5/8" REBAR AND ALUM. CAP STAMPED P.L.S. 7755 W/ ALUMINIUM CAP TIES IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- SET MONUMENTATION PER N.R.S. 278.371
- 232 LOT NUMBER
TOTAL RESIDENTIAL LOTS = 265
COMMON LOTS IN SUBDIVISION = 5
- 10 BLOCK NUMBER
- 16 CURVE NUMBER
- L1 LINE SEGMENT NUMBER
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE