

29-12-219

Book No. 911230

SUN CITY LAS VEGAS - UNIT NO. 32

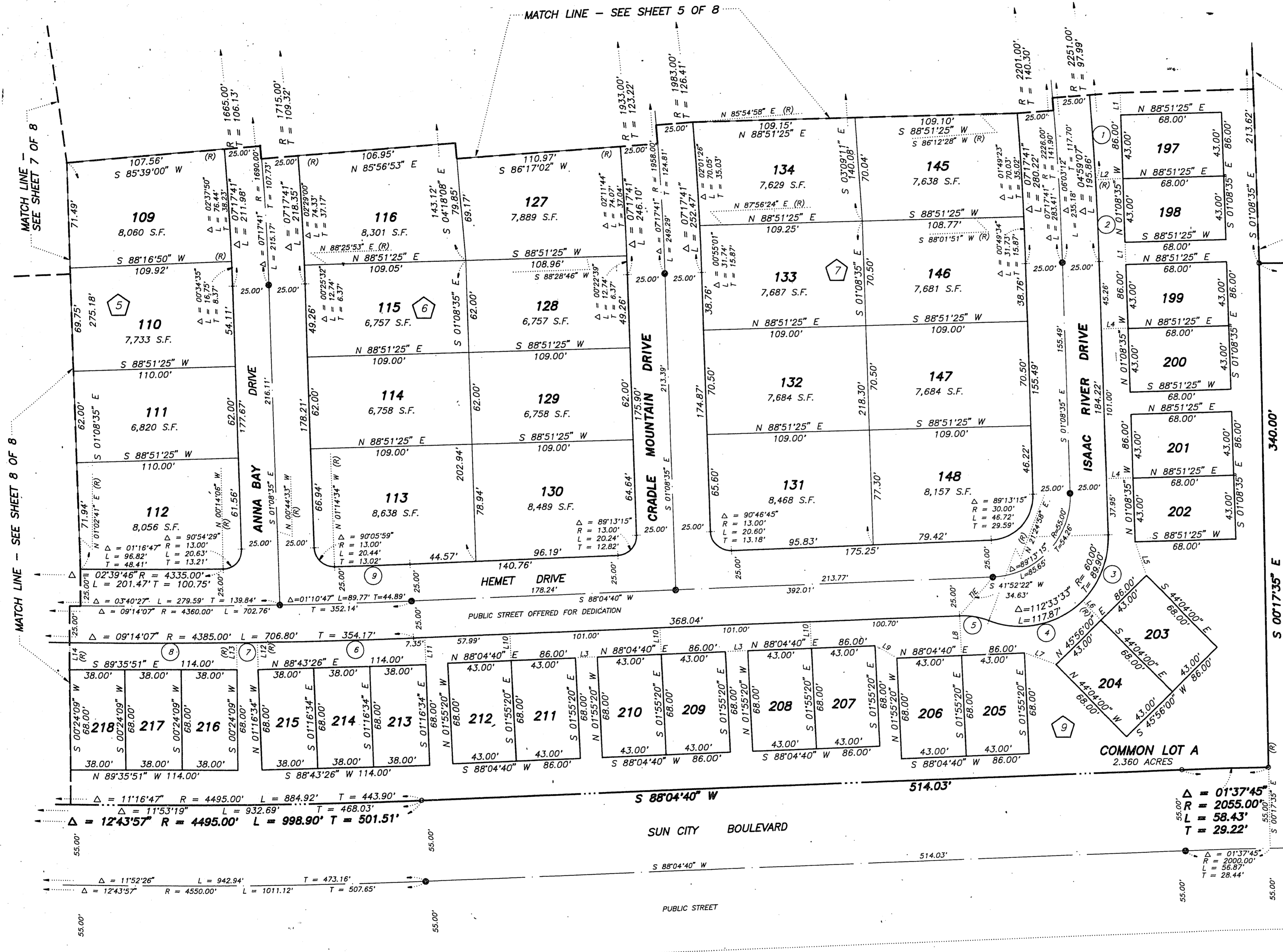
Instrument No. 01210

A PLANNED DEVELOPMENT

BEING A SUBDIVISION OF ALL OF PARCEL 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 70, PAGE 5 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.



Δ = 1337.45'
R = 2395.00'
L = 569.71'
T = 286.21'

NOTE:
LOTS 197 THROUGH 212, INCLUSIVE CONTAIN 2,924 sf EACH.

NOTE:
LOTS 213 THROUGH 218, INCLUSIVE CONTAIN 2,584 sf EACH.

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

NOTE:
DIRECT VEHICULAR ACCESS TO SUN CITY BOULEVARD FROM ADJACENT LOTS IS PROHIBITED.

PROPOSED LOT 9
SUN CITY LAS VEGAS
UNIT NO. 31

LEGEND

- SET 5/8" REBAR AND ALUM. CAP STAMPED P.L.S. 7635 W/ ALUMINUM CAP TIES IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- SET MONUMENTATION PER N.R.S. 278.371
- 127 LOT NUMBER
TOTAL RESIDENTIAL LOTS = 233
COMMON LOTS IN SUBDIVISION = 1
- 6 BLOCK NUMBER
- 3 CURVE NUMBER
- L1 LINE SEGMENT NUMBER
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE

LINE	BEARING	DISTANCE
L1	S 01°08'35" E	15.00'
L2	N 87°26'59" E	18.68'
L3	S 88°04'40" W	18.00'
L4	N 88°51'25" E	18.00'
L5	S 17°18'48" E	23.72'
L6	S 44°04'00" E	18.00'
L7	N 89°38'54" W	22.78'
L8	S 01°55'20" E	27.00'
L9	N 60°26'50" W	17.24'
L10	S 01°55'20" E	18.00'
L11	S 01°55'20" E	18.36'
L12	S 00°32'04" E	18.37'
L13	S 00°20'21" E	18.37'
L14	S 01°08'39" W	18.37'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	02°32'40"	2251.00'	99.96'	49.98'
2	01°24'26"	2251.00'	55.98'	27.64'
3	47°04'35"	60.00'	49.30'	26.14'
4	65°28'58"	60.00'	68.57'	38.59'
5	23°01'18"	50.00'	20.32'	10.33'
6	01°23'16"	4385.00'	106.21'	53.11'
7	00°11'43"	4385.00'	14.95'	7.47'
8	01°29'00"	4385.00'	113.53'	56.76'
9	00°40'46"	4335.00'	31.41'	25.70'