

**FINAL MAP OF
OXFORD COMMONS II - UNIT 2
(A COMMON INTEREST COMMUNITY)**

BEING A SUBDIVISION OF A PORTION OF LOT A OF OXFORD COMMONS II - UNIT 1 RECORDED IN BOOK 152, PAGE 80 OF PLATS
SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

KB HOME NEVADA, INC., A NEVADA CORPORATION,
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF
OXFORD COMMONS II - UNIT 2

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE
CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS) AND THE OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS INDICATED
AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC AND GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, AS INDICATED AND
OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION IS OFFERED FOR DEDICATION.

FURTHER, UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, A NEVADA CORPORATION, D/B/A NV
ENERGY, CENTRAL TELEPHONE COMPANY D/B/A CENTURYLINK (JOINTLY AND SEVERALLY), AND TO SOUTHWEST GAS CORPORATION, LAS
VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR SUCCESSORS AND ASSIGNS: (I) A
PERMANENT EASEMENT WITHIN THE AREAS SHOWN AS PRIVATE STREETS, PUBLIC UTILITY EASEMENTS AND COMMON ELEMENTS; (II) A
THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS; (III) AN
EASEMENT, CONTIGUOUS TO AND/OR BACK OF, PUBLIC STREETS AND PRIVATE STREETS, WHERE NO SIDEWALK EXISTS, THE WIDTH OF
SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE
BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET; WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY
A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE
SIDEWALKS, FOR ABOVE GROUND TRANSFORMER PADS, ABOVE GROUND TELEPHONE EQUIPMENT PADS AND WATER FACILITIES; AND (IV) A
TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND ABOVE GROUND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED
LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS,
UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF
INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS
A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC AND PRIVATE STREETS
FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES THERETO,
AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND
APPURTENANCES TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS
FROM THESE EASEMENTS.

DATED THIS 20th DAY OF January 2017

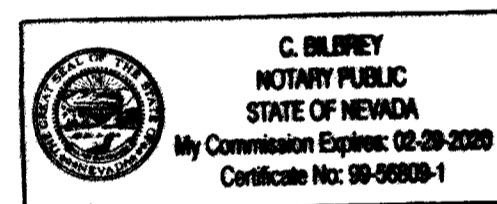
BY: BRIAN KUNEK
AS: DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA SS
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 20, 2017 BY
BRIAN KUNEK AS DIVISION PRESIDENT OF
KB HOME NEVADA, INC., A NEVADA CORPORATION.

C. Bilbrey
C. BILBREY
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



MY COMMISSION EXPIRES 2-29-2020

LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS
MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL)
MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO
EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE
FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE
ACTIVITIES OF THE UTILITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

ALL COMMON AREAS AND UTILITY EASEMENTS, INDICATED HEREON AS "COMMON AREAS" OR
"UTILITY EASEMENTS" ARE TO PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION (OR
PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

UTILITY / AGENCIES APPROVALS

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES, BY AFFIXING OUR SIGNATURES
HERETO, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS AS INDICATED HEREON.

Juanne Dean Dianne Dean 04-05-2017
LAS VEGAS VALLEY WATER DISTRICT DATE

Tim Tsao 1-23-17
SOUTHWEST GAS CORPORATION DATE

Lisa C. Drake 1/17/2017
NEVADA POWER COMPANY, A NEVADA CORPORATION,
D/B/A NV ENERGY DATE

Lesley Devine 01/12/17
CENTRAL TELEPHONE COMPANY D/B/A CENTURY LINK DATE

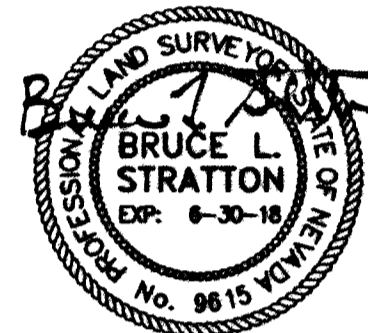
Carlos Rodriguez 1/19/17
COX COMMUNICATIONS LAS VEGAS, INC. DATE

SURVEYOR'S CERTIFICATE

I, BRUCE L. STRATTON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA,
ACTING AS AGENT FOR L.R. NELSON CONSULTING ENGINEERS, INC. CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION AT THE INSTANCE OF KB HOME NEVADA, INC., A NEVADA CORPORATION.
- LANDS SURVEYED LIE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER
(NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON MARCH 22 2016.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL
ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL
APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND
OCCUPY THE POSITIONS INDICATED BY 2/23/2017 AND AN APPROPRIATE
FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE
RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

BRUCE L. STRATTON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9615



11 JAN 2017

LEGAL DESCRIPTION

SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BEING THAT PORTION OF LOT A OF OXFORD COMMONS II - UNIT 1, THE PLAT OF SAID SUBDIVISION BEING ON FILE IN THE CLARK
COUNTY RECORDER'S OFFICE AS BOOK 152, PAGE 80 OF PLATS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 13;
THENCE NORTH 87°49'54" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SAID SECTION 13, A DISTANCE OF 224.20 FEET;
THENCE SOUTH 02°10'08" EAST, 65.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT A, SAID POINT ALSO BEING
THE POINT OF BEGINNING;
THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT A THE FOLLOWING COURSES: SOUTH 02°10'08" EAST, 12.00 FEET;
THENCE SOUTH 47°10'06" EAST, 25.46 FEET;
THENCE NORTH 87°49'54" EAST, 8.06 FEET;
THENCE SOUTH 02°10'08" EAST, 112.05 FEET;
THENCE NORTH 89°33'57" EAST, 19.11 FEET;
THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL
ANGLE OF 77°31'56", AN ARC LENGTH OF 27.06 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS NORTH
77°05'53" EAST;
THENCE NORTH 77°05'53" EAST, 18.50 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING SOUTH 12°54'07" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 136.86 FOOT RADIUS CURVE,
CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 07°19'55", AN ARC LENGTH OF 17.51 FEET TO A POINT OF REVERSE CURVATURE
TO WHICH A RADIAL LINE BEARS SOUTH 69°45'58" WEST;
THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 136.86 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE
OF 04°45'26", AN ARC LENGTH OF 11.36 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS NORTH 74°31'25" EAST;
THENCE NORTH 74°31'25" EAST, 18.50 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING NORTH 15°28'35" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE,
CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 44°25'09", AN ARC LENGTH OF 15.51 FEET TO A POINT OF NON-TANGENCY TO
WHICH A RADIAL LINE BEARS NORTH 61°03'27" WEST;
THENCE SOUTH 86°24'34" EAST, 103.74 FEET;
THENCE SOUTH 00°22'27" EAST, 315.67 FEET;
THENCE SOUTH 89°37'33" WEST, 12.53 FEET;
THENCE SOUTH 00°22'27" EAST, 113.25 FEET;
THENCE SOUTH 87°59'05" WEST, 508.10 FEET;
THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT A, NORTH 02°10'08" WEST, 120.79 FEET;
THENCE SOUTH 77°26'54" EAST, 51.19 FEET;
THENCE NORTH 00°22'27" WEST, 335.70 FEET;
THENCE SOUTH 89°37'33" WEST, 98.00 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING SOUTH 25°29'04" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE,
CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 25°51'31", AN ARC LENGTH OF 9.03 FEET TO A POINT OF NON-TANGENCY TO
WHICH A RADIAL LINE BEARS SOUTH 89°37'33" WEST;
THENCE SOUTH 00°22'27" EAST, 18.33 FEET;
THENCE SOUTH 89°37'33" WEST, 18.50 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING NORTH 00°22'27" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE,
CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°37'31", AN ARC LENGTH OF 4.63 FEET TO A POINT OF NON-TANGENCY TO
WHICH A RADIAL LINE BEARS NORTH 76°20'53" EAST;
THENCE SOUTH 89°37'33" WEST, 143.76 FEET;
THENCE NORTH 01°54'03" WEST, 46.84 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING NORTH 87°49'54" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE,
CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 10°37'31", AN ARC LENGTH OF 5.38 FEET TO A POINT OF NON-TANGENCY TO
WHICH A RADIAL LINE BEARS SOUTH 12°47'37" EAST;
THENCE NORTH 02°10'06" WEST, 89.36 FEET;
THENCE SOUTH 89°43'54" WEST, 8.06 FEET;
THENCE NORTH 47°10'06" WEST, 25.46 FEET;
THENCE NORTH 02°10'06" WEST, 11.87 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A THE FOLLOWING THREE (3) COURSES: NORTH 87°49'54" EAST, 28.63 FEET;
THENCE NORTH 86°33'31" EAST, 225.05 FEET;
THENCE NORTH 87°49'54" EAST, 309.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.998 ACRES.

NOTE:

DIRECT VEHICULAR ACCESS TO EGAN CREST DRIVE AND GRAND TETON DRIVE FROM
ADJUTING LOTS THROUGH COMMON AREAS IS PROHIBITED.

CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY
THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

OXFORD COMMONS II - UNIT 2
AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT
BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE
THEIR SETTING ON OR BEFORE MARCH 23, 2017.

Randy W. Mrowicki
RANDY W. MROWICKI PLS 11441 19-APRIL-2017
DATE
FOR: ALAN R. RIEKKI, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469



CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED
ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE
PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE
MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR

OF PLANNING ON THE 17th DAY OF APRIL, 2017.

Thomas A. Perrigo
THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL
CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES
AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM
FOR DISPOSAL OF SEWAGE.

Andy Chaney
ANDY CHANEY, REHS
SOUTHERN NEVADA HEALTH DISTRICT

4/6/2017
DATE

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT
OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO
THE REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

John Gilliope
JOHN GILLIOPE, P.E.
DIVISION OF WATER RESOURCES

4/10/17
DATE

CITY ENGINEER'S APPROVAL

BY THE SIGNATURE BELOW, THE CITY DOES HEREBY ACCEPT THE EASEMENTS GRANTED TO
THE CITY AS DELINEATED AND APPROVED HEREON WITH THIS PLAT UNLESS OTHERWISE
NOTED.

Allen Pavelka
ALLEN PAVELKA P.E. 9029
CITY ENGINEER

4-13-17
DATE

BASIS OF BEARINGS

NORTH 87°49'54" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST
QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS
SHOWN ON THE PLAT OF CLIFF'S EDGE PARENT, SAID PLAT BEING ON FILE IN THE CLARK
COUNTY, NEVADA RECORDER'S OFFICE AS BOOK 118, PAGE 88 OF PLATS.

COUNTY RECORDER'S NOTE

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

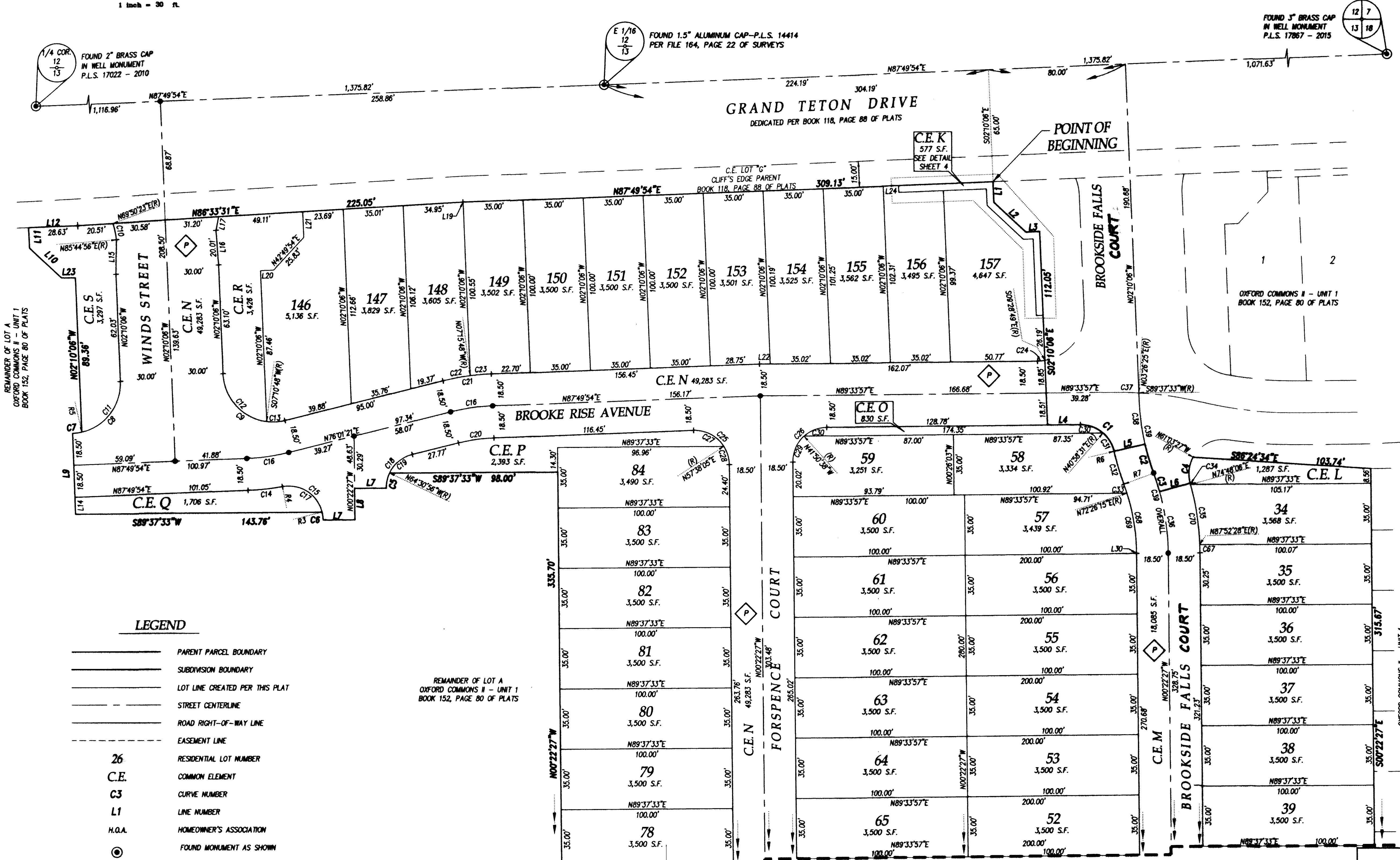
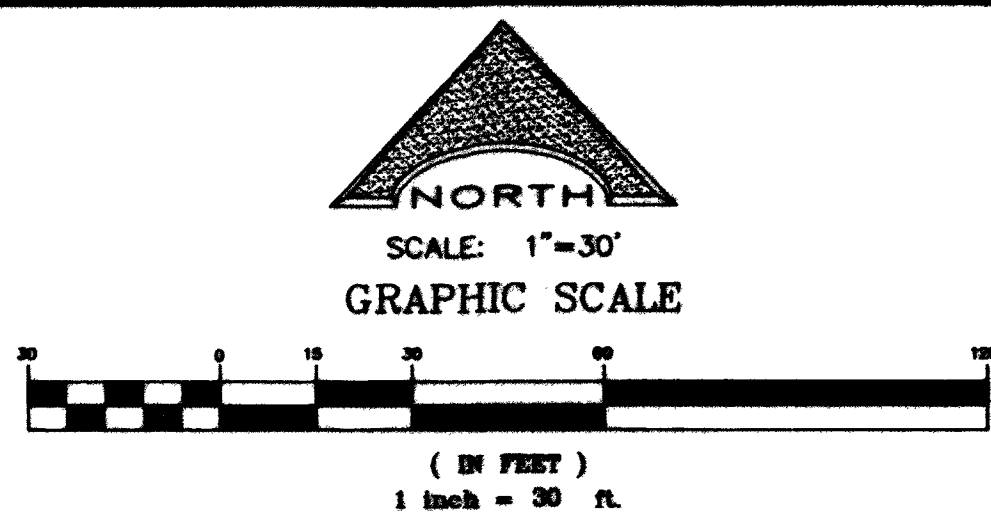
FMP - 67793

FINAL MAP OF OXFORD COMMONS II - UNIT 2 A COMMON INTEREST COMMUNITY		OFFICIAL RECORDS BOOK NO. <u>2017049</u>
BEING A SUBDIVISION OF LOT A OF OXFORD COMMONS II UNIT 1 RECORDED IN BOOK 152, PAGE 80 OF PLATS - SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		INSTRUMENT NO. <u>023 023</u>
PREPARED BY: L.R. NELSON CONSULTING ENGINEERS -STRUCTURAL 6765 W. Russell Rd. #200 -CIVIL Las Vegas, NV 89118 -SURVEY (702) 798-7878	DRAWN BY: CHECKED BY: <u>B.L.S.</u> JOB NO. 1282-112-168	FILED AT THE REQUEST OF L.R. NELSON CONSULTING ENGINEERS, INC. DATE <u>4/19/2017</u> AT <u>15:43 PM</u> BOOK <u>153</u> PAGE <u>65</u> OF PLATS
SHEET 1 OF 4		CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE \$ <u>87.00</u> DEPUTY <u>BNS</u>

OXFORD COMMONS II - UNIT 2

(A COMMON INTEREST COMMUNITY)

BEING A SUBDIVISION OF A PORTION OF LOT A OF OXFORD COMMONS II - UNIT 1 RECORDED IN BOOK 152, PAGE 80 OF PLATS
SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



REMAINDER OF LOT A
OXFORD COMMONS II - UNIT 1
BOOK 152, PAGE 80 OF PLATS

REMAINDER OF LOT A
OXFORD COMMONS II - UNIT 1
BOOK 152, PAGE 80 OF PLATS

OXFORD COMMONS II - UNIT 1
BOOK 152, PAGE 80 OF PLATS

OXFORD COMMONS II - UNIT 1
BOOK 152, PAGE 80 OF PLATS

LEGEND

- PARENT PARCEL BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINE CREATED PER THIS PLAT
- STREET CENTERLINE
- ROAD RIGHT-OF-WAY LINE
- EASEMENT LINE
- 26** RESIDENTIAL LOT NUMBER
- C.E.** COMMON ELEMENT
- C3** CURVE NUMBER
- L1** LINE NUMBER
- H.O.A.** HOMEOWNER'S ASSOCIATION
- FOUND MONUMENT AS SHOWN
- SET 5/8" REBAR AND ALUMINUM CAP P.L.S. 9615 WITH TYPE IV REFERENCE MONUMENTS
- A PERPETUAL AND NON-REVOCABLE PRIVATE DRIVE AND COMMON ELEMENT TOGETHER WITH PUBLIC UTILITY EASEMENTS, CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS WITH PRIVATE SURFACE MAINTENANCE BY THE HOMEOWNER'S ASSOCIATION

LOT COUNT

RESIDENTIAL LOTS	=	63	LOTS
COMMON ELEMENT LOTS	=	9	LOTS
TOTAL	=	72	LOTS

MATCH LINE - SEE SHEET 4 OF 4

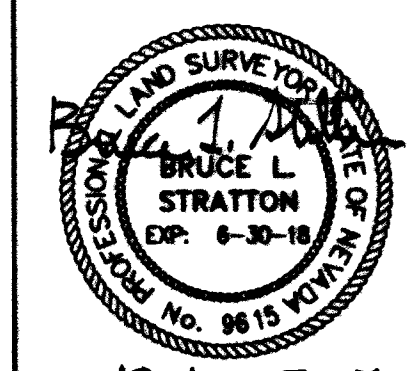
NOTE:

1. DIRECT VEHICULAR ACCESS TO EGAN CREST DRIVE AND GRAND TETON DRIVE FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.
2. FOR SIDE PROPERTY LINES, SET REBAR AND BRASS CAP - P.L.S. 9615 UNLESS A BLOCK WALL IS BUILT, THEN A NAIL AND BRASS TAG STAMPED P.L.S. 9615 WILL BE SET IN THE BLOCK WALL TO DENOTE THE SIDE PROPERTY LINE. FRONT PROPERTY CORNERS WILL BE WITNESSED BY A SAWCUT IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE PROPERTY LINES.

FOUND 3" BRASS CAP
IN WELL MONUMENT
P.L.S. 17867 - 2015

FOUND 1.5" ALUMINUM CAP-P.L.S. 14414
PER FILE 164, PAGE 22 OF SURVEYS

FOUND 2" BRASS CAP
IN WELL MONUMENT
P.L.S. 17022 - 2010



FMP - 67793

PREPARED BY:

LR NELSON CONSULTING ENGINEERS
STRUCTURAL 6785 W. Russell Rd. #200
CIVIL Las Vegas, NV 89118
SURVEY (702) 798-7976

19 JAN 2017

DRAWN BY: B.L.S.
CHECKED BY:
JOB NO. 1262-112-189

SHEET 3 OF 4

OXFORD COMMONS II - UNIT 2

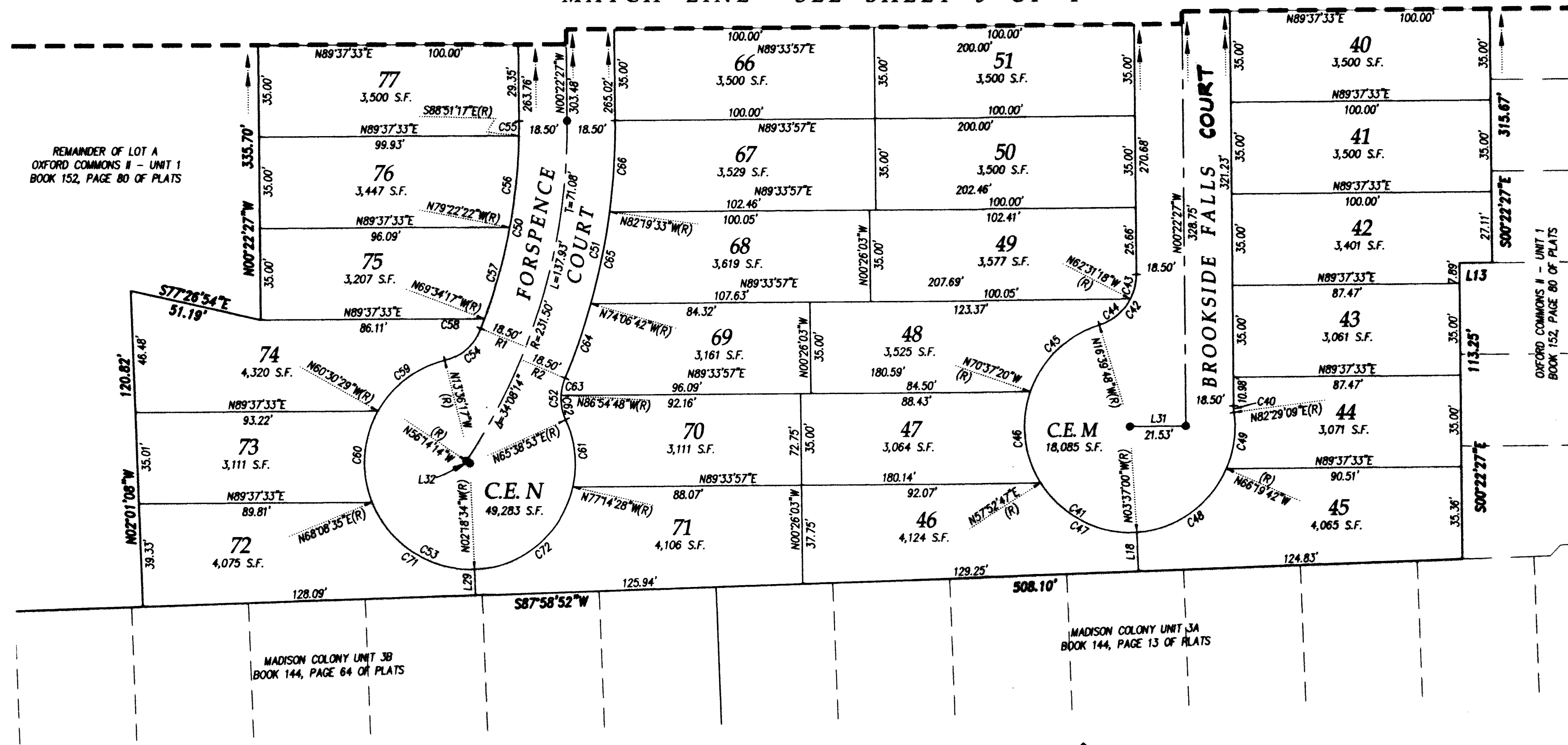
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CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

MATCH LINE - SEE SHEET 3 OF 4

NOTE:

- DIRECT VEHICULAR ACCESS TO EGAN CREST DRIVE AND GRAND TETON DRIVE FROM ADJUTING LOTS THROUGH COMMON AREAS IS PROHIBITED.
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	77°31'56"	20.00'	27.06'	16.06'
C2	07°19'55"	136.86'	17.51'	8.77'
C3	04°45'26"	136.86'	11.36'	5.68'
C4	44°25'09"	20.00'	15.51'	8.17'
C5	25°51'31"	20.00'	9.03'	4.59'
C6	13°16'39"	20.00'	4.63'	2.33'
C7	10°37'31"	29.00'	5.38'	2.70'
C8	90°00'00"	29.00'	45.55'	29.00'
C9	101°48'33"	29.00'	51.53'	35.69'
C10	15°54'33"	34.80'	9.61'	4.83'
C11	79°22'29"	29.00'	40.18'	24.07'
C12	80°39'06"	29.00'	40.82'	24.62'
C13	21°09'27"	29.00'	10.71'	5.42'
C14	08°20'30"	138.50'	20.16'	10.10'
C15	100°08'09"	20.00'	34.95'	23.89'
C16	11°48'33"	120.00'	24.73'	12.41'
C17	86°51'29"	20.00'	30.32'	18.93'
C18	76°23'49"	20.00'	26.67'	15.74'
C19	50°32'17"	20.00'	17.64'	9.44'
C20	11°48'35"	101.50'	20.92'	10.50'
C21	11°48'35"	138.50'	28.55'	14.32'
C22	06°42'50"	138.50'	16.23'	8.12'
C23	05°05'44"	138.50'	12.32'	6.16'
C24	09°02'46"	27.50'	4.34'	2.18'
C25	91°47'38"	20.00'	32.04'	20.64'
C26	89°56'24"	20.00'	31.39'	19.98'
C27	59°48'10"	20.00'	20.88'	11.50'
C28	31°59'28"	20.00'	11.17'	5.73'
C29	48°31'50"	20.00'	16.94'	9.02'
C30	41°24'35"	20.00'	14.45'	7.56'
C31	36°07'21"	20.00'	12.61'	6.52'
C32	07°19'55"	155.36'	19.88'	9.95'
C33	02°40'17"	118.36'	5.52'	2.76'
C34	00°16'41"	155.36'	0.75'	0.38'
C35	13°04'22"	155.36'	35.45'	17.80'
C36	15°06'08"	136.86'	36.07'	18.14'

CURVE TABLE

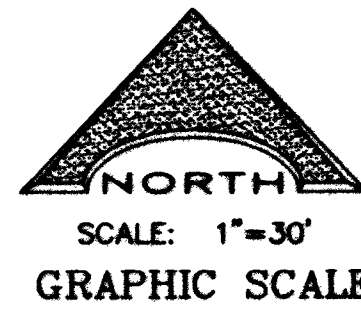
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C37	03°52'28"	218.50'	14.78'	7.39'
C38	12°31'40"	136.86'	29.92'	15.02'
C39	19°51'34"	136.86'	47.44'	23.96'
C40	07°08'24"	20.00'	2.49'	1.25'
C41	26°05'04"	40.50'	184.38'	---
C42	73°42'39"	20.00'	25.73'	14.99'
C43	27°51'09"	20.00'	9.72'	4.96'
C44	45°51'30"	20.00'	16.01'	8.46'
C45	53°57'33"	40.50'	38.14'	20.62'
C46	51°29'53"	40.50'	36.40'	19.53'
C47	61°25'48"	40.55'	43.48'	24.09'
C48	62°37'57"	40.55'	44.33'	24.67'
C49	31°11'09"	40.50'	22.04'	11.30'
C50	21°52'45"	213.00'	81.34'	41.17'
C51	23°10'08"	250.00'	101.09'	51.25'
C52	47°08'48"	20.00'	16.46'	8.73'
C53	28°04'40"	40.50'	198.45'	---
C54	54°53'25"	20.00'	19.16'	10.39'
C55	01°31'10"	213.00'	5.65'	2.82'
C56	08°28'56"	213.00'	35.25'	17.67'
C57	09°48'05"	213.00'	36.44'	18.26'
C58	01°04'35"	213.00'	4.00'	2.00'
C59	46°54'12"	40.50'	33.15'	17.57'
C60	51°20'56"	40.50'	36.30'	19.47'
C61	37°06'40"	40.50'	26.23'	13.59'
C62	27°26'19"	20.00'	9.58'	4.88'
C63	19°42'29"	20.00'	6.88'	3.47'
C64	06°54'23"	250.00'	30.13'	15.09'
C65	08°12'51"	250.00'	35.84'	17.95'
C66	08°02'54"	250.00'	35.12'	17.59'
C67	01°45'05"	155.36'	4.75'	2.37'
C68	19°51'34"	118.36'	41.03'	20.72'
C69	17°11'17"	118.36'	35.51'	17.89'
C70	15°06'08"	155.36'	40.95'	20.59'
C71	70°27'08"	40.50'	49.80'	28.60'
C72	74°55'54"	40.50'	52.97'	31.04'

LINE TABLE

COURSE	BEARING	LENGTH
L1	S02°10'06"E	12.00'
L2	S47°10'06"E	25.46'
L3	N87°49'54"E	8.00'
L4	N89°33'57"E	19.11'
L5	N77°05'53"E	18.50'
L6	N74°31'25"E	18.50'
L7	S89°37'33"W	18.50'
L8	S00°22'27"E	18.33'
L9	N01°54'03"W	46.84'
L10	N47°10'06"W	25.46'
L11	N02°10'06"W	11.88'
L12	N87°49'54"E	28.63'
L13	S89°37'33"W	12.53'
L14	N01°54'02"W	9.84'
L15	N00°58'15"E	20.03'
L16	N04°04'52"W	20.01'
L17	N11°23'21"E	7.94'
L18	N02°01'08"W	15.00'
L19	N87°49'54"E	0.06'
L20	N87°49'54"E	7.73'
L21	N02°10'06"W	14.80'
L22	N89°33'57"E	6.25'
L23	S89°43'54"W	8.06'
L24	S87°49'54"W	9.00'
L25	N87°49'54"E	4.00'
L26	N87°49'54"E	5.66'
L27	N02°10'06"W	9.66'
L28	N02°10'06"W	4.00'
L29	N02°04'27"W	10.00'
L30	N00°22'11"W	0.02'
L31	N89°37'33"E	21.53'
L32	N56°14'14"W	1.61'

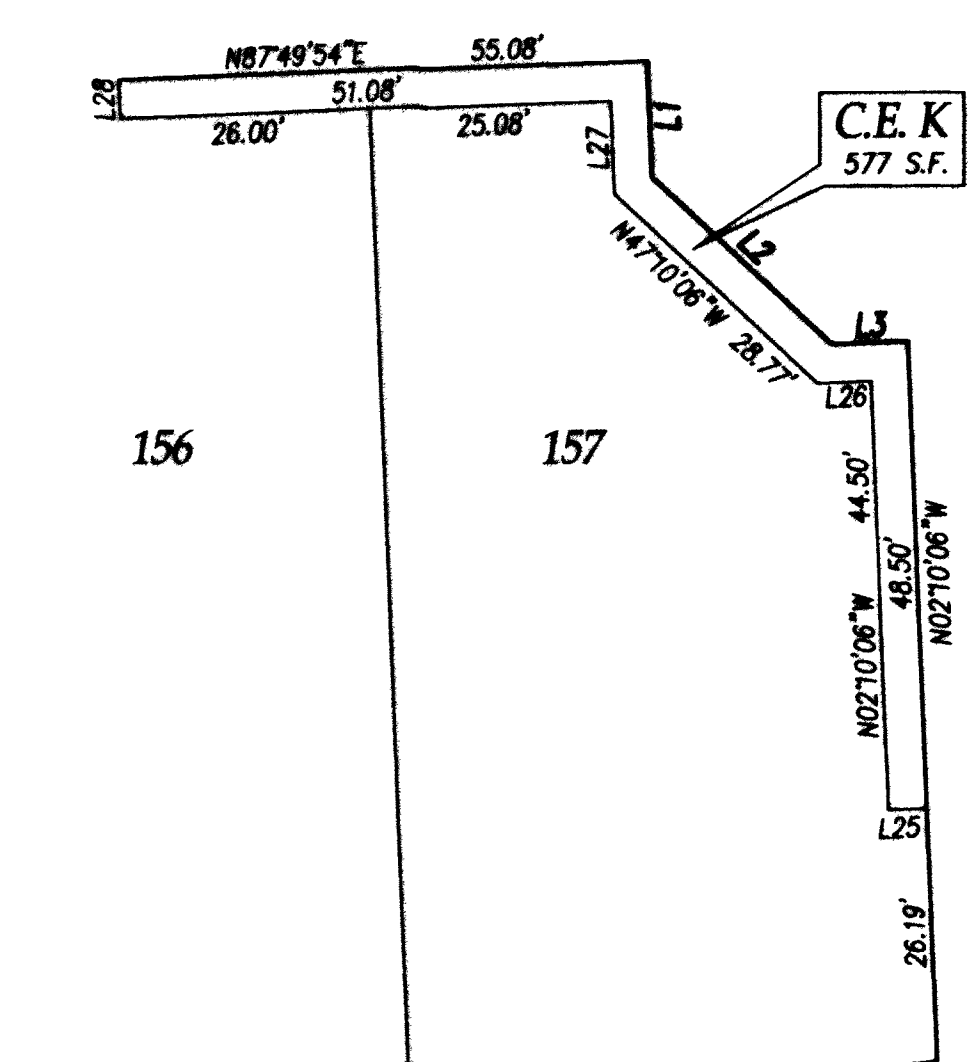
RADIAL LINE TABLE

COURSE	BEARING
R1	N68°29'42"W
R2	N67°12'19"W
R3	N76°20'53"E
R4	N10°30'36"W
R5	S12°47'37"E
R6	N77°05'52"E
R7	N69°45'58"E



LEGEND

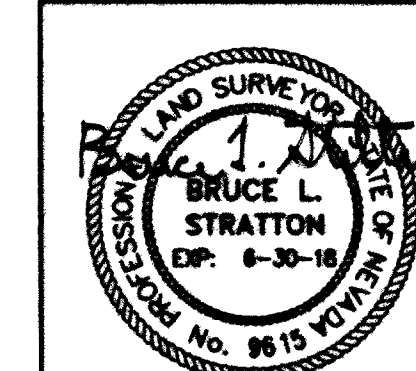
- PARENT PARCEL BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINE CREATED PER THIS PLAT
- STREET CENTERLINE
- ROAD RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- 26 RESIDENTIAL LOT NUMBER
- C.E. COMMON ELEMENT
- C3 CURVE NUMBER
- L1 LINE NUMBER
- H.O.A. HOMEOWNER'S ASSOCIATION
- ⊙ FOUND MONUMENT AS SHOWN
- ⊙ SET 5/8" REBAR AND ALUMINUM CAP P.L.S. 9615 WITH TYPE IV REFERENCE MONUMENTS
- ⊙ A PERPETUAL AND NON-REVOCABLE PRIVATE DRIVE AND COMMON ELEMENT TOGETHER WITH PUBLIC UTILITY EASEMENTS, CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS WITH PRIVATE SURFACE MAINTENANCE BY THE HOMEOWNER'S ASSOCIATION



DETAIL OF COMMON ELEMENT G
SCALE: 1" = 20'

LOT COUNT

RESIDENTIAL LOTS	= 63 LOTS
COMMON ELEMENT LOTS	= 9 LOTS
TOTAL	= 72 LOTS



PREPARED BY: L.R. NELSON CONSULTING ENGINEERS
DRAWN BY: B.L.S.
CHECKED BY: ---
JOB NO. 1282-112-169
SHEET 4 OF 4