

FINAL MAP OF
SANTA ROSA TOWNHOMES (UNIT 1)
 (A COMMON INTEREST COMMUNITY)

BEING A SUBDIVISION OF PARCEL AA AS SHOWN IN BOOK 147, PAGE 12 OF PLATS, LYING WITHIN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE & DEDICATION

RYLAND HOMES NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND THAT IS SHOWN UPON THE PLAT OF

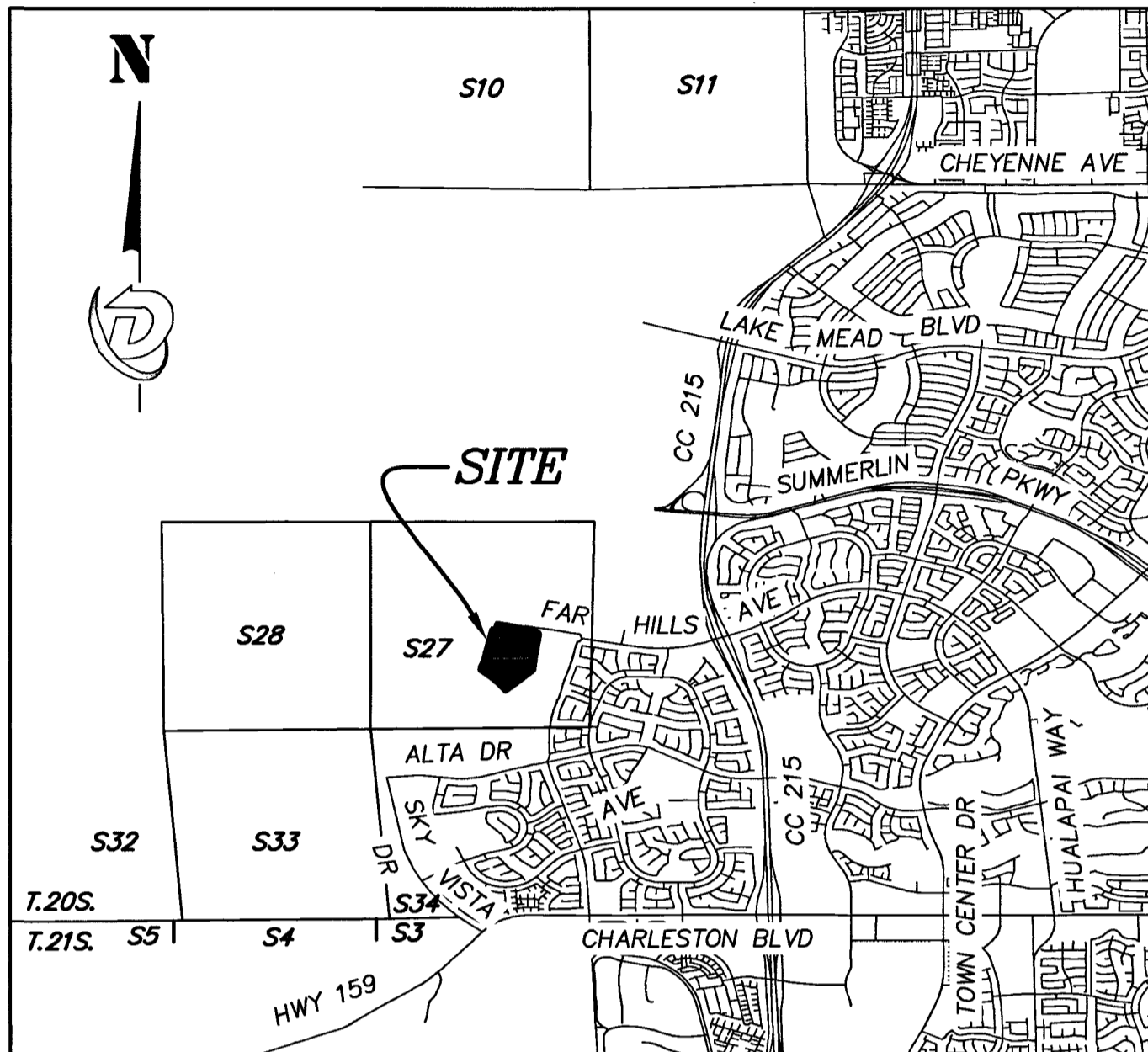
"SANTA ROSA TOWNHOMES (UNIT 1), A COMMON INTEREST COMMUNITY"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND HEREBY OFFERS AND GRANTS THE PUBLIC EASEMENTS AS SPECIFICALLY INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS, NEVADA ITS SUCCESSORS AND ASSIGNS FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNERS DO 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) SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS, LAS VEGAS INC., JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, IF ANY, AND 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 UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS A FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABOUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREETLIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

FURTHERMORE, THE UNDERSIGNED OWNERS HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.



VICINITY MAP NOT TO SCALE
 SEC. 27, T.20S, R.59E.

LEGAL DESCRIPTION

A PORTION OF PARCEL AA OF THE AMENDED FINAL MAP OF A PORTION OF SUMMERLIN VILLAGE 23B UNIT NO. 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 147 OF PLATS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL AA, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 946.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 52°35'02" EAST; THENCE NORTHWESTERLY, ALONG THE BOUNDARY OF SAID PARCEL AA AND SAID CURVE THROUGH A CENTRAL ANGLE OF 17°27'22" AN ARC LENGTH OF 288.21 FEET; THENCE NORTH 54°52'19" WEST A DISTANCE OF 87.06 FEET; THENCE NORTH 54°28'51" WEST A DISTANCE OF 200.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 148.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 73°32'21" EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°20'43" AN ARC LENGTH OF 52.55 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 870.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 61°01'10" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°43'35" AN ARC LENGTH OF 223.61 FEET; THENCE NORTH 14°15'16" EAST A DISTANCE OF 14.64 FEET; THENCE DEPARTING THE BOUNDARY OF SAID PARCEL AA, SOUTH 74°18'48" EAST A DISTANCE OF 80.03 FEET; THENCE SOUTH 75°44'44" EAST A DISTANCE OF 29.00 FEET; THENCE NORTH 14°15'16" EAST A DISTANCE OF 21.48 FEET; THENCE SOUTH 75°44'44" EAST A DISTANCE OF 37.08 FEET; THENCE NORTH 14°15'16" EAST A DISTANCE OF 2.00 FEET; THENCE SOUTH 75°44'44" EAST A DISTANCE OF 149.33 FEET; THENCE SOUTH 14°15'16" WEST A DISTANCE OF 2.00 FEET; THENCE SOUTH 75°44'44" EAST A DISTANCE OF 30.08 FEET; THENCE NORTH 14°15'16" EAST A DISTANCE OF 241.27 FEET; THENCE SOUTH 79°30'18" EAST A DISTANCE OF 52.73 FEET; THENCE NORTH 10°29'42" EAST A DISTANCE OF 2.00 FEET; THENCE SOUTH 79°30'18" EAST A DISTANCE OF 170.42 FEET; THENCE SOUTH 10°29'42" WEST A DISTANCE OF 2.00 FEET; THENCE SOUTH 79°30'18" EAST A DISTANCE OF 101.25 FEET; THENCE NORTH 10°29'42" EAST A DISTANCE 2.00 FEET; THENCE SOUTH 79°30'18" EAST A DISTANCE OF 146.02 FEET; THENCE SOUTH 10°29'42" WEST A DISTANCE OF 2.00 FEET; THENCE SOUTH 79°30'18" EAST A DISTANCE OF 48.48 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL AA; THENCE ALONG SAID BOUNDARY, SOUTH 10°29'42" WEST A DISTANCE OF 360.39 FEET; THENCE SOUTH 52°35'02" WEST A DISTANCE OF 597.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.65 ACRES, MORE OR LESS.

UTILITY / AGENCY APPROVALS

WE THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

BY: Jared Aston 3/21/17
 JARED ASTON ASST. V.P. DATE

BY: Shanne Doon 04-05-2017
 LAS VEGAS VALLEY WATER DISTRICT DIANNE DEON DATE

ACKNOWLEDGMENT

STATE OF NEVADA } SS
 COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON 3/21/17
 BY Jared Aston AS Asst. Vice President
 OF RYLAND HOMES NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Heather Sorrensen
 NOTARY PUBLIC, STATE OF NEVADA
 My Commission Expires: 03-19-18
 Certificate No. 02771284
 MY APPOINTMENT EXPIRES: 3/16/18

BY: Naia J. Rushing 3/27/17
 SOUTHWEST GAS CORPORATION MARIA S. RUSHING DATE

BY: Yolanda M. Benitez Yolanda M. Benitez 3-29-17
 NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY DATE

BY: David Crafts 3/24/17
 CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK DATE

BY: Nicholas J. Muscare, Jr. 3/29/17
 COX COMMUNICATIONS LAS VEGAS, INC. DATE

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THIS 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

19 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.

BY: Walter B. Ross 04/07/2017
 WALTER B. ROSS DATE
 FOR THE SOUTHERN NEVADA HEALTH DISTRICT

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "SANTA ROSA TOWNHOMES (UNIT 1), A COMMON INTEREST COMMUNITY" AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE 12/29/2019

Randy W. Mrowicki PLS 11441 19-APRIL-2017
 RANDY W. MROWICKI
 CITY SURVEYOR
 CITY OF LAS VEGAS, NEVADA
 NEVADA LICENSE NO. 12469



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 4-17-17
 ALLEN PAVELKA P.E. #9029
 CITY ENGINEER DATE

COUNTY RECORDER'S NOTE

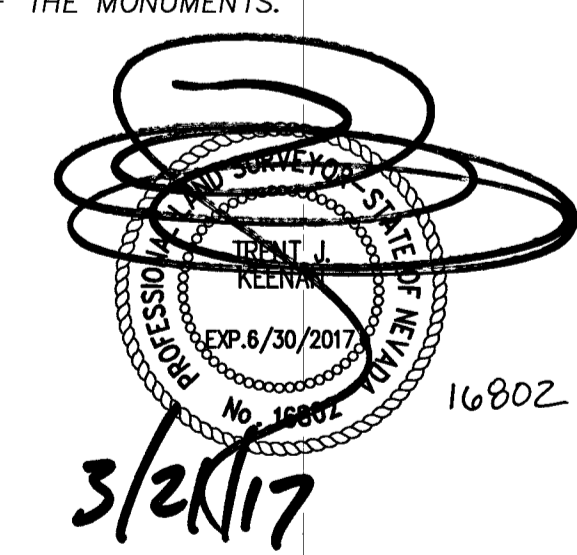
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE INDEX. N.R.S. 278.5695

SURVEYOR'S CERTIFICATE

I, TRENT J. KEENAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RYLAND HOMES NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON MARCH 3, 2016.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE 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 12/29/2019 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CITY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

TRENT J. KEENAN, PLS
 NEVADA CERTIFICATE NO. 16802



BASIS OF BEARINGS

NORTH 89°46'49" EAST BEING THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118 AT PAGE 100 OF PARCEL MAPS OFFICIAL RECORDS CLARK COUNTY, NEVADA

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 OF APPROVAL ON FILE IN THIS OFFICE.

John G. Galloway, P.E. 4/6/17
 JOHN G. GALLOWAY, P.E. DATE
 DIVISION OF WATER RESOURCES

FINAL MAP OF SANTA ROSA TOWNHOMES (UNIT 1) A COMMON INTEREST COMMUNITY BEING A SUBDIVISION OF PARCEL AA AS SHOWN IN BOOK 147, PAGE 12 OF PLATS, LYING WITHIN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		No. <u>02762</u> FILED AT THE REQUEST OF: DIAMONDBACK LAND SURVEYING, LLC DATE: 4/19/17 AT: 15:06 PM BOOK <u>153</u> PAGE <u>0064</u>
DRAWN BY: NRR 10/11/16 CHECKED BY: T.K. 10/30/16 JOB NUMBER: 160254 SCALE: N/A SHEET 1 OF 5		
6140 BRENT THURMAN WAY, SUITE 230 LAS VEGAS, NEVADA 89148 (o) 702.823.DBLS (f) 702.933.9030 www.diamondbacklandsurveying.com		OFFICIAL RECORDS BOOK No. <u>20170419</u> CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE: \$97.00 DEPUTY <u>SNO</u>

FMP-67758

153/0064

FINAL MAP OF SANTA ROSA TOWNHOMES (UNIT 1)

(A COMMON INTEREST COMMUNITY)

BEING A SUBDIVISION OF PARCEL AA AS SHOWN IN BOOK 147, PAGE 12 OF PLATS, LYING WITHIN SECTION 27,
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



SCALE 1"=80'
0 40 80 160

LEGEND

- CENTERLINE
- SUBDIVISION BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - ADJOINING PROPERTY LINE
- LOT LINE
- - - EASEMENT LINE COMMON ELEMENT
- - - TIE LINE

- APN ASSESSOR'S PARCEL NUMBER
- (R6) REFERENCE NUMBER, SEE "REFERENCE MAPS AND DOCUMENTS" NOTE ON THIS SHEET
- (R) RADIAL BEARING
- ALCAP ALUMINUM CAP
- O.R. OFFICIAL RECORDS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & ALCAP STAMPED PLS 16802
- 62 LOT NUMBER (TOTAL THIS MAP=105)
- C.E. COMMON ELEMENT (TOTAL THIS MAP=8)
- S.F. SQUARE FEET
- AC. ACRES
- 1 ACCESS/UTILITY EASEMENT PER O.R. 20170104:02165
- 2 EMERGENCY ACCESS EASEMENT PER O.R. 20170123:02569
- 3 SANITARY SEWER & DRAINAGE EASEMENT PER O.R. 20170123:02568
- 4 EMERGENCY ACCESS EASEMENT GRANTED PER THIS MAP - 323 S.F.
- 5 PUBLIC SEWER EASEMENT GRANTED PER THIS MAP - 440 S.F.
- 6 EXISTING PUBLIC SEWER & PUBLIC DRAINAGE EASEMENT PER BOOK 145, PAGE 83 OF PLATS

Line Table		
Line #	Direction	Length
L1	N54°52'19"W	87.06'
L2	N14°15'16"E	14.64'
L3	S74°18'48"E	80.03'
L4	S75°44'44"E	29.00'
L5	N14°15'16"E	21.48'
L6	S75°44'44"E	37.08'
L7	N14°15'16"E	2.00'
L8	S75°44'44"E	149.33'
L9	S14°15'16"W	2.00'
L10	S75°44'44"E	30.08'
L11	S79°30'18"E	52.73'
L12	N10°29'42"E	2.00'
L13	S79°30'18"E	170.42'
L14	S10°29'42"W	2.00'
L15	S79°30'18"E	101.25'
L16	N10°29'42"E	2.00'
L17	S79°30'18"E	146.02'
L18	S10°29'42"W	2.00'
L19	S79°30'18"E	48.48'
L20	S52°35'02"W	46.00'

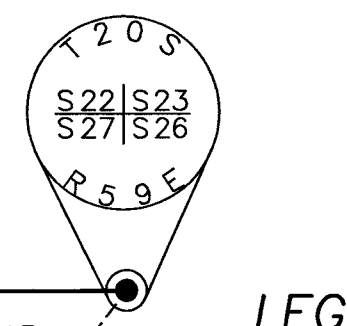
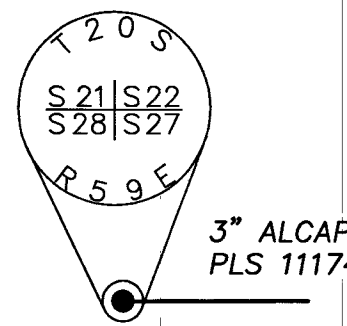
NOTES:

1. ALL COMMON ELEMENTS AND PORTIONS OF LOTS NOT COVERED BY A STRUCTURE AS SHOWN HEREON ARE SUBJECT TO AN ACCESS EASEMENT FOR MAINTENANCE PURPOSES TO BE PERFORMED PERIODICALLY BY THE HOME OWNERS ASSOCIATION ON COMMON SIDEWALKS, CURB, VALLEY GUTTERS, ROADS, DRIVEWAYS AND LANDSCAPE AREAS.
2. ALL COMMON ELEMENTS AND PORTIONS OF LOTS NOT COVERED BY A STRUCTURE ARE SUBJECT TO A DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
3. COMMON ELEMENT "G" (C.E."G") SHOWN HEREON IS DESIGNATED AS A PERMANENT AND PERPETUAL PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND GRANTED PER THIS MAP AS DESCRIBED IN THE OWNERS CERTIFICATE ON SHEET 1.
4. ALL REAR LOT CORNER SHALL BE SET WITH A NAIL AND BRASS TAG PLS 16802 OF THE BLOCK WALL AND ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC RIGHT-OF-WAY AND PRIVATE STREETS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF SIDEWALK.
5. AN EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS AND PRIVATE SEWER LATERAL ACCESS OVER COMMON ELEMENT "B" (C.E."B") FOR THE BENEFIT OF LOTS 115 THRU 122, INCLUSIVE, TO PROVIDE ACCESS TO ALAMERE FALLS DRIVE IS HEREBY GRANTED TO SAID LOTS 115 THRU 122 BY THE HOME OWNER'S ASSOCIATION. THIS EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. DWELLINGS MUST BE SET BACK 20 FEET FROM THE EXTERIOR PROPERTY LINES OF THE DEVELOPMENT AND 10 FEET BETWEEN BUILDINGS.

REFERENCES

- (R1).....BOOK 147, PAGE 12 OF PLATS
- (R2).....BOOK 145, PAGE 95 OF PLATS
- (R3).....BOOK 145, PAGE 83 OF PLATS
- (R4).....BOOK 145, PAGE 28 OF PLATS
- (R5).....FILE 118, PAGE 100 OF PARCEL MAPS
- (R6).....FILE 194, PAGE 39 OF SURVEYS
- (R7).....FILE 196, PAGE 53 OF SURVEYS
- (R8).....FILE 196, PAGE 54 OF SURVEYS
- (R9).....FILE 196, PAGE 55 OF SURVEYS

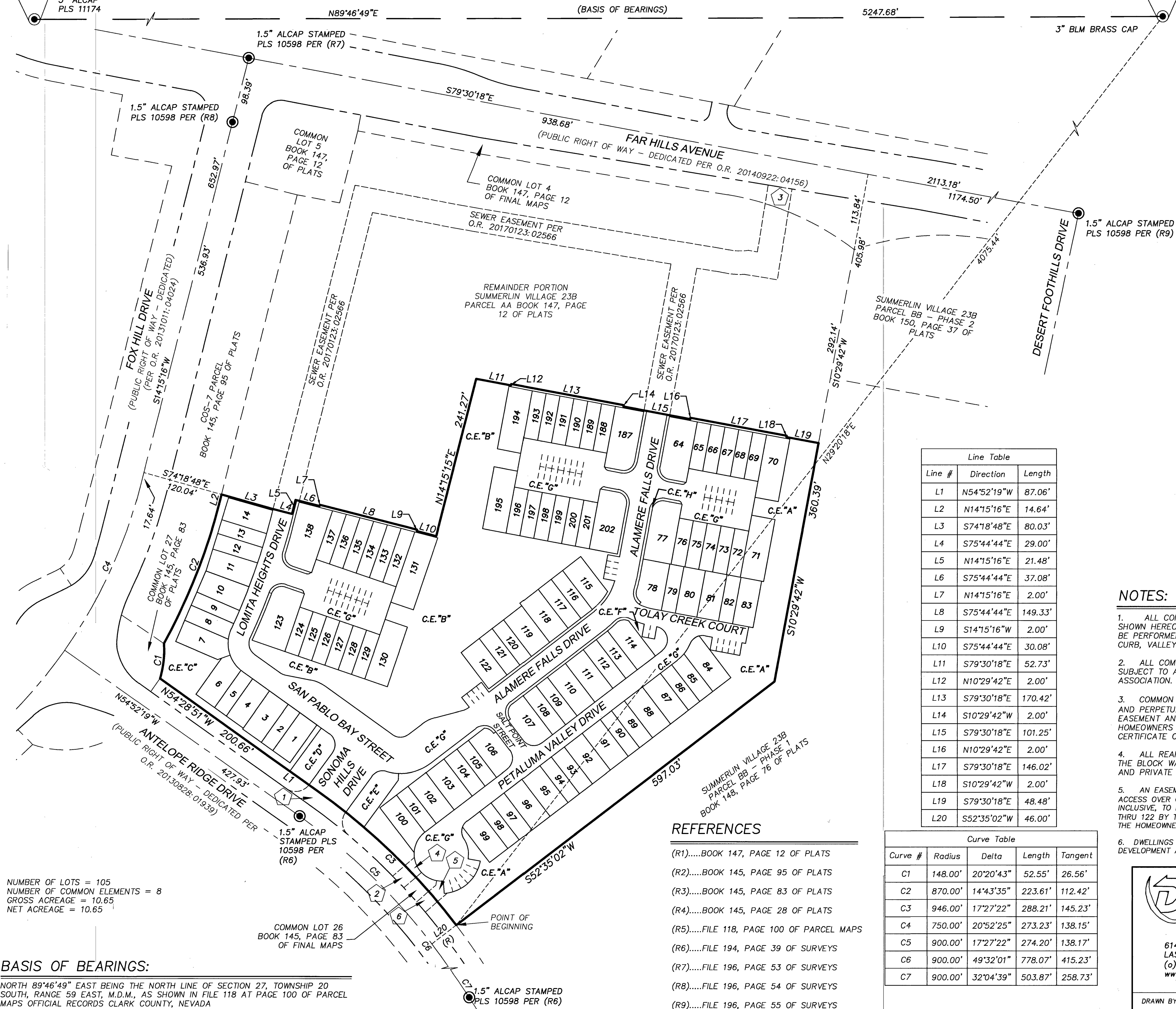
Curve Table				
Curve #	Radius	Delta	Length	Tangent
C1	148.00'	20°20'43"	52.55'	26.56'
C2	870.00'	14°43'35"	223.61'	112.42'
C3	946.00'	17°27'22"	288.21'	145.23'
C4	750.00'	20°52'25"	273.23'	138.15'
C5	900.00'	17°27'22"	274.20'	138.17'
C6	900.00'	49°32'01"	778.07'	415.23'
C7	900.00'	32°04'39"	503.87'	258.73'



NUMBER OF LOTS = 105
NUMBER OF COMMON ELEMENTS = 8
GROSS ACREAGE = 10.65
NET ACREAGE = 10.65

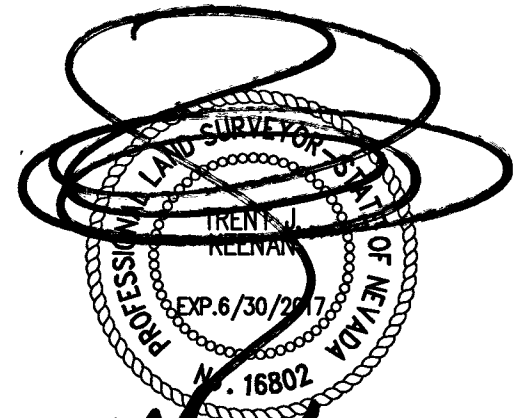
BASIS OF BEARINGS:

NORTH 89°46'49" EAST BEING THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118 AT PAGE 100 OF PARCEL MAPS OFFICIAL RECORDS CLARK COUNTY, NEVADA



Diamondback
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.823.DBLS (f) 702.933.9030
www.diamondbacklandsurveying.com

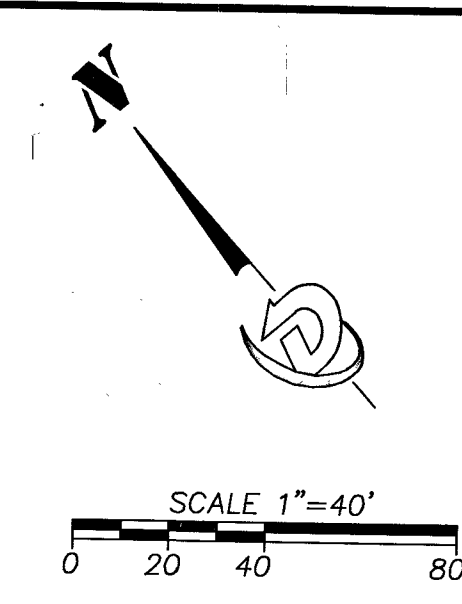


DRAWN BY: NRR 10/31/16 JOB NUMBER: 160254 SCALE: 1" = 80'
CHECKED BY: TJK 11/4/16 SHEET 2 OF 5

4/18/17

FINAL MAP OF SANTA ROSA TOWNHOMES (UNIT 1) (A COMMON INTEREST COMMUNITY)

BEING A SUBDIVISION OF PARCEL AA AS SHOWN IN BOOK 147, PAGE 12 OF PLATS, LYING WITHIN SECTION 27,
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



Curve #	Radius	Delta	Length	Tangent
C1	148.00'	20°20'43"	52.55'	26.56'
C2	870.00'	14°43'35"	223.61'	112.42'
C3	946.00'	17°27'22"	288.21'	145.23'
C4	750.00'	20°52'25"	273.23'	138.15'
C5	900.00'	17°27'22"	274.20'	138.17'
C6	900.00'	49°32'01"	778.07'	415.23'
C7	900.00'	32°04'39"	503.87'	258.73'
C8	946.00'	2°42'46"	44.79'	22.40'
C9	946.00'	2°07'23"	35.05'	17.53'
C10	946.00'	2°03'35"	34.01'	17.01'
C11	946.00'	1°08'06"	18.74'	9.37'
C12	47.00'	73°04'13"	59.94'	34.82'
C13	50.00'	10°29'28"	9.16'	4.59'
C14	50.00'	10°29'28"	9.16'	4.59'
C15	103.00'	41°57'15"	75.42'	39.49'
C16	103.00'	20°42'53"	37.24'	18.82'
C17	103.00'	21°14'22"	38.18'	19.31'
C18	100.00'	21°14'22"	37.07'	18.75'
C19	50.00'	42°05'20"	36.73'	19.24'
C20	20.00'	70°03'12"	24.45'	14.02'
C21	74.00'	53°52'02"	69.57'	37.60'

Curve #	Radius	Delta	Length	Tangent
C22	74.00'	14°07'55"	18.25'	9.17'
C23	74.00'	39°44'07"	51.32'	26.74'
C24	20.00'	90°08'06"	31.46'	20.05'
C25	20.00'	90°00'00"	31.42'	20.00'
C26	40.50'	146°49'46"	103.79'	135.98'
C27	40.50'	9°37'57"	6.81'	3.41'
C28	40.50'	50°08'35"	35.44'	18.95'
C29	59.00'	75°31'29"	77.77'	45.70'
C30	40.50'	43°22'49"	30.66'	16.11'
C31	20.00'	85°44'04"	29.93'	18.56'
C32	20.00'	52°56'25"	18.48'	9.96'
C33	20.00'	32°47'39"	11.45'	5.89'
C34	62.50'	29°10'15"	31.82'	16.26'
C35	62.50'	12°51'23"	14.02'	7.04'
C36	62.50'	16°18'52"	17.80'	8.96'
C37	20.00'	77°04'55"	26.91'	15.93'
C38	20.00'	52°19'02"	18.26'	9.82'
C39	20.00'	24°45'53"	8.64'	4.39'
C40	16.00'	59°34'40"	16.64'	9.16'
C41	20.00'	89°51'54"	31.37'	19.95'
C42	16.00'	89°51'54"	25.10'	15.96'

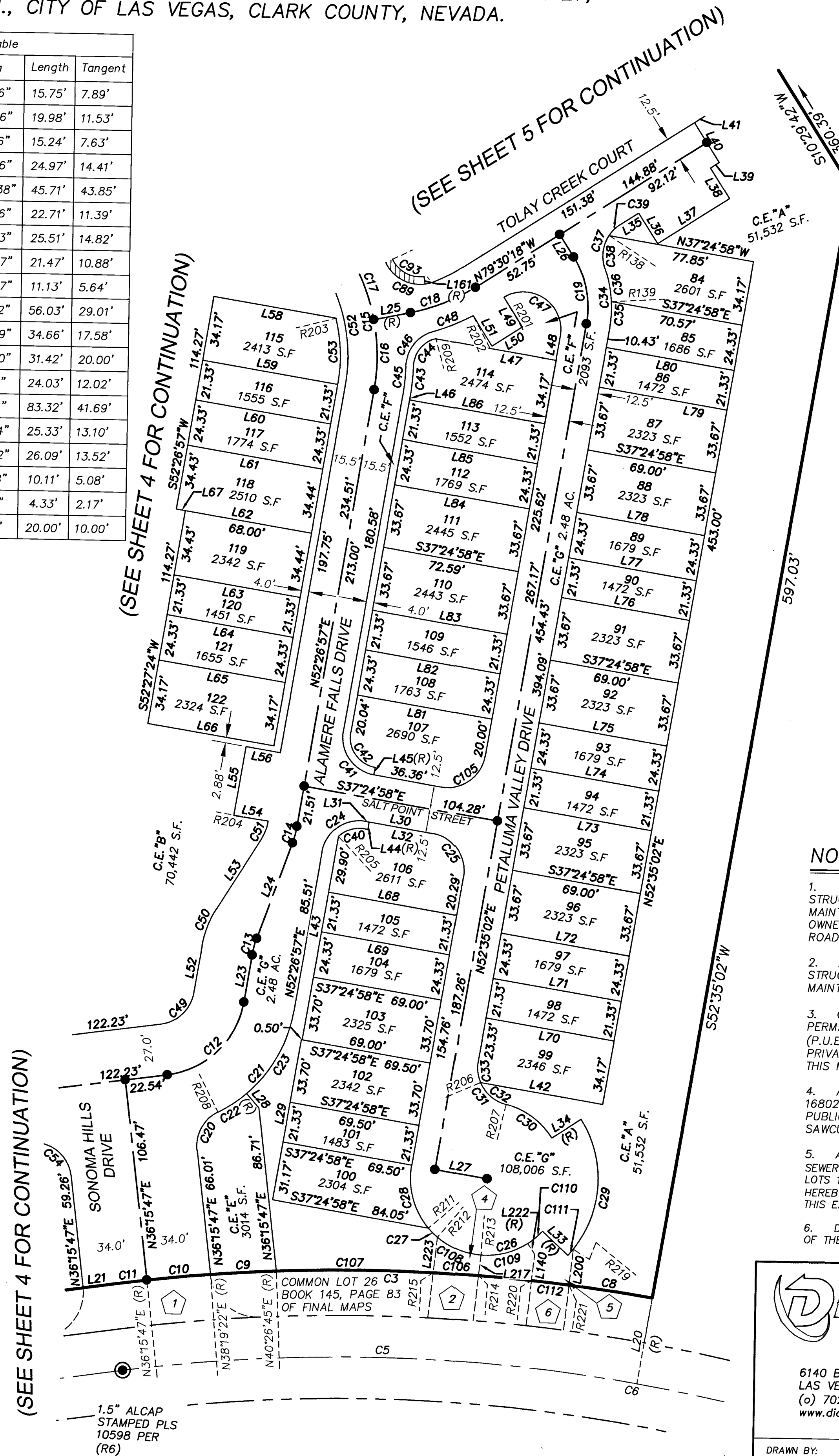
Curve #	Radius	Delta	Length	Tangent
C43	122.50'	7°22'06"	15.75'	7.89'
C44	16.00'	71°31'56"	19.98'	11.53'
C45	118.50'	7°22'06"	15.24'	7.63'
C46	20.00'	71°31'56"	24.97'	14.41'
C47	20.00'	130°57'38"	45.71'	43.85'
C48	112.50'	11°33'56"	22.71'	11.39'
C49	20.00'	73°04'13"	25.51'	14.82'
C50	54.00'	22°46'57"	21.47'	10.88'
C51	28.00'	22°46'57"	11.13'	5.64'
C52	87.50'	36°41'12"	56.03'	29.01'
C53	83.50'	23°46'49"	34.66'	17.58'
C105	20.00'	90°00'00"	31.42'	20.00'
C106	946.00'	1°27'20"	24.03'	12.02'
C107	946.00'	5°02'46"	83.32'	41.69'
C108	40.50'	35°50'14"	25.33'	13.10'
C109	40.50'	36°54'52"	26.09'	13.52'
C110	40.50'	14°18'08"	10.11'	5.08'
C111	59.00'	4°12'15"	4.33'	2.17'
C112	946.00'	1°12'41"	20.00'	10.00'

Line #	Direction	Length
L1	N54°52'19"W	87.06'
L2	N14°15'16"E	14.64'
L3	S74°18'48"E	80.03'
L4	S75°44'44"E	29.00'
L5	N14°15'16"E	21.48'
L6	S75°44'44"E	37.08'
L7	N14°15'16"E	2.00'
L8	S75°44'44"E	149.33'
L9	S14°15'16"W	2.00'
L10	S75°44'44"E	30.08'
L11	S79°30'18"E	52.73'
L12	N10°29'42"E	2.00'
L13	S79°30'18"E	170.42'
L14	S10°29'42"W	2.00'
L15	S79°30'18"E	101.25'
L16	N10°29'42"E	2.00'
L17	S79°30'18"E	146.02'
L18	S10°29'42"W	2.00'
L19	S79°30'18"E	48.48'
L20	S52°35'02"W	46.00'
L21	N54°52'19"W	15.26'
L22	N55°41'53"W	35.02'
L23	N52°26'57"E	25.30'
L24	N62°56'25"E	53.98'
L25	S58°15'56"E	19.93'
L26	N10°29'42"E	14.06'
L27	N37°24'58"W	28.00'
L28	N21°10'04"E	10.00'
L29	N52°35'02"E	86.20'
L30	S37°24'58"E	36.21'
L31	S37°24'58"E	1.81'

Line #	Direction	Length
L32	S37°24'58"E	34.40'
L33	S4°14'44"E	18.50'
L34	N79°46'12"W	18.50'
L35	S79°30'18"E	11.21'
L36	S10°29'42"W	19.00'
L37	S79°30'18"E	45.00'
L38	N10°29'42"E	19.00'
L39	S79°30'18"E	5.50'
L40	N10°29'42"E	25.00'
L41	S79°30'12"E	6.50'
L42	S37°24'58"E	65.81'
L43	S52°35'02"W	109.26'
L44	N52°35'02"E	4.10'
L45	S52°35'02"W	4.00'
L46	N52°26'57"E	1.88'
L47	N37°24'58"W	64.76'
L48	S52°35'02"W	12.79'
L49	N10°29'42"E	18.50'
L50	S79°30'18"E	19.00'
L51	S10°29'42"W	18.85'
L52	N52°26'57"E	25.30'
L53	N75°13'53"E	42.87'
L54	S38°16'49"E	18.50'
L55	S52°26'57"W	37.00'
L56	N37°33'03"W	18.50'
L57	N79°30'18"W	17.63'
L58	N37°33'03"W	65.82'
L59	N37°33'03"W	72.91'
L60	N37°33'03"W	72.91'
L61	S37°33'03"E	72.91'
L62	S37°32'50"E	72.91'

Line #	Direction	Length
L63	N37°32'36"W	68.00'
L64	N37°32'36"W	68.01'
L65	S37°32'36"E	68.01'
L66	S37°32'36"E	68.01'
L67	N37°32'50"W	4.91'
L68	N37°24'58"W	69.00'
L69	N37°24'58"W	69.00'
L70	S37°24'58"E	69.00'
L71	S37°24'58"E	69.00'
L72	N37°24'58"W	69.00'
L73	S37°24'58"E	69.00'
L74	S37°24'58"E	69.00'
L75	N37°24'58"W	69.00'
L76	S37°24'58"E	69.00'
L77	S37°24'58"E	69.00'
L78	N37°24'58"W	69.00'
L79	S37°24'58"E	69.00'
L80	S37°24'58"E	69.00'
L81	S37°24'58"E	72.41'
L82	N37°24'58"W	72.46'
L83	N37°24'58"W	72.51'
L84	S37°24'58"E	72.67'
L85	N37°24'58"W	72.73'
L86	N37°24'58"W	72.78'
L140	N49°15'55"E	13.98'
L200	N49°15'55"E	19.09'
L217	S49°15'55"W	10.86'
L222	N10°03'24"E	6.77'
L223	S49°15'55"W	18.85'

Line #	Direction
R138	S14°16'11"E
R139	N50°16'21"W
R201	S11°37'25"W
R202	N15°02'51"E
R203	N61°19'52"W
R204	N37°33'03"W
R205	S0°30'47"E
R206	S70°12'36"E
R207	S56°50'58"W
R208	N16°18'58"E
R209	S27°30'15"W
R211	S87°33'33"E
R212	N82°48'30"E
R213	N46°58'16"E
R214	S46°56'51"W
R215	S45°29'31"W
R219	N8°26'59"W
R220	S48°39'35"W
R221	S49°52'16"W



LEGEND	
	CENTERLINE
	SUBDIVISION BOUNDARY
	RIGHT-OF-WAY LINE
	ADJOINING PROPERTY LINE
	LOT LINE
	EASEMENT LINE COMMON ELEMENT
	TIE LINE
	APN
	ASSESSOR'S PARCEL NUMBER
	(R6)
	REFERENCE NUMBER, SEE "REFERENCE MAPS AND DOCUMENTS" NOTE ON THIS SHEET
	(R)
	RADIAL BEARING
	ALCAP
	ALUMINUM CAP
	O.R.
	OFFICIAL RECORDS
	FOUND MONUMENT AS NOTED
	SET 5/8" REBAR & ALCAP STAMPED PLS 16802
	62
	LOT NUMBER (TOTAL THIS MAP=105)
	C.E.
	COMMON ELEMENT (TOTAL THIS MAP=8)
	S.F.
	SQUARE FEET
	AC.
	ACRES
	1
	ACCESS/UTILITY EASEMENT PER O.R. 20170104:02165
	2
	EMERGENCY ACCESS EASEMENT PER O.R. 20170123:02569
	4
	EMERGENCY ACCESS EASEMENT GRANTED PER THIS MAP - 323 S.F.
	5
	PUBLIC SEWER EASEMENT GRANTED PER THIS MAP - 440 S.F.
	6
	EXISTING PUBLIC SEWER & PUBLIC DRAINAGE EASEMENT PER BOOK 145, PAGE 83 OF PLATS

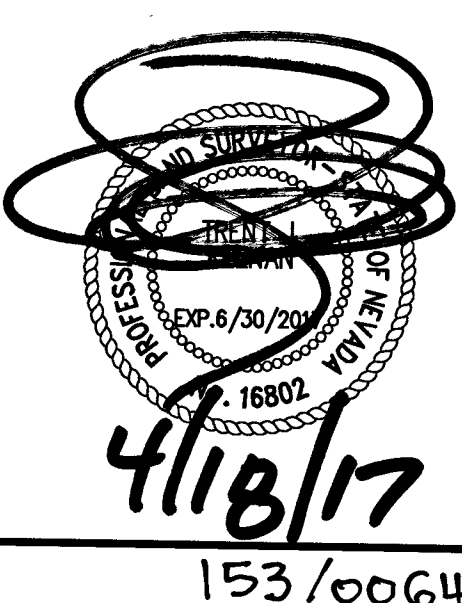
- NOTE:**
- ALL COMMON ELEMENTS AND PORTIONS OF LOTS NOT COVERED BY A STRUCTURE AS SHOWN HEREON ARE SUBJECT TO AN ACCESS EASEMENT FOR MAINTENANCE PURPOSES TO BE PERFORMED PERIODICALLY BY THE HOME OWNERS ASSOCIATION ON COMMON SIDEWALKS, CURB, VALLEY GUTTERS, ROADS, DRIVEWAYS AND LANDSCAPE AREAS.
 - ALL COMMON ELEMENTS AND PORTIONS OF LOTS NOT COVERED BY A STRUCTURE ARE SUBJECT TO A DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - COMMON ELEMENT "G" (C.E."G") SHOWN HEREON IS DESIGNATED AS A PERMANENT AND PERPETUAL PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND GRANTED PER THIS MAP AS DESCRIBED IN THE OWNERS CERTIFICATE ON SHEET 1.
 - ALL REAR LOT CORNER SHALL BE SET WITH A NAIL AND BRASS TAG PLS 16802 OF THE BLOCK WALL AND ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC RIGHT-OF-WAY AND PRIVATE STREETS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF SIDEWALK.
 - AN EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS AND PRIVATE SEWER LATERAL ACCESS OVER COMMON ELEMENT "B" (C.E."B") FOR THE BENEFIT OF LOTS 115 THRU 122, INCLUSIVE, TO PROVIDE ACCESS TO ALAMERE FALLS DRIVE IS HEREBY GRANTED TO SAID LOTS 115 THRU 122 BY THE HOME OWNER'S ASSOCIATION. THIS EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - DWELLINGS MUST BE SET BACK 20 FEET FROM THE EXTERIOR PROPERTY LINES OF THE DEVELOPMENT AND 10 FEET BETWEEN BUILDINGS.

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DRAWN BY: NRR 10/11/16
 CHECKED BY: TJK 10/30/16

JOB NUMBER: 160254
 SCALE: 1" = 40'

SHEET 3 OF 5



BASIS OF BEARINGS:

NORTH 89°46'49" EAST BEING THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118 AT PAGE 100 OF PARCEL MAPS OFFICIAL RECORDS CLARK COUNTY, NEVADA

FINAL MAP OF SANTA ROSA TOWNHOMES (UNIT 1)

(A COMMON INTEREST COMMUNITY)

BEING A SUBDIVISION OF PARCEL AA AS SHOWN IN BOOK 147, PAGE 12 OF PLATS, LYING WITHIN SECTION 27,
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

(SEE SHEET 5 FOR CONTINUATION)

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C1	148.00'	20°20'43"	52.55'	26.56'
C2	870.00'	14°43'35"	223.61'	112.42'
C4	750.00'	20°52'25"	273.23'	138.15'
C5	900.00'	17°27'22"	274.20'	138.17'
C6	900.00'	49°32'01"	778.07'	415.23'
C7	900.00'	32°04'39"	503.87'	258.73'
C8	946.00'	2°42'46"	44.79'	22.40'
C54	20.00'	90°44'37"	31.68'	20.26'
C55	50.00'	11°11'02"	9.76'	4.90'
C56	50.00'	11°11'02"	9.76'	4.90'
C57	35.50'	79°22'54"	49.18'	29.46'
C58	965.50'	10°38'48"	179.41'	89.96'
C59	965.50'	6°07'13"	103.14'	51.62'
C60	965.50'	4°31'35"	76.27'	38.16'
C61	51.00'	3°11'11"	2.84'	1.42'
C62	51.00'	31°42'00"	28.22'	14.48'
C63	51.00'	26°44'43"	23.81'	12.12'
C64	51.00'	17°45'00"	15.80'	7.96'
C65	51.00'	79°22'54"	70.66'	42.33'
C66	950.00'	0°31'34"	8.72'	4.36'
C67	950.00'	1°17'12"	21.33'	10.67'
C68	950.00'	2°16'41"	37.77'	18.89'
C69	950.00'	2°16'44"	37.78'	18.89'
C70	950.00'	1°28'04"	24.34'	12.17'
C71	950.00'	1°17'12"	21.34'	10.67'
C72	950.00'	1°31'20"	25.24'	12.62'
C73	950.00'	10°38'48"	176.53'	88.52'
C74	58.00'	24°42'09"	25.01'	12.70'
C75	24.00'	24°42'09"	10.35'	5.26'
C76	20.00'	79°22'54"	27.71'	16.60'
C77	981.00'	4°15'35"	72.93'	36.48'
C78	20.00'	88°08'22"	30.77'	19.36'
C79	5.00'	78°27'47"	6.85'	4.08'
C80	16.00'	88°08'22"	24.61'	15.49'
C81	985.00'	4°15'35"	73.23'	36.63'
C82	16.00'	7°24'22"	2.07'	1.04'
C83	5.00'	78°27'47"	6.85'	4.08'
C84	20.00'	88°08'22"	30.77'	19.36'
C85	981.00'	2°39'57"	45.64'	22.82'
C86	16.00'	88°08'22"	24.61'	15.49'
C87	985.00'	2°39'57"	45.83'	22.92'

Line Table		
Line #	Direction	Length
L1	N54°52'19"W	87.06'
L2	N14°15'16"E	14.64'
L3	S74°18'48"E	80.03'
L4	S75°44'44"E	29.00'
L5	N14°15'16"E	21.48'
L6	S75°44'44"E	37.08'
L7	N14°15'16"E	2.00'
L8	S75°44'44"E	149.33'
L9	S14°15'16"W	2.00'
L10	S75°44'44"E	30.08'
L11	S79°30'18"E	52.73'
L12	N10°29'42"E	2.00'
L13	S79°30'18"E	170.42'
L14	S10°29'42"W	2.00'
L15	S79°30'18"E	101.25'
L16	N10°29'42"E	2.00'
L17	S79°30'18"E	146.02'
L18	S10°29'42"W	2.00'
L19	S79°30'18"E	48.48'
L20	S52°35'02"W	46.00'
L22	N55°41'53"W	35.02'
L87	N65°39'53"W	49.50'
L88	N54°28'51"W	46.21'
L89	N14°15'16"E	12.64'
L90	N54°28'51"W	14.74'
L92	N54°52'19"W	36.79'
L93	S35°24'03"W	1.66'
L94	N54°35'57"W	86.67'
L95	N70°24'20"E	13.69'
L96	N70°24'20"E	20.04'
L97	S54°28'51"E	8.16'
L98	S35°24'03"W	69.34'
L99	N35°24'03"E	69.41'
L100	N35°24'03"E	69.45'
L101	N35°24'03"E	69.52'
L102	N35°24'03"E	67.92'
L103	N35°24'03"E	68.04'
L104	S69°48'40"E	0.30'
L105	N69°48'40"W	68.61'
L106	S66°46'34"E	70.92'
L107	N66°46'34"W	69.17'
L108	N66°46'34"W	69.36'
L109	S72°50'46"E	69.88'
L110	N72°50'46"W	70.15'

Line Table		
Line #	Direction	Length
L111	N72°50'46"W	69.88'
L112	N74°16'32"W	68.42'
L113	N14°15'16"E	2.00'
L114	S14°15'16"W	10.64'
L115	N79°11'00"W	37.08'
L116	N54°28'51"W	46.21'
L117	N71°13'10"W	24.20'
L118	S71°13'10"E	1.18'
L119	N71°13'10"W	30.28'
L120	N18°46'50"E	69.58'
L121	N18°46'50"E	69.58'
L122	N18°46'50"E	69.58'
L123	N18°46'50"E	69.58'
L124	N18°46'50"E	69.58'
L125	N71°13'10"W	35.33'
L126	N71°13'10"W	35.33'
L127	S18°46'50"W	84.64'
L128	S18°46'50"W	82.98'
L129	S18°46'50"W	81.32'
L130	S18°46'50"W	79.66'
L131	S18°46'50"W	78.00'
L132	N71°13'10"W	1.18'
L133	S71°13'10"E	24.20'
L134	N14°15'16"E	34.13'
L135	N71°13'10"W	30.28'
L136	N14°15'16"E	32.13'
L137	N75°44'44"W	2.00'
L149	N18°46'50"E	37.50'
L150	N18°46'50"E	37.50'

Radial Line Table	
Line #	Direction
R141	N74°13'24"W
R142	N72°56'12"W
R143	N71°28'08"W
R144	N69°11'24"W
R145	N66°54'43"W
R146	N65°37'31"W
R147	S82°50'57"E
R148	S72°30'19"E
R151	N38°42'21"E
R226	S65°05'56"E

NOTE:

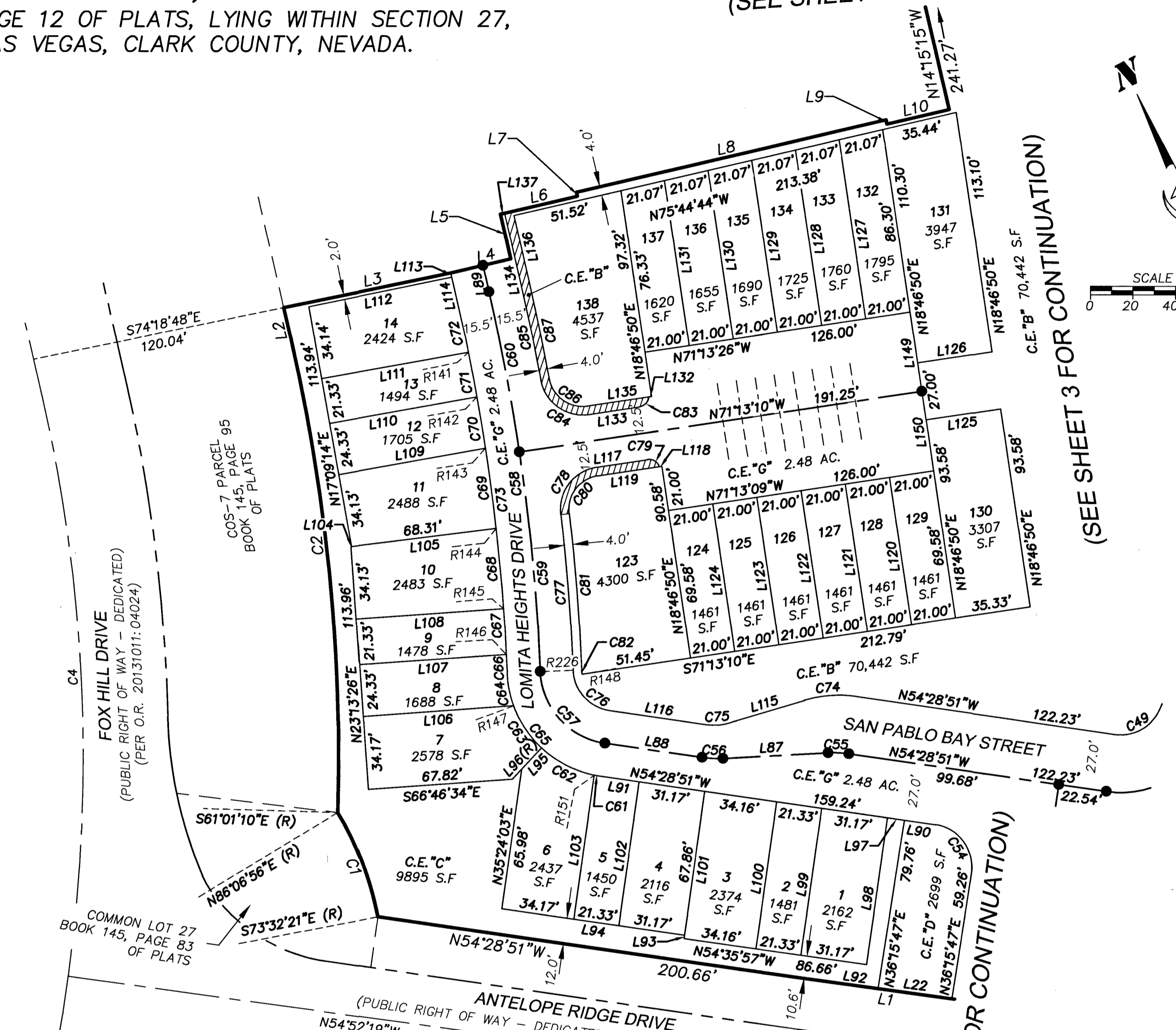
- ALL COMMON ELEMENTS AND PORTIONS OF LOTS NOT COVERED BY A STRUCTURE AS SHOWN HEREON ARE SUBJECT TO AN ACCESS EASEMENT FOR MAINTENANCE PURPOSES TO BE PERFORMED PERIODICALLY BY THE HOME OWNERS ASSOCIATION ON COMMON SIDEWALKS, CURB, VALLEY GUTTERS, ROADS, DRIVEWAYS AND LANDSCAPE AREAS.
- ALL COMMON ELEMENTS AND PORTIONS OF LOTS NOT COVERED BY A STRUCTURE ARE SUBJECT TO A DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- COMMON ELEMENT "G" (C.E."G") SHOWN HEREON IS DESIGNATED AS A PERMANENT AND PERPETUAL PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND GRANTED PER THIS MAP AS DESCRIBED IN THE OWNERS CERTIFICATE ON SHEET 1.
- ALL REAR LOT CORNER SHALL BE SET WITH A NAIL AND BRASS TAG PLS 16802 OF THE BLOCK WALL AND ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC RIGHT-OF-WAY AND PRIVATE STREETS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF SIDEWALK.
- AN EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS AND PRIVATE SEWER LATERAL ACCESS OVER COMMON ELEMENT "B" (C.E."B") FOR THE BENEFIT OF LOTS 115 THRU 122, INCLUSIVE, TO PROVIDE ACCESS TO ALAMERE FALLS DRIVE IS HEREBY GRANTED TO SAID LOTS 115 THRU 122 BY THE HOME OWNER'S ASSOCIATION. THIS EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DWELLINGS MUST BE SET BACK 20 FEET FROM THE EXTERIOR PROPERTY LINES OF THE DEVELOPMENT AND 10 FEET BETWEEN BUILDINGS.

LEGEND

- CENTERLINE
- SUBDIVISION BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - ADJOINING PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE COMMON ELEMENT
- - - TIE LINE
- APN ASSESSOR'S PARCEL NUMBER
- (R6) REFERENCE NUMBER, SEE "REFERENCE MAPS AND DOCUMENTS" NOTE ON THIS SHEET
- (R) RADIAL BEARING
- ALCAP ALUMINUM CAP
- O.R. OFFICIAL RECORDS
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & ALCAP STAMPED PLS 16802
- 62 LOT NUMBER (TOTAL THIS MAP=105)
- C.E. COMMON ELEMENT (TOTAL THIS MAP=8)
- S.F. SQUARE FEET
- AC. ACRES
- ▨ DENOTES PUBLIC SEWER EASEMENTS

BASIS OF BEARINGS:

NORTH 89°46'49" EAST BEING THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118 AT PAGE 100 OF PARCEL MAPS OFFICIAL RECORDS CLARK COUNTY, NEVADA



(SEE SHEET 3 FOR CONTINUATION)
 (SEE SHEET 3 FOR CONTINUATION)
 (SEE SHEET 3 FOR CONTINUATION)

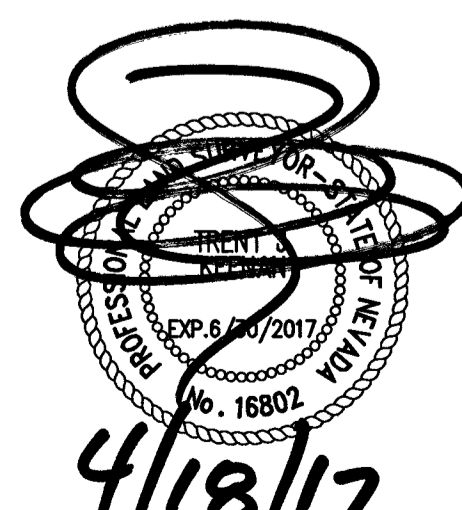
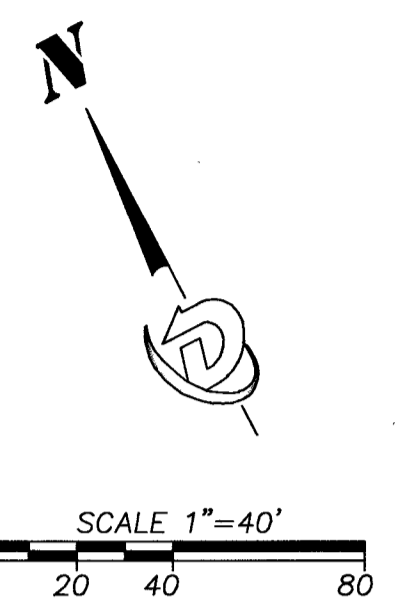
REFERENCES

- (R1).....BOOK 147, PAGE 12 OF PLATS
- (R2).....BOOK 145, PAGE 95 OF PLATS
- (R3).....BOOK 145, PAGE 83 OF PLATS
- (R4).....BOOK 145, PAGE 28 OF PLATS
- (R5).....FILE 118, PAGE 100 OF PARCEL MAPS
- (R6).....FILE 194, PAGE 39 OF SURVEYS
- (R7).....FILE 196, PAGE 53 OF SURVEYS
- (R8).....FILE 196, PAGE 54 OF SURVEYS
- (R9).....FILE 196, PAGE 55 OF SURVEYS

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DRAWN BY:	NRR 10/11/16	JOB NUMBER:	160254	SCALE:	1" = 40'
CHECKED BY:	TJK 10/30/16	SHEET 4 OF 5			

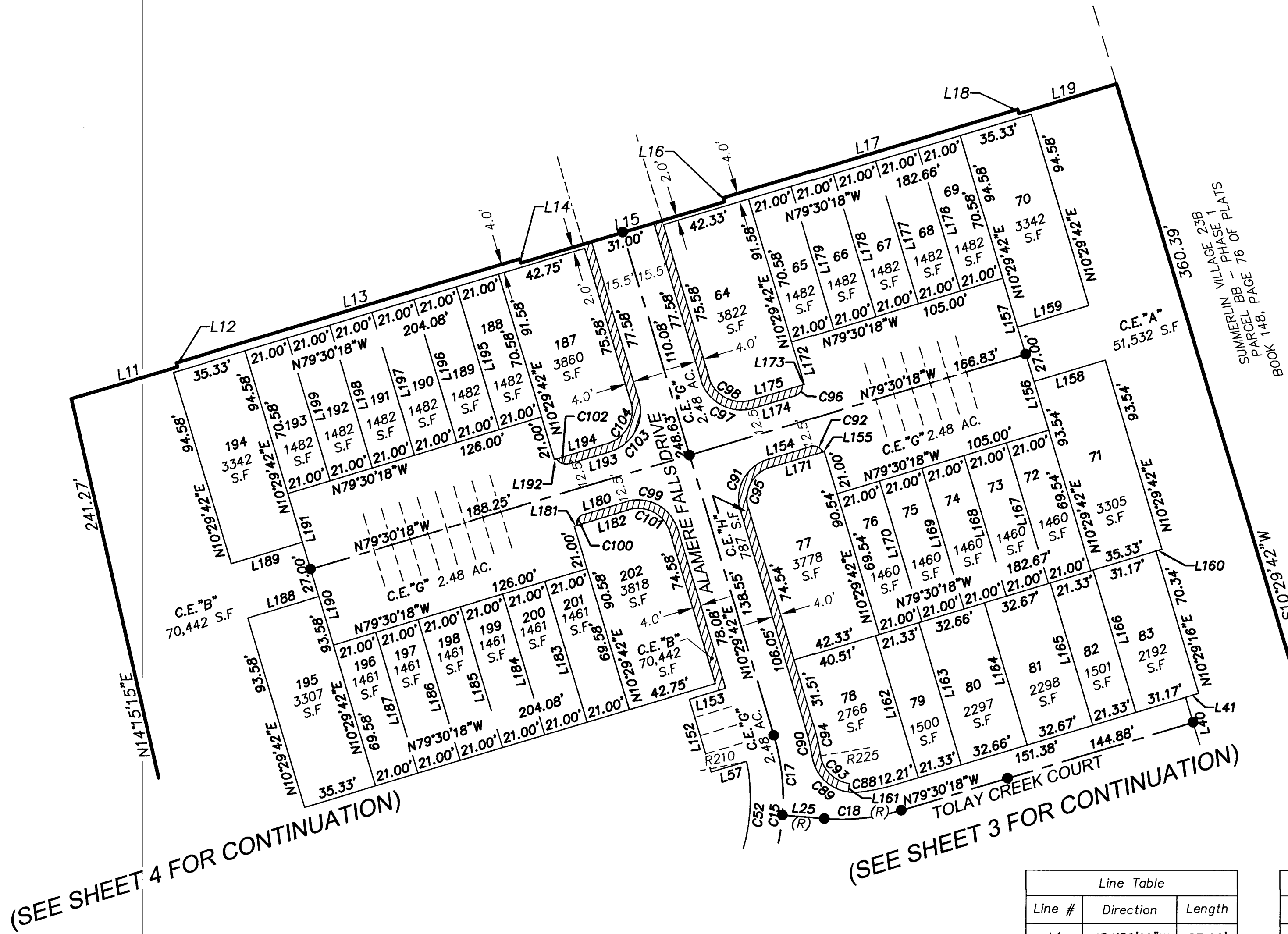
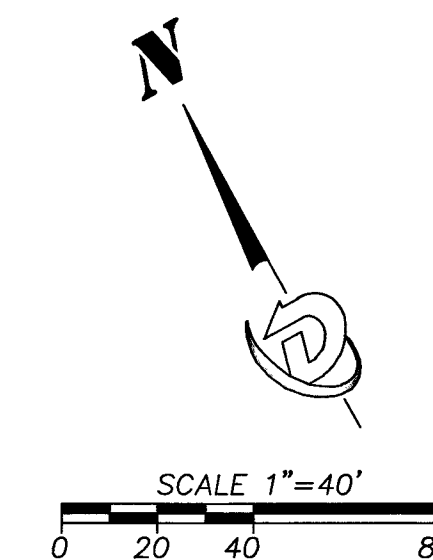


FINAL MAP OF SANTA ROSA TOWNHOMES (UNIT 1) (A COMMON INTEREST COMMUNITY)

BEING A SUBDIVISION OF PARCEL AA AS SHOWN IN BOOK 147, PAGE 12 OF PLATS, LYING WITHIN SECTION 27,
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGEND

	CENTERLINE
	SUBDIVISION BOUNDARY
	RIGHT-OF-WAY LINE
	ADJOINING PROPERTY LINE
	LOT LINE
	EASEMENT LINE COMMON ELEMENT
	TIE LINE
APN	ASSESSOR'S PARCEL NUMBER
(R6)	REFERENCE NUMBER, SEE "REFERENCE MAPS AND DOCUMENTS" NOTE ON THIS SHEET
(R)	RADIAL BEARING
ALCAP	ALUMINUM CAP
O.R.	OFFICIAL RECORDS
	FOUND MONUMENT AS NOTED
	SET 5/8" REBAR & ALCAP STAMPED PLS 16802
62	LOT NUMBER (TOTAL THIS MAP=105)
C.E.	COMMON ELEMENT (TOTAL THIS MAP=8)
S.F.	SQUARE FEET
AC.	ACRES
	DENOTES PUBLIC SEWER EASEMENTS



Line #	Direction
R210	N74°14'15"W
R225	S72°15'16"E

Curve #	Radius	Delta	Length	Tangent
C15	103.00'	41°57'15"	75.42'	39.49'
C18	100.00'	21°14'22"	37.07'	18.75'
C52	87.50'	36°41'12"	56.03'	29.01'
C88	87.50'	11°27'50"	17.51'	8.78'
C89	20.00'	85°47'11"	29.95'	18.58'
C90	118.50'	7°15'02"	15.00'	7.51'
C91	20.00'	90°00'00"	31.42'	20.00'
C92	5.00'	78°27'47"	6.85'	4.08'
C93	16.00'	72°59'32"	20.38'	11.84'
C94	122.50'	7°15'02"	15.50'	7.76'
C95	16.00'	90°00'00"	25.13'	16.00'
C96	5.00'	78°27'47"	6.85'	4.08'
C97	20.00'	90°00'00"	31.42'	20.00'
C98	16.00'	90°00'00"	25.13'	16.00'
C99	20.00'	90°00'00"	31.42'	20.00'
C100	5.00'	78°27'47"	6.85'	4.08'
C101	16.00'	90°00'00"	25.13'	16.00'
C102	5.00'	78°27'47"	6.85'	4.08'
C103	20.00'	90°00'00"	31.42'	20.00'
C104	16.00'	90°00'00"	25.13'	16.00'

Line #	Direction	Length
L1	N54°52'19"W	87.06'
L2	N14°15'16"E	14.64'
L3	S74°18'48"E	80.03'
L4	S75°44'44"E	29.00'
L5	N14°15'16"E	21.48'
L6	S75°44'44"E	37.08'
L7	N14°15'16"E	2.00'
L8	S75°44'44"E	149.33'
L9	S14°15'16"W	2.00'
L10	S75°44'44"E	30.08'
L11	S79°30'18"E	52.73'
L12	N10°29'42"E	2.00'
L13	S79°30'18"E	170.42'
L14	S10°29'42"W	2.00'
L15	S79°30'18"E	101.25'
L16	N10°29'42"E	2.00'
L17	S79°30'18"E	146.02'
L18	S10°29'42"W	2.00'
L19	S79°30'18"E	48.48'
L25	S58°15'56"E	19.93'
L57	N79°30'18"W	17.63'
L152	N10°29'42"E	36.00'
L153	S79°30'18"E	18.00'

Line #	Direction	Length
L154	N79°30'18"W	20.67'
L155	S79°30'18"E	0.77'
L156	N10°29'42"E	37.50'
L157	N10°29'42"E	37.50'
L158	S79°30'18"E	35.33'
L159	S79°30'18"E	35.33'
L160	N79°30'18"W	2.99'
L161	S34°45'11"W	4.00'
L162	S10°29'16"W	70.34'
L163	S10°29'16"W	70.34'
L164	N10°29'16"E	70.36'
L165	S10°29'16"W	70.34'
L166	S10°29'16"W	70.34'
L167	N10°29'42"E	69.54'
L168	N10°29'42"E	69.54'
L169	N10°29'42"E	69.54'
L170	N10°29'42"E	69.54'
L171	N79°30'18"W	26.33'
L172	S10°29'42"W	21.00'
L173	N79°30'18"W	0.77'
L174	N79°30'18"W	20.67'
L175	N79°30'18"W	26.33'
L176	S10°29'42"W	70.58'

Line #	Direction	Length
L177	S10°29'42"W	70.58'
L178	S10°29'42"W	70.58'
L179	S10°29'42"W	70.58'
L180	N79°30'18"W	20.67'
L181	N79°30'18"W	1.18'
L182	S79°30'18"E	26.75'
L183	N10°29'42"E	69.58'
L184	N10°29'42"E	69.58'
L185	N10°29'42"E	69.58'
L186	N10°29'42"E	69.58'
L187	N10°29'42"E	69.58'
L188	S79°30'18"E	35.33'
L189	N79°30'18"W	35.33'
L190	N10°29'42"E	37.50'
L191	N10°29'42"E	37.50'
L192	N79°30'18"W	1.18'
L193	N79°30'18"W	20.67'
L194	N79°30'18"W	26.75'
L195	S10°29'42"W	70.58'
L196	S10°29'42"W	70.58'
L197	S10°29'42"W	70.58'
L198	S10°29'42"W	70.58'
L199	S10°29'42"W	70.58'

NOTE:

- ALL COMMON ELEMENTS AND PORTIONS OF LOTS NOT COVERED BY A STRUCTURE AS SHOWN HEREON ARE SUBJECT TO AN ACCESS EASEMENT FOR MAINTENANCE PURPOSES TO BE PERFORMED PERIODICALLY BY THE HOME OWNERS ASSOCIATION ON COMMON SIDEWALKS, CURB, VALLEY GUTTERS, ROADS, DRIVEWAYS AND LANDSCAPE AREAS.
- ALL COMMON ELEMENTS AND PORTIONS OF LOTS NOT COVERED BY A STRUCTURE ARE SUBJECT TO A DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- COMMON ELEMENT "G" (C.E."G") SHOWN HEREON IS DESIGNATED AS A PERMANENT AND PERPETUAL PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND GRANTED PER THIS MAP AS DESCRIBED IN THE OWNERS CERTIFICATE ON SHEET 1.
- ALL REAR LOT CORNER SHALL BE SET WITH A NAIL AND BRASS TAG PLS 16802 OF THE BLOCK WALL AND ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC RIGHT-OF-WAY AND PRIVATE STREETS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF SIDEWALK.
- AN EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS AND PRIVATE SEWER LATERAL ACCESS OVER COMMON ELEMENT "B" (C.E."B") FOR THE BENEFIT OF LOTS 115 THRU 122, INCLUSIVE, TO PROVIDE ACCESS TO ALAMERE FALLS DRIVE IS HEREBY GRANTED TO SAID LOTS 115 THRU 122 BY THE HOME OWNER'S ASSOCIATION. THIS EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DWELLINGS MUST BE SET BACK 20 FEET FROM THE EXTERIOR PROPERTY LINES OF THE DEVELOPMENT AND 10 FEET BETWEEN BUILDINGS.

REFERENCES

- (R1).....BOOK 147, PAGE 12 OF PLATS
- (R2).....BOOK 145, PAGE 95 OF PLATS
- (R3).....BOOK 145, PAGE 83 OF PLATS
- (R4).....BOOK 145, PAGE 28 OF PLATS
- (R5).....FILE 118, PAGE 100 OF PARCEL MAPS
- (R6).....FILE 194, PAGE 39 OF SURVEYS
- (R7).....FILE 196, PAGE 53 OF SURVEYS
- (R8).....FILE 196, PAGE 54 OF SURVEYS
- (R9).....FILE 196, PAGE 55 OF SURVEYS

BASIS OF BEARINGS:

NORTH 89°46'49" EAST BEING THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118 AT PAGE 100 OF PARCEL MAPS OFFICIAL RECORDS CLARK COUNTY, NEVADA

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DRAWN BY:	NRR	JOB NUMBER:	SCALE:
	10/11/16	160254	1" = 40'
CHECKED BY:	TJK		
	10/30/16	SHEET 5 OF 5	