

OXFORD COMMONS UNIT 2

Recorded in Book 134 Page 032 of Plats

MASTER SITE ADDRESS: 10222 HUNTSIRE AVE

Fire Department District Map Number:

01414-17

<u>Block</u>	<u>Lot</u>	<u>Address</u>
B	94	10229 MORGANS CREEK AVE
	95	7915 LAKEMONT CT
	96	7911
	97	7907
	98	7903
	99	7904
	100	7908
	101	7912
	102	7916
	103	10227 MORGANS CREEK AVE
	104	10223
	105	7915 KEATLEY CT
	106	7911
	107	7907
	108	7903
	109	7904
	110	7908
	111	7912
	112	7916
	113	10219 MORGANS CREEK AVE
	114	10215
	115	7915 JAMESPORT ST
	116	7911
	117	7907
	118	7903
	119	7904
	120	7908
	121	7912
	122	7916
	123	7920

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<u>Block</u>	<u>Lot</u>	<u>Address</u>
B	124	7924 JAMESPORT ST
	125	10207 MORGANS CREEK AVE
	126	10208
	127	7928 JAMESPORT ST
	128	7932
	129	7936
	130	7940
	131	7944
	132	7948
	133	7952
	134	7956
	135	7960
	136	10207 HUNTSIRE AVE
	137	10208
	138	7976 JAMESPORT ST
	139	7980
	140	7984
	141	7988
	142	7992
	143	7996
	144	7995
	145	7991
	146	7987
	147	7983
	148	7979
	149	10216 HUNTSIRE AVE
	150	10220
	151	7980 BECKWORTH CT
	152	7984
	153	7988

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B	154	7992 BECKWORTH CT
	155	7996
	156	7995
	157	7991
	158	7987
	159	7983
	160	7979
C	255	10228 MORGANS CREEK AVE
	256	7927 LAKEMONT CT
	257	7931
	258	7935
	259	7939
	260	7940
	261	7936
	262	7932
	263	7928
	264	10224 MORGANS CREEK AVE
	265	10220
	266	7927 KEATLEY CT
	267	7931
	268	7935
	269	7939
	270	7943
	271	7944
	272	7940
	273	7936
	274	7932
	275	7928
	276	10216 MORGANS CREEK AVE
	277	7927 JAMESPORT ST

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<u>Block</u>	<u>Lot</u>	<u>Address</u>
C	278	7931 JAMESPORT ST
	279	7935
	280	7939
	281	7943
	282	7947
	283	7951
	284	7955
	285	7959
	286	7963
	287	10221 HUNTSIRE AVE
	288	7960 BECKWORTH CT
	289	7956
	290	7952
	291	7948
	292	7947
	293	7951
	294	7955
	295	7959
	296	10225 HUNTSIRE AVE

Greg Kapovich, Planner I



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	291	7948
	292	7947
	293	7951
	294	7955
	295	7959
	296	10225 HUNTSIRE AVE

Greg Kapovich, Planner I



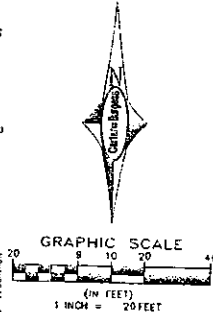
Final Copy

FINAL MAP OF OXFORD COMMONS UNIT 2

A SUBDIVISION OF A PORTION OF LOT 1D3 OF "CLIFFS EDGE PARENT" AS SHOWN IN BOOK 118, PAGE 88 OF PLATS, IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.O.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTERLINE
- LOT LINE
- PARKING AND ACCESS EASEMENT
- ADJACENT LOT LINES
- PUBLIC DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- MONUMENT AS DESCRIBED
- SET TYPE BY MONUMENT WITH TYPE BY REFERENCE MONUMENTS SEAMPED PLS 15392 UNLESS OTHERWISE DESCRIBED
- ① LOT NUMBER / RESIDENTIAL = 103
- ② COMMON ELEMENTS = 17
- CL CURVE LABEL
- LI LINE LABEL
- (R) RADIAL BEARINGS
- SF SQUARE FEET
- OR OFFICIAL RECORD
- PUR PUBLIC UTILITY EASEMENT
- HOA HOMEOWNERS' ASSOCIATION
- Ⓢ CLOCK DESIGNATION
- Ⓜ PRIVATE SHEET, PRIVATE DRIVE, PUBLIC BEVEY CASUALTY, FIRE, AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA
- Ⓜ PARKING AND ACCESS EASEMENT (SEE NOTE 1)
- Ⓜ 400' 2.100' PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA



CURVE TABLES

LINE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	90.0000	1.00	1.5708	1.0000
C2	90.0000	5.00	7.8540	5.0000
C3	129.3500	65.00	16.5000	7.2900
C4	173.4300	65.00	14.2700	7.1500
C5	114.7400	65.00	18.0000	10.0000
C6	157.8000	65.00	10.0000	15.8000
C7	05.4300	65.00	6.8900	8.8100
C8	38.4900	65.00	40.3100	14.1800
C9	07.1300	65.00	2.5000	1.2700
C10	27.1300	7.00	11.2200	7.0000
C11	90.0000	7.00	11.2200	7.0000
C12	91.9400	65.00	64.1700	67.0000
C13	91.9400	26.00	41.6700	36.2000
C14	25.0000	26.00	41.1000	20.8000
C15	16.4200	26.00	22.0000	22.0000
C16	25.2200	7.00	11.2200	7.0000
C17	35.2200	2.00	3.1400	1.5700

NOTES

1. ALL NEAR LOT CORNERS SHALL BE SET WITH A GAL AND THE STAMPED PLS 15392 ON BLOCK WALLS. ALL FENCE ON SIDE CORNERS ADJACENT PUBLIC STREETS AND/OR PRIVATE STREETS SHALL BE MARKED BY SAWCUTTING THE BACK OF CURB OR THE PRODUCTION OF THE PROPERE LINES.
2. ALL COMMON ELEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. PARKING AND ACCESS EASEMENT ARE FOR THE BENEFIT OF THE LOT TO WHICH THE EASEMENT IS CONTIGUOUS AND SHALL HAVE FULL PARKING AND ACCESS USE OF SAID EASEMENT AS A HIGH BIDDABLE AREA.
4. AN EASEMENT IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION AND EACH OWNER OF A LOT NEARLY ADJACENT THEREON, FOR EACH SUCH PARTY, AS MAY BE NECESSARY TO MAKE REPAIRS OR TO PERFORM THE WORKS AND FUNCTIONS FOR WHICH EACH SUCH PARTY IS OBLIGATED OR PERMITTED TO PROCEED UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS HEREAFTER RECORDED. THE EXERCISE OF THIS EASEMENT SHALL BE SUBJECT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS HEREAFTER RECORDED. WHETHER THE HOMEOWNERS ASSOCIATION HAS ANY OTHER OF A LOT UNDESIRABLY INTERFERE WITH THE RIGHTS OF ANOTHER OWNER OF A LOT BY THE USE OF THIS EASEMENT.
5. DIRECT VEHICULAR ACCESS TO LEAD-40 REIGLA DRIVE FROM ADJACENT LOTS IS PROHIBITED.

Carrier Engineering
 Consultants in Planning, Engineering, Construction Management, and Real Estate Services
 6555 Bermuda Road
 Las Vegas, Nevada 89119
 (702) 938-5100
 (702) 938-2054

DATE	11/20/23	ANG. NO.	1334-0032	SHEET	1
DATE AND PLS.	1326-71-07	DRAWN BY	CU		
DATE	04-10-23	CHECK BY	CU		

MATCH LINE SEE SHEET #

1334-0032