

OXFORD COMMONS UNIT 1

Recorded in Book 131 Page 008 of Plats

MASTER SITE ADDRESS: 10259 GRAND TETON DR

Fire Department District Map Number:

01414-17

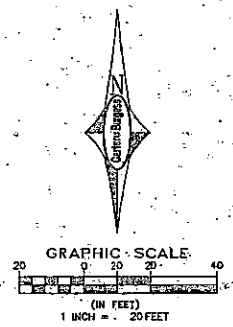
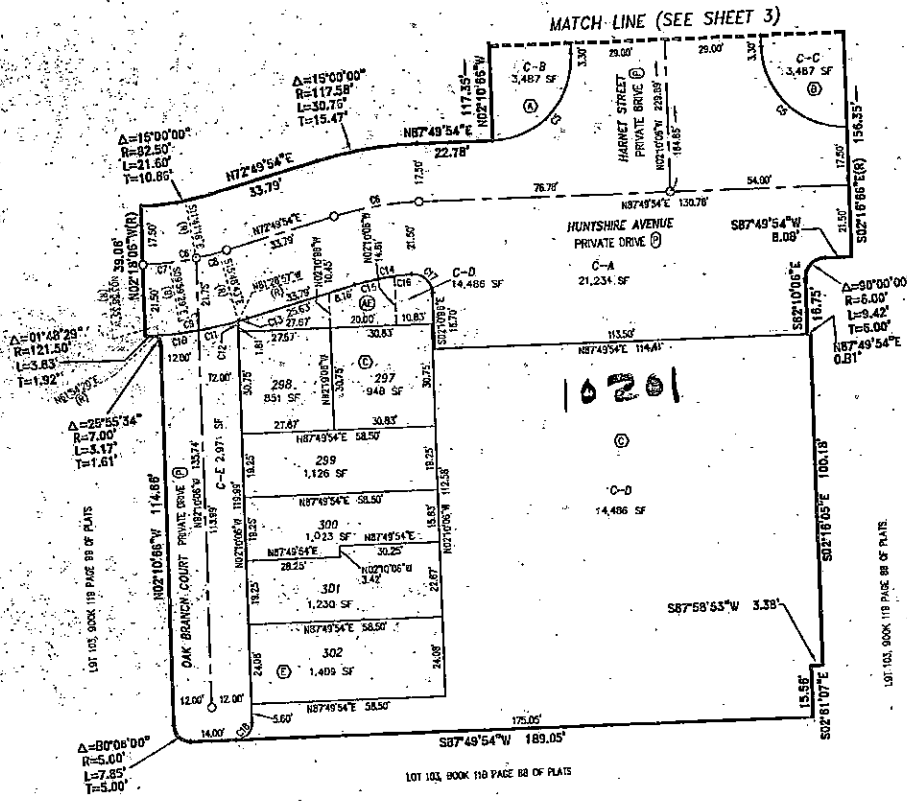
<u>Block</u>	<u>Lot</u>	<u>Address</u>
C	297	10227 HUNTSIRE AVE
	298	7964 OAK BRANCH CT
	299	7960
	300	7956
	301	7952
	302	7948

Greg Kapovich, Planner I



FINAL MAP OF OXFORD COMMONS UNIT 1

A COMMON INTEREST COMMUNITY
A SUBDIVISION OF A PORTION OF LOT 103 OF "CLIFFS EDGE PARENT" AS SHOWN IN BOOK 11B,
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.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



File Copy

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - CENTERLINE
 - LOT LINE
 - EASEMENT LINE
 - ADJOINING LOT LINES
 - ⊙ MONUMENT AS DESCRIBED
 - SET TYPE W MONUMENT WITH TYPE IV REFERENCE MONUMENTS STAMPED PLS "10392" UNLESS OTHERWISE DESCRIBED
 - T LOT NUMBER / RESIDENTIAL = 6
 - C-A COMMON ELEMENTS = 5
 - C1 CURVE LABEL
 - SF SQUARE FEET
 - (R) RADIAL BEARING
 - OR OFFICIAL RECORD
 - PUE PUBLIC UTILITY EASEMENT
 - HDA HOMEOWNERS' ASSOCIATION
 - (A) BLOCK DESIGNATION
 - (B) PRIVATE STREETS, PRIVATE DRIVE, PUBLIC SEWER EASEMENT, PUE, AND PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY HOA
 - (C) PARKING AND ACCESS EASEMENT (SEE NOTE 3)
 - (D) CORRESPONDS WITH "SVRZ DETAIL" SHOWN ON SHEET 3
 - (E) SIGHT VISIBILITY RESTRICTION ZONE (SVRZ) TO BE PRIVATELY MAINTAINED

NOTES

1. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG STAMPED PLS 15332 ON CUBIC WALLS. ALL FRONT OR SIDE CORNERS ADJOINING PRIVATE STREETS AND/OR PRIVATE DRIVES SHALL BE MARKED BY SAUCUTTING THE BACK OF CURB ON THE PROLONGATION OF THE PROPERTY 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 NON BUILDABLE AREA.
4. AN EASEMENT IS HEREBY GRANTED TO THE HOMEOWNERS' ASSOCIATION AND EACH OWNER OF A LOT UPON, ACCESS, OVER, ON, AND UNDER EACH LOT, AS MAY BE NECESSARY OR APPROPRIATE TO MAKE REPAIRS OR TO PERFORM THE DUTIES AND FUNCTIONS FOR WHICH EACH SUCH PARTY IS OBLIGATED OR PERMITTED TO PERFORM UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS HEREINAFTER RECORDED. THE EXERCISE OF THIS EASEMENT SHALL BE SUBJECT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS HEREAFTER RECORDED. NEITHER THE HOMEOWNERS' ASSOCIATION NOR ANY OWNER OF A LOT MAY UNREASONABLY INTERFERE WITH THE RIGHTS OF ANOTHER OWNER OF A LOT IN THE USE OF THIS EASEMENT.
5. SIGHT VISIBILITY RESTRICTION ZONE - TO BE PRIVATELY MAINTAINED. NO WALLS, FENCES, TREES, SHEDS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREETLIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONES UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN TWENTY-FOUR INCHES (24") IN HEIGHT, MEASURED FROM THE TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF TWENTY SEVEN INCHES (27") MEASURED FROM TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE PER CLARK COUNTY AREA STANDARD DRAWING 201.2.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C5	40.000°	25.00'	33.27'	25.00'
C6	150.000°	100.00'	28.18'	13.17'
C7	09.391°	100.00'	16.61'	8.33'
C8	05.283°	100.00'	9.57'	4.79'
C9	15.000°	125.00'	31.60'	16.00'
C10	09.000°	171.50'	12.76'	6.38'
C11	05.491°	121.50'	12.34'	6.18'
C12	10.410°	7.00'	1.31'	0.65'
C13	01.212°	121.50'	2.86'	1.44'
C14	12.470°	78.50'	17.52'	8.75'
C15	09.000°	78.50'	17.34'	8.68'
C16	03.454°	78.50'	5.18'	2.59'
C17	02.125°	6.00'	0.96'	0.24'
C18	00.000°	5.00'	7.85'	5.00'

Carter Burgess 6655 Bermuda Road
Las Vegas, Nevada 89119
(702) 938-5400
(702) 938-5454

Consultants in Planning, Engineering,
Construction Management, and Related Services

SCALE: 1" = 20'	JOB NO.: 241320	SHEET	OF
DRAWING FILE: 132D-FM1	DRN. BY: EO	4	4
DATE: 05-25-2005	CHKD. BY: CW		

OXFORD COMMONS UNIT 1

Recorded in Book 131 Page 008 of Plats

MASTER SITE ADDRESS: 10259 GRAND TETON DR

Fire Department District Map Number:

01414-17

<u>Block</u>	<u>Lot</u>	<u>Address</u>
C	297	10227 HUNTSIRE AVE
	298	7964 OAK BRANCH CT
	299	7960
	300	7956
	301	7952
	302	7948

Greg Kapovich, Planner I



OXFORD COMMONS UNIT 1

Recorded in Book 131 Page 008 of Plats

MASTER SITE ADDRESS: 10259 GRAND TETON DR

Fire Department District Map Number:

01414-17

<u>Block</u>	<u>Lot</u>	<u>Address</u>
C	297	10227 HUNTSIRE AVE
	298	7964 OAK BRANCH CT
	299	7960
	300	7956
	301	7952
	302	7948

Greg Kapovich, Planner I

