

MANCHESTER PARK POD #207 - UNIT 2

Recorded in Book 133 Page 030 of Plats

MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
4	1	10722 MONACO BEACH AVE
	2	10726
	3	10730
	4	10734
	5	10738
	6	10810
	7	10814
	8	10818
	9	10822
	10	10826
	50	10817 PEARL RIVER AVE
	51	10813
	52	10809
	53	10805
	54	10801
	55	10741
	56	10737
	57	10733
	58	10729
	59	10725
	60	10721
	61	10717
	62	10713
	63	10709
	64	10705
3	65	7402 PINE HARBOR ST
	66	7406
	67	7410
	68	7414
	69	7418

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
3	70	7422 PINE HARBOR ST
	71	7426
	72	7430
	73	7434
	74	7438
1	83	7582
	84	7586
	85	7590
	86	10702 MONACO BEACH AVE
	87	10706
	88	10710
	89	10714
6	90	7580 CLIFTON GARDENS ST
	91	7576
	92	7572
5	93	10710 AZURE OCEAN AVE
	94	10714
	95	10718
	96	10722
21	97	10726
	98	10730
	99	10804
	100	10808
	101	10812
	102	10816
20	112	10815
	113	10811
	114	10807
	115	10803
	116	10731

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
20	117	10727 AZURE OCEAN AVE
7	118	10723
	119	10719
	120	10715
	121	10711
8	127	10712 CAPE SHORE AVE
	128	10716
	129	10720
	130	10724
20	131	10728
	132	10732
	133	10802
	134	10806
	135	10810
	136	10814
19	146	10813
	147	10809
	148	10805
	149	10801
	150	10733
	151	10729
9	152	10725
	153	10721
	154	10717
	155	10713
	156	10710 MYRTLE GROVE AVE
	157	10714
	158	10718
	159	10722
18	160	10726

MANCHESTER PARK POD #207 - UNIT 2

Recorded in Book 133 Page 030 of Plats

MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
18	161	10730 MYRTLE GROVE AVE
	162	10804
	163	10808
	164	10812
	165	10816
17	176	10815
	177	10811
	178	10807
	179	10803
	180	10731
	181	10727
10	182	10723
	183	10719
	184	10715
	185	10711
31	187	7440 CLIFTON GARDENS ST
	188	7436
	189	7432
11	190	10712 MYSTIC SHORE AVE
	191	10716
	192	10720
	193	10724
17	194	10728
	195	10732
	196	10802
	197	10806
	198	10810
	199	10814
16	209	10813
	210	10809

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
16	211	10805 MYSTIC SHORE AVE
	212	10801
	213	10733
	214	10729
12	215	10725
	216	10721
	217	10717
	218	10713
	219	10710 MASON HILL AVE
	220	10714
	221	10718
	222	10722
15	223	10726
	224	10730
	225	10804
	226	10808
	227	10812
	228	10816
14	239	10815
	240	10811
	241	10807
	242	10803
	243	10731
	244	10727
13	245	10723
	246	10719
	247	10715
	248	10711
31	249	7412 CLIFTON GARDENS ST
	250	7416

MANCHESTER PARK POD #207 - UNIT 2

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>	
31	251	7420	CLIFTON GARDENS ST
	252	7424	

Greg Kapovich, Planner I

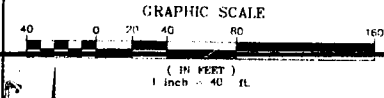


MANCHESTER PARK POD #207 - UNIT 2

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 207 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88, TOGETHER WITH ADDITIONAL ACREAGE, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

File Copy

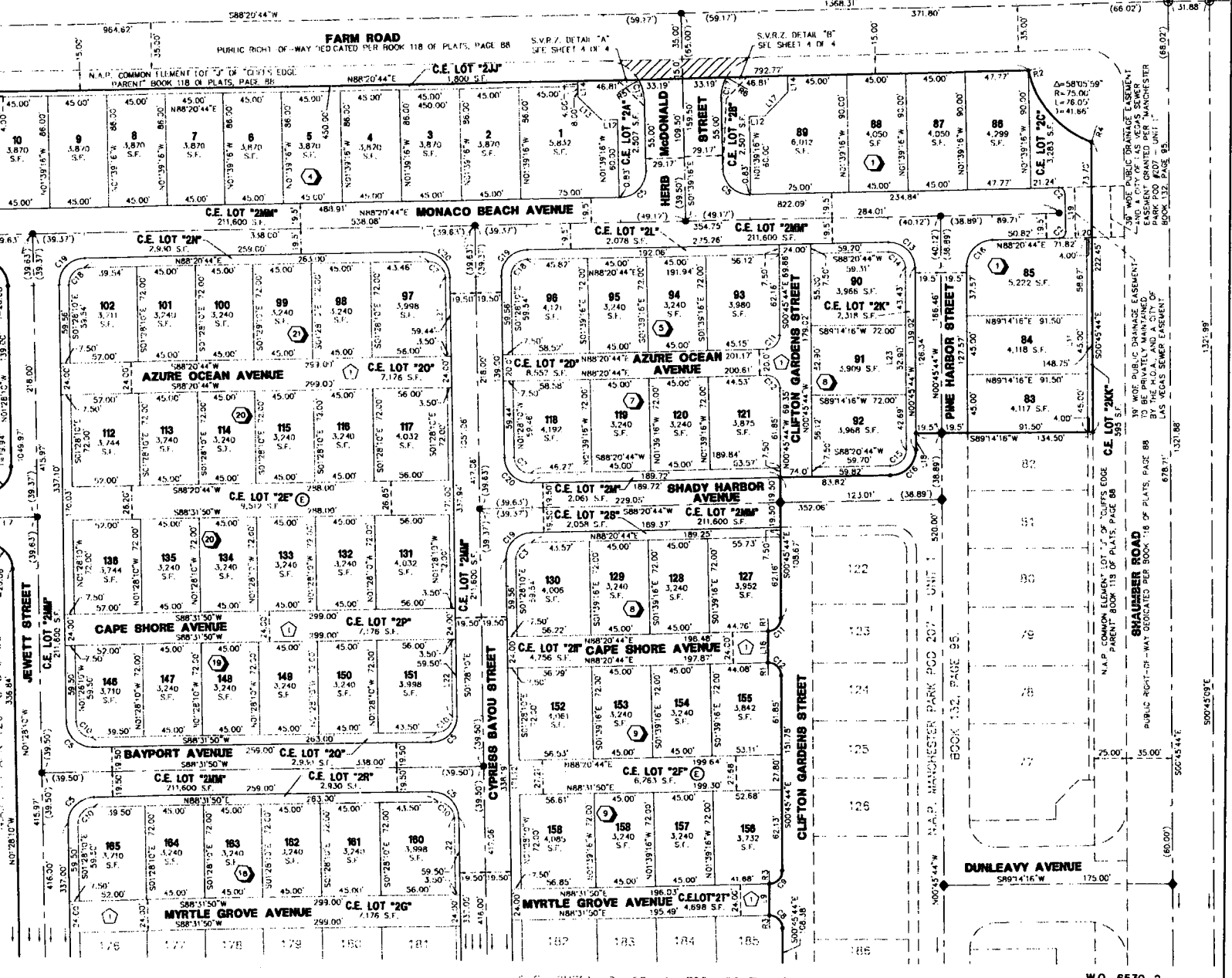


FOUND AL CAP STAMPED
VIN PLS 13930 S.F.
PER BOOK 118 OF PLATS,
PAGE 88.

W/16
C
513

- LEGEND**
- 126 LOT NUMBER / RESIDENTIAL LOTS = 152
COMMON ELEMENT LOTS = 38
TOTAL LOTS = 188
- FOUND MONUMENT AS INDICATED
 - SET TYPE IN MONUMENT - 5/8" REBAR AND ALUMINUM CAP STAMPED "VIN PLS 13930" WITH REFERENCE MONUMENTS SET IN THE TOP OF CURB UPON COMPLETION OF CONSTRUCTION
 - ◆ 5/8" REBAR AND ALUMINUM CAP STAMPED "VIN PLS 13930" PER "MANCHESTER PARK POD #207 - UNIT 1" BOOK 132, PAGE 85
 - SET MAIN BRASS TAG "VIN PLS 13930" ON SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES.
 - SUBDIVISION BOUNDARY LINE
 - STREET CENTERLINE
 - LOT LINE
 - PRIVATE STREET
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE AS NOTED
 - S.F. SQUARE FEET
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.R. RADIAL BEARING
 - C3 CURVE NUMBER
 - L1 COURSE NUMBER
 - N.A.P. NOT A PART
 - C.E. COMMON ELEMENT
 - H.O.A. HOME OWNER'S ASSOCIATION
 - (PROD.) PRODUCED LINE
- AREA OF COMMON ELEMENT LOT "T" PER "CLIFFS EDGE PARENT" GRANTED TO "MANCHESTER PARK POD #207 UNIT 1 H.O.A. BY CLIFFS EDGE, LLC, A NEVADA LIMITED LIABILITY COMPANY FOR INGRESS/EGRESS EASEMENT PURPOSES, AND TO THE CITY OF LAS VEGAS A PUBLIC DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED BY THE H.O.A.), PUBLIC UTILITY EASEMENTS (P.U.E.), AND CITY OF LAS VEGAS SEWER EASEMENT PER "MANCHESTER PARK POD #207 - UNIT 1" BOOK 132 OF PLATS, PAGE 85.
- SIGHT VISIBILITY RESTRICTION ZONE SEE NOTE 2
 - PRIVATE DRIVE, LIMITED USE COMMON ELEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS TO ADJUTING LOTS, AND GRANTED TO THE CITY OF LAS VEGAS A PUBLIC DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED BY THE H.O.A.), PUBLIC UTILITY EASEMENT (P.U.E.), AND CITY OF LAS VEGAS SEWER EASEMENT.
 - BLOCK NUMBER
 - CITY OF LAS VEGAS DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE H.O.A.

- NOTES:**
- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "VIN PLS 13930" ON BLOCK WALLS AND ALL FRONT OR SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
 - NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES, OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE, UNLESS SAID OBJECTS ARE MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE TO BE PRIVATELY MAINTAINED.
 - THE FOLLOWING INTERIOR STREETS ARE PRIVATE DRIVES, PRIVATE STREETS, PUBLIC UTILITY EASEMENTS (P.U.E.), CITY OF LAS VEGAS DRAINAGE EASEMENTS (TO BE PRIVATELY MAINTAINED BY THE H.O.A.), AND CITY OF LAS VEGAS SEWER EASEMENTS, AND COMMON ELEMENT LOT "207":
 CYPRESS BAYOU STREET / AZURE OCEAN AVENUE
 OYSTER CREEK AVENUE / CAPE SHORE AVENUE
 HERB McDONALD STREET / JEWETT STREET
 SHADY HARBOR AVENUE / MYSTIC SHORE AVENUE
 PINE HARBOR STREET / BARTITOWN AVENUE
 MONACO BEACH AVENUE / MYRTLE GROVE AVENUE
 BAYPORT AVENUE / PEARL RIVER AVENUE
 MASON HILL AVENUE / CLIFTON GARDENS STREET



ACT	DATE	BY	REVISION

SEE SHEET 3 OF 4 FOR CONTINUATION

W.O. 6530-2
SHEET 2 OF 4
JAM

MANCHESTER PARK POD #207 - UNIT 2

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 207 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88, TOGETHER WITH ADDITIONAL ACREAGE, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

File Copy

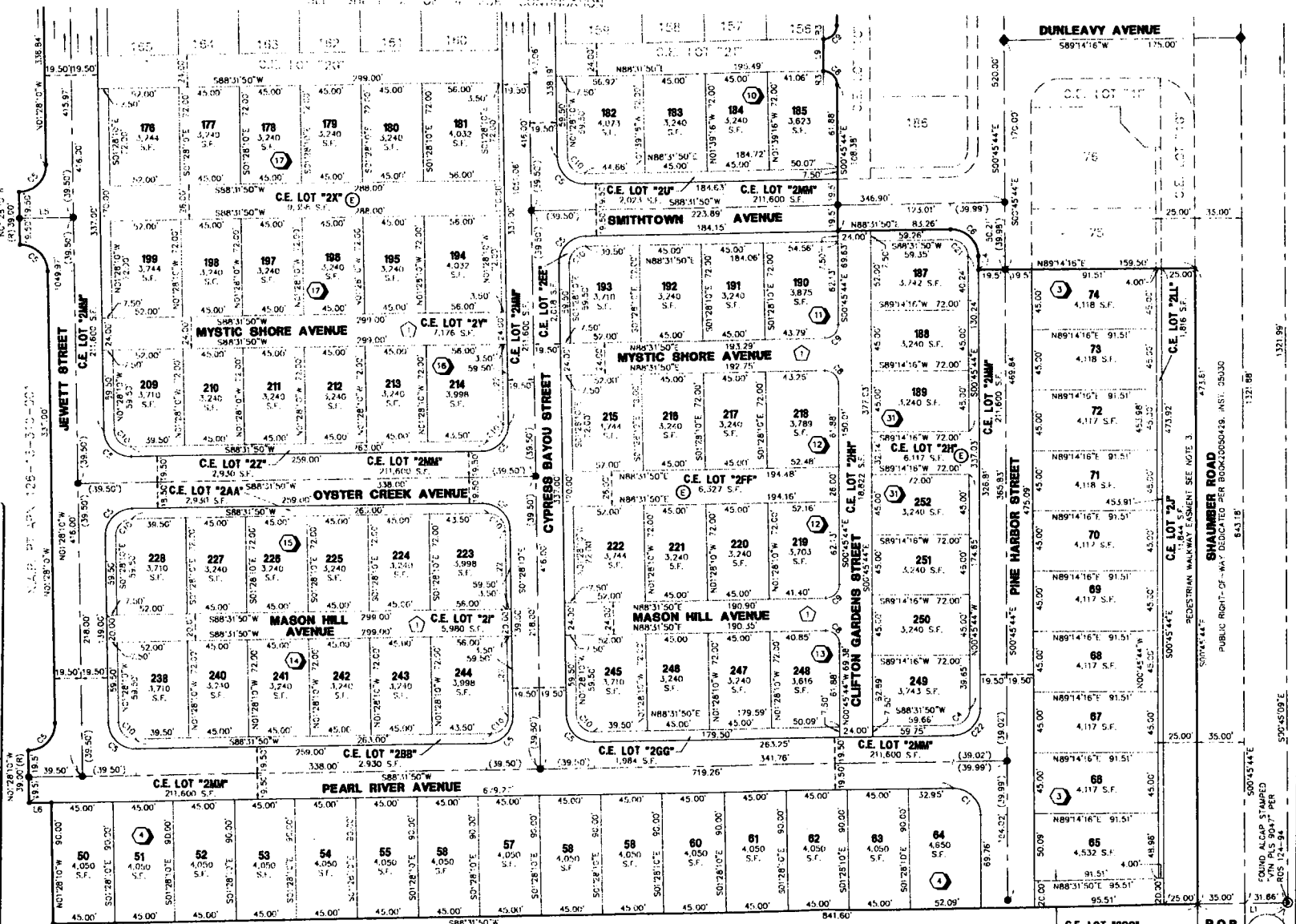
SEE SHEET 1 OF 4 FOR CONTINUATION

NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "VIN PLS 13930" ON BLOCK WALLS AND ALL FRONT OR SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
 - NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES, OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE, UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE TO BE PRIVATELY MAINTAINED.
 - PEDESTRIAN WALKWAY EASEMENT LOCATED WITHIN COMMON ELEMENT LOT "27" WAS CREATED BY RECORDED DOCUMENT 20050428-05033 AND GIVES A 5 FOOT PEDESTRIAN WALKWAY EASEMENT OVERLYING THE MEANDERING SIDEWALKS LOCATED WITHIN COMMON LOT "27".
 - THE FOLLOWING INTERIOR STREETS ARE PRIVATE DRIVES, PRIVATE STREETS, PUBLIC UTILITY EASEMENTS (P.U.E.), CITY OF LAS VEGAS DRAINAGE EASEMENTS (TO BE PRIVATELY MAINTAINED BY THE H.O.A.) AND CITY OF LAS VEGAS SEWER EASEMENTS, AND COMMON ELEMENT LOT "21M".
- CYPRESS BAYOU STREET / AZURE OCEAN AVENUE
 OYSTER CREEK AVENUE / CAPE SHORE AVENUE
 HERB McDONALD STREET / JEWETT STREET
 SHADY HARBOR AVENUE / MYSTIC SHORE AVENUE
 PINE HARBOR STREET / SMITHTOWN AVENUE
 MONACO BEACH AVENUE / MYRTLE GROVE AVENUE
 BAYPORT AVENUE / PEARL RIVER AVENUE
 MASON HILL AVENUE / CLIFTON GARDENS STREET

LEGEND

- P.O.C.** POINT OF BEGINNING
P.O.B. POINT OF COMMENCING
- 126** LOT NUMBER / RESIDENTIAL LOTS = 152
 COMMON ELEMENT LOTS = 36
 TOTAL LOTS = 188
- ⊙ FOUND MONUMENT AS INDICATED
- SET TYPE IN MONUMENT - 5/8" REBAR AND ALUMINUM CAP STAMPED "VIN PLS 13930" WITH REFERENCE MONUMENTS SET IN THE TOP OF CURB UPON COMPLETION OF CONSTRUCTION.
- 5/8" REBAR AND ALUMINUM CAP STAMPED "VIN PLS 13930" PER "MANCHESTER PARK POD #207 - UNIT 1" BOOK 132, PAGE 95.
- SET NAIL & BRASS TAG "VIN PLS 13930" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES.
- SUBDIVISION BOUNDARY LINE
 STREET CENTERLINE
- PRIVATE STREET
 ADJOINING PROPERTY LINE
 EASEMENT LINE AS NOTED
- S.F. SQUARE FEET
 P.U.E. PUBLIC UTILITY EASEMENT
 (R) RADIAL BEARING
 R1 RADIAL LINE NUMBER
 C1 CURVE NUMBER
 L1 COURSE NUMBER
 N.A.P. NOT A PART
 CE COMMON ELEMENT
 H.O.A. HOME OWNER'S ASSOCIATION
 (PROD.) PRODUCED LINE
- PRIVATE DRIVE, LIMITED USE COMMON ELEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS TO ADJUTING LOTS, AND GRANTED TO THE CITY OF LAS VEGAS A PUBLIC DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED BY THE H.O.A.), PUBLIC UTILITY EASEMENT (P.U.E.), AND CITY OF LAS VEGAS SEWER EASEMENT.
- ① BLOCK NUMBER
- ② CITY OF LAS VEGAS DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE H.O.A.



N.A.P. APP: 126-13-110-001

GRAPHIC SCALE:



(IN FEET)
 1 inch = 40 ft.

W.O. 6530-2
 SHEET 3 OF 4

ACT	DATE	BY	REVISION

P.O.B.
 SW 1/16
 513

MANCHESTER PARK POD #207 - UNIT 2

Recorded in Book 133 Page 030 of Plats

MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
4	1	10722 MONACO BEACH AVE
	2	10726
	3	10730
	4	10734
	5	10738
	6	10810
	7	10814
	8	10818
	9	10822
	10	10826
	50	10817 PEARL RIVER AVE
	51	10813
	52	10809
	53	10805
	54	10801
	55	10741
	56	10737
	57	10733
	58	10729
	59	10725
	60	10721
	61	10717
	62	10713
	63	10709
	64	10705
3	65	7402 PINE HARBOR ST
	66	7406
	67	7410
	68	7414
	69	7418

MANCHESTER PARK POD #207 - UNIT 2

Recorded in Book 133 Page 030 of Plats

MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
3	70	7422 PINE HARBOR ST
	71	7426
	72	7430
	73	7434
	74	7438
1	83	7582
	84	7586
	85	7590
	86	10702 MONACO BEACH AVE
	87	10706
	88	10710
	89	10714
6	90	7580 CLIFTON GARDENS ST
	91	7576
	92	7572
5	93	10710 AZURE OCEAN AVE
	94	10714
	95	10718
	96	10722
21	97	10726
	98	10730
	99	10804
	100	10808
	101	10812
	102	10816
20	112	10815
	113	10811
	114	10807
	115	10803
	116	10731

MANCHESTER PARK POD #207 - UNIT 2

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
20	117	10727 AZURE OCEAN AVE
7	118	10723
	119	10719
	120	10715
	121	10711
8	127	10712 CAPE SHORE AVE
	128	10716
	129	10720
	130	10724
20	131	10728
	132	10732
	133	10802
	134	10806
	135	10810
	136	10814
19	146	10813
	147	10809
	148	10805
	149	10801
	150	10733
	151	10729
9	152	10725
	153	10721
	154	10717
	155	10713
	156	10710 MYRTLE GROVE AVE
	157	10714
	158	10718
	159	10722
18	160	10726

MANCHESTER PARK POD #207 - UNIT 2

Recorded in Book 133 Page 030 of Plats

MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
18	161	10730 MYRTLE GROVE AVE
	162	10804
	163	10808
	164	10812
	165	10816
17	176	10815
	177	10811
	178	10807
	179	10803
	180	10731
	181	10727
10	182	10723
	183	10719
	184	10715
	185	10711
31	187	7440 CLIFTON GARDENS ST
	188	7436
	189	7432
11	190	10712 MYSTIC SHORE AVE
	191	10716
	192	10720
	193	10724
17	194	10728
	195	10732
	196	10802
	197	10806
	198	10810
	199	10814
16	209	10813
	210	10809

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
16	211	10805 MYSTIC SHORE AVE
	212	10801
	213	10733
	214	10729
12	215	10725
	216	10721
	217	10717
	218	10713
	219	10710 MASON HILL AVE
	220	10714
	221	10718
	222	10722
15	223	10726
	224	10730
	225	10804
	226	10808
	227	10812
	228	10816
14	239	10815
	240	10811
	241	10807
	242	10803
	243	10731
	244	10727
13	245	10723
	246	10719
	247	10715
	248	10711
31	249	7412 CLIFTON GARDENS ST
	250	7416

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
31	251	7420 CLIFTON GARDENS ST
	252	7424

Greg Kapovich, Planner I



MANCHESTER PARK POD #207 - UNIT 2

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
4	1	10722 MONACO BEACH AVE
	2	10726
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	4	10734
	5	10738
	6	10810
	7	10814
	8	10818
	9	10822
	10	10826
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	52	10809
	53	10805
	54	10801
	55	10741
	56	10737
	57	10733
	58	10729
	59	10725
	60	10721
	61	10717
	62	10713
	63	10709
	64	10705
3	65	7402 PINE HARBOR ST
	66	7406
	67	7410
	68	7414
	69	7418

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
3	70	7422 PINE HARBOR ST
	71	7426
	72	7430
	73	7434
	74	7438
1	83	7582
	84	7586
	85	7590
	86	10702 MONACO BEACH AVE
	87	10706
	88	10710
	89	10714
6	90	7580 CLIFTON GARDENS ST
	91	7576
	92	7572
5	93	10710 AZURE OCEAN AVE
	94	10714
	95	10718
	96	10722
21	97	10726
	98	10730
	99	10804
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	101	10812
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20	112	10815
	113	10811
	114	10807
	115	10803
	116	10731

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

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<u>Block</u>	<u>Lot</u>	<u>Address</u>
20	117	10727 AZURE OCEAN AVE
7	118	10723
	119	10719
	120	10715
	121	10711
8	127	10712 CAPE SHORE AVE
	128	10716
	129	10720
	130	10724
20	131	10728
	132	10732
	133	10802
	134	10806
	135	10810
	136	10814
19	146	10813
	147	10809
	148	10805
	149	10801
	150	10733
	151	10729
9	152	10725
	153	10721
	154	10717
	155	10713
	156	10710 MYRTLE GROVE AVE
	157	10714
	158	10718
	159	10722
18	160	10726

MANCHESTER PARK POD #207 - UNIT 2

Recorded in Book 133 Page 030 of Plats

MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
18	161	10730 MYRTLE GROVE AVE
	162	10804
	163	10808
	164	10812
	165	10816
17	176	10815
	177	10811
	178	10807
	179	10803
	180	10731
	181	10727
10	182	10723
	183	10719
	184	10715
	185	10711
31	187	7440 CLIFTON GARDENS ST
	188	7436
	189	7432
11	190	10712 MYSTIC SHORE AVE
	191	10716
	192	10720
	193	10724
17	194	10728
	195	10732
	196	10802
	197	10806
	198	10810
	199	10814
16	209	10813
	210	10809

MANCHESTER PARK POD #207 - UNIT 2

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MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
16	211	10805 MYSTIC SHORE AVE
	212	10801
	213	10733
	214	10729
12	215	10725
	216	10721
	217	10717
	218	10713
	219	10710 MASON HILL AVE
	220	10714
	221	10718
	222	10722
15	223	10726
	224	10730
	225	10804
	226	10808
	227	10812
	228	10816
14	239	10815
	240	10811
	241	10807
	242	10803
	243	10731
	244	10727
13	245	10723
	246	10719
	247	10715
	248	10711
31	249	7412 CLIFTON GARDENS ST
	250	7416

MANCHESTER PARK POD #207 - UNIT 2

Recorded in Book 133 Page 030 of Plats

MASTER SITE ADDRESS: 10721 FARM RD

Fire Department District Map Number:

01414-61

<u>Block</u>	<u>Lot</u>	<u>Address</u>
31	251	7420 CLIFTON GARDENS ST
	252	7424

Greg Kapovich, Planner I

