

## BAVARIA ESTATES

Recorded in Book 133 Page 074 of Plats

MASTER SITE ADDRESS: 5099 N TORREY PINES DR

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Fire Department District Map Number:

01719-64

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| <u>Block</u> | <u>Lot</u> | <u>Address</u>        |
|--------------|------------|-----------------------|
| 1            | 1          | 5104 MIRAGE GARDEN ST |
|              | 2          | 5108                  |
|              | 3          | 5112                  |
|              | 4          | 5116                  |
|              | 5          | 5120                  |
|              | 6          | 5124                  |
|              | 7          | 5128                  |
|              | 8          | 5132                  |
|              | 9          | 5136                  |
|              | 10         | 6402 WHITE TIGER CT   |
|              | 11         | 6406                  |
|              | 12         | 6410                  |
|              | 13         | 6414                  |
|              | 14         | 6418                  |
|              | 15         | 6422                  |
|              | 16         | 6426                  |
|              | 17         | 6430                  |
|              | 18         | 6434                  |
|              | 19         | 6438                  |
|              | 20         | 6442                  |
|              | 21         | 6446                  |
|              | 22         | 6450                  |
|              | 23         | 6454                  |
|              | 24         | 6458                  |
|              | 25         | 6504                  |
|              | 26         | 6508                  |
|              | 27         | 6512                  |
|              | 28         | 6516                  |
|              | 29         | 6520                  |
|              | 30         | 6524                  |

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| <u>Block</u> | <u>Lot</u> | <u>Address</u>      |
|--------------|------------|---------------------|
| 1            | 31         | 6530 WHITE TIGER CT |
|              | 32         | 6534                |
|              | 33         | 6531                |
|              | 34         | 6527                |
|              | 35         | 6523                |
|              | 36         | 6519                |
|              | 37         | 6515                |
|              | 38         | 6511                |
|              | 39         | 6507                |
|              | 40         | 6503                |
|              | 41         | 6457                |
|              | 42         | 6453                |
|              | 43         | 6449                |
|              | 44         | 6445                |
|              | 45         | 6441                |
|              | 46         | 6437                |
|              | 47         | 6433                |
|              | 48         | 6429                |
|              | 49         | 6425                |
|              | 50         | 6421                |
|              | 51         | 6417                |
|              | 52         | 6413                |
|              | 53         | 6409                |
|              | 54         | 6405                |
|              | 55         | 6401                |
|              | 56         | 6404 TIGERS LAIR CT |
|              | 57         | 6408                |
|              | 58         | 6412                |
|              | 59         | 6416                |
|              | 60         | 6420                |

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| <u>Block</u> | <u>Lot</u> | <u>Address</u>        |
|--------------|------------|-----------------------|
| 1            | 61         | 6424 TIGERS LAIR CT   |
|              | 62         | 6423                  |
|              | 63         | 6419                  |
|              | 64         | 6415                  |
|              | 65         | 6411                  |
|              | 66         | 6407                  |
|              | 67         | 6403                  |
|              | 68         | 6402 VERANDA FALLS CT |
|              | 69         | 6406                  |
|              | 70         | 6410                  |
|              | 71         | 6414                  |
|              | 72         | 6418                  |
|              | 73         | 6422                  |
|              | 74         | 6421                  |
|              | 75         | 6417                  |
|              | 76         | 6413                  |
|              | 77         | 6409                  |
|              | 78         | 5101 MIRAGE GARDEN ST |
|              | 79         | 5035                  |
|              | 80         | 5031                  |
|              | 81         | 5027                  |
|              | 82         | 6412 HOOK CREEK CT    |
|              | 83         | 6416                  |
|              | 84         | 6420                  |
|              | 85         | 6424                  |
|              | 86         | 6423                  |
|              | 87         | 6419                  |
|              | 88         | 6415                  |
|              | 89         | 6411                  |
|              | 90         | 6407                  |

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| <u>Block</u> | <u>Lot</u> | <u>Address</u>        |
|--------------|------------|-----------------------|
| 1            | 91         | 6403 HOOK CREEK CT    |
|              | 92         | 6402 INWOOD PARK CT   |
|              | 93         | 6406                  |
|              | 94         | 6410                  |
|              | 95         | 6414                  |
|              | 96         | 6418                  |
|              | 97         | 6422                  |
|              | 98         | 6421                  |
|              | 99         | 6417                  |
|              | 100        | 6413                  |
|              | 101        | 6409                  |
|              | 102        | 6405                  |
|              | 103        | 6401                  |
|              | 104        | 5002 MIRAGE GARDEN ST |
|              | 105        | 5006                  |
|              | 106        | 5010                  |
|              | 107        | 5014                  |
|              | 108        | 5018                  |
|              | 109        | 5022                  |
|              | 110        | 5026                  |
|              | 111        | 5030                  |
|              | 112        | 5034                  |

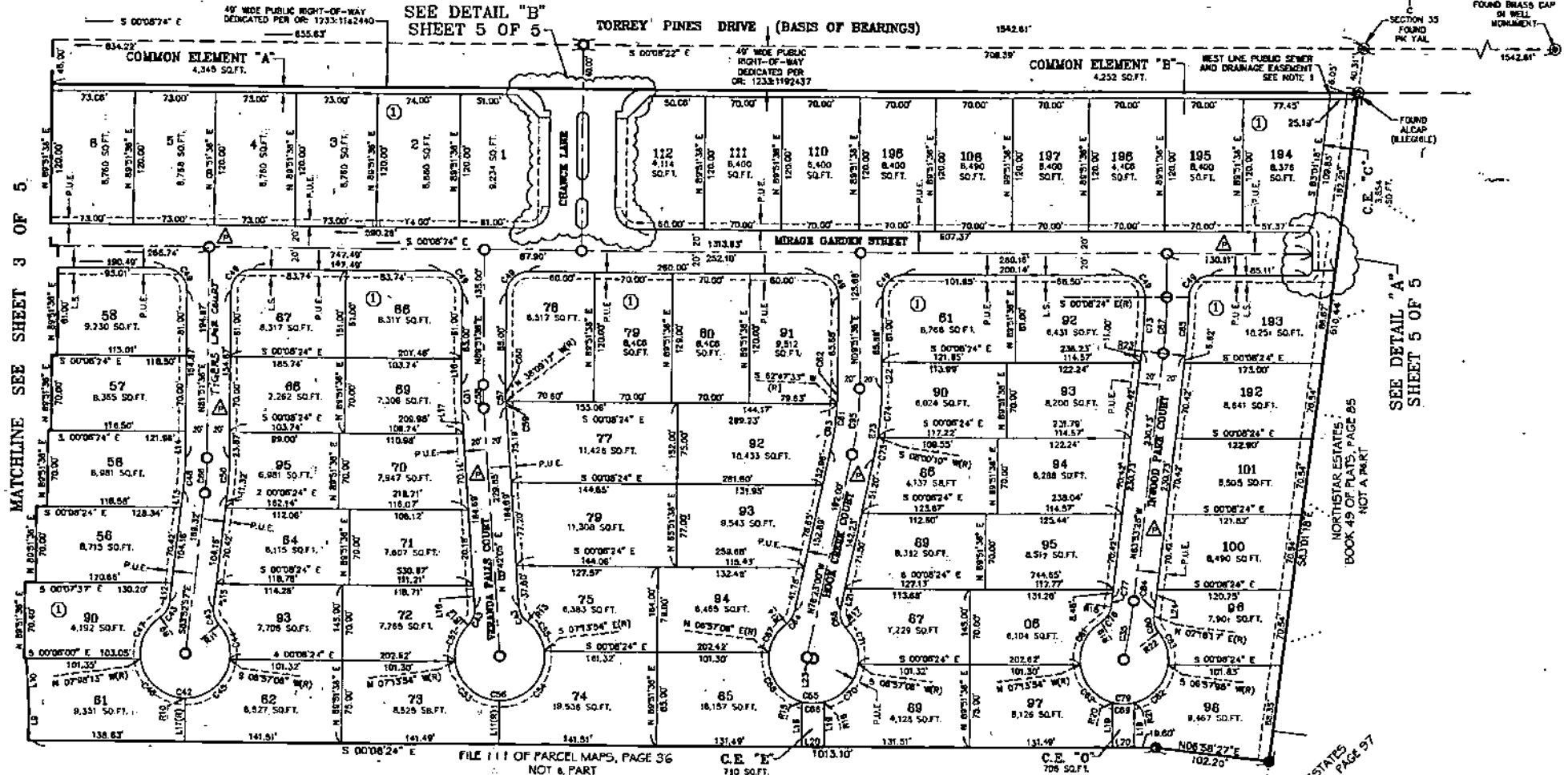
Greg Kapovich, Planner I



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# FINAL MAP OF BAVARIA ESTATES

A MERGER AND RE-SUBDIVISION OF PARCELS 2 AND 3 AS SHOWN BY THAT  
MAP ON FILE IN FILE 111 OF PARCEL MAPS PAGE 36 IN THE CLARK COUNTY  
RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF  
(W 1/2) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF  
LAS VEGAS, CLARK COUNTY, NEVADA



MATCHLINE SEE SHEET 3 OF 5

SEE DETAIL "A"  
SHEET 5 OF 5

## LEGEND

|        |                                                   |
|--------|---------------------------------------------------|
| —      | SUBDIVISION BOUNDARY LINE                         |
| ---    | PUBLIC RIGHT-OF-WAY-165-5-165-5                   |
| ---    | PRIVATE RIGHT-OF-WAY-165-5-165-5                  |
| ---    | QUARTER SECTION LINE                              |
| ---    | STREET CENTERLINE                                 |
| ---    | LOT LINE                                          |
| ---    | PROPERTY LINE EXTENSION / TIE LINE                |
| ---    | MATCH LINE                                        |
| ---    | RADIAL BEARING LINE                               |
| ---    | 4" WIDE PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT |
| P.U.E. | LINE DATA NUMBER                                  |
| L1     | CURVE DATA NUMBER                                 |
| R1     | RADIAL LINE DATA NUMBER                           |
| APN:   | ASSESSOR'S PARCEL NUMBER                          |

|            |                                                                                                       |
|------------|-------------------------------------------------------------------------------------------------------|
| SO.FT.     | SQUARE FEET                                                                                           |
| OR:        | OFFICIAL RECORD                                                                                       |
| L.V.V.W.B. | LAS VEGAS VALLEY WATER DISTRICT                                                                       |
| C.E.       | COMMON ELEMENT                                                                                        |
| ○          | MONUMENT FOUND AS INDICATED                                                                           |
| ○          | SET REBAR AND ALCAP, PLS 11023, WITH REFERENCE MONUMENTS                                              |
| □          | FOUND REBAR AND ALCAP (VTN)                                                                           |
| ●          | FOUND REBAR AND ALCAP, PLS 11023 PER FILE 111 OF PARCEL MAPS, PAGE 36                                 |
| ○          | REFERENCE MAP NUMBER                                                                                  |
| △          | PRIVATE STREET, PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS                                            |
| ①          | SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION |
| ②          | BLOCK NUMBER                                                                                          |

## NOTES

- COMMON ELEMENT "C", "E" AND "F" AND A PORTION OF "B" AS SHOWN HEREON ARE PUBLIC DRAINAGE AND WET OF LAS VEGAS SEWER EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION PER THIS MAP.
- COMMON ELEMENT "A" AND "B" ARE PRIVATE LANDSCAPE AREAS.
- PUBLIC DRAINAGE EASEMENT 78 BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- SEE SHEET 9 OF 0 FOR LINE DATA TABLE, CURVE DATA TABLE AND RADIAL DATA LINE TABLE.
- COMMON ELEMENT "C" IS ALSO AN EMERGENCY ACCESS EASEMENT.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE EAST LINE OF THE SOUTHWEST 1/4 QUARTER 35 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT RECORD OF SURVEY ON FILE IN FILE 40 OF SURVEYS, PAGE 74 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

Said line bears SOUTH 00°08'24" EAST.

## LOT COUNT

|                 |     |
|-----------------|-----|
| RESIDENTIAL:    | 117 |
| COMMON ELEMENT: | 8   |
| TOTAL:          | 125 |

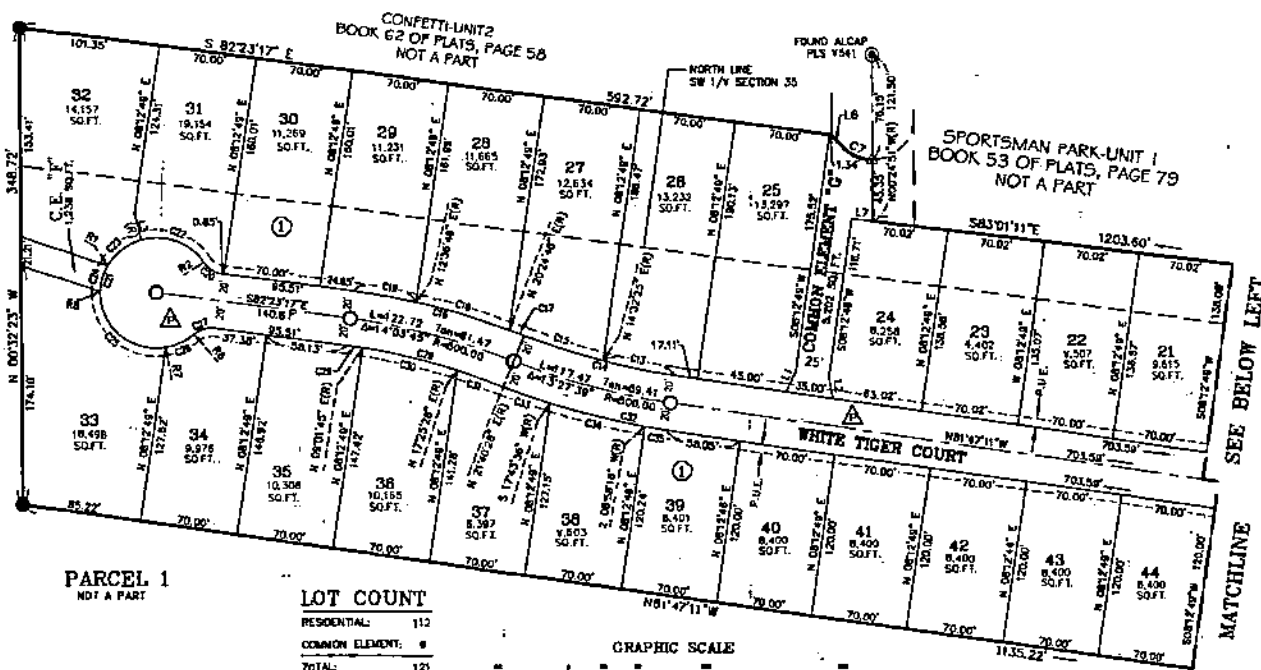
# FINAL MAP OF

## BAVARIA ESTATES

A MERGER AND RE-SUBDIVISION OF PARCELS 2 AND 3  
AS SHOWN BY THAT MAP ON FILE IN FILE 111 OF PARCEL MAPS  
PAGE 36 IN THE CLARK COUNTY RECORDER'S OFFICE,  
CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W 1/2)  
OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

### LEGEND

- SUBDIVISION BOUNDARY LINE
- PUBLIC RIGHT-OF-WAY LINE
- PRIVATE RIGHT-OF-WAY LINE
- QUARTER SECTION LINE
- STREET CENTERLINE
- LOT LINE
- PROPERTY LINE EXTENSION / TIE LINE
- MATCH LINE
- RADIAL BEARING LINE
- 8" WIDE PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT
- LINE DATA NUMBER
- CURVE DATA NUMBER
- RADIAL LINE DATA NUMBER
- ASSESSOR'S PARCEL NUMBER
- SQUARE FEET
- OFFICIAL RECORD
- LAS VEGAS VALLEY WATER DISTRICT
- COMMON ELEMENT
- MONUMENT FOUND AS INDICATED
- SET REBAR AND ALCAP, PLS 11825, WITH REFERENCE MONUMENTS
- FOUND REBAR AND ALCAP (VTH)
- FOUND REBAR AND ALCAP, PLS 11825 PER FILE 111 OF PARCEL MAPS, PAGE 36
- REFERENCE MAP NUMBER
- PRIVATE STREET, PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS
- SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- BLOCK NUMBER
- LOT NUMBER
- 8" WIDE LANDSCAPE EASEMENT GRANTED PER THIS MAP



### CURVE DATA TABLE

| CURVE | DELTA     | RADIUS  | LENGTH  | TANGENT |
|-------|-----------|---------|---------|---------|
| 1     | 90°00'00" | 5.00'   | 7.85'   | 5.00'   |
| 2     | 03°29'21" | 480.00' | 26.23'  | 14.62'  |
| 3     | 89°38'08" | 20.00'  | 33.36'  | 22.87'  |
| 4     | 11°15'07" | 620.00' | 102.72' | 01.53'  |
| 5     | 04°04'06" | 520.00' | 36.82'  | 18.47'  |
| 6     | 07°15'01" | 520.00' | 63.80'  | 32.94'  |
| 7     | 47°36'39" | 30.00'  | 24.82'  | 15.24'  |
| 8     | 84°21'54" | 70.00'  | 38.49'  | 18.12'  |
| 9     | 00°37'14" | 40.00'  | 5.21'   | 2.80'   |
| 10    | 00°02'14" | 40.00'  | 117.80' | 58.08'  |
| 11    | 02°28'40" | 40.00'  | 70.71'  | 35.84'  |
| 12    | 02°58'15" | 40.00'  | 81.84'  | 23.84'  |
| 13    | 03°16'03" | 40.00'  | 83.60'  | 26.63'  |
| 14    | 03°27'25" | 40.00'  | 112.77' | 58.45'  |
| 15    | 03°38'57" | 40.00'  | 59.79'  | 28.82'  |
| 16    | 03°50'29" | 40.00'  | 117.53' | 64.14'  |
| 17    | 04°02'01" | 40.00'  | 59.79'  | 3.72'   |
| 18    | 04°13'33" | 40.00'  | 59.79'  | 35.45'  |
| 19    | 04°25'05" | 40.00'  | 59.79'  | 22.71'  |
| 20    | 04°36'37" | 40.00'  | 59.79'  | 8.85'   |
| 21    | 04°48'09" | 40.00'  | 59.79'  | 35.42'  |
| 22    | 04°59'41" | 40.00'  | 59.79'  | 28.53'  |
| 23    | 05°11'13" | 40.00'  | 59.79'  | 16.79'  |
| 24    | 05°22'45" | 40.00'  | 59.79'  | 10.54'  |
| 25    | 05°34'17" | 40.00'  | 59.79'  | 48.31'  |
| 26    | 05°45'49" | 40.00'  | 59.79'  | 11.28'  |
| 27    | 05°57'21" | 40.00'  | 59.79'  | 8.63'   |
| 28    | 06°08'53" | 40.00'  | 59.79'  | 58.70'  |
| 29    | 06°20'25" | 40.00'  | 59.79'  | 5.84'   |
| 30    | 06°31'57" | 40.00'  | 59.79'  | 35.23'  |
| 31    | 06°43'29" | 40.00'  | 59.79'  | 12.81'  |
| 32    | 06°55'01" | 40.00'  | 59.79'  | 81.37'  |
| 33    | 07°06'33" | 40.00'  | 59.79'  | 17.00'  |
| 34    | 07°18'05" | 40.00'  | 59.79'  | 35.25'  |
| 35    | 07°29'37" | 40.00'  | 59.79'  | 7.88'   |
| 36    | 07°41'09" | 40.00'  | 59.79'  | 84.02'  |
| 37    | 07°52'41" | 40.00'  | 59.79'  | 23.06'  |
| 38    | 08°04'13" | 40.00'  | 59.79'  | 34.55'  |
| 39    | 08°15'45" | 40.00'  | 59.79'  | 47.87'  |
| 40    | 08°27'17" | 40.00'  | 59.79'  | 5.53'   |
| 41    | 08°38'49" | 40.00'  | 59.79'  | 32.65'  |

### NOTE

- COMMON ELEMENT "1" IS ALSO A 20' WIDE PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED PER THIS MAP.
- COMMON ELEMENT "2" IS ALSO A LAS VEGAS VALLEY WATER DISTRICT AND EMERGENCY ACCESS EASEMENT, GRANTED PER THIS MAP.
- COMMON ELEMENT "A" IS ALSO A PRIVATE LANDSCAPE AREA.
- PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- DIRECT VEHICULAR ACCESS TO TORREY PINES DRIVE THROUGH COMMON AREA FROM ABUTTING LOTS IS PROHIBITED.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT RECORD OF SURVEY ON FILE IN FILE 40 OF SURVEYS, PAGE 14 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SAID LINE BEARS SOUTH 00°06'24" EAST.

### LINE DATA TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| 1    | S20°15'37"W | 18.14'   |
| 2    | S08°48'30"E | 14.14'   |
| 3    | S15°21'46"E | 20.00'   |
| 4    | S78°15'28"E | 63.35'   |
| 5    | S78°15'28"E | 97.72'   |
| A    | S42°48'12"E | 11.63'   |
| 7    | S83°01'11"E | 15.57'   |
| 8    | N89°51'36"E | 30.00'   |

### RADIAL LINE TABLE

| LINE | BEARING     |
|------|-------------|
| 1    | N80°15'31"W |
| 2    | N58°26'21"E |
| 3    | N89°51'36"E |
| 4    | N05°48'24"W |
| 5    | S04°36'14"E |
| 6    | N41°15'34"W |
| 7    | S10°07'39"E |
| A    | N89°51'36"E |

