

BAVARIA ESTATES

Recorded in Book 133 Page 074 of Plats

MASTER SITE ADDRESS: 5099 N TORREY PINES DR

Fire Department District Map Number:

01719-64

<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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Fire Department District Map Number:

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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

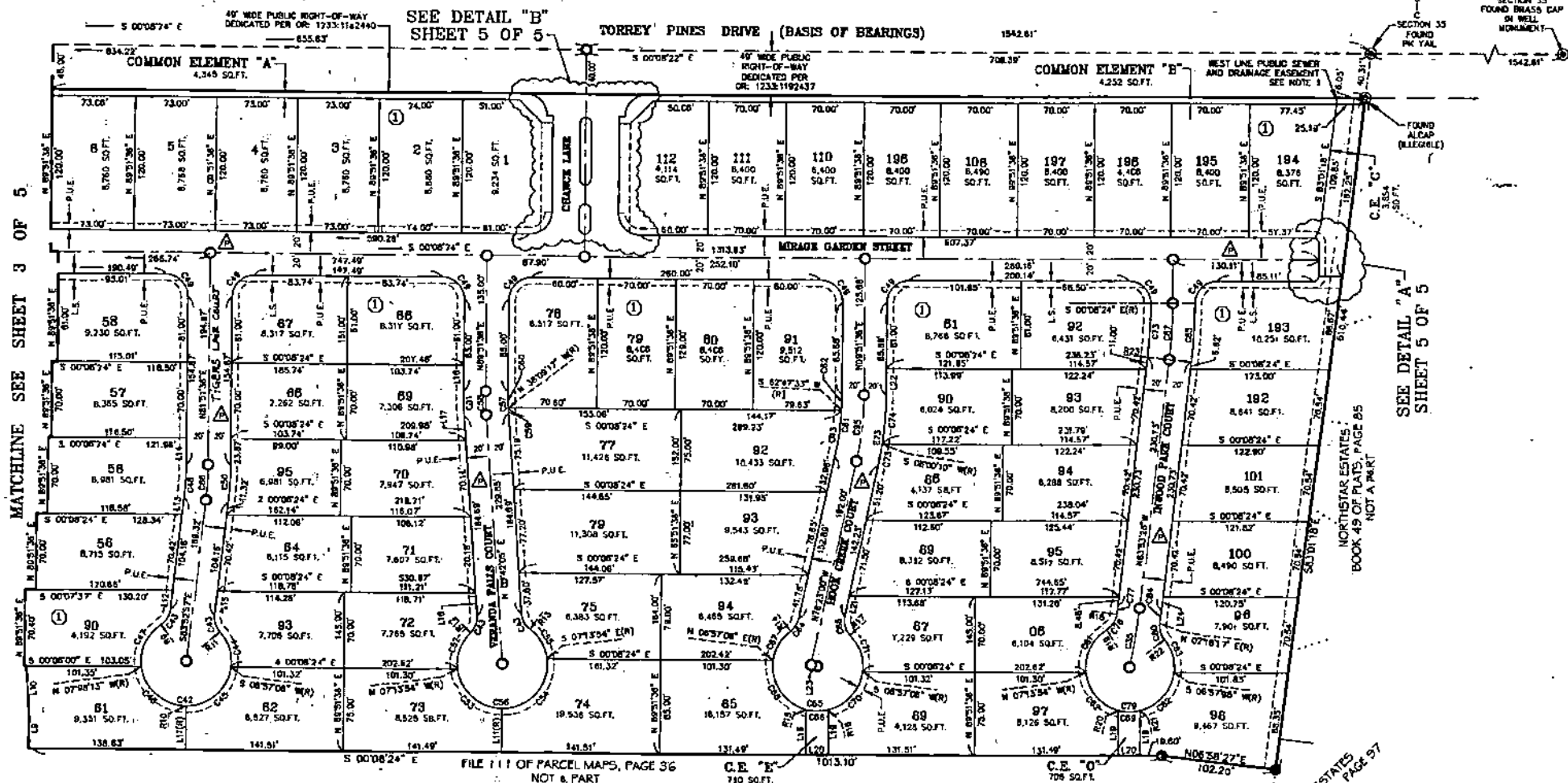
Greg Kapovich, Planner I



File copy

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 LINE
- - -	PRIVATE RIGHT-OF-WAY LINE
- - -	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
C1	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 11825, WITH REFERENCE MONUMENTS
□	FOUND REBAR AND ALCAP (VTN)
●	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
①	SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
①	BLOCK NUMBER

NOTES

1. 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.
2. COMMON ELEMENT "A" AND "B" ARE PRIVATE LANDSCAPE AREAS.
3. PUBLIC DRAINAGE EASEMENT 78 BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. SEE SHEET 9 OF D FOR LINE DATA TABLE, CURVE DATA TABLE AND RADIAL DATA LINE TABLE.
5. 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 (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY WAY 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 ELEMENTS	8
TOTAL	125

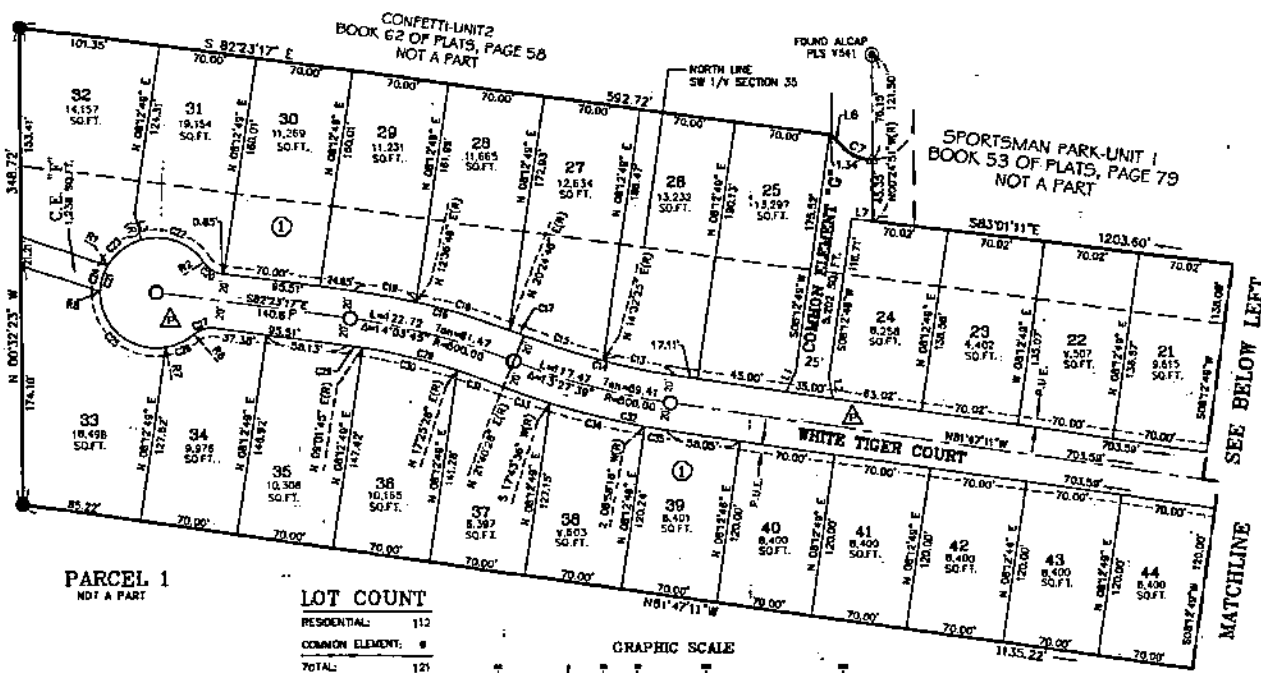
FINAL MAP OF

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
- OR
- L.V.V.W.D.
- C.E.
- 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
- 6" 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 "T" IS ALSO A 20' WIDE PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED PER THIS PLAT.
- COMMON ELEMENT "G" 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 ADJUTING 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'
6	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	N84°28'21"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
8	N89°51'36"E

