

# BRADLEY/RACEL

Recorded in Book 121 Page 061 of Plats

MASTER SITE ADDRESS: 5350 RACEL ST

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Fire Department District Map Number:

01321-76

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<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	1	8280 BRADLEY RD
	2	8260
	3	8240
	4	8220
	5	8221 WATERFALL RANCH CT
	6	8241
	7	8240
	8	8220
	9	8221 UNICORN ST
	10	8241
	11	5321 AMERICAN RANCH CT
	12	5341
	13	5361
	14	5360
	15	5340
	16	5320



Nina Stevens, Planner I

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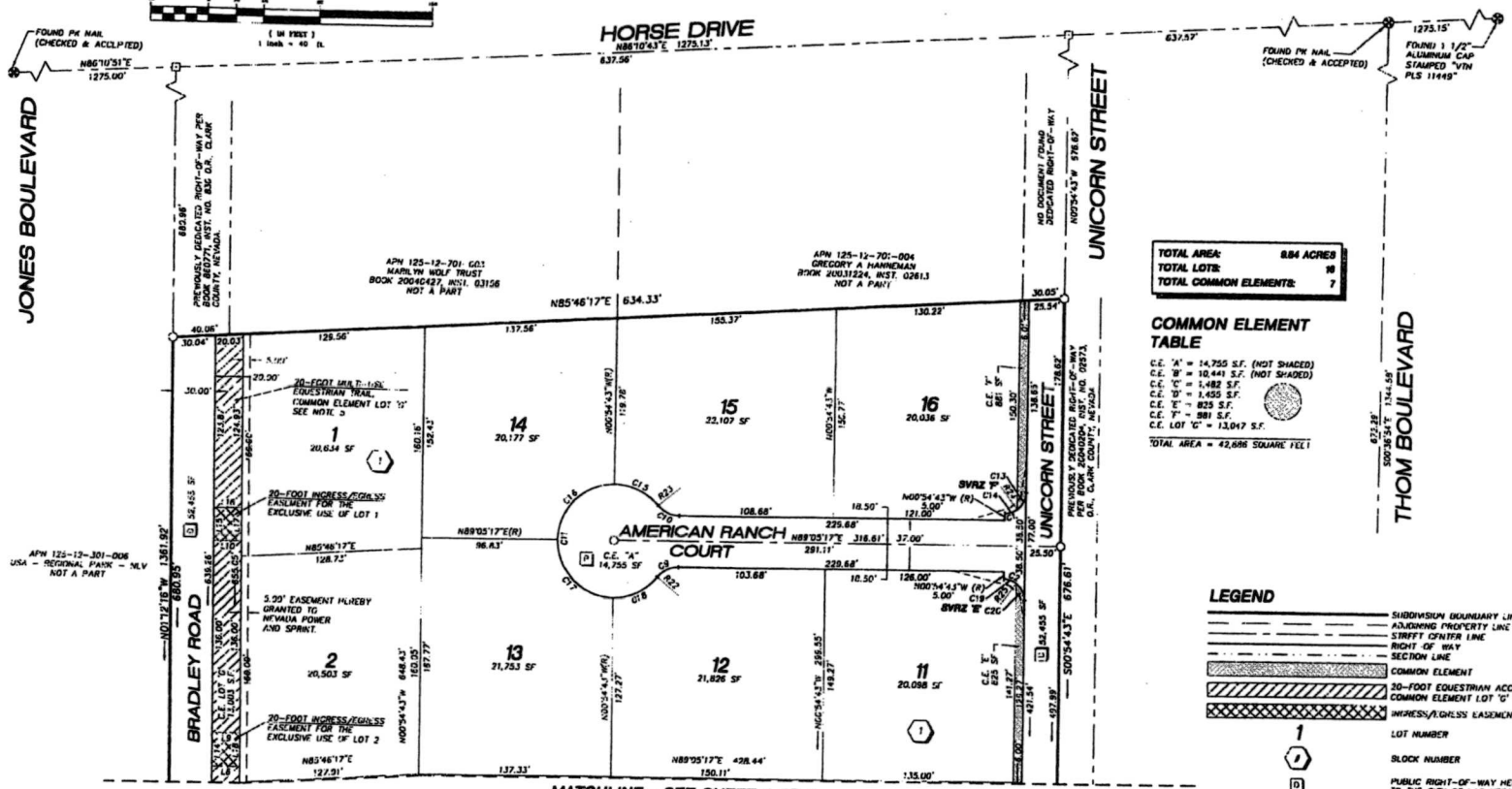


**Nina Stevens, Planner I**

*File Copy*

# FINAL MAP OF BRADLEY/RACEL

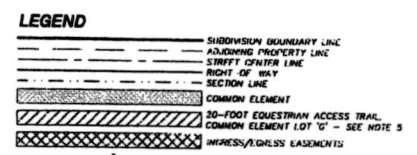
A COMMON INTEREST COMMUNITY  
A SUBDIVISION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER  
(NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH,  
RANGE 80 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



**TOTAL AREA:** 884 ACRES  
**TOTAL LOTS:** 16  
**TOTAL COMMON ELEMENTS:** 7

**COMMON ELEMENT TABLE**

C.E. 'A'	14,755 S.F. (NOT SHARED)
C.E. 'B'	12,441 S.F. (NOT SHARED)
C.E. 'C'	1,482 S.F.
C.E. 'D'	1,455 S.F.
C.E. 'E'	825 S.F.
C.E. 'F'	281 S.F.
C.E. LOT 'C'	13,017 S.F.
<b>TOTAL AREA = 42,681 SQUARE FEET</b>	



**MAP NOTES**

- COMMON ELEMENTS 'C'-'F' DEPICTED HEREON ARE P.U.E.'S AND PRIVATE LANDSCAPED AREAS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- COMMON ELEMENTS 'A' & 'B' ARE PRIVATE STREETS. CITY OF LAS VEGAS SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG MARKED "PLS 1620" ON THE REAR WALL. ALL FRONT AND SIDE LOT CORNERS ADJOINING PUBLIC OR PRIVATE STREETS SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURB AT THE PROLONGATION OF THE PROPERTY LINES.
- SEE SHEET 5 OF 5 FOR SWZ DETAILS.
- COMMON ELEMENT LOT 'C' IS A NON-RESIDENTIAL LOT TO BE CONVERTED TO THE CITY OF LAS VEGAS. TO BE PRIVATELY MAINTAINED PRIOR TO CONFORMANCE. NO GATES, UTILITIES, ETC., SHALL WEDGE THE TRAIL ACROSS PRIVATE STREETS OR DRIVES.

MATCHLINE - SEE SHEET 4 OF 4

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	ANGLE
C1	15.00	80°00'00"	23.56	15.00°
C2	15.00	80°00'00"	23.56	15.00°
C3	15.00	86°16'21"	22.59	14.63°
C4	15.00	80°00'00"	23.56	15.00°
C5	15.00	80°00'00"	23.56	15.00°
C6	19.50	50°42'13"	17.26	9.24°
C7	19.50	50°42'13"	17.26	9.24°
C8	40.50	281°24'24"	198.81	33.14°
C9	19.50	50°42'13"	17.26	9.24°
C10	19.50	50°42'13"	17.26	9.24°
C11	40.50	281°24'24"	198.81	33.14°
C12	15.00	82°00'00"	24.56	15.80°
C13	15.00	82°00'00"	24.56	15.80°
C14	15.00	82°00'00"	24.56	15.80°
C15	15.00	82°00'00"	24.56	15.80°

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C16	40.50	80°00'00"	83.82	40.50
C17	40.50	80°00'00"	83.82	40.50
C18	40.50	50°42'13"	35.84	18.19
C19	15.00	38°32'12"	8.85	3.00
C20	15.00	33°02'50"	8.80	2.90
C21	15.00	33°02'50"	8.80	2.90
C22	15.00	33°02'50"	8.80	2.90
C23	15.00	52°02'48"	13.91	2.50
C24	15.00	38°32'12"	8.85	3.00
C25	40.50	46°58'14"	33.91	12.80
C26	40.50	80°00'00"	83.82	40.50
C27	40.50	100°33'19"	22.49	50.51
C28	40.50	41°32'13"	28.50	15.50
C29	15.00	38°32'12"	8.85	3.00
C30	15.00	33°02'50"	8.80	2.90

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S01°12'16"E	24.00
L2	S01°12'16"E	23.49
L3	S01°12'16"E	24.00
L4	N88°42'44"E	20.00
L5	N88°42'44"E	20.00
L6	N88°42'44"E	20.00
L7	N88°42'44"E	20.00
L8	N88°42'44"E	20.00
L9	N88°42'44"E	20.00
L10	N88°42'44"E	20.00
L11	N01°12'16"W	24.00
L12	N01°12'16"W	23.49
L13	N01°12'16"W	24.00
L14	N01°12'16"W	24.00
L15	N01°12'16"W	24.00

**LINE TABLE**

LINE	BEARING	LENGTH
L16	N88°42'44"E	20.00
L17	N01°12'16"W	24.00
L18	N01°12'16"W	24.00
L19	N43°15'09"E	20.00
L20	N78°31'28"E	20.00
L21	S34°30'28"W	20.00
L22	S01°30'51"E	20.00
L23	N49°47'30"E	20.00
L24	N42°48'34"W	19.94
L25	S33°27'28"E	18.12
L26	N57°44'10"E	17.81
L27	N48°29'27"E	17.48
L28	N37°48'16"W	18.32

**HORIZON SURVEYS**  
1801 CONINGTON CROSS DRIVE, SUITE 300  
LAS VEGAS, NEVADA 89144  
PHONE (702) 528-8006  
FAX (702) 528-0277  
WWW.HORIZONSURVEYS.COM

Date: 8/19/04  
Drawn: M. BAZAN  
Checked: M. SMITH  
Job Number: 43820-030  
Sheet No: 3 OF 5

