

ANN/BALSAM

Recorded in Book 130 Page 035 of Plats

MASTER SITE ADDRESS: 5696 BALSAM ST

Fire Department District Map Number:

01618-89

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	1	6825 BRIARWOOD BEND AVE
	2	6817
	3	6809
	4	6801
	5	6785
	6	6777
	7	5708 WINTER CHERRY ST
	8	5714
	9	5720
	10	5726
	11	5732
	12	5740
	13	6786 WEEPING FIG CT
	14	6794
	15	6802
	16	6810
	17	6818
	18	6817
	19	6809
	20	6801
	21	6793
	22	6794 BAYBERRY CREEK CT
	23	6802
	24	6810
	25	6818
	26	6824
	27	6825
	28	6817
	29	6809
	30	6801

ANN/BALSAM

Recorded in Book 130 Page 035 of Plats

MASTER SITE ADDRESS: 5696 BALSAM ST

Fire Department District Map Number:

01618-89

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	31	6793 BAYBERRY CREEK CT
	32	6794 BRIARWOOD BEND AVE
	33	6802
	34	6810
	35	6818
	36	6824

Greg Kapovich, Planner I



ANN/BALSAM

Recorded in Book 130 Page 035 of Plats

MASTER SITE ADDRESS: 5696 BALSAM ST

Fire Department District Map Number:

01618-89

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	1	6825 BRIARWOOD BEND AVE
	2	6817
	3	6809
	4	6801
	5	6785
	6	6777
	7	5708 WINTER CHERRY ST
	8	5714
	9	5720
	10	5726
	11	5732
	12	5740
	13	6786 WEEPING FIG CT
	14	6794
	15	6802
	16	6810
	17	6818
	18	6817
	19	6809
	20	6801
	21	6793
	22	6794 BAYBERRY CREEK CT
	23	6802
	24	6810
	25	6818
	26	6824
	27	6825
	28	6817
	29	6809
	30	6801

ANN/BALSAM

Recorded in Book 130 Page 035 of Plats

MASTER SITE ADDRESS: 5696 BALSAM ST

Fire Department District Map Number:

01618-89

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	31	6793 BAYBERRY CREEK CT
	32	6794 BRIARWOOD BEND AVE
	33	6802
	34	6810
	35	6818
	36	6824

Greg Kapovich, Planner I

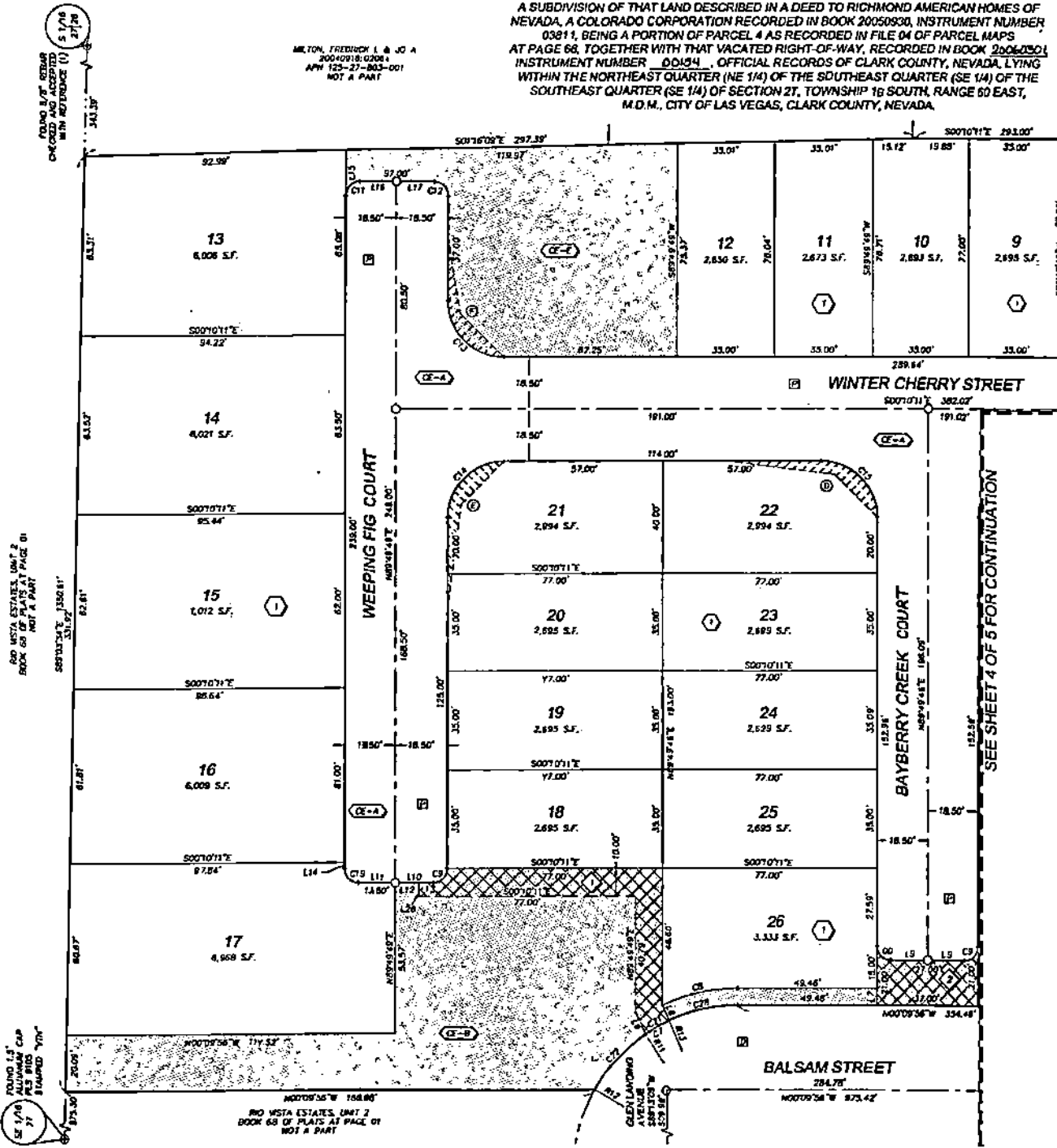
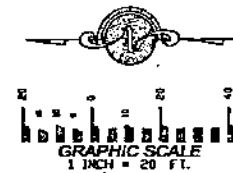


FINAL MAP OF ANN / BALSAM

A COMMON INTEREST COMMUNITY
A SUBDIVISION OF THAT LAND DESCRIBED IN A DEED TO RICHMOND AMERICAN HOMES OF NEVADA, A COLORADO CORPORATION RECORDED IN BOOK 20050830, INSTRUMENT NUMBER 03811, BEING A PORTION OF PARCEL 4 AS RECORDED IN FILE 04 OF PARCEL MAPS AT PAGE 68, TOGETHER WITH THAT VACATED RIGHT-OF-WAY, RECORDED IN BOOK 20060901, INSTRUMENT NUMBER 00034, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

MILTON, FREDRICK L & JO A
20040118-0008
APN 123-27-803-001
NOT A PART

FILE COPY



MAP NOTES

- COMMON ELEMENTS "A"-"Z" DEPICTED HEREON ARE PUBLIC UTILITY EASEMENTS (P.U.E.) AND LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- COMMON ELEMENT "A" DEPICTED HEREON ARE PRIVATE STREETS, PUBLIC DRAINAGE EASEMENTS, AND CITY OF LAS VEGAS SEWER EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG MARKED "PLS 1800" ON THE BLOCK 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.
- FOR SURV DETAILS, SEE SHEET 5 OF 5. 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 50' UTILITY 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 DRIVE OR PAVEMENT STREET SURFACE. SURV WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- FOR LEGEND, COMMON ELEMENT TABLE LINE, RADIAL, AND CURVE DATA TABLES, SEE SHEET 5 OF 5.
- DIRECT VEHICULAR ACCESS TO BALSAM STREET THROUGH ALL COMMON ELEMENTS (EXCEPT COMMON ELEMENT "A") FROM ADJACENT LOTS IS PROHIBITED.

MEG Surveying

277 E. HAHN SPRINGS RD., SUITE 300
LAS VEGAS, NEVADA 89120
PHONE: (702) 834-2865
FAX: (702) 834-2865
HTTP://WWW.MEGSURVEYING.COM

Date: 17-JUN-05
Drawn By: J. SANTOS
Checked By: M. SMITH
Job Number: 001-08-008
Sheet No.: 3 OF 4

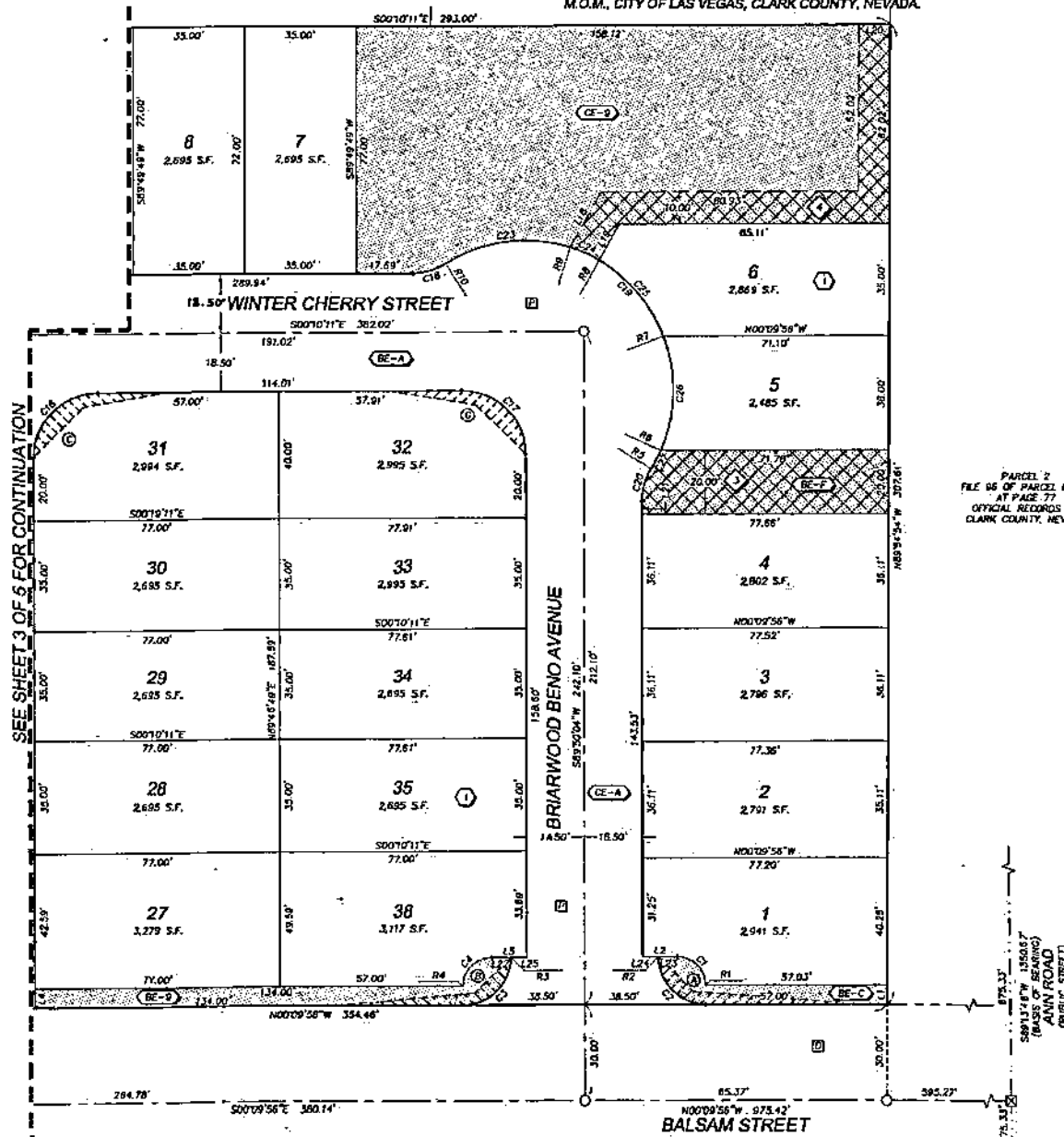
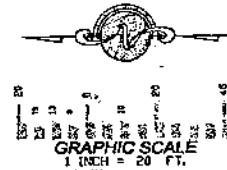
MAR 20 2006

ANN / BALSAM

A COMMON INTEREST COMMUNITY

A SUBDIVISION OF THAT LAND DESCRIBED IN A DEED TO RICHMOND AMERICAN HOMES OF NEVADA, A COLORADO CORPORATION RECORDED IN BOOK 20050930, INSTRUMENT NUMBER 03811, BEING A PORTION OF PARCEL 4 AS RECORDED IN FILE 04 OF PARCEL MAPS AT PAGE 66, TOGETHER WITH THAT VACATED RIGHT-OF-WAY, RECORDED IN BOOK 20060301, INSTRUMENT NUMBER 00154, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 60 EAST, M.O.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

FILE COPY



MAP NOTES

- COMMON ELEMENTS "A"-D" DEPICTED HEREON ARE PUBLIC UTILITY EASEMENTS (P.U.E.) AND LANDSCAPE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- COMMON ELEMENT "A" DEPICTED HEREON ARE PRIVATE STREETS, PUBLIC DRAINAGE EASEMENTS, AND CITY OF LAS VEGAS SEWER EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG MARKED "P.S. 1800" ON THE BLOCK 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.
- FOR SVRZ DETAILS, SEE SHEET 5 OF 6. NO BALLS, 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 SVRZ MOBILITY 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. SVRZ WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- FOR LEGEND, COMMON ELEMENT TABLE, LINE, RADIAL, AND CURVE DATA TABLES, SEE SHEET 5 OF 6.
- DIRECT VEHICULAR ACCESS TO BALSAM STREET THROUGH ALL COMMON ELEMENTS (EXCEPT COMMON ELEMENT "A") FROM ADJACENT LOTS IS PROHIBITED.

MSG Surveying

3277 E. WARM SPRINGS RD., SUITE 300
LAS VEGAS, NEVADA 89120
PHONE: (702) 832-0305
FAX: (702) 832-0308
HTTP://WWW.MSGSURVEYING.COM

Date: 17-JUN-06
Drawn By: A. SANTOS
Checked By: U. SMITH
Job Number: 001-05-008
Sheet No: 4 OF 6