

# PONDEROSA ESTATES

Recorded in Book 124 Page 083 of Plats

MASTER SITE ADDRESS: 5721 N TORREY PINES DR

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Fire Department District Map Number:

01619-82

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<u>Block</u>	<u>Lot</u>	<u>Address</u>
2	1	6435 LOKAI AVE
	2	6443
	3	6503
	4	6511
	5	6519
	6	6527
	7	6535
	8	6543
	9	5644 LUSITANO ST
	10	5636
	11	5628
	12	5620
	13	5612
	14	5604
1	15	5603
	16	5611
	17	5619
	18	5627
	19	5635
	20	5643
	21	6544 LOKAI AVE
	22	6536
	23	6528
	24	6520
	25	6512
	26	6504
	27	6444
	28	6436
	29	6428
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<u>Block</u>	<u>Lot</u>	<u>Address</u>	
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	32	6404	



PD Murphy, Planner I

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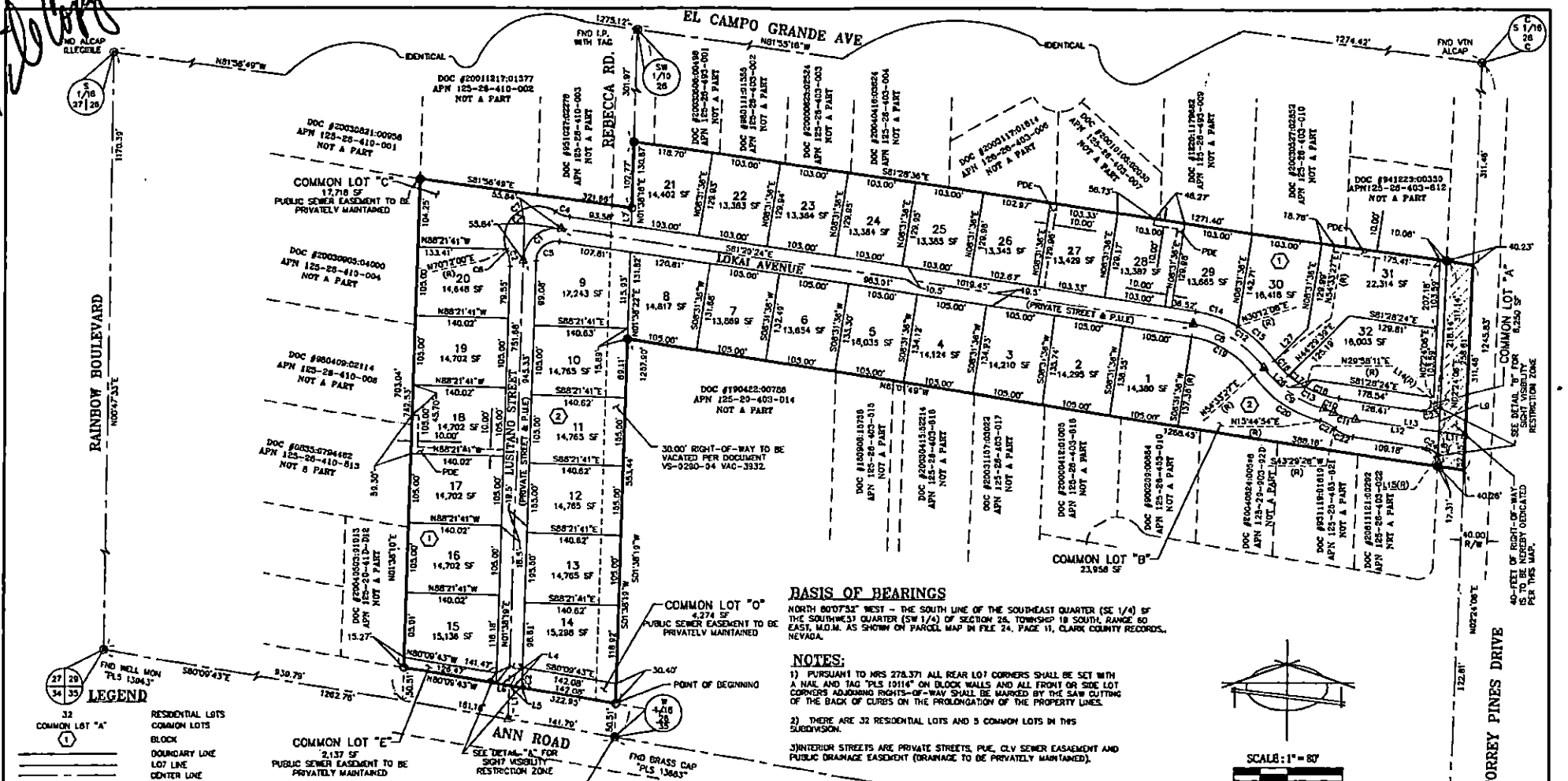
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<u>Block</u>	<u>Lot</u>	<u>Address</u>
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PD Murphy, Planner I

*Handwritten signature/initials*



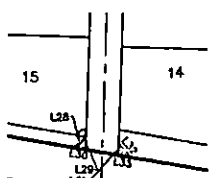
- LEGEND**
- COMMON LOT "A"
  - ① RESIDENTIAL LOTS
  - COMMON LOTS
  - BLOCK
  - BOUNDARY LINE
  - - - LOT LINE
  - - - CENTER LINE
  - - - ADJACENT PROPERTY LINE
  - - - EASEMENT LINE
  - - - DIMENSION LINE
  - FOUND MONUMENT AS DESCRIBED
  - SET 3/8" REBAR/ALCAP - PLS 10114
  - △ SET 5/8" REBAR/ALCAP - PLS 10114
  - ▽ REFERENCE MONUMENTS
  - 1 LOT NUMBER
  - 1.00 LOT AREA
  - LINE SEGMENT DATA
  - CURVE SEGMENT DATA
  - R/R RADIAL BEARING
  - R/W RIGHT-OF-WAY
  - SF SQUARE FEET
  - NTS NOT TO SCALE
  - APN ASSESSOR'S PARCEL NUMBER
  - PUE PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION
  - PDE PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION
  - AREA TO BE DEDICATED TO THE CITY OF LAS VEGAS PER THIS MAP
  - SIGHT VISIBILITY RESTRICTION ZONE SEE DETAIL "A" HEREON

**SIGHT VISIBILITY RESTRICTION ZONE (SVRZ)**

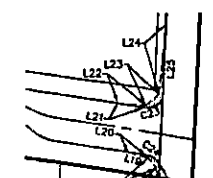
NO STRUCTURE, VEGETATION, OR OBJECT OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB IF A CURB EXISTS. IF NO CURB EXISTS, THE MEASUREMENT WILL BE FROM THE ADJACENT ROAD SURFACE OF THE ROADWAY. TRAFFIC CONTROL DEVICES, THEIR RELATED APPURTENANCES AND STREET LIGHTS ILLUMINATING PUBLIC STREETS MAY BE PLACED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONES TO BE PRIVATELY MAINTAINED.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	30.51'	N01°38'18"E
L2	30.40'	N01°28'18"E
L3	13.27'	N01°30'18"E
L4	33.40'	N07°02'43"W
L5	19.27'	N00°29'43"W
L6	19.27'	N01°38'18"E
L7	23.11'	N01°38'18"E
L8	52.85'	N02°24'00"E
L9	40.15'	N02°24'00"E
L10	40.28'	N01°30'48"W
L11	12.12'	N01°30'48"W
L12	153.53'	S01°01'49"E
L13(R)	23.00'	N02°43'42"W
L13(L)	23.00'	S00°31'44"W
L14	1.08'	N01°01'49"W
L17	11.81'	N05°24'14"W
L18	13.84'	N03°15'22"W
L19	23.17'	N02°00'00"W
L20	22.00'	S01°01'49"E
L21	30.00'	N01°01'49"W
L22	32.81'	S08°18'49"E
L23	20.72'	N02°41'08"E
L24	83.18'	N05°24'37"E
L25	60.00'	S02°44'00"W
L26	15.30'	N44°28'39"E
L27	67.89'	N44°28'39"E
L28	18.84'	N02°44'18"E
L29	15.00'	S01°38'19"W
L30	15.00'	N01°02'43"W
L31	15.00'	N01°38'18"E
L32	22.68'	S02°44'00"W
L33	15.00'	N02°09'43"W



**DETAIL "A"**  
SCALE 1"=80'



**DETAIL "B"**  
SCALE 1"=80'

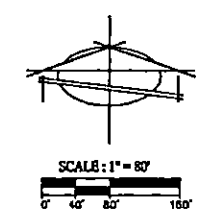
**BASIS OF BEARINGS**

NORTH 00°07'32" WEST - THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST 1/4 QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON PARCEL MAP IN FILE 24, PAGE 11, CLARK COUNTY RECORDS, NEVADA.

- NOTES:**
- PURSUANT TO MRS 278.371 ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND TAG "PLS 10114" ON BLOCK WALLS AND ALL FRONT OR SIDE LOT CORNERS ADDING RIGHTS-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
  - THERE ARE 32 RESIDENTIAL LOTS AND 5 COMMON LOTS IN THIS SUBDIVISION.
- INTERIOR STREETS ARE PRIVATE STREETS, PUE, CLV SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT (DRAINAGE TO BE PRIVATELY MAINTAINED).

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°11'17"	49.50'	84.71'	55.84'
C2	23°28'28"	50.00'	22.87'	11.53'
C3	148°30'13"	49.00'	127.49'	172.72'
C4	23°28'28"	50.00'	22.87'	11.53'
C5	90°11'17"	50.00'	50.73'	33.84'
C6	4°22'08"	23.00'	3.86'	1.84'
C7	144°12'12"	49.00'	122.41'	152.17'
C8	49°01'31"	180.50'	128.04'	68.10'
C9	38°45'33"	180.50'	108.71'	56.54'
C10	122°27'38"	88.50'	15.12'	7.59'
C11	101°44'11"	102.43'	34.41'	17.37'
C12	48°01'41"	180.00'	144.61'	78.48'
C13	45°23'08"	110.00'	118.10'	59.25'
C14	31°45'12"	180.00'	89.10'	34.44'
C15	24°21'18"	180.00'	78.51'	38.84'
C16	17°14'11"	141.00'	30.12'	15.12'
C17	122°07'42"	141.00'	30.38'	15.20'
C18	21°00'00"	141.00'	31.86'	28.17'
C19	145°03'11"	141.00'	113.20'	29.90'
C20	34°43'33"	180.00'	121.02'	63.40'
C21	27°44'31"	50.00'	24.21'	12.33'
C22	34°17'10"	50.00'	30.12'	15.54'
C23	39°41'31"	25.00'	18.05'	14.39'
C24	48°33'43"	25.00'	20.37'	16.70'



SCALE: 1" = 80'

**NOTE:**  
DIRECT VEHICULAR ACCESS TO TORREY PINES DRIVE OR ANN ROAD THROUGH COMMON LOTS FROM ADJUTING LOTS IS PROHIBITED.

FMP-5635

**FINAL MAP OF PONDEROSA ESTATES "A COMMON INTEREST SUBDIVISION"**

A PORTION OF THE SW 1/4 OF THE SW 1/4 AND OF THE S 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

**BAUGHMAN & TURNER, INC.**  
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS  
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