CIMARRON VILLAGE NORTH UNIT 3

Recorded in Book 80 Page 59 of Plats

200 Scale Map Location: G-28-6

Fire Dept. District Map # 1617:56,57

• MASTER SITE ADDRESS: 5810 BLUE DUNES ST

BLOCK	1	LOT	7	7932	MARCH BROWN AVE	E/W	PUBLIC STREET
			8	7928			
			9	7924			
			10	7920			
			11	7916			
			12	7912			
			13	7908			
			14	7904			
			15	7900			
			16	7876			
			17	7872			
			18	7868			
			19	7864			
			20	7860			
			21	7856			
			22	7852			
			23	7848			
			24	7844			
			25	7840			
			26	7836			
			27	7832			
			28	7828			
			29	7824			
			30	7820			
BLOCK	1	LOT	31	5848	DRIFT BOAT ST	N/S	PUBLIC STREET
			32	5844			
			33	5840			
			34	5836			
BLOCK	3	LOT	16	7933	MARCH BROWN AVE	E/W	PUBLIC STREET
			17	7929			
			18	7925			
			19	7921			
			20	7917			
			21	7913			
			22	7909			
			23	7905			
			24	7901			
			25	7877			
			26	7873			
			27	7869			
			28	7865			
			29	7861			
			30	7857			
			31	7853			
			32	7849			
			33	7845			
			34	7841			

CIMARRON VILLAGE NORTH UNIT 3

BLOCK	3	LOT	35	7837	MARCH BROWN AVE	E/W	PUBLIC STREET
			36	7833			
			37	7829			
BLOCK	3	LOT	48	7868	BLUE CHARM AVE	E/W	PUBLIC STREET
			49	7872			
			50	7876			
			51	7900			
			52	7904			
			53	7908			
			54	7912			
			55	7916			
			56	7920			
			57	7924			
			58	7928			
			59	7932			
			60	7925			
			61	7921			
			62	7917			
			63	7913			
			64	7909			
			65	7905			
			66	7901			
BLOCK	4	LOT	1	7869	BLUE CHARM AVE	E/W	PUBLIC STREET
Common Area			A	5810	RED GULL ST	N/S	PUBLIC STREET

ORIGINAL DATE: 7/14/1997

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT

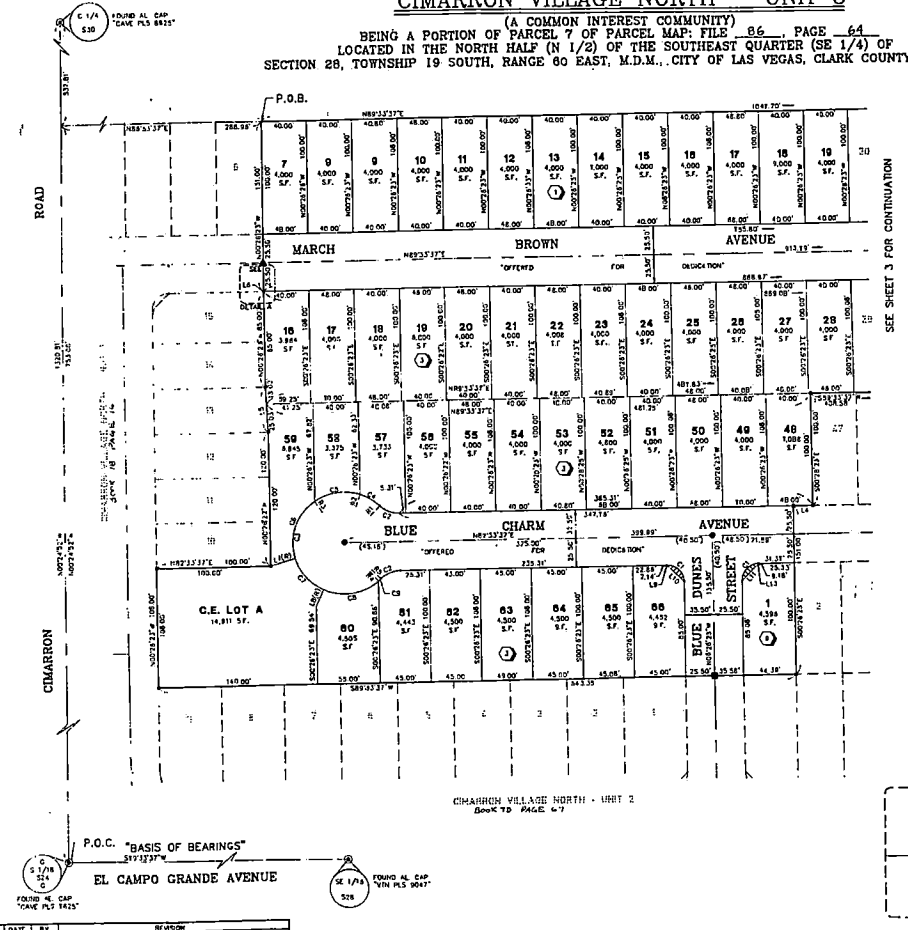
JOHN B HERBERT, PLANNER I

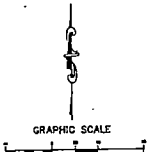
FOR MAPFILE

DO NOT TAKE

CIMARRON VILLAGE NORTH – UNIT 3

(A COMMON INTEREST COMMUNITY)
BEING A PORTION OF PARCEL 7 OF PARCEL MAP: FILE 86, PAGE 64
LOCATED IN THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.





NOTES:

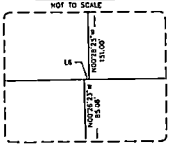
1. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG P.L.S. 11449 ON BLOCK WALL AND ALL FRONT AND SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
2. SEE SHEET 3 FOR CURVE, COURSE, AND RADIAL LINE TABLES.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE
	LOT LINE
	STREET CENTERLINE
•	SET NAIL & BRASS TAG "VTN PLS 11449" OR SAWCUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES PER NOTE 1 THIS SHEET.
●	SET TYPE III MONUMENT AL. CAP "VTN PLS 11449"
◎	FOUND MONUMENT AS DESCRIBED
▲	TYPE III MONUMENT, AL. CAP "VTN PLS 11449" SET PER CIMARRON VILLAGE NORTH – UNIT 1
■	TYPE III MONUMENT, AL. CAP "VTN PLS 11449" SET PER CIMARRON VILLAGE NORTH – UNIT 2
17	LOT NUMBER / RESIDENTIAL LOTS = 70 COMMON ELEMENT LOTS = 1 TOTAL LOTS = 71
C25	CURVE NUMBER
L33	COURSE NUMBER
R19	RADIAL LINE NUMBER
(R)	RADIAL
(3)	BLOCK NUMBER
S.F.	SQUARE FEET
(PROD.)	PRODUCED LINE
	"SIGHT VISIBILITY RESTRICTION EASEMENT AREA" – ARE PUBLIC EASEMENTS AND AS SUCH THE HEIGHT OF LANDSCAPING OR PHYSICAL IMPROVEMENTS WITHIN THE EASEMENT AREA ARE RESTRICTED TO A MAXIMUM HEIGHT OF 30 INCHES.
APN	ASSESSOR'S PARCEL NUMBER

DETAIL "A"

NOT TO SCALE



P.O.C. "BASIS OF BEARINGS" S89°33'37"W
EL CAMPO GRANDE AVENUE
FOUND AL. CAP "CAVE PLS 7425"
FOUND AL. CAP "VTN PLS 9067"

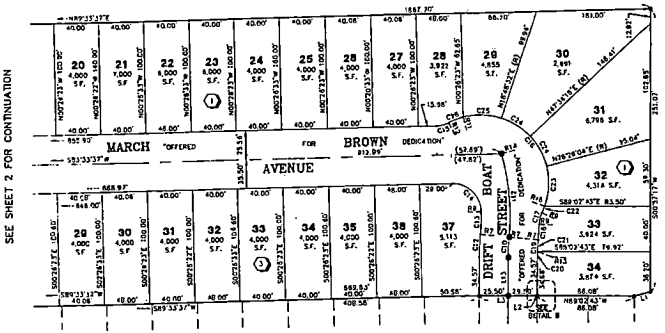
ACT	DATE	BY	REVISION

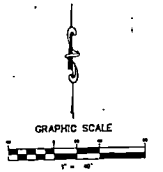
W.O. 4945-3
SHEET 2 OF 3

BK 80 Pg 57

CIMARRON VILLAGE NORTH – UNIT 3

(A COMMON INTEREST COMMUNITY)
BEING A PORTION OF PARCEL 7 OF PARCEL MAP: FILE 86, PAGE 64
LOCATED IN THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.





NOTES:

2. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG P.L.S. 11449 ON BLOCK WALL AND ALL FRONT AND SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.

LEGEND

- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- SET NAIL & BRASS TAG "VTN PLS 11449" OR SAWCUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES PER NOTE 1 THIS SHEET.
- SEE TYPE III MONUMENT AL CAP "VTN PLS 11449"
- FOUND MONUMENT AS DESCRIBED
- TYPE III MONUMENT, AL CAP "VTN PLS 11449" SET PER CIMARRON VILLAGE NORTH – UNIT 2
- 17 LOT NUMBER / RESIDENTIAL LOTS = 70, COMMON ELEMENT LOTS = 1, TOTAL LOTS = 71
- C25 CURVE NUMBER
- L27 COURSE NUMBER
- R19 RADIAL LINE NUMBER
- (R) RADIAL
- 3 BLOCK NUMBER
- S.F. SQUARE FEET
- (PROD.) PRODUCED LINE
- "RIGHT VISIBILITY RESTRICTION EASEMENT AREA" – ARE PUBLIC EASEMENTS AND AS SUCH THE HEIGHT OF LANDSCAPING OR PHYSICAL IMPROVEMENTS WITHIN THE EASEMENT AREA ARE RESTRICTED TO A MAXIMUM HEIGHT OF 30 INCHES.
- APN ASSESSOR'S PARCEL NUMBER

RADIAL LINE TABLE

LINE	DIRECTION	DISTANCE
R1	N23°44'58"E	50.00'
R2	N10°16'26"E	50.00'
R3	N18°31'48"E	50.00'
R4	N25°01'09"E	50.00'
R5	N29°33'17"E	50.00'
R6	N34°33'17"E	50.00'
R7	N38°33'17"E	50.00'
R8	N42°33'17"E	50.00'
R9	N46°33'17"E	50.00'
R10	N50°33'17"E	50.00'
R11	N54°33'17"E	50.00'
R12	N58°33'17"E	50.00'
R13	N62°33'17"E	50.00'
R14	N66°33'17"E	50.00'
R15	N70°33'17"E	50.00'
R16	N74°33'17"E	50.00'
R17	N78°33'17"E	50.00'
R18	N82°33'17"E	50.00'
R19	N86°33'17"E	50.00'
R20	N89°33'17"E	50.00'
R21	S89°33'17"W	50.00'
R22	S85°33'17"W	50.00'
R23	S81°33'17"W	50.00'
R24	S77°33'17"W	50.00'
R25	S73°33'17"W	50.00'
R26	S69°33'17"W	50.00'
R27	S65°33'17"W	50.00'
R28	S61°33'17"W	50.00'
R29	S57°33'17"W	50.00'
R30	S53°33'17"W	50.00'

COURSE TABLE

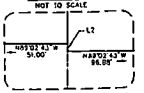
LINE	DIRECTION	DISTANCE
L1	S89°41'58"W	16.43'
L2	N89°03'43"W	51.00'
L3	N53°09'21"E	20.11'
L4	N36°50'39"W	51.00'
L5	S53°33'17"W	17.85'
L6	N31°16'06"W	45.00'
L7	N89°11'53"E	11.63'
L8(R)	S.23°51'47"W	14.00'
L9(R)	S24°01'19"W	14.00'
L10	N70°05'05"W	9.18'
L11	S53°09'21"W	18.81'
L12	N42°33'17"E	18.21'
L13	N78°11'09"E	8.53'
L14	N00°51'17"E	14.35'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	23.56'	15.00'	90°00'00"
C2	15.00'	19.34'	10.18'	73°51'53"
C3	25.50'	213.21'	68.71'	239°23'54"
C4	25.50'	20.35'	10.78'	45°43'56"
C5	25.50'	41.82'	23.52'	93°58'19"
C6	49.50'	52.57'	33.36'	72°29'33"
C7	49.50'	52.57'	33.36'	72°29'33"
C8	49.50'	51.30'	28.64'	84°34'49"
C9	15.00'	23.56'	15.00'	90°00'00"
C10	15.00'	16.83'	9.32'	64°16'51"
C11	200.00'	24.01'	12.46'	6°52'55"
C12	225.50'	109.47'	55.93'	27°49'01"
C13	174.50'	29.06'	14.55'	9°32'36"
C14	174.50'	79.41'	40.38'	26°04'14"
C15	15.00'	19.27'	11.08'	73°35'59"
C16	15.00'	11.66'	6.11'	44°32'57"
C17	60.00'	150.80'	107.45'	143°58'00"
C18	25.00'	20.68'	11.10'	47°23'17"
C19	725.50'	13.50'	6.75'	1°03'31"
C20	174.50'	16.83'	8.42'	5°31'36"
C21	174.50'	5.31'	2.65'	1°44'41"
C22	174.50'	19.51'	9.76'	6°24'27"
C23	50.00'	8.41'	4.22'	9°38'36"
C24	50.00'	35.82'	18.68'	41°02'44"
C25	50.00'	50.27'	27.85'	57°35'44"
C26	60.00'	97.24'	17.81'	32°43'31"
C27	60.00'	13.79'	6.91'	13°09'31"

DETAIL B

NOT TO SCALE



MKT	DATE	BY	REVISION

W.O. 4945-3
SHEET 3 OF 3
VCL

DK. 6, Pg 57