

RYLAND HOMES @ CLIFFS EDGE PODS 305 AND 309 UNIT 1

Recorded in Book 132 Page 044 of Plats

MASTER SITE ADDRESS: 6635 N SHAUMBER RD

Fire Department District Map Number:

01514-72

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1	6	6647 REGO PARK CT
	7	6643
	8	6639
	9	6635
	10	6636
	11	6640
	12	6644
	13	6648
	14	6652
	15	6656
	16	10612 SHEEPSHEAD BAY AVE
	17	10616
	18	10620
	19	10624
	20	10628

Greg Kapovich, Planner I



RYLAND HOMES @ CLIFFS EDGE PODS 305 AND 309 UNIT 1

(A COMMON INTEREST COMMUNITY)
 BEING A SUBDIVISION OF A PORTION OF LOT 305 OF "CLIFFS EDGE PARENT" BOOK 118, PAGE 88,
 LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)
 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

File Copy

N.A.P. APN 126 24 -310-004

DORRELL LANE

SET 5/8" REBAR AND AL. CAP STAMPED "VIN PLS 13930" WITH REFERENCE MONUMENTS SET IN TOP OF CURB.

P.O.C. N 1/16 S24

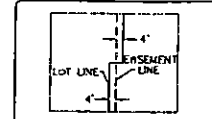
FOUND REBAR AND AL. CAP VIN PLS 9047

LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- 33 LOT NUMBER / RESIDENTIAL LOTS = 15
COMMON ELEMENT LOTS = 9
TOTAL LOTS = 24
- FOUND MONUMENT AS INDICATED
- ▲ SET TYPE III MONUMENT - 5/8" REBAR AND ALUMINUM CAP STAMPED "VIN PLS 13930" WITH REFERENCE MONUMENTS SET IN THE TOP OF CURB UPON COMPLETION OF CONSTRUCTION.
- SET NAIL & BRASS TAG "VIN PLS 13930" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES.
- SUBDIVISION BOUNDARY LINE
- RADIAL LINE BOUNDARY LINE
- STREET CENTERLINE
- LOT LINE
- SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT LINE AS NOTED
- S.F. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R1 RADIAL LINE NUMBER
- C1 CURVE NUMBER
- L1 CURVE NUMBER
- N.A.P. NOT A PART
- C.E. COMMON ELEMENT
.E. HOME OWNER'S ASSOCIATION
- H.O.A. (PROD.) PRODUCED LINE
- ⑤ BLOCK NUMBER
- ① PRIVATE DRIVES, LIMITED USE COMMON ELEMENT LOTS, CITY OF LAS VEGAS DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED BY THE H.O.A.), PUBLIC UTILITY EASEMENT, P.U.E., AND CITY OF LAS VEGAS SEWER EASEMENT.
- ② WIDTH VARIES CITY OF LAS VEGAS PUBLIC DRAINAGE, PUBLIC SEWER EASEMENT AND SECONDARY FIRE ACCESS EASEMENT TO BE PRIVATELY MAINTAINED BY THE H.O.A.
- AREA OF COMMON ELEMENT LOT "EE" PER "CLIFFS EDGE PARENT" GRANTED TO RYLAND HOMES @ CLIFFS EDGE PODS 305 AND 309 H.O.A. BY CLIFFS EDGE, LLC, A NEVADA LIMITED LIABILITY COMPANY FOR INGRESS/EGRESS PURPOSES, AND TO THE CITY OF LAS VEGAS A PUBLIC DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, AND PUBLIC SEWER EASEMENT.
- SIGHT VISIBILITY RESTRICTION ZONE SEE NOTE 3. (TO BE PRIVATELY MAINTAINED.)

PRIVATE ACCESS EASEMENT DETAIL

NOT TO SCALE

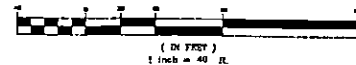


AN EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE, AND MAINTENANCE PURPOSES TO BE GRANTED AND OR RESERVED TO BENEFIT THE OWNER(S) OF THE ADJOINING LOT AND SUCH PERSONS AS MAY BE DESIGNATED BY SAID OWNER(S) AS SHOWN BY THIS EASEMENT DETAIL ON THIS SHEET.

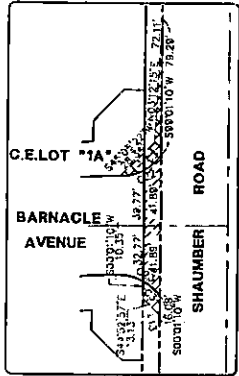
NOTES:

1. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "VIN PLS 13930" ON BLOCK WALLS, AND ALL FRONT OR SIDE LOT CORNERS ADDING RIGHT-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
2. SEE SHEET 3 FOR CURVE, COURSE, AND RADIAL LINE TABLES.
3. 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 SIGHT VISIBILITY 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.
4. THE FOLLOWING INTERIOR STREETS ARE PRIVATE STREETS, AND ALSO KNOWN AS COMMON ELEMENT LOTS "10" AND "12", PUBLIC DRAINAGE EASEMENT-(TO BE PRIVATELY MAINTAINED BY THE H.O.A.), PUBLIC UTILITY EASEMENTS (P.U.E.), AND CITY OF LAS VEGAS SEWER EASEMENT.
5. DIRECT VEHICULAR ACCESS TO SHAUMBER ROAD THROUGH COMMON ELEMENTS FROM ADJOINING LOTS IS PROHIBITED.

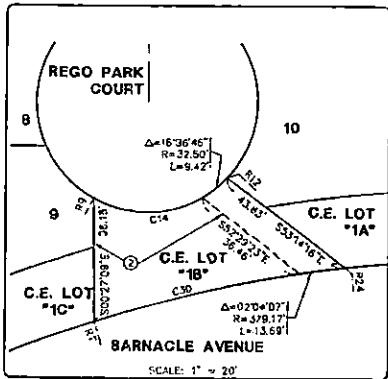
GRAPHIC SCALE



W.O. 6398
 SHEET 2 OF 3
 85



S.V.R.Z. DETAIL "A"
 SCALE: 1" = 40'



DETAIL "B"
 PUBLIC DRAINAGE, PUBLIC SEWER EASEMENT AND SECONDARY FIRE ACCESS EASEMENT

N.A.P. PORTION OF LOT 305 OF "CLIFFS EDGE PARENT" BOOK 118 OF PLATS, PAGE 88

NOTE: SEE CONSTRUCTION PLANS FOR 20' SIDEWALK/BIWAY ZONES NOT LOCATED WITH COMMON ELEMENT LOTS.

SET 5/8" REBAR AND AL. CAP STAMPED "VIN PLS 13930" WITH REFERENCE MONUMENTS IN TOP OF CURB PER "CLIFFS EDGE PARENT" BOOK 118 OF PLATS, PAGE 88.

CENTENNIAL PARKWAY

ACT	DATE	BY	REVISION

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