

MANCHESTER PARK POD #207 - UNIT 1

Recorded in Book 132 Page 095 of Plats

MASTER SITE ADDRESS: 7501 N SHAUMBER RD

Fire Department District Map Number:

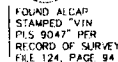
01414-72

<u>Block</u>	<u>Lot</u>	<u>Address</u>
3	75	7442 PINE HARBOR ST
	76	7446
1	77	7506
	78	7510
	79	7514
	80	7518
	81	7522
	82	7526
2	122	7520 CLIFTON GARDENS ST
	123	7516
	124	7512
	125	7508
	126	7504
	186	7444



False Copy

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 207 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88, TOGETHER WITH ADDITIONAL ACREAGE LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



SHADY HARBOR AVENUE
PINE HARBOR STREET
CLIFTON GARDENS STREET

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	30.00'	47.12	30.00'	90°00'00"
C2	30.00'	42.10	23.35'	80°24'21"
C3	12.50'	19.83	12.70'	90°53'32"
C4	20.00'	31.73	20.31'	90°53'32"
C5	30.00'	5.02'	2.52'	9°35'38"
C6	20.00'	31.42'	20.00'	90°00'00"
C7	10.00'	15.55'	9.85'	89°06'28"
C8	10.00'	15.86'	10.16'	90°53'32"
C9	20.00'	31.10'	19.69'	89°06'28"
C10	10.00'	13.58'	9.88'	89°17'34"
C11	10.00'	15.83'	10.12'	90°42'26"
C12	12.50'	19.48'	12.35'	89°17'34"
C13	30.00'	41.84'	20.25'	90°53'32"
C14	20.00'	31.12'	19.67'	88°12'32"

LINE	BEARING	LENGTH	RADIAL
L1	S00°45'44"E	77.28'	L1
L2	S00°45'44"E	12.28'	R1
L3	N00°45'44"W	29.00'	R2
L4	N00°45'44"W	90.00'	R3
L5	N88°25'17"E	25.00'	R4
L6	S00°45'44"E	12.66'	R5
L7	S00°45'44"E	58.34'	R6
L8	S88°26'12"W	66.77'	R7
L9	S88°31'50"W	31.66'	R8
L10	N00°45'44"W	12.00'	R9
L11	N44°14'16"E	25.46'	R10
L12	N89°14'16"E	12.00'	R11
L13	S45°45'44"E	25.46'	B10

LINE	BEARING
R1	S01°38'16"E
R2	N76°48'31"E
R3	N01°28'10"W
R4	S18°42'32"W
R5	N10°21'23"W
R6	S89°41'16"W
R7	N/4°11'49"W
R8	S12°28'11"E
R9	S55°20'44"W
B10	S61°39'16"E
R11	S08°49'55"W

P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING

126 LOT NUMBER / RESIDENTIAL LOTS = 14
COMMON ELEMENT LOTS = 9
TOTAL LOTS = 23

① FOUND MONUMENT AS INDICATED

▲ SET TYPE II MONUMENT - 5/8" REBAR AND ALUMINUM CAP STAMPED "VIN PL 13930" WITH REFERENCE MONUMENTS SET IN THE TOP OF CURB UPON COMPLETION OF CONSTRUCTION.

● SET 5/8" REBAR AND ALUMINUM CAP STAMPED "VIN PL 13930"

• SET NAIL & BRASS TAG STAMPED "VIN PL 13930" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES.

----- SUBDIVISION BOUNDARY LINE

----- STREET CENTERLINE

----- LOT LINE

----- PRIVATE STREET

----- ADJOINING PROPERTY LINE

----- EASEMENT LINE AS NOTED

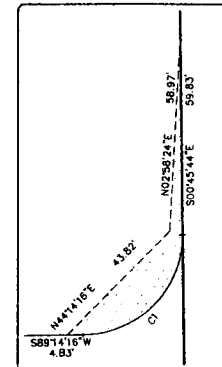
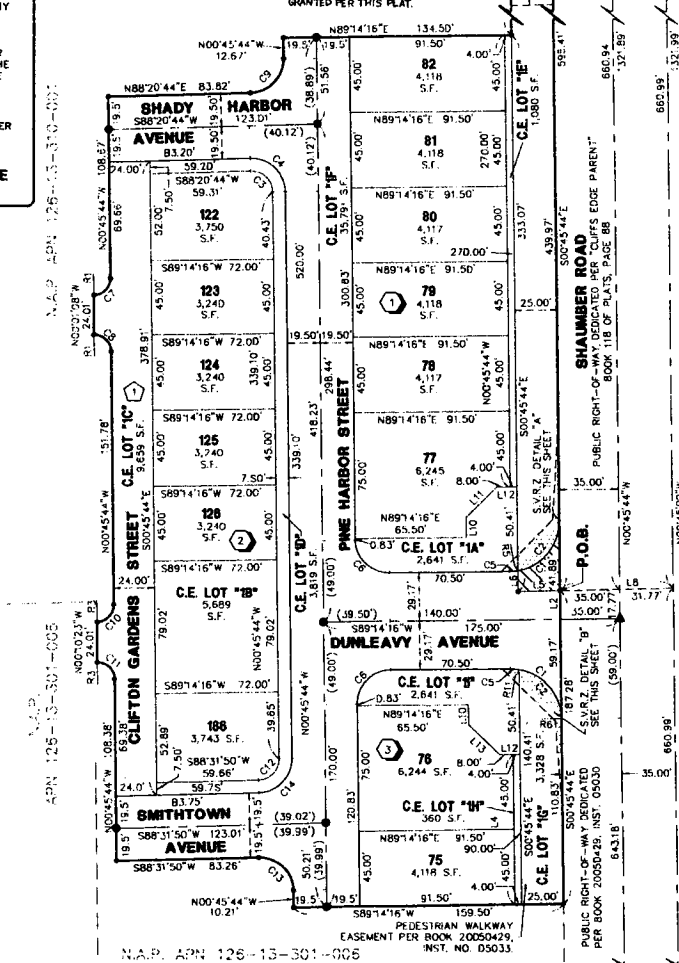
S.F. SQUARE FEET
U.E. UTILITY EASEMENT
(R) RADIAL BEARING
R1 RADIAL LINE NUMBER
C3 CURVE NUMBER
L1 CURVE NUMBER
N.A.P. NO. 4 PART
C.C. COMMON ELEMENT
H.O.A. HOME OWNER'S ASSOCIATION
(PROD.) PRODUCED LINE

AREA OF COMMON ELEMENT LOT "T" PER
"CLIFFS EDGE PARENT" GRANTED TO
MANCHESTER PARK POD #207 UNIT 1 H.D.A.
BY CLIFFS EDGE, LLC, A NEVADA LIMITED
LIABILITY COMPANY FOR INGRESS/EGRESS
EASEMENT, ADDRESS: 1100 S. 20TH ST.,
LAS VEGAS, NV 89102

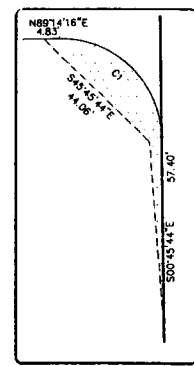
C.E. LOT "1C"

PRIVATE DRIVE, LIMITED USE COMMON ELEMENT LOT "1C" FOR PEDESTRIAN AND VEHICULAR ACCESS TO ABUTTING LOTS, AND GRANTED TO THE CITY OF LAS VEGAS A PUBLIC DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED BY THE H.O.A.), PUBLIC UTILITY EASEMENT (P.U.E.) AND CITY OF LAS VEGAS SEWER EASEMENT.

1 BLOCK NUMBER



S.V.R.Z. DETAIL "A"
SCALE: 1" = 20'



S.V.R.Z. DETAIL "B"
SCALE: 1" = 20'

P.O.C.
FOUND AI CAP STAMPED
"VTN PLS 9047"
PER RDS 124--94

W.O. 6530-1
SHEET 2 OF 3

ACT	DATE	BY	REVISION

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