

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

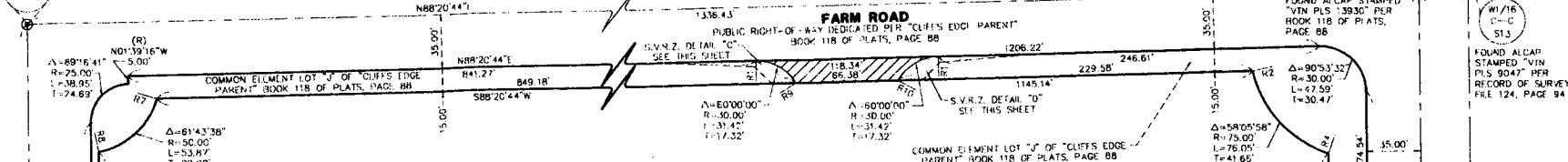


MANCHESTER PARK POD #207 - UNIT 1

(A COMMON INTEREST COMMUNITY)

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.

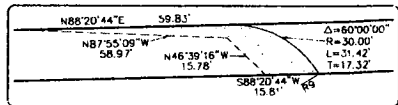
1/4
FOUND IN W BRASS CAP
STAMPED 1956



NOTES:

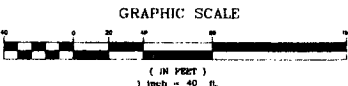
- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG "VTN PLS 13930" ON BLOCK WALLS AND ALL FRONT OR SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
- NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES, 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 TO BE PRIVATELY MAINTAINED.
- THE FOLLOWING INTERIOR STREETS ARE PRIVATE STREETS, UTILITY EASEMENTS (U.E.), CITY OF LAS VEGAS DRAINAGE EASEMENTS (TO BE PRIVATELY MAINTAINED BY THE H.O.A.) AND CITY OF LAS VEGAS SEWER EASEMENTS, AND COMMON ELEMENT LOT "T".

SHADY HARBOR AVENUE DUNLEAVY AVENUE
PINE HARBOR STREET SMITHTOWN AVENUE
CLIFTON GARDENS STREET



S.V.R.Z. DETAIL "C"

SCALE: 1" = 20'



CURVE TABLE

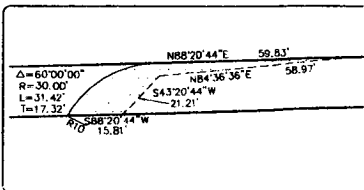
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	30.00'	47.72'	30.00'	90°24'21"
C2	30.00'	42.10'	25.35'	90°24'21"
C3	12.50'	19.83'	12.70'	90°53'32"
C4	20.00'	31.73'	20.31'	90°53'32"
C5	30.00'	50.07'	25.72'	93°35'39"
C6	20.00'	31.42'	20.50'	90°00'00"
C7	10.00'	15.55'	9.85'	89°05'28"
C8	10.00'	15.55'	10.16'	90°53'32"
C9	20.00'	31.10'	19.69'	89°05'28"
C10	10.00'	15.58'	9.88'	89°17'34"
C11	10.00'	15.83'	10.17'	90°42'26"
C12	12.50'	19.48'	12.35'	89°17'34"
C13	20.00'	31.65'	20.23'	90°42'26"
C14	30.00'	50.12'	25.75'	89°17'34"

COURSE TABLE

COURSE	BEARING	LENGTH
L1	S00°35'44"E	77.25'
L2	S00°45'44"E	12.28'
L3	N00°45'44"W	29.00'
L4	N00°45'44"W	90.00'
L5	N88°25'17"E	25.00'
L6	S00°45'44"E	12.66'
L7	S00°45'44"E	58.34'
L8	S88°25'17"W	66.77'
L9	S88°31'50"W	31.66'
L10	N00°45'44"W	12.00'
L11	N44°14'16"E	25.46'
L12	N89°14'16"E	12.00'
L13	S45°45'44"E	25.46'

RADIAL LINE TABLE

LINE	BEARING
R1	S01°39'15"E
R2	N76°48'31"E
R3	N01°28'10"W
R4	S18°42'32"W
R5	N10°12'23"W
R6	S89°41'16"W
R7	N74°11'49"W
R8	S12°28'11"E
R9	S88°20'44"W
R10	S61°39'16"E
R11	S08°49'55"W



S.V.R.Z. DETAIL "D"

SCALE: 1" = 20'

LEGEND

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

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

FOUND MONUMENT AS INDICATED

SET TYPE III MONUMENT - 5/8" REBAR AND ALUMINUM CAP STAMPED "VTN PLS 13930" WITH REFERENCE MONUMENTS SET IN THE TOP OF CURB UPON COMPLETION OF CONSTRUCTION.

SET 5/8" REBAR AND ALUMINUM CAP STAMPED "VTN PLS 13930" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF THE PROPERTY LINES.

SUBDIVISION BOUNDARY LINE
STREET CENTERLINE
LOT LINE
PRIVATE STREET
ADJOINING PROPERTY LINE
EASEMENT LINE AS NOTED

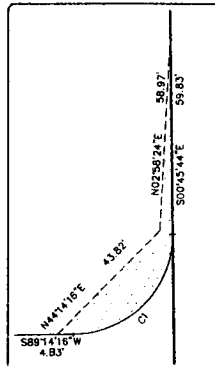
S.F. SQUARE FEET
U.E. UTILITY EASEMENT
(R) RADIAL BEARING
R1 RADIAL LINE NUMBER
C3 CURVE NUMBER
COURSE NUMBER
NOT A PART
COMMON ELEMENT
H.O.A. HOME OWNER'S ASSOCIATION
(PROD.) PRODUCED LINE

S.V.R.Z. SIGHT VISIBILITY RESTRICTION ZONE
SEE NOTE 2.

AREA OF COMMON ELEMENT LOT "T" PER CLIFFS EDGE PARENT "GRANTED TO MANCHESTER PARK POD #207 UNIT 1 H.O.A. BY CLIFFS EDGE, LLC, A NEVADA LIMITED LIABILITY COMPANY FOR INGRESS/EGRESS EASEMENT PURPOSES, AND 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.

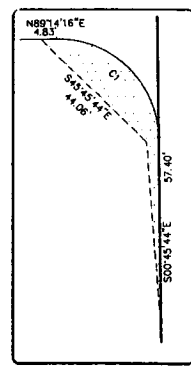
PRIVATE DRIVE, LIMITED USE COMMON ELEMENT LOT "IC" FOR PEDESTRIAN AND VEHICULAR ACCESS TO ABUTTING LOTS, AND GRANTED TO THE CITY OF LAS VEGAS A PUBLIC DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED BY THE H.O.A.), PUBLIC UTILITY EASEMENT (P.U.E.), AND CITY OF LAS VEGAS SEWER EASEMENT.

BLOCK NUMBER



S.V.R.Z. DETAIL "A"

SCALE: 1" = 20'



S.V.R.Z. DETAIL "B"

SCALE: 1" = 20'

P.O.C. FOUND AT CAP STAMPED "VTN PLS 9047" PER RECORD OF SURVEY FILE 124-94

W.O. 6530-1
SHEET 2 OF 3

ACT	DATE	BY	REVISION

FOUND ALUMINUM CAP STAMPED "VTN PLS 13930" SET PER BOOK 118 OF PLATS, PAGE 88

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