

PODS 106 AND 109 AT PROVIDENCE MODELS

Recorded in Book 133 Page 058 of Plats

MASTER SITE ADDRESS: 7710 GLADSTONE PEAK ST

Fire Department District Map Number:

01414-38

<u>Block</u>	<u>Lot</u>	<u>Address</u>
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Greg Kapovich, Planner I

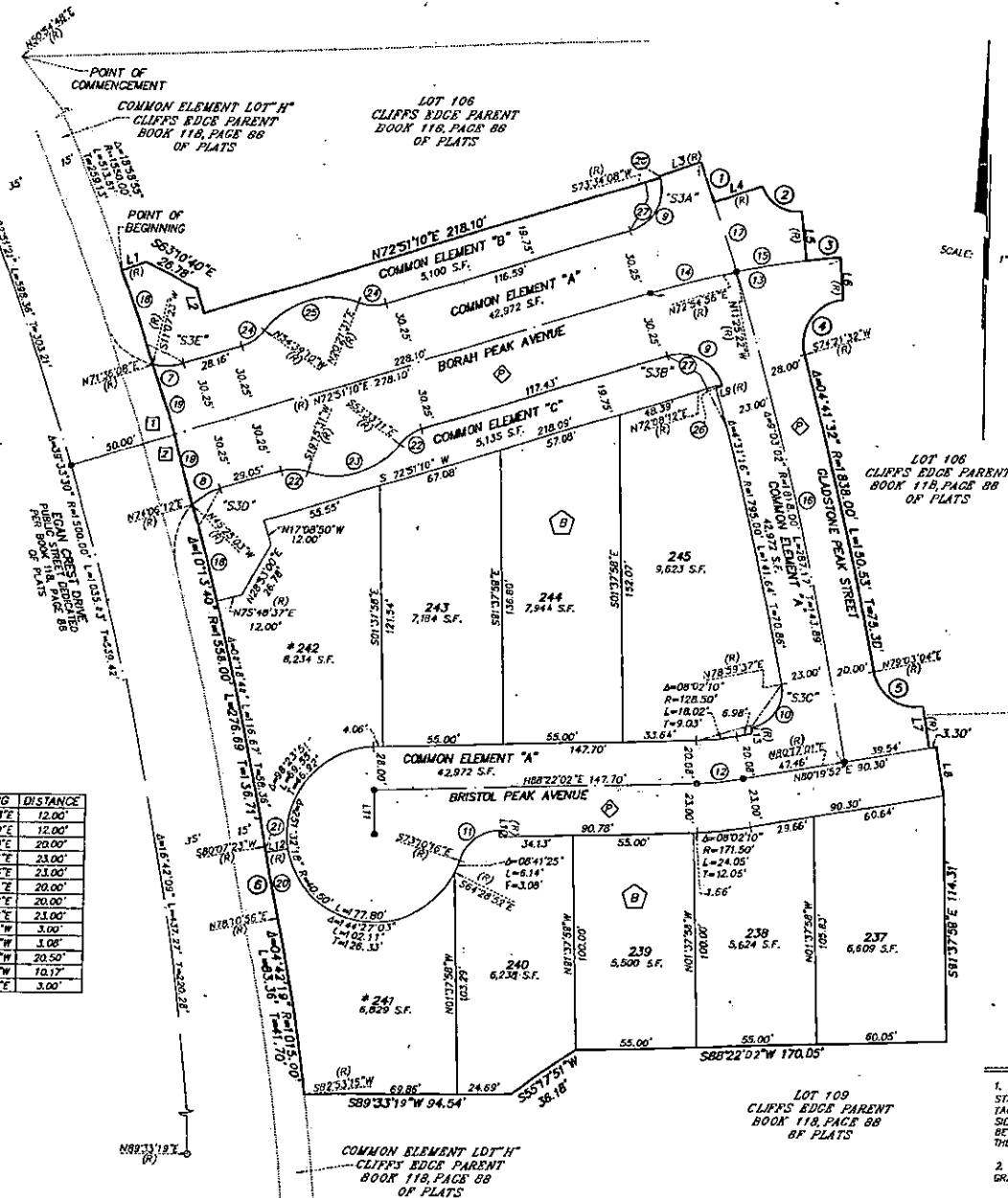
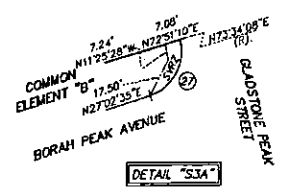
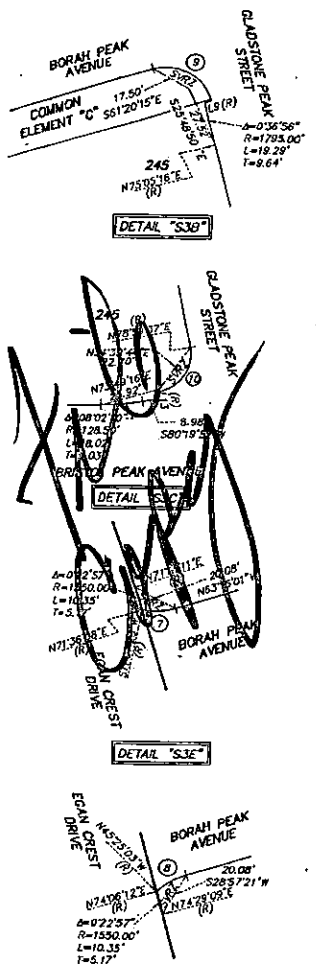


65

FINAL MAP OF PODS 106 AND 109 AT PROVIDENCE MODELS

A COMMON INTEREST COMMUNITY

A MERGER AND RESUBDIVISION OF A PORTION OF LOTS 106 AND 109 IN BLOCK "3" OF "CLIFFS EDGE PARENT" ON FILE IN BOOK 11B, PAGE 88 OF PLATS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



- ### LEGEND
- SET TYPE IN MONUMENT STAMPED PLS 9187 WITH TYPE IV-A MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
 - LOCATION OF MONUMENT SET PER BOOK 11B, PAGE 88 OF PLATS
 - ⬡ BLOCK DESIGNATION
 - 240 LOT NUMBER
 - ① CURVE NUMBER
 - L1 LINE SEGMENT NUMBER
 - (R) RADIAL BEARING
 - S.F. SQUARE FEET
 - HOA HOMEOWNERS' ASSOCIATION
 - *S34* SIGHT VISIBILITY RESTRICTION ZONE SEE DETAIL ON THIS SHEET
 - * DIRECT VEHICULAR ACCESS TO EGAN CREST DRIVE FROM ADJUTING LOTS IS PROHIBITED
 - ⬢ PRIVATE STREET, PUBLIC UTILITY EASEMENT, PUBLIC DRAINAGE EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT (TO BE MAINTAINED BY THE HOA)
 - SUBDIVISION BOUNDARY LINE
 - EXISTING PARCEL/LOT LINE
 - LOT LINE
 - STREET CENTERLINE
 - SIGHT VISIBILITY RESTRICTION ZONE LINE
 - EASEMENT LINE
 - S19Z SIGHT VISIBILITY RESTRICTION ZONE. SEE DETAIL ON THIS SHEET. 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 ADJACENT 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. AREA TO BE PRIVATELY MAINTAINED.
 - ① PUBLIC UTILITY EASEMENT AND PRIVATE INGRESS/EGRESS EASEMENT GRANTED PER OR: 20060223.04753
 - ② PUBLIC DRAINAGE EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT GRANTED PER OR: 20060223.00698

SCALE: 1" = 30'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	00°36'36"	1818.00'	19.35'	9.68'
2	78°31'59"	17.00'	21.31'	13.91'
3	02°17'39"	400.00'	16.02'	8.01'
4	10°12'44"	20.00'	35.13'	24.35'
5	89°43'13"	20.00'	36.97'	18.56'
6	01°59'27"	983.00'	33.37'	16.69'
7	28°18'73"	30.00'	14.80'	7.56'
8	28°18'73"	30.00'	14.80'	7.56'
9	91°37'10"	20.00'	31.98'	20.57'
10	91°20'15"	17.80'	27.10'	17.40'
11	71°32'78"	18.50'	24.35'	14.08'
12	08°02'10"	148.50'	20.83'	10.43'
13	12°45'06"	400.00'	88.79'	44.56'
14	05°43'29"	400.00'	38.98'	20.00'
15	04°41'59"	400.00'	32.81'	16.41'
16	07°22'05"	1818.00'	233.79'	117.06'
17	91°04'21"	1818.00'	34.03'	17.02'
18	01°42'25"	1550.00'	46.18'	23.09'
19	01°45'02"	1550.00'	33.83'	16.92'
20	01°45'19"	983.00'	30.73'	15.37'
21	00°09'12"	985.00'	2.64'	1.32'
22	36°24'21"	19.50'	12.39'	8.41'
23	75°48'41"	36.00'	46.67'	27.23'
24	37°30'21"	19.50'	12.76'	8.62'
25	75°00'41"	36.92'	48.34'	28.34'
26	02°20'09"	20.80'	0.82'	0.41'
27	89°17'02"	20.00'	31.17'	18.75'

LINE	BEARING	DISTANCE
1	N69°53'43"E	12.00'
2	S17°08'50"E	12.00'
3	N71°14'00"E	28.00'
4	N71°30'36"E	23.00'
5	S06°43'23"E	23.00'
6	S04°23'44"E	20.00'
7	S09°40'08"E	20.00'
8	S09°40'08"E	23.00'
9	S0°42'07"W	3.00'
10	N01°37'58"W	20.50'
11	N01°37'58"W	20.50'
12	S79°58'11"W	10.17'
13	S09°40'08"E	3.00'

- ### NOTES
1. REAR LOT CORNERS WILL BE SET WITH A REBAR AND ALUMINUM CAP STAMPED "PLS 9187" UNLESS A BLOCK WALL EXISTS, THEN A NAIL AND BRASS TAG STAMPED "PLS 9187" WILL BE SET IN THE BLOCK WALL TO DENOTE THE SIDE PROPERTY LINE. FRONT OR SIDE LOT CORNERS ADJOINING ROADWAYS WILL BE WITNESSED BY A SAWCUT IN THE TOP OF CURB ON THE PROLONGATION OF THE PROPERTY LINE.
 2. COMMON ELEMENTS "B" AND "C" ARE PRIVATE LANDSCAPE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOA.

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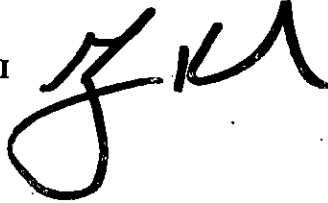
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