

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

Recorded in Book 83 Page 90 of Plats

200 Scale Map Location: G16-2

Fire Dept. District Map # 1417:28,29

MASTER SITE ADDRESS: 7803 N. BUFFALO DR

BLOCK 7	LOT	31	7608	PENNYBROOK CT	E/W	PRIVATE STREET
		32	7604			
		33	7600			
		34	7601			
		35	7605			
		36	7609			
BLOCK 7	LOT	37	7612	LOWE AVE	E/W	PRIVATE STREET
		38	7608			
		39	7604			
		40	7600			
		41	7601			
		42	7605			
		43	7609			
		44	7613			
BLOCK 7	LOT	45	7812	SUNGROVE CT	N/S	PRIVATE STREET
		46	7808			
		47	7804			
		48	7800			
		49	7801			
		50	7805			
		51	7809			
		52	7813			
BLOCK 7	LOT	53	7812	EVER CLEAR CT	N/S	PRIVATE STREET
		54	7808			
		55	7804			
		56	7800			
		57	7801			
		58	7805			
		59	7809			
		60	7813			
BLOCK 7	LOT	61	7812	STRONG WATER CT	N/S	PRIVATE STREET
		62	7808			
		63	7804			
		64	7800			
		65	7805			
		66	7809			
		67	7813			
BLOCK 7	LOT	68	7808	SMOKERISE CT	N/S	PRIVATE STREET
		69	7804			
		70	7800			
		71	7801			
		72	7805			
		73	7809			
		74	7813			

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

BLOCK 7	LOT	75	7808	IDLE SPRING CT	N/S	PRIVATE STREET
		76	7804			
		77	7800			
		78	7801			
		79	7809			
BLOCK 7	LOT	80	7824	ESTEEM ST	N/S	PRIVATE STREET
		81	7820			
		82	7816			
		83	7812			
		84	7808			
		85	7804			
		86	7800			
		87	7805			
		88	7809			
BLOCK 7	LOT	89	7813	ORCHARD WOOD CT	E/W	PRIVATE STREET
		90	7741			
		91	7753			
		92	7752			
		93	7748			
BLOCK 9	LOT	94	7744	RESPECT AVE	E/W	PRIVATE STREET
		95	7740			
		1	7733			
		2	7729			
		3	7725			
		4	7721			
BLOCK 9	LOT	5	7720	SUNGROVE CT	N/S	PRIVATE STREET
		6	7732			
		50	7820			
		51	7824			
		52	7828			
		53	7832			
		54	7833			
BLOCK 9	LOT	55	7829	EVER CLEAR CT	N/S	PRIVATE STREET
		56	7825			
		57	7821			
		58	7820			
		59	7824			
		60	7828			
		61	7832			
		62	7833			
BLOCK 9	LOT	63	7829	STRONG WATER CT	N/S	PRIVATE STREET
		64	7825			
		65	7821			
		66	7820			
		67	7824			
		68	7828			
		69	7832			
BLOCK 9	LOT	70	7833			
		71	7829			
		72	7825			

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

BLOCK 9	LOT	73	7821	STRONG WATER CT	N/S	PRIVATE STREET
BLOCK 9	LOT	74	7820	SMOKERISE CT	N/S	PRIVATE STREET
		75	7824			
		76	7828			
		77	7832			
		78	7833			
		79	7821			
Common Area	A		7810	PALM GROVE LN	N/S	PUBLIC STREET
Common Area	B		7730	LOWE AVE	E/W	PRIVATE STREET
Common Area	C		7831	PATIENCE ST	N/S	PRIVATE STREET
Common Area	D		7811	N BUFFALO DR	N/S	PUBLIC STREET

No addresses on GRANDEUR AVENUE (E/W Private Street)

ORIGINAL DATE: 4/08/1998

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT



JOHN B HERBERT, PLANNER I

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

Recorded in Book 83 Page 90 of Plats

200 Scale Map Location: G16-2

Fire Dept. District Map # 1417:28,29

MASTER SITE ADDRESS: 7803 N. BUFFALO DR

BLOCK 7	LOT	31	7608	PENNYBROOK CT	E/W	PRIVATE STREET
		32	7604			
		33	7600			
		34	7601			
		35	7605			
		36	7609			
BLOCK 7	LOT	37	7612	LOWE AVE	E/W	PRIVATE STREET
		38	7608			
		39	7604			
		40	7600			
		41	7601			
		42	7605			
		43	7609			
		44	7613			
BLOCK 7	LOT	45	7812	SUNGROVE CT	N/S	PRIVATE STREET
		46	7808			
		47	7804			
		48	7800			
		49	7801			
		50	7805			
		51	7809			
		52	7813			
BLOCK 7	LOT	53	7812	EVER CLEAR CT	N/S	PRIVATE STREET
		54	7808			
		55	7804			
		56	7800			
		57	7801			
		58	7805			
		59	7809			
		60	7813			
BLOCK 7	LOT	61	7812	STRONG WATER CT	N/S	PRIVATE STREET
		62	7808			
		63	7804			
		64	7800			
		65	7805			
		66	7809			
		67	7813			
BLOCK 7	LOT	68	7808	SMOKERISE CT	N/S	PRIVATE STREET
		69	7804			
		70	7800			
		71	7801			
		72	7805			
		73	7809			
		74	7813			

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

BLOCK 7	LOT	75	7808	IDLE SPRING CT	N/S	PRIVATE STREET
		76	7804			
		77	7800			
		78	7801			
		79	7809			
BLOCK 7	LOT	80	7824	ESTEEM ST	N/S	PRIVATE STREET
		81	7820			
		82	7816			
		83	7812			
		84	7808			
		85	7804			
		86	7800			
		87	7805			
		88	7809			
		89	7813			
BLOCK 7	LOT	90	7741	ORCHARD WOOD CT	E/W	PRIVATE STREET
		91	7753			
		92	7752			
		93	7748			
		94	7744			
		95	7740			
BLOCK 9	LOT	1	7733	RESPECT AVE	E/W	PRIVATE STREET
		2	7729			
		3	7725			
		4	7721			
		5	7720			
		6	7732			
BLOCK 9	LOT	50	7820	SUNGROVE CT	N/S	PRIVATE STREET
		51	7824			
		52	7828			
		53	7832			
		54	7833			
		55	7829			
		56	7825			
		57	7821			
BLOCK 9	LOT	58	7820	EVER CLEAR CT	N/S	PRIVATE STREET
		59	7824			
		60	7828			
		61	7832			
		62	7833			
		63	7829			
		64	7825			
		65	7821			
BLOCK 9	LOT	66	7820	STRONG WATER CT	N/S	PRIVATE STREET
		67	7824			
		68	7828			
		69	7832			
		70	7833			
		71	7829			
		72	7825			

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

BLOCK 9	LOT	73	7821	STRONG WATER CT	N/S	PRIVATE STREET
BLOCK 9	LOT	74	7820	SMOKERISE CT	N/S	PRIVATE STREET
		75	7824			
		76	7828			
		77	7832			
		78	7833			
		79	7821			
Common Area	A		7810	PALM GROVE LN	N/S	PUBLIC STREET
Common Area	B		7730	LOWE AVE	E/W	PRIVATE STREET
Common Area	C		7831	PATIENCE ST	N/S	PRIVATE STREET
Common Area	D		7811	N BUFFALO DR	N/S	PUBLIC STREET

No addresses on GRANDEUR AVENUE (E/W Private Street)

ORIGINAL DATE: 4/08/1998

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT



JOHN B HERBERT, PLANNER I

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

Recorded in Book 83 Page 90 of Plats

200 Scale Map Location: G16-2

Fire Dept. District Map # 1417:28,29

MASTER SITE ADDRESS: 7803 N. BUFFALO DR

BLOCK 7	LOT	31	7608	PENNYBROOK CT	E/W	PRIVATE STREET
		32	7604			
		33	7600			
		34	7601			
		35	7605			
		36	7609			
BLOCK 7	LOT	37	7612	LOWE AVE	E/W	PRIVATE STREET
		38	7608			
		39	7604			
		40	7600			
		41	7601			
		42	7605			
		43	7609			
		44	7613			
BLOCK 7	LOT	45	7812	SUNGROVE CT	N/S	PRIVATE STREET
		46	7808			
		47	7804			
		48	7800			
		49	7801			
		50	7805			
		51	7809			
		52	7813			
BLOCK 7	LOT	53	7812	EVER CLEAR CT	N/S	PRIVATE STREET
		54	7808			
		55	7804			
		56	7800			
		57	7801			
		58	7805			
		59	7809			
		60	7813			
BLOCK 7	LOT	61	7812	STRONG WATER CT	N/S	PRIVATE STREET
		62	7808			
		63	7804			
		64	7800			
		65	7805			
		66	7809			
		67	7813			
BLOCK 7	LOT	68	7808	SMOKERISE CT	N/S	PRIVATE STREET
		69	7804			
		70	7800			
		71	7801			
		72	7805			
		73	7809			
		74	7813			

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

BLOCK 7	LOT	75	7808	IDLE SPRING CT	N/S	PRIVATE STREET
		76	7804			
		77	7800			
		78	7801			
		79	7809			
BLOCK 7	LOT	80	7824	ESTEEM ST	N/S	PRIVATE STREET
		81	7820			
		82	7816			
		83	7812			
		84	7808			
		85	7804			
		86	7800			
		87	7805			
		88	7809			
		89	7813			
BLOCK 7	LOT	90	7741	ORCHARD WOOD CT	E/W	PRIVATE STREET
		91	7753			
		92	7752			
		93	7748			
		94	7744			
		95	7740			
BLOCK 9	LOT	1	7733	RESPECT AVE	E/W	PRIVATE STREET
		2	7729			
		3	7725			
		4	7721			
		5	7720			
		6	7732			
BLOCK 9	LOT	50	7820	SUNGROVE CT	N/S	PRIVATE STREET
		51	7824			
		52	7828			
		53	7832			
		54	7833			
		55	7829			
		56	7825			
		57	7821			
BLOCK 9	LOT	58	7820	EVER CLEAR CT	N/S	PRIVATE STREET
		59	7824			
		60	7828			
		61	7832			
		62	7833			
		63	7829			
		64	7825			
		65	7821			
BLOCK 9	LOT	66	7820	STRONG WATER CT	N/S	PRIVATE STREET
		67	7824			
		68	7828			
		69	7832			
		70	7833			
		71	7829			
		72	7825			

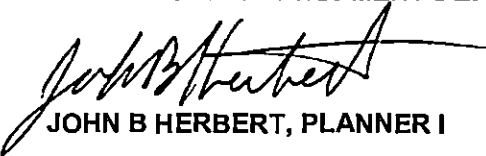
ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

BLOCK 9	LOT	73	7821	STRONG WATER CT	N/S	PRIVATE STREET
BLOCK 9	LOT	74	7820	SMOKERISE CT	N/S	PRIVATE STREET
		75	7824			
		76	7828			
		77	7832			
		78	7833			
		79	7821			
Common Area	A		7810	PALM GROVE LN	N/S	PUBLIC STREET
Common Area	B		7730	LOWE AVE	E/W	PRIVATE STREET
Common Area	C		7831	PATIENCE ST	N/S	PRIVATE STREET
Common Area	D		7811	N BUFFALO DR	N/S	PUBLIC STREET

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JOHN B HERBERT, PLANNER I

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		32	7604			
		33	7600			
		34	7601			
		35	7605			
		36	7609			
BLOCK 7	LOT	37	7612	LOWE AVE	E/W	PRIVATE STREET
		38	7608			
		39	7604			
		40	7600			
		41	7601			
		42	7605			
		43	7609			
		44	7613			
BLOCK 7	LOT	45	7812	SUNGROVE CT	N/S	PRIVATE STREET
		46	7808			
		47	7804			
		48	7800			
		49	7801			
		50	7805			
		51	7809			
		52	7813			
BLOCK 7	LOT	53	7812	EVER CLEAR CT	N/S	PRIVATE STREET
		54	7808			
		55	7804			
		56	7800			
		57	7801			
		58	7805			
		59	7809			
		60	7813			
BLOCK 7	LOT	61	7812	STRONG WATER CT	N/S	PRIVATE STREET
		62	7808			
		63	7804			
		64	7800			
		65	7805			
		66	7809			
		67	7813			
BLOCK 7	LOT	68	7808	SMOKERISE CT	N/S	PRIVATE STREET
		69	7804			
		70	7800			
		71	7801			
		72	7805			
		73	7809			
		74	7813			

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

BLOCK 7	LOT	75	7808	IDLE SPRING CT	N/S	PRIVATE STREET
		76	7804			
		77	7800			
		78	7801			
		79	7809			
BLOCK 7	LOT	80	7824	ESTEEM ST	N/S	PRIVATE STREET
		81	7820			
		82	7816			
		83	7812			
		84	7808			
		85	7804			
		86	7800			
		87	7805			
		88	7809			
		89	7813			
BLOCK 7	LOT	90	7741	ORCHARD WOOD CT	E/W	PRIVATE STREET
		91	7753			
		92	7752			
		93	7748			
		94	7744			
		95	7740			
BLOCK 9	LOT	1	7733	RESPECT AVE	E/W	PRIVATE STREET
		2	7729			
		3	7725			
		4	7721			
		5	7720			
		6	7732			
BLOCK 9	LOT	50	7820	SUNGROVE CT	N/S	PRIVATE STREET
		51	7824			
		52	7828			
		53	7832			
		54	7833			
		55	7829			
		56	7825			
		57	7821			
BLOCK 9	LOT	58	7820	EVER CLEAR CT	N/S	PRIVATE STREET
		59	7824			
		60	7828			
		61	7832			
		62	7833			
		63	7829			
		64	7825			
		65	7821			
BLOCK 9	LOT	66	7820	STRONG WATER CT	N/S	PRIVATE STREET
		67	7824			
		68	7828			
		69	7832			
		70	7833			
		71	7829			
		72	7825			

ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES U 6

BLOCK 9	LOT	73	7821	STRONG WATER CT	N/S	PRIVATE STREET
BLOCK 9	LOT	74	7820	SMOKERISE CT	N/S	PRIVATE STREET
		75	7824			
		76	7828			
		77	7832			
		78	7833			
		79	7821			
Common Area	A		7810	PALM GROVE LN	N/S	PUBLIC STREET
Common Area	B		7730	LOWE AVE	E/W	PRIVATE STREET
Common Area	C		7831	PATIENCE ST	N/S	PRIVATE STREET
Common Area	D		7811	N BUFFALO DR	N/S	PUBLIC STREET

No addresses on GRANDEUR AVENUE (E/W Private Street)

ORIGINAL DATE: 4/08/1998

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT

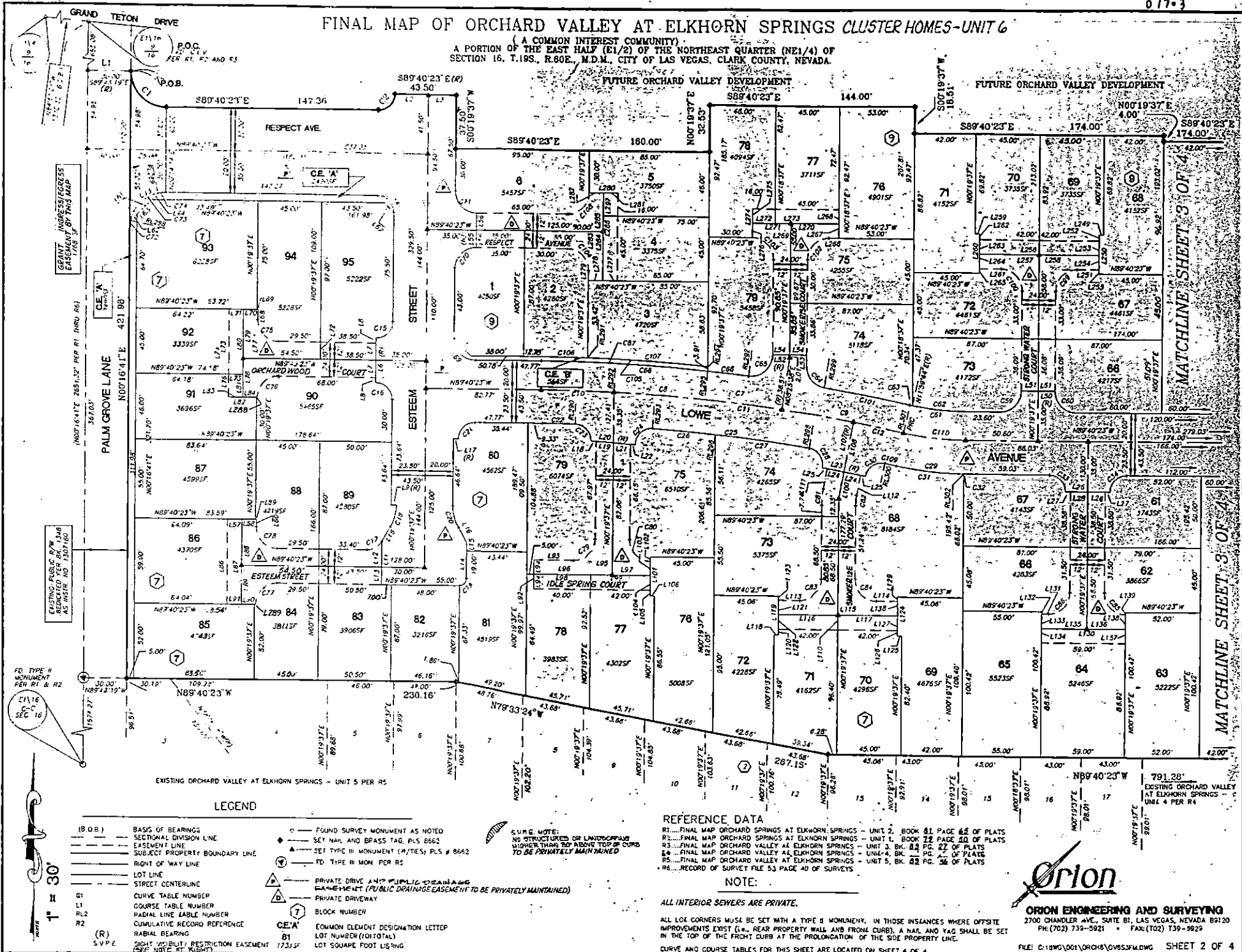

JOHN B HERBERT, PLANNER I

FINAL MAP OF ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES-UNIT 6

A COMMON INTEREST COMMUNITY
A PORTION OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF
SECTION 16, T.18S., R.80E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

FUTURE ORCHARD VALLEY DEVELOPMENT

FUTURE ORCHARD VALLEY DEVELOPMENT



(A COMMON INTEREST COMMUNITY)
A PORTION OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF
SECTION 16, T.19S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

**FUTURE DEVELOPMENT
ORCHARD VALLEY AT ELKHORN SPRINGS**

FUTURE DEVELOPMENT
ORCHARD VALLEY AT ELKHORN SPRINGS

FUTURE DEVELOPMENT

ORCHARD VALLEY AT ELKHORN SPRINGS

FUTURE DEVELOPMENT

ORCHARD VALLEY AT ELKHORN SPRINGS

NOTHING FOUND
CORNER PERPETUATED BY
MONUMENTATION TO OCCU
WITH RECORDATION OF R1
AND R2 FINAL MAPS

LEGEND

(B.Q.B.)	BASS OF BEARINGS
_____	SECTIONAL DIVISION LINE
_____	EASEMENT LINE
_____	SUBJECT PROPERTY BOUNDARY LINE
_____	RIGHT OF WAY LINE
_____	LOT LINE
_____	STREET CENTERLINE
C1	CURVE TABLE NUMBER
L1	COURSE TABLE NUMBER
RL2	RADIAL LINE TABLE NUMBER
S.R.E.	CUMULATIVE RECORD REFERENCE
(R)	RADIAL BEARING
S.V.R.E.	SIGHT VISIBILITY RESTRICTION EASEMENT 1000 FEET BELOW
○	FOUND SURVEY MONUMENT AS NOTED
⊙	SET MAIL AND BRASS TAP, PLS 8662
▲	SET TYPE II MONUMENT (W/TIES) PLS 8662
⊗	FD. TYPE II MON. (W/TIES) PLS 8662, PER R5
⊕	FD. TYPE II MON. (W/TIES) PLS 8662, PER R4
⊙	FD. MAIL AND BRASS TAP, PLS 8662 PER R4
⊕	PRIVATE DRIVE AND PLUMBING DRAINAGE EASEMENT (PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED)
△	PRIVATE DRIVEWAY
⑦	BLOCK NUMBER
81	LOT NUMBER (101 TOTAL)
17335F	LO2 SQUARE FOOTAGE LISTING
C.E.A.	COMMON ELEMENT DESIGNATION LETTER

G.V.R.E. NOTE: NO STRUCTURES OR LANDSCAPING
HIGHER THAN 20 FEET ABOVE TOP OF CURB
TO BE PRIVATELY MAINTAINED.

REFERENCE DATA

R1.....FINAL MAP ORCHARD SPRINGS AT ELKHORN SPRINGS - UNIT 2
BOOK 81 PAGE 66 OF PLATS

R2.....FINAL MAP ORCHARD SPRINGS AT ELKHORN SPRINGS - UNIT 1
BOOK 72 PAGE 50 OF PLATS

R3.....FINAL MAP ORCHARD VALLEY AT ELKHORN SPRINGS - UNIT 3,
BK. 82 PG. 22 OF PLATS

R4.....FINAL MAP ORCHARD VALLEY AT ELKHORN SPRINGS - UNIT 4,
BK. 82 PG. 23 OF PLATS

R5.....FINAL MAP ORCHARD VALLEY AT ELKHORN SPRINGS - UNIT 5,
BK. 83 PG. 36 OF PLATS

R6.....RECORD OF SURVEY FILE 53 PAGE 40 OF SURVEYS

NOTES:

* DIRECT VEHICULAR ACCESS TO BUFFALO DRIVE THROUGH COMMON AREA FROM ABUTTING LOTS IS PROHIBITED.

ALL LOT CORNERS MUST BE SET WITH A TYPE II MONUMENT. IN THOSE INSTANCES WHERE OFFSITE IMPROVEMENTS EXIST (I.E., REAR PROPERTY WALL AND FRONT CURB) A NAIL AND TAG SHALL BE SET IN THE TOP OF THE FRONT CURB AT THE PROLONGATION OF THE SIDE PROPERTY LINE.

CURVE AND COURSE TABLES FOR THIS SHEET ARE LOCATED ON SHEET 4 OF 4

ALL INTERIOR SEWERS ARE PRIVATE.

FD. 2X2 WOOD
HUB WITH STEEL
TACK PER R1
AND R2

Orion

ORION ENGINEERING AND SURVEYING
2700 CHANDLER AVE., SUITE 81, LAS VEGAS, NEVADA
PH: (702) 739-5921 • FAX (702) 739-5929

FILE: C:\DWG\001\7007\1701FW62.DWG SHEET

FILE COPY

B-K 83