

# PINE MEADOWS 1 UNIT 1

Recorded in Book 81 Page 85 of Plats

200 Scale Map Location: G-17-2

Fire Dept. District Map # 1416:18,19

MASTER SITE ADDRESS: 7953 N. DURANGO DR

BLOCK 1	LOT	1	8417	GRACIOUS PINE AVE	E/W	PUBLIC STREET
		2	8409			
		3	8401			
		4	8400			
		5	8404			
		6	8408			
		7	8412			
		8	8416			
BLOCK 2	LOT	69	8525	GRACIOUS PINE AVE	E/W	PUBLIC STREET
		70	8521			
		71	8517			
		72	8513			
		73	8509			
		74	8505			
		75	8501			
BLOCK 3	LOT	46	8500	GRACIOUS PINE AVE	E/W	PUBLIC STREET
		47	8504			
		48	8508			
		49	8512			
		50	8516			
		51	8520			
		52	8524			
Common Area	AA	8406	PINEWELL DR	E/W	PUBLIC STREET	

Streets without addresses: EL CAPITAN WAY and WAVERING PINE DRIVE (N/S), GRAND TETON DRIVE (E/W)

ORIGINAL DATE: 10/29/1997

**CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT DEPARTMENT**



**JOHN B HERBERT, PLANNER I**

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ORIGINAL DATE: 10/29/1997

**CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT DEPARTMENT**

  
**JOHN B HERBERT, PLANNER I**

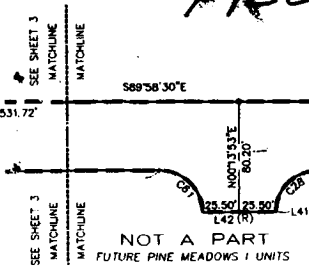
# FILE COPY PINE MEADOWS I - UNIT 1

FINAL MAP OF

A COMMON INTEREST COMMUNITY

A PORTION OF THE NORTH HALF (N 1/2) OF SECTION 17,  
TOWNSHIP 19 SOUTH, RANGE 60 EAST, N.D.M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTE:  
ALL COMMON ELEMENTS WILL BE MAINTAINED  
BY THE HOME OWNERS ASSOCIATION



### LINE TABLE

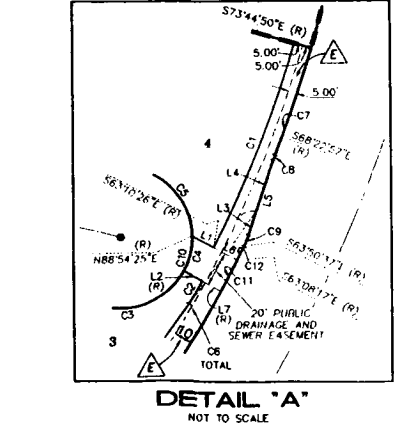
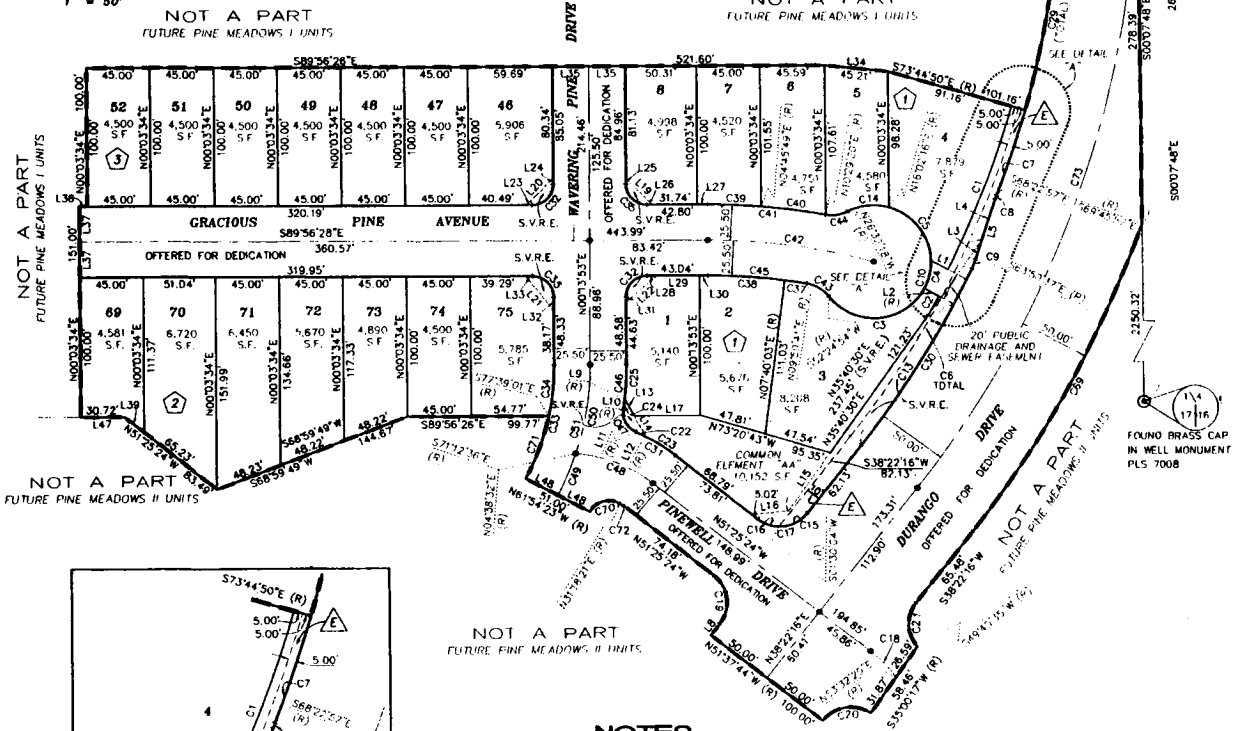
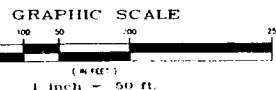
No.	BEARING	DISTANCE
L1	S81°30'02\"	11.63
L2	S18°06'52\" W	14.51
L3	S18°06'52\" W	30.90
L4	S18°06'52\" W	45.41
L5	S81°30'02\" E	15.01
L6	S81°30'02\" E	17.00
L7	N36°22'16\" E	10.19
L8	S83°27'42\" E	(R)
L9	S81°30'38\" E	(R)
L10	N23°45'50\" E	(R)
L11	N27°30'08\" E	(R)
L12	N29°14'22\" W	13.42
L13	N29°14'22\" W	17.64
L14	N35°40'30\" E	50.67
L15	N83°28'28\" E	26.04
L16	S89°56'26\" E	46.76
L17	N00°07'48\" W	34.70
L18	N44°51'16\" W	26.65
L19	S44°01'31\" W	27.32
L20	N37°48'45\" W	31.93
L21	N49°30'59\" E	29.08
L22	S89°56'26\" E	46.76
L23	S89°56'26\" E	46.76
L24	S00°13'53\" W	4.71
L25	S00°13'53\" W	3.83
L26	N89°56'26\" W	3.83
L27	N89°56'26\" W	7.23
L28	N89°56'26\" W	7.23
L29	N89°56'26\" W	29.98
L30	N89°56'26\" W	6.00
L31	N00°13'53\" E	3.95
L32	N00°13'53\" E	10.17
L33	S89°56'26\" E	4.63
L34	S84°21'16\" E	45.21
L35	S89°56'26\" E	25.50
L36	S89°56'26\" E	5.78
L37	N00°03'34\" E	25.50
L38	S29°46'12\" E	45.44
L39	N51°25'24\" W	18.28
L40	N00°06'32\" E	50.00
L41	S00°13'53\" W	0.40
L42	N89°46'07\" W	51.00
L43	S36°23'01\" E	51.00
L44	S33°36'59\" W	2.28
L45	N36°23'01\" W	50.00
L46	N53°36'59\" E	1.75
L47	N89°56'26\" W	30.77
L48	S61°54'23\" E	25.50

### CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	685.00	10°34'24\"	126.41	63.39
C2	688.00	07°15'51\"	15.18	7.59
C3	40.50	113°54'57\"	80.52	62.26
C4	40.50	24°35'33\"	20.92	10.70
C5	40.50	72°52'09\"	51.51	29.90
C6	690.00	22°07'56\"	266.37	134.86
C7	695.00	05°21'53\"	65.07	32.56
C8	50.00	03°30'11\"	3.06	1.53
C9	50.00	08°02'30\"	7.02	3.51
C10	40.50	258°57'12\"	183.04	---
C11	700.00	01°38'14\"	20.00	10.00
C12	700.00	00°42'21\"	8.62	4.31
C13	700.00	09°52'18\"	120.61	60.45
C14	40.50	42°34'33\"	30.10	15.78
C15	25.00	53°07'48\"	23.18	12.50
C16	25.00	37°04'32\"	16.18	8.38
C17	25.00	90°12'20\"	39.36	25.09
C18	100.00	14°57'43\"	26.11	13.13
C19	25.00	89°47'40\"	39.18	24.91
C20	25.00	86°38'01\"	37.80	23.57
C21	25.00	78°41'41\"	34.34	20.50
C22	125.50	03°44'18\"	8.19	4.10
C23	125.50	11°04'28\"	24.26	12.17
C24	225.50	07°15'51\"	74.50	37.24
C25	225.50	06°18'25\"	24.82	12.42
C26	54.00	69°50'42\"	84.68	53.85
C27	100.00	22°19'54\"	36.98	19.74
C28	30.00	89°47'37\"	47.02	29.89
C29	695.00	21°43'15\"	283.80	133.51
C30	700.00	12°13'53\"	149.23	74.90
C31	125.50	14°48'46\"	32.45	16.31
C32	15.00	89°49'40\"	23.52	14.96
C33	174.50	27°51'43\"	84.86	43.28
C34	174.50	12°07'06\"	36.91	18.52
C35	15.00	90°10'20\"	23.61	15.05
C36	695.00	18°22'58\"	198.72	100.04
C37	409.50	07°10'38\"	15.58	7.78
C38	409.50	07°36'28\"	54.38	27.23
C39	460.50	04°42'18\"	37.81	18.92
C40	460.50	03°43'30\"	46.01	23.03
C41	460.50	10°25'46\"	83.82	42.03
C42	435.00	13°53'55\"	118.68	59.71
C43	25.00	42°34'13\"	18.57	9.74
C44	25.00	37°01'38\"	16.16	8.37
C45	409.50	08°47'07\"	69.94	35.05
C46	225.50	08°15'29\"	32.50	16.28
C47	15.00	74°43'32\"	19.56	11.45
C48	100.00	33°56'04\"	59.23	30.51
C49	200.00	09°18'13\"	32.48	16.27
C50	200.00	18°33'30\"	64.78	32.68
C51	200.00	27°51'43\"	93.26	49.63
C52	540.00	03°23'11\"	51.92	25.98
C53	50.00	02°53'48\"	2.53	1.28
C54	50.00	08°44'40\"	7.63	3.82
C55	545.00	21°15'21\"	202.19	102.27
C56	54.00	90°07'17\"	84.94	54.11
C57	500.00	35°29'38\"	309.74	160.02
C58	500.00	09°41'10\"	84.53	42.37
C59	500.00	45°10'49\"	194.27	208.03
C60	25.00	97°57'52\"	42.75	28.74
C61	30.00	90°12'23\"	47.23	30.11
C62	54.00	88°47'42\"	84.63	53.81
C63	460.00	28°38'58\"	230.01	117.46
C64	25.00	83°52'34\"	36.60	22.46
C65	25.00	95°22'20\"	41.61	27.45
C66	25.00	85°51'59\"	37.47	23.26
C67	460.00	03°31'38\"	28.64	12.83
C68	540.00	04°25'57\"	41.78	20.90
C69	800.00	18°08'13\"	253.24	127.69
C70	15.00	93°12'44\"	24.40	15.87
C71	174.50	15°44'38\"	47.95	24.13
C72	74.50	07°18'15\"	8.45	4.23
C73	750.00	38°10'04\"	403.98	261.92

### LEGEND

- BOUNDARY LINE
- MATCHLINE
- SET TYPE II MONUMENT W/ 4 TIES PLS # 8895
- FOUND POINT AS NOTED
- (R) RADIAL BEARING
- 17 LOT NUMBER
- C1 CURVE NUMBER
- L1 LINE NUMBER
- S.F. SQUARE FEET
- P.O.B. POINT OF BEGINNING
- S.V.R.E. SIGHT VISIBILITY RESTRICTION EASEMENT TO BE PRIVATELY MAINTAINED (NO LANDSCAPING OR SIGHT RESTRICTING IMPROVEMENTS TALLER THAN 30 INCHES ALLOWED WITHIN SHADED PORTION OF SIGHT VISIBILITY RESTRICTION EASEMENT.)
- E PUBLIC EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP FOR ROADWAY, DRAINAGE, FIRE HYDRANT, TRAFFIC SIGNAL, STREETLIGHTING, WALKWAY AND SEWER PURPOSES FOR POSSIBLE FUTURE PUBLIC NEEDS AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS. THIS EASEMENT IS TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- I BLOCK NUMBER



### NOTES

ACREAGE: 11.29 ACRES ±  
TOTAL LOTS 27

REFERENCES

THE OFFICIAL BLM PLAT OF SECTION 17  
THE SUPPLEMENTAL PLAT OF SECTION 17  
RECORD OF SURVEY - FILE 73, PAGE 14  
RECORD OF SURVEY - FILE 55, PAGE 04  
FINAL MAP - BOOK 60, PAGE 77

ND 01, RIGHT-OF-WAY PLANS PARCEL NO. PRRFY U-095 (1)

NOTE:

ALL REAR CORNERS SHALL BE SET WITH A NAIL AND TAG P.L.S. 8895 OR BLOCK WALLS AND ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC RIGHT OF WAY SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF PROPERTY LINES.

# FINAL MAP OF PINE MEADOWS I - UNIT 1

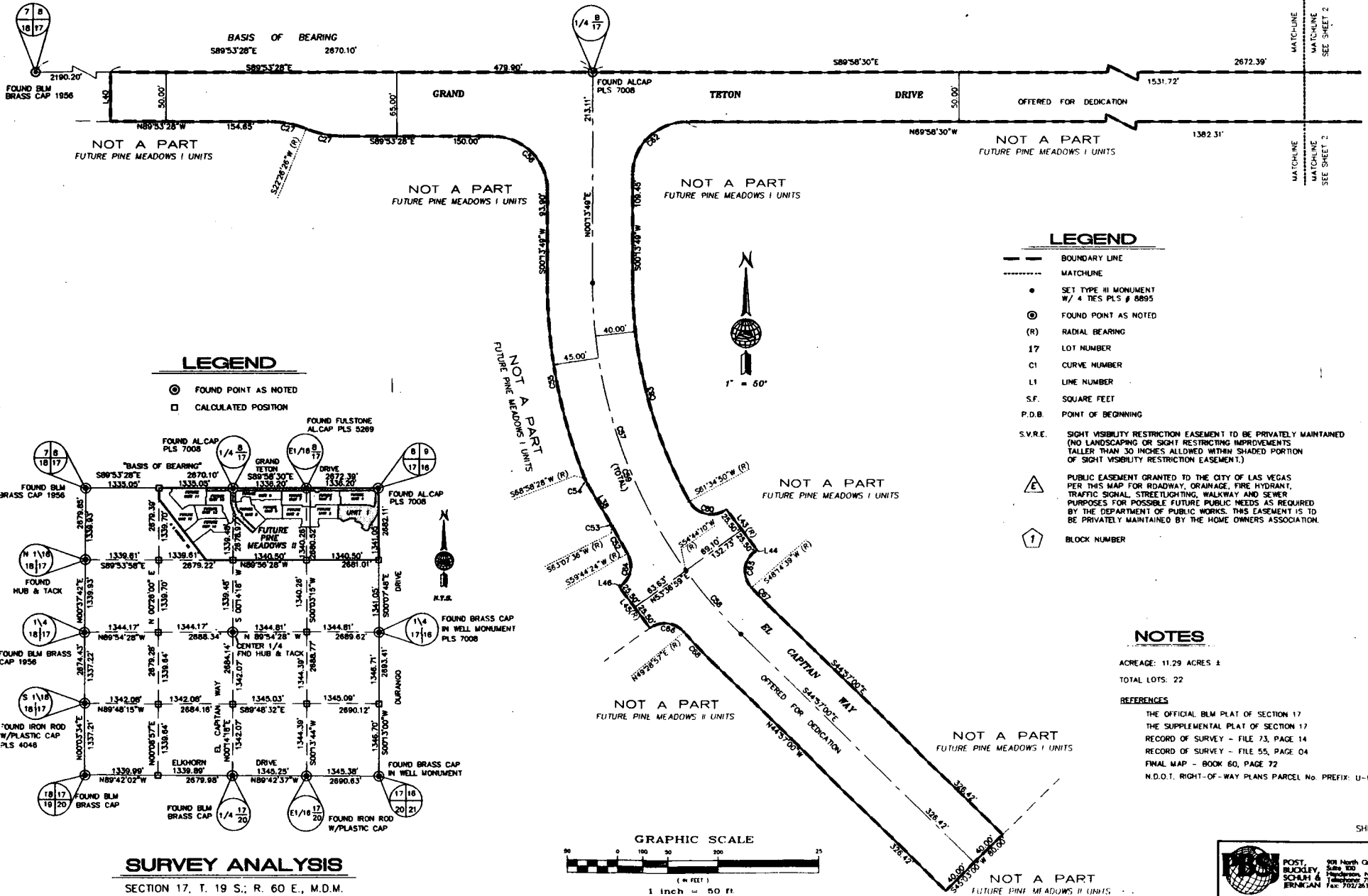
A COMMON INTEREST COMMUNITY

A PORTION OF THE NORTH HALF (N 1/2) OF SECTION 17,  
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PILE COPY

### NOTE:

ALL REAR CORNERS SHALL BE SET WITH A NAIL AND TAG P.L.S. 8895 ON BLOCK WALLS AND ALL FRONT OR SIDE CORNERS ADJOINING PUBLIC RIGHT OF WAY SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF PROPERTY LINES.



### LEGEND

- FOUND POINT AS NOTED
- CALCULATED POSITION

### LEGEND

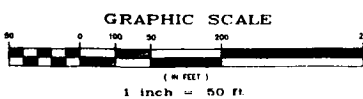
- BOUNDARY LINE
- - - MATCHLINE
- SET TYPE II MONUMENT W/ 4 TIES PLS # 8895
- ⊙ FOUND POINT AS NOTED
- (R) RADIAL BEARING
- 17 LOT NUMBER
- C1 CURVE NUMBER
- L1 LINE NUMBER
- S.F. SQUARE FEET
- P.D.B. POINT OF BEGINNING
- S.V.R.E. SIGHT VISIBILITY RESTRICTION EASEMENT TO BE PRIVATELY MAINTAINED (NO LANDSCAPING OR SIGHT RESTRICTING IMPROVEMENTS TALLER THAN 30 INCHES ALLOWED WITHIN SHADED PORTION OF SIGHT VISIBILITY RESTRICTION EASEMENT.)
- △ PUBLIC EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP FOR ROADWAY, DRAINAGE, FIRE HYDRANT, TRAFFIC SIGNAL, STREETLIGHTING, WALKWAY AND SEWER PURPOSES FOR POSSIBLE FUTURE PUBLIC NEEDS AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS. THIS EASEMENT IS TO BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ① BLOCK NUMBER

### NOTES

ACREAGE: 11.29 ACRES ±  
TOTAL LOTS: 22

REFERENCES

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THE SUPPLEMENTAL PLAT OF SECTION 17  
RECORD OF SURVEY - FILE 73, PAGE 14  
RECORD OF SURVEY - FILE 55, PAGE 04  
FINAL MAP - BOOK 60, PAGE 72  
N.D.O.T. RIGHT-OF-WAY PLANS PARCEL No. PREFIX: U-095-CL-



### SURVEY ANALYSIS

SECTION 17, T. 19 S., R. 60 E., M.D.M.  
N.T.S.

POST, BRUCKLEY, SCHLH & JERNIGAN, INC.  
908 North Green Valley Parkway  
Suite 100  
Henderson, Nevada 89014  
Telephone 702/263-7275  
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