

# PINE MEADOWS I UNIT 4

Recorded in Book 85 Page 55 of Plats

200 Scale Map Location: G-17-2

Fire Dept. District Map # 1416:18,19

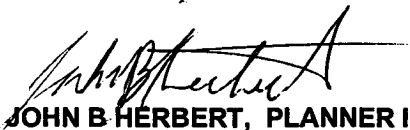
MASTER SITE ADDRESS: 7993 N. DURANGO DR

BLOCK 1	LOT	9	8421	TIMBER PINE AVE	E/W	PUBLIC STREET
		10	8417			
		11	8413			
		12	8409			
		13	8405			
		14	8401			
		15	8400			
		16	8404			
		17	8412			
		18	8416			
		19	8420			
		20	8500			
		21	8504			
		22	8508			
		23	8516			
		24	8520			
BLOCK 3	LOT	40	8521	TIMBER PINE AVE	E/W	PUBLIC STREET
		41	8517			
		42	8513			
		43	8509			
		44	8505			
		45	8501			
Common Area	A	8511	GRAND TETON DR	E/W	PUBLIC STREET	
Common Area	AA	7991	N DURANGO DR	N/S	PUBLIC STREET	
Common Area	BB	8411	GRAND TETON DR	E/W	PUBLIC STREET	
	CC	8403				

There are no addresses on WAVERING PINE DRIVE (N/S)

ORIGINAL DATE: 8/05/1998

CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT DEPARTMENT

  
JOHN B. HERBERT, PLANNER I

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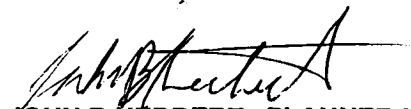
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ORIGINAL DATE: 8/05/1998

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

  
**JOHN B HERBERT, PLANNER I**

# FILE COPY

01567

## FINAL MAP OF PINE MEADOWS I - UNIT 4 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



LINE TABLE

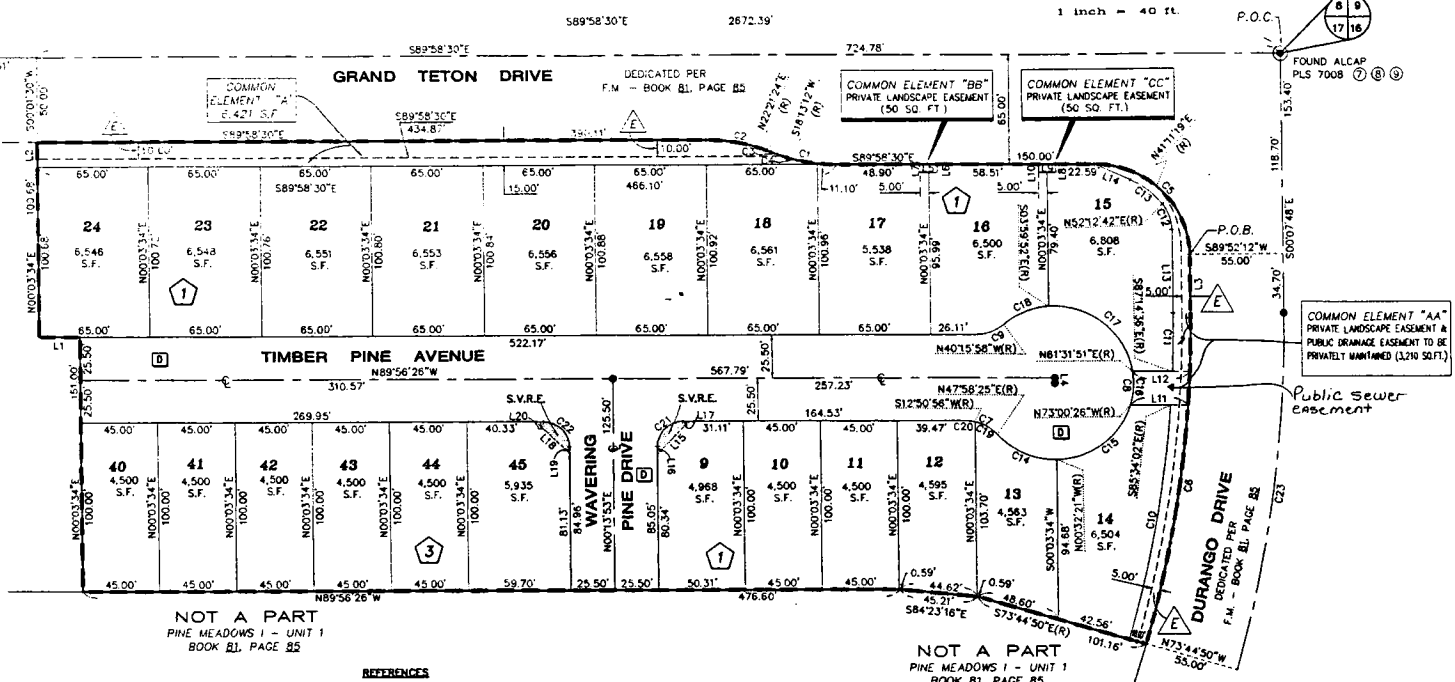
LINE	BEARING	DISTANCE
1	S89°58'30"E	2672.39'
2	N00°03'34"E	100.00'
3	S89°58'30"E	2672.39'
4	N00°03'34"E	100.00'
5	N00°03'34"E	100.00'
6	N00°03'34"E	100.00'
7	N00°03'34"E	100.00'
8	N00°03'34"E	100.00'
9	N00°03'34"E	100.00'
10	N00°03'34"E	100.00'
11	N00°03'34"E	100.00'
12	N00°03'34"E	100.00'
13	N00°03'34"E	100.00'
14	N00°03'34"E	100.00'
15	N00°03'34"E	100.00'
16	N00°03'34"E	100.00'
17	N00°03'34"E	100.00'
18	N00°03'34"E	100.00'
19	N00°03'34"E	100.00'
20	N00°03'34"E	100.00'
21	N00°03'34"E	100.00'
22	N00°03'34"E	100.00'
23	N00°03'34"E	100.00'
24	N00°03'34"E	100.00'



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DEL. A
C1	100.00'	38.98'	19.74'	22°14'54"
C2	100.00'	38.98'	19.74'	22°19'54"
C3	100.00'	37.72'	19.01'	0°08'12"
C4	100.00'	37.72'	19.01'	18°11'42"
C5	54.00'	84.68'	53.85'	89°50'42"
C6	695.00'	198.72'	100.04'	16°22'58"
C7	25.00'	20.91'	11.11'	47°54'51"
C8	45.00'	21.52'	46.92'	26°04'13"
C9	45.00'	17.60'	9.18'	40°19'32"
C10	685.00'	141.31'	70.91'	11°49'12"
C11	685.00'	34.51'	17.26'	0°53'12"
C12	25.00'	16.43'	8.52'	33°39'50"
C13	49.00'	23.38'	11.62'	27°20'09"
C14	45.00'	38.53'	20.50'	48°30'45"
C15	45.00'	57.55'	33.34'	72°28'06"
C16	45.00'	20.22'	10.28'	25°37'43"
C17	45.00'	67.62'	42.08'	85°31'43"
C18	45.00'	28.80'	14.90'	36°16'06"
C19	25.00'	15.33'	7.91'	35°07'29"
C20	45.00'	23.58'	12.74'	32°47'39"
C21	45.00'	23.52'	14.96'	85°49'40"
C22	45.00'	23.61'	15.05'	90°10'20"
C23	750.00'	214.45'	107.96'	16°22'58"

NOT A PART  
PINE MEADOWS I - UNIT 3  
BOOK B1, PAGE 85



NOT A PART  
PINE MEADOWS I - UNIT 1  
BOOK B1, PAGE 85

NOT A PART  
PINE MEADOWS I - UNIT 1  
BOOK B1, PAGE 85

REFERENCES

- ① THE OFFICIAL BLM PLAT OF SECTION 17
- ② THE SUPPLEMENTAL PLAT OF SECTION 17
- ③ RECORD OF SURVEY - FILE 73, PAGE 14
- ④ RECORD OF SURVEY - FILE 55, PAGE 04
- ⑤ FINAL MAP - BOOK 60, PAGE 72
- ⑥ N.D.O.T. RIGHT-OF-WAY PLANS PARCEL No. PREFIX U-085-CL-
- ⑦ FINAL MAP - BOOK 67, PAGE 83
- ⑧ FINAL MAP - BOOK 61, PAGE 89
- ⑨ FINAL MAP - BOOK 61, PAGE 85

LEGEND

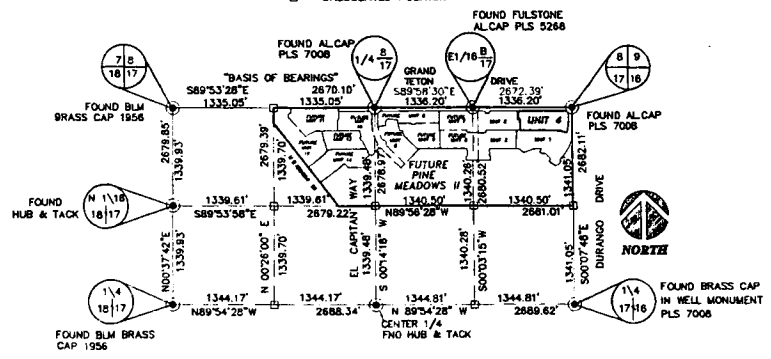
- BOUNDARY LINE
- CENTERLINE
- SET TYPE III MONUMENT W/ 4 TIES PLS # 11175
- ⊙ FOUND POINT AS NOTED
- (R) RADIAL BEARING
- (17) LOT NUMBER
- (C1) CURVE NUMBER
- L1 LINE NUMBER
- S.F. SQUARE FEET
- P.D.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.V.R.E. SIGHT VISIBILITY RESTRICTION EASEMENT TO BE PRIVATELY MAINTAINED (NO LANDSCAPING OR SIGHT RESTRICTING IMPROVEMENTS TALLER THAN 30 INCHES ALLOWED WITHIN SHADDED PORTION OF SIGHT VISIBILITY RESTRICTION EASEMENT.)
- (1) BLOCK NUMBER
- (D) HEREBY DEDICATED TO THE CITY OF LAS VEGAS PER THIS FINAL MAP.

NOTES

- ACREAGE: 3.65 ACRES ±
- TOTAL LOTS: 22
- NOTE: ALL COMMON ELEMENTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- NOTE: DIRECT VEHICULAR ACCESS TO DURANGO DRIVE AND GRAND TETON DRIVE THROUGH COMMON ELEMENTS "A" AND "AA" FROM ABUTTING LOTS IS PROHIBITED.

LEGEND

- ⊙ FOUND POINT AS NOTED
- CALCULATED POSITION



SURVEY ANALYSIS

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

PUBLIC EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS MAP FOR ROADWAY, DRAINAGE, FIRE HYDRANT, TRAFFIC SIGNAL, STREET LIGHTING, 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.

FINAL MAP OF  
PINE MEADOWS - UNIT 4  
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.

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Las Vegas, NV 89102  
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Date: 1-14-98  
Drawn by: F. Zwolinski  
Checked by: C. Cano  
Job Number: 97-9029-01

ENCLOSED PLANNED - LAND SURVEYING

SHEET 2 OF 2

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