

APPALOOSA CANYON UNIT 3A

Recorded in Book 99 Page 6 of Plats

200 Scale Map Location: G-16-3

Fire Dept. District Map # 1417:43

MASTER SITE ADDRESS: 8102 FARM RD

BLOCK 2	LOT	96	8101	DESERT CLOUD AVE	E/W	PRIVATE STREET
		97	8105			
		98	8109			
		99	8111			
		100	8115			
		101	8119			
		102	8123			
		103	8127			
		104	8131			
BLOCK 2	LOT	105	7607	MAPLE MEADOW ST	N/S	PRIVATE STREET
		106	7611			
		107	7615			
		108	7619			
		109	7623			
		110	7627			
		111	7631			
		112	7635			
BLOCK 2	LOT	113	8137	PEMBA AVE	E/W	PRIVATE STREET
		114	8141			
		115	8145			
BLOCK 8	LOT	268	8128	CHESTNUT GLEN AVE	E/W	PRIVATE STREET
		269	8124			
		270	8120			
		271	8116			
		272	8112			
		273	8108			
		274	8104			
BLOCK 9	LOT	242	8128	DESERT CLOUD AVE	E/W	PRIVATE STREET
		243	8124			
		244	8120			
		245	8116			
		246	8112			
		247	8108			
		248	8104			
BLOCK 9	LOT	261	8103	CHESTNUT GLEN AVE	E/W	PRIVATE STREET
		262	8107			
		263	8111			
		264	8115			
		265	8119			
		266	8123			
		267	8127			
Common Area	A		7606	NIDO ST	N/S	PRIVATE STREET
	B		7602			

APPALOOSA CANYON UNIT 3A

Common Area	C D	7610 7607	NIDO ST	N/S	PRIVATE STREET
Common Area	E F	8101 8100	CHESTNUT GLEN AVE	E/W	PRIVATE STREET

ORIGINAL DATE: 3/27/2001

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT



DAVID R BRATCHER, SR PLANNER

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ORIGINAL DATE: 3/27/2001

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT



DAVID R BRATCHER, SR PLANNER

20010327

FINAL MAP OF APPALOOSA CANYON - UNIT 3A

(A COMMON INTEREST COMMUNITY)
A PORTION OF THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER
(NW1/4) OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 60 EAST,
M.B.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

ACREAGE:

67 RESIDENTIAL LOTS	=	6.34 ACRES
7 COMMON ELEMENTS	=	2.81 ACRES
TOTAL		
1	=	1,347 SQUARE FEET
2	=	340 SQUARE FEET
3	=	228 SQUARE FEET
4	=	4,076 SQUARE FEET
5	=	2,024 SQUARE FEET
6	=	6,588 SQUARE FEET
7	=	77,570 SQUARE FEET (DRIVEWAYS)

TOTAL AREA = 6.63 ACRES

REFERENCE:
RECORD OF SURVEY - FILE 93, PAGE 13

BASIS OF BEARINGS:
BEING THE W32 LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 16 SOUTH,
RANGE 60 EAST, MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA AS SHOWN ON THE MAP IN FILE 93, PAGE 13 OF SURVEY,
OFFICIAL RECORD, CLARK COUNTY, NEVADA WHICH BEARS
NORTH 00°07'22" EAST

- NOTES:**
- ALL BEAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAP PLS 13661 ON BLOCK WALLS AND ALL FRONT OR SIDE CORNERS IN ADJOINING PUBLIC RIGHT-OF-WAY SHALL BE MARKED BY THE SURRENDER OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
 - SIGHT VISIBILITY RESTRICTION ZONES ARE PUBLIC ZONES AND AS SUCH THE HEIGHT OF LANDSCAPING AND PHYSICAL IMPROVEMENTS WITHIN THE ZONE AREA ARE RESTRICTED TO A MAXIMUM OF 30 INCHES AND ARE PRIVATELY MAINTAINED.
 - ALL COMMON ELEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - DIRECT VEHICULAR ACCESS TO FARM ROAD FROM ADJUTING LOTS THROUGH COMMON ELEMENTS SHALL BE PROHIBITED.

LEGEND:

- | | | | |
|---|---|--------|---|
| — | BOUNDARY LINE | 11 | LINE NUMBER |
| — | LOT LINE | 61 | RADIAL NUMBER |
| — | RIGHT-OF-WAY LINE | 62 | CURVE NUMBER |
| — | STREET CENTERLINE | (R) | RADIAL LINE |
| — | EASEMENT LINE | 96 | LOT NUMBER |
| ⊙ | FOUND MONUMENT AS NOTED | 97 | BLOCK NUMBER |
| ⊙ | TO BE SET PER BOOK 91, PAGE 52 | 98 | COMMON ELEMENT |
| ⊙ | TO BE SET PER BOOK 91, PAGE 51 | A.P.N. | ASSESSOR'S PARCEL NUMBER |
| ⊙ | TO BE SET PER BOOK 438, PAGE 629 | ADM. | POINT OF BEGINNING |
| ⊙ | SET TYPE B MONUMENT - PLS 13661 | S.F. | SQUARE FEET |
| ⊙ | SET TYPE B MONUMENT WITH REFERENCES - PLS 13661 | □ | PRIVATE STREET, PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS STREET EASEMENT AND PUBLIC DRAINAGE EASEMENT |
| ⊙ | SIGHT VISIBILITY RESTRICTION ZONE | | |

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N85°15'15"W	148.00	L11	N02°15'15"W	12.00
L2	N85°15'15"W	148.00	L12	N02°15'15"W	12.00
L3	N85°15'15"W	148.00	L13	N02°15'15"W	12.00
L4	N85°15'15"W	148.00	L14	N02°15'15"W	12.00
L5	N85°15'15"W	148.00	L15	N02°15'15"W	12.00
L6	N85°15'15"W	148.00	L16	N02°15'15"W	12.00
L7	N85°15'15"W	148.00	L17	N02°15'15"W	12.00
L8	N85°15'15"W	148.00	L18	N02°15'15"W	12.00
L9	N85°15'15"W	148.00	L19	N02°15'15"W	12.00
L10	N85°15'15"W	148.00	L20	N02°15'15"W	12.00
L11	N85°15'15"W	148.00	L21	N02°15'15"W	12.00
L12	N85°15'15"W	148.00	L22	N02°15'15"W	12.00
L13	N85°15'15"W	148.00	L23	N02°15'15"W	12.00

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD	LENGTH
C1	14.80	90°00'00"	14.80	15.70	C16	20.00	120°00'00"	11.55	18.87
C2	17.00	90°00'00"	17.00	18.20	C17	20.00	120°00'00"	11.55	18.87
C3	10.00	90°00'00"	10.00	10.60	C18	20.00	120°00'00"	11.55	18.87
C4	18.50	90°00'00"	18.50	19.60	C19	20.00	120°00'00"	11.55	18.87
C5	19.00	90°00'00"	19.00	20.10	C20	20.00	120°00'00"	11.55	18.87
C6	20.00	90°00'00"	20.00	21.00	C21	20.00	120°00'00"	11.55	18.87
C7	25.00	90°00'00"	25.00	26.50	C22	20.00	120°00'00"	11.55	18.87
C8	35.00	90°00'00"	35.00	37.40	C23	20.00	120°00'00"	11.55	18.87
C9	45.00	90°00'00"	45.00	48.10	C24	20.00	120°00'00"	11.55	18.87
C10	55.00	90°00'00"	55.00	58.80	C25	20.00	120°00'00"	11.55	18.87
C11	65.00	90°00'00"	65.00	69.50	C26	20.00	120°00'00"	11.55	18.87
C12	75.00	90°00'00"	75.00	80.20	C27	20.00	120°00'00"	11.55	18.87
C13	85.00	90°00'00"	85.00	90.90	C28	20.00	120°00'00"	11.55	18.87
C14	95.00	90°00'00"	95.00	101.60	C29	20.00	120°00'00"	11.55	18.87
C15	105.00	90°00'00"	105.00	112.30	C30	20.00	120°00'00"	11.55	18.87

RADIAL TABLE

LINE	BEARING
R1	N72°27'18"W
R2	N72°27'18"W
R3	N72°27'18"W
R4	N72°27'18"W
R5	N72°27'18"W
R6	N72°27'18"W
R7	N72°27'18"W

