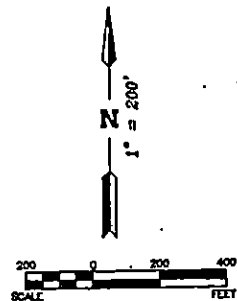


FILE 20707

ROSEWOOD MANOR - UNIT 2

(A COMMON INTEREST COMMUNITY)

BEING A SUBDIVISION OF A PORTION OF THAT CERTAIN "6.71 ACRES OF LAND" SPECIFICALLY DESCRIBED IN A DOCUMENT TITLED "JUDGMENT AND ORDER QUIETING TITLE, EXTINGUISHING LIENS AND DIVIDING REAL PROPERTY INTO LEGAL PARCELS", SAID DOCUMENT IS RECORDED IN BOOK 2000122, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AS INSTRUMENT NO. 00983, SITUATED WITHIN THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

- ◆ SET BACK AND ALUMINUM CAP - PLS 14348
- REBAR AND ALUMINUM CAP - PLS 14348 TO BE SET PER UNIT 1 FINAL MAP
- FOUND MONUMENT AS INDICATED

- OVERALL UNIT BOUNDARY
- PROPERTY LINE
- CENTERLINE
- - - EASEMENT LINE

△ BLOCK NUMBER DESIGNATOR

8 LOT NUMBER DESIGNATOR

SQUARE FEET MORE OR LESS

SYRZ SITE VISIBILITY RESTRICTION ZONE (NO BIGHT-RESTRICTING IMPROVEMENTS TALLER THAN 8' MEASURED FROM TOP OF CURB ARE TO BE PLACED IN ANY AREA DESIGNATED AS AN SYRZ - TO BE PRIVATELY MAINTAINED)

NAP NOT A PART OF THIS SUBDIVISION

POC POINT OF COMMENCEMENT

POB POINT OF BEGINNING

LI LINE TABLE DESIGNATOR

CI CURVE TABLE DESIGNATOR

NOTES:

- 1) ALL COMMON ELEMENTS DETECTED HEREIN ARE PRIVATE LANDSCAPE ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 2) EASEMENTS FOR PRIVATE STREETS, LANDSCAPE, PUBLIC DRAINAGE AND PRIVATE SEWER ARE TO BE RESERVED AND GRANTED FOR THE SEPARATE PARTS OF THE SUBDIVISION OF THE LOTS, PARCELS OR UNITS CREATED BY THE REZONATION OF THIS MAP.
- 3) PURSUANT TO NRS 208.010(1) ALL REAR LOT CORNERS SHALL BE REFERENCED BY A NAME AND NUMBER STAMPED 10"X14" AND PLACED IN THE CORNER OF THE REAR PROPERTY LINE. ALL FRONT AND SIDE LOT CORNERS ADJOINING PUBLIC OR PRIVATE STREETS SHALL BE MARKED BY THE S.W. CUTTING OF THE BACK OF CURB AT THE PROLONGATION OF THE PROPERTY LINE.
- 4) STREET VEHICULAR ACCESS TO GRAND TETON DRIVE AND BRADLEY ROAD THROUGH COMMON AREAS FROM ADJUTANT LOTS IS PROHIBITED.
- 5) AREAS LISTED AS "PRIVATE STREETS" ARE PRIVATE ROADS WITH PUBLIC UTILITY EASEMENTS AND CITY OF LAS VEGAS SEWER EASEMENTS.
- 6) ALL AREAS LISTED AS "PRIVATE STREETS" ARE PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.
- 7) A 15' WIDE EASEMENT OVERLYING COMMON ELEMENT "H" IS HEREBY GRANTED TO BE USED AS A MULTI-PURPOSE TRANSPORTATION TRAIL IN ACCORDANCE WITH THE CITY OF LAS VEGAS MASTER TRAILS PLAN.

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	N 0° 00' 00" E	10.00	POB
2	N 0° 00' 00" E	10.00	POB
3	N 0° 00' 00" E	10.00	POB
4	N 0° 00' 00" E	10.00	POB
5	N 0° 00' 00" E	10.00	POB
6	N 0° 00' 00" E	10.00	POB
7	N 0° 00' 00" E	10.00	POB
8	N 0° 00' 00" E	10.00	POB
9	N 0° 00' 00" E	10.00	POB
10	N 0° 00' 00" E	10.00	POB

CURVE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	N 0° 00' 00" E	10.00	POB
2	N 0° 00' 00" E	10.00	POB
3	N 0° 00' 00" E	10.00	POB
4	N 0° 00' 00" E	10.00	POB
5	N 0° 00' 00" E	10.00	POB
6	N 0° 00' 00" E	10.00	POB
7	N 0° 00' 00" E	10.00	POB
8	N 0° 00' 00" E	10.00	POB
9	N 0° 00' 00" E	10.00	POB
10	N 0° 00' 00" E	10.00	POB

LOT COUNT

30 SINGLE FAMILY LOTS
1 COMMON ELEMENTS



FOR MORE INFORMATION
PLEASE APPROACH THE
FILE IN PAGE 1

SHEET 3 OF 4

107

0099