

November 22, 2022

W.O # 8174

CITY OF NORTH LAS VEGAS
Planning Department
2250 Las Vegas Boulevard
North Las Vegas, Nevada 89130
Attention: Planning Department

Subject: Parcel 1.12 - The Villages at Tule Springs (Letter of Intent)
RE: APN's 124-16-601-002 – 28.10 Gross Acres

Planning Department:

Subject: 1. Zone Change
2. Tentative Map

On behalf of our client DR Horton, VTN Nevada is requesting the approval of a Zone Change and Tentative Map for the above referenced parcel. DR Horton is proposing to develop the subject parcels of land as a 142-Lot residential development with a proposed zoning of R-CL (Single-Family Compact Lot Residential District) within Phase 3 of Village 1 of The Villages at Tule Springs Master Development Plan as approved on June 3, 2015, updated May 18, 2016; and within the jurisdiction of the City of North Las Vegas.

The proposed residential development is located North of Tule Springs Parkway and East of Elkhorn Road.

Project Information:

The project consists of 28.10 +-acre (gross).

The project site is bound by properties with planned land use and zoning as follows:

- North: OL (Open Lands – Vacant and MPC-RZ-6 (Parcel 1.15 and 1.16)
- South: Planned Community District Park (PSP-PCD)
- East: MPC RZ-6 – (Master Planned Community Residential Zone Up to 6 DU/AC)
- West: OL (Open Lands – Vacant)

Land Use Cases

1. Property Reclassification

Rezoning from MPC-RZ-10 (Master Planned Community Residential Zone Up to 10DU/AC to R-CL (Single-Family Compact Lot Residential District)

2. Tentative Map

For a 142-lot residential subdivision within Phase 3 of Village 1 of The Villages at Tule Springs Master Plan community

The Project

The proposed development will consist of the following uses:

The plans depict a proposed single-family residential development consisting of 142 residential lots on approximately 28.10 +/- acres for an overall density of 5.05 dwelling units per gross acre.

The proposed community will not be providing a community open space/park area within the development; however, the proposed lots will be providing a minimum of 600 square feet of private open space within the back yard of each home. The Villages at Tule Springs includes a public park, and a system of trails and pathways which will provide recreational amenities for the entire master plan. There is 11.5-acre park located at the south east corner of Tule Springs Boulevard and Elkhorn Road between Parcel 1.04 and Parcel 1.13, and an association park at the project entry.

The development will be accessed from Tule Spring Parkway. Tule Springs Parkway is currently accessed via a 76-foot public street with no improvements currently. The future improvement includes full public street improvements, pavement, curb and gutter, sidewalks, streetlights, landscaping buffers along the frontage, etc., The subject parcel's main access will be via a 66-foot private entrance (identified as "Upper Sonoran Road") to a 47-foot private street system. The private street system will include 37 feet curb to curb, roll curbs on each side and a 5-foot sidewalk on each side of the street. The proposed private street will meet the minimum requirements for street with The Villages at Tule Spring Master Plan for providing curvilinear street for street greater than 650 feet in length or providing a minimum of 25 feet of lateral deviation. Parcel 1.12 will also have an interconnection street system to Parcel 1.11. The applicant will also provide varying setbacks for the proposed homes in order to create a more an interesting streetscape.

There are existing commercial centers located to the west of the site. This includes Aliante Hotel and Casino and a mixed use of commercial properties including a Community Center and golf course which will provide services for the future residents.

Architectural Plans

Single Family

The elevations for the development consist of five (5) models. Each model has three (3) elevations including covered entrances, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 1,611 to 2,754 square feet (livable area) with options, which may further increase the area of each model. Each model will have a minimum 2 car garages (front-loaded).

Public Utilities

Sanitary Sewer

Sewer service is provided from exiting (8) eight-inch main line sanitary sewer line located in Tule Springs Parkway. There will also be parcel to parcel connection to Parcel 1.11. The applicant is proposing to connect to this line to provide service to the proposed development.

Water

Existing water service is also located in Tule Springs Parkway, which consists of a sixteen (16) inch line. The applicant is proposing to connect to the eight (8) inch line to service the development.

Storm Drainage

Drainage from the site will be directed through the internal private streets and conveyed to an existing storm drain line in Tule Springs Parkway. There is an existing 42-inch RCP-SD line located and stubbed at the entrance to the development in Upper Sonoran Road. Any on-site drainage will be conveyed through the site to the existing system and will conform to City of North Las Vegas standards.

Flood Zone

The subject property is not within a flood zone "A" per Firm Panel # 1766.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

cc: Jeff Stevens, DR Horton
Dave Edwards PE, VTN-Nevada

A COMMON INTEREST COMMUNITY

OWNER'S CERTIFICATE AND DEDICATION

WTS VILLAGE 1 PHASE 3

TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

NONE

3

PRESIDENT

STATE OF CALIFORNIA }
COUNTY OF CLACK }
SS. }

SEE SHEETS 2 AND 3 FOR LEGAL DESCRIPTION.

SOUTH 88°45'16" EAST BEING THE BEARING OF THE NORTH LINE OF GOVERNMENT LOT 39 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, 4TH D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREIN IN BOOK 159, PAGE 3 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE. NEVADA

100

4. JASON G. KLINE, A PROFESSIONAL THAT:

THIS FINAL STEP IS APPROVED BY THE CONSERVATION AND NATURAL RESOURCES

THIS FINAL MAP IS APPROVED BY THE CONCERNED SOFTWARE DISPOSAL WATER

ANY SUBSEQUENT CHANGES TO THIS

I, GARY M. HANCOCK, CITY SURVEYOR FOR DO HEREBY CERTIFY THAT I DID EVALUATE

I HEREBY CERTIFY THAT THIS IS

IS APPROVED, AND ACCEPT ON

201 OF MARTIN LUTHER KING

COMPLIANCE WITH THE TENTATIVE MAP AND ALL

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PUBLIC UTILITY C



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2/22/24

DATE

BOOK NO. 2021

SURVEYING, LLC.

BEING A SUBDIVISION OF RECREATIONARY AREA 1 AND RECREATIONARY AREA 2 OF THE TREASURARY FINAL MAP OF PARCEL "D" EAST PARCEL "AS SHOWN BY MAP THEREOF IN BOOK 132 PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 13 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 16, SOUTH 89°44'16" EAST, 1216.51 FEET;
THENCE DEPARTING THE NORTHERLY LINE OF SAID SECTION 16, SOUTH 00°49'13" EAST, 31.90 FEET;
TO THE POINT OF BEGINNING ON THE SOUTHERLY, RIGHT-OF-WAY LINE OF GRAND TETON DRIVE;
THENCE ALONG THE SOUTHERLY, RIGHT-OF-WAY LINE OF SAID GRAND TETON DRIVE, THE FOLLOWING:
TWENTY FOUR (24) COURSES.

- 1) SOUTH 89°49'24" EAST, 500.63 FEET.
- 2) THENCE SOUTH 89°53'01" EAST, 45.01 FEET.
- 3) THENCE SOUTH 89°49'24" EAST, 87.55 FEET.
- 4) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 187°11'41", AN ARC LENGTH OF 100.00 FEET, TO A POINT OF REVERSE CURVATURE TO WHICH A ROAD LINE BEGINS NORTH 15°22'17" EAST, TO A
- 5) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHEAST, THROUGH A CENTRAL ANGLE OF 187°11'41", AN ARC LENGTH OF 100.00 FEET.
- 6) THENCE SOUTH 89°49'24" EAST, 225.34 FEET.
- 7) THENCE NORTH 00°07'24" WEST, 16.00 FEET.
- 8) THENCE SOUTH 89°49'24" EAST, 105.66 FEET.
- 9) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 107°28'39", AN ARC LENGTH OF 4.45 FEET.
- 10) THENCE SOUTH 75°35'36" EAST, 51.98 FEET.
- 11) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEAST, THROUGH A CENTRAL ANGLE OF 107°28'39", AN ARC LENGTH OF 4.45 FEET.
- 12) THENCE SOUTH 89°49'24" EAST, 80.00 FEET.
- 13) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEAST, THROUGH A CENTRAL ANGLE OF 17°05'58", AN ARC LENGTH OF 7.47 FEET.
- 14) THENCE NORTH 73°03'37" EAST, 25.45 FEET.
- 15) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 17°05'58", AN ARC LENGTH OF 7.47 FEET.
- 16) THENCE SOUTH 89°49'24" EAST, 80.00 FEET.
- 17) THENCE NORTH 89°54'13" EAST, 45.01 FEET.
- 18) THENCE SOUTH 89°49'24" EAST, 105.66 FEET.
- 19) THENCE SOUTH 89°49'47" EAST, 408.23 FEET.

20) THENCE CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 18922.0 FEET, CONCAVE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 07:09:43", AN ARC LENGTH OF 255.65 FEET;

21) THENCE SOUTH 82:40:04" EAST, 31.68 FEET;

22) THENCE CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 18882.0 FEET, CONCAVE NORTHEAST, THROUGH A CENTRAL ANGLE OF 07:09:43", AN ARC LENGTH OF 257.25 FEET;

23) THENCE SOUTH 89:40:47" EAST, 60.12 FEET;

24) THENCE SOUTH 88:17:47" EAST, 34.23 FEET;

THENCE BEGINNING THE SUBMERGED RIGHT-OF-WAY LINE OF SAID GRAND TETON DRIVE, SOUTH 81:01:19" EAST, 34.77 FEET;

THENCE CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 28720.0 FEET, CONCAVE WEST, THROUGH A CENTRAL ANGLE OF 06:55:35", AN ARC LENGTH OF 442.8 FEET;

THENCE SOUTH 25:11:46" EAST, 264.39 FEET;

THENCE CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 94.00 FEET, CONCAVE NORTHWEST, THROUGH A CENTRAL ANGLE OF 84:19:49", AN ARC LENGTH OF 129.85 FEET;

THENCE NORTH 70:28:56" EAST, 22.58 FEET;

THENCE CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1153.0 FEET, CONCAVE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 60:50:50", AN ARC LENGTH OF 122.11 FEET;

THENCE SOUTH 48:41:29" EAST, 34.30 FEET;

THENCE CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 141.00 FEET, CONCAVE NORTHWEST, THROUGH A CENTRAL ANGLE OF 37:03:52", AN ARC LENGTH OF 91.21 FEET;

THENCE SOUTH 85:41:17" EAST, 23.80 FEET;

THENCE CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1450.0 FEET, CONCAVE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 51:25:57", AN ARC LENGTH OF 743.59 FEET;

THENCE SOUTH 54:18:20" EAST, 24.82 FEET;

THENCE CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 123.00 FEET, CONCAVE WEST, THROUGH A CENTRAL ANGLE OF 40:09:10", AN ARC LENGTH OF 81.59 FEET;

THENCE CLIPING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 65.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78.02 56°, AN ARC LENGTH OF 88.64 FEET;
THENCE NORTH 75.52 28° WEST, 73.73 FEET;
THENCE CLIPING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 4810.00 FEET, CONVEXE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 07.75 03°, AN ARC LENGTH OF 838.38 FEET;

THENCE NORTH 45°49'23" WEST, 499.35 FEET;
THENCE CLIPPING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1180.00 FEET, CONVECT
NORTHEAST, THROUGH A CENTRAL ANGLE OF 07°55'31", AN ARC LENGTH OF 174.63 FEET;
THENCE NORTH 70°23'50" WEST, 286.38 FEET;
THENCE NORTH 80°09'58" WEST, 167.58 FEET;
THENCE CLIPPING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 581.00 FEET, CONVECT
SOUTHWEST, THROUGH A CENTRAL ANGLE OF 127°03'52", AN ARC LENGTH OF 541.0 FEET;
THENCE SOUTH 87°51'32" WEST, 303.27 FEET;
THENCE CLIPPING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 280.00 FEET, CONVECT
EAST, THROUGH A CENTRAL ANGLE OF 170°54'17", AN ARC LENGTH OF 265.54 FEET TO
A POINT OF BEGINNING CONTIGUOUS TO NORTH A RADIUS OF 1925.00 FEET WEST;
THENCE CLIPPING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 158.00 FEET, CONVECT
EAST, THROUGH A CENTRAL ANGLE OF 65°04'14", AN ARC LENGTH OF 164.00 FEET;
THENCE NORTH 46°29'35" WEST, 78.68 FEET;
THENCE CLIPPING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 84.00 FEET, CONVECT
NORTHEAST, THROUGH A CENTRAL ANGLE OF 41°17'55", AN ARC LENGTH OF 68.48 FEET;
THENCE NORTH 02°12'00" WEST, 445.35 FEET;
THENCE CLIPPING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 120.00 FEET, CONVECT
SOUTHWEST, THROUGH A CENTRAL ANGLE OF 49°24'11", AN ARC LENGTH OF 112.00 FEET;
THENCE NORTH 51°53'41" WEST, 279.12 FEET;
THENCE NORTH 47°12'23" WEST, 104.27 FEET;
THENCE CLIPPING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 152.00 FEET, CONVECT
NORTHEAST, THROUGH A CENTRAL ANGLE OF 46°29'01", AN ARC LENGTH OF 111.11 FEET;
THENCE NORTH 00°45'13" WEST, 128.00 FEET TO THE POINT OF BEGINNING.

ENCLOSING THEREWITH LOT 2014 OF THE TOWNSHIP FINAL MAP OF PROJECT COUNTY RECORD
BOOK 140, PAGE 60 OF PLANS IN THE CLERK'S OFFICE RECORDS OF
07/17/2014.

CONTAINING 79.51 ACRES, MORE OR LESS.

PANEL 2

THE PORTION OF RECREOWANT AREA 1 AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 48 PLATS IN THE CLARK COUNTY RECORDS' BEING SECTION 15, TOWNSHIP 14N, RANGE 10E, CLARK COUNTY, NEB. AND MORE PARTICULARLY REFS. 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515 AND 1516.

BEING PART OF THE NORTHEAST CORNER OF 62.5' OF 'N'5 W'LLAGE 1" PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 48 PLATS IN THE CLARK COUNTY RECORDS' BEING SECTION 15, TOWNSHIP 14N, RANGE 10E, CLARK COUNTY, NEB. AND MORE PARTICULARLY REFS. 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515 AND 1516.

THENCE FROM A POINT TO WHICH A RADIAL LINE BEGINS NORTH 12°59.30' EAST, CARRYING TO THE POINT ALONG AN ARC HAVING A RADIUS OF 174.00 FEET, CORNERS SOUTHWEST, THROUGH A CENTRAL ANGLE OF 0°40.50', AN ARC LENGTH OF 2.107 FEET;

THENCE SOUTH 69°03.00' EAST, 186.83 FEET;

THENCE CORNING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 330.00 FEET, CORNERS NORTHEAST, THROUGH A CENTRAL ANGLE OF 26°50.00', AN ARC LENGTH OF 108.00 FEET;

THENCE NORTH 82°06.50' EAST, 146.00 FEET;

THENCE NORTH 79°21.00' EAST, 357.03 FEET;

THENCE NORTH 78°05.40' EAST, 211.20 FEET;

THENCE NORTH 80°49.32' EAST, 351.23 FEET;

THENCE NORTH 84°17.10' EAST, 133.54 FEET;

THENCE CORNING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 231.00 FEET, CORNERS SOUTHWEST, THROUGH A CENTRAL ANGLE OF 15°03.50', AN ARC LENGTH OF 61.18 FEET;

THENCE CORNING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 231.00 FEET, CORNERS SOUTHWEST, THROUGH A CENTRAL ANGLE OF 15°03.50', AN ARC LENGTH OF 61.18 FEET;

THENCE CORNING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 133.00 FEET, CORNERS SOUTHWEST, THROUGH A CENTRAL ANGLE OF 26°11.55', AN ARC LENGTH OF 80.81 FEET;

THENCE SOUTH 53°42'51" EAST, 178.21 FEET;
THENCE SOUTH 58°48'42" EAST, 136.18 FEET;
THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 162.00 FEET, CONCAVE
NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 331°12'1", AN ARC LENGTH OF 105.74 FEET;

THENCE NORTH 53°59' EAST, 342.21 FEET;
THENCE CLAWING TO THE RIGHT, ALONG AN ARC, HAVING A RADIUS OF 169.00 FEET, COME TO
SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1°19'27", AN ARC LENGTH OF 55.48 FEET;
THENCE SOUTH 74°40' EAST, 65.42 FEET;
THENCE SOUTH 77°01'27" EAST, 134.81 FEET;
THENCE CLAWING TO THE RIGHT, ALONG AN ARC, HAVING A RADIUS OF 124.00 FEET, COME TO
SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 55°53'32", AN ARC LENGTH OF 120.98 FEET;
THENCE SOUTH 21°00' EAST, 146.83 FEET;
THENCE CLAWING TO THE RIGHT, ALONG AN ARC, HAVING A RADIUS OF 111.00 FEET, COME TO
WESTERLY, THROUGH A CENTRAL ANGLE OF 70°32'34", AN ARC LENGTH OF 181.01 FEET;
THENCE SOUTH 49°29'24" WEST, 61.65 FEET;
THENCE CLAWING TO THE RIGHT, ALONG AN ARC, HAVING A RADIUS OF 117.00 FEET, COME TO
NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 39°47'40", AN ARC LENGTH OF 92.04 FEET;
THENCE SOUTH 78°17'04" WEST, 40.08 FEET;
THENCE CLAWING TO THE LEFT, ALONG AN ARC, HAVING A RADIUS OF 14.00 FEET, COME TO
SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41°57'18", AN ARC LENGTH OF 101.28 FEET;
THENCE SOUTH 37°48'46" WEST, 127.11 FEET;
THENCE CLAWING TO THE LEFT, ALONG AN ARC, HAVING A RADIUS OF 372.00 FEET, COME TO
SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14°35'49", AN ARC LENGTH OF 34.89 FEET;
THENCE SOUTH 231°23' WEST, 150.69 FEET;
THENCE CLAWING TO THE LEFT, ALONG AN ARC, HAVING A RADIUS OF 253.00 FEET, COME TO
EASTERLY, THROUGH A CENTRAL ANGLE OF 22°35'39", AN ARC LENGTH OF 108.28 FEET TO A
POINT OF CORROUDED CEMENTLINE TO WHICH A RAIL, LINE BEGINS NORTH 89°31'42" WEST;
THENCE CLAWING TO THE LEFT, ALONG AN ARC, HAVING A RADIUS OF 100.00 FEET, COME TO
NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14°21'54", AN ARC LENGTH OF 24.07 FEET
TO A POINT OF CORROUDED CEMENTLINE TO WHICH A RAIL, LINE BEGINS SOUTH 2° SOUTHWEST
AND SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 1°18'21", AN ARC LENGTH OF 1.90 FEET
TO A POINT OF CORROUDED CEMENTLINE TO WHICH A RAIL, LINE BEGINS SOUTH 75°14'21" WEST;
THENCE ALONG THE NORTHERN LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING TWENTY EIGHT
THOUSAND ACRES.

- 1) NORTH 88°33'08" WEST, 254.80 FEET;
- 2) THENCE SOUTH 17°56'52" WEST, 70.51 FEET;
- 3) THENCE NORTH 89°40'31" WEST, 106.91 FEET;
- 4) THENCE NORTH 88°43'17" WEST, 68.20 FEET;
- 5) THENCE NORTH 89°40'31" WEST, 90.70 FEET;
- 6) THENCE SOUTH 81°37'03" WEST, 33.60 FEET;
- 7) THENCE NORTH 89°40'31" WEST, 48.08 FEET;
- 8) THENCE NORTH 89°14'40" WEST, 36.35 FEET;
- 9) THENCE NORTH 82°10'00" WEST, 44.58 FEET;
- 10) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1038.00 FEET, CONCENTRIC WITH THE CURVE OF THE ADJACENT QUARTER SECTION, THROUGH A CENTRAL ANGLE OF 140°21'14", AN ARC LENGTH OF 254.31 FT. TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 13°29'06" WEST;
- 11) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 37°16'52" EAST, CURVING TO THE LEFT ALONG A POINT TO WHICH A RADIUS OF 1720.00 FEET, CONCENTRIC SOUTHWESTERLY, REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 17°27'00" EAST;
- 12) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1031.00 FEET, CONCENTRIC WITH THE CURVE OF THE ADJACENT QUARTER SECTION, THROUGH A CENTRAL ANGLE OF 148.4° FT. TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 28°16'02" WEST;
- 13) THENCE NORTH 15°47'41" WEST, 16.88 FEET;
- 14) THENCE NORTH 57°43'50" WEST, 15.00 FEET;
- 15) THENCE SOUTH 12°16'10" WEST, 25.21 FEET;
- 16) THENCE NORTH 57°43'50" WEST, 62.50 FEET;
- 17) THENCE SOUTH 12°16'10" WEST, 17.75 FEET;

A COMMON INTEREST COMMUNITY

ITY, NEVADA

LEGAL DESCRIPTION (CONTINUED FROM SHEET 2)

- 16) THENCE CLAWING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°44'56", AN ARC LENGTH OF 47.62 FEET TO A POINT OF CURVATURE TERMINATE TO WHICH A RADIUS LINE BEARS SOUTH 23°10'45" WEST;
 - 17) THENCE CLAWING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1063.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°17'01", AN ARC LENGTH OF 30.00 FEET TO A POINT OF CURVATURE TERMINATE TO WHICH A RADIUS LINE BEARS SOUTH 54°38'07" WEST;
 - 18) THENCE CLAWING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 23.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°53'50", AN ARC LENGTH OF 5.19 FEET;
 - 19) THENCE NORTH 43°27'35" WEST, 51.61 FEET;
 - 20) THENCE CLAWING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 35.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 08°39'55", AN ARC LENGTH OF 5.20 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIUS LINE BEARS NORTH 37°52'10" EAST;
 - 21) THENCE CLAWING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1063.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 03°50'20", AN ARC LENGTH OF 76.65 FEET;
 - 22) THENCE NORTH 46°17'30" WEST, 8.45 FEET;
 - 23) THENCE CLAWING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 35.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°08'32", AN ARC LENGTH OF 5.19 FEET;
 - 24) THENCE NORTH 65°34'32" WEST, 26.46 FEET;
 - 25) THENCE CLAWING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°06'32", AN ARC LENGTH OF 2.49 FEET;
 - 26) THENCE NORTH 46°17'30" WEST 686.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE ADJACENTED LOT'S RELEASE 1 PHASE 1 SUBDIVISION PLAT;
 - 27) THENCE ALONG THE NORTHWESTERLY LINE OF 1 PHASE 1 SUBDIVISION PLAT, THE FOLLOWING ARE (3) CONVEES;
 - 28) CLAWING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE EASTERNLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT TO WHICH A RADIUS LINE BEARS NORTH 46°17'30" WEST;
 - 29) THENCE FROM A POINT TO WHICH A RADIUS LINE BEARS SOUTHEAST 46°17'30" EAST, CLAWING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET;
 - 30) THENCE NORTH 46°17'30" WEST, 1041.35 FEET;
 - 31) THENCE NORTH 07°50'39" EAST, 304.63 FEET TO THE POINT OF BEGINNING.
- CONTAINING 101.53 ACRES, MORE OR LESS.

PARCEL 5[illegible]

CONCLUSIONS

- 2) THENCE SOUTH 64°15'08" EAST, 217.18 FEET;
- 3) THENCE CURVING TO THE LEFT ALONG AN ARC OF 150.00 FEET, CONCAVE NORTHEAST, THROUGH A CENTRAL ANGLE OF 150°00'00", AN ARC LENGTH OF 311.00 FEET, CONCAVE NORTHEAST;
- 4) THENCE NORTH 81°47'05" EAST, 77.65 FEET;
- 5) THENCE NORTH 75°16'44" EAST, 33.02 FEET;
- 6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 232.00 FEET, CONCAVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 232°00'00", AN ARC LENGTH OF 304.38 FEET, TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 22°12'22" EAST;
- 7) THENCE DEPARTING THE NORTHERLY LINE OF SAID REVERSECOURT MEAL 1, SOUTH 12°11'22" EAST, 85.65 FEET;
- 8) THENCE NORTH 89°33'00" EAST, 54.33 FEET;
- 9) THENCE NORTH 74°20'00" EAST, 14.23 FEET;
- 10) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 43.00 FEET, CONCAVE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 170°00'00", AN ARC LENGTH OF 13.44 FEET;
- 11) THENCE SOUTH 89°33'00" EAST, 80.00 FEET;
- 12) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.00 FEET, CONCAVE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 104°28'00", AN ARC LENGTH OF 8.02 FEET;
- 13) THENCE SOUTH 78°20'40" EAST, 54.18 FEET;
- 14) THENCE SOUTH 89°33'00" EAST, 52.24 FEET;

- 1) THENCE NORTH 66°19'19" EAST, 7.06 FEET;
- 2) THENCE NORTH 66°41'15" EAST, 63.00 FEET;
- 3) THENCE NORTH 01°11'45" EAST, 11.45 FEET;
- 4) THENCE SOUTH 66°41'15" EAST, 63.00 FEET;
- 5) THENCE SOUTH 01°11'45" WEST, 5.00 FEET;
- 6) THENCE SOUTH 43°50'41" EAST, 7.51 FEET;
- 7) THENCE SOUTH 01°28'32" WEST, 130.10 FEET;
- 8) THENCE SOUTH 46°35'34" WEST, 7.07 FEET;
- 9) THENCE SOUTH 01°28'32" WEST, 221.50 FEET;
- 10) THENCE NORTH 86°33'08" WEST, 158.00 FEET;
- 11) THENCE SOUTH 01°28'32" WEST, 894.53 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1;
- 12) THENCE ALONG THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1, THE FOLLOWING THIRTEEN (13) COURSES:
 - 1) FROM A POINT TO WHICH A RADIAL LINE BEGINS SOUTH 02°32'15" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1302.00 FEET, CONCAVE NORTHEASTWARD, THROUGH A CORNER CORNER OF 151°15'41", AN ARC LENGTH OF 462.88 FEET;
 - 2) THENCE NORTH 65°18'19" WEST, 173.42 FEET;
 - 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1120.00 FEET, CONCAVE SOUTHWESTWARD, THROUGH A CORNER ANGLE OF 179°43'41", AN ARC LENGTH OF 372.88 FEET;
 - 4) THENCE NORTH 86°03'43" WEST, 87.82 FEET;
 - 5) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 50.00 FEET, CONCAVE NORTHEASTWARD, THROUGH A CORNER ANGLE OF 80°18'34", AN ARC LENGTH OF 72.67 FEET;
 - 6) THENCE NORTH 01°04'19" WEST, 106.38 FEET;
 - 7) THENCE NORTH 01°47'30" EAST, 336.53 FEET;
 - 8) THENCE NORTH 88°12'39" WEST, 52.28 FEET;
 - 9) THENCE NORTH 01°47'28" EAST, 22.67 FEET;
 - 10) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 184.00 FEET, CONCAVE SOUTHWESTWARD, THROUGH A CORNER ANGLE OF 176°41'12", AN ARC LENGTH OF 240.77 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEGINS NORTH 74°48'20" WEST;
 - 11) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 102.00 FEET, CONCAVE WESTWARD, THROUGH A CORNER ANGLE OF 170°41'12", AN ARC LENGTH OF 25.05 FEET;
 - 12) THENCE NORTH 01°47'28" EAST, 168.04 FEET;
 - 13) THENCE NORTH 03°03'17" WEST, 123.20 FEET;
- 14) THENCE DEPARTING THE SOUTHERLY LINE OF SAID REVERSIONARY AREA 1, NORTH 03°03'17" WEST, 2.91 FEET;
- 15) THENCE NORTH 01°28'32" EAST, 4.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE REVERSIONARY AREA 1;
- 16) THENCE ALONG THE SOUTHERLY LINE OF SAID DIST. 124.00 FEET TO THE POINT OF BEGINNING.
- 17) CONTAINING 20.53 ACRES, MORE OR LESS.

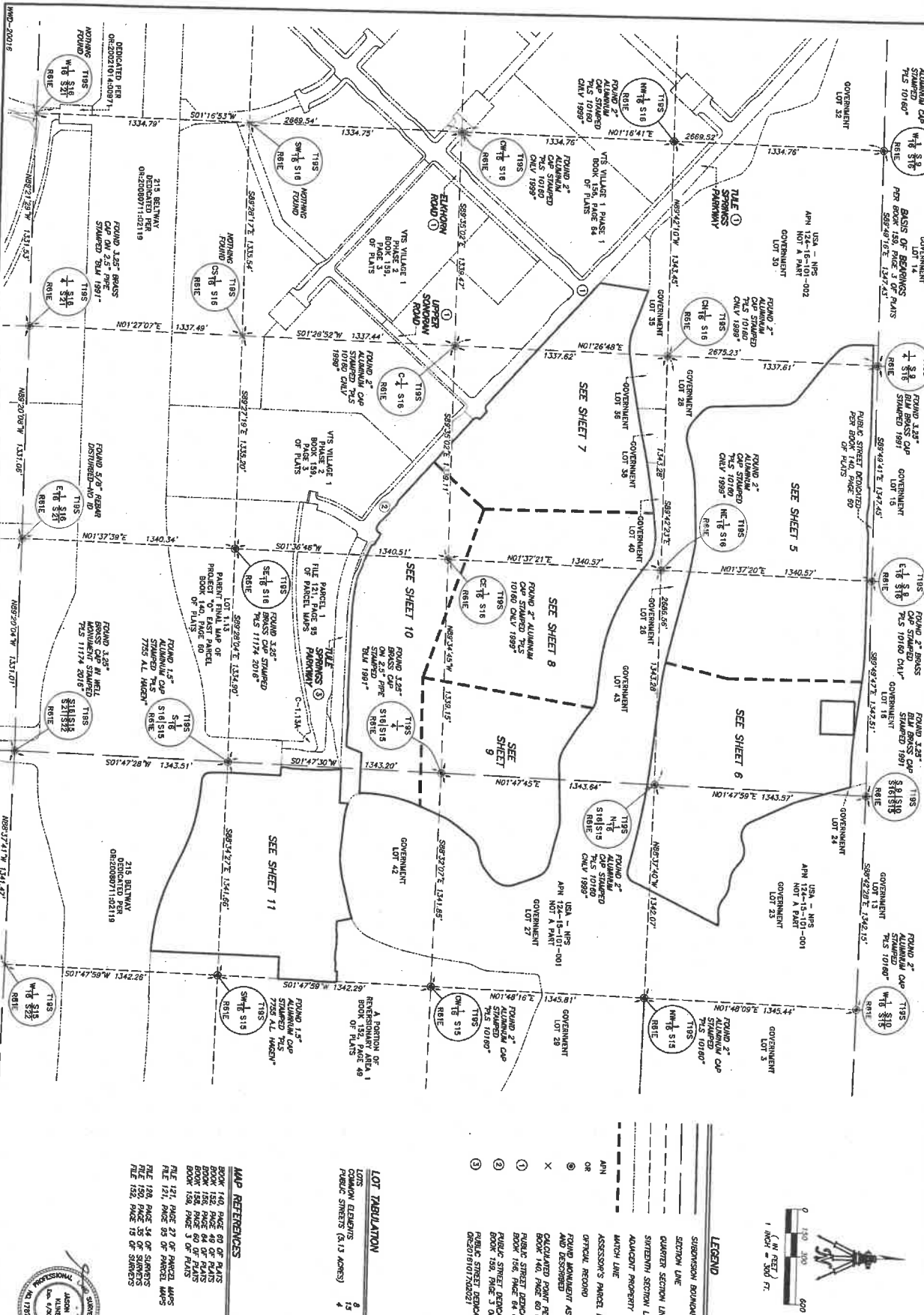
CONTAINING 203.57 TOTAL ACRES, MORE OR LESS.

CONTAINING 28.53 ACRES, MORE OR LESS.

CONTAINING 203.57 TOTAL ACRES, MORE OR LESS.

BECING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 TO THE COMMON INTEREST COMMUNITY

HEREOF IN BOOK 152,
COUNTY, NEVADA



LEGEND

SUBMISSION BOUNDARY LINE
SECTION LINE
QUARTER SECTION LINE
SECTIONED PROPERTY LINE
ADJACENT PROPERTY LINE
MATCH LINE

ASSessor's PINCE NUMBER
OFFICIAL RECORD

PAID IN MONUMENT AS SHOWN
AND DESCRIBED

CALCULATED POINT PER
BOX 140, PAGE 64 OF PLATS
PUBLIC STREET EXTENDED PER
BOX 156, PAGE 64 OF PLATS
PUBLIC STREET EXTENDED PER
BOX 156, PAGE 64 OF PLATS
PUBLIC STREET EXTENDED PER
BOX 156, PAGE 64 OF PLATS

AN
OR
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05/20/01 01/17/04 05/02/01

MAP REFERENCES	
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FINAL MAP OF VTS VILLAGE 1 PHASE 3 A COMMON INTEREST COMMUNITY

BEGING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE REVERSIONARY FINAL MAP OF PROJECT "O" EAST PARCEL," AS SHOWN BY MAP THEREIN IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LIVING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

EXISTING EASEMENTS

36. WASTEWATER BED AND ADJACENT 10' PORT-OF-WAY LOT FOR N-3310 PER ORDER/BOOK 143120

NOTES:

1) COMMON ELEMENTS: CE1.06, CE1.07, CE1.11, CE1.12, CE1.13, CE1.14, CE1.15, CE1.16, CE1.17, CE1.18, CE1.19, CE1.20, CE1.21, CE1.22, CE1.23, CE1.24, CE1.25, CE1.26, CE1.27, CE1.28, CE1.29, CE1.30, CE1.31, CE1.32, CE1.33, CE1.34, CE1.35, CE1.36, CE1.37, CE1.38, CE1.39, CE1.40, CE1.41, CE1.42, CE1.43, CE1.44, CE1.45, CE1.46, CE1.47, CE1.48, CE1.49, CE1.50, CE1.51, CE1.52, CE1.53, CE1.54, CE1.55, CE1.56, CE1.57, CE1.58, CE1.59, CE1.60, CE1.61, CE1.62, CE1.63, CE1.64, CE1.65, CE1.66, CE1.67, CE1.68, CE1.69, CE1.70, CE1.71, CE1.72, CE1.73, CE1.74, CE1.75, CE1.76, CE1.77, CE1.78, CE1.79, CE1.80, CE1.81, CE1.82, CE1.83, CE1.84, CE1.85, CE1.86, CE1.87, CE1.88, CE1.89, CE1.90, CE1.91, CE1.92, CE1.93, CE1.94, CE1.95, CE1.96, CE1.97, CE1.98, CE1.99, CE1.100, CE1.101, CE1.102, CE1.103, CE1.104, CE1.105, CE1.106, CE1.107, CE1.108, CE1.109, CE1.110, CE1.111, CE1.112, CE1.113, CE1.114, CE1.115, CE1.116, CE1.117, CE1.118, CE1.119, CE1.120, CE1.121, CE1.122, CE1.123, CE1.124, CE1.125, CE1.126, CE1.127, 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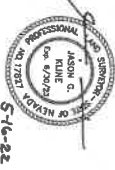
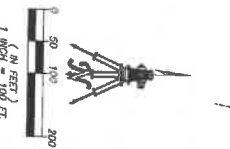
LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- ADJOINING LOT LINE
- MATCH LINE
- P1.15 LOT NUMBER
- COMMON ELEMENT
- POUND MONUMENT AS SHOWN AND DESCRIBED
- SET 2" ALUMINUM CAP STAGNANT WATER, PLS. 17027" WITH IN TOP OF CURB
- OFFICIAL RECORDS
- SQUARE FEET
- ROUND LINE
- ROUND LINE LABEL
- LINE SEGMENT LABEL
- CURVE SEGMENT LABEL
- PUBLIC STREET OFFERED FOR DEDICATION PER THIS PLAT
- AN EASEMENT GRANTED PER ORDER/BOOK 15020254

LINE	BEARING	DISTANCE
L1	S89°49'24"E	87.55'
L2	S89°49'24"E	87.55'
L3	S89°49'24"E	87.55'
L4	S89°49'24"E	87.55'
L5	S89°49'24"E	87.55'
L6	S89°49'24"E	87.55'
L7	S89°49'24"E	87.55'
L8	S89°49'24"E	87.55'
L9	S89°49'24"E	87.55'
L10	S89°49'24"E	87.55'
L11	S89°49'24"E	87.55'
L12	S89°49'24"E	87.55'
L13	S89°49'24"E	87.55'
L14	S89°49'24"E	87.55'
L15	S89°49'24"E	87.55'
L16	S89°49'24"E	87.55'
L17	S89°49'24"E	87.55'
L18	S89°49'24"E	87.55'
L19	S89°49'24"E	87.55'
L20	S89°49'24"E	87.55'
L21	S89°49'24"E	87.55'
L22	S89°49'24"E	87.55'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	187.141°	160.00'	31.78'	18.07'
C2	170.859°	25.00'	4.45'	2.93'
C3	170.859°	25.00'	4.45'	2.93'
C4	07°09'43"	1602.00'	252.20'	112.72'
C5	17°18'32"	250.00'	53.73'	29.97'
C6	03°02'41"	690.00'	283.54'	133.78'
C7	63°53'41"	150.00'	112.00'	58.82'
C8	44°17'35"	66.00'	65.49'	35.07'
C9	45°21'41"	130.00'	112.00'	58.82'
C10	45°21'41"	130.00'	112.00'	58.82'
C11	45°21'41"	130.00'	112.00'	58.82'
C12	64°33'32"	1892.00'	163.58'	40.84'

ROUND	BEARING	DISTANCE
R1	N17°31'13"W	26.00'
R2	N17°31'13"W	26.00'
R3	N17°31'13"W	26.00'



BEING A SUBDIVISION OF PORTIONS OF RECREATIONARY AREA 1 AND RECREATIONARY AREA 2 OF THE "RECREATIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT "D" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 1522, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

THE PUBLIC DRAINAGE EASEMENT GRANTED BY
PER OR:20200427:00885 WAS VACATED BY
OR:20221029:0001940

X3	PUBLIC UNDERGROUND DRAINAGE EASEMENT GRANTED PER OR:202004375:00886
X4	PUBLIC UTILITY EASEMENT GRANTED PER OR:20210330:022942
X7	PUBLIC UTILITY EASEMENT GRANTED PER OR:20210406:01495

SUBDIVISION BOUNDARY LINE
 RIGHT-OF-WAY LINE
 LOT LINE
 STREET CENTERLINE
 EASEMENT LINE
 ADDITIONAL LOT LINE
 MATCH LINE

RADIAL	BEARING
R1	N18°59'38"E
R2	S38°41'52"E
R3	N57°53'09"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90.00 00°	31.00	47.12	30.00
C2	007.40 51°	174.00	2.07	1.04
C3	285.50 00°	330.00	166.08	04.84
C4	17.06 32°	45.00	13.44	6.77
C5	107.12 28°	45.00	8.02	4.02
C6	80.74 91°	30.00	42.10	25.35
C7	09.35 39°	30.00	5.02	2.52
C8	17.06 32°	25.00	7.47	3.76
C9	107.12 28°	25.00	4.45	2.25



NOTES:

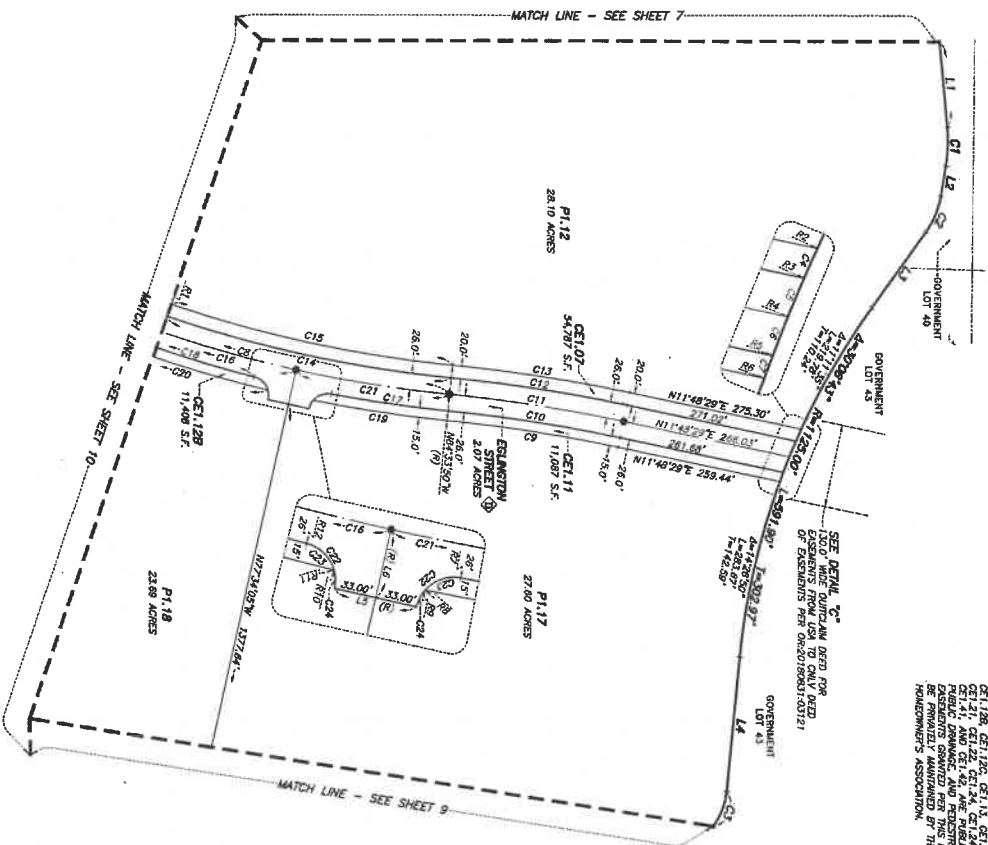
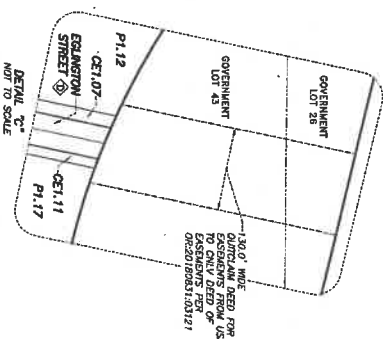
1) COMMON ELEMENTS CE1.06, CE1.07, CE1.11, CE1.12B, CE1.12C, CE1.13, CE1.15, CE1.15A, CE1.21, CE1.22, CE1.24, CE1.24A, CE1.40, CE1.41, AND CE1.42, ARE PUBLIC UTILITY, PAVED DRAINAGE, AND PEDESTRIAN ACCESS ELEMENTS GRANTED PER THIS PLAN, TO BE PRIMARILY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



BECING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PROJECT "O" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 48 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

NOTES:

1) COMMON ELEMENTS CE:06, CE:107, CE:11, CE:128, CE:125, CE:13, CE:15, CE:154, CE:21, CE:22, CE:24, CE:244, CE:40, CE:41, AND CE:42, ARE PUBLIC UTILITY, PUBLIC DRAINAGE, AND PEDESTRIAN ACCESS EASEMENTS GRANTED PER THIS PLAT, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



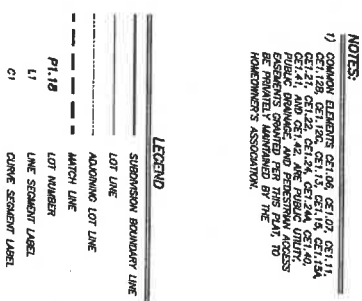
RADIAL	BEARING
R1	571.1 47
R2	524.23 17
R5	525.20 42
R4	521.59 47
R5	520.39 14
R6	519.92 53
R7	579.19 27
R8	541.02 19
R9	578.35 51
R10	576.32 20
R11	516.61 30
R12	575.48 44

LINE	BEARING	DISTANCE
L1	N86°17'14"E	133.94'
L2	S90°37'09"E	47.89'
L3	S54°25'14"E	146.71'
L4	S54°15'37"E	211.53'
L5	N12°23'55"E	68.00'
L6	N77°34'05"W	55.03'

CLAN	DELTA	LENGTH	INNOVATION
C1	1509.37	213.00	61.39
C2	2611.35	133.00	60.81
C3	1610.35	112.00	50.35
C4	1610.35	112.00	50.35
C5	6120.24	112.00	26.47
C6	6120.24	112.00	26.47
C7	6046.30	112.00	18.17
C8	6046.30	112.00	18.17
C9	6022.19	254.00	27.54
C10	6022.19	254.00	27.54
C11	6022.19	254.00	27.54
C12	1528.00	250.00	26.92
C13	1528.00	250.00	26.92
C14	1516.03	457.10	45.71
C15	1516.03	457.10	45.71
C16	1516.03	457.10	45.71
C17	1509.37	200.00	62.47
C18	1509.37	200.00	62.47
C19	1509.37	200.00	62.47
C20	1509.37	200.00	62.47
C21	1509.37	200.00	62.47
C22	1509.37	200.00	62.47
C23	5958.24	30.00	31.25
C24	5958.24	30.00	31.25

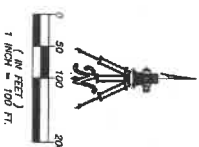
LEGEND	
_____	SUBDIVISION BOUNDARY LINE
_____	RIGHT-OF-WAY LINE
_____	LOT LINE
_____	SUBJECT CONVEYANCE
_____	EASEMENT LINE
_____	ADJOINING LOT LINE
_____	MATCH LINE
_____	LOT NUMBER
_____	COMMON ELEMENT
●	SET 27, ATLANTIC CO. STAMPED PLS 17827, WITH REFERENCE MONUMENTS SET IN 1914 BY CUBED
⊠	PLAC. SURVEY ORDERED FOR RECORDING PER NIS PLAN OFFICIAL RECORDS
OR:	
S.F.	SQUARE FEET
(79)	
R1	RAVINE LINE LABEL
L1	LINE SEGMENT LABEL
C1	CURVE SEGMENT LABEL

BECING A SUBDIVISION OF PORTIONS OF REVERSIONARY AREA 1 AND REVERSIONARY AREA 2 OF THE "REVERSIONARY FINAL MAP OF PROJECT "O" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

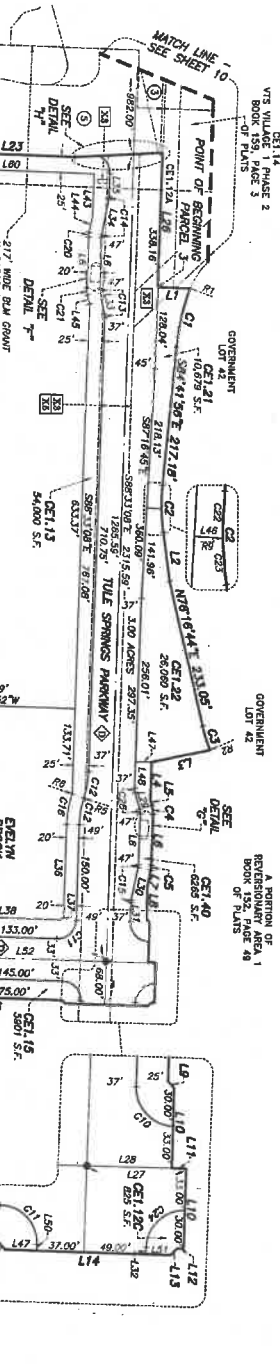


LINE	BEARING	DISTANCE
L1	S83.42 E 1/2	176.21
L2	S86.40 42 E	136.18
L3	S74.40 36 E	85.42
L4	S77.01 2 1/2 E	134.01
L5	S21.08 20 E	146.63
L6	S49.29 24 E	61.65
L7	S79.1 7 1/2 W	40.08
L8	S37.40 46 W	127.11
L9	S23.12 57 W	159.69
L10	S23.12 57 W	42.54

CURVE	DELTA	PARAB	LENGTH	TANGENT
C1	351.71	182.00	105.74	54.41
C2	179.52	77.48	57.97	28.96
C3	55.82	124.00	120.86	65.78
C4	70.37	131.00	161.46	92.79
C5	29.47	177.00	92.04	47.09
C6	41.27	140.00	101.29	52.88
C7	14.16	372.00	94.88	47.70



BEING A SUBDIVISION OF PORTIONS OF REVERSONARY AREA 1 AND REVERSONARY AREA 2 OF THE "REVERSONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT "O" EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 1322 PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



31.5 AIRWAY
DEDICATED PERM
0182808071-102119

L20 NO NO

L41

OFF 1.3
54000 S.C.

501°47'30" W 54'

P119.2
1350 ACRES

AS APPROVED BY THE COMMISSION

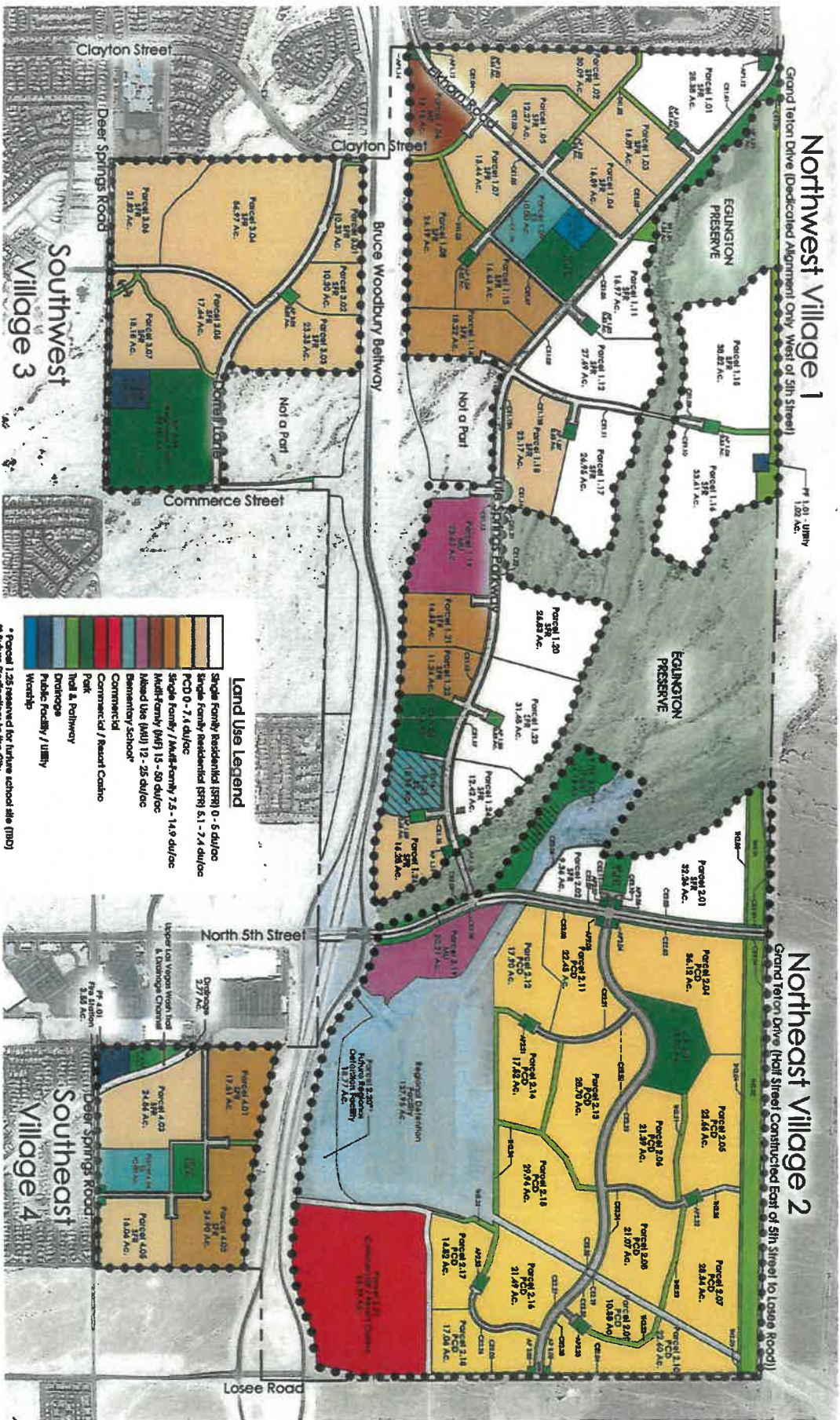
501°26'52" W 848.14'

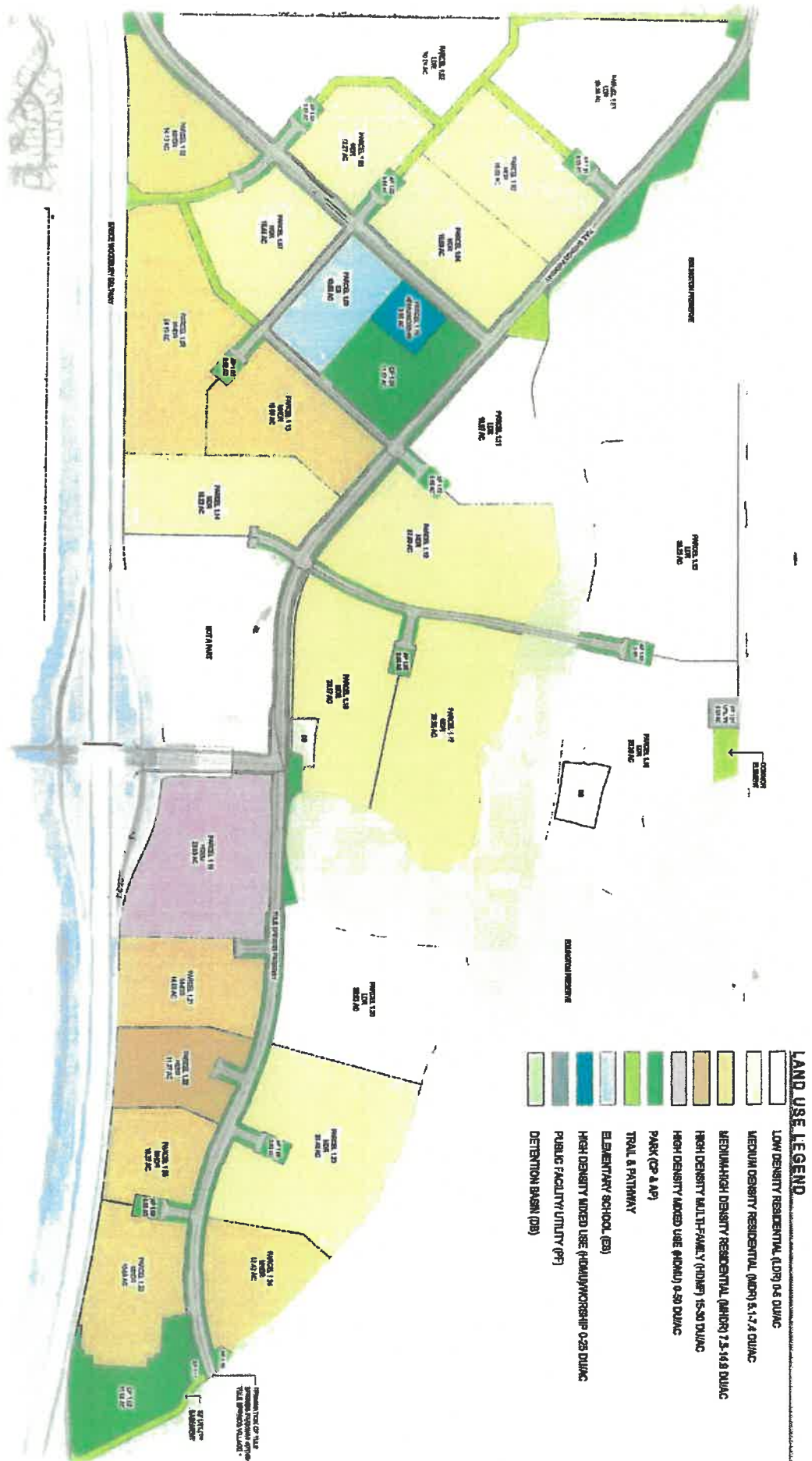
501°26'52" W 851.02'

501°26'52" W 804.52'

A PORTION OF
NECESSARY AREA 1
BOOK 188 PAGE 48
OF PLATS

[illegible]





The Villages at Tule Springs

Parcel Density Cap

11/28/2023

Nov 28, 2022 - Density Transfer

Village	Parcel	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1	1.01	28.34	RES	4.19	119
	1.02	30.09	RES	4.12	124
	1.03	16.89	RES	7.10	120
	1.04	16.89	RES	8.29	140
	1.05	12.27	RES	5.94	68
	1.06	14.13	RES	14.23	201
	1.07	15.44	RES	6.15	95
	1.08	24.19	RES	14.51	331
	1.11	17.65	RES	3.80	67
	1.12	28.1	RES	5.05	142
	1.15	40.06	RES	4.44	178
	1.16	34.51	RES	2.41	83
	1.17	27.6	RES	6.96	192
	1.18	23.69	RES	6.84	162
	1.19	23.11	MU	21.64	500
	1.20	26.83	RES	4.40	118
	1.21	14.55	RES	13.75	200
	1.22	11.27	MF	27.51	310
	1.23	31.48	RES	5.88	185
	1.24	12.42	RES	7.97	99
	1.25	10.37	RES	14.46	150
	1.26	15.65	RES	14.44	278
	Sub-Total	519.42			1,889
2	2.01	31.30	RES	5.00	167
	2.02	9.11	RES	5.00	46
	2.03	14.14	RES	0.00	0
	2.04	41.06	RES(AA)	5.97	245
	2.05	20.93	RES(AA)	5.97	125
	2.06	21.39	RES(AA)	5.97	128
	2.07	27.7	RES(AA)	5.95	165
	2.08	19.13	RES(AA)	5.95	114
	2.09	12.16	RES(AA)	5.95	72
	2.10	24.69	RES(AA)	5.95	147
	2.11	22.25	RES(AA)	5.82	130
	2.12	18.93	RES(AA)	5.82	110
	2.13	28.70	RES(AA)	5.82	167
	2.14	17.52	RES(AA)	5.82	102
	2.15	27.06	RES(AA)	5.78	156
	2.16	23.99	RES(AA)	5.78	139
	2.17	16.65	RES(AA)	5.78	96
	2.18	18.05	RES(AA)	5.78	104
	2.19	20.4	MU	22.00	449
	2.20	23.26	COM	0.00	0
	2.21	65.39	COM/RESORT CASINO	0.00	0
	Sub-Total	508.81			2,662
3	3.01	10.33	RES	7.07	73
	3.02	10.30	RES	7.08	73
	3.03	23.35	RES	7.40	173
	3.04	56.97	RES	6.67	380
	3.05	17.64	RES	7.00	123
	3.06	21.82	RES	7.08	153
	3.07	18.18	RES	7.00	128
	3.08	17.02	MU	10.30	186
	3.09	7.77	MU	0.00	0
	Sub-Total	183.32			1,229
4	4.01	17.61	RES	9.81	164
	4.02	24.9	RES	8.00	199
	4.03	24.86	RES	7.40	184
	4.04	16.06	RES	6.00	96
	Sub-Total	83.23			543
Total		1,291.84			8,683

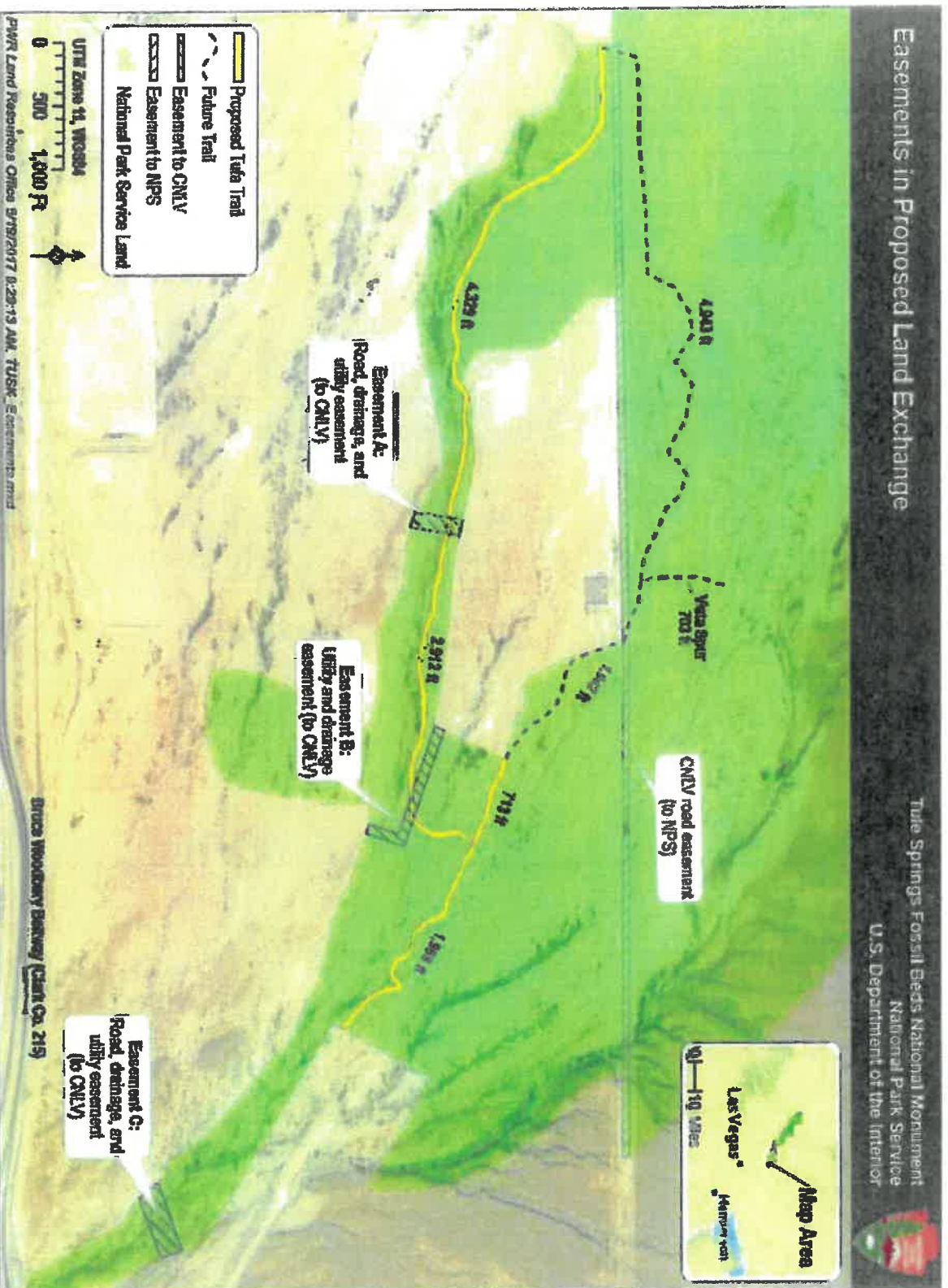
Table Legend

Current Approved Plan (per most recent minor modification)

Developable Acreage	Density	Units	Variance (units)
28.38	4.19	119	0
30.09	4.12	124	0
16.89	7.20	122	-2
16.89	8.29	140	0
12.27	6.52	80	-12
14.13	38.00	537	-336
15.44	8.00	124	-39
24.19	14.68	353	-4
16.97	5.00	85	-18
27.69	5.00	138	4
38.82	4.00	155	23
33.61	4.00	134	-51
26.95	5.00	135	57
23.17	6.50	151	11
23.63	24.10	569	-69
26.83	5.00	134	-16
14.55	10.00	146	54
11.24	9.00	101	209
31.48	5.00	157	28
12.42	5.00	62	37
10.98	8.90	93	57
16.28	7.00	114	112
Sub-Total		4,285	0
33.30	5.00	167	0
9.11	5.00	46	0
14.14	0.00	0	0
41.06	5.97	245	0
20.93	5.97	125	0
21.39	5.97	128	0
27.7	5.95	165	0
19.13	5.95	114	0
12.16	5.95	72	0
24.69	5.95	147	0
22.25	5.82	130	0
18.93	5.82	110	0
28.70	5.82	167	0
17.52	5.82	102	0
27.06	5.78	156	0
23.99	5.78	139	0
16.65	5.78	96	0
18.05	5.78	104	0
20.4	22.00	449	0
23.26	0.00	0	0
65.39	0.00	0	0
Sub-Total		2,662	0
10.33	7.07	73	0
10.30	7.08	73	0
23.35	7.40	173	0
56.97	6.67	380	0
17.64	7.00	123	0
21.82	7.08	153	0
18.18	7.00	128	0
17.02	10.30	186	0
7.77	0.00	0	0
Sub-Total		1,229	0
17.61	9.81	164	0
24.9	8.00	199	0
24.86	7.40	184	0
16.06	6.00	96	0
Sub-Total		543	0

Exhibit A: Exchange Agreement Maps

Figure 3: Notice of Realty Action (NORA) Map



ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

15 **N 2 SW 4** **124-15-3**

119S R61E

100	101	102
125	124	123
138	139	140

Rev: 5/24/2019

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

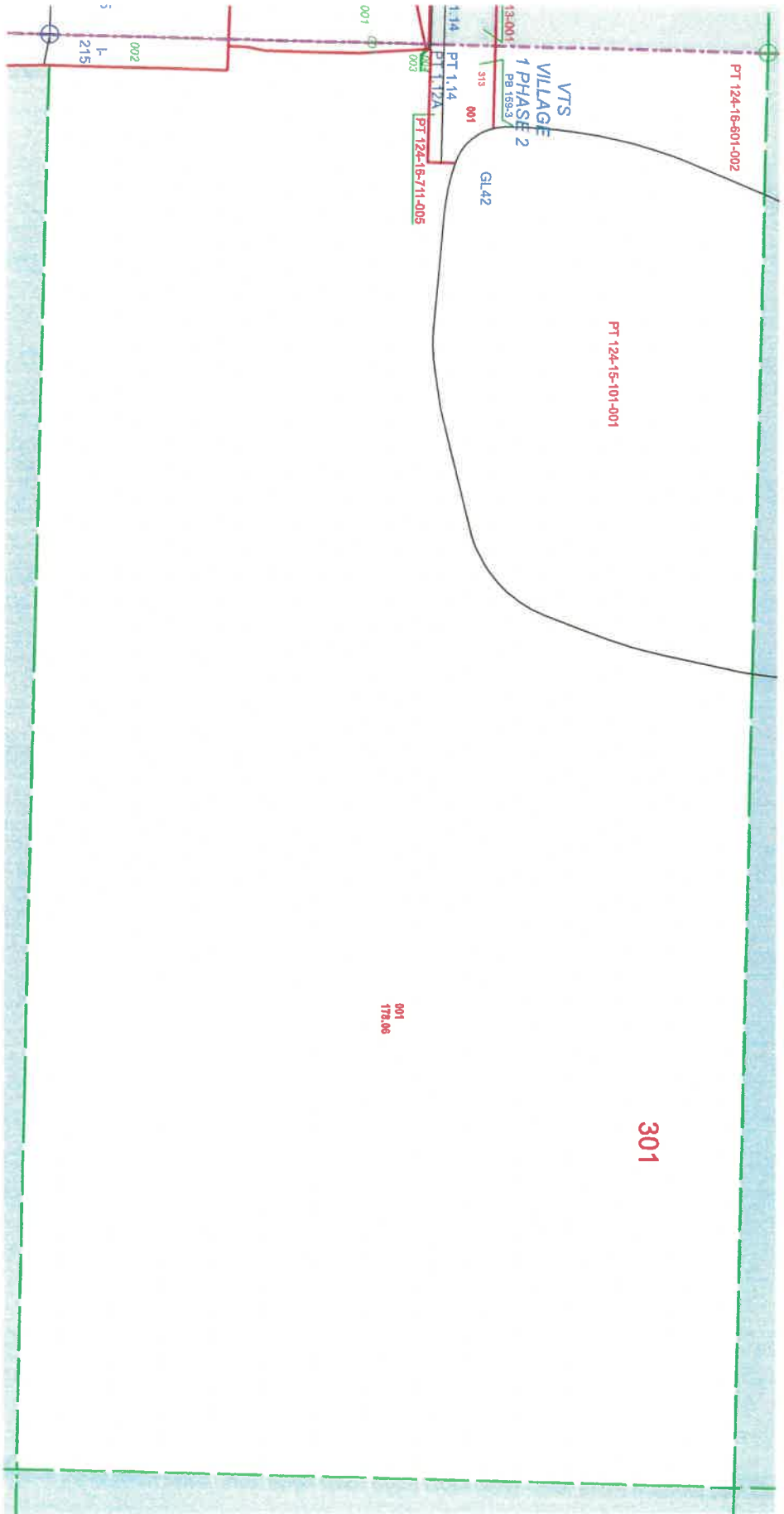
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THE SCALE WHEN MAP REDUCED FROM THIS ORIGINAL.

Scale: 1" = 200'

MAP LEGEND

Parcel Boundary	Condominium Unit	001 Road Parcel Number
Sub Boundary	Air Space PCL	001 Parcel Number
PAULD Boundary	Right of Way PCL	100 Acreage
Road Easement	Sub-Surface PCL	202 Parcel, Subseq Number
Match / Leader Line		PB 24-45 Plat Recording Number
Historic Lot Line		5 Lot Number
Historic Sub Boundary		5 Block Number
Historic PAULD Boundary		5 Gov. Lot Number



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:12.5 ORIGINAL

0 100 200 300 400 500 600

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDITIONAL UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACRES
- 202 PARCEL SUBSED NUMBER
- FB 24-45 PLAY RECORDING NUMBER
- 5 LOT NUMBER
- GL 5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

T19S R61E

16

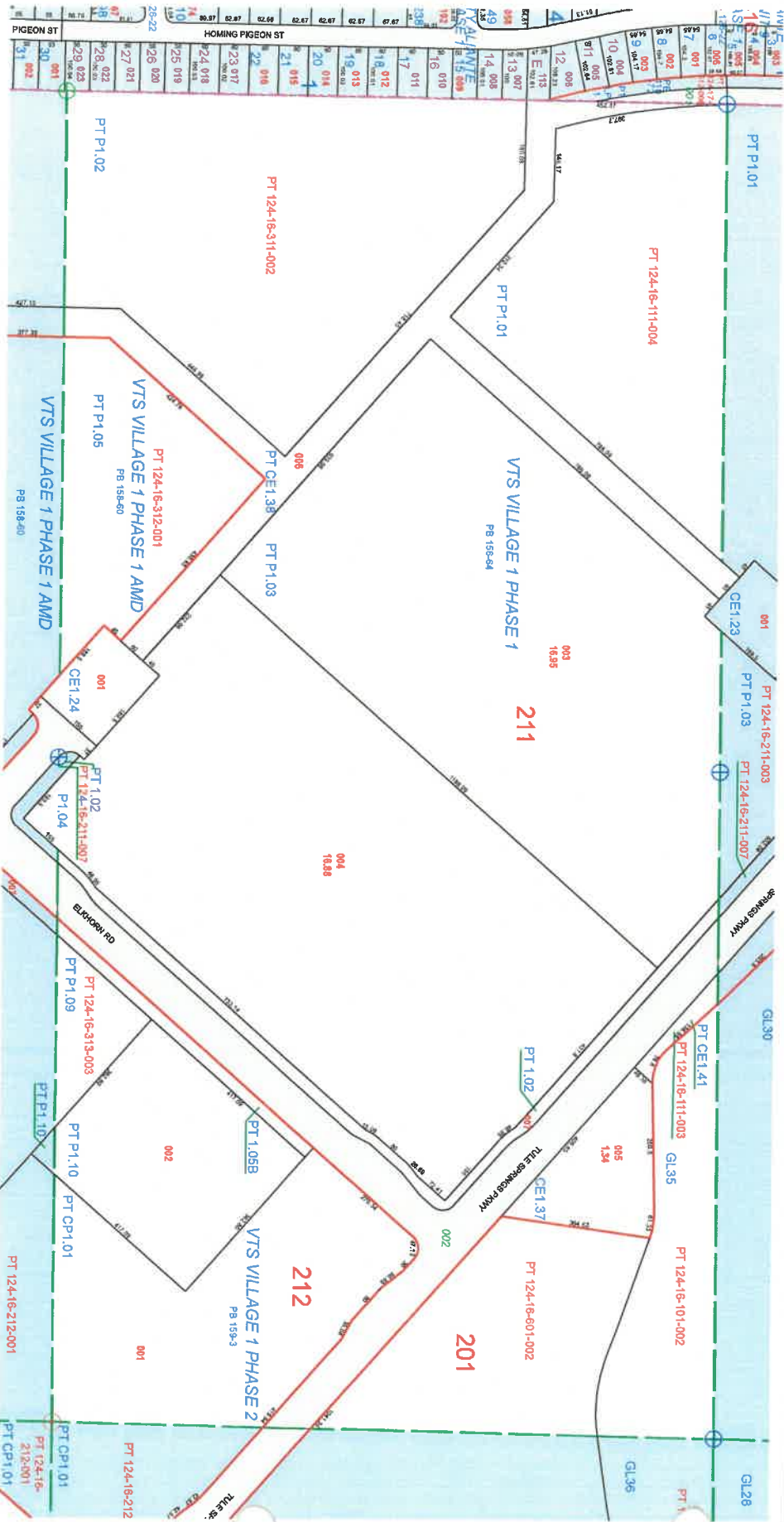
S 2 NW 4

124-16-2

Scale: 1" = 200'

Rev 2/7/2020

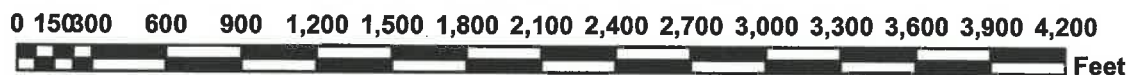
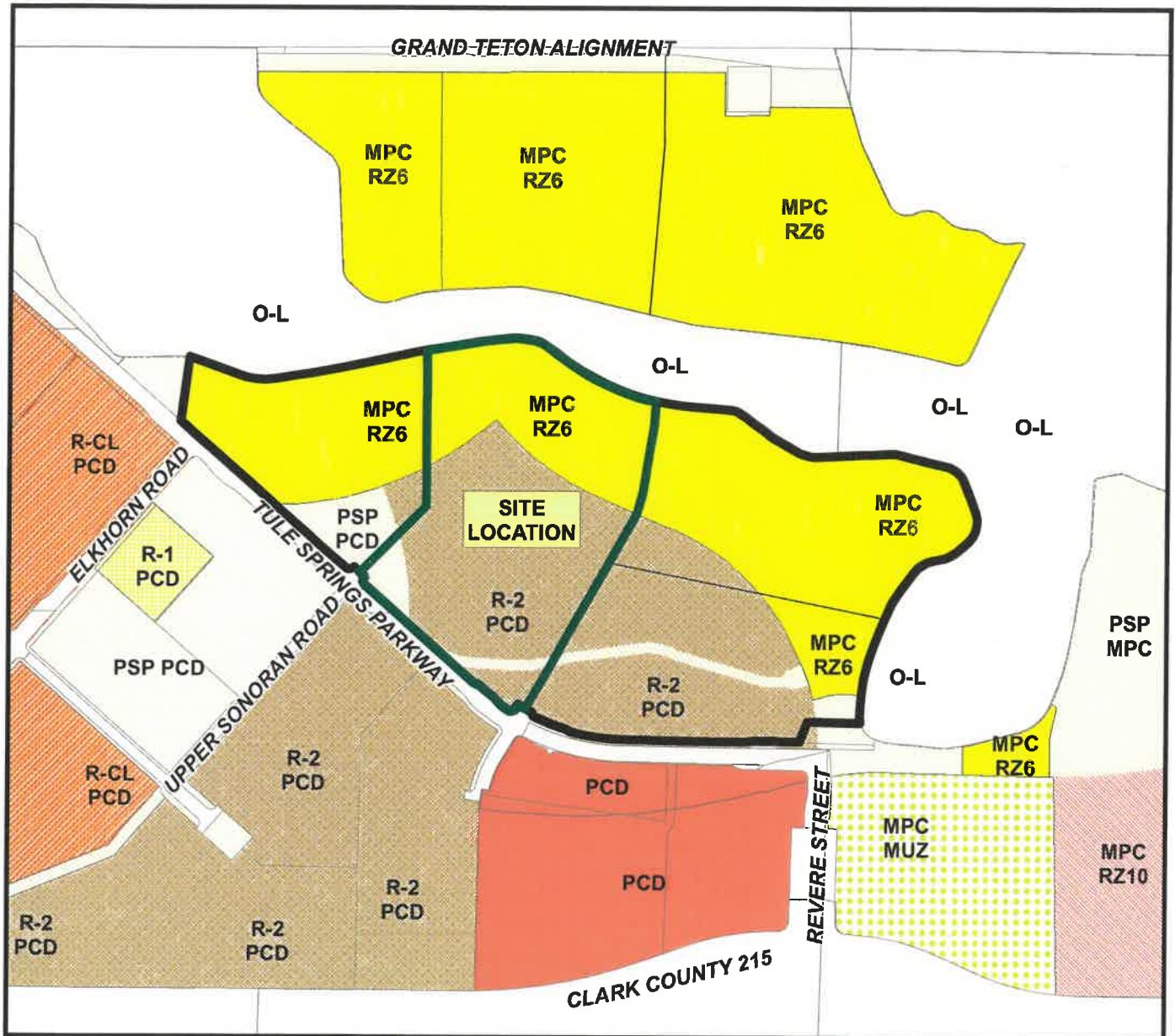
CLARK COUNTY NV





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: DR Horton
 Application: Property Reclassification
 Request: From an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to an R-CL PCD (Medium Density Residential Planned Community District)
 Project Info: Northwest corner of Tule Springs Parkway and Englington Street
 Case Number: ZN-000033-2022

12/13/2022

