USE FOR: *Residential Subdivision with Common Elements*

PREPARED BY: CITY OF HENDERSON, SURVEY DIVISION
LAST REVISED DATE: 1/2/2014

OWNER'S CERTIFICATE & DEDICATION

I (WE) _____ (OWNER'S NAME) _____, DO(ES) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PARCEL OF LAND THAT IS SHOWN UPON THE PLAT OF _____ (SUBDIVISION NAME) _____ AND DO(ES) HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF N.R.S. CHAPTER 278, AND DO(ES) HEREBY OFFER AND DEDICATE ALL PUBLIC RIGHTS-OF-WAY, STREETS, AND EASEMENTS AS INDICATED AND OUTLINED HEREON TO THE CITY OF HENDERSON FOR THE USE OF THE PUBLIC OR AS INDICATED OTHERWISE.

FURTHERMORE I (WE), THE UNDERSIGNED OWNER(S) OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY THE FOLLOWING NON-EXCLUSIVE UTILITY/USE EASEMENTS,
1) TO THE CITY OF HENDERSON OVER ALL AREAS DESIGNATED AS "PRIVATE STREETS" AND "COMMON ELEMENTS" ALONG WITH AN ADDITIONAL FIVE FEET ABUTTING PUBLIC AND PRIVATE STREETS FOR TRAFFIC CONTROL DEVICES, STREET LIGHTS, BUS SHELTER FACILITIES, WATER AND SEWER FACILITIES/APPURTENANCES, TOGETHER WITH AN ADDITIONAL TWO FEET AROUND TRAFFIC CONTROL EQUIPMENT, STREET LIGHTS, BUS SHELTER FACILITIES, WATER AND SEWER FACILITIES/APPURTENANCES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, FINAL REMOVAL AND/OR ABANDONMENT OF SAID FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO,
2) TO NEVADA POWER COMPANY d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, SOUTHWEST GAS CORPORATION AND COX COMMUNICATION, LAS VEGAS INC., THEIR SUCCESSOR'S AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT (N.U.E.) OVER ALL AREA'S DESIGNATED AS "PRIVATE STREETS" AND "COMMON ELEMENTS" AND A THREE-FOOT WIDE UTILITY EASEMENT (U.E.) ON ALL SIDE PROPERTY LINES FOR UNDERGROUND SERVICES TO METER PANELS,
3) TO NEVADA POWER COMPANY d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, SOUTHWEST GAS CORPORATION AND COX COMMUNICATIONS, LAS VEGAS INC., THEIR SUCCESSOR'S AND ASSIGN'S, A FIVE FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT (N.U.E.) ABUTTING PUBLIC OR PRIVATE STREETS FOR ABOVE GROUND TRANSFORMERS, TELEPHONE EQUIPMENT PADS, UNDERGROUND CABLES AND CONDUITS. WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF THE EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK AND AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND POWER, TELEPHONE, GAS LINES, CABLE T.V. AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

FURTHERMORE, _____ (OWNERS NAME)
DO(ES) HEREBY WAIVE DIRECT ACCESS RIGHTS FROM ALL LOTS WITHIN THE SUBDIVISION, INCLUDING BUT NOT LIMITED TO, VEHICULAR AND PEDESTRIAN ACCESS, TO THE FOLLOWING STREETS:

(NAME THE STREETS THAT ARE APPLICABLE)

THIS WAIVER OF ACCESS RIGHTS SHALL BE A COVENANT ATTACHED TO THE LAND AND PASS WITH EACH AND EVERY PORTION OF THIS SUBDIVISION AND SHALL HAVE THE FORCE AND EFFECT OF A COVENANT RUNNING WITH THE LAND.

DATED THIS _____ DAY OF _____, 20__

_____
(PRINT NAME & TITLE OF OWNER)

ACKNOWLEDGMENT

STATE OF NEVADA
SS
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____(DATE)_____ BY _____(OWNERS NAME)_____

_____
(PRINT NOTARY'S NAME)
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

SEAL

MY COMMISSION EXPIRES _____(DATE)_____

DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

_____
DIVISION OF WATER RESOURCES
(PRINT NAME)

UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

_____ _____
CITY OF HENDERSON, DEPARTMENT OF UTILITY SERVICES — DATE
DONALD E. PELISSIER, P.E.

_____ _____
SOUTHWEST GAS CORP. — DATE
(PRINT NAME)

_____ _____
NEVADA POWER COMPANY d/b/a NV ENERGY — DATE
(PRINT NAME)

_____ _____
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK — DATE
(PRINT NAME)

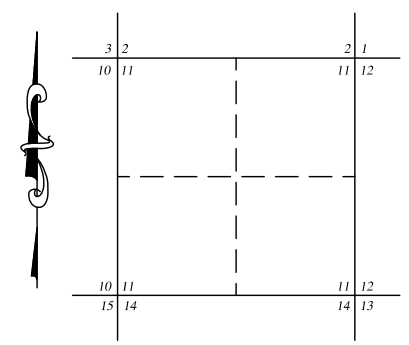
_____ _____
COX COMMUNICATIONS LAS VEGAS INC. — DATE
(PRINT NAME)

FINAL MAP
SUBDIVISION NAME
A COMMON INTEREST COMMUNITY
DESCRIPTION / BOOK & PAGE INFORMATION
SECTION, TOWNSHIP & RANGE, M.D.M.
CITY OF HENDERSON
CLARK COUNTY, NEVADA

Template

(NOTE: IF MAPPING PRIVATE STREETS, INCLUDE THE FOLLOWING ON THE MAP: A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE UPON AND OVER ALL PORTIONS DELINEATED AS A PRIVATE STREET IS GRANTED WITH THIS MAP FOR THE BENEFIT OF ALL LOTS SHOWN HEREON.)

(NOTE: MINIMUM 1/4 SECTION SURVEY ANALYSIS REQUIRED.)



VICINITY MAP
NO SCALE

(NOTE: ADD A VICINITY MAP SHOWING A NOMINAL SECTION LAYOUT WITH THIS PROJECT'S LOCATION SHOWN WITHIN THAT SECTION OR SECTIONS.)

SURVEYOR'S CERTIFICATE

I, (NAME OF SURVEYOR), A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT :

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF _____(OWNERS NAME)_____
2. LANDS SURVEYED LIE WITHIN _____(ALIQUOT INFORMATION, SECTION, TOWNSHIP, RANGE)_____ AND THE SURVEY WAS COMPLETED ON _____(DATE)_____, 20__.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

(OR)

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

_____
(NAME OF SURVEYOR)
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. (XXXX)

SEAL

SHEET (#) OF (#)

CITY SURVEYOR'S CERTIFICATE

I, MICHAEL KIDD, CITY SURVEYOR OF THE CITY OF HENDERSON, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THIS_____DAY OF_____,20__, I DID EXAMINE THE FINAL MAP OF _____, THAT SAID MAP IS TECHNICALLY CORRECT AND THAT **(1)** THE MONUMENTS AS SHOWN ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED **(OR 2)** THE MONUMENTS HAVE NOT BEEN SET AND THAT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE _____.

_____ _____
MICHAEL KIDD, PLS 12141 — DATE
CITY SURVEYOR
CITY OF HENDERSON

COMMUNITY DEVELOPMENT APPROVAL

I, STEPHANIE GARCIA-VAUSE, THE COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR, HEREBY APPROVE THE FINAL MAP (SUBDIVISION NAME) _____ OF _____,
AND ACCEPT ON BEHALF OF THE PUBLIC, PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER FOR DEDICATION, THAT SAID MAP IS CONSISTENT WITH THE APPROVED TENTATIVE MAP, AND THAT IT COMPLIES WITH THE CITY OF HENDERSON DEVELOPMENT CODE AND ALL APPLICABLE REGULATIONS. FURTHERMORE, THE APPROVAL OF SAID FINAL MAP DOES NOT AUTHORIZE OR ENTITLE THE APPLICANT TO CONSTRUCT THE PROJECT REFERRED TO IN SUCH APPLICATION OR TO RECEIVE FURTHER DEVELOPMENT APPROVALS, GRADING PERMITS OR BUILDING PERMITS. THE CITY MUST FIRST EXECUTE A WATER SERVICE COMMITMENT BEFORE APPLICANT SHALL HAVE ANY CLAIM OF ENTITLEMENT TO CONSTRUCT THE PROJECT OR TO RECEIVE ANY GRADING OR BUILDING PERMITS.

_____ _____
STEPHANIE GARCIA-VAUSE — DATE
COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR
CITY OF HENDERSON

LEGAL DESCRIPTION

(A FULL METES AND BOUNDS DESCRIPTION IS NOT NECESSARY IF SUBDIVIDING A LOT OR PARCEL OF A PREVIOUSLY RECORDED MAP. REFERENCE LOT, PARCEL, MAP, AND RECORDING INFORMATION.)

BASIS OF BEARINGS

(DESCRIPTION AND MAP REFERENCE)

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A (PUBLIC, PRIVATE) WATER SUPPLY AND A (COMMUNITY, INDIVIDUAL) SYSTEM(S) FOR DISPOSAL OF SEWAGE.

_____ _____
(PRINT NAME) — DATE

SUBDIVISION GUARANTEE

PER SEPARATE DOCUMENT RECORDED IN BOOK _____INSTRUMENT _____ .

(THIS DOCUMENT MUST BE RECORDED PRIOR TO RECORDATION OF THE FINAL MAP AND THE RECORD INFORMATION PLACED ON THE FINAL MAP.)

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

CFMA 20_____

FINAL MAP
SUBDIVISION NAME
A COMMON INTEREST COMMUNITY
DESCRIPTION / BOOK & PAGE INFORMATION
SECTION, TOWNSHIP & RANGE, M.D.M.
CITY OF HENDERSON
CLARK COUNTY, NEVADA

COMPANY NAME
ADDRESS, CITY, STATE, ZIP
PHONE NUMBER

No. _____
FILED AT THE REQUEST OF
_____
DATE _____ AT _____
BOOK _____ PAGE _____
OF PLATS
OFFICIAL RECORDS BOOK
No. _____
CLARK COUNTY NEVADA RECORDS
DEBBIE CONWAY – RECORDER
FEE_____ _____ DEPUTY