

USE FOR: Residential Subdivision

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

OWNER'S CERTIFICATE & DEDICATION

I (WE) _____ (OWNER'S NAME) _____ (DOES) 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 (DOES) HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF N.R.S. CHAPTER 278, AND (DOES) 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: "PRIVATE STREETS" ALONG WITH AN ADDITIONAL FIVE FEET ABUTTING PUBLIC AND PRIVATE STREETS FOR TRAFFIC CONTROL DEVICES, STREET LIGHTS, BUS SHELTER FACILITIES, WATER AND SEWER FACILITIES/APPLICANCES AND AN ADDITIONAL TWO FEET AROUND TRAFFIC CONTROL EQUIPMENT, STREET LIGHTS, BUS SHELTER FACILITIES, WATER AND SEWER FACILITIES/APPLICANCES 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 SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT (U/E) OVER ALL AREAS DESIGNATED AS "PRIVATE STREETS" AND "THREE-FOOT WIDE UTILITY EASEMENT (U/E)" ON ALL SIDE PROPERTY LINES FOR UNDERGROUND OVERHEAD 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 SUCCESSORS AND ASSIGNS, THE FIVE FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT (U/E) HAS THREE PIPING PARALLEL 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, TOGETHER WITH 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 APPLICANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS HERETO.

FURTHERMORE _____ (OWNER'S NAME) (DOES) 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__

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK
SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ (DATE) BY _____ (OWNER'S NAME)



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.

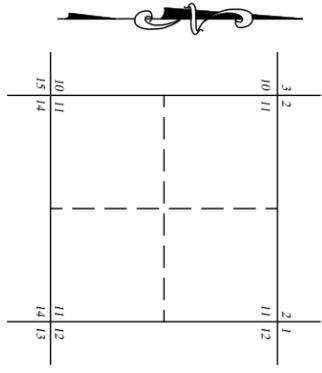
- CITY OF HENDERSON, DEPARTMENT OF UTILITY SERVICES
DONALD E. PELUSSER, P.E. DATE _____
- SOUTHWEST GAS CORP.
(PRINT NAME) DATE _____
- NEVADA POWER COMPANY d/b/a NV ENERGY
(PRINT NAME) DATE _____
- CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK
(PRINT NAME) DATE _____
- COX COMMUNICATIONS LAS VEGAS, INC.
(PRINT NAME) DATE _____

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

Joseph Kido

(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.)



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

SURVEYOR'S CERTIFICATE

- (NAME OF SURVEYOR), A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT :
 - THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF _____ (OWNER'S NAME)
 - LANDS SURVEYED LIE WITHIN (ALTA) (NOT INFORMATION, SECTION, TOWNSHIP, RANGE) AND THE SURVEY WAS COMPLETED ON _____ (DATE) _____ 20__
 - 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.
 - 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 _____ (NAME OF SURVEYOR) AND APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



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 _____ (SUBDIVISION NAME) THAT SAID MAP IS TECHNICALLY CORRECT AND THAT (X) THE MONUMENTS AS SHOWN ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED (OR) (X) 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
CITY SURVEYOR
CITY OF HENDERSON
DATE _____

COMMUNITY DEVELOPMENT APPROVAL

I, STEPHANIE GARGA-VAUSE, THE COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR, HEREBY APPROVE THE FINAL MAP (SUBDIVISION NAME) OF _____ (SUBDIVISION NAME) AND AGREE TO REVALE OF THE PUBLIC PARCELS OF LAND OFFERED FOR DEDICATION AND PLATTED WITHIN THE WITHIN THE CITY OF HENDERSON. I HEREBY CERTIFY THAT SAID MAP IS CONSISTENT WITH THE APPROVAL CODE AND ALL APPLICABLE REGULATIONS 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 GARGA-VAUSE
COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR
CITY OF HENDERSON
DATE _____

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 PLAGED 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 _____	No. _____
SUBDIVISION NAME	FILED AT THE REQUEST OF _____
DESCRIPTION / BOOK & PAGE INFORMATION	DATE _____ AT _____
SECTION, TOWNSHIP & RANGE, M.D.M.	BOOK _____ PAGE _____
CITY OF HENDERSON	OF FLATS _____
CLARK COUNTY, NEVADA	OFFICIAL RECORDS BOOK No. _____
COMPANY NAME	CLARK COUNTY NEVADA RECORDS
ADDRESS, CITY, STATE, ZIP	DEBBIE CONWAY - RECORDER
PHONE NUMBER	DEPUTY FEE _____