

OWNER'S CERTIFICATE & DEDICATION

I (WE) DO HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PARCEL OF LAND THAT IS SHOWN UPON THIS PLAT OF: \_\_\_\_\_ (OWNER'S NAME) \_\_\_\_\_ (SUBDIVISION NAME)

I (WE) DO CONSENT TO THE PREPARATION AND RECORDEATION OF THIS MAP 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. IN ADDITION, THE OWNER(S) DOES) HEREBY GRANT AND CONVEY A NON-EXCLUSIVE UTILITY/USE EASEMENT OVER ALL AREAS NOT OCCUPIED BY ANY BUILDINGS OR STRUCTURES ALONG WITH AN ADDITIONAL FIVE-FOOT STRIP ABUTTING ALL PUBLIC STREETS TO THE CITY OF HENDERSON FOR PUBLIC FACILITIES SUCH AS, BUT NOT LIMITED TO, DRAINAGE FACILITIES, TRAFFIC CONTROL DEVICES, STREET LIGHTS, TELECOMMUNICATION FACILITIES, INFORMATION TECHNOLOGY EQUIPMENT, BUS SHELTER FACILITIES, PUBLIC TRANSPORTATION FACILITIES, FOR PEDESTRIAN, BICYCLE AND VEHICULAR USE, WATER AND SEWER FACILITIES/APURTANCES, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REMOVAL AND/OR ABANDONMENT OF SAID FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERE TO.

FURTHERMORE, WE THE UNDERSIGNED OWNER(S) OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT AND CONVEY THE FOLLOWING NON-EXCLUSIVE UTILITY/USE EASEMENTS:

1) 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 (NUE.) OVER ALL AREAS NOT OCCUPIED BY ANY BUILDINGS OR STRUCTURES FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND TELEPHONE, GAS, POWER AND CABLE TV LINES AND FOR ABOVE GROUND APPURTENANCES AND FOR ELECTRIC TRANSFORMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERE TO.

FURTHERMORE, \_\_\_\_\_ (OWNER'S NAME) DOES) HEREBY MAKE 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 OR STATE NONE, THIS WAIVER MUST BE SHOWN)

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 OWNER'S NAME & TITLE \_\_\_\_\_

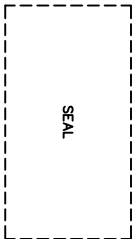
ACKNOWLEDGMENT

STATE OF NEVADA  
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ (DATE) BY \_\_\_\_\_ (OWNER'S NAME)

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

MY COMMISSION EXPIRES \_\_\_\_\_ (DATE)



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  
BRIAN L. COOMBS, P.E.

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 \_\_\_\_\_

(SEE AMENDMENT TEMPLATE FOR AGENCY AND UTILITY  
APPROVAL REQUIRED FOR ALL AMENDED FINAL MAPS)

BASIS OF BEARINGS

(DESCRIPTION AND MAP REFERENCE)

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.

FINAL MAP  
SUBDIVISION NAME  
A COMMERCIAL SUBDIVISION

[OR]

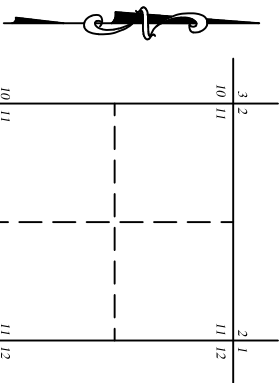
AN INDUSTRIAL SUBDIVISION  
DESCRIPTION / BOOK & PAGE INFORMATION  
SECTION, TOWNSHIP & RANGE, M.D.M.  
CITY OF HENDERSON

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 HEREBON.)

(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.)

VICINITY MAP

NO SCALE

ACKNOWLEDGMENT OF LIMITED WATER COMMITMENT

RECORDATION OF THIS COMMERCIAL SUBDIVISION MAP WILL ESTABLISH A LIMITED WATER COMMITMENT FROM THE CITY OF HENDERSON IN THE AMOUNT OF 1 ACRE FOOT PER YEAR PER LOT.

SURVEYOR'S CERTIFICATE

1. (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 (LANDLOT INFORMATION, SECTION, TOWNSHIP, RANGE)
- AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_ (DATE) \_\_\_\_\_, 20\_\_ (WITHIN 6 MONTHS OF SUBMITTAL)
- THE SURVEY 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY THE SURVEYOR'S APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

(OR)

(NAME OF SURVEYOR)  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. (XXXX)

SEAL

SHEET (#) OF (#)

CITY SURVEYOR'S CERTIFICATE

1. 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 (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  
CITY SURVEYOR  
CITY OF HENDERSON

DATE

COMMUNITY DEVELOPMENT APPROVAL

1. USA CORRADO, THE COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR, HEREBY APPROVE THE FINAL MAP \_\_\_\_\_ (SUBDIVISION NAME)

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 COMPLES WITH THE CITY OF HENDERSON DEVELOPMENT TENTATIVE MAP, AND THAT IT COMPLES FURTHERMORE, THE APPROVAL OF SAID FINAL MAP DOES NOT APPLICABLE REGULATIONS, THE CITY OF HENDERSON DOES NOT ASSURE THE CITY OF HENDERSON WILL 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.

USA CORRADO  
COMMUNITY DEVELOPMENT AND SERVICES DIRECTOR  
CITY OF HENDERSON

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)

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 \_\_\_\_\_

COMMERCIAL SUBDIVISION SHARED RESPONSIBILITIES

ALL PARCELS AND PROPERTY OWNERS WITHIN THIS COMMERCIAL SUBDIVISION, WHETHER OR NOT AN OWNER ASSOCIATION IS FORMED OR WHETHER SUCH ASSOCIATION IS ACTIVE, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR MAINTAINING ANY COMMON OR OPEN SPACE AREAS OR ANY PARCELS DEEDED TO AN OWNER ASSOCIATION WITHIN THE COMMERCIAL SUBDIVISION, IN COMPLIANCE WITH ALL APPLICABLE CODES, AND SHALL NOT BE RELIEVED OF INDIVIDUAL RESPONSIBILITY FOR COMPLYING WITH ALL CONDITIONS OF APPROVAL OF THE COMMERCIAL SUBDIVISION BY THE FORMATION OF AN OWNER'S ASSOCIATION. THIS SUBDIVISION SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THIS COMMERCIAL SUBDIVISION. ALL PROPERTY OWNERS WITHIN THIS COMMERCIAL SUBDIVISION HEREBY GRANT ALL RIGHTS AND PERMISSIONS NECESSARY WHETHER IN THE FORM OF AN EASEMENT, PERMIT OR OTHER GRANT, TO ALL OTHER PROPERTY OWNERS WITHIN THE COMMERCIAL SUBDIVISION FOR ALL SHARED RESPONSIBILITIES, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, FIRE SYSTEM COMPONENTS, AND UTILITY ACCESS, REPAIR AND MAINTENANCE.

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.H.S. 278:5895

CNAP 20 \_\_\_\_\_

FINAL MAP

SUBDIVISION NAME  
A COMMERCIAL SUBDIVISION

(OR)

AN INDUSTRIAL SUBDIVISION  
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