

USE FOR: Residential Subdivision with Common Elements

PREPARED BY: CITY OF HENDERSON, SURVEY DIVISION
LAST REVISED DATE: 11/29/2022

OWNER'S CERTIFICATE & DEDICATION

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

I (WE) DO CONSENT TO THE PREPARATION AND RECORPTION OF THIS MAP AND, DOES) HEREBY
OFFER AND DEDICATE TO THE PREPARATION AND RECORPTION OF THIS MAP AND, DOES) HEREBY
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 DESIGNATED AS "PRIVATE STREETS," "COMMON ELEMENTS"
WITH AN ADDITIONAL FIVE-FOOT STRIP ABUTTING ALL PUBLIC AND PRIVATE STREETS TO THE CITY OF
HENDERSON FOR PUBLIC FACILITIES SUCH AS, BUT NOT LIMITED TO, DRAINAGE FACILITIES, TRAFFIC
EQUIPMENT, BUS SHELTER FACILITIES, PUBLIC TRANSPORTATION FACILITIES, INFORMATION TECHNOLOGY
AND VEHICULAR USE, WATER AND SEWER FACILITIES/APURTANCES, FOR THE CONSTRUCTION,
OPERATION, MAINTENANCE, FINAL REMOVAL AND/OR ABANDONMENT OF SAID FACILITIES TOGETHER
WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

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 COMMUNICATIONS, LAS VEGAS INC., THEIR
SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT (N.U.E.) OVER ALL AREAS
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,
2) 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, 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
NO SIDEWALK EXISTS, THE EASEMENT SHALL BE 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
APURTANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

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 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 OWNERS NAME & TITLE _____

ACKNOWLEDGMENT

STATE OF NEVADA SS
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) _____

SEAL

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 _____

BRIAN L. COOMBS, 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)

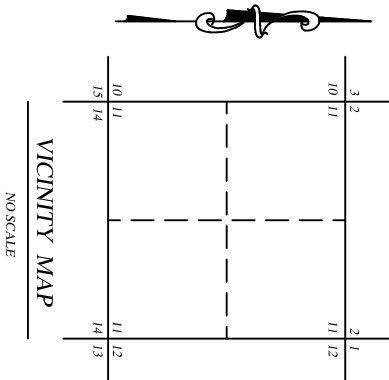
(SEE AMENDMENT TEMPLATE FOR AGENCY AND UTILITY
APPROVAL REQUIRED FOR ALL AMENDED FINAL MAPS)

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.)



(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 :

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION AT THE INSTANCE OF _____ (OWNER'S NAME)
- LANDS SURVEYED LIE WITHIN (ALLOTMENT INFORMATION, SECTION, TOWNSHIP, RANGE),
AND THE SURVEY WAS COMPLETED ON _____ (DATE) _____, 20__ (WITHIN 6 MONTHS OF SUBMITTAL)
- THIS PLAT COMPLES 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)
- 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

OWNER SHARED RESPONSIBILITIES

ALL PARCELS AND PROPERTY OWNERS WITHIN THE BOUNDARY OF THIS 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 SUBDIVISION, IN COMPLIANCE WITH ALL APPLICABLE CODES, AND SHALL
NOT BE RELIEVED OF INDIVIDUAL RESPONSIBILITY FOR COMPLYING WITH ALL CONDITIONS OF APPROVAL OF THE
SUBDIVISION BY THE FORMATION OF AN OWNER'S ASSOCIATION. THIS JOINT AND SEVERAL RESPONSIBILITY SHALL
REMAIN FOR THE LIFE OF THIS SUBDIVISION. ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION HEREBY GRANT
ALL RIGHTS AND PERMISSIONS NECESSARY, WHETHER IN THE FORM OF AN EASEMENT, PERMIT OR OTHER
LEGAL INSTRUMENT, TO THE CITY OF HENDERSON, CLARK COUNTY, NEVADA, AND THE CLARK COUNTY RECORDERS,
INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, AND UTILITY ACCESS, REPAIR AND MAINTENANCE.

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, USA CORRAO, 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 CONJUNCTION WITH THE TERMS OF THE OFFER OF DEDICATION, THAT
THE CITY OF HENDERSON HAS REVIEWED THE MAP AND DETERMINED THAT THE MAP
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.

USA CORRAO
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.)

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) _____

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 SERVICE DISPOSAL WATER POLLUTION, WATER QUALITY AND
WATER SUPPLY FACILITIES AND IS PRECIGATED UPON PLANS FOR A (PUBLIC, PRIVATE)
WATER SUPPLY AND A (COMMUNITY, INDIVIDUAL) SYSTEM(S) FOR DISPOSAL OF SEWAGE.

(PRINT NAME) _____ DATE _____

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

SHEET (#) of (#) CMAP 20 _____

FINAL MAP	No. _____
SUBDIVISION NAME	FILED AT THE REQUEST OF
A COMMON INTEREST COMMUNITY	
DESCRIPTION / BOOK & PAGE INFORMATION	DATE _____ AT _____
SECTION, TOWNSHIP & RANGE, M.D.M.	BOOK _____ PAGE _____
CITY OF HENDERSON	OF PLATS
CLARK COUNTY, NEVADA	OFFICIAL RECORDS BOOK
COMPANY NAME	No. _____
ADDRESS, CITY, STATE, ZIP	CLARK COUNTY NEVADA RECORDS
PHONE NUMBER	DEBBIE CONWAY – RECORDER
	FEE _____ DEPUTY