

# Final Map Common Interest Community Certificates

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## OWNER'S CERTIFICATE AND DEDICATION

I, (WE) OWNER'S NAME CERTIFY TO BEING THE OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF SUBDIVISION NAME AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON. I (WE) DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND HEREBY OFFER AND DEDICATE ALL PUBLIC RIGHTS-OF-WAY, STREETS, AND EASEMENTS AS INDICATED AND OUTLINED HEREON TO THE CITY OF NORTH LAS VEGAS FOR THE USE OF THE PUBLIC, OR AS INDICATED OTHERWISE, PER THE REQUIREMENTS OF N.R.S. 278.010 TO 278.630, INCLUSIVE, AND TITLE 16 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE. IN ADDITION, I (WE) DO HEREBY GRANT AND CONVEY A NON-EXCLUSIVE UTILITY/USE EASEMENT OVER ALL AREAS DESIGNATED AS "PRIVATE STREETS" AND "COMMON ELEMENTS", WITH AN ADDITIONAL SIX FOOT (6') BY SIX FOOT (6') EASEMENT AROUND ALL FIRE HYDRANTS, AND A FIVE FOOT (5') STRIP ABUTTING ALL PUBLIC AND PRIVATE STREETS TO THE CITY OF NORTH LAS VEGAS FOR PUBLIC FACILITIES SUCH AS, BUT NOT LIMITED TO, DRAINAGE FACILITIES, TRAFFIC CONTROL DEVICES, STREET LIGHTS, TELECOMMUNICATION FACILITIES, INFORMATION TECHNOLOGY EQUIPMENT, FIRE HYDRANTS, BUS SHELTER FACILITIES AND PUBLIC TRANSPORTATION FACILITIES FOR PEDESTRIANS, WATER AND SEWER FACILITIES/APPURTENANCES, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RELOCATION, FINAL REMOVAL AND/OR ABANDONMENT OF SAID FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

FURTHERMORE, I (WE) DO HEREBY GRANT AND CONVEY THE FOLLOWING NON-EXCLUSIVE UTILITY/USE EASEMENTS 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 ASSIGNS:

1) A NON-EXCLUSIVE UTILITY EASEMENT OVER ALL AREAS DESIGNATED AS "PRIVATE STREETS", "COMMON ELEMENTS", AND A THREE FOOT (3') WIDE UTILITY EASEMENT ON ALL SIDE PROPERTY LINES AND ALONG ALL UNDER GROUND SERVICES TO METER PANELS.

2) A 5 FOOT (5') WIDE NON-EXCLUSIVE UTILITY EASEMENT ABUTTING PUBLIC OR PRIVATE STREETS FOR ABOVE GROUND TRANSFORMERS, TELEPHONE EQUIPMENT PADS AND UNDERGROUND CABLES AND CONDUITS. WHERE NO SIDEWALKS EXIST, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FOOT (10') DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB ADJACENT TO SAID PUBLIC OR PRIVATE STREET, AND AN ADDITIONAL TWO FEET (2') AROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, FINAL REMOVAL AND/OR ABANDONMENT OF UNDERGROUND POWER, TELEPHONE, GAS LINES, CABLE TV AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

FURTHERMORE, I (WE) DO HEREBY WAIVE DIRECT ACCESS RIGHTS FROM ALL LOTS WITHIN THIS 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 THE SUBDIVISION AND SHALL HAVE THE FORCE AND EFFECT OF A COVENANT RUNNING WITH THE LAND.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(OWNER)  
\_\_\_\_\_  
BY: (NAME), (TITLE)

**SURVEYOR'S CERTIFICATE**

I, SURVEYOR'S NAME, 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 \_\_\_\_\_.
- 2) THE LANDS SURVEYED LIE WITHIN THE 1/4 OF SECTION     , TOWNSHIP      SOUTH, RANGE      EAST, M.D.M., CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON DATE.
- 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, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

**OR**

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

*SURVEYOR'S NAME*  
*SURVEYOR'S LICENSE NUMBER*



**APPROVAL CERTIFICATE**

I HEREBY CERTIFY THAT THIS FINAL OF SUBDIVISION NAME IS APPROVED, AND ACCEPT ON BEHALF OF THE PUBLIC, ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION. FURTHERMORE, THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE PLANNING AND ZONING ACT OF THE STATE OF NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
MICHAEL HUDGEONS, P.E.  
DIRECTOR PUBLIC WORKS  
CITY OF NORTH LAS VEGAS

\_\_\_\_\_  
DATE

**DIRECTOR OF LAND DEVELOPMENT AND COMMUNITY SERVICES  
CERTIFICATE**

I HEREBY CERTIFY THIS MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Alfredo Melesio, Jr., AICP, EDFP  
DIRECTOR OF LAND DEVELOPMENT AND COMMUNITY SERVICES

**CITY SURVEYOR'S CERTIFICATE**

I, GARY M. HANCOCK, CITY SURVEYOR FOR THE CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I DID EXAMINE THIS FINAL MAP, THAT IT IS TECHNICALLY CORRECT AND THAT, IF THE MONUMENTS HAVE NOT BEEN SET, A PROPER FINANCIAL GUARANTEE HAS BEEN POSTED GUARANTEEING THEIR SETTING ON OR BEFORE DATE.

\_\_\_\_\_  
GARY M. HANCOCK, P.L.S. 19757  
CITY SURVEYOR  
CITY OF NORTH LAS VEGAS

\_\_\_\_\_  
DATE

**DIVISION OF WATER RESOURCES CERTIFICATE**

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

\_\_\_\_\_  
DATE

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

\_\_\_\_\_  
SOUTHERN NEVADA HEALTH DISTRICT

\_\_\_\_\_  
DATE