

APPENDIX E

REQUIRED CERTIFICATES (FINAL MAP)

A. Owner's Certificate

1. For residential subdivisions other than planned unit developments and condominium developments, the Owner's Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

\_\_\_\_\_, do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown upon the plat of \_\_\_\_\_, do hereby consent to the preparation and recordation of this plat, and do hereby:

- Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated and outlined hereon, for the use of the public; and
- Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner(s) does/do hereby grant and convey to Nevada Power Company and Embarq Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and \_\_\_\_\_ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable

television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement right shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. (This paragraph to be used only if a trail is being granted or dedicated to the City.)

Further, the undersigned owner(s) hereby grant(s) and convey(s) to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, traffic signal, conduit and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

2. For commercial subdivision, planned unit development and condominium developments, the Owner's Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

\_\_\_\_\_, do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown upon the plat of \_\_\_\_\_, do hereby consent to the preparation and recordation of this plat, and do hereby:

- Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated and outlined hereon, for the use of the public; and
- Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner(s) does/do hereby grant and convey to Nevada Power Company and Embarq Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and \_\_\_\_\_ (any other utilities authorized to provide service) jointly and severally, and to their respective successors and assigns, a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of street lights, if any, and fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement right shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. (This paragraph to be used only if a trail is being granted or dedicated to the City.)

Further, the undersigned owner(s) hereby grant(s) and convey(s) to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building, for the construction, maintenance, operation and final removal of public street lights, if any, traffic signals, conduits and appurtenances, and public fire hydrants, together with the right of ingress to and egress therefrom.

3. For reversionary final maps, or reversions to acreage involving final maps, the Owner's Certificate shall be in substantially the following form:

\_\_\_\_\_, does hereby certify that (I/we) am/are the owner(s) of the parcel(s) of land which is/are shown within the boundary of this plat and does/do consent to the preparation and recordation of this plat for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

#### **B. Surveyor's Certificate**

- (1) Final Subdivision Maps



(Section, Township, Range, Meridian).

- 3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
- 4. This map has been prepared from information shown on (list recording information for map or maps). No responsibility is assumed for the existence of the monuments or for correctness of other information shown on or copied from said map(s).

\_\_\_\_\_  
Name of Surveyor

\_\_\_\_\_  
\*License/Registration No. and Seal

\*Map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

**C. Certificate of City Surveyor**

I, \_\_\_\_\_(name)\_\_\_\_\_, City Surveyor of the City of Las Vegas, do hereby certify that I have examined the final subdivision map of \_\_\_\_\_(name of subdivision)\_\_\_\_\_ and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before \_\_\_\_\_ (date certain to be determined by City personnel) \_\_\_\_\_.

(If a reversionary final map, no monument statement is needed)

\_\_\_\_\_  
City Surveyor, PLS

\_\_\_\_\_  
Date

**D. Certificate of District Board of Health**

This final map is approved by the Southern Nevada 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 the disposal of sewage.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

Southern Nevada District Board of Health  
(Print name under signature)

**E. Certificate of Water Resources Division**

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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Division of Water Resources  
(Print name under signature)

**F. Certificate of Director of Planning and Development**

(1) Final Subdivision Maps

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director of Planning and Development  
(Print name under signature)

(2) Reversionary Final Maps

I certify that the Director of Planning and Development, on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, did approve this map, in accordance with NRS 278.010 to 278.630, inclusive, for the purposes of reverting to acreage the property described herein.

\_\_\_\_\_  
Date

Director of Planning and Development  
(Print name under signature)

**G. Certificate of Easement Recipients**

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

\_\_\_\_\_

\_\_\_\_\_  
Date

(Print name under signature)

Nevada Power Company

\_\_\_\_\_

\_\_\_\_\_  
Date

(Print name under signature)

Embarq Corporation

\_\_\_\_\_

\_\_\_\_\_  
Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

\_\_\_\_\_

\_\_\_\_\_  
Date

(Print name under signature)

Las Vegas Valley Water District

\_\_\_\_\_

\_\_\_\_\_  
Date

(Print name under signature)

City of Las Vegas, City Engineer

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_  
(Print name under signature)

(Additional Authorized Utility, if any)

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_  
(Print name under signature)

NOTE: Easement recipients are not included on reversionary final maps.

**H. Certificate of Acknowledgment**

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada  
County of Clark

This instrument was acknowledged before me on \_\_\_\_\_ (date)  
by \_\_\_\_\_ name(s) of person(s) \_\_\_\_\_.

\_\_\_\_\_  
(Signature of notarial officer)  
(Seal, if any)

\_\_\_\_\_  
(Title and rank)  
(My commission expires: \_\_\_\_\_)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada



County of Clark

This instrument was acknowledged before me on \_\_\_\_\_ (date)  
by \_\_\_\_\_ name(s) of person(s) \_\_\_\_\_ as  
\_\_\_\_\_ (type of authority, e.g., officer, trustee, etc.) \_\_\_\_\_ of  
\_\_\_\_\_ (name of party on behalf of whom instrument was executed) \_\_\_\_\_.

\_\_\_\_\_  
(Signature of notarial officer)  
(Seal, if any)

\_\_\_\_\_  
(Title and rank)  
(My commission expires: \_\_\_\_\_)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.