

APPENDIX F

REQUIRED CERTIFICATES (PARCEL MAP)

A. Owner's Certificate

1. The Owner's Certificate shown on the parcel 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 hereon, do hereby consent to the preparation and recordation of this parcel map, have caused the land to be surveyed and platted into parcels, 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.

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

_____, do 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 map and do hereby consent to the preparation and recordation of this map for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

B. Surveyor's Certificate

(1) Parcel Maps

I, (name of surveyor), 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 (owner or map applicant).
2. The lands surveyed lie within _____
(Section, Township, Range, Meridian), and the survey was completed on (date of survey).
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. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (date certain to be determined by City personnel) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

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)

(2) Reversionary Parcel Maps

I, (name of surveyor), 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 (owner or map applicant).

2. The lands surveyed lie within _____
(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 parcel map (or reversionary parcel map) and am satisfied that the map is technically correct.

(If monuments have not been set in the case of a parcel map 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 map, no monument statement is needed)

City Surveyor, PLS

Date

D. Certificate of Director of Planning and Development

(1) Parcel Maps

I certify that this parcel 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 Parcel 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)

E. 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 expired: _____)

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.