

# REVERSIONARY PARCEL MAP

DESCRIPTION / FILE & PAGE INFORMATION  
SECTION, TOWNSHIP & RANGE, M.D.M. CLARK COUNTY NEVADA

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 THE ATTACHED MAP. I (WE) DO HEREBY CONSENT TO THE PREPERATION AND RECORDATION OF THE MAP.

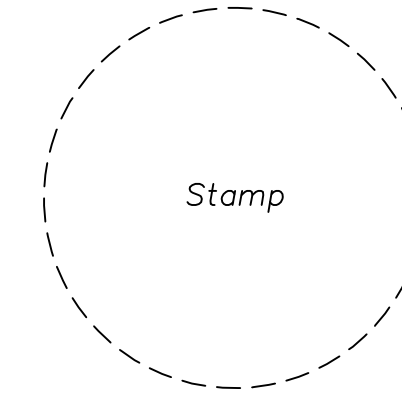
BY: (PRINT OUT NAME OF OWNER ) \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: JURATS AND CERTIFICATES SHALL COMPLY WITH THOSE SHOWN ON THIS EXAMPLE AND/OR THE COUNTY LANGUAGE SHEET. FORMATTING AS SHOWN IS NOT REQUIRED.

COUNTY SURVEYOR'S CERTIFICATE

I, DUSTIN L. CROWTHER, COUNTY SURVEYOR FOR CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, I HAVE EXAMINED THIS REVERSIONARY PARCEL MAP AND THAT IT IS TECHNICALLY CORRECT.

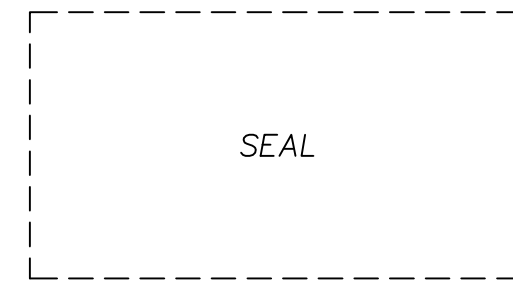
DUSTIN L. CROWTHER, P.L.S  
CLARK COUNTY SURVEYOR  
NEVADA CERTIFICATE NO. 19869



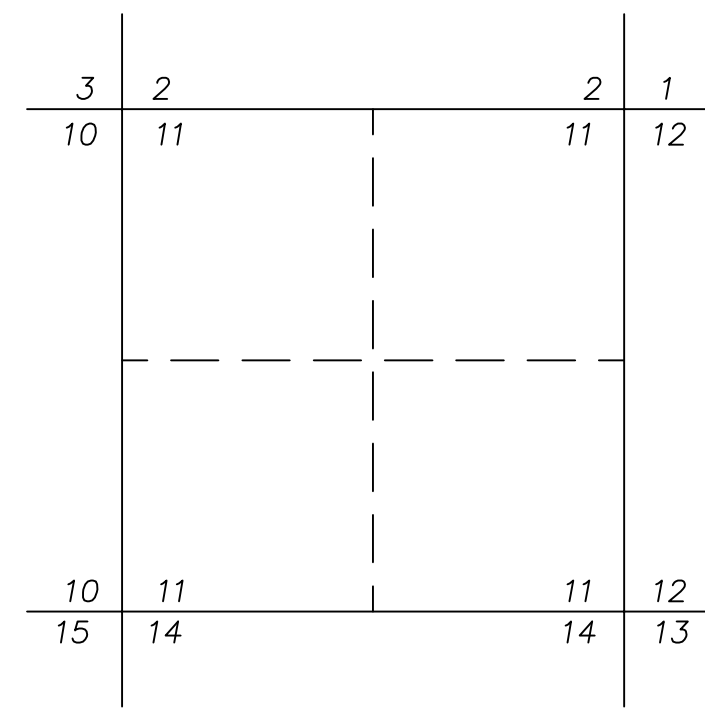
ACKNOWLEDGMENT

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)



Note: ADD A VICINITY MAP SHOWING A NOMINAL SECTION LAYOUT WITH THE PROJECTS LOCATION SHOWN WITHIN THAT SECTION OR SECTIONS.

VICINITY MAP  
NO SCALE

ZONING APPROVAL

APPROVED BY THE CLARK COUNTY CURRENT PLANNING DIVISION OF THE DEPARTMENT OF COMPREHENSIVE PLANNING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

TINA GARRISON-BERMUDEZ  
FOR THE ZONING ADMINISTRATOR

LEGAL DESCRIPTION

FULLY DESCRIBE THE LOTS OR PARCELS THAT ARE BEING REVERTED TO ACREAGE

BASIS OF BEARINGS

(DESCRIPTION AND MAP REFERENCE)

REVERSIONARY NOTE

THE PURPOSE OF THIS MAP IS TO REVERT THE ABOVE DESCRIBED LOTS TO ACREAGE

NOTE

THIS REVERSIONARY PARCEL MAP DOES NOT RELINQUISH AND OR VACATE ANY EASEMENTS THAT EXISTS WITHIN THE BOUNDARY AS SHOWN ON THIS MAP

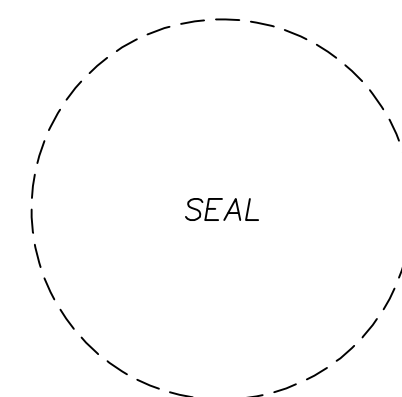
BENEFICIARY STATEMENT

BENEFICIARIES TO RECORD BY SEPARATE DOCUMENT (IF APPLICABLE)

SURVEYOR'S CERTIFICATE

I, (NAME OF SURVEYOR), A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA DO HEREBY CERTIFY THAT THIS REVERSIONARY PARCEL MAP HAS BEEN PREPARED FROM INFORMATION ON THE RECORDED MAP RECORDED IN FILE \_\_\_\_\_, PAGE \_\_\_\_\_ WHICH IS BEING REVERTED. I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF THE MONUMENTS OR FOR CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM THE DOCUMENT.

(NAME OF SURVEYOR)  
PROFESSIONAL LAND SURVEYOR NEVADA  
LICENSE No. (XXXXX)



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

RPM-\_\_-\_\_

SHEET \_\_\_ OF \_\_\_

REVERSIONARY PARCEL MAP	No. _____ FILED AT THE REQUEST OF _____
DESCRIPTION / FILE & PAGE INFORMATION SECTION, TOWNSHIP & RANGE, M.D.M. CLARK COUNTY, NEVADA	DATE _____ AT _____ FILE _____ PAGE _____ OF PARCEL MAPS OFFICIAL RECORDS BOOK
COMPANY NAME ADDRESS, CITY, STATE, ZIP PHONE NUMBER	No. _____ CLARK COUNTY NEVADA RECORDS DEBBIE CONWAY - RECORDER FEE _____ DEPUTY

# COUNTY LANGUAGE

## EASEMENT/ DEDICATION LANGUAGE

AREA TO BE DEDICATED TO CLARK COUNTY PER THIS MAP.

3' STREETLIGHT AND TRAFFIC CONTROL DEVICE EASEMENT GRANTED TO CLARK COUNTY PER THIS MAP TO BE PUBLICLY MAINTAINED. (IF SIDEWALKS ARE ATTACHED)

5' UTILITY AND DRAINAGE EASEMENT GRANTED TO CLARK COUNTY PER THIS MAP TO BE PUBLICLY MAINTAINED. (IF SIDEWALKS ARE DETACHED)

10' PEDESTRIAN ACCESS, STREETLIGHT AND TRAFFIC CONTROL DEVICE EASEMENT GRANTED TO CLARK COUNTY PER THIS MAP TO BE PUBLICLY MAINTAINED. (IF SIDEWALKS ARE DETACHED)

PEDESTRIAN ACCESS EASEMENT GRANTED TO CLARK COUNTY PER THIS MAP TO BE PUBLICLY MAINTAINED. (DRIVEWAYS)

PUBLIC DRAINAGE EASEMENT GRANTED TO CLARK COUNTY PER THIS MAP TO BE PUBLICLY MAINTAINED.

PUBLIC DRAINAGE EASEMENT GRANTED TO CLARK COUNTY PER THIS MAP TO BE PRIVATELY MAINTAINED.

PRIVATE DRAINAGE EASEMENT CREATED PER THIS MAP TO BE PRIVATELY MAINTAINED.

## EASEMENT/DEDICATION LANGUAGE FOR COUNTY OWNED PARCEL

AREA TO BE DEDICATED TO CLARK COUNTY PER THIS MAP.

3' STREETLIGHT AND TRAFFIC CONTROL DEVICE AREA TO BE RESERVED BY THE RECORDATION OF THIS MAP AND TO BE GRANTED TO CLARK COUNTY AS AN EASEMENT WITH THE GRANTORS INITIAL CONVEYANCES. TO BE PUBLICLY MAINTAINED. (IF SIDEWALKS ARE ATTACHED)

5' UTILITY AND DRAINAGE AREA TO BE RESERVED BY THE RECORDATION OF THIS MAP AND TO BE GRANTED TO CLARK COUNTY AS AN EASEMENT WITH THE GRANTORS INITIAL CONVEYANCES. TO BE PUBLICLY MAINTAINED. (IF SIDEWALKS ARE DETACHED)

10' PEDESTRIAN ACCESS, STREETLIGHT AND TRAFFIC CONTROL DEVICE AREA TO BE RESERVED BY THE RECORDATION OF THIS MAP AND TO BE GRANTED TO CLARK COUNTY AS AN EASEMENT WITH THE GRANTORS INITIAL CONVEYANCES. TO BE PUBLICLY MAINTAINED. (IF SIDEWALKS ARE DETACHED)

PEDESTRIAN ACCESS AREA TO BE RESERVED BY THE RECORDATION OF THIS MAP AND TO BE GRANTED TO CLARK COUNTY AS AN EASEMENT WITH THE GRANTORS INITIAL CONVEYANCES. TO BE PUBLICLY MAINTAINED. (DRIVEWAYS)

PUBLIC DRAINAGE AREA TO BE RESERVED BY THE RECORDATION OF THIS MAP AND TO BE GRANTED TO CLARK COUNTY AS AN EASEMENT WITH THE GRANTORS INITIAL CONVEYANCES. TO BE PUBLICLY MAINTAINED.

PRIVATE DRAINAGE EASEMENT CREATED PER THIS MAP TO BE PRIVATELY MAINTAINED.

THE FOLLOWING NOTE WILL ALSO NEED TO BE ADDED TO ALL MAPS IN COUNTY OWNERSHIP: AREAS TO BE RESERVED BY THE RECORDATION OF THIS MAP AND TO BE GRANTED TO CLARK COUNTY AS AN EASEMENT WITH THE GRANTORS INITIAL CONVEYANCES. TO BE PUBLICLY MAINTAINED.

## OTHER LANGUAGE

IF PROCESSING A COMMERCIAL OR INDUSTRIAL FINAL MAP, ADD THE FOLLOWING NOTE TO THE MAP: "EASEMENTS FOR PRIVATE UTILITIES, PRIVATE DRAINAGE, TOGETHER WITH THE RIGHTS OF PRIVATE VEHICULAR AND PEDESTRIAN INGRESS / EGRESS AND PARKING ON ALL AREAS NOT OCCUPIED BY BUILDINGS TO BE RESERVED AND GRANTED FOR ALL DEVELOPMENT PARCELS CREATED WITHIN THIS MAP."

IF PROCESSING A MULTI-LOT, COMMERCIAL ZONED PARCEL MAP, ADD THE FOLLOWING NOTE TO THE MAP: "FOR NONRESIDENTIAL LAND USES THAT ARE SIMILAR OR COMPLEMENTARY, WITH CONSISTENT LEVELS OF INTENSITY AND SIMILAR PARKING STANDARDS, EASEMENTS FOR PRIVATE UTILITIES, PRIVATE DRAINAGE, TOGETHER WITH RIGHTS OF PRIVATE VEHICULAR AND PEDESTRIAN INGRESS/ EGRESS AND PARKING ON ALL AREAS NOT OCCUPIED BY BUILDINGS TO BE RESERVED AND GRANTED FOR ALL DEVELOPMENT PARCELS CREATED WITHIN THIS MAP."

## NOTE

APPLIES TO MAJOR SUBDIVISION FINAL MAP, MINOR SUBDIVISION PARCEL MAP, & BOUNDARY LINE ADJUSTMENT.

PURSUANT TO NRS 278.

## TYPES OF FINAL MAPS

\*\*NOT LIMITED TO THOSE LISTED BELOW\*\*

A RESIDENTIAL SUBDIVISION

A COMMON INTEREST COMMUNITY

A COMMERCIAL SUBDIVISION

AN INDUSTRIAL SUBDIVISION

A COMMERCIAL/RESIDENTIAL CONDOMINIUM SUBDIVISION

A COMMERCIAL/RESIDENTIAL SUBDIVISION

A CONDOMINIUM COMMUNITY

## PRIVATE STREET LANGUAGE

\*\*IF PRIVATE ROADS / STREETS ARE BEING CREATED AS THEIR OWN LOT ON THE MAP ADD THE FOLLOWING LANGUAGE TO THE MAP\*\*

PRIVATE STREET, UTILITY EASEMENT, PRIVATE DRAINAGE EASEMENT AND \*PUBLIC SEWER EASEMENT\* CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED.

\*\*IF THE LOTS ARE MAPPED TO THE CENTERLINE OF A PRIVATE STREET EASEMENT ADD THE FOLLOWING LANGUAGE AND NOTE TO THE MAP\*\* (RS80, RS40, RS20 AND RS10 DISTRICTS ONLY)

PRIVATE STREET EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT AND \*PUBLIC SEWER EASEMENT\* CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED.

EASEMENTS FOR PRIVATE STREETS, UTILITY AND DRAINAGE PURPOSES TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCES OF THE LOTS CREATED BY THE RECORDATION OF THIS MAP

\*PUBLIC SEWER EASEMENT IS REQUIRED IF RIGHTS ARE BEING GRANTED OVER THE PRIVATE STREET ON THE MAP\*

## LANGUAGE FOR MIXED USE MAPS

THE MAP SHALL BE TITLED "COMMERCIAL/RESIDENTIAL" (COMMON INTEREST COMMUNITY, IF REQUIRED).

A NOTE MUST BE PLACED ON THE MAP STATING THE RESIDENTIAL PORTION IS SUBJECT TO NRS 116, 117 AND 278 AND THE COMMERCIAL PORTION IS SUBJECT TO NRS 625 AND 278.325.

THE SPECIFIC EXTENTS OF THE RESIDENTIAL PORTIONS AND COMMERCIAL PORTIONS SHALL BE CLEARLY DELINEATED.

## JURATS FOR MAJOR PROJECTS

### (SUMMERLIN, RHODES RANCH AND COYOTE SPRINGS)

#### COUNTY SURVEYORS CERTIFICATE:

I, DUSTIN L. CROWTHER, COUNTY SURVEYOR FOR CLARK COUNTY NEVADA, DO HEREBY CERTIFY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, I DID EXAMINE THIS MAP AND THAT IT IS TECHNICALLY CORRECT.

DUSTIN L. CROWTHER P.L.S  
CLARK COUNTY SURVEYOR  
NEVADA CERTIFICATE NO. 19869

#### ZONING ADMINISTRATOR APPROVAL:

THIS IS TO CERTIFY THAT THE ZONING ADMINISTRATOR, AS DESIGNATED BY THE BOARD OF COUNTY COMMISSIONERS, APPROVED THIS MAP ON BEHALF OF CLARK COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: TINA GARRISON-BERMUDEZ  
FOR THE ZONING ADMINISTRATOR

#### APPROVAL BY DIRECTOR OF PUBLIC WORKS:

THIS IS TO CERTIFY THAT DIRECTOR OF PUBLIC WORKS AS DESIGNATED BY THE BOARD OF COUNTY COMMISSIONERS, APPROVED AND ACCEPTED 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 SHOWN HEREON.

BY: TINA GARRISON-BERMUDEZ  
FOR THE DIRECTOR OF PUBLIC WORKS  
CLARK COUNTY NEVADA

## OTHER JURATS NOT LISTED ON MAP EXAMPLES

IF THE BENEFICIARY CERTIFICATE IS ON THE MAP:

I/WE, \_\_\_\_\_ DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DEDICATION OF RIGHT-OF-WAY OFFERED IN ACCORDANCE WITH THE OWNERS' CERTIFICATE.

(NAME)

DATE

## RECORDATION TIME FRAME CERTIFICATE

APPLIED TO ALL MINOR SUBDIVISION PARCEL MAPS

PURSUANT TO N.R.S 278.468 THIS MAP MUST BE RECORDED BY \_\_\_\_\_