



LVVWD – SURVEYOR’S EASEMENT SUBMITTAL DOCUMENT CHECKLIST

EXHIBIT A – LEGAL DESCRIPTION (METES AND BOUNDS)			
<input type="checkbox"/>	Document contains a Caption Statement complete with deed or map references formatted appropriately.	<input type="checkbox"/>	The description describes a “Point of Commencement” if applicable.
<input type="checkbox"/>	Document is titled “Exhibit A”	<input type="checkbox"/>	The description describes a “Point of Beginning” or “Beginning” and does it also end at this point.
<input type="checkbox"/>	Pages/sheets numbered correctly? Pages should also include Exhibit B pages.	<input type="checkbox"/>	The document is certified by a Nevada Professional Land Surveyor.
<input type="checkbox"/>	Qualifying calls are used when adjoining to senior limits such as PLSS lines, centerlines, Right-of-Way lines, Parcel Lines, Recorded Easement Lines Etc...	<input type="checkbox"/>	The Easement Area is stated after the description.
<input type="checkbox"/>	The Statement (see Exhibit B attached hereto and made a part hereof) is shown after the description.	<input type="checkbox"/>	The geometry described closes geometrically.
<input type="checkbox"/>	The APN is labeled in the upper left corner of the document, and it is the current APN for the grantor parcel shown on Clark County’s Gizmo GIS application. <i>(APNs will change after a Plat/Parcel Map is recorded and new parcels are created, please use the Parent Parcel APN until the APN’s change)</i>	<input type="checkbox"/>	The geometry described matches the geometry shown on Exhibit B and if applicable matches the geometry shown on the NOT yet recorded Plat/Parcel Map.
<input type="checkbox"/>	No legal statements are shown on the document that state that this is an Exclusive or Non-Exclusive or any other type of easement. (This information should not be shown on Exhibit A)	<input type="checkbox"/>	The geometry does not overlap into property owned by someone else other than the Grantor of this easement.
<input type="checkbox"/>	When describing curves that are Non-Tangent, Radial Lines or lines from the Point of Curvature to the Radius Point are stated.	<input type="checkbox"/>	Curves descriptions state the Radius, Delta Angle, Arc Length and direction traveled
<input type="checkbox"/>	A Basis of Bearings statement is shown, it does describe the line and state the Bearing and it either references a recorded Plat/Parcel Map or Record of Survey or it adheres to the LVVWD requirements for a GPS derived Basis of Bearings Statement.	<input type="checkbox"/>	This document does not refer to any “Future” streets, parcel etc... <i>(If a Plat or Parcel Map are also being prepared for this project this easement will not record until after the Plat or Parcel Map records first.)</i>
<input type="checkbox"/>	Text size is a minimum size of 10-point Times New Roman font as required by NRS 247.110	<input type="checkbox"/>	The document does not contain colored markings to highlighted text on any other part of the document. (other than the certification signature) as required by NRS 247.110
<input type="checkbox"/>	The document provides a 1-inch margin on the left, right and bottom sides of the document as required by NRS 247.110	<input type="checkbox"/>	



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EXHIBIT B – MAP TO ACCOMPANY THE LEGAL DESCRIPTION (METES AND BOUNDS)			
<input type="checkbox"/>	Document is titled “Exhibit B” at the top.	<input type="checkbox"/>	The current Assessor’s Parcel Number (APN) that the easement lies within is listed at the top of the document.
<input type="checkbox"/>	A North Arrow and a Scale shown on the Exhibit. Or Not to Scale in some instances.	<input type="checkbox"/>	The page numbers are numbered correctly and include the page numbers from Exhibit A.
<input type="checkbox"/>	The “Point of Commencement” is labeled on the Exhibit. (if there is a Point of Commencement)	<input type="checkbox"/>	The “Point of Beginning” or “Beginning” is labeled on the Exhibit.
<input type="checkbox"/>	The Exhibit shows all senior lines of title described, the grantor parcel lines, PLSS lines & corners, centerlines, Right-of-ways providing LVVWD legal access to the proposed easement, citations to Deeds, Dedications, Plats, Parcel Maps, Order of Vacations, Recorded Easements or any other documents relevant to the description.	<input type="checkbox"/>	The geometry (bearings, distances, curve data) are labeled from the Point of Commencement to the Point of Beginning (POB) and from the POB closing back to the POB and the geometry of the easement closes.
<input type="checkbox"/>	The Basis of Bearings is labeled graphically on Exhibit B and meets LVVWD & NRS requirements.	<input type="checkbox"/>	The geometry shown on this Exhibit matches the geometry described on Exhibit A and also matches the geometry of the NOT YET RECORDED Plat or Parcel Map.
<input type="checkbox"/>	The Easement Area is labeled on the Exhibit.	<input type="checkbox"/>	A legend for any lines, symbols or abbreviations is shown on the Exhibit.
<input type="checkbox"/>	Legible citations to all recorded legal documents shown on the Exhibits shall be referenced where they can be obtained from Clark County Assessor’s office or the recorders office. If documents cited were recorded prior to January 1970, a copy of those documents should be provided with the Exhibits in the submittal.	<input type="checkbox"/>	A Certification from a Nevada Professional Land Surveyor is shown on Exhibit B. <i>(Note: Surveyors certification date must be on or before the date signed by the easement grantor.)</i>
<input type="checkbox"/>	Text size is a minimum size of 10-point Times New Roman font as required by NRS 247.110	<input type="checkbox"/>	The document does not contain colored markings to highlighted text on any other part of the document. (other than the certification signature) as required by NRS 247.110
<input type="checkbox"/>	The document provides a 1-inch margin on the left, right and bottom sides of the document as required by NRS 247.110	<input type="checkbox"/>	