

# FINAL MAP OF CENTENNIAL JENSEN 5

A COMMON INTEREST COMMUNITY  
A SUBDIVISION OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER  
(NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D. M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

### OWNER'S CERTIFICATE & DEDICATION

D.R. HORTON, INC., A DELAWARE CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

#### CENTENNIAL JENSEN 5

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE PUBLIC STREETS (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND GRANT THE PUBLIC EASEMENTS AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY, CENTRAL TELEPHONE COMPANY, D/B/A CENTURYLINK LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- 1) A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS, NOT OCCUPIED BY ANY BUILDING STRUCTURE;
- 2) AN EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC OR PRIVATE STREETS FOR WATER FACILITIES, FIRE HYDRANTS, GAS LINES, ABOVE GROUND TRANSFORMERS, TELEPHONE EQUIPMENT PADS AND UNDERGROUND DISTRIBUTION LINES WITH ATTACHED APPURTENANCES, EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN BUILDING STRUCTURES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;
- 3) AN ADDITIONAL TWO FOOT WIDE EASEMENT WITHIN THE PLATTED LANDS AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS;
- 4) A PERMANENT EASEMENT OVER ALL AREAS INDICATED HEREON AS PRIVATE STREETS, PUBLIC UTILITY EASEMENTS, OR COMMON ELEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF WATER FACILITIES, FIRE HYDRANTS, GAS LINES, UNDERGROUND WATER, POWER, AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE ABOVE NAMED OWNER DOES HEREBY GRANT AND CONVEY 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 ELEMENTS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC DRAINAGE FACILITIES, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, THERETO, 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. A MINIMUM FIVE FOOT WIDE PEDESTRIAN WALKWAY EASEMENT IS HEREBY GRANTED, OVERLYING ALL SIDEWALKS LOCATED IN COMMON ELEMENTS ABUTTING PUBLIC STREETS, WHERE SUCH SIDEWALKS ARE NOT LOCATED WITHIN PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

*David Jennings* 2/10/20  
BY: David Jennings AS: Vice President DATE  
OF: D.R. HORTON, INC., A DELAWARE CORPORATION

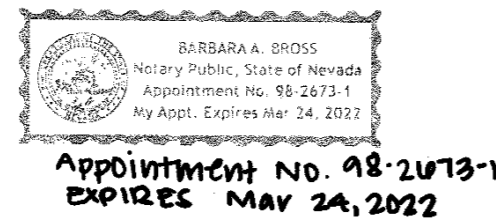
### CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA }  
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-10, 2020

BY: David Jennings  
AS: Vice President  
OF: D.R. HORTON, INC., A DELAWARE CORPORATION

*Barbara A. Bross*  
Barbara A. Bross  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: 3-24-22



### LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D. M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°05'28" WEST, 687.45 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE THEREOF, SOUTH 89°42'45" WEST, 331.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE THEREOF, NORTH 00°01'02" EAST, 667.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE THEREOF, NORTH 89°47'09" EAST, 332.46 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.08 ACRES.

### BASIS OF BEARING

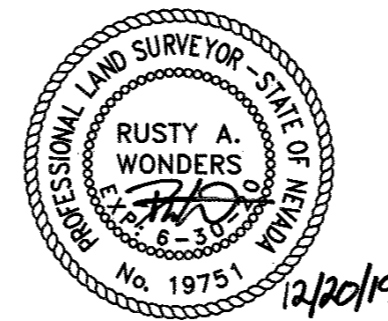
SOUTH 89°47'09" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D. M. AS SHOWN IN BOOK 149, PAGE 27 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

### SURVEYOR'S CERTIFICATE

I, RUSTY A. WONDERS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ATKINS NORTH AMERICA, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF D.R. HORTON, INC., A DELAWARE CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D. M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 25, 2019.
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 AND OCCUPY THE POSITIONS INDICATED BY FEBRUARY 13, 2022 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

RUSTY A. WONDERS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 19751



### UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES, BY AFFIXING OUR SIGNATURES HERETO, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS AS INDICATED HEREON.

*Dianne Ocon* Dianne Ocon 04/30/2020  
LAS VEGAS VALLEY WATER DISTRICT DATE

*Christina Herrera* Christina Herrera 1/9/2020  
SOUTHWEST GAS CORPORATION DATE

*Alicia Machado* Alicia Machado 1/9/20  
NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY DATE

*D. Hatzenbuehler* D. Hatzenbuehler 1/9/20  
CENTRAL TELEPHONE COMPANY D/B/A CENTURYLINK DATE

*Celina Lopez* Celina Lopez 1/9/2020  
COX COMMUNICATIONS LAS VEGAS, INC. DATE

### CITY ENGINEER'S APPROVAL

BY THE SIGNATURE BELOW, THE CITY DOES HEREBY ACCEPT THE EASEMENTS GRANTED TO THE CITY AS DELINEATED AND APPROVED HEREON WITH THIS PLAT, UNLESS OTHERWISE NOTED.

*Steve Ford* Steve Ford 6/2/2020  
CITY ENGINEER: STEVE FORD, P.E. No. 12175 DATE

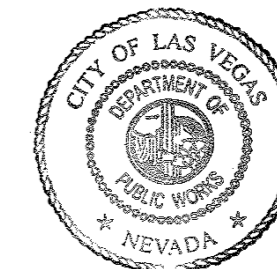
### CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

#### CENTENNIAL JENSEN 5

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE THE 13th DAY OF FEBRUARY, 2022.

*Randy W. Mrowicki*  
FOR: Randy W. Mrowicki 09-June-2020  
CITY SURVEYOR PLS 11441 DATE  
CITY OF LAS VEGAS, NEVADA  
NEVADA LICENSE NO. 12469



### DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. 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.

*David C. Burns* 5-13-2020  
BY: David C. Burns DATE  
SOUTHERN NEVADA HEALTH DISTRICT

### 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.

*Tommy Guillot* 5/15/2020  
BY: Tommy Guillot, P.E. DATE  
DIVISION OF WATER RESOURCES

### CERTIFICATE OF DIRECTOR OF PLANNING

THIS IS TO 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 ON THE 4th DAY OF JUNE, 2020.

*Peter Lowenstein*  
ROBERT SUMMERFIELD, AICP Peter Lowenstein  
DIRECTOR OF PLANNING ON BEHALF OF  
CITY OF LAS VEGAS, NEVADA

### LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

FMP-77841  
CENTENNIAL JENSEN 5

### COUNTY RECORDER'S NOTE

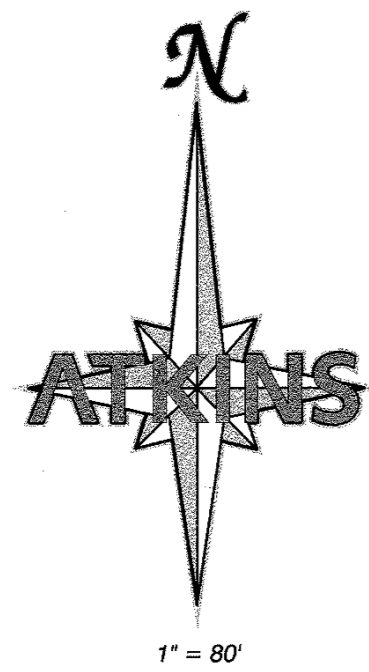
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

INSTRUMENT NO. 1159  
OFFICIAL RECORDS  
BOOK NO. 20200610  
FILED AT THE REQUEST OF  
ATKINS NORTH AMERICA, INC.  
DATE 6/10/2020 AT 12:11  
BOOK 162 PAGE 27  
OF PLATS  
CLARK COUNTY, NEVADA RECORDS  
DEBBIE CONWAY, RECORDER  
FEE \$ 87.00 DEPUTY MAIC

SHEET 1 OF 3

**ATKINS**  
2270 CORPORATE CIRCLE  
SUITE 100  
HENDERSON, NV 89074-6382  
TELEPHONE: 702-263-7275  
FAX: 702-263-7200

BOOK 162 PAGE 27



**LEGEND**

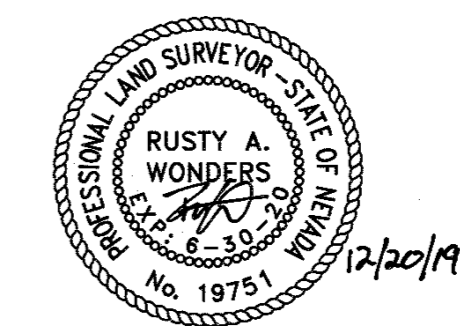
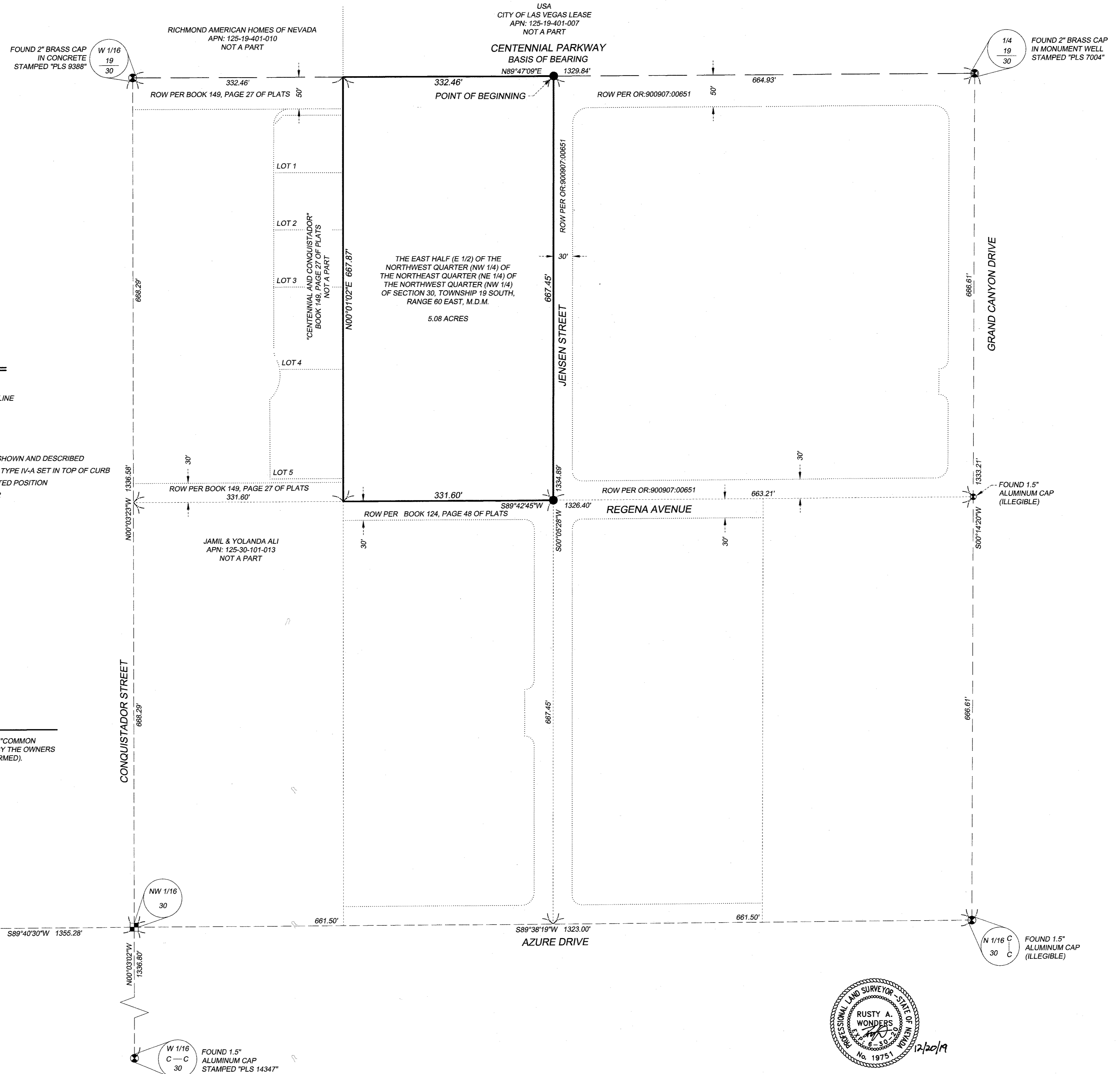
	SURVEY BOUNDARY LINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	SECTION LINE
	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	ALIQUOT SECTION LINE
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	SET TYPE III MONUMENT WITH TYPE IV-A SET IN TOP OF CURB
	POINT NOT FOUND - CALCULATED POSITION
	ASSESSOR'S PARCEL NUMBER
	OFFICIAL RECORDS
	RIGHT-OF-WAY

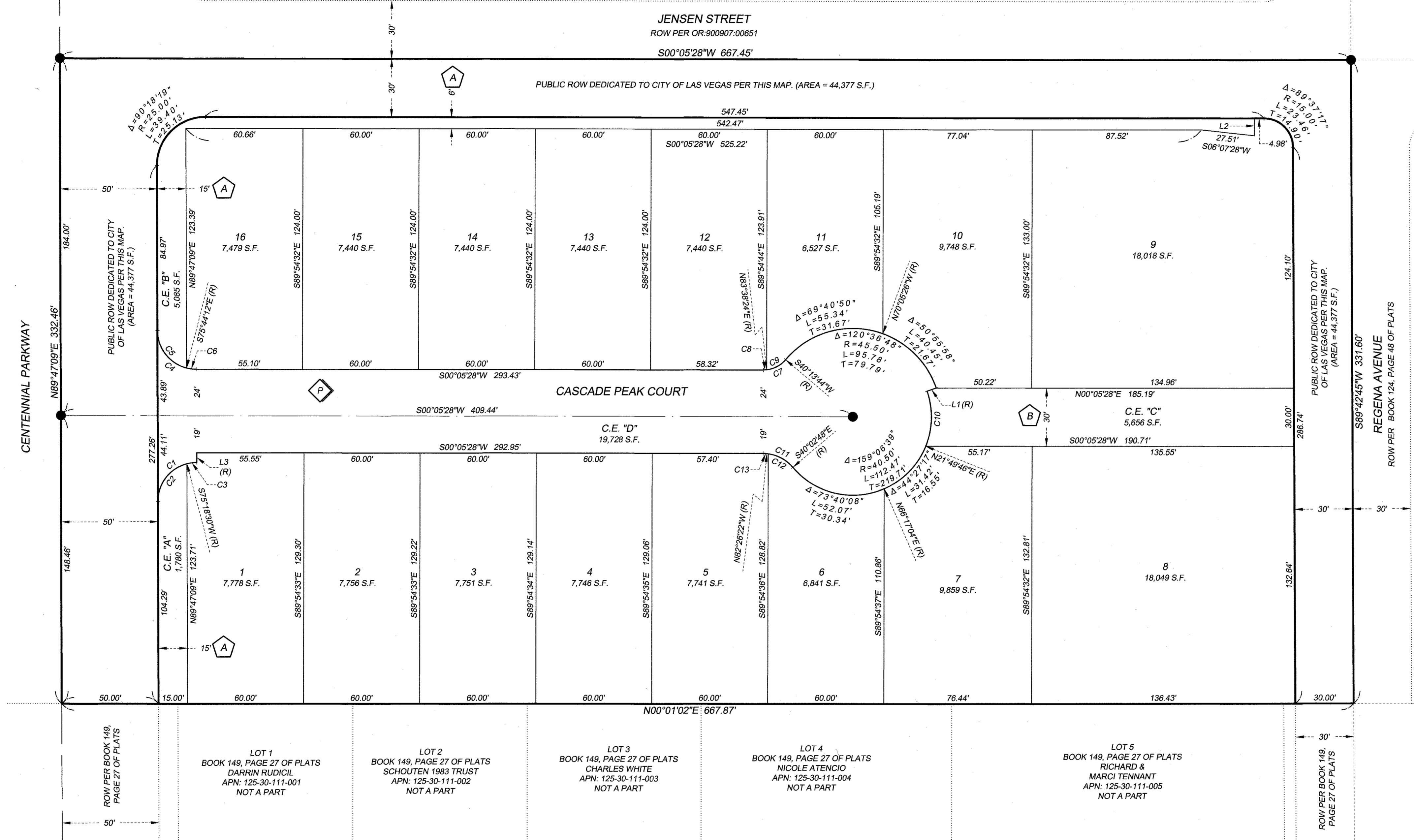
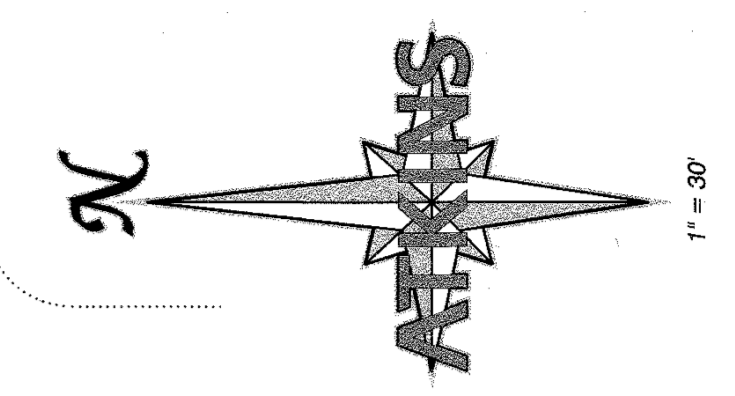
**LOT TABULATION**

RESIDENTIAL LOTS	= 16
COMMON ELEMENT LOTS	= 4
PRIVATE STREET	= 1

**NOTE**

ALL COMMON ELEMENT LOTS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENT LOTS" OR "UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION (OR PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).





ROW PER BOOK 149, PAGE 27 OF PLATS

LOT 1  
BOOK 149, PAGE 27 OF PLATS  
DARRIN RUDICIL  
APN: 125-30-111-001  
NOT A PART

LOT 2  
BOOK 149, PAGE 27 OF PLATS  
SCHOUTEN 1983 TRUST  
APN: 125-30-111-002  
NOT A PART

LOT 3  
BOOK 149, PAGE 27 OF PLATS  
CHARLES WHITE  
APN: 125-30-111-003  
NOT A PART

LOT 4  
BOOK 149, PAGE 27 OF PLATS  
NICOLE ATENCIO  
APN: 125-30-111-004  
NOT A PART

LOT 5  
BOOK 149, PAGE 27 OF PLATS  
RICHARD & MARCI TENNANT  
APN: 125-30-111-005  
NOT A PART

**LEGEND**

—	MAP BOUNDARY LINE
—	LOT LINE
—	RIGHT-OF-WAY LINE
—	STREET CENTERLINE
—	EXISTING LOT/RIGHT-OF-WAY LINE
—	SECTION LINE
—	ALIQUOT SECTION LINE
—	EASEMENT LINE
●	SET TYPE III MONUMENT WITH TYPE IV-A SET IN TOP OF CURB
10	LOT NUMBER
C.E.	COMMON ELEMENT LOT
APN:	ASSESSOR'S PARCEL NUMBER
OR:	OFFICIAL RECORDS
ROW	RIGHT-OF-WAY
S.F.	SQUARE FEET
(R)	RADIAL LINE OR BEARING
P	PRIVATE STREET, PUBLIC SEWER EASEMENT, CITY OF LAS VEGAS PUBLIC DRAINAGE EASEMENT AND UTILITY EASEMENT TO TO PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (19,728 S.F.)

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N19°09'28"W	5.00'
L2	N89°54'32"W	8.89'
L3	N89°53'26"W	5.00'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	90°19'25"	20.00'	31.53'	20.11'
C2	75°31'21"	20.00'	26.36'	15.49'
C3	14°48'04"	20.00'	5.17'	2.60'
C4	89°41'41"	20.00'	31.31'	19.89'
C5	75°31'21"	20.00'	26.36'	15.49'
C6	14°10'20"	20.00'	4.95'	2.49'
C7	49°51'44"	15.00'	13.05'	6.97'
C8	6°27'04"	15.00'	1.69'	0.85'
C9	43°24'40"	15.00'	11.37'	5.97'
C10	40°59'14"	40.50'	28.97'	15.14'
C11	49°51'44"	20.00'	17.41'	9.30'
C12	42°23'34"	20.00'	14.80'	7.76'
C13	7°28'10"	20.00'	2.61'	1.31'

- A LANDSCAPE EASEMENT PER THIS MAP TO BE PRIVATELY MAINTAINED.
- B 30' WIDE PUBLIC SEWER, PUBLIC DRAINAGE, AND PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED.

**NOTE**

ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL & TAG STAMPED "PLS 19751" ON BLOCK WALL AND FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY THE SAWCUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.

