

SENATE BILL NO. 354—COMMITTEE ON TRANSPORTATION

MARCH 17, 2003

Referred to Committee on Government Affairs

SUMMARY—Revises certain provisions relating to temporary and final maps for subdivisions of land. (BDR 22-598)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets [omitted material] is material to be omitted.

AN ACT relating to property; providing that certain temporary and final maps for a subdivision must show specified easements; requiring that the certificate included with certain final maps grant specified permanent easements designated in the final map; and providing other matters properly relating thereto.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

- 1 **Section 1.** NRS 278.372 is hereby amended to read as follows:
2 278.372 1. The final map must be clearly and legibly drawn
3 in permanent black ink upon good tracing cloth or produced by the
4 use of other materials of a permanent nature generally used for such
5 purpose in the engineering profession. Affidavits, certificates and
6 acknowledgments must be legibly stamped or printed upon the final
7 map with permanent black ink.
8 2. The size of each sheet of the final map must be 24 by 32
9 inches. A marginal line must be drawn completely around each
10 sheet, leaving an entirely blank margin of 1 inch at the top, bottom,
11 and right edges, and of 2 inches at the left edge along the 24-inch
12 dimension.
13 3. The scale of the final map must be large enough to show all
14 details clearly. The final map must have a sufficient number of
15 sheets to accomplish this end.



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1 4. Each sheet of the final map must indicate its particular
2 number, the total number of sheets in the final map and its relation
3 to each adjoining sheet.

4 5. The final map must show all surveyed and mathematical
5 information and data necessary to locate all monuments and to
6 locate and retrace all interior and exterior boundary lines appearing
7 thereon, including the bearings and distances of straight lines,
8 central angle, radii and arc length for all curves and such
9 information as may be necessary to determine the location of the
10 centers of curves.

11 6. Each lot must be numbered or lettered.

12 7. Each street must be named and each block may be numbered
13 or lettered.

14 8. The exterior boundary of the land included within the
15 subdivision must be indicated by graphic border.

16 9. The final map must show ~~{the}~~ :

17 (a) *The* definite location of the subdivision, particularly its
18 relation to surrounding surveys.

19 ~~{10. The final map must show the}~~

20 (b) *The* area of each lot and the total area of the land in the
21 subdivision in the following manner:

22 ~~{(a)}~~ (1) In acres, calculated to the nearest one-hundredth of an
23 acre, if the area is 2 acres or more; or

24 ~~{(b)}~~ (2) In square feet if the area is less than 2 acres.

25 ~~{11}~~ (c) *Any roads or easements of access which the owner*
26 *intends to offer for dedication.*

27 (d) *Any easements for public utilities which exist or are*
28 *proposed.*

29 (e) *Any easements for community antenna television within*
30 *the franchise area of a community antenna television company.*

31 10. The final map must also satisfy any additional survey and
32 map requirements, including the delineation of Nevada state plane
33 coordinates established pursuant to chapter 327 of NRS, for any
34 corner of the subdivision or any other point prescribed by the local
35 ordinance.

36 **Sec. 2.** NRS 278.374 is hereby amended to read as follows:

37 278.374 1. Except as otherwise provided in subsection 2, a
38 final map presented for filing must include a certificate signed and
39 acknowledged, in the manner provided in NRS 240.1665 or
40 240.167, by each person who is an owner of the land:

41 (a) Consenting to the preparation and recordation of the final
42 map.

43 (b) Offering for dedication that part of the land which the person
44 wishes to dedicate for public use, subject to any reservation
45 contained therein.



1 (c) Reserving any parcel from dedication.
2 (d) Granting any permanent easement for utility *or community*
3 *antenna television cable* installation or access, as designated on the
4 final map, together with a statement approving such easement,
5 signed by the public utility , *community antenna television*
6 *company* or person in whose favor the easement is created or whose
7 services are required.

8 2. If the map presented for filing is an amended map of a
9 common-interest community, the certificate need only be signed and
10 acknowledged by a person authorized to record the map under
11 chapter 116 of NRS.

12 3. A final map of a common-interest community presented for
13 recording and, if required by local ordinance, a final map of any
14 other subdivision presented for recording must include:

15 (a) A report from a title company in which the title company
16 certifies that it has issued a guarantee for the benefit of the local
17 government which lists the names of:

18 (1) Each owner of record of the land to be divided; and

19 (2) Each holder of record of a security interest in the land to
20 be divided, if the security interest was created by a mortgage or a
21 deed of trust.

22 The guarantee accompanying a final map of a common-interest
23 community must also show that there are no liens of record against
24 the common-interest community or any part thereof for delinquent
25 state, county, municipal, federal or local taxes or assessments
26 collected as taxes or special assessments.

27 (b) The written consent of each holder of record of a security
28 interest listed pursuant to subparagraph (2) of paragraph (a), to the
29 preparation and recordation of the final map. A holder of record
30 may consent by signing:

31 (1) The final map; or

32 (2) A separate document that is filed with the final map and
33 declares his consent to the division of land.

34 4. For the purpose of this section the following shall be deemed
35 not to be an interest in land:

36 (a) A lien for taxes or special assessments.

37 (b) A trust interest under a bond indenture.

38 5. As used in this section, "guarantee" means a guarantee of the
39 type filed with the Commissioner of Insurance pursuant to
40 paragraph (e) of subsection 1 of NRS 692A.120.

41 **Sec. 3.** NRS 278.4713 is hereby amended to read as follows:

42 278.4713 1. Unless the filing of a tentative map is waived, a
43 person who proposes to make a division of land pursuant to NRS
44 278.471 to 278.4725, inclusive, must first:



- 1 (a) File a tentative map for the area in which the land is located
- 2 with the planning commission or its designated representative or
- 3 with the clerk of the governing body if there is no planning
- 4 commission; and
- 5 (b) Pay a filing fee of no more than \$750 set by the governing
- 6 body.
- 7 2. This map must be:
- 8 (a) Entitled "Tentative Map of Division into Large Parcels"; and
- 9 (b) Prepared and certified by a professional land surveyor.
- 10 3. This map must show:
- 11 (a) The approximate, calculated or actual acreage of each lot and
- 12 the total acreage of the land to be divided.
- 13 (b) Any roads or easements of access which exist, are proposed
- 14 in the applicable master plan or are proposed by the person who
- 15 intends to divide the land.
- 16 (c) Any easements for public utilities which exist or which are
- 17 proposed.
- 18 (d) *Any easements for community antenna television within*
- 19 *the franchise area of a community antenna television company.*
- 20 (e) Any existing easements for irrigation or drainage, and any
- 21 normally continuously flowing watercourses.
- 22 ~~(e)~~ (f) An indication of any existing road or easement which
- 23 the owner does not intend to dedicate.
- 24 ~~(f)~~ (g) The name and address of the owner of the land.
- 25 **Sec. 4.** NRS 278.472 is hereby amended to read as follows:
- 26 278.472 1. After the planning commission or the governing
- 27 body or its authorized representative has approved the tentative map
- 28 or waived the requirement of its filing, or 60 days after the date of
- 29 its filing, whichever is earlier, the person who proposes to divide the
- 30 land may file a final map of the division with the governing body or
- 31 its authorized representative or, if authorized by the governing body,
- 32 with the planning commission. The map must be accompanied by a
- 33 written statement signed by the treasurer of the county in which the
- 34 land to be divided is located indicating that all property taxes on the
- 35 land for the fiscal year have been paid.
- 36 2. This map must be:
- 37 (a) Entitled "Map of Division into Large Parcels."
- 38 (b) Filed with the governing body or its authorized
- 39 representative or, if authorized by the governing body, with the
- 40 planning commission not later than 1 year after the date that the
- 41 tentative map was first filed with the planning commission or
- 42 the governing body or its authorized representative or that the
- 43 requirement of its filing was waived.
- 44 (c) Prepared by a professional land surveyor.



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- 1 (d) Based upon an actual survey by the preparer and show the
2 date of the survey and contain the certificate of the surveyor
3 required pursuant to NRS 278.375.
- 4 (e) Clearly and legibly drawn in permanent black ink upon good
5 tracing cloth or produced by the use of other materials of a
6 permanent nature generally used for this purpose in the engineering
7 profession. Affidavits, certificates and acknowledgments must be
8 legibly stamped or printed upon the map with permanent black ink.
- 9 (f) Twenty-four by 32 inches in size with a marginal line drawn
10 completely around each sheet, leaving an entirely blank margin of 1
11 inch at the top, bottom, and right edges, and of 2 inches at the left
12 edge along the 24-inch dimension.
- 13 (g) Of scale large enough to show clearly all details.
- 14 3. The particular number of the sheet and the total number of
15 sheets comprising the map must be stated on each of the sheets, and
16 its relation to each adjoining sheet must be clearly shown.
- 17 4. This map must show and define:
- 18 (a) All subdivision lots by the number and actual acreage of
19 each lot.
- 20 (b) Any roads or easements of access which exist and which the
21 owner intends to offer for dedication, any roads or easements of
22 access which are shown on the applicable master plan and any roads
23 or easements of access which are specially required by the planning
24 commission or the governing body or its authorized representative.
- 25 (c) Any easements for public utilities which exist or are
26 proposed.
- 27 (d) *Any easements for community antenna television within*
28 *the franchise area of a community antenna television company.*
- 29 (e) Any existing easements for irrigation or drainage, and any
30 normally continuously flowing watercourses.

