

FINAL MAP OF
DIAMOND RIDGE
BOULDER CITY SUBDIVISION NO. 114
A SINGLE FAMILY RESIDENTIAL COMMUNITY

A PORTION OF TRACT No. 6, BOULDER CITY TRACT MAPS, LYING WITHIN THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 4 AND THE NORTHEAST QUARTER
(NE 1/4) OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.M.,
BOULDER CITY, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

RPS PROPERTIES LLC, A NEVADA LIMITED LIABILITY COMPANY,

DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN
UPON THE FINAL MAP OF:
DIAMOND RIDGE
BOULDER CITY SUBDIVISION NO. 114

AND HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES
HEREBY OFFER AND DEDICATE ALL EASEMENTS, RIGHTS-OF-WAYS AND PUBLIC PLACES AS
INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF
BOULDER CITY, SOUTHWEST GAS, CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK AND COX
COMMUNICATIONS LAS VEGAS, INC., THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (I) A THREE
FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR
UNDERGROUND SERVICE; (II) A FOUR AND ONE HALF FOOT WIDE EASEMENT ON ALL PROPERTY
LINES THAT ABUT PUBLIC STREETS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER AND
ELECTRICAL EQUIPMENT PADS, STREET LIGHTS, FIRE HYDRANTS, CABLE EQUIPMENT AND ABOVE
GROUND TELEPHONE EQUIPMENT PADS; AND (III) A TWO FOOT WIDE EASEMENT AROUND EACH
TRANSFORMER PAD WITHIN THE PLATTED LANDS AS SHOWN HEREON, FOR THE CONSTRUCTION,
MAINTENANCE, OPERATION AND THE FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS
AND FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION
LINE AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS
THEREFROM.

FURTHERMORE, THE ABOVE NAMED OWNER, HEREBY GRANTS TO AND CONVEYS TO THE CITY OF
BOULDER CITY AN EASEMENT FOR WATER, ELECTRIC, SANITARY SEWER PURPOSE AND DRAINAGE
PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, ON ALL LANDS SHOWN
AS PUBLIC UTILITY EASEMENTS (P.U.E.).

BY: RPS PROPERTIES LLC, A NEVADA LIMITED LIABILITY COMPANY

DATE

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY: _____ AS _____ OF RPS PROPERTIES LLC, A NEVADA LIMITED
LIABILITY COMPANY

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES:

UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT OF THE
DESIGNATED EASEMENTS.

PUBLIC WORKS DIRECTOR DATE

SOUTHWEST GAS CORPORATION DATE

ELECTRIC UTILITY ADMINISTRATOR DATE

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK DATE

COX COMMUNICATIONS LAS VEGAS, INC. DATE

SURVEYOR'S CERTIFICATE

I, MICHAEL A. LATHAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS
AN AGENT FOR TRI-CORE SURVEYING, LLC, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION
AT THE INSTANCE OF RPS PROPERTIES LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4 AND THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.M.,
BOULDER CITY, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 24,
2023.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE
POSITIONS INDICATED BY _____ AND AN APPROPRIATE
FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO
ASSURE THE INSTALLATION OF THE MONUMENTS.



1/25/2023

MICHAEL A. LATHAN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 14414

LEGAL DESCRIPTION

SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION.

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.

SOUTHERN NEVADA HEALTH DISTRICT DATE

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.

DIVISION OF WATER RESOURCES DATE

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

DATE OF PREPARATION
01/19/2023

SHEET 1 OF 3

CITY ENGINEER'S CERTIFICATE

I, JIM KEANE, CITY ENGINEER OF BOULDER CITY, NEVADA A MUNICIPAL CORPORATION, DO HEREBY
CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "DIAMOND RIDGE BOULDER CITY SUBDIVISION
NO. 114" AND THAT ALL PROVISIONS OF THE PLANNING AND ZONING ACT OF THE STATE OF
NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE
MAP HAVE BEEN COMPLIED WITH, AND THAT THE MONUMENTS HAVE NOT BEEN SET AND THAT A
PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING
BY _____, _____ ACCORDING TO NRS 278.371 AND I AM SATISFIED THIS MAP IS
TECHNICALLY CORRECT.

DATED THIS _____, DAY OF _____, 20__.

JIM KEANE, CITY ENGINEER
CITY OF BOULDER CITY
NEVADA CERTIFICATE NO. 018200

CITY CLERK CERTIFICATE

I, TAMI MCKAY, CITY CLERK OF BOULDER CITY, NEVADA, A MUNICIPAL CORPORATION, FORMED
UNDER THE LAWS OF THE STATE OF NEVADA, DO HEREBY CERTIFY THAT ON THE
_____ DAY OF _____, 20__, THE CITY COUNCIL OF BOULDER CITY,
CLARK COUNTY, NEVADA DID APPROVE THIS FINAL MAP OF "DIAMOND RIDGE BOULDER CITY
SUBDIVISION NO. 114" AND DID ACCEPT ON BEHALF OF THE PUBLIC THOSE PARCELS OF LAND
OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF
DEDICATION.

DATED THIS _____ DAY OF _____, 20__.

TAMI MCKAY
CITY CLERK

CITY COUNCIL APPROVAL

APPROVED & ACCEPTED THIS _____ DAY OF _____, 20__ BY THE CITY COUNCIL
OF BOULDER CITY, NEVADA, COUNTY OF CLARK.

JOE HARDY DATE
MAYOR

TAMI MCKAY DATE
CITY CLERK

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20__ BY THE BOULDER CITY PLANNING
COMMISSION, BOULDER CITY, CLARK COUNTY, NEVADA, AS BEING IN CONFORMITY WITH THE
TENTATIVE MAP.

CHAIRMAN: FRITZ McDONALD DATE

ATTEST: TAMI J. MCKAY DATE
SECRETARY TO PLANNING COMMISSION

DIRECTOR OF COMMUNITY DEVELOPMENT

I, MICHAEL MAYS, DIRECTOR OF COMMUNITY DEVELOPMENT, BOULDER CITY, NEVADA, A MUNICIPAL
CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF "DIAMOND RIDGE
BOULDER CITY SUBDIVISION NO. 114" AND THAT ALL PROVISIONS OF THE PLANNING AND ZONING
ACT OF THE STATE OF NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF
APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT
THIS MAP IS TECHNICALLY CORRECT.

DATED THIS _____, DAY OF _____, 20__.

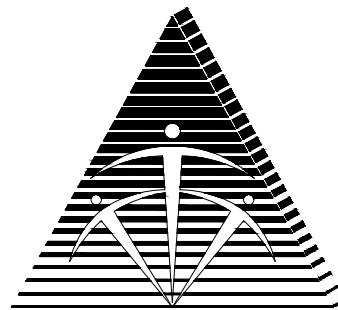
MICHAEL MAYS
DIRECTOR OF COMMUNITY DEVELOPMENT

ZONING

R1-10, SINGLE-FAMILY RESIDENTIAL

FINAL MAP OF
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BOULDER CITY SUBDIVISION NO. 114
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A PORTION OF TRACT No. 6, BOULDER CITY TRACT MAPS, LYING WITHIN
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4 AND THE NORTHEAST
QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 64 EAST,
M.D.M., BOULDER CITY, CLARK COUNTY, NEVADA



TRI-CORE
SURVEYING, LLC

LAND SURVEYING & CONSTRUCTION STAKING
MAPPING & LAND DEVELOPMENT SERVICES
BOUNDARY & TOPOGRAPHIC SURVEYS
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL. (702) 821-1554 FAX (702) 870-4378

SUBDIVISION No. 114

BOOK NO. _____

INSTRUMENT NO. _____

OFFICIAL RECORDS

FILED AT THE REQUEST OF

TRI-CORE SURVEYING

DATE _____ AT _____

BOOK _____ PAGE _____

OF PLATS

CLARK COUNTY, NEVADA RECORDS

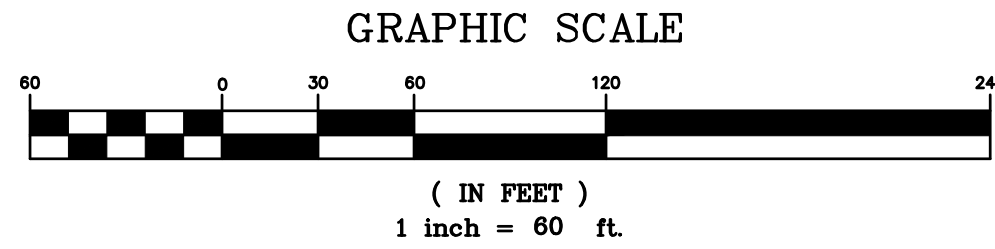
DEBBIE CONWAY, RECORDER

FEE \$ _____ DEPUTY _____

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BOULDER CITY SUBDIVISION NO. 114

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A PORTION OF TRACT No. 6, BOULDER CITY TRACT MAPS, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.M., BOULDER CITY, CLARK COUNTY, NEVADA



LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE
- TRACT 6 BOUNDARY LINE
- LOT LINE / PROPOSED RIGHT-OF-WAY LINE
- MONUMENT TIE LINE
- ASSESSOR'S PARCEL LINE
- EASEMENT LINE
- FOUND MONUMENTATION AS DESCRIBED
- SET 1-1/2" ALUMINUM CAP STAMPED "PLS 14414" WITH REFERENCE MONUMENTS IN TOP OF CURB
- SET 1-1/2" ALUMINUM CAP STAMPED "PLS 14414" WHERE NO BLOCK WALL OR FENCE EXISTS, IN AREAS WHERE BLOCK WALLS OR FENCES EXIST A NAIL AND BRASS TAG STAMPED "PLS 14414" WILL BE SET
- 6' WIDE PUBLIC UTILITY EASEMENT PER BOOK 8, PAGE 86 OF PLATS
- L1 LINE SEGMENT
- C1 CURVE SEGMENT
- (R) RADIAL LINE
- APN ASSESSOR'S PARCEL NUMBER
- R/W RIGHT-OF-WAY
- OR: OFFICIAL RECORDS, CLARK COUNTY

LEGAL DESCRIPTION

A PORTION OF BOULDER CITY TRACT No. 6, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.M., BOULDER CITY, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 3, 4, 9 AND 10, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.M., BOULDER CITY, CLARK COUNTY, NEVADA; THENCE NORTH 85°24'43" WEST A DISTANCE OF 350.87 FEET TO THE NORTHEAST CORNER OF THE FINAL MAP OF BOULDER CITY No. 3A ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 08, PAGE 86 OF PLATS, SAME BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH BOUNDARY OF SAID FINAL MAP, SOUTH 85°47'30" WEST A DISTANCE OF 600.00 FEET TO THE EAST LINE OF BOULDER CITY TRACT No. 223 AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 890227 AS INSTRUMENT No. 00846 OF OFFICIAL RECORDS; THENCE DEPARTING SAID NORTH BOUNDARY LINE, NORTH 04°12'30" WEST ALONG SAID EAST LINE OF TRACT No. 223, A DISTANCE OF 174.58 FEET TO THE NORTH LINE OF SAID TRACT No. 223 COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF ARIZONA STREET, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 30°01'14" EAST; THENCE ALONG SAID NORTH LINE OF TRACT No. 223 AND SAID NORTH RIGHT-OF-WAY LINE OF ARIZONA STREET, NORTHWESTERLY 57.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'34" TO THE WEST LINE OF BOULDER CITY TRACT No. 6; THENCE DEPARTING SAID NORTH LINE OF TRACT No. 223 AND SAID NORTH RIGHT-OF-WAY LINE OF ARIZONA STREET, AND ALONG THE WEST, NORTH AND EAST BOUNDARIES OF SAID TRACT No. 6 THE FOLLOWING NINE (9) COURSES: ONE (1) NORTH 04°12'30" WEST A DISTANCE OF 149.60 FEET; TWO (2) NORTH 85°47'30" EAST A DISTANCE OF 120.00 FEET; THREE (3) NORTH 40°47'30" EAST A DISTANCE OF 63.64 FEET; FOUR (4) NORTH 85°47'30" EAST A DISTANCE OF 185.00 FEET; FIVE (5) SOUTH 04°12'30" EAST A DISTANCE OF 45.00 FEET; SIX (6) NORTH 85°47'30" EAST A DISTANCE OF 300.00 FEET; SEVEN (7) SOUTH 36°54'39" EAST A DISTANCE OF 125.00 FEET; EIGHT (8) SOUTH 41°05'56" WEST A DISTANCE OF 95.00 FEET; NINE (9) SOUTH 04°12'30" EAST A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.38 ACRES

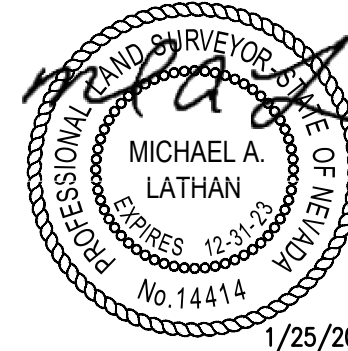
BASIS OF BEARINGS

NORTH 85°47'30" EAST, BEING THE BEARING OF THE CENTERLINE OF WYOMING STREET, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN BOOK 6, PAGE 92 OF PLATS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°12'30"W	60.33'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	18°35'24"	320.00'	103.83'	52.37'
C2	90°00'00"	20.00'	31.42'	20.00'
C3	28°50'58"	320.00'	161.13'	82.31'
C4	10°15'34"	320.00'	57.30'	28.73'
C5	31°21'15"	260.00'	142.28'	72.97'
C6	15°35'14"	210.00'	57.13'	28.74'
C7	25°42'37"	290.00'	130.13'	66.18'
C8	19°46'21"	290.00'	100.08'	50.54'
C9	5°56'16"	290.00'	30.05'	15.04'

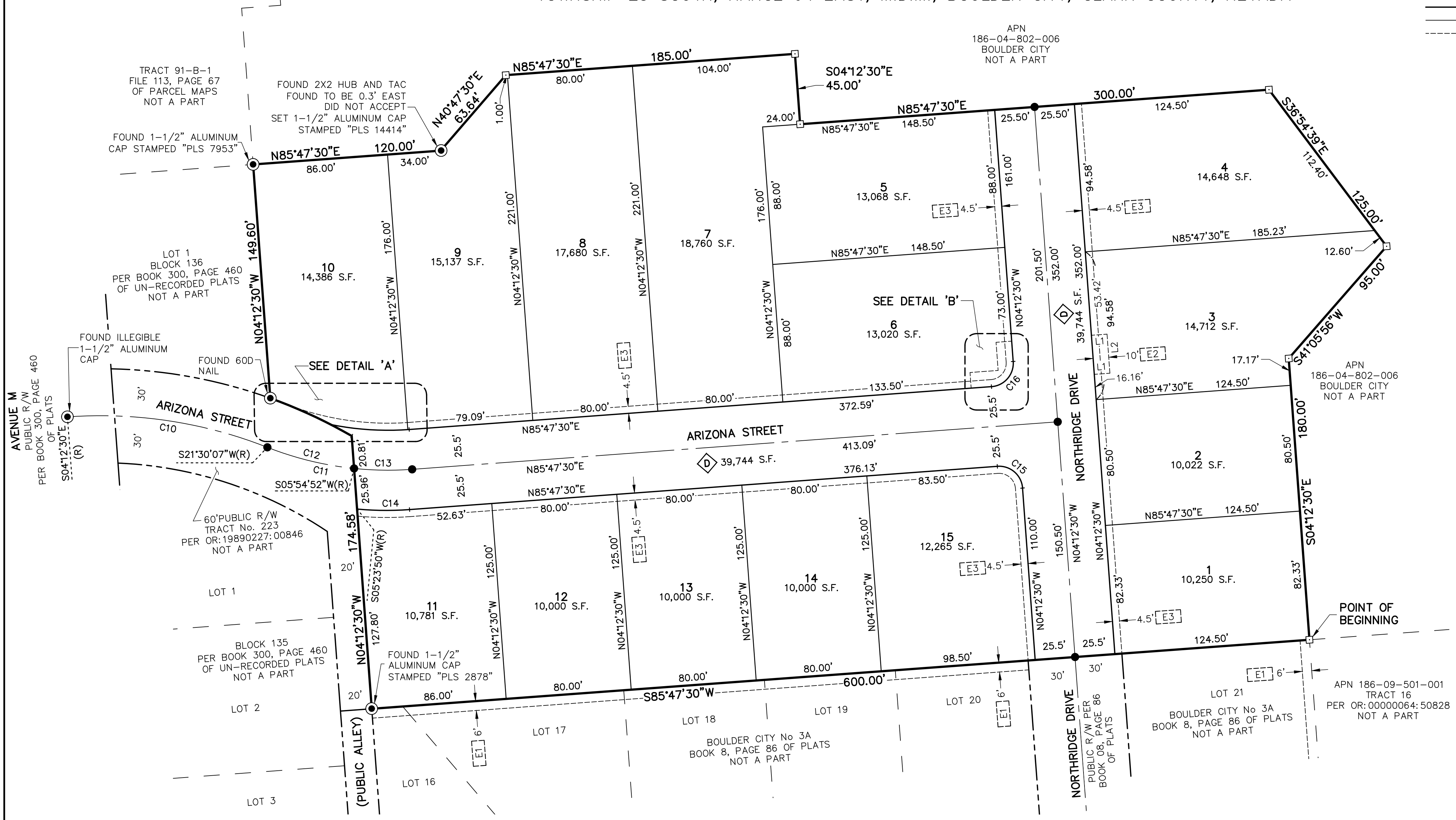
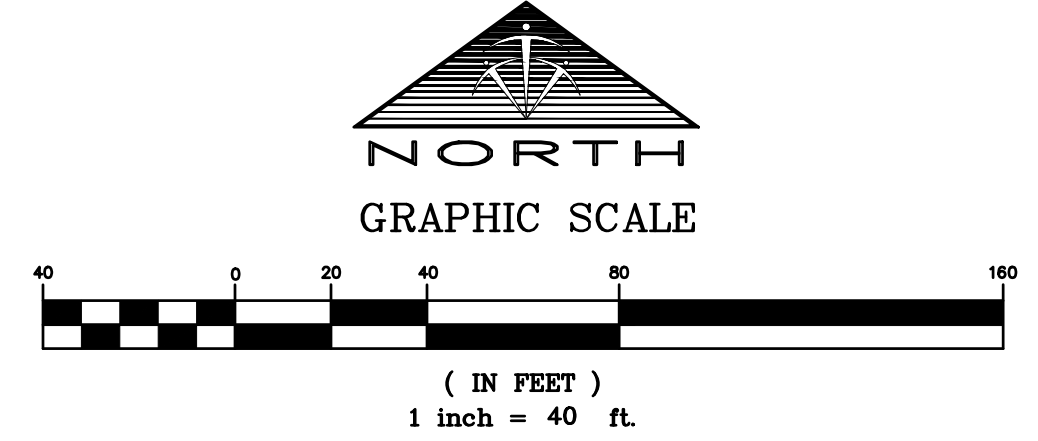
SURVEY ANALYSIS



FINAL MAP OF
DIAMOND RIDGE
BOULDER CITY SUBDIVISION NO. 114

A SINGLE FAMILY RESIDENTIAL COMMUNITY

A PORTION OF TRACT No. 6, BOULDER CITY TRACT MAPS, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.M., BOULDER CITY, CLARK COUNTY, NEVADA

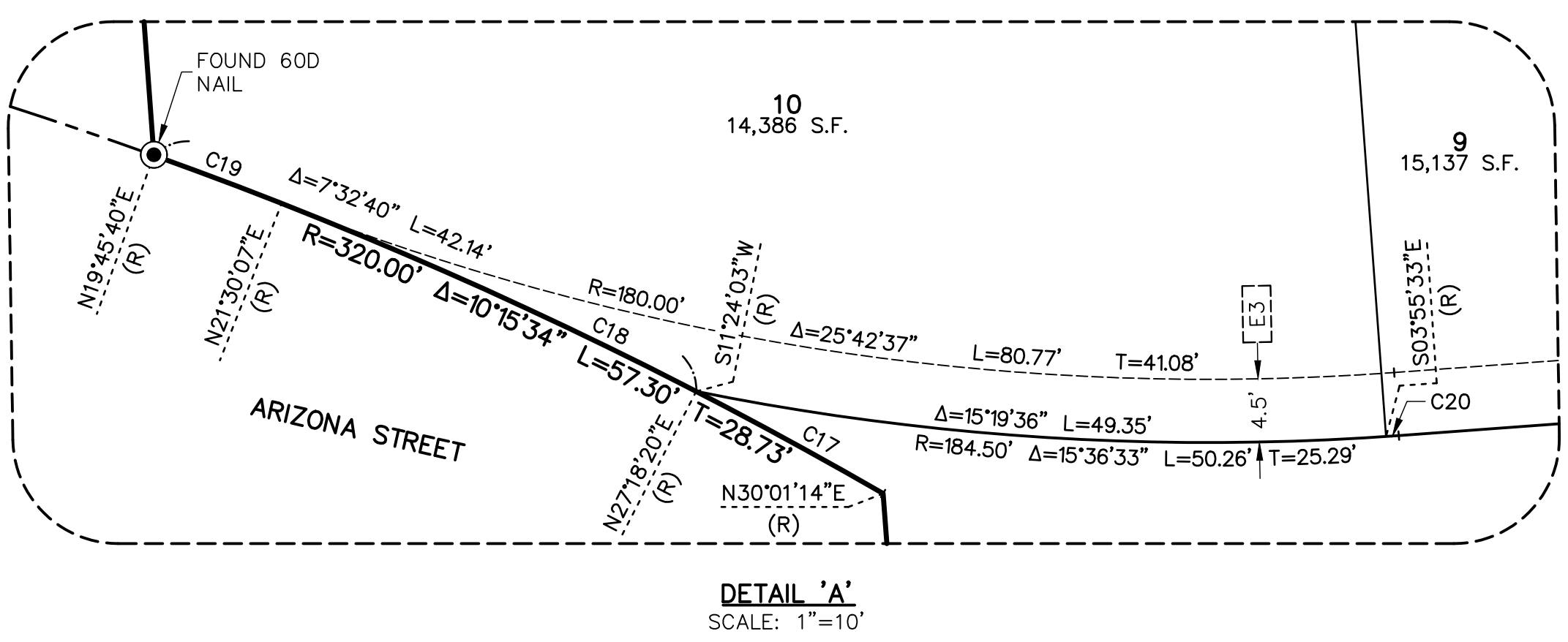


- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - SECTION LINE
 - ASSESSOR'S PARCEL LINE
 - LOT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - STREET CENTERLINE
 - EASEMENT LINE
 - FOUND MONUMENT AS DESCRIBED
 - SET 1-1/2" ALUMINUM CAP STAMPED "PLS 14414" WITH REFERENCE MONUMENTS IN TOP OF CURB
 - SET 1-1/2" ALUMINUM CAP STAMPED "PLS 14414" WHERE NO BLOCK WALL OR FENCE EXISTS, IN AREAS WHERE BLOCK WALLS OR FENCES EXIST A NAIL AND BRASS TAG STAMPED "PLS 14414" WILL BE SET
 - 1 LOT NUMBER
TOTAL RESIDENTIAL LOTS = 15
 - S.F. SQUARE FEET
 - L1 LINE SEGMENT
 - C1 CURVE SEGMENT
 - (R) RADIAL BEARING
 - ◇ PUBLIC RIGHT-OF-WAY DEDICATED TO BOULDER CITY PER THIS MAP (39,744 S.F.)
 - [E1] 6' WIDE PUBLIC UTILITY EASEMENT PER BOOK 8, PAGE 86 OF PLATS
 - [E2] PUBLIC SIDEWALK EASEMENT HEREBY GRANTED TO BOULDER CITY PER THIS MAP
 - [E3] 4.5' WIDE PUBLIC UTILITY EASEMENT HEREBY GRANTED PER THIS MAP
 - OR: CLARK COUNTY OFFICIAL RECORD
 - R/W RIGHT-OF-WAY
 - APN ASSESSOR'S PARCEL NUMBER

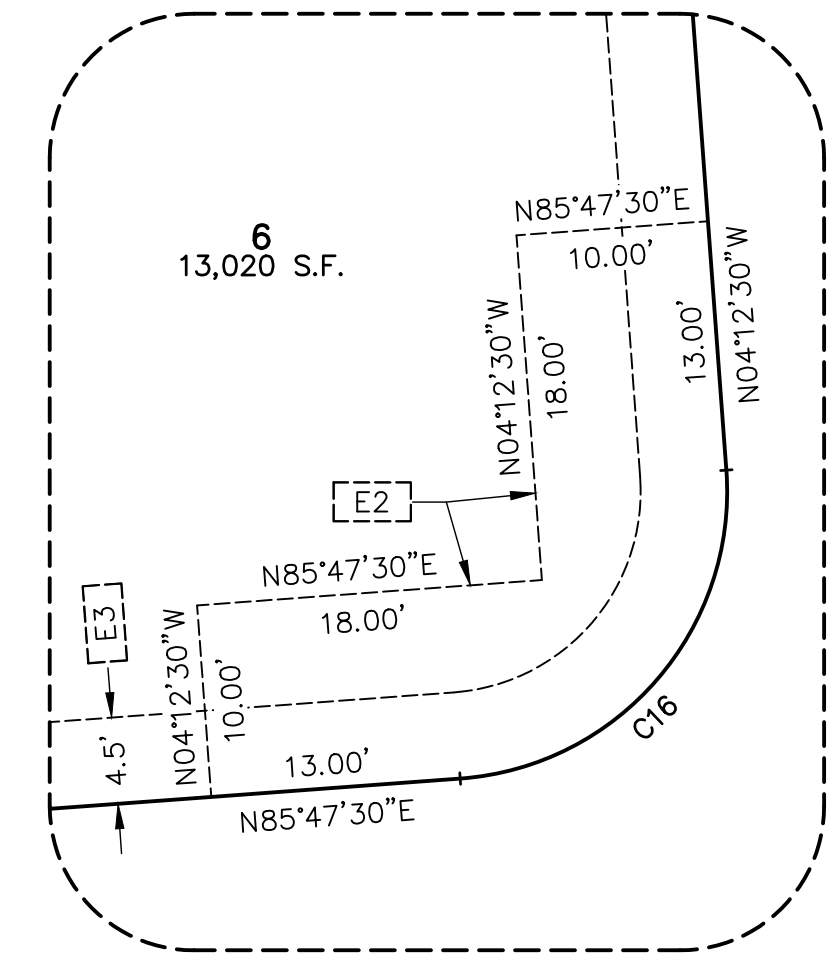
LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°47'30"E	10.00'
L2	N04°12'30"W	25.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C10	25°42'37"	290.00'	130.13'	66.18'
C11	25°42'37"	210.00'	94.23'	47.92'
C12	15°35'14"	210.00'	57.13'	28.74'
C13	10°07'22"	210.00'	37.10'	18.60'
C14	9°36'20"	200.00'	33.53'	16.80'
C15	90°00'00"	15.00'	23.56'	15.00'
C16	90°00'00"	15.00'	23.56'	15.00'
C17	2°42'54"	320.00'	15.16'	7.58'
C18	5°48'13"	320.00'	32.41'	16.22'
C19	1°44'26"	320.00'	9.72'	4.86'
C20	0°16'57"	184.50'	0.91'	0.45'

- NOTES:**
- ALL REAR LOT CORNERS SHALL BE SET WITH A REBAR AND ALUMINUM CAP STAMPED "PLS 14414" WHERE NO BLOCK WALL OR FENCE EXISTS, IN AREAS WHERE BLOCK WALLS OR FENCES EXIST A NAIL AND BRASS TAG STAMPED "PLS 14414" WILL BE SET. ALL FRONT LOT CORNERS SHALL BE WITNESSED BY A SAW-CUT IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES.



DETAIL 'A'
SCALE: 1"=10'



DETAIL 'B'
SCALE: 1"=10'

DATE OF PREPARATION
01/25/2023
ML

SHEET 3 OF 3

