

GENERAL NOTES

- PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH ADJACENT TO STREETS & 5' ALONG ALL INTERIOR LOT LINES. MAILBOX EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH ADJACENT TO STREETS.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANIES.
- THIS PLANNED UNIT DEVELOPMENT IS IN CONFORMANCE WITH THE CARSON CITY MASTER PLAN.
- A GRADING PLAN WHICH CONFORMS TO THE APPROVED P.U.D. MASTER GRADING PLAN SHALL BE SUBMITTED FOR EACH INDIVIDUAL LOT BY THE LOT DEVELOPER AS WELL AS A GRADING & DRAINAGE CERTIFICATION STAMPED BY A NEVADA P.L.S. TO THE CARSON CITY ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THESE LOTS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- BUILDING PERMITS FOR EACH LOT ARE SUBJECT TO THE CARSON CITY GROWTH MANGAEMENT ORDINANCE.
- LOTS ARE SUBJECT TO THE PROVISIONS OF P-93/94-1 CONDITIONS OF APPROVAL.
- ALL LOTS SHALL BE REQUIRED TO HOOK-UP TO CITY WATER AND SEWER SERVICE.
- UPON DEVELOPMENT, ALL LOTS WILL BE REQUIRED TO INSTALL WATER AND SANITARY SEWER LATERALS OF SUFFICIENT SIZE TO SERVE EACH LOT, INCLUDING ANY OVERSIZING REQUIRED PER THE PROVISIONS OF CMC 12.01 AND 12.05.
- EXISTING SEWER SHOWN ON THAT MAP FILED AS FILE NO. 258920, OFFICIAL RECORDS, CARSON CITY, NEVADA, FOR THAT MAP TITLED, FINAL MAP OF SILVER OAK, PHASE 14, A PLANNED UNIT DEVELOPMENT, BY TRI STATE SURVEYING, LTD. IN BOOK 8, PAGE 2397 ON MARCH 9, 2001.
- RIGHT-OF-WAY TO BE OFFERED FOR DEDICATION TO CARSON CITY WITH THIS FINAL MAP P.U.D. ARE: TURNER COURT (57,778 Sq. Ft.), DOMINIC COURT (5,618 Sq. Ft.), COLLIER COURT (6,229 Sq. Ft.), ESSER COURT (8,953 Sq. Ft.), SILVER STREAM DRIVE (16,170 Sq. Ft.), AND GENTILE COURT (17,678 Sq. Ft.)
- ALL OPEN SPACE PARCELS, TO BE MAINTAINED BY THE SILVER OAKS HOMEOWNERS ASSOCIATION AND KEPT FREE OF OBSTRUCTIONS.
- OPEN SPACES "A" & "B" ARE TO BE USED FOR DRAINAGE & GOLF COURSE ACCESS.
- TOTAL ACREAGE FOR SITE = 687,001 SQ. FT. OR 15.77 ACRES MORE OR LESS, TOTAL ROAD ACREAGE = 112,428 SQ. FT. OR 2.58 ACRE MORE OR LESS, TOTAL COMMON AREA = 6,802 SQ. FT. OR 0.16 ACRES MORE OR LESS, TOTAL LOTS = 567,771 SQ. FT. OR 13.03 ACRES MORE OR LESS.
- NO PERMANENT STRUCTURES LIKE FENCES OR STORAGE SHEDS TO BE BUILT WITHIN THE STORM DRAIN OR DRAINAGE EASEMENTS.

LINE TABLE

LINE	LENGTH	BEARING
L1	45.00	N89°46'28"E
L2	42.54	N02°02'22"W
L3	4.47	N89°18'14"W
L4	10.01	N80°28'18"E
L5	9.50	N08°47'51"W
L6	7.50	N08°47'51"W
L7	12.76	N02°43'56"E
L8	7.71	N87°57'38"E
L9	9.14	N85°31'29"W
L10	7.30	N72°04'46"W
L11	3.80	N81°12'12"E
L12	5.00	N22°54'11"W
L13	21.21	N57°47'48"W
L14	21.36	N08°47'48"W
L15	6.36	N08°47'48"W
L16	21.21	N36°12'12"E
L17	7.82	N81°12'12"E
L18	21.78	N40°18'20"W
L19	18.76	N08°10'12"W
L20	21.36	N52°49'03"E
L21	21.21	N27°04'46"W
L22	8.05	N17°55'14"E
L23	8.05	N17°55'14"E
L24	21.21	N62°55'14"E
L25	20.08	N31°58'30"W
L26	20.08	N58°42'41"E
L27	8.93	N16°49'30"E
L28	24.84	N29°56'24"W
L29	25.10	N31°30'00"E
L30	24.00	N08°47'48"W
L31	24.00	N64°24'14"E
L32	13.47	N14°34'50"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	56.08	35.00	91°48'26"
C2	35.70	145.00	1°48'17"
C3	168.54	145.00	66°30'44"
C4	168.54	145.00	66°30'48"
C5	82.76	145.00	32°42'10"
C6	146.32	1050.00	7°59'03"
C7	139.94	1050.00	7°58'10"
C8	68.07	1050.00	3°42'58"
C9	48.87	1050.00	2°40'01"
C10	54.88	1050.00	2°59'41"
C11	65.81	1050.00	3°35'27"
C12	30.00	1050.00	1°38'14"
C13	112.38	1050.00	6°10'56"
C14	79.16	979.00	4°17'59"
C15	32.15	979.00	1°52'54"
C16	79.55	779.00	5°11'03"
C17	89.60	779.00	6°36'17"
C18	13.48	779.00	0°59'23"
C19	70.43	621.00	6°29'54"
C20	77.50	621.00	7°09'03"
C21	73.68	621.00	6°47'54"
C22	67.96	621.00	6°16'12"
C23	11.08	45.00	14°06'23"
C24	46.49	40.00	66°35'41"
C25	46.49	40.00	66°35'41"
C26	66.24	40.00	94°53'10"
C27	18.75	50.00	21°29'26"
C28	35.51	50.00	40°41'29"
C29	19.45	316.00	3°31'33"
C30	30.58	50.00	33°02'12"
C31	18.07	50.00	20°42'38"
C32	72.86	40.00	104°21'45"
C33	34.73	40.00	49°44'50"
C34	64.64	40.00	92°35'31"
C35	83.27	384.00	16°47'58"
C36	121.59	584.00	11°55'46"
C37	30.74	391.00	4°30'14"
C38	53.15	391.00	7°47'19"
C39	35.99	366.00	5°38'03"
C40	51.22	35.00	83°50'52"
C41	55.54	35.00	80°54'56"
C42	26.81	329.00	4°38'00"
C43	7.22	354.00	1°10'09"
C44	68.73	354.00	11°07'29"
C45	82.35	584.00	8°04'44"
C46	37.38	50.00	42°50'00"
C47	38.41	40.00	55°50'50"
C48	36.54	40.00	52°20'16"
C49	36.54	40.00	52°20'16"
C50	36.54	40.00	52°20'16"
C51	37.45	40.00	53°38'25"
C52	37.38	50.00	42°50'00"
C53	27.27	816.00	1°54'52"
C54	27.63	30.00	52°46'41"
C55	43.98	40.00	62°59'36"
C56	38.34	40.00	54°55'25"
C57	35.00	40.00	50°19'02"
C58	30.00	40.00	42°58'19"
C59	46.69	40.00	66°53'07"
C60	27.63	30.00	52°46'41"
C61	95.57	816.00	6°42'39"
C62	7.75	816.00	0°32'39"
C63	39.55	40.00	56°39'06"
C64	39.95	40.00	57°14'43"
C65	38.90	40.00	55°43'26"
C66	43.52	40.00	62°19'52"
C67	87.96	300.00	16°47'58"

SECTION CORNER RESET PER THIS MAP

MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE



LEGEND

- FOUND CENTERLINE MONUMENT IN WELL
- FOUND 5/8" REBAR, L.S. 4737 UNLESS NOTED OTHERWISE
- SET CENTERLINE MONUMENT IN WELL PLS 14346
- SET 5/8" REBAR WITH PLASTIC CAP 14346 OR SCRIBED CURB ON PROPERTY LINE EXTENDED
- TB TANGENT BEARING

REFERENCES

- (R1) SILVER OAK PHASE 14 MAP 2333, CARSON CITY NEVADA
- (R2) SILVER OAK PHASE 11 MAP 2397, CARSON CITY NEVADA
- (R3) CARSON CITY IMPROVEMENT PLANS FOR SILVER OAK, COLLEGE PARKWAY PERMIT #03-1923

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

BASIS OF BEARING
THE BASIS OF BEARING IS THE CENTERLINE OF N. ORMSBY BLVD. AS SHOWN ON THE FINAL MAP SILVER OAK, PHASE 11, A PLANNED UNIT DEVELOPMENT, PARCEL MAP NO. 2333, CARSON CITY, NEVADA AND THE FINAL MAP OF SILVER OAK, PHASE 14, A PLANNED UNIT DEVELOPMENT, PARCEL MAP NO. 2397, CARSON CITY, NEVADA N 02°02'22" E

EVERGREEN DRIVE
DESERT PEACH DRIVE

NOTES

- Zoning Single Family 12,000-Planned Unit Development (SF12-P)
- Master Plan Designation Low Density Residential (LDR)
- Total number of Open Space lots three (3)
- Total number of residential lots fifty-seven (57)

FINAL MAP
FOR
SILVER OAK, A PLANNED UNIT DEVELOPMENT
PHASE 16
OWNER OF RECORD
SILVER OAK HOMES, A NEVADA CORPORATION
BEING PARCEL A OF SILVER OAK PHASE 14
MAP 2397, LOCATED WITHIN
THE SW 1/4 SECTION 6, AND THE
NW 1/4 SECTION 7, T 15 N, R 20 E, MDB&M
CARSON CITY, NEVADA

LUMOS AND ASSOCIATES, INC.
DATE: DECEMBER, 2005
JOB NO: 5907
SHEET 2 OF 2

FILED FOR RECORD THIS _____ DAY OF _____, 200____, AT _____ M., IN BOOK _____, PAGE _____ OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF SILVER OAK HOMES, A NEVADA CORPORATION. RECORDING FEE: _____ FILE NO.: _____ CLERK/RECORDER