

**FINAL SUBDIVISION MAP  
 PLANNED UNIT DEVELOPMENT  
 PD 04-001**

# EAGLE RIDGE AT GENOA

## LOCATED WITHIN PORTIONS OF SECTIONS 3 AND 4, TOWNSHIP 13 NORTH, RANGE 19 EAST, AND SECTIONS 33 AND 34, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN DOUGLAS COUNTY, NEVADA

**OWNER'S CERTIFICATE**

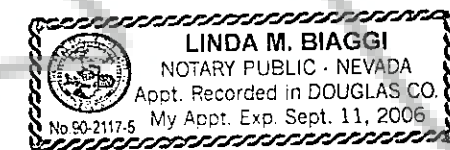
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, GREGORY W. PAINTER, PRESIDENT OF EAGLE RIDGE PAINTER, INC., MANAGING MEMBER OF EAGLE RIDGE AT GENOA, LLC, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS, RIGHTS-OF-WAY, AND PUBLIC FACILITIES AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PUBLIC UTILITIES, BOOSTER PUMP, EMERGENCY ACCESS, PRIVATE SEWER, PRIVATE WATER, WATER TANK, PRIVATE STORM DRAIN, NATURAL GAS, WATER, SEWER, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

Gregory W. Painter  
 GREGORY W. PAINTER, PRESIDENT, EAGLE RIDGE PAINTER, INC.  
 MANAGING MEMBER OF EAGLE RIDGE AT GENOA, LLC

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_ SS:

ON THIS 1st DAY OF June, IN THE YEAR 2005, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED GREGORY W. PAINTER, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

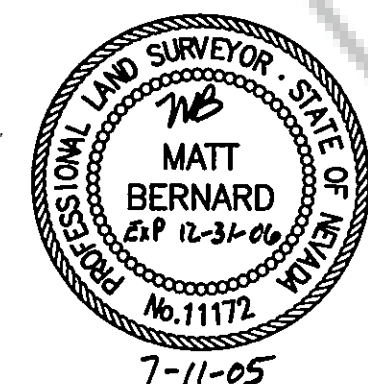
WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY'S SIGNATURE Linda M. Biaggi  
 MY COMMISSION EXPIRES: 09-11-06



**SURVEYOR'S CERTIFICATE**

I, MATT BERNARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EAGLE RIDGE AT GENOA, LLC.
- THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 3 AND 4, T.13N., R.19E., AND SECTIONS 33 AND 34, T.14N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED ON 7-11-05.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE 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 7-11-06 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.



Matt Bernard  
 MATT BERNARD, P.L.S. 11172

**BUREAU OF SAFE DRINKING WATER**

THIS FINAL MAP IS APPROVED BY THE DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. 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 SEWAGE DISPOSAL SYSTEM.

DIVISION OF ENVIRONMENTAL PROTECTION  
 SIGNATURE: James R. Balderson DATE 07/07/05  
 PRINTED NAME: RICHARD P. BREN JAMES R. BALDERSON

**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  
 SIGNATURE: Jason R. P.E. DATE 6-8-05  
 PRINTED NAME: JASON R. P.E.

**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

(A.P.N. 1319-00-001-014, 1419-33-000-001, 1419-33-000-002) AG TAXES  
Barbara J. Reed DATE 7-27-05  
 BARBARA J. REED DOUGLAS COUNTY CLERK-TREASURER  
 by Mary Ann Wenner

**COUNTY ENGINEER'S CERTIFICATE**

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF SEVEN (7) SHEETS, ENTITLED "EAGLE RIDGE AT GENOA"; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT AND APPROPRIATE FINANCIAL SECURITY FOR THE IMPROVEMENTS AND SETTING OF THE SURVEY MONUMENTS HAS BEEN POSTED WITH DOUGLAS COUNTY.

Carl Ruschmeyer DATE 7/20/05  
 CARL RUSCHMEYER, P.E.  
 DOUGLAS COUNTY ENGINEER

**UTILITY COMPANIES' CERTIFICATE**

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

SIERRA PACIFIC POWER COMPANY  
 SIGNATURE: Michael Price DATE: 6-2-05  
 PRINTED NAME: Michael Price

VERIZON NEVADA  
 SIGNATURE: L. Crossman DATE: 06-02-05  
 PRINTED NAME: LYNDEN CROSSMAN

SOUTHWEST GAS COMPANY  
 SIGNATURE: Larry Gibson DATE: 6/2/05  
 PRINTED NAME: LARRY GIBSON

**FIRE DEPARTMENT'S CERTIFICATE**

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION SERVICE.

Steve Eisele DATE 6/7/05  
 STEVE EISELE  
 EAST FORK FIRE PROTECTION SERVICE

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 29th DAY OF July, 2005, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J. Reed  
 BARBARA REED  
 COUNTY CLERK  
Deputy Clerk DATE 7-21-05

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 29th DAY OF July, 2005. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi B. Moss DATE 7-20-05  
 MIMI B. MOSS  
 ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MANAGER

**TITLE CERTIFICATE**

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD: DEED of Trust Book 204 PAGE 9134, DOCUMENT # 605324

050700794 DATE 5-19-05  
Janice K. Condon  
 JANICE K. CONDON, TITLE OFFICER  
 STEWART TITLE OF DOUGLAS COUNTY

**RECORDER'S CERTIFICATE**

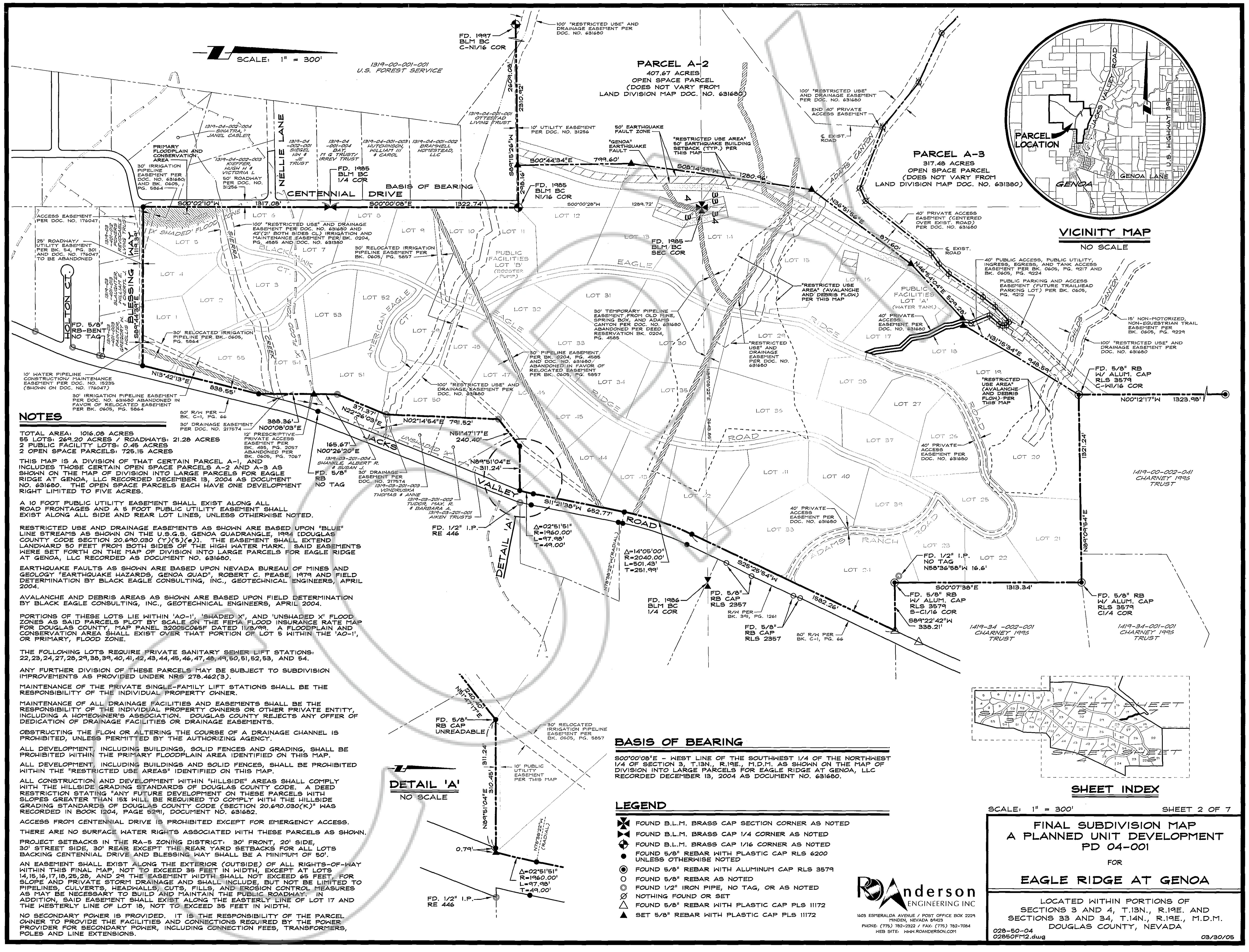
FILED FOR RECORD THIS 29 DAY OF July, 2005, AT 45 MINUTES PAST 10 O'CLOCK A.M., IN BOOK 0205 OF OFFICIAL RECORDS, AT PAGE 13949 DOCUMENT NO. 650856 RECORDED AT THE REQUEST OF EAGLE RIDGE AT GENOA, LLC.

Barbara Clark Deputy  
 DOUGLAS COUNTY RECORDER



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**NOTES**

TOTAL AREA: 1016.08 ACRES  
 55 LOTS: 269.20 ACRES / ROADWAYS: 21.28 ACRES  
 2 PUBLIC FACILITY LOTS: 0.48 ACRES  
 2 OPEN SPACE PARCELS: 725.15 ACRES

THIS MAP IS A DIVISION OF THAT CERTAIN PARCEL A-1 AND A-2 AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR EAGLE RIDGE AT GENOA, LLC RECORDED DECEMBER 13, 2004 AS DOCUMENT NO. 631680. THE OPEN SPACE PARCELS EACH HAVE ONE DEVELOPMENT RIGHT LIMITED TO FIVE ACRES.

A 10 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTS AND A 5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

RESTRICTED USE AND DRAINAGE EASEMENTS AS SHOWN ARE BASED UPON "BLUE" LINE STREAMS AS SHOWN ON THE U.S.G.S. GENOA QUADRANGLE 1994 (DOUGLAS COUNTY CODE SECTION 20.640.030 (Y)(5)(K)). THE EASEMENT SHALL EXTEND LANDWARD 50 FEET FROM BOTH SIDES OF THE HIGH WATER MARK. SAID EASEMENTS WERE SET FORTH ON THE MAP OF DIVISION INTO LARGE PARCELS FOR EAGLE RIDGE AT GENOA, LLC RECORDED AS DOCUMENT NO. 631680.

EARTHQUAKE FAULTS AS SHOWN ARE BASED UPON NEVADA BUREAU OF MINES AND GEOLOGY "EARTHQUAKE HAZARDS, GENOA QUAD", ROBERT C. PEASE, 1979 AND FIELD DETERMINATION BY BLACK EAGLE CONSULTING, INC., GEOTECHNICAL ENGINEERS, APRIL 2004.

AVALANCHE AND DEBRIS AREAS AS SHOWN ARE BASED UPON FIELD DETERMINATION BY BLACK EAGLE CONSULTING, INC., GEOTECHNICAL ENGINEERS, APRIL 2004.

PORTIONS OF THESE LOTS LIE WITHIN "AO-1", "SHADED X", AND "UNSHADED X" FLOOD ZONES AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, MAP PANEL 32005C065F DATED 11/8/99. A FLOODPLAIN AND CONSERVATION AREA SHALL EXIST OVER THAT PORTION OF LOT 5 WITHIN THE "AO-1", OR PRIMARY, FLOOD ZONE.

THE FOLLOWING LOTS REQUIRE PRIVATE SANITARY SEMI LIFT STATIONS: 22, 23, 24, 27, 28, 29, 30, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, AND 54.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

MAINTENANCE OF THE PRIVATE SINGLE-FAMILY LIFT STATIONS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY THE AUTHORIZING AGENCY.

ALL DEVELOPMENT, INCLUDING BUILDINGS, SOLID FENCES AND GRADING, SHALL BE PROHIBITED WITHIN THE PRIMARY FLOODPLAIN AREA IDENTIFIED ON THIS MAP.

ALL DEVELOPMENT, INCLUDING BUILDINGS AND SOLID FENCES, SHALL BE PROHIBITED WITHIN THE "RESTRICTED USE AREAS" IDENTIFIED ON THIS MAP.

ALL CONSTRUCTION AND DEVELOPMENT WITHIN "HILLSIDE" AREAS SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE. A DEED RESTRICTION STATING "ANY FUTURE DEVELOPMENT ON THESE PARCELS WITH SLOPES GREATER THAN 15% WILL BE REQUIRED TO COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE (SECTION 20.640.030(K))" WAS RECORDED IN BOOK 1204, PAGE 5291, DOCUMENT NO. 631682.

ACCESS FROM CENTENNIAL DRIVE IS PROHIBITED EXCEPT FOR EMERGENCY ACCESS.

THERE ARE NO SURFACE WATER RIGHTS ASSOCIATED WITH THESE PARCELS AS SHOWN.

PROJECT SETBACKS IN THE RA-5 ZONING DISTRICT: 30' FRONT, 20' SIDE, 30' STREET SIDE, 30' REAR EXCEPT THE REAR YARD SETBACKS FOR A LOTS BACKING CENTENNIAL DRIVE AND BLESSING WAY SHALL BE A MINIMUM OF 50'.

AN EASEMENT SHALL EXIST ALONG THE EXTERIOR (OUTSIDE) OF ALL RIGHTS-OF-WAY WITHIN THIS FINAL MAP, NOT TO EXCEED 35 FEET IN WIDTH, EXCEPT AT LOTS 14, 15, 16, 17, 18, 25, 29, AND 29 THE EASEMENT WIDTH SHALL NOT EXCEED 65 FEET. FOR SLOPE AND PRIVATE STORM DRAINAGE AND SHALL INCLUDE, BUT NOT BE LIMITED TO PIPELINES, CULVERTS, HEADWALLS, CUTS, FILLS, AND EROSION CONTROL MEASURES AS MAY BE NECESSARY TO BUILD AND MAINTAIN THE PUBLIC ROADWAY. IN ADDITION, SAID EASEMENT SHALL EXIST ALONG THE EASTERLY LINE OF LOT 17 AND THE WESTERLY LINE OF LOT 18, NOT TO EXCEED 35 FEET IN WIDTH.

NO SECONDARY POWER IS PROVIDED. IT IS THE RESPONSIBILITY OF THE PARCEL OWNER TO PROVIDE THE FACILITIES AND CONNECTIONS REQUIRED BY THE POWER PROVIDER FOR SECONDARY POWER, INCLUDING CONNECTION FEES, TRANSFORMERS, POLES AND LINE EXTENSIONS.



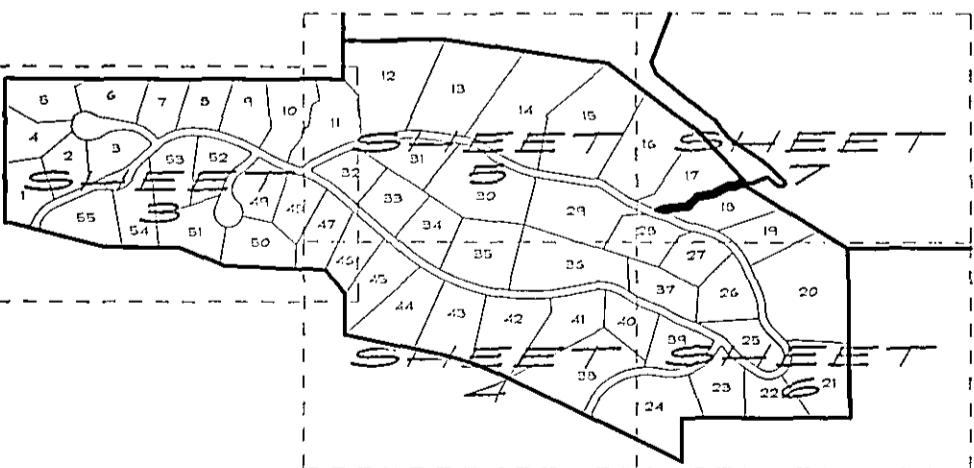
**BASIS OF BEARING**

S00°00'08"E - WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, T.13N., R.19E., M.D.M. AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR EAGLE RIDGE AT GENOA, LLC RECORDED DECEMBER 13, 2004 AS DOCUMENT NO. 631680.

**LEGEND**

- ✱ FOUND B.L.M. BRASS CAP SECTION CORNER AS NOTED
- ✱ FOUND B.L.M. BRASS CAP 1/4 CORNER AS NOTED
- ✱ FOUND B.L.M. BRASS CAP 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP RLS 6200 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP RLS 3579
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" IRON PIPE, NO TAG, OR AS NOTED
- NOTHING FOUND OR SET
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172

**Anderson**  
 ENGINEERING INC  
 1605 ESHERALDA AVENUE / POST OFFICE BOX 2299  
 PANDORA, NEVADA 89423  
 PHONE: (775) 782-2322 / FAX: (775) 782-7084  
 WEB SITE: WWW.ANDERSONENGINEERING.COM

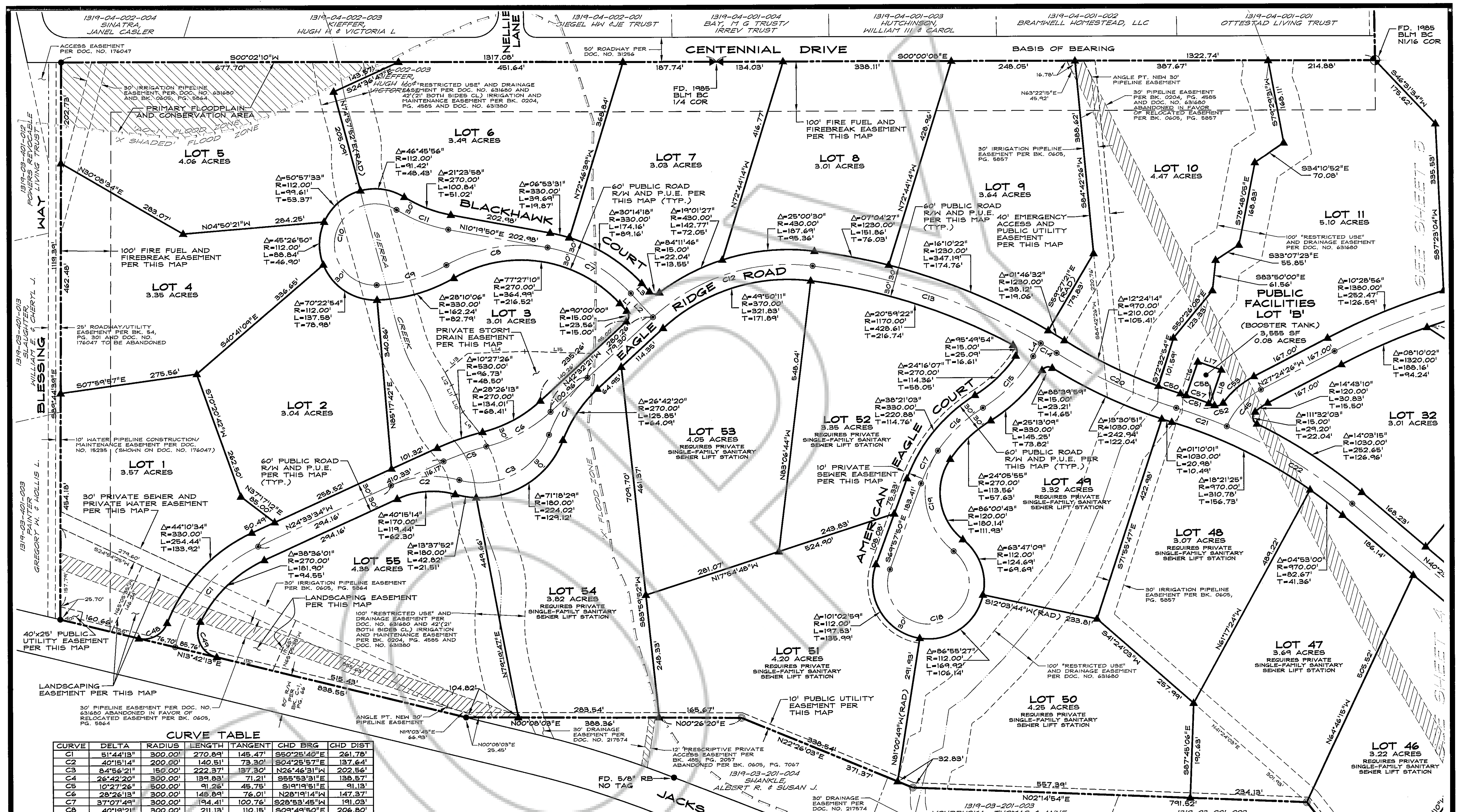


SCALE: 1" = 300' SHEET 2 OF 7

**FINAL SUBDIVISION MAP  
 A PLANNED UNIT DEVELOPMENT  
 PD 04-001**  
 FOR  
**EAGLE RIDGE AT GENOA**  
 LOCATED WITHIN PORTIONS OF  
 SECTIONS 3 AND 4, T.13N., R.19E. AND  
 SECTIONS 33 AND 34, T.14N., R.19E., M.D.M.  
 DOUGLAS COUNTY, NEVADA

028-50-04  
 02850FM12.dwg  
 03/30/05





**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST
C1	51°44'13"	300.00'	270.89'	145.47'	S50°25'40"E	261.78'
C2	40°18'14"	200.00'	140.51'	73.30'	S20°28'57"E	137.64'
C3	84°56'21"	150.00'	222.37'	137.30'	N24°16'13"W	202.14'
C4	24°42'20"	300.00'	139.93'	71.21'	S55°53'31"E	138.57'
C5	10°27'26"	500.00'	91.26'	45.75'	S19°19'51"E	91.13'
C6	28°26'13"	300.00'	148.89'	76.01'	N28°19'14"W	147.37'
C7	37°07'49"	300.00'	194.41'	100.76'	S28°53'45"W	191.03'
C8	40°19'21"	300.00'	211.13'	110.15'	S09°49'50"E	206.80'
C9	28°10'06"	300.00'	147.49'	75.27'	N16°54'28"W	146.01'
C10	213°33'19"	82.00'	305.63'	112.05'	S75°02'49"E	157.02'
C11	21°23'59"	300.00'	112.05'	56.68'	N21°01'49"E	111.40'
C12	49°50'11"	400.00'	347.42'	185.83'	S17°37'15"E	337.06'
C13	23°14'49"	1200.00'	486.88'	246.84'	S18°35'15"W	483.55'
C14	01°46'32"	1200.00'	37.19'	18.59'	S31°25'55"W	37.19'
C15	27°50'34"	300.00'	145.78'	74.36'	N45°32'04"W	144.35'
C16	24°05'55"	300.00'	126.18'	64.04'	S49°39'45"E	125.25'
C17	14°10'21"	300.00'	74.62'	37.51'	N15°03'17"E	74.49'
C18	25°14'35"	82.00'	360.31'	111.40'	N15°03'17"E	132.88'
C19	86°00'43"	150.00'	225.18'	139.91'	N81°16'57"E	204.62'
C20	15°10'00"	1000.00'	264.71'	133.13'	N24°44'11"E	263.94'
C21	06°11'54"	1000.00'	108.18'	54.14'	S20°15'08"W	108.13'
C22	17°02'31"	1000.00'	297.44'	149.82'	S31°52'20"W	296.34'
C23	52°18'10"	1500.00'	1367.10'	735.16'	N141°17'01"E	1320.27'
C24	47°36'24"	300.00'	307.62'	157.62'	S75°02'49"E	157.02'
C25	16°53'14"	500.00'	147.37'	74.22'	N27°21'57"E	146.84'
C26	03°24'24"	2500.00'	148.65'	74.35'	S20°37'32"W	148.63'
C27	13°58'51"	300.00'	73.20'	36.78'	S29°19'10"W	73.02'
C28	22°03'46"	300.00'	115.52'	58.48'	N25°16'42"E	114.81'
C29	13°21'22"	300.00'	69.93'	35.13'	S20°55'30"W	69.77'
C30	24°28'28"	150.00'	64.07'	32.53'	S39°50'25"W	63.87'
C31	19°36'24"	300.00'	307.62'	157.62'	N15°03'17"E	132.88'
C32	168°17'51"	150.00'	440.60'	146.37'	N50°40'41"W	298.44'
C33	45°47'12"	200.00'	159.83'	84.46'	N68°04'00"E	155.61'
C34	24°19'32"	300.00'	127.37'	64.66'	S78°47'50"W	126.41'
C35	51°14'53"	500.00'	447.22'	239.82'	S41°00'38"W	432.46'
C36	14°46'58"	250.00'	64.50'	32.43'	N22°46'10"E	64.32'
C37	17°18'49"	500.00'	150.64'	75.89'	S18°21'17"W	150.07'
C38	11°34'21"	500.00'	101.00'	50.67'	N18°41'39"E	100.83'
C39	09°11'41"	200.00'	32.07'	16.07'	N20°04'30"E	32.04'
C40	25°13'53"	200.00'	88.07'	44.76'	S12°03'10"W	87.36'
C41	18°14'07"	750.00'	238.70'	120.37'	N17°33'17"E	237.69'
C42	20°59'10"	200.00'	73.26'	37.04'	N37°09'56"E	72.85'
C43	39°37'57"	300.00'	207.52'	108.10'	S27°50'33"W	205.40'
C44	35°26'00"	1500.00'	834.88'	431.27'	S09°41'26"E	821.64'
C45	39°14'29"	150.00'	102.73'	53.47'	S47°01'41"W	100.74'
C46	74°04'22"	400.00'	517.13'	301.82'	N25°21'38"W	481.86'
C47	76°14'59"	500.00'	665.36'	392.36'	S26°26'47"E	617.94'
C48	82°26'21"	50.00'	71.94'	43.80'	S27°30'57"E	65.90'
C49	103°08'12"	50.00'	90.00'	63.01'	N65°16'19"E	78.34'
C50	02°45'46"	970.00'	46.77'	23.39'	N18°32'04"E	46.77'
C51	04°00'33"	1030.00'	72.08'	36.05'	S19°01'27"W	72.06'
C52	74°41'55"	150.00'	119.54'	11.48'	N16°13'13"W	119.20'
C53	26°07'45"	180.00'	82.09'	41.77'	S40°28'19"E	81.39'
C54	04°05'07"	470.00'	33.51'	16.76'	N14°56'59"E	33.50'
C55	03°38'30"	530.00'	33.69'	16.85'	S14°43'41"W	33.68'
C56	13°37'13"	530.00'	125.99'	63.29'	S23°21'32"W	125.70'
C57	02°46'54"	1030.00'	50.00'	25.01'	S19°12'32"W	50.00'
C58	00°33'45"	1030.00'	10.11'	5.06'	S20°52'52"W	10.11'

**LEGEND**

- ✱ FOUND B.L.M. BRASS CAP SECTION CORNER AS NOTED
- ✱ FOUND B.L.M. BRASS CAP 1/4 CORNER AS NOTED
- ✱ FOUND B.L.M. BRASS CAP 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP RLS 6200 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP RLS 3579
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" IRON PIPE, NO TAG, OR AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST
C44	35°26'00"	1500.00'	834.88'	431.27'	S09°41'26"E	821.64'
C45	39°14'29"	150.00'	102.73'	53.47'	S47°01'41"W	100.74'
C46	74°04'22"	400.00'	517.13'	301.82'	N25°21'38"W	481.86'
C47	76°14'59"	500.00'	665.36'	392.36'	S26°26'47"E	617.94'
C48	82°26'21"	50.00'	71.94'	43.80'	S27°30'57"E	65.90'
C49	103°08'12"	50.00'	90.00'	63.01'	N65°16'19"E	78.34'
C50	02°45'46"	970.00'	46.77'	23.39'	N18°32'04"E	46.77'
C51	04°00'33"	1030.00'	72.08'	36.05'	S19°01'27"W	72.06'
C52	74°41'55"	150.00'	119.54'	11.48'	N16°13'13"W	119.20'
C53	26°07'45"	180.00'	82.09'	41.77'	S40°28'19"E	81.39'
C54	04°05'07"	470.00'	33.51'	16.76'	N14°56'59"E	33.50'
C55	03°38'30"	530.00'	33.69'	16.85'	S14°43'41"W	33.68'
C56	13°37'13"	530.00'	125.99'	63.29'	S23°21'32"W	125.70'
C57	02°46'54"	1030.00'	50.00'	25.01'	S19°12'32"W	50.00'
C58	00°33'45"	1030.00'	10.11'	5.06'	S20°52'52"W	10.11'

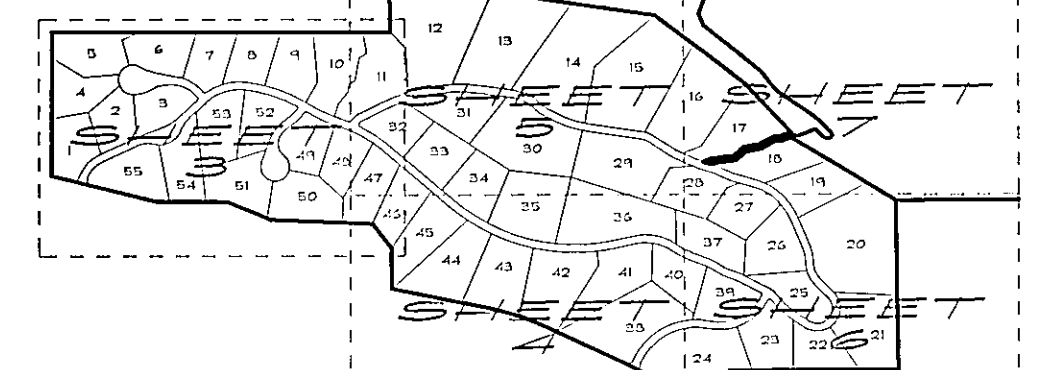
**LINE TABLE**

LINE	BEARING	LENGTH
L1	S47°27'39"W	20.58'
L2	S47°27'39"W	65.58'
L3	S47°27'39"W	22.86'
L4	N59°27'21"W	30.00'
L5	N21°42'04"W	12.90'
L6	N21°42'04"W	42.47'
L7	N21°42'04"W	71.82'
L8	S62°23'49"W	81.13'
L9	S51°45'20"W	55.00'
L10	S67°36'16"W	37.00'
L11	S67°34'41"W	20.00'
L12	S62°23'49"W	23.00'
L13	N59°44'55"W	59.19'
L14	N02°05'09"W	115.00'
L15	N01°51'18"E	135.00'
L16	S70°47'28"E	71.30'
L17	S19°12'32"W	50.00'
L18	S70°47'28"E	71.30'
L19	N77°05'34"W	30.00'

**NOTES**

A 7.5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTS AND A 5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

AN EASEMENT SHALL EXIST ALONG THE EXTERIOR (OUTSIDE) OF ALL RIGHTS-OF-WAY WITHIN THIS FINAL MAP, NOT TO EXCEED 35 FEET IN WIDTH, EXCEPT AT LOTS 14, 15, 16, 17, 18, 25, 28, AND 29 THE EASEMENT WIDTH SHALL NOT EXCEED 65 FEET, FOR SLOPE AND PRIVATE STORM DRAINAGE AND SHALL INCLUDE, BUT NOT BE LIMITED TO PIPELINES, CULVERTS, HEADWALLS, FILL, EROSION CONTROL MEASURES AS MAY BE NECESSARY TO BUILD AND MAINTAIN THE PUBLIC ROADWAY. IN ADDITION, SAID EASEMENT SHALL EXIST ALONG THE EASTERLY LINE OF LOT 17 AND THE WESTERLY LINE OF LOT 18, NOT TO EXCEED 35 FEET IN WIDTH.



**SHEET INDEX**

**FINAL SUBDIVISION MAP  
A PLANNED UNIT DEVELOPMENT  
PD 04-001**

FOR  
**EAGLE RIDGE AT GENOA**

LOCATED WITHIN PORTIONS OF SECTIONS 33 AND 4, T.13N., R.19E. AND SECTIONS 33 AND 34, T.14N., R.19E., M.D.M. DOUGLAS COUNTY, NEVADA

028-50-04  
02850F13.dwg

03/30/05

**Anderson**  
ENGINEERING INC

1603 ESPERANZA AVENUE / 1025 OFFICE BOX 2224  
TINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ANDERSONENR.COM

SCALE: 1" = 100'

SCALE: 1" = 100'

SCALE: 1" = 100'

SCALE: 1" = 100'

SCALE: 1" = 100'

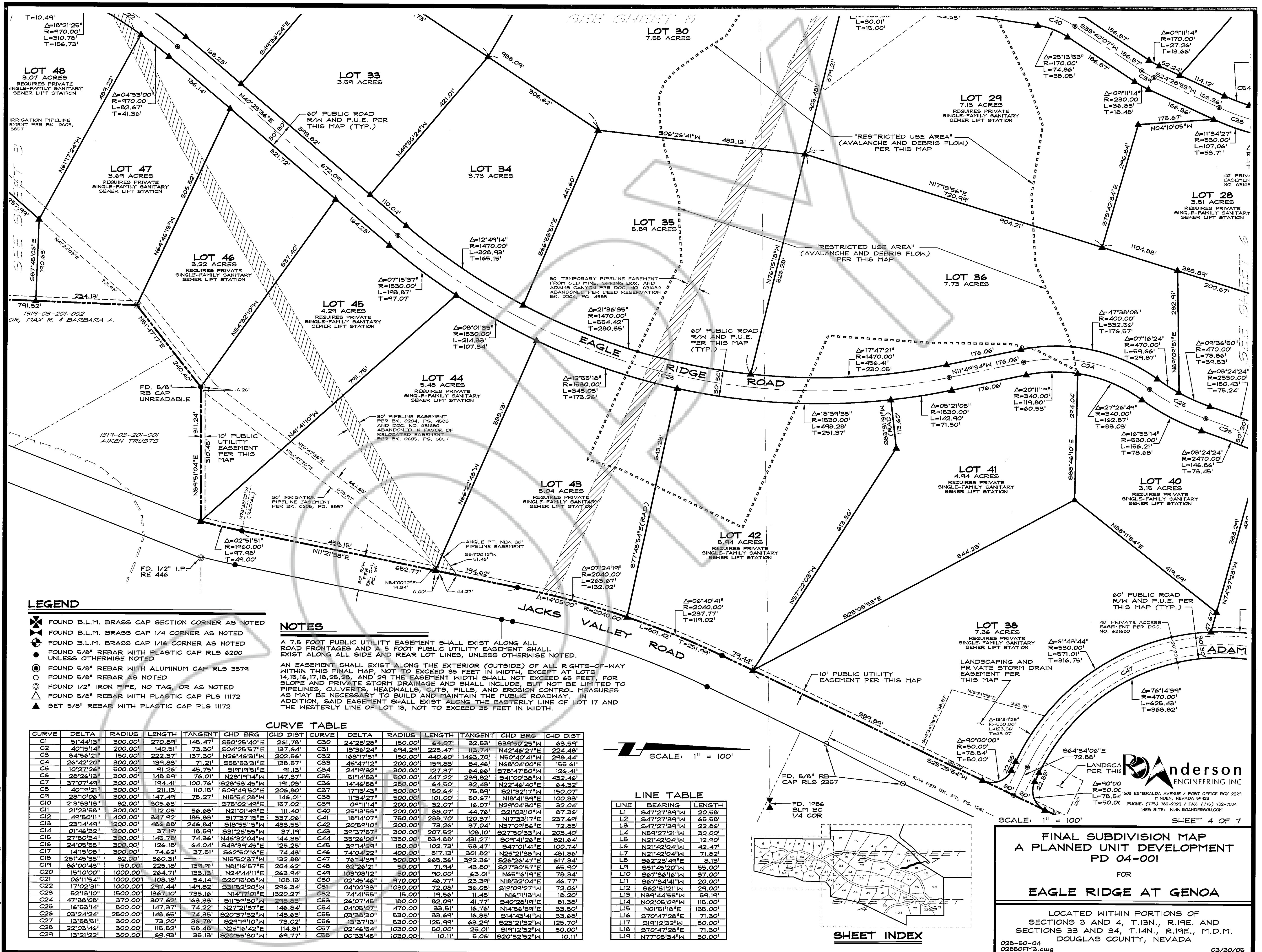
SCALE: 1" = 100'

SCALE: 1" = 100'

SCALE: 1" = 100'

SCALE: 1" = 100'





**LEGEND**

- ✕ FOUND B.L.M. BRASS CAP SECTION CORNER AS NOTED
- ⬠ FOUND B.L.M. BRASS CAP 1/4 CORNER AS NOTED
- ⬡ FOUND B.L.M. BRASS CAP 1/8 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP RLS 6200 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP RLS 3574 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" IRON PIPE, NO TAG, OR AS NOTED
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172

**NOTES**

A 7.5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES AND A 6 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

AN EASEMENT SHALL EXIST ALONG THE EXTERIOR (OUTSIDE) OF ALL RIGHTS-OF-WAY WITHIN THIS FINAL MAP, NOT TO EXCEED 35 FEET IN WIDTH, EXCEPT AT LOTS 14, 15, 16, 17, 18, 25, 29, AND 29 THE EASEMENT WIDTH SHALL NOT EXCEED 65 FEET, FOR SLOPE AND PRIVATE STORM DRAINAGE AND SHALL INCLUDE, BUT NOT BE LIMITED TO, PIPELINES, CULVERTS, HEADWALLS, CUTS, FILLS, AND EROSION CONTROL MEASURES AS MAY BE NECESSARY TO BUILD AND MAINTAIN THE PUBLIC ROADWAY. IN ADDITION, SAID EASEMENT SHALL EXIST ALONG THE EASTERLY LINE OF LOT 17 AND THE WESTERLY LINE OF LOT 18, NOT TO EXCEED 35 FEET IN WIDTH.

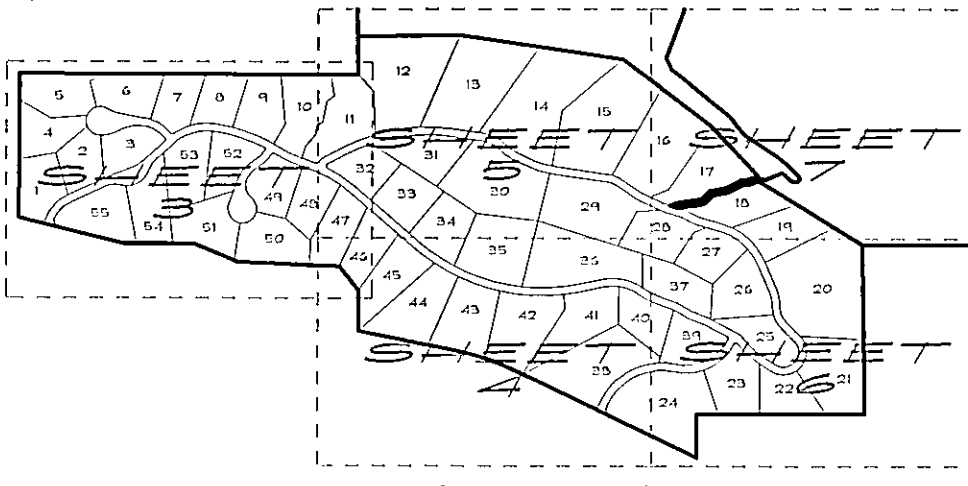
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST
C1	51°44'13"	300.00'	270.89'	145.47'	S50°25'40"E	261.78'	C30	24°28'28"	150.00'	64.07'	32.53'	S39°50'25"W	63.59'
C2	40°15'14"	200.00'	140.51'	73.30'	S04°25'57"E	137.64'	C31	18°36'24"	100.00'	225.47'	118.74'	N42°46'27"E	224.48'
C3	84°56'21"	150.00'	222.37'	137.30'	N26°46'31"W	202.56'	C32	168°17'15"	150.00'	440.60'	1469.70'	N52°40'41"W	298.44'
C4	26°42'20"	300.00'	139.83'	71.21'	S55°53'31"E	138.57'	C33	48°47'12"	200.00'	159.93'	84.46'	N62°04'02"E	158.61'
C5	10°27'26"	500.00'	91.26'	45.75'	S19°19'51"E	91.13'	C34	24°19'32"	300.00'	127.37'	64.66'	S78°47'50"W	126.41'
C6	28°26'13"	300.00'	148.84'	76.01'	N28°19'14"W	147.37'	C35	51°14'53"	500.00'	447.22'	239.82'	S41°00'38"W	432.46'
C7	37°07'49"	300.00'	194.41'	100.76'	S28°53'45"W	191.03'	C36	14°46'58"	250.00'	64.50'	32.43'	N22°46'40"E	64.32'
C8	40°19'21"	300.00'	211.15'	110.15'	S04°29'50"E	206.80'	C37	17°15'43"	500.00'	150.64'	75.81'	S21°32'17"W	150.07'
C9	28°10'06"	300.00'	147.49'	75.27'	N15°54'28"W	146.01'	C38	11°34'27"	500.00'	101.00'	50.67'	N18°41'39"E	100.83'
C10	21°33'13"	82.00'	305.63'	147.63'	S62°02'49"E	157.02'	C39	02°07'14"	200.00'	517.07'	301.87'	N25°21'39"E	312.04'
C11	21°23'58"	300.00'	112.05'	56.68'	N21°01'49"E	111.40'	C40	25°13'53"	200.00'	88.07'	44.77'	S21°03'10"W	87.36'
C12	49°50'11"	400.00'	347.92'	185.83'	S17°37'15"E	337.06'	C41	18°14'07"	750.00'	239.70'	120.37'	N17°33'17"E	237.69'
C13	23°14'49"	1200.00'	486.88'	246.84'	S18°55'15"W	483.55'	C42	20°59'10"	200.00'	73.26'	37.04'	N37°09'56"E	72.85'
C14	01°46'32"	1200.00'	37.19'	18.59'	S31°25'55"W	37.19'	C43	39°37'57"	300.00'	207.52'	108.10'	S27°50'33"W	203.40'
C15	27°50'34"	300.00'	145.78'	74.36'	N45°32'04"W	144.35'	C44	35°26'00"	1350.00'	834.88'	431.27'	S09°41'26"E	821.64'
C16	14°15'08"	300.00'	126.18'	64.04'	S43°39'45"E	125.25'	C45	30°12'21"	150.00'	102.73'	53.47'	S47°01'41"E	100.74'
C17	14°15'08"	300.00'	126.18'	64.04'	S43°39'45"E	125.25'	C46	74°01'58"	150.00'	102.73'	53.47'	N25°21'39"E	100.83'
C18	25°45'35"	82.00'	360.31'	179.33'	N15°50'37"W	132.88'	C47	76°14'39"	500.00'	669.36'	332.36'	S26°26'47"E	481.86'
C19	86°00'43"	150.00'	225.18'	139.91'	N81°16'57"E	204.62'	C48	82°26'21"	50.00'	71.94'	49.80'	S27°30'57"E	65.90'
C20	15°10'00"	1000.00'	264.71'	133.13'	N24°44'11"E	263.94'	C49	103°08'12"	50.00'	90.00'	63.01'	N65°16'19"E	78.34'
C21	06°11'54"	1000.00'	108.18'	54.14'	S20°15'08"W	108.13'	C50	02°48'46"	370.00'	46.77'	23.39'	N18°32'04"E	46.77'
C22	17°02'31"	1000.00'	237.44'	149.82'	S31°52'20"W	236.34'	C51	04°00'33"	1030.00'	72.08'	36.05'	S19°09'27"W	72.06'
C23	52°13'10"	150.00'	136.10'	73.16'	N14°17'01"E	1320.27'	C52	74°41'58"	15.00'	19.00'	11.45'	N16°11'33"E	18.20'
C24	47°38'08"	370.00'	307.60'	163.13'	S11°59'30"E	329.83'	C53	02°07'14"	200.00'	517.07'	301.87'	N25°21'39"E	312.04'
C25	16°53'14"	500.00'	147.37'	74.22'	N27°21'57"E	146.84'	C54	04°05'07"	470.00'	33.51'	16.76'	N14°56'59"E	33.50'
C26	03°24'24"	2500.00'	148.65'	74.35'	S20°37'32"E	148.63'	C55	09°39'30"	530.00'	33.69'	16.85'	S14°43'41"W	33.68'
C27	13°58'51"	300.00'	73.20'	36.78'	S29°19'10"W	73.02'	C56	13°37'13"	530.00'	125.99'	63.29'	S23°21'32"W	125.70'
C28	22°03'46"	300.00'	115.52'	58.48'	N25°16'42"E	114.81'	C57	02°46'54"	1030.00'	50.00'	25.01'	S19°12'32"W	50.00'
C29	13°21'22"	300.00'	69.93'	35.13'	S20°58'30"W	69.77'	C58	00°33'45"	1030.00'	10.11'	5.06'	S20°52'52"W	10.11'



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S47°27'39"W	20.58'
L2	S47°27'39"W	65.58'
L3	S47°27'39"W	22.86'
L4	N59°27'21"W	30.00'
L5	N21°42'04"W	12.90'
L6	N21°42'04"W	42.47'
L7	N21°42'04"W	71.82'
L8	S62°23'49"E	9.13'
L9	S51°45'20"W	55.00'
L10	S67°36'16"W	37.00'
L11	S67°34'41"W	20.00'
L12	S62°51'21"W	23.00'
L13	N91°44'55"W	59.19'
L14	N22°05'09"W	115.00'
L15	N01°51'18"E	135.00'
L16	S70°47'28"E	71.30'
L17	S19°12'32"W	50.00'
L18	S70°47'28"E	71.30'
L19	N77°05'34"W	30.00'

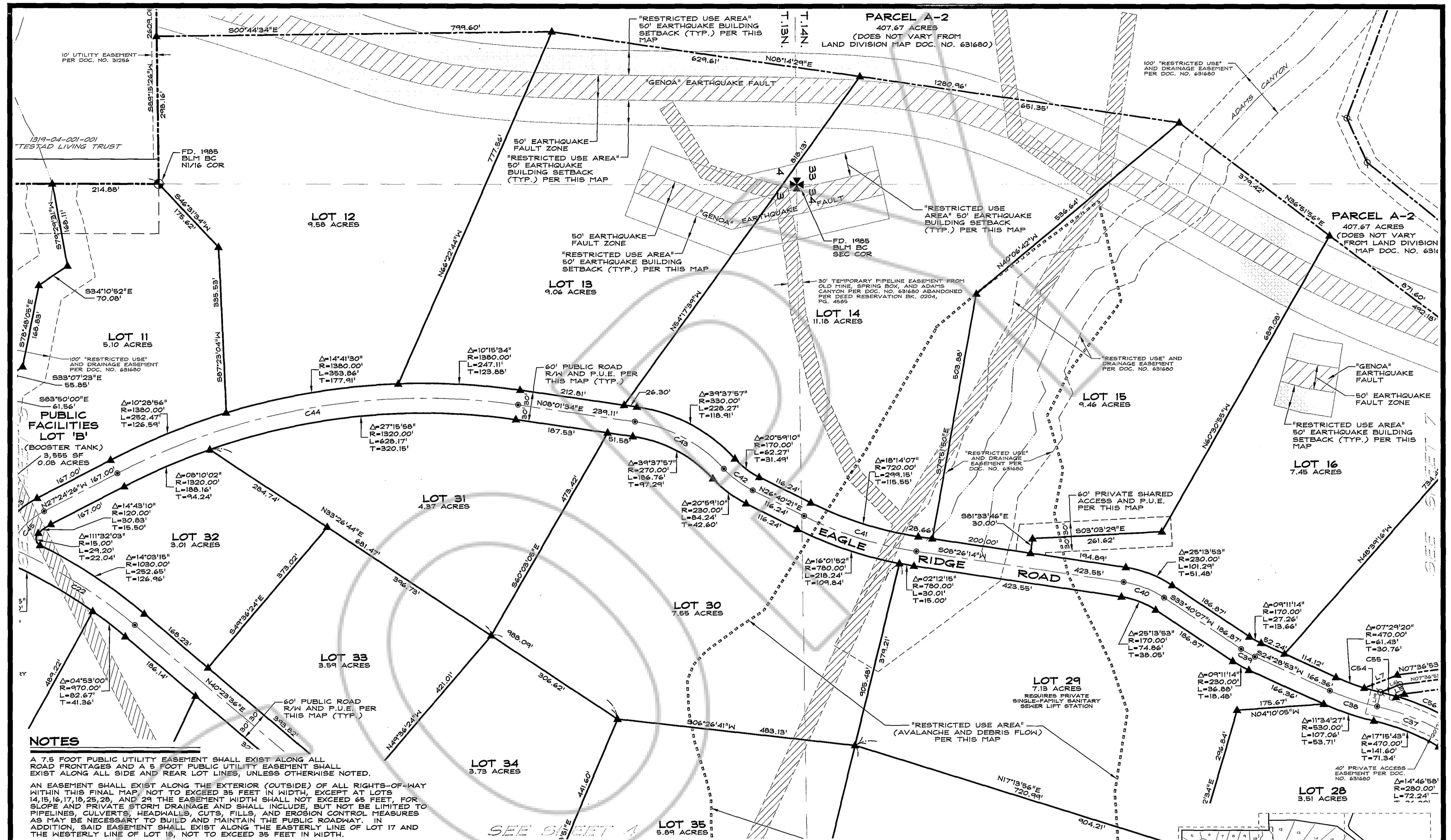


**SHEET INDEX**

**FINAL SUBDIVISION MAP**  
**A PLANNED UNIT DEVELOPMENT**  
**PD 04-001**  
 FOR  
**EAGLE RIDGE AT GENOA**

LOCATED WITHIN PORTIONS OF  
 SECTIONS 33 AND 4, T.13N., R.19E. AND  
 SECTIONS 33 AND 34, T.14N., R.19E., M.D.M.  
 DOUGLAS COUNTY, NEVADA





**NOTES**

1. 7.5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES AND A 5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

2. AN EASEMENT SHALL EXIST ALONG THE EXTERIOR (OUTSIDE) OF ALL RIGHTS-OF-WAY WITHIN THIS FINAL MAP NOT TO EXCEED 35 FEET IN WIDTH, EXCEPT AT LOTS 14, 15, 16, 17, 18, 25, 28, AND 29 THE EASEMENT WIDTH SHALL NOT EXCEED 65 FEET, FOR SLOPE AND PRIVATE STORM DRAINAGE AND SHALL INCLUDE, BUT NOT BE LIMITED TO PIPELINES, CULVERTS, HEADWALLS, CUTS, FILLS, AND EROSION CONTROL MEASURES AS MAY BE NECESSARY TO BUILD AND MAINTAIN THE PUBLIC ROADWAY. IN ADDITION, SAID EASEMENT SHALL EXIST ALONG THE EASTERLY LINE OF LOT 17 AND THE WESTERLY LINE OF LOT 18, NOT TO EXCEED 35 FEET IN WIDTH.

**CURVE TABLE**

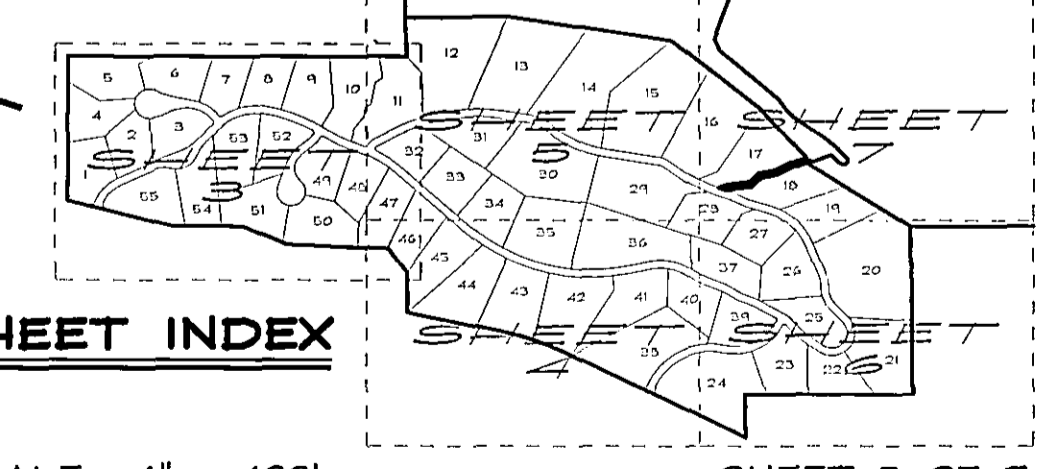
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST
C1	51°44'13"	300.00'	270.89'	145.47'	S50°25'40"E	261.78'	C30	24°28'28"	150.00'	64.07'	32.53'	S54°50'25"W	63.59'
C2	40°18'14"	300.00'	140.51'	73.30'	S04°23'57"E	137.64'	C31	18°56'24"	150.00'	64.42'	32.53'	N42°46'27"E	22.48'
C3	84°56'21"	150.00'	222.37'	137.30'	N26°46'31"W	202.56'	C32	168°17'51"	150.00'	440.60'	1463.70'	N50°40'41"W	298.44'
C4	26°42'20"	300.00'	139.83'	71.21'	S55°53'31"W	138.57'	C33	45°47'12"	200.00'	159.83'	84.46'	N68°04'00"E	155.61'
C5	10°27'26"	500.00'	91.26'	45.75'	S19°19'51"E	91.13'	C34	24°14'32"	300.00'	127.37'	64.66'	S78°47'50"W	126.41'
C6	28°26'13"	300.00'	148.89'	76.01'	N28°19'14"W	147.37'	C35	51°14'53"	500.00'	447.22'	239.82'	S41°00'38"W	432.46'
C7	37°07'49"	300.00'	194.41'	100.76'	S28°53'45"W	191.03'	C36	14°46'58"	250.00'	64.50'	32.43'	N22°46'40"E	64.32'
C8	40°18'14"	300.00'	140.51'	73.30'	S04°23'57"E	137.64'	C37	17°15'43"	500.00'	150.64'	75.89'	S21°32'17"W	150.07'
C9	28°10'06"	300.00'	147.49'	75.27'	N15°42'28"W	146.01'	C38	11°34'27"	500.00'	101.00'	50.67'	N18°41'19"E	100.83'
C10	21°33'13"	82.00'	305.63'	152.81'	S75°02'49"E	157.02'	C39	09°11'14"	200.00'	32.07'	16.07'	N29°04'30"E	32.04'
C11	21°23'58"	300.00'	112.05'	56.65'	N21°01'49"E	111.40'	C40	25°13'53"	200.00'	88.07'	44.76'	S21°03'10"W	87.36'
C12	49°50'11"	400.00'	347.92'	185.89'	S17°37'15"E	337.06'	C41	18°14'07"	750.00'	238.70'	120.37'	N17°33'17"E	237.69'
C13	23°14'49"	1200.00'	486.58'	246.84'	S18°55'15"W	483.55'	C42	20°59'10"	200.00'	73.26'	37.04'	N37°09'56"E	72.85'
C14	01°46'32"	1200.00'	37.19'	18.59'	S81°25'55"W	37.19'	C43	39°37'57"	300.00'	207.52'	108.10'	S27°50'33"W	203.40'
C15	27°02'34"	300.00'	126.78'	64.36'	N45°32'04"W	124.35'	C44	35°26'02"	1950.00'	834.88'	431.27'	S21°41'26"E	821.64'
C16	24°05'55"	300.00'	126.18'	64.04'	S43°39'45"E	125.25'	C45	39°14'29"	150.00'	102.79'	53.47'	S47°01'41"E	100.74'
C17	14°15'08"	300.00'	74.62'	37.51'	S62°50'16"E	74.43'	C46	74°04'22"	400.00'	517.13'	301.82'	N25°21'38"W	481.86'
C18	25°14'55"	82.00'	360.31'	180.15'	N15°50'37"W	132.88'	C47	76°14'39"	500.00'	665.36'	392.36'	S26°26'47"E	617.34'
C19	86°00'43"	150.00'	225.18'	139.91'	N81°16'57"E	204.62'	C48	82°26'21"	50.00'	71.94'	43.80'	S27°30'57"E	65.90'
C20	15°10'00"	1000.00'	264.71'	133.13'	N24°44'11"E	263.94'	C49	103°08'12"	50.00'	90.00'	63.01'	N65°16'19"E	78.34'
C21	06°11'54"	1000.00'	195.18'	94.14'	S20°15'08"W	192.13'	C50	02°45'46"	570.00'	46.77'	23.39'	N18°32'04"E	46.77'
C22	17°02'31"	1000.00'	297.44'	149.82'	S31°52'20"W	296.34'	C51	04°00'33"	1030.00'	72.08'	36.05'	S21°02'27"W	72.06'
C23	52°13'10"	1500.00'	1367.10'	735.16'	N14°17'01"E	1320.27'	C52	74°41'55"	15.00'	19.56'	11.45'	N16°11'13"W	18.20'
C24	47°38'08"	370.00'	307.62'	163.33'	S11°59'30"W	298.83'	C53	26°07'45"	180.00'	82.09'	41.77'	S40°28'19"E	81.38'
C25	16°53'14"	500.00'	147.37'	74.22'	N27°21'57"E	146.84'	C54	04°05'07"	470.00'	33.51'	16.76'	N45°56'59"E	33.50'
C26	03°24'24"	2500.00'	148.65'	74.35'	S20°37'32"W	148.65'	C55	03°38'30"	530.00'	33.64'	16.85'	S14°43'41"W	33.63'
C27	13°58'51"	300.00'	73.20'	36.78'	S29°11'01"W	73.02'	C56	13°37'13"	530.00'	125.99'	62.21'	S23°21'32"W	125.70'
C28	22°03'46"	300.00'	115.52'	58.48'	N25°16'42"E	114.81'	C57	02°45'54"	1030.00'	50.00'	25.01'	S11°12'32"E	50.00'
C29	13°21'22"	300.00'	69.93'	35.13'	S20°55'30"W	69.77'	C58	00°33'45"	1030.00'	10.11'	5.06'	S20°52'52"W	10.11'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S47°27'39"W	20.58'	L11	S67°34'41"W	20.00'
L2	S47°27'39"W	65.55'	L12	S62°51'21"W	29.00'
L3	S47°27'39"W	22.86'	L13	N83°41'55"W	59.19'
L4	N59°27'21"W	30.00'	L14	N02°05'03"W	115.00'
L5	N21°42'04"W	12.90'	L15	N01°51'18"E	135.00'
L6	N21°42'04"W	42.47'	L16	S70°47'28"E	71.30'
L7	N21°42'04"W	71.82'	L17	S19°12'32"W	50.00'
L8	S62°23'45"E	8.13'	L18	S70°47'28"E	71.30'
L9	S81°45'20"W	55.00'	L19	N77°05'34"W	30.00'
L10	S67°36'16"W	37.00'			

- LEGEND**
- FOUND B.L.M. BRASS CAP SECTION CORNER AS NOTED
  - FOUND B.L.M. BRASS CAP 1/4 CORNER AS NOTED
  - FOUND B.L.M. BRASS CAP 1/16 CORNER AS NOTED
  - FOUND 5/8" REBAR WITH PLASTIC CAP RLS 6200 UNLESS OTHERWISE NOTED
  - FOUND 5/8" REBAR WITH ALUMINUM CAP RLS 3579
  - FOUND 5/8" REBAR AS NOTED
  - FOUND 1/2" IRON PIPE, NO TAG, OR AS NOTED
  - FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
  - SET 5/8" REBAR WITH PLASTIC CAP PLS 11172

SCALE: 1" = 100'



SCALE: 1" = 100' SHEET 5 OF 7

**FINAL SUBDIVISION MAP  
A PLANNED UNIT DEVELOPMENT  
PD 04-001**

FOR

**EAGLE RIDGE AT GENOA**

LOCATED WITHIN PORTIONS OF  
SECTIONS 3 AND 4, T.13N., R.19E. AND  
SECTIONS 33 AND 34, T.14N., R.19E., M.D.M.  
DOUGLAS COUNTY, NEVADA

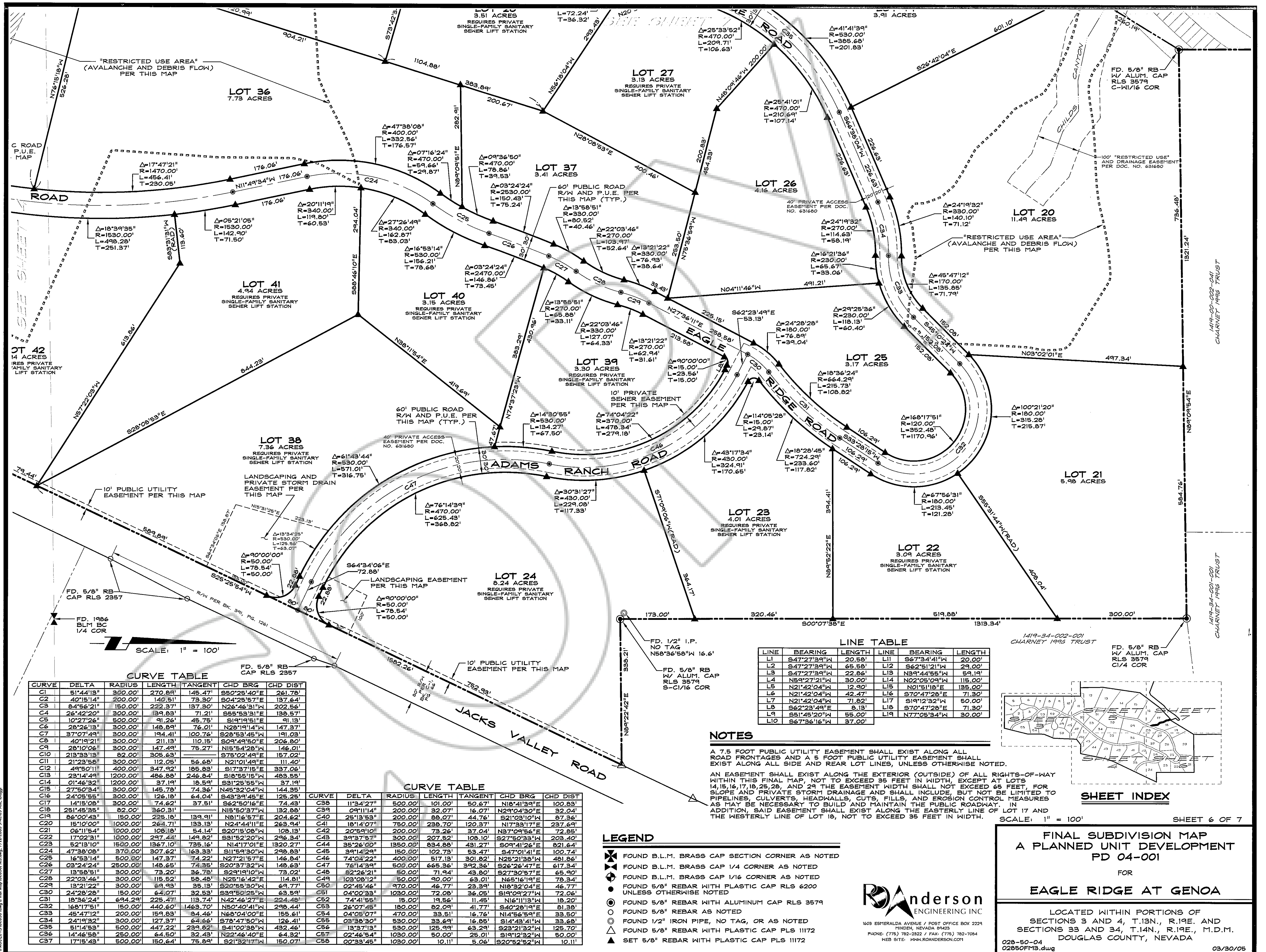
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03/30/05

**Anderson**  
ENGINEERING INC

1603 ESTERHALL AVENUE / POST OFFICE BOX 2229  
HENDER, NEVADA 89423  
PHONE: (775) 782-2522 / FAX: (775) 782-7084  
WEB SITE: WWW.ANDERSONENR.COM





SCALE: 1" = 100'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST
C1	51°44'13"	300.00'	270.89'	145.47'	S50°25'40"E	261.78'
C2	40°15'14"	200.00'	149.51'	73.30'	S04°25'57"E	137.64'
C3	84°56'21"	150.00'	222.37'	137.30'	N26°46'31"W	202.56'
C4	26°42'20"	300.00'	139.83'	71.21'	S55°53'31"E	138.57'
C5	10°27'26"	500.00'	91.26'	45.75'	S19°19'51"E	91.13'
C6	28°26'19"	300.00'	148.89'	76.01'	N28°19'14"W	147.37'
C7	37°07'49"	300.00'	194.41'	100.76'	S28°53'45"W	191.03'
C8	40°19'21"	300.00'	211.13'	110.15'	S09°49'50"E	206.80'
C9	28°10'06"	300.00'	147.49'	75.27'	N15°54'28"W	146.01'
C10	213°33'13"	82.00'	305.63'	78.27'	S78°02'49"E	157.02'
C11	21°23'58"	300.00'	112.05'	56.66'	N21°10'49"E	111.40'
C12	49°50'11"	400.00'	347.92'	185.89'	S17°37'15"E	337.06'
C13	23°14'49"	1200.00'	486.88'	246.84'	S18°55'15"W	483.55'
C14	01°46'32"	1200.00'	37.19'	18.59'	S31°25'55"W	37.19'
C15	27°50'34"	300.00'	145.78'	74.36'	N45°32'04"W	144.35'
C16	32°01'22"	300.00'	126.19'	64.04'	S43°39'45"E	125.25'
C17	14°15'08"	300.00'	74.62'	37.51'	S62°50'16"E	74.43'
C18	251°45'35"	82.00'	360.31'	74.36'	N15°50'37"W	132.88'
C19	86°00'43"	150.00'	225.18'	139.91'	N81°16'57"E	204.62'
C20	15°10'00"	1000.00'	264.71'	133.13'	N24°44'11"E	263.94'
C21	06°11'54"	1000.00'	108.18'	54.14'	S20°15'08"W	108.18'
C22	17°02'21"	1000.00'	297.48'	145.82'	S31°52'30"W	294.77'
C23	52°13'10"	150.00'	136.10'	73.51'	N14°17'01"E	132.27'
C24	47°38'09"	370.00'	307.62'	163.33'	S11°59'30"W	298.83'
C25	16°53'14"	500.00'	147.37'	74.22'	N27°12'57"E	146.84'
C26	03°24'24"	2500.00'	148.65'	74.35'	S20°37'32"W	148.63'
C27	13°58'51"	300.00'	73.20'	36.78'	S29°19'10"W	73.02'
C28	22°03'46"	300.00'	115.52'	58.48'	N25°16'42"E	114.81'
C29	13°21'22"	300.00'	63.48'	35.13'	S20°52'30"W	64.77'
C30	24°28'28"	150.00'	136.07'	73.51'	S33°52'05"W	63.59'
C31	18°36'24"	694.29'	225.47'	113.74'	N42°46'27"E	224.45'
C32	168°17'51"	150.00'	440.60'	1463.70'	N50°40'41"W	298.44'
C33	45°47'12"	200.00'	159.83'	84.46'	N68°04'00"E	155.61'
C34	24°19'32"	300.00'	127.37'	64.66'	S78°47'50"W	126.41'
C35	51°14'53"	500.00'	447.22'	234.82'	S41°00'38"W	432.46'
C36	14°46'58"	250.00'	64.50'	32.43'	N22°46'40"E	64.32'
C37	17°18'43"	500.00'	150.64'	75.84'	S21°32'17"W	150.07'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST
C38	11°34'27"	500.00'	101.00'	50.67'	N18°41'39"E	100.83'
C39	09°11'14"	200.00'	32.07'	16.07'	N29°04'30"E	32.04'
C40	25°13'53"	200.00'	88.07'	44.76'	S11°03'10"W	87.36'
C41	18°14'07"	750.00'	238.70'	120.37'	N17°33'17"E	237.64'
C42	20°58'12"	200.00'	73.26'	37.04'	N87°09'56"E	72.85'
C43	39°27'15"	300.00'	207.52'	108.10'	S27°52'33"W	203.40'
C44	35°26'00"	1350.00'	834.98'	431.27'	S01°01'27"E	821.64'
C45	39°14'29"	150.00'	102.73'	53.47'	S47°01'41"E	100.74'
C46	74°04'22"	400.00'	517.13'	301.82'	N25°21'38"W	481.86'
C47	74°14'39"	500.00'	665.36'	392.36'	S26°26'47"E	617.34'
C48	82°26'21"	50.00'	71.94'	43.80'	S27°30'57"E	65.90'
C49	103°08'12"	50.00'	90.00'	63.01'	N65°16'19"E	78.34'
C50	02°45'46"	970.00'	46.77'	23.39'	N15°32'04"E	46.77'
C51	04°00'39"	1030.00'	72.08'	36.05'	S10°01'27"W	72.06'
C52	74°41'55"	15.00'	19.56'	11.45'	N16°11'13"W	18.20'
C53	26°07'45"	180.00'	82.09'	41.77'	S40°28'19"E	81.38'
C54	04°05'07"	470.00'	33.51'	16.76'	N14°56'59"E	33.50'
C55	03°38'30"	530.00'	33.69'	16.85'	S14°43'41"W	33.68'
C56	13°37'13"	530.00'	125.99'	63.29'	S23°21'32"W	125.70'
C57	02°46'54"	1030.00'	50.00'	25.01'	S19°12'32"W	50.00'
C58	00°33'45"	1030.00'	10.11'	5.06'	S20°52'12"W	10.11'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S47°27'39"W	20.55'	L11	S47°31'14"W	20.00'
L2	S47°27'39"W	65.58'	L12	S62°51'21"W	29.00'
L3	S47°27'39"W	22.86'	L13	N39°44'55"W	59.19'
L4	N59°27'21"W	30.00'	L14	N02°05'09"W	115.00'
L5	N21°42'04"W	12.90'	L15	N01°51'18"E	135.00'
L6	N21°42'04"W	42.47'	L16	S70°47'28"E	71.30'
L7	N21°42'04"W	71.82'	L17	S19°12'52"W	50.00'
L8	S62°23'41"E	8.13'	L18	S70°47'28"E	71.30'
L9	S51°45'20"W	55.00'	L19	N77°05'34"W	30.00'
L10	S67°36'16"W	37.00'			

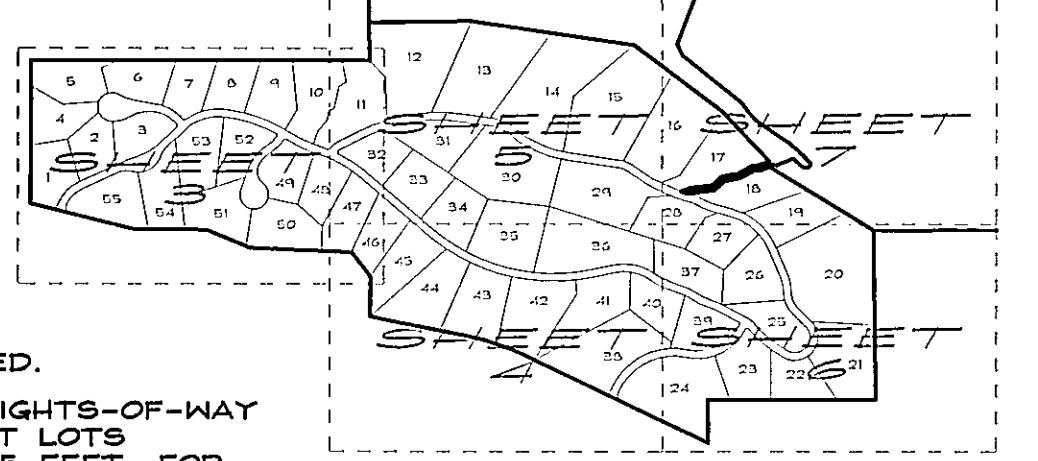
NOTES

A 7.5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTS AND A 5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

AN EASEMENT SHALL EXIST ALONG THE EXTERIOR (OUTSIDE) OF ALL RIGHTS-OF-WAY WITHIN THIS FINAL MAP NOT TO EXCEED 35 FEET IN WIDTH, EXCEPT AT LOTS 14, 15, 16, 17, 18, 25, 28, AND 29 THE EASEMENT WIDTH SHALL NOT EXCEED 65 FEET FOR SLOPE AND PRIVATE STORM DRAINAGE AND SHALL INCLUDE, BUT NOT BE LIMITED TO PIPELINES, CULVERTS, HEADWALLS, CUTS, FILLS, AND EROSION CONTROL MEASURES AS MAY BE NECESSARY TO BUILD AND MAINTAIN THE PUBLIC ROADWAY. IN ADDITION, SAID EASEMENT SHALL EXIST ALONG THE EASTERLY LINE OF LOT 17 AND THE WESTERLY LINE OF LOT 18, NOT TO EXCEED 35 FEET IN WIDTH.

LEGEND

- ✕ FOUND B.L.M. BRASS CAP SECTION CORNER AS NOTED
- ⊕ FOUND B.L.M. BRASS CAP 1/4 CORNER AS NOTED
- ⊙ FOUND B.L.M. BRASS CAP 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP RLS 6200 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP RLS 3579
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" IRON PIPE, NO TAG, OR AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172



SHEET INDEX

**FINAL SUBDIVISION MAP  
A PLANNED UNIT DEVELOPMENT  
PD 04-001**

FOR  
**EAGLE RIDGE AT GENOA**

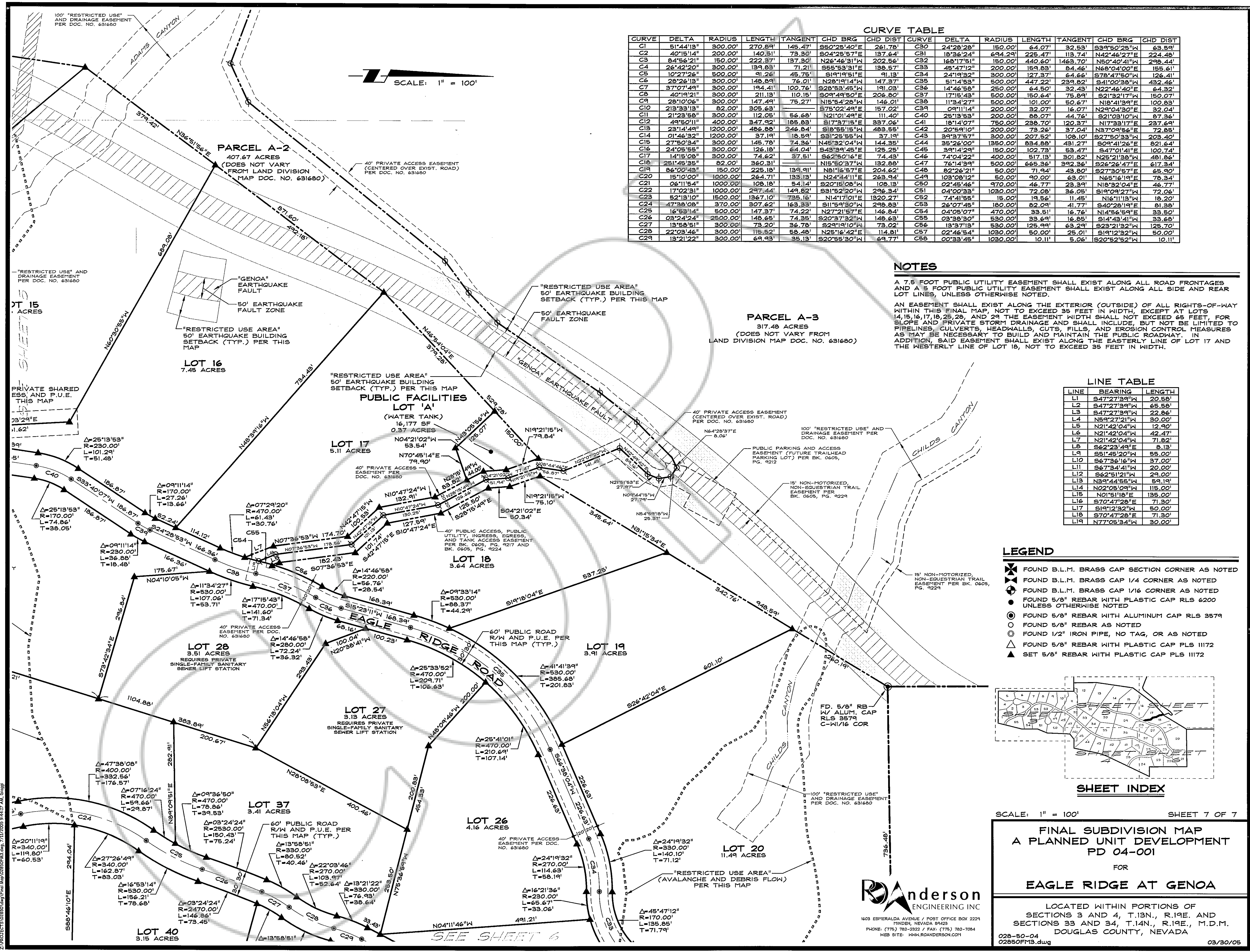
LOCATED WITHIN PORTIONS OF  
SECTIONS 33 AND 4, T.13N., R.19E. AND  
SECTIONS 33 AND 34, T.14N., R.19E., M.D.M.  
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ENGINEERING INC**

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WEB SITE: WWW.ANDERSONENR.COM





SCALE: 1" = 100'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST
C1	51°44'13"	300.00'	270.89'	145.47'	S50°25'40"E	261.78'	C30	24°28'28"	150.00'	64.07'	113.74'	S39°50'25"W	63.59'
C2	40°15'14"	200.00'	140.31'	73.30'	S04°25'57"E	137.64'	C31	18°36'24"	400.00'	225.47'	113.74'	N42°46'27"E	224.48'
C3	8°45'21"	150.00'	222.37'	137.30'	N26°46'31"W	202.54'	C32	16°17'51"	150.00'	440.60'	1463.70'	N50°40'41"W	276.24'
C4	26°42'20"	300.00'	133.83'	71.21'	S55°53'31"E	138.57'	C33	48°47'12"	200.00'	159.83'	84.46'	N69°04'00"W	155.61'
C5	10°27'26"	500.00'	91.26'	45.75'	S19°19'51"E	91.13'	C34	24°19'32"	300.00'	127.37'	64.66'	S78°47'50"W	126.41'
C6	28°27'13"	300.00'	148.89'	76.01'	N28°19'14"W	147.37'	C35	51°14'53"	500.00'	447.22'	239.82'	S41°00'38"W	432.46'
C7	37°07'44"	300.00'	194.41'	100.76'	S28°53'45"W	191.03'	C36	14°46'58"	200.00'	64.50'	32.43'	N22°46'40"E	64.32'
C8	40°19'21"	300.00'	211.13'	110.15'	S09°49'50"E	206.80'	C37	17°15'43"	500.00'	150.64'	75.89'	S21°32'17"W	150.07'
C9	28°10'06"	300.00'	147.44'	75.27'	N15°54'28"W	146.01'	C38	11°34'27"	500.00'	101.00'	50.67'	N18°41'39"E	100.83'
C10	21°33'13"	82.00'	305.63'	157.02'	S75°02'49"E	157.02'	C39	09°11'14"	200.00'	32.07'	16.07'	N29°04'30"E	32.04'
C11	21°23'58"	300.00'	112.05'	56.68'	N21°01'49"E	111.40'	C40	25°13'53"	200.00'	88.07'	44.76'	S21°03'10"W	87.36'
C12	44°50'11"	400.00'	347.92'	185.83'	S17°37'15"E	337.06'	C41	18°14'07"	750.00'	238.70'	120.37'	N17°33'17"E	237.69'
C13	23°14'49"	1200.00'	486.88'	246.84'	S18°55'15"W	483.55'	C42	20°59'10"	200.00'	73.26'	37.04'	N37°09'56"E	72.85'
C14	01°46'32"	1200.00'	37.19'	18.59'	S31°25'55"W	37.19'	C43	39°37'57"	300.00'	207.52'	108.10'	S27°50'33"W	203.40'
C15	27°50'34"	300.00'	148.78'	74.36'	N45°32'04"W	144.35'	C44	35°26'00"	1350.00'	834.88'	431.27'	S09°41'26"E	821.64'
C16	24°05'55"	300.00'	126.18'	64.04'	S49°39'45"E	125.25'	C45	30°14'29"	400.00'	102.73'	53.47'	S47°01'41"E	100.74'
C17	14°15'08"	300.00'	74.62'	37.51'	S42°50'16"E	74.43'	C46	74°04'22"	400.00'	517.13'	321.82'	N25°21'39"W	481.86'
C18	25°14'35"	82.00'	360.31'	182.88'	N15°50'37"W	182.88'	C47	76°14'39"	500.00'	665.36'	392.36'	S26°26'47"E	617.34'
C19	86°00'43"	150.00'	225.18'	139.91'	N81°16'57"E	204.62'	C48	82°26'21"	50.00'	71.94'	43.80'	S27°30'57"E	65.90'
C20	15°10'00"	1000.00'	264.71'	133.13'	N24°44'11"E	263.94'	C49	103°08'12"	50.00'	90.00'	63.01'	N65°16'19"E	78.34'
C21	06°11'54"	1000.00'	108.18'	54.14'	S20°15'08"W	108.18'	C50	02°45'46"	970.00'	46.77'	23.39'	N18°32'04"E	46.77'
C22	17°02'31"	1000.00'	247.44'	149.82'	S31°52'20"W	246.34'	C51	04°00'33"	1030.00'	72.08'	36.05'	S19°04'27"W	72.06'
C23	52°19'10"	150.00'	136.70'	73.51'	N11°17'01"E	132.02'	C52	74°41'55"	15.00'	19.56'	11.45'	N16°11'39"W	18.20'
C24	47°38'08"	370.00'	307.62'	163.33'	S11°59'30"W	298.33'	C53	26°07'45"	180.00'	82.09'	41.77'	S42°28'19"E	81.38'
C25	16°53'14"	500.00'	147.37'	74.22'	N27°21'57"E	146.84'	C54	04°05'07"	470.00'	33.51'	16.76'	N14°56'59"E	33.50'
C26	03°24'24"	2500.00'	148.65'	74.35'	S20°37'32"W	148.63'	C55	03°58'30"	530.00'	33.69'	16.85'	S14°43'41"W	33.68'
C27	13°58'51"	300.00'	73.20'	36.78'	S23°19'10"W	73.02'	C56	13°37'13"	530.00'	125.99'	63.29'	S23°21'32"W	125.70'
C28	22°03'46"	300.00'	118.52'	58.48'	N25°16'42"E	114.81'	C57	02°46'54"	1030.00'	50.00'	25.01'	S19°12'32"W	50.00'
C29	13°21'22"	300.00'	69.93'	35.13'	S20°55'30"W	69.77'	C58	00°33'45"	1030.00'	10.11'	5.06'	S20°52'52"W	10.11'

**NOTES**

A 7.5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES AND A 5 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

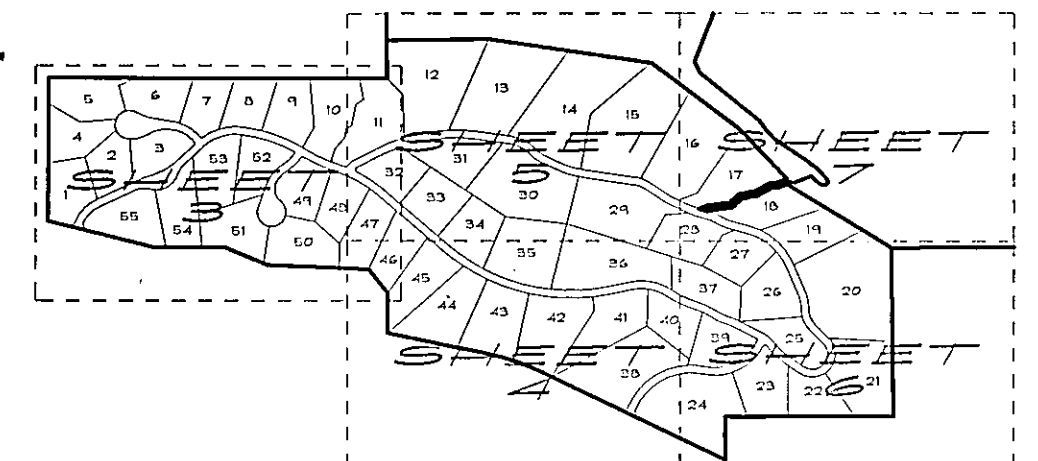
AN EASEMENT SHALL EXIST ALONG THE EXTERIOR (OUTSIDE) OF ALL RIGHTS-OF-WAY WITHIN THIS FINAL MAP, NOT TO EXCEED 35 FEET IN WIDTH, EXCEPT AT LOTS 14, 15, 16, 17, 18, 28, AND 29 THE EASEMENT WIDTH SHALL NOT EXCEED 65 FEET. FOR SLOPE AND PRIVATE STORM DRAINAGE AND SHALL INCLUDE, BUT NOT BE LIMITED TO PIPELINES, CULVERTS, HEADWALLS, CUTS, FILLS, AND EROSION CONTROL MEASURES AS MAY BE NECESSARY TO BUILD AND MAINTAIN THE PUBLIC ROADWAY. IN ADDITION, SAID EASEMENT SHALL EXIST ALONG THE EASTERLY LINE OF LOT 17 AND THE WESTERLY LINE OF LOT 19, NOT TO EXCEED 35 FEET IN WIDTH.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S47°27'39"W	20.58'
L2	S47°27'39"W	20.58'
L3	S47°27'39"W	22.86'
L4	N59°27'21"W	30.00'
L5	N21°42'04"W	12.90'
L6	N21°42'04"W	42.47'
L7	N21°42'04"W	71.82'
L8	S62°23'44"E	8.13'
L9	S51°45'20"W	55.00'
L10	S67°36'16"W	37.00'
L11	S67°34'41"W	20.00'
L12	S62°51'21"W	29.00'
L13	N39°44'55"W	59.19'
L14	N02°05'09"W	115.00'
L15	N01°18'18"E	139.00'
L16	S70°47'28"E	19.30'
L17	S19°12'32"E	50.00'
L18	S70°47'28"E	71.30'
L19	N77°05'34"W	30.00'

**LEGEND**

- ✖ FOUND B.L.M. BRASS CAP SECTION CORNER AS NOTED
- ⊕ FOUND B.L.M. BRASS CAP 1/4 CORNER AS NOTED
- ⊙ FOUND B.L.M. BRASS CAP 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP RLS 6200 UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8" REBAR WITH ALUMINUM CAP RLS 3579
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" IRON PIPE, NO TAG, OR AS NOTED
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172



**SHEET INDEX**

SCALE: 1" = 100' SHEET 7 OF 7

**FINAL SUBDIVISION MAP  
A PLANNED UNIT DEVELOPMENT  
PD 04-001**

FOR  
**EAGLE RIDGE AT GENOA**

LOCATED WITHIN PORTIONS OF  
SECTIONS 33 AND 4, T.13N., R.19E. AND  
SECTIONS 33 AND 34, T.14N., R.19E., M.D.M.  
DOUGLAS COUNTY, NEVADA

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