

K-63

RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,

T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

SEPTEMBER, 2022

cta Engineering & Surveying

SHEET 1 OF 6

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO BEATTY DRIVE, LOT R-1, LOT R-2 AND LOT R-3, AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THEREFOR AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50') AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON. THE PUBLIC UTILITY EASEMENTS HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE STREETS OR OTHER PUBLIC WAYS AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

E. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

AG EHC II (NWHM) CA 2, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: EHC ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: AUTHORIZED AGENT

BY:

Steven S. Benson
STEVEN S. BENSON, ITS MANAGER

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF Arizona)
COUNTY OF Maricopa) SS
ON September 7, 2022, BEFORE ME, Jaime Marie Adams, A
NOTARY PUBLIC,

PERSONALLY APPEARED Steven S. Benson, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

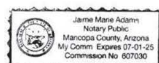
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

PRINCIPLE COUNTY OF BUSINESS, Maricopa

COMMISSION NO.: 607030

COMMISSION EXPIRES: 07/01/2025



Jaime Marie Adams
NAME 9/7/2022

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PACIFIC STATES DEVELOPMENT IN JULY, 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER, 2022 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: SEPT. 9, 2022

Kevin A. Herney
KEVIN A. HERNEY LS 5914



COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: 11/7/2022

Brian K. Frazier
BRIAN K. FRAZIER, P.L.S. 9190

COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY: *Justin C. Cisneros*
JUSTIN C. CISNEROS, P.L.S. 9539
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



PLANNING & BUILDING DIRECTOR'S STATEMENT

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON OCTOBER 24, 2019 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 11-7-22

Karen L. Garner
KAREN L. GARNER, DIRECTOR
PLANNING & BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

BY: *Priscilla*
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ADAM BANE, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: 11-7-22

Adam Bane
ADAM BANE, P.E. 61363
COUNTY ENGINEER
COUNTY OF EL DORADO, CALIFORNIA



COUNTY TAX COLLECTOR'S STATEMENT

I, KAREN E. COLEMAN, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING FISCAL YEAR.

DATE: 09/15/2022

Karen E. Coleman
KAREN E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: *Julia S. Soto*
DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 11/8/22 ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC USES BEATTY DRIVE IN FEE TITLE, AS SHOWN HEREON AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES & LOTS R-1, R-2 AND R-3, WHICH ARE HEREBY REJECTED.

Kim Dawson
KIM DAWSON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

DATE: 11/10/22



BY: *Karen Schaffmeyer*
DEPUTY

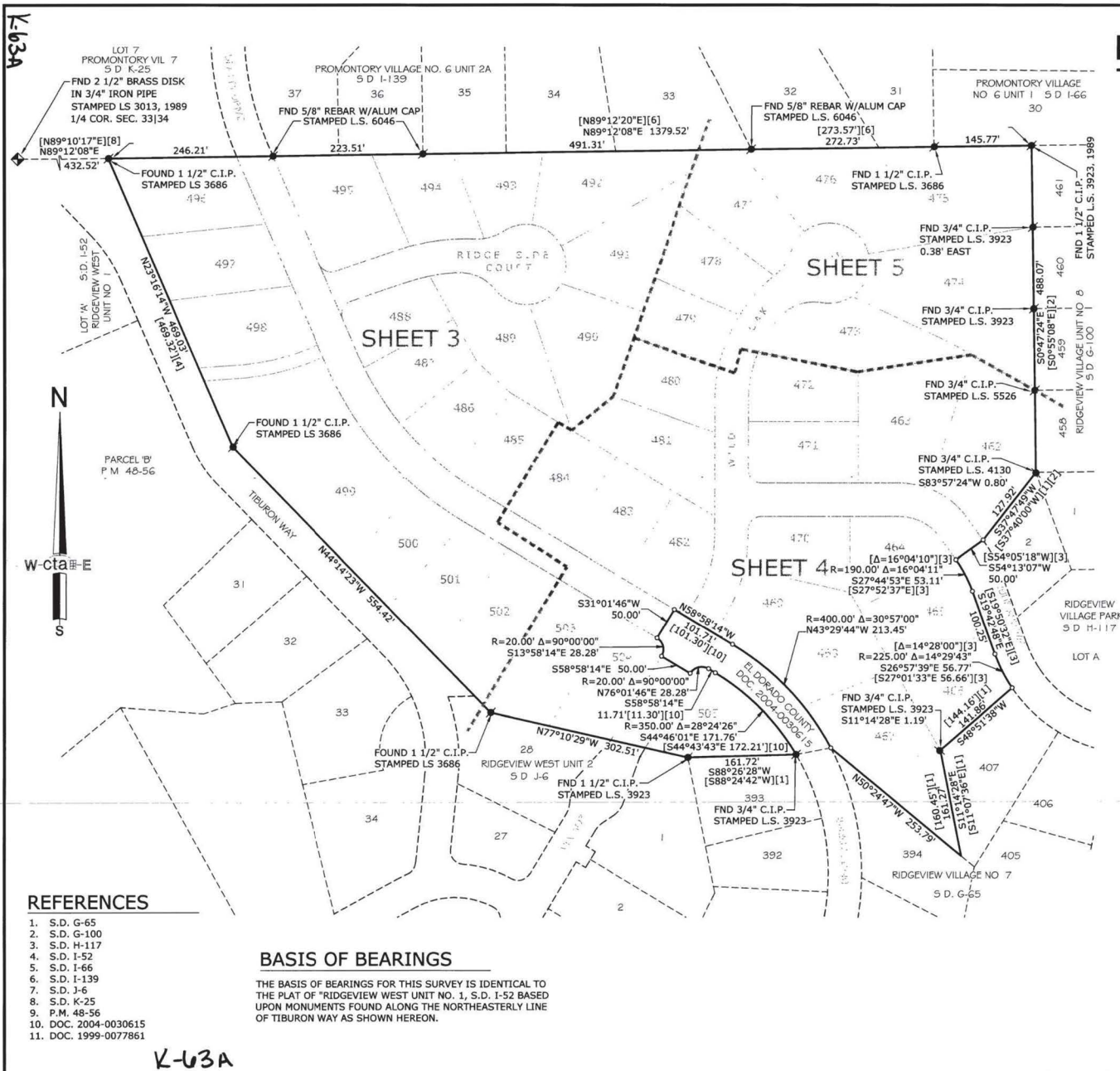
COUNTY RECORDER'S CERTIFICATE

FILED THIS 09th DAY OF December, 2022 AT 09:43:26, IN BOOK K, OF MAPS, AT
PAGE 63, DOCUMENT NO. 2022-0045706, AT THE REQUEST OF THE NEW HOME COMPANY NORTHERN
CALIFORNIA LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO.
SMGA-08000900 PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

Janelle K. Horne
JANELLE K. HORNE
COUNTY RECORDER-CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: *Randa McCormick*
DEPUTY

K-63A



RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,
T. 10 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
SCALE: 1"=100' SEPTEMBER, 2022

cta Engineering & Surveying
SHEET 2 OF 6

NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. **2022-0045706**
AFFECTS LOTS 467 AND LOTS 499 THROUGH 505 FOR COMPLIANCE WITH SETBACKS
AS SHOWN ON SHEET 6 HEREON.

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◆ FOUND 1/4 SECTION CORNER AS NOTED
- ◆ FOUND MONUMENT AS NOTED
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- /// VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- (OA) OVERALL
- [] RECORD PER REFERENCE NO.

NOTES:

1. THIS SUBDIVISION CONTAINS 22.421 ACRES GROSS, CONSISTING OF 44 RESIDENTIAL LOTS AND 2 LETTERED LOTS, AND IS CONSISTENT WITH THE TENTATIVE MAP TM 08-1477-R APPROVED BY THE PLANNING COMMISSION ON OCTOBER 24, 2019.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
3. LOT 'R' SHOWN HEREON IS DESIGNATED AS A "PRIVATE STREET" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
4. LOT 'A' IS TO BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR A UTILITY CORRIDOR AND OPEN SPACE.
5. LOTS 467 AND 499 THROUGH 505 ARE AFFECTED BY ADDITIONAL SETBACKS FROM DEFINED WETLAND AREAS. SEE SHEET 6 FOR LOCATIONS.
6. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH CAP STAMPED LS 5914 OR AS NOTED HEREON.

REFERENCES

1. S.D. G-65
2. S.D. G-100
3. S.D. H-117
4. S.D. I-52
5. S.D. I-66
6. S.D. I-139
7. S.D. J-6
8. S.D. K-25
9. P.M. 48-56
10. DOC. 2004-0030615
11. DOC. 1999-0077861

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE PLAT OF "RIDGEVIEW WEST UNIT NO. 1, S.D. I-52 BASED UPON MONUMENTS FOUND ALONG THE NORTHEASTERLY LINE OF TIBURON WAY AS SHOWN HEREON.

K-63A

K-63A

K-63B



K-63B

LOT 7
PROMONTORY VIL 7
S.D. K-25
10' A.T. & T. EASEMENT
PER DOC. 2021-0073605

PROMONTORY VILLAGE NO 6 UNIT 2A
S.D. I-139 36

FND 5/8" REBAR W/ALUM CAP STAMPED LS 6046
[N89°12'20"E] [6]
N89°12'08"E

496
0.481 AC.

495
0.533 AC.

494
0.350 AC.

493
0.282 AC.

492
0.493 AC.

477

497
0.415 AC.

498
0.443 AC.

489
0.465 AC.

490
0.482 AC.

479

LOT 'A'

SEE DETAIL 'A'

499
1.093 AC.

486
0.303 AC.

485
0.305 AC.

484

481

480

PARCEL B'
P.M. 48-56

31

32

33

RIDGEVIEW WEST UNIT 2
S.D. J-6

PROMONTORY VILLAGE NO 6 UNIT 2A
S.D. I-139 36

FND 5/8" REBAR W/ALUM CAP STAMPED LS 6046
[N89°12'20"E] [6]
N89°12'08"E

496
0.481 AC.

495
0.533 AC.

494
0.350 AC.

493
0.282 AC.

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477

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0.443 AC.

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0.465 AC.

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0.482 AC.

479

LOT 'A'

SEE DETAIL 'A'

499
1.093 AC.

486
0.303 AC.

485
0.305 AC.

484

481

480

PARCEL B'
P.M. 48-56

31

32

33

RIDGEVIEW WEST UNIT 2
S.D. J-6

RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,

T. 10 N., R. 8 E., M.D.M.

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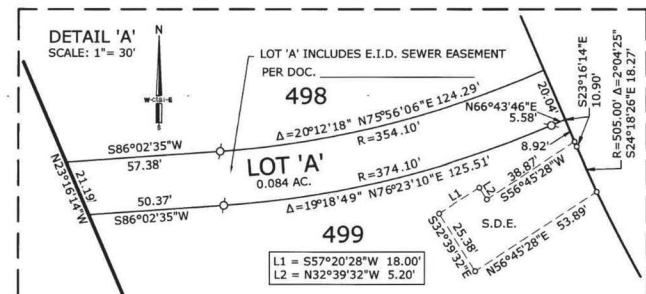
SCALE: 1"=60' SEPTEMBER, 2022

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SHEET 3 OF 6

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 1/4 SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- (OA) OVERALL
- [] RECORD PER REFERENCE NO.



CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=325.00'	Δ=21°21'52"	N81°46'55"E	120.48'
C2	R=70.00'	Δ=36°13'02"	N74°21'20"E	43.51'
C3	R=60.00'	Δ=26°42'41"	S8°36'09"W	88.68'
C4	R=275.00'	Δ=15°36'45"	S78°54'21"W	74.70'

K-63B

RIDGEVIEW VILLAGE UNIT 9

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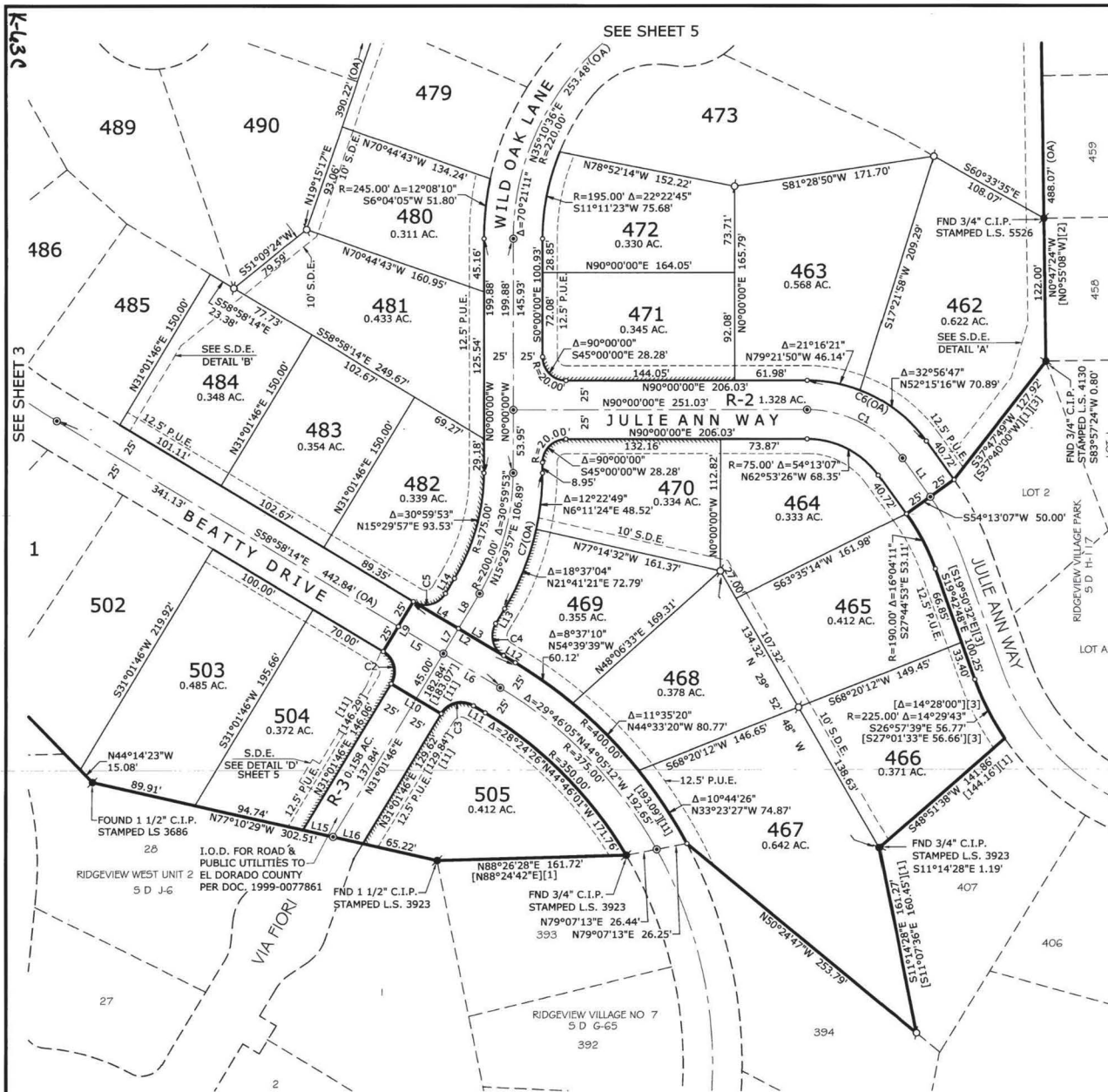
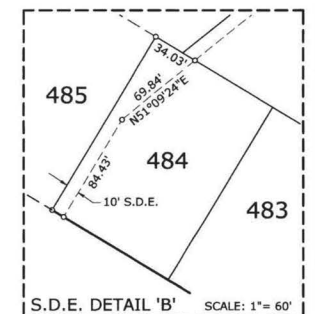
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SHEET 4 OF 6

LEGEND

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- (OA) OVERALL
- [] RECORD PER REFERENCE NO.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=100.00'	Δ=54°13'07"	N62°53'26"W	91.14'
C2	R=20.00'	Δ=90°00'00"	N13°58'14"W	28.28'
C3	R=20.00'	Δ=90°00'00"	S76°01'46"W	28.28'
C4	R=20.00'	Δ=89°58'07"	S13°59'10"E	28.28'
C5	R=20.00'	Δ=90°03'19"	N76°01'33"E	28.30'
C6	R=125.00'	Δ=54°13'07"	S62°53'26"E	113.92'
C7	R=225.00'	Δ=30°59'53"	S15°29'57"W	120.25'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S35°46'53"E	40.72'
L2	N58°58'14"W	101.71'
L3	N58°58'14"W	44.99'
L4	N58°58'14"W	44.99'
L5	N58°58'14"W	45.00'
L6	N58°58'14"W	56.71'
L7	N30°59'53"E	25.00'
L8	N30°59'53"E	34.89'
L9	N31°01'46"E	50.00'
L10	S58°58'14"E	50.00'
L11	N58°58'14"W	11.71'
L12	N58°58'14"W	11.73'
L13	S30°59'53"W	14.92'
L14	N30°59'53"E	14.87'
L15	S77°10'29"E	26.32'[26.31'] [11]
L16	S77°10'29"E	26.32'

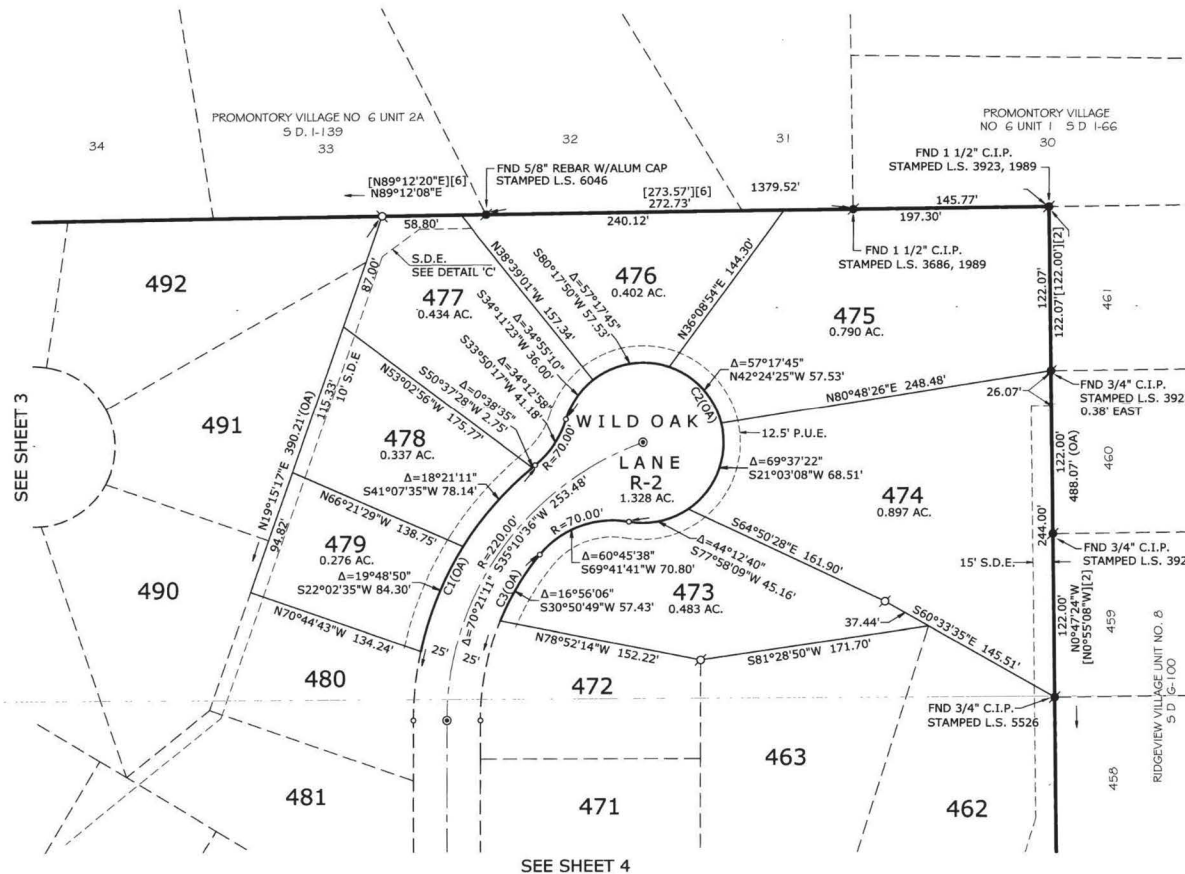


K-63D

RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,
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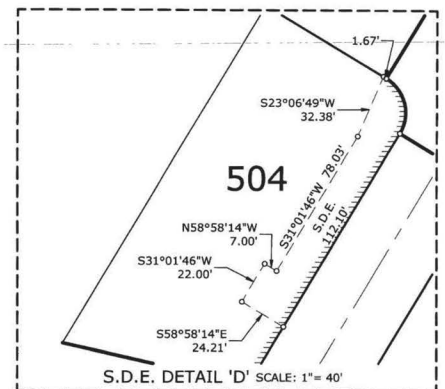
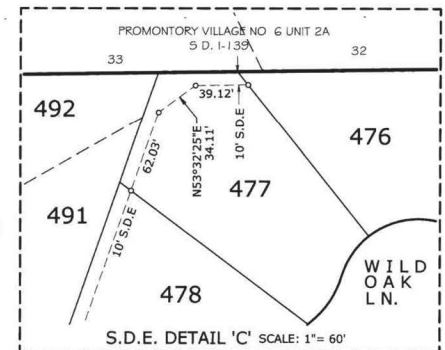
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SHEET 5 OF 6



CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=245.00'	Δ=50°56'46"	N25°28'23"E	210.74'
C2	R=60.00'	Δ=26°30'41"	S31°35'51"E	89.64'
C3	R=195.00'	Δ=39°18'51"	S19°39'26"W	131.19'

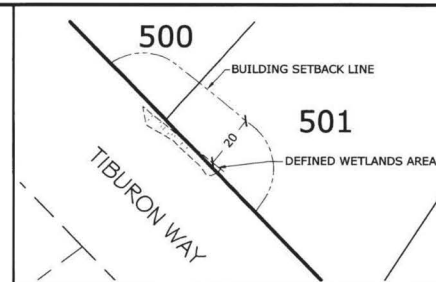
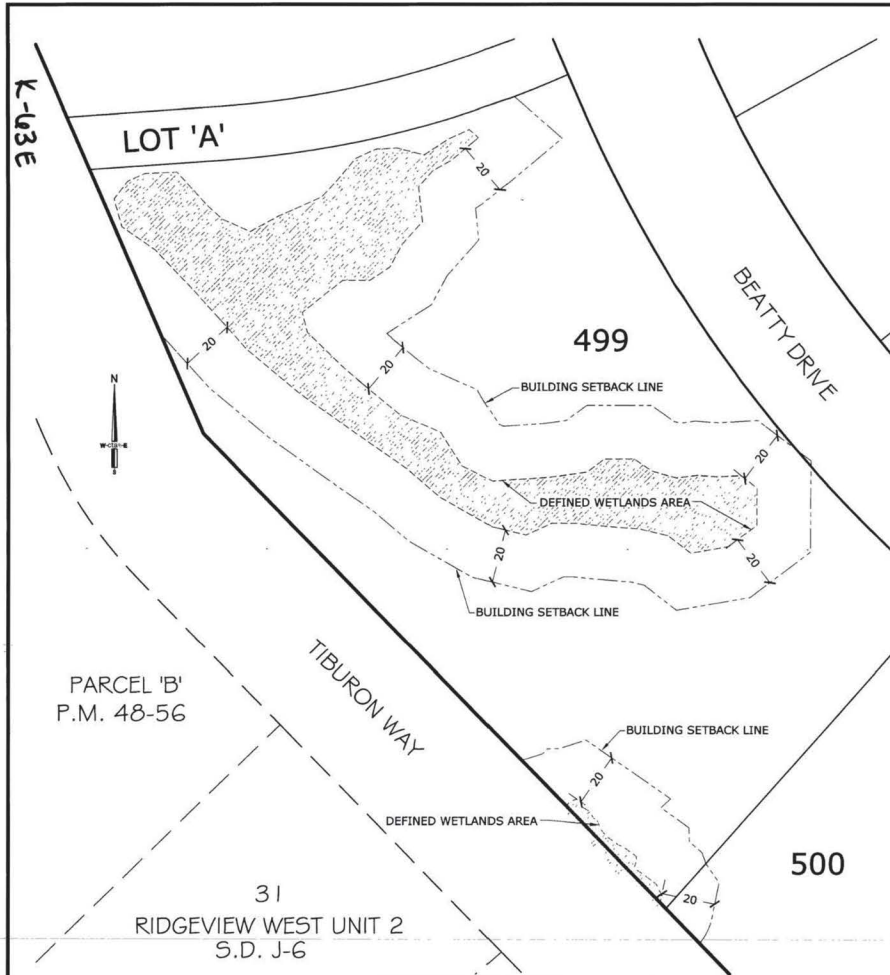
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K-63D

K-63D



250-7 FINAL MAP OF:

RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,
T. 10 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
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SHEET 6 OF 6

INFORMATIONAL SHEET

