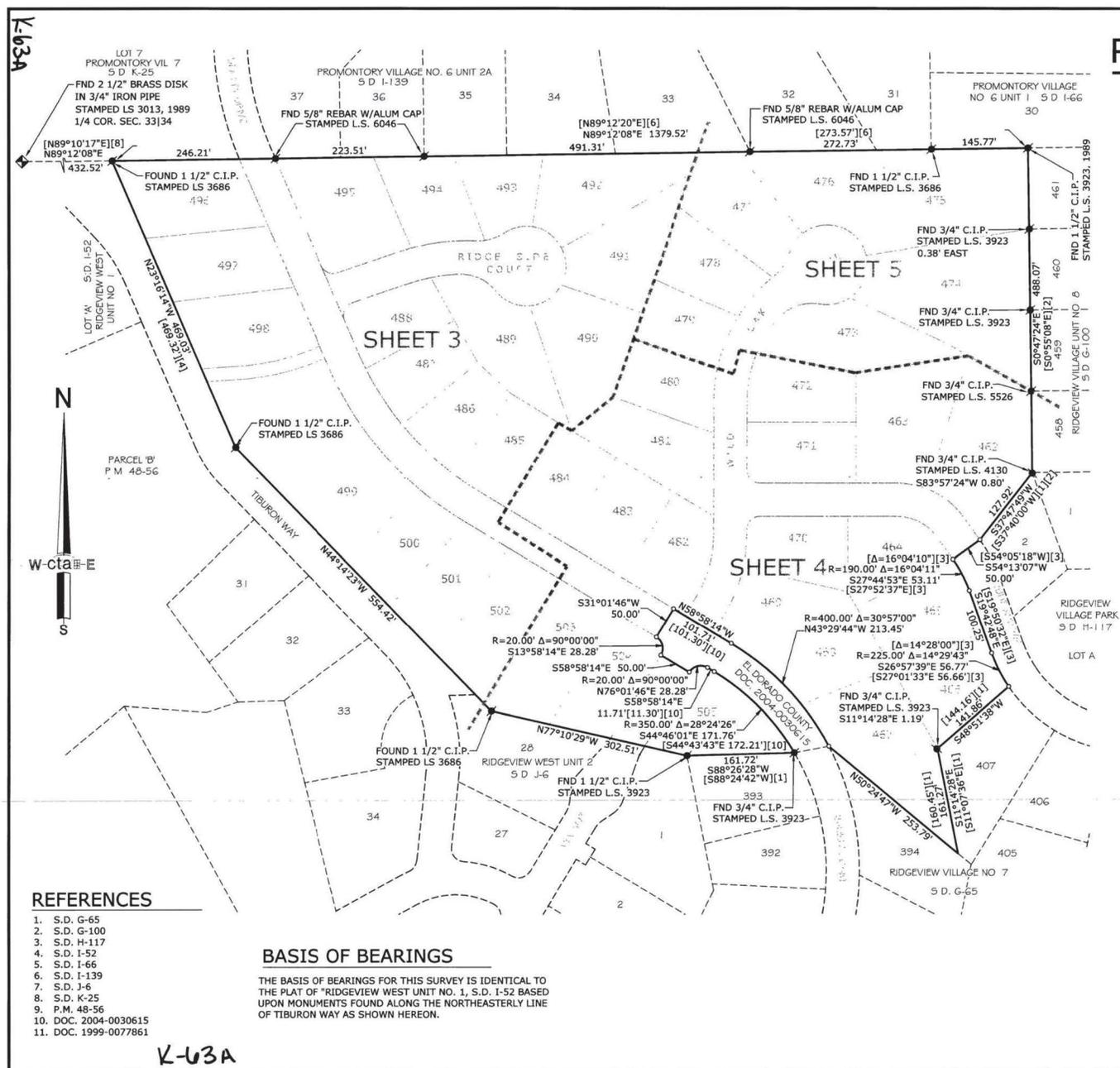


RIDGEVIEW VILLAGE UNIT 9

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-03A

K-03A

329-K

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
SCALE: 1"=60' SEPTEMBER, 2022

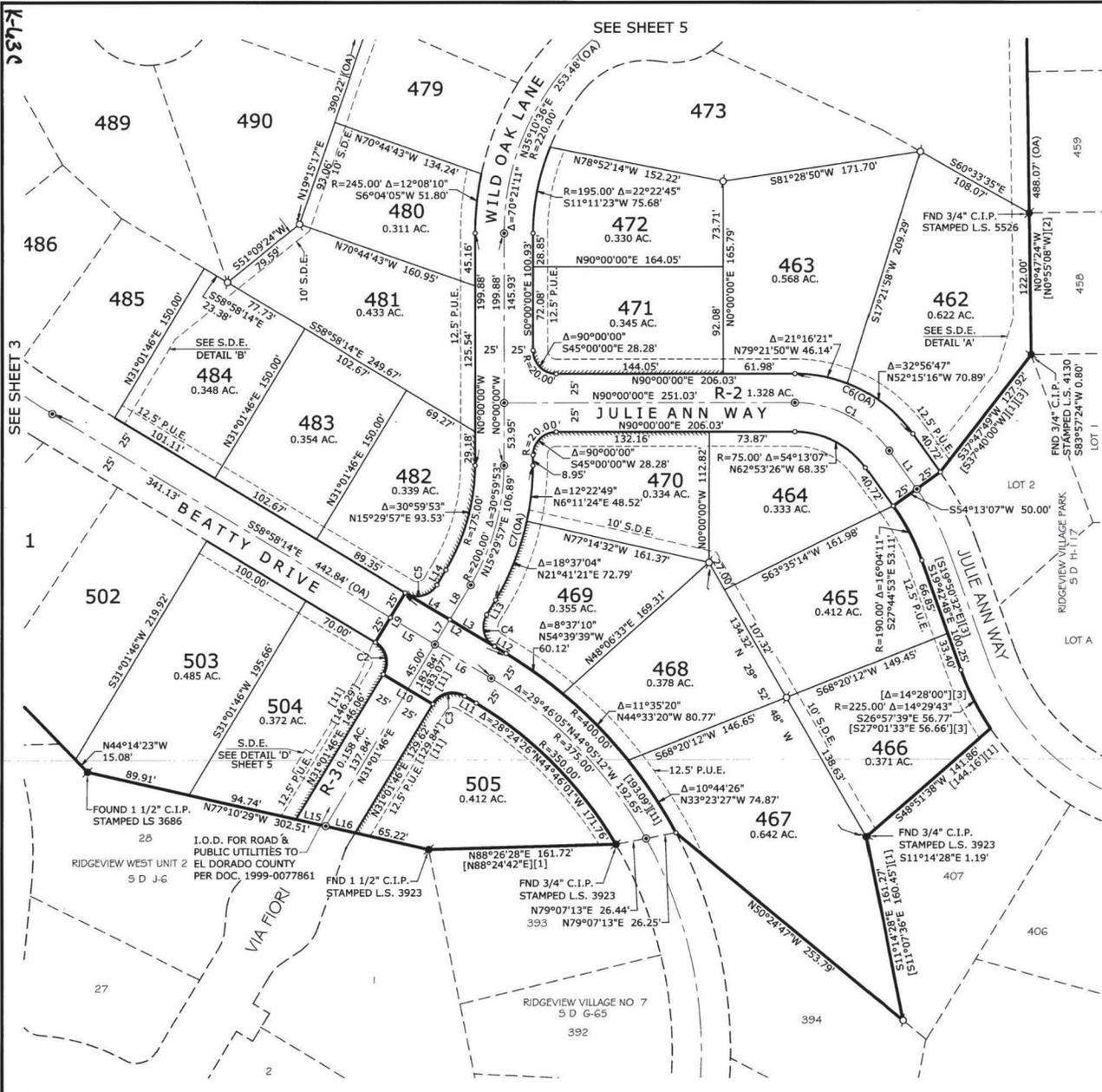
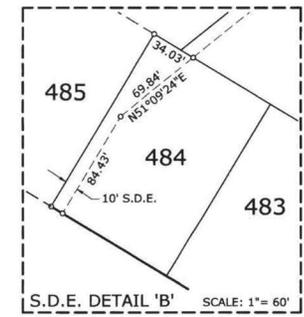
cta Engineering & Surveying
SHEET 4 OF 6

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
- 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-63C

K-63C

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
SCALE: 1"= 30' SEPTEMBER, 2022

cta Engineering & Surveying

INFORMATIONAL SHEET

SHEET 6 OF 6

