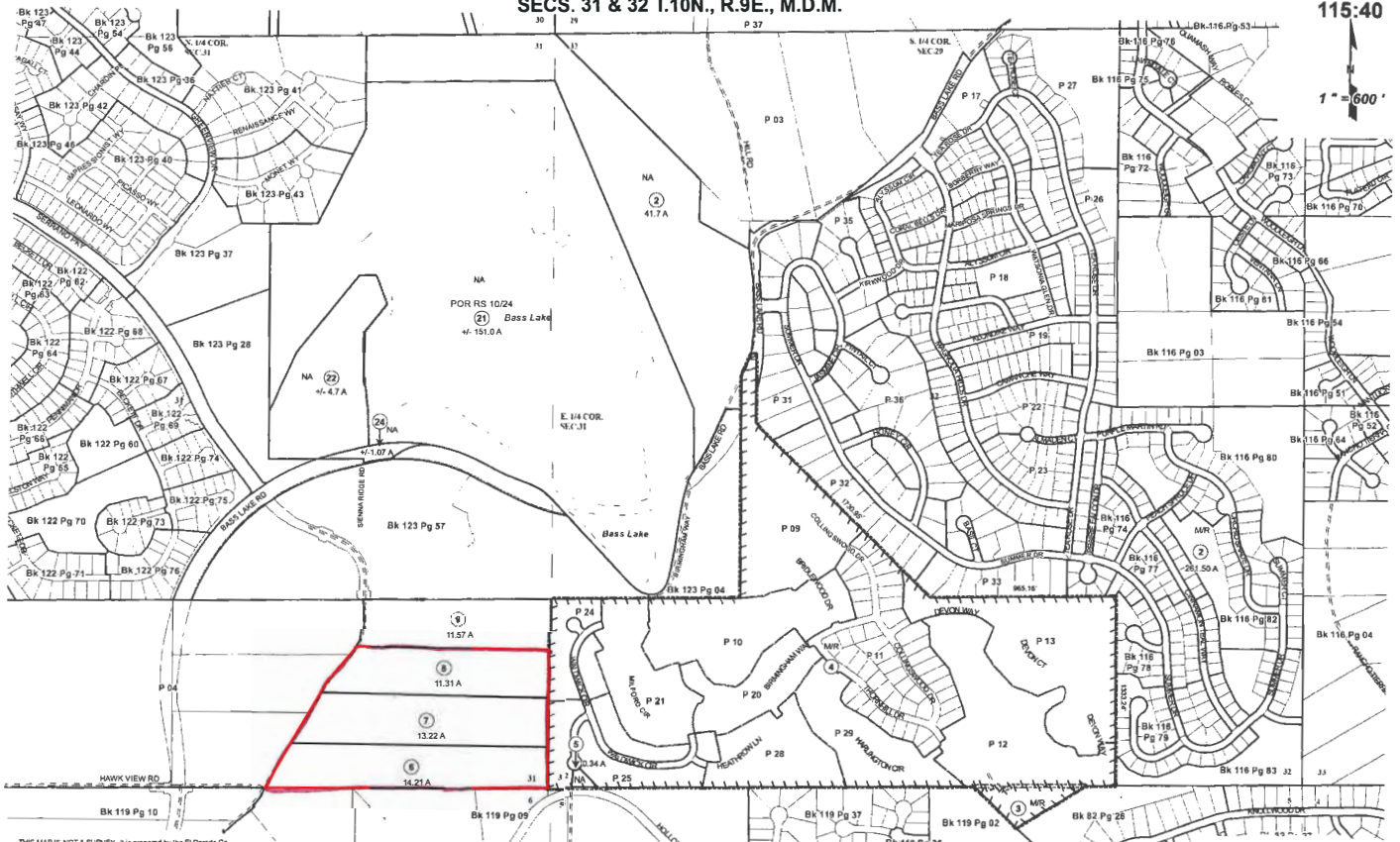


TM-F21-0008 Exhibit A: Location/Vicinity Map

SECS. 31 & 32 T.10N., R.9E., M.D.M.

115:40



THIS MAP IS NOT A SURVEY. It is issued by the El Dorado Co. Assessor's Office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify name with dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Gray Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

TM-F21-0008

Rev. APR 4 2017

Assessor's Map Bk. 115, Pg. 40
County of El Dorado, CA

TM-F21-0008 Exhibit B: Assessor's Parcel Map

FINAL MAP OF:

BASS LAKE NORTH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
T. 10 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MAY, 2022



SHEET 1 OF 7

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 SIENNA RIDGE ROAD AND LOT 'R' AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY 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 LOT 'R' 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 AND PIPES 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.

TOLL WEST COAST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

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 CALIFORNIA)
) SS
COUNTY OF _____)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, 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.

_____ PRINCIPLE COUNTY OF BUSINESS _____
_____ COMMISSION NO: _____
NAME _____ COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 16, 2021, IN DOCUMENT NUMBER 2021-0018558 OF OFFICIAL RECORDS OF EL DORADO COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS SUBDIVISION MAP.

FIRST AMERICAN TITLE INSURANCE COMPANY

NAME: _____
TITLE: _____

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 CALIFORNIA)
) SS
COUNTY OF _____)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, 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.

_____ PRINCIPLE COUNTY OF BUSINESS _____
_____ COMMISSION NO: _____
NAME _____ COMMISSION EXPIRES: _____

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 TOLL WEST COAST, LLC IN APRIL, 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: _____



KEVIN A. HEENEV 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: _____

BRIAN K. FRAZIER, P.L.S. 9190
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

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

COUNTY ENGINEER'S STATEMENT

I, NATALIE K. PORTER, 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: _____

NATALIE K. PORTER, RCE 42796
COUNTY ENGINEER
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 FEBRUARY 28, 2017 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

BY: _____
KAREN L. GARNER, DIRECTOR PRINCIPAL PLANNER
PLANNING & BUILDING DEPARTMENT 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 APPROVED, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE: _____

BY: _____
KAREN E. COLEMAN DEPUTY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPTS, SUBJECT TO IMPROVEMENTS FOR PUBLIC USE SIENNA RIDGE ROAD, AND FURTHER ACCEPTS, ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'R', WHICH ARE HEREBY REJECTED.

DATE: _____
KIM DAWSON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____:____:____, IN BOOK _____, OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF TOLL WEST COAST, LLC.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____

PREPARED BY _____ TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: _____
DEPUTY

FINAL MAP OF:

BASS LAKE NORTH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
T. 10 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MAY, 2022

cta Engineering & Surveying

SHEET 2 OF 7

SEE SHEET 3 OF 7 FOR BASIS OF BEARINGS
AND NOTICE OF RESTRICTION

NOTES:

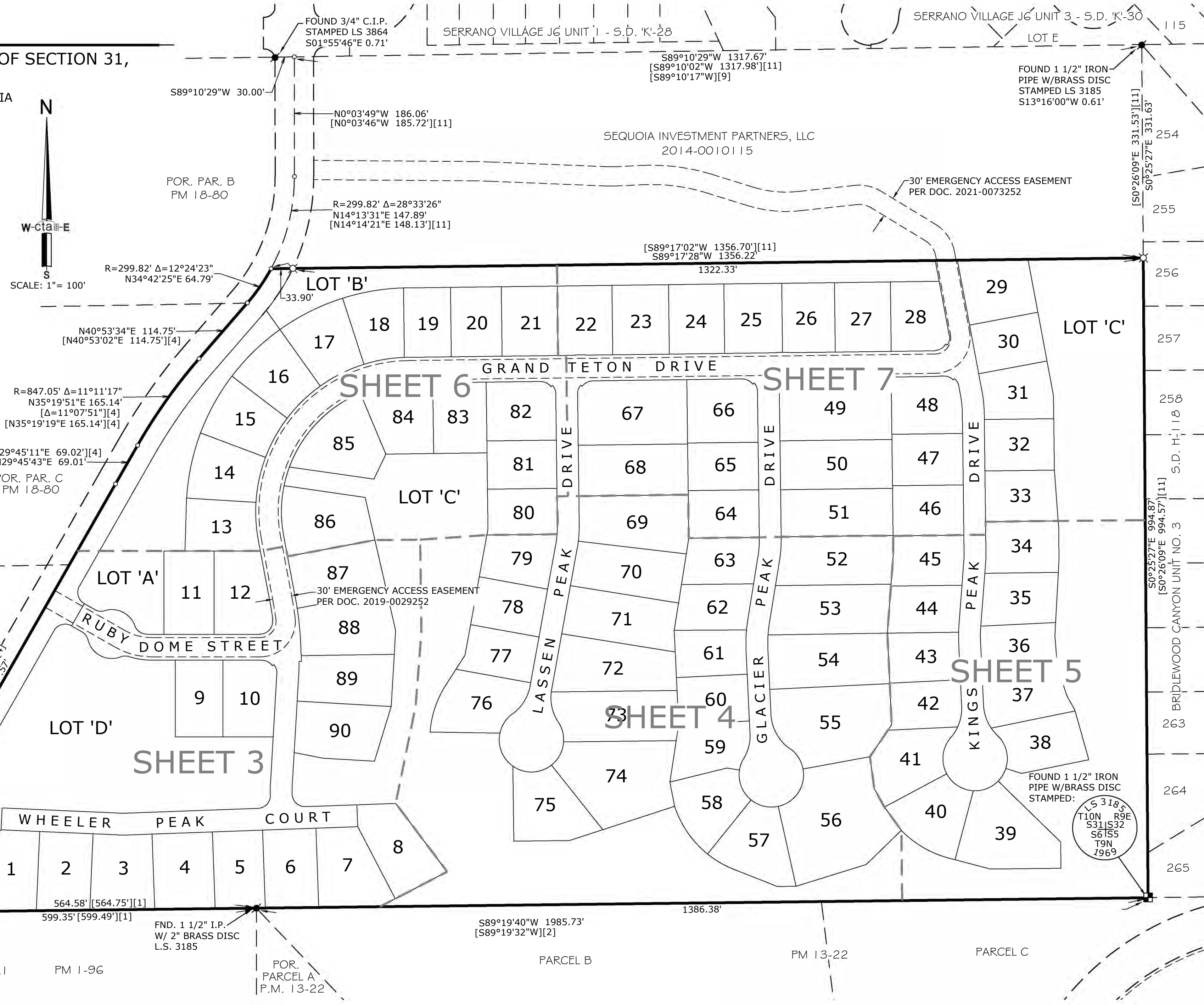
1. THIS SUBDIVISION CONTAINS 38.586 ACRES GROSS, CONSISTING OF 90 RESIDENTIAL LOTS AND 5 LETTERED LOTS, AND IS CONSISTENT WITH THE TENTATIVE MAP TM 14-1522 APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 28, 2017.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
3. LOT 'R' SHOWN HEREON IS DESIGNATED 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. LOTS 'A', 'B', 'C' AND 'D' ARE TO BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR OPEN SPACE AND LANDSCAPE AREAS.
5. 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.
6. SLOPE, LANDSCAPE AND PEDESTRIAN TRAIL EASEMENT SHOWN HEREON AFFECTING LOTS 57 & 58 IS TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◻ FOUND 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.

REFERENCES

1. PM 1-96
2. PM 13-22
3. PM 17-1
4. PM 18-80
5. PM 25-49
6. PM 52-5
7. SD H-81
8. SD H-118
9. SD K-28
10. SD K-30
11. DOC. 2014-0010115



TM-F21-0008 Exhibit C: Final Map

FINAL MAP OF:

BASS LAKE NORTH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
T. 10 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MAY, 2022

cta Engineering & Surveying

SHEET 3 OF 7

SEE SHEET 2 OF 7 FOR LEGEND AND NOTES

BASIS OF BEARINGS

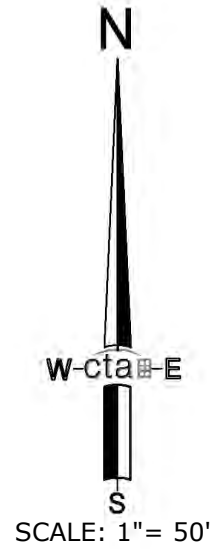
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1991.35, BASED UPON THE FOLLOWING NGS STATIONS AND THEIR PUBLISHED COORDINATE VALUES:

HPGN D CA 03 DL	N 2,002,758.65	E 6,830,811.18
SHINGLE (HPGN D CA 03 BL)	N 2,004,431.78	E 6,865,232.32

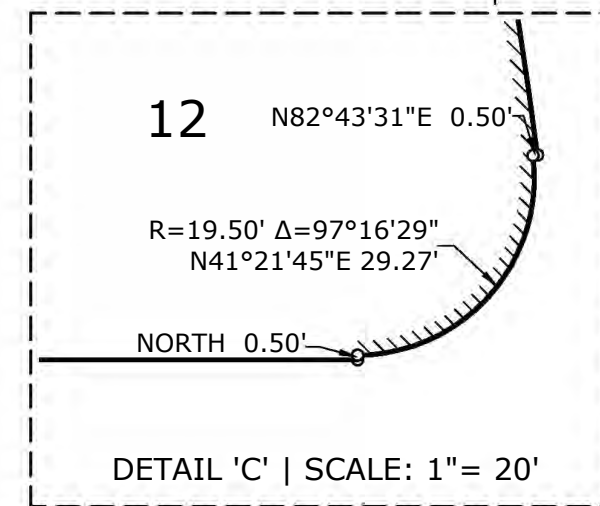
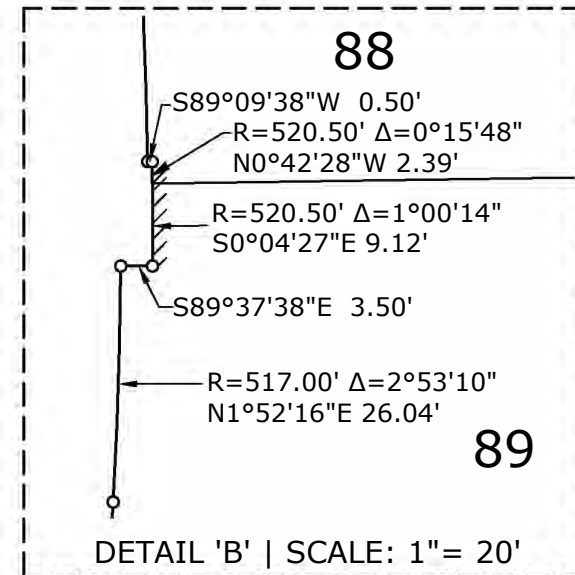
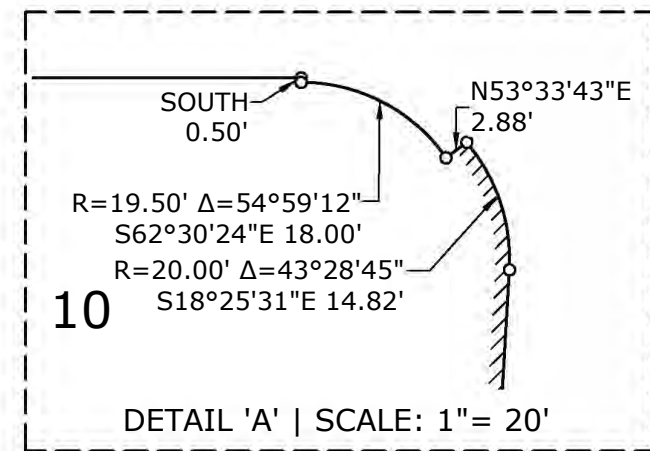
THE BEARING BETWEEN THESE STATIONS TAKEN AS N. 87°13'02" E. AND ARE TIED TO THIS SURVEY AS SHOWN HEREON. ALL DISTANCES SHOWN ARE GROUND DISTANCES. TO CONVERT GROUND DISTANCES TO GRID DISTANCES MULTIPLY BY 0.99996542.

NOTICE OF RESTRICTIONS

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. AFFECTS LOTS 29 THROUGH 38 TO SINGLE STORY LEVELS.



CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=100.00'	Δ=29°42'12"	S75°08'54"E	51.26'
C2	R=500.00'	Δ=13°56'15"	S3°39'16"E	121.33'
C3	R=500.00'	Δ=8°31'53"	N6°21'27"W	74.38'
C4	R=500.00'	Δ=5°24'21"	N0°36'41"E	47.16'
C5	R=200.00'	Δ=5°22'44"	S0°37'29"W	18.77'
C6	R=200.00'	Δ=4°33'26"	S89°47'10"E	15.90'
C7	R=20.00'	Δ=46°23'50"	S83°29'42"E	15.76'
C8	R=38.00'	Δ=86°27'00"	S63°28'08"E	52.05'
C9	R=20.00'	Δ=62°07'20"	S51°18'18"E	20.64'
C10	R=80.00'	Δ=7°38'03"	S86°10'59"E	10.65'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N29°42'12"E	20.00'
L2	N29°42'12"E	20.00'
L3	S2°03'52"E	34.37'

FINAL MAP OF:

BASS LAKE NORTH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
T. 10 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MAY, 2022

cta Engineering & Surveying

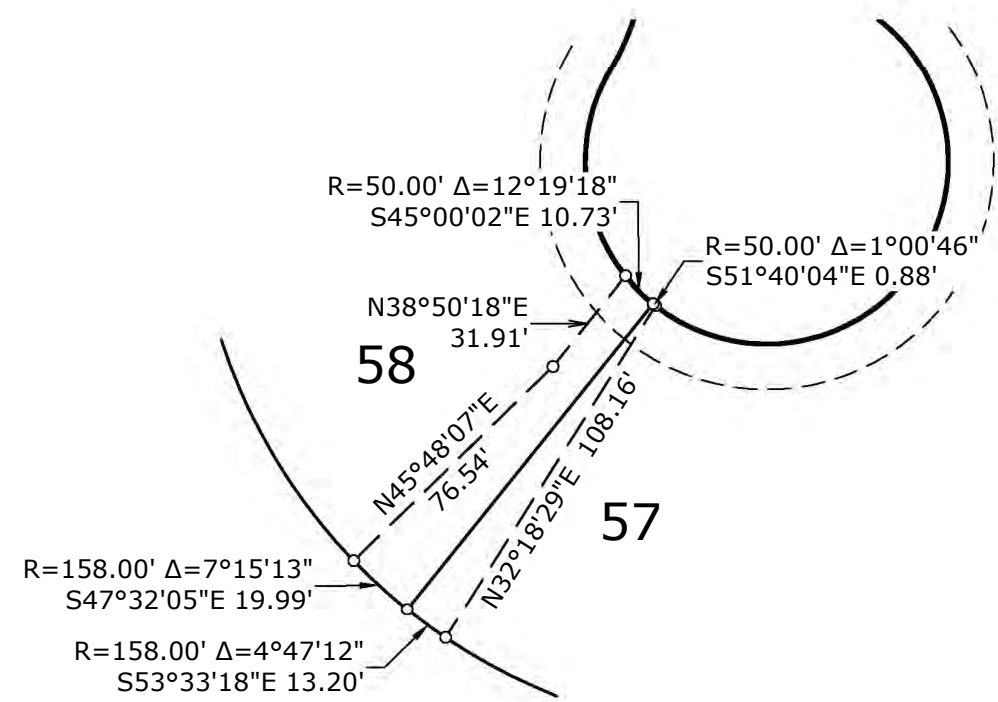
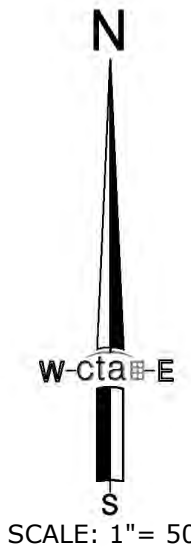
SHEET 4 OF 7

SEE SHEET 2 OF 7 FOR LEGEND AND NOTES

SEE SHEET 6

SEE SHEET 7

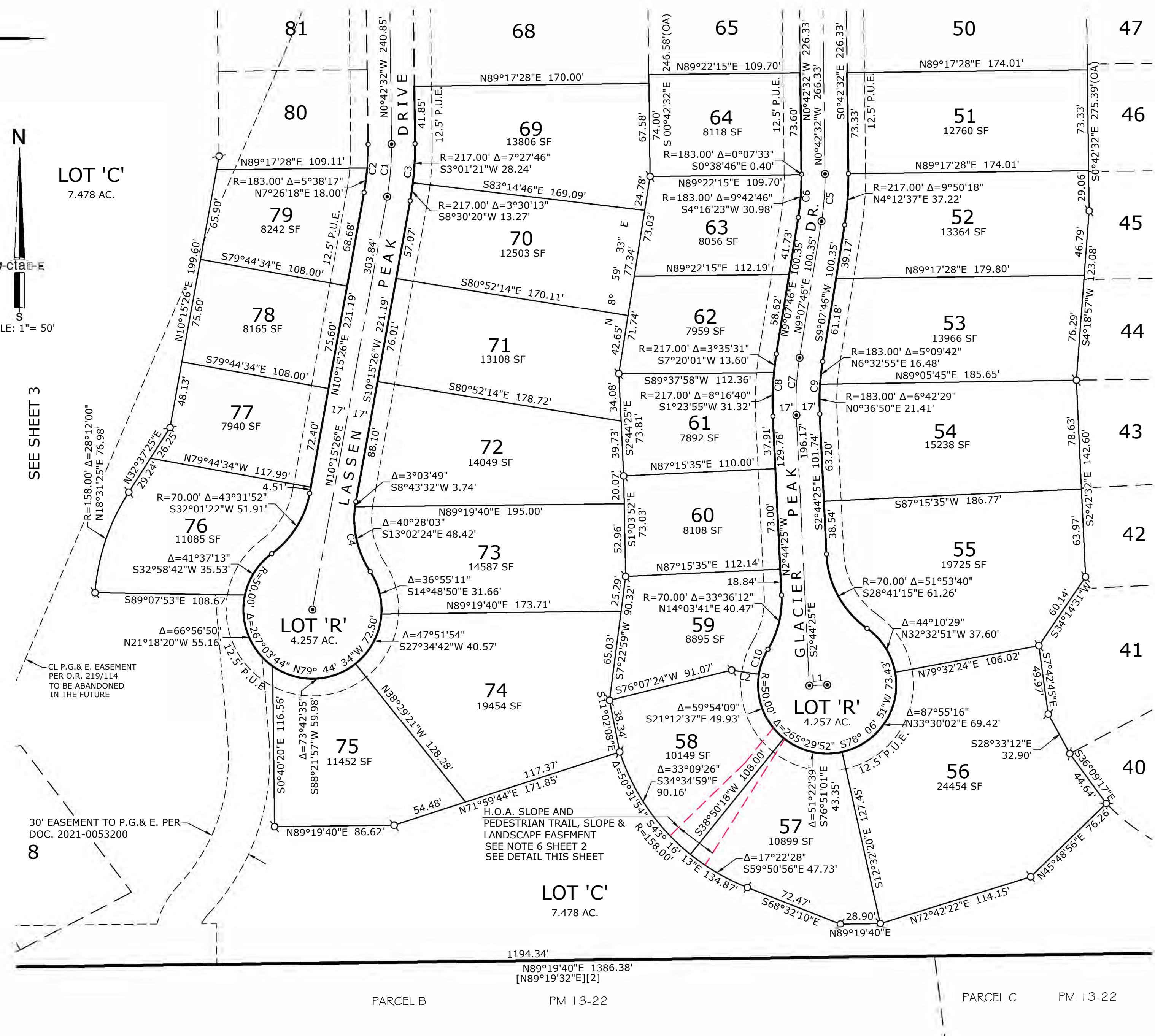
LOT 'C'
7.478 AC.



H.O.A. SLOPE, LANDSCAPE AND PEDESTRIAN TRAIL EASEMENT
SCALE: 1" = 50'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=200.00'	Δ=10°57'58"	N4°46'27"E	38.22'
C2	R=183.00'	Δ=10°57'58"	N4°46'27"E	34.97'
C3	R=217.00'	Δ=10°57'58"	N4°46'27"E	41.47'
C4	R=70.00'	Δ=43°31'52"	S11°30'30"E	51.91'
C5	R=200.00'	Δ=9°50'18"	N4°12'37"E	34.30'
C6	R=183.00'	Δ=9°50'18"	N4°12'37"E	31.38'
C7	R=200.00'	Δ=11°52'11"	S3°11'41"W	41.36'
C8	R=217.00'	Δ=11°52'11"	S3°11'41"W	44.87'
C9	R=183.00'	Δ=11°52'11"	S3°11'41"W	37.84'
C10	R=50.00'	Δ=22°07'20"	S19°48'07"W	19.19'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S87°15'35"W	12.95'
L2	N81°15'33"W	20.00'



FINAL MAP OF:

BASS LAKE NORTH

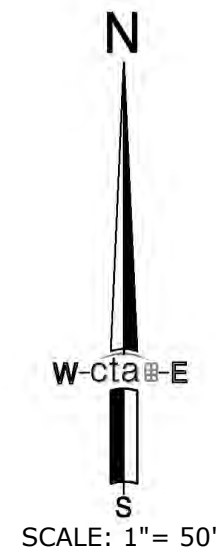
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
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COUNTY OF EL DORADO STATE OF CALIFORNIA
MAY, 2022

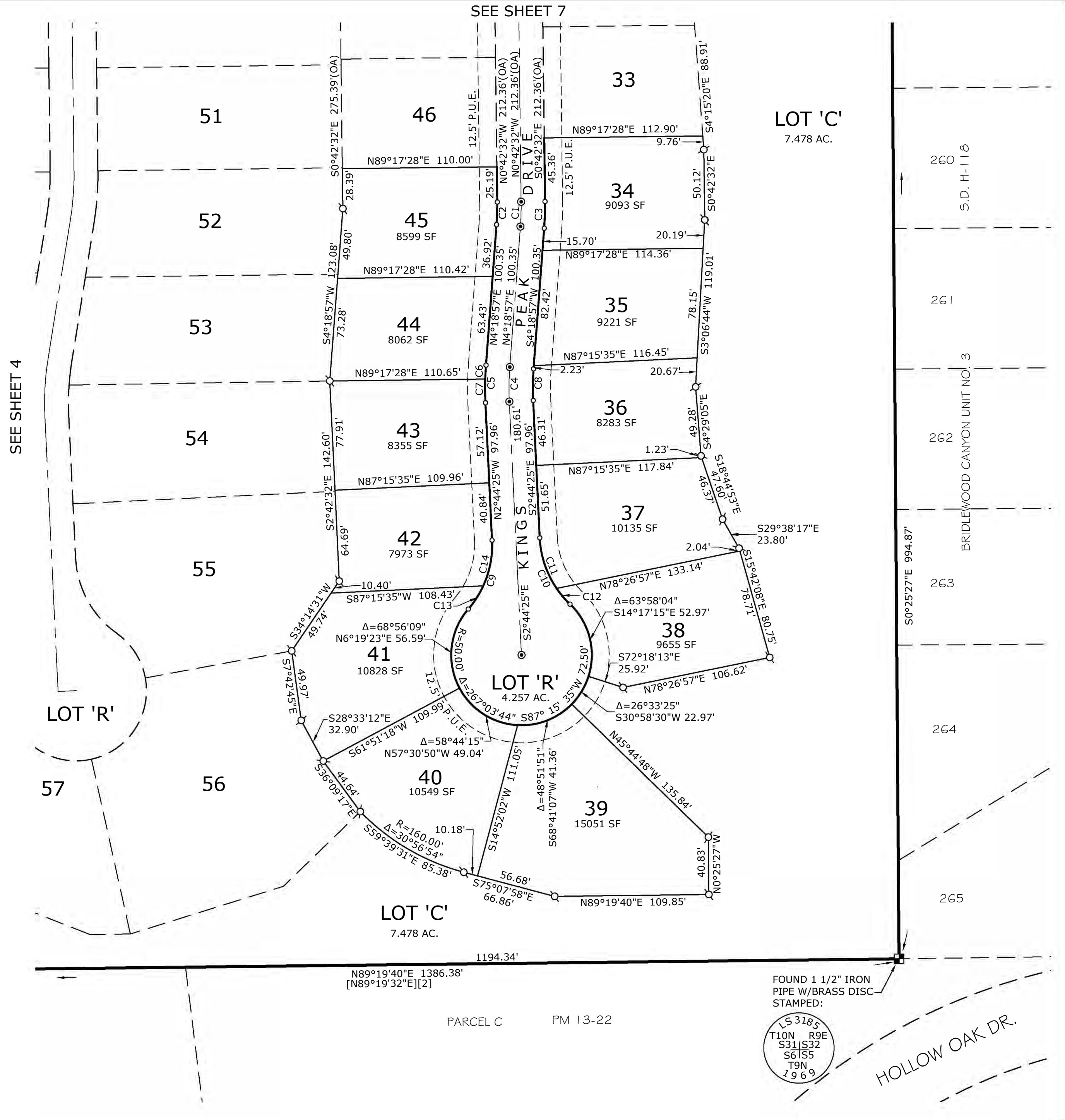
cta Engineering & Surveying

SHEET 5 OF 7

SEE SHEET 2 OF 7 FOR LEGEND AND NOTES



CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=200.00'	$\Delta=5^{\circ}01'29''$	N1°48'13"E	17.53'
C2	R=183.00'	$\Delta=5^{\circ}01'29''$	N1°48'13"E	16.04'
C3	R=217.00'	$\Delta=5^{\circ}01'29''$	N1°48'13"E	19.02'
C4	R=200.00'	$\Delta=7^{\circ}03'22''$	S0°47'16"W	24.61'
C5	R=217.00'	$\Delta=7^{\circ}03'22''$	S0°47'16"W	26.71'
C6	R=217.00'	$\Delta=2^{\circ}35'51''$	S3°01'01"W	9.84'
C7	R=217.00'	$\Delta=4^{\circ}27'31''$	S0°30'40"E	16.88'
C8	R=183.00'	$\Delta=7^{\circ}03'22''$	S0°47'16"W	22.52'
C9	R=70.00'	$\Delta=43^{\circ}31'52''$	N19°01'31"E	51.91'
C10	R=70.00'	$\Delta=43^{\circ}31'52''$	S24°30'21"E	51.91'
C11	R=70.00'	$\Delta=31^{\circ}26'48''$	S18°27'49"E	37.94'
C12	R=70.00'	$\Delta=12^{\circ}05'04''$	S40°13'45"E	14.74'
C13	R=70.00'	$\Delta=16^{\circ}10'55''$	N32°42'00"E	19.70'
C14	R=70.00'	$\Delta=27^{\circ}20'57''$	N10°56'04"E	33.10'



FOUND 1 1/2" IRON PIPE W/BRASS DISC STAMPED:

LS 3185
T10N R9E
S31 S32
S6 S55
T9N
1969

PARCEL C PM 13-22

TM-F21-0008 Exhibit C: Final Map

FINAL MAP OF:
BASS LAKE NORTH

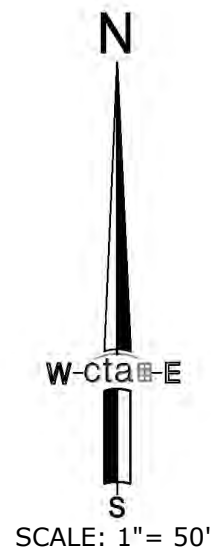
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
 T. 10 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
 MAY, 2022

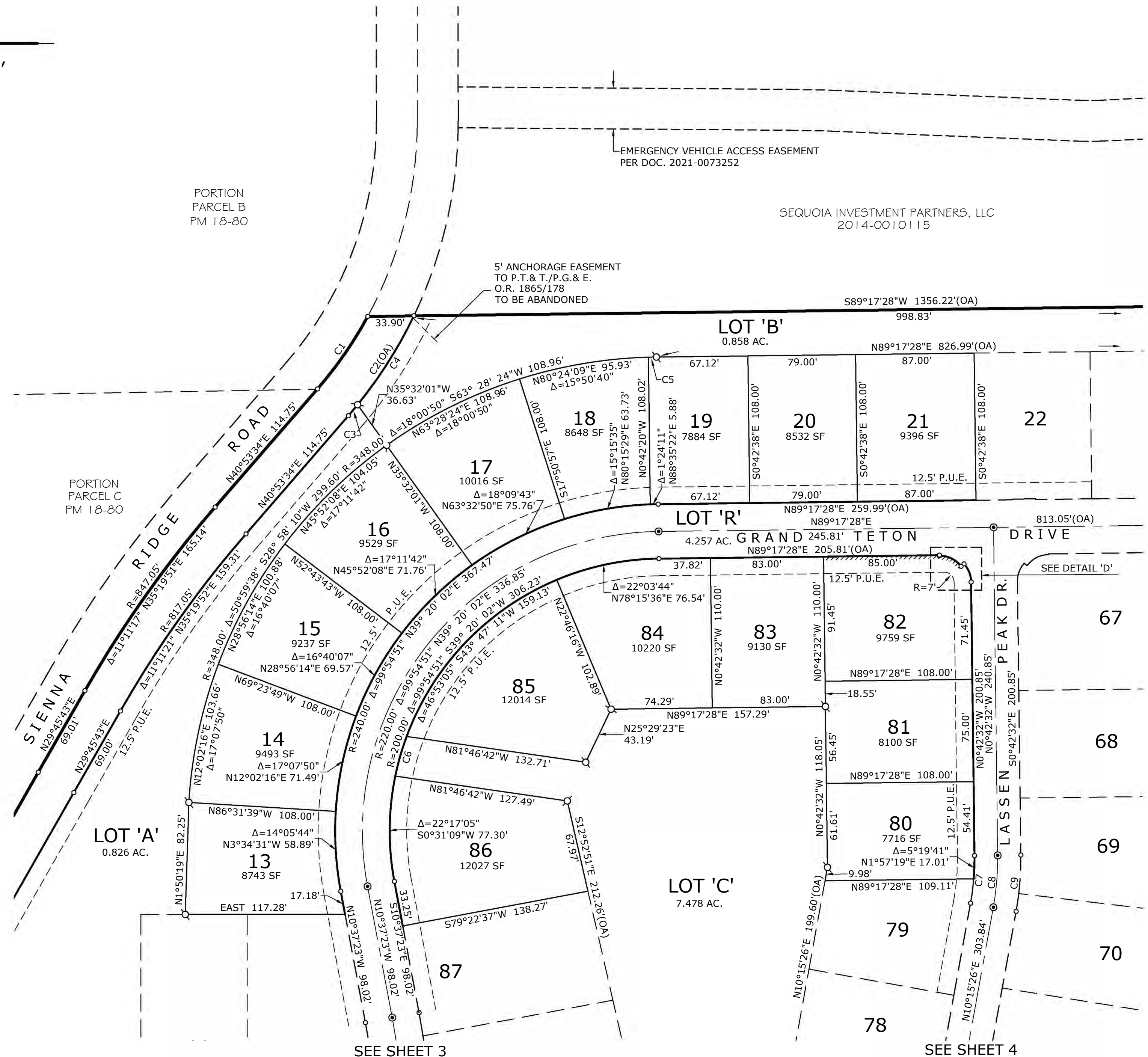
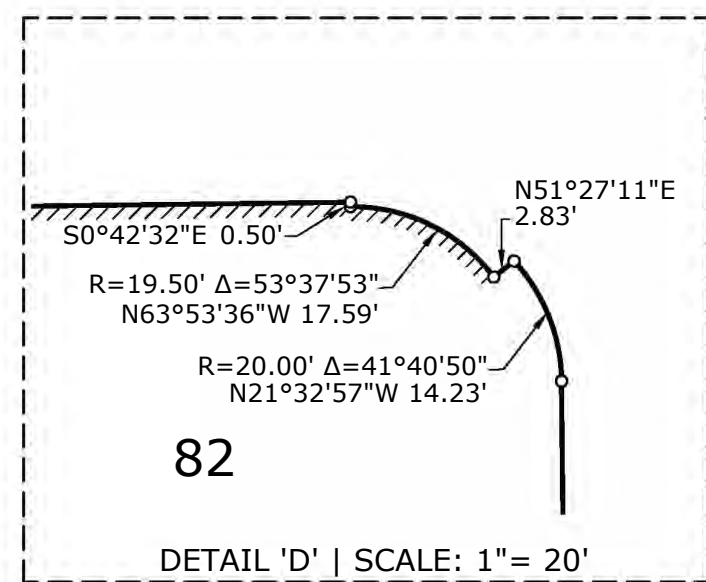
cta Engineering & Surveying

SHEET 6 OF 7

SEE SHEET 2 OF 7 FOR LEGEND AND NOTES



CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=299.82'	$\Delta=12^{\circ}24'23''$	N34°42'25"E	64.79'
C2	R=329.82'	$\Delta=15^{\circ}16'56''$	N33°16'12"E	87.71'
C3	R=329.82'	$\Delta=1^{\circ}50'08''$	N39°59'36"E	10.57'
C4	R=329.82'	$\Delta=13^{\circ}26'48''$	N32°21'08"E	77.23'
C5	R=348.00'	$\Delta=0^{\circ}58'00''$	N88°48'28"E	5.87'
C6	R=200.00'	$\Delta=8^{\circ}40'57''$	S16°00'10"W	30.28'
C7	R=183.00'	$\Delta=10^{\circ}57'58''$	N4°46'27"E	34.97'
C8	R=200.00'	$\Delta=10^{\circ}57'58''$	N4°46'27"E	38.22'
C9	R=217.00'	$\Delta=10^{\circ}57'58''$	S4°46'27"W	41.47'



SEE SHEET 3

SEE SHEET 4

SEE SHEET 7

FINAL MAP OF:

BASS LAKE NORTH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31,
T. 10 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MAY, 2022

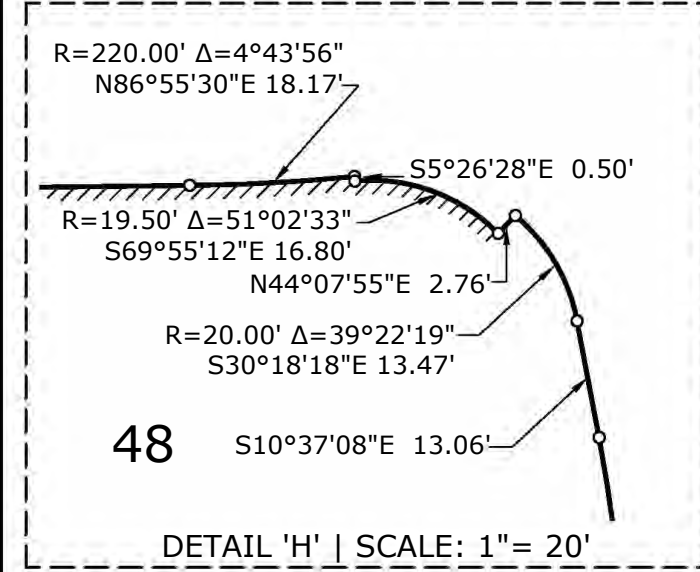
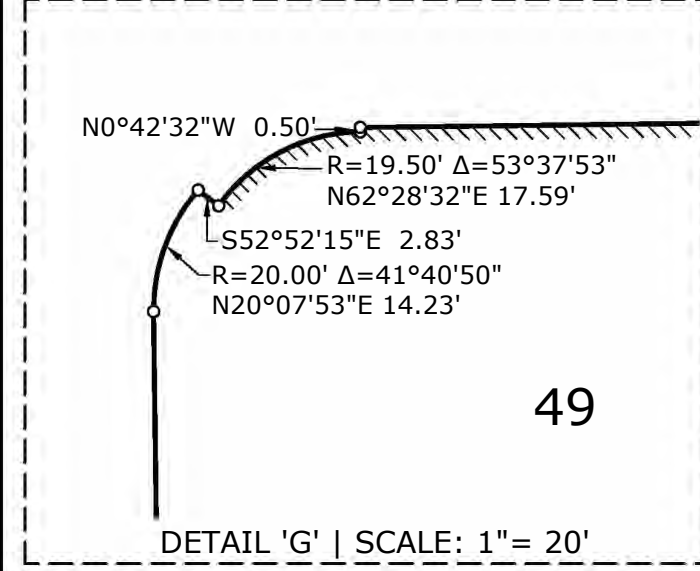
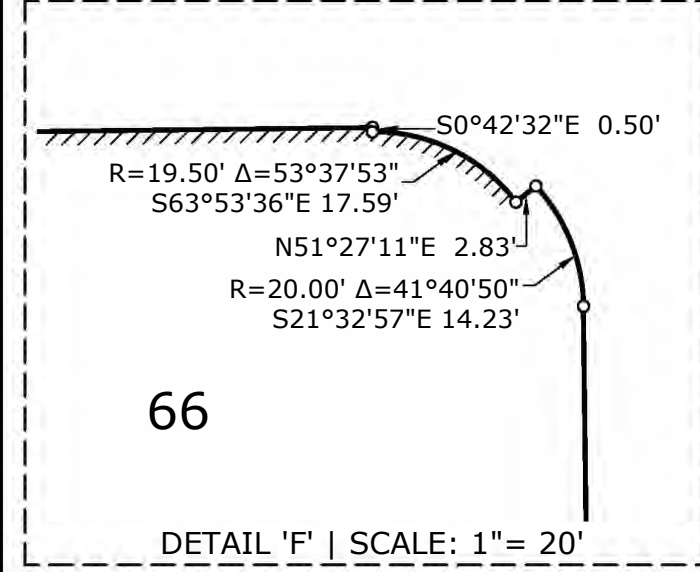
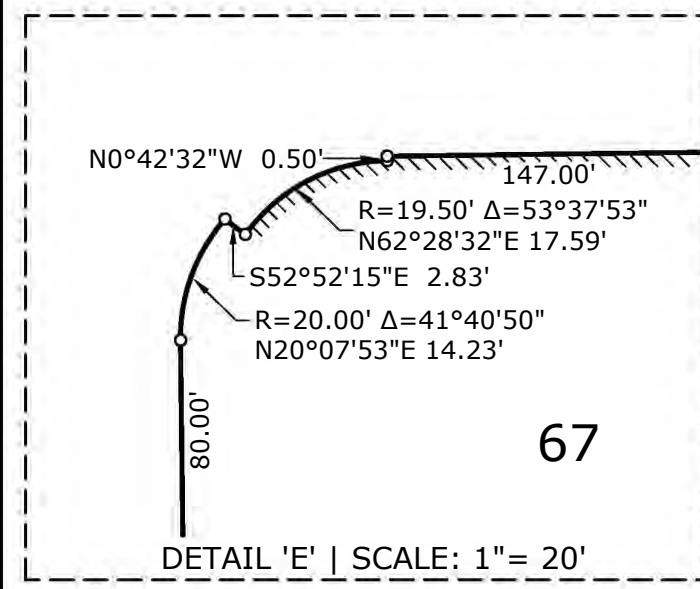
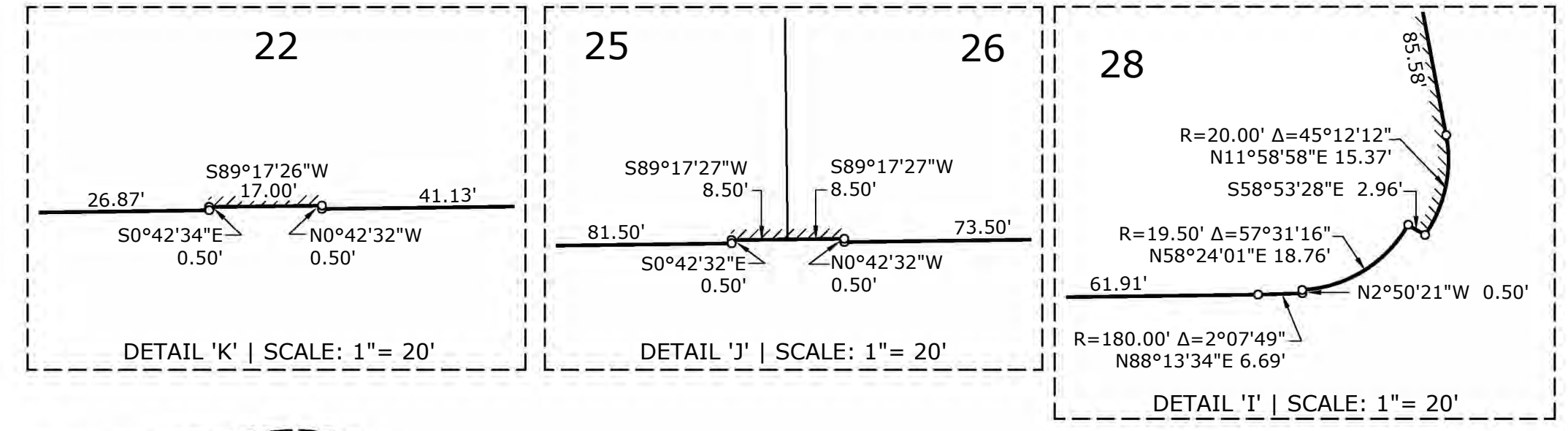
cta Engineering & Surveying

SHEET 7 OF 7

SEE SHEET 2 OF 7 FOR LEGEND AND NOTES

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N79°22'52"E	18.34'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=200.00'	Δ=9°54'36"	N84°20'10"E	34.55'
C2	R=200.00'	Δ=9°54'36"	N5°39'50"W	34.55'



TM-F21-0008 Exhibit C: Final Map

OWNERS OF RECORD

OBED JR. & LYNN C. PATTY
8790 GOLDY GLEN WAY
ELK GROVE, CA 95624

D. D. DIEDERICHS C/O K. REDLENER
372 CENTRAL PARK WEST, APT. 12W
NEW YORK, NY 10025

BARBARA SHOWLER C/O S. SHOWLER
4717 OLIVE OAK WAY
CARMICHAEL, CA 95608

NAME OF APPLICANT

N. C. BROWN DEVELOPMENT, INC.
8601 RANCHWOOD COURT
FAIR OAKS, CA. 95628

MAP PREPARED BY

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Mariner Circle, Rancho Cordova, CA 95742
(916) 630-9919 • F (916) 630-2475 • www.cta.net

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTIONS 28 TO 33, T. 10 N., R. 9 E., M.D.M.

ASSESSOR'S PARCEL NUMBERS

115-400-06, 07, 08

EXISTING / PROPOSED ZONING

RE10 - RESIDENTIAL 10 AC / R1 PD

TOTAL AREA

38.57 ACRES

TOTAL NO. of LOTS

90 SINGLE FAMILY LOTS.....22.11 AC
4 OPEN SPACE LOTS.....11.37 AC
2 RIGHT OF WAY LOTS.....5.09 AC
98 TOTAL LOTS 38.57 AC

MINIMUM LOT AREA

7,204 SQUARE FEET

WATER SUPPLY & SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66456.1)

ENGINEER'S CERTIFICATE

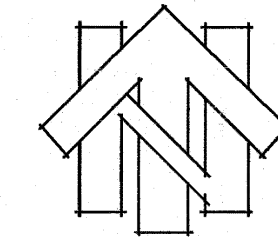
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE NORTH HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

Olga Sciorelli
OLGA SCIORELLI P.E. 71204 DATE 9/21/16

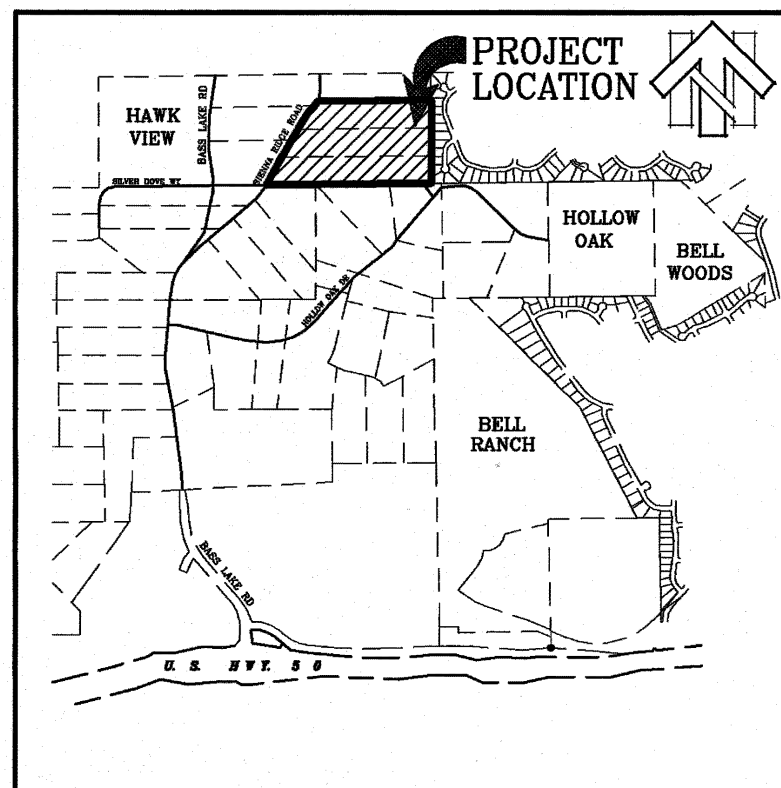
TENTATIVE MAP

BASS LAKE NORTH

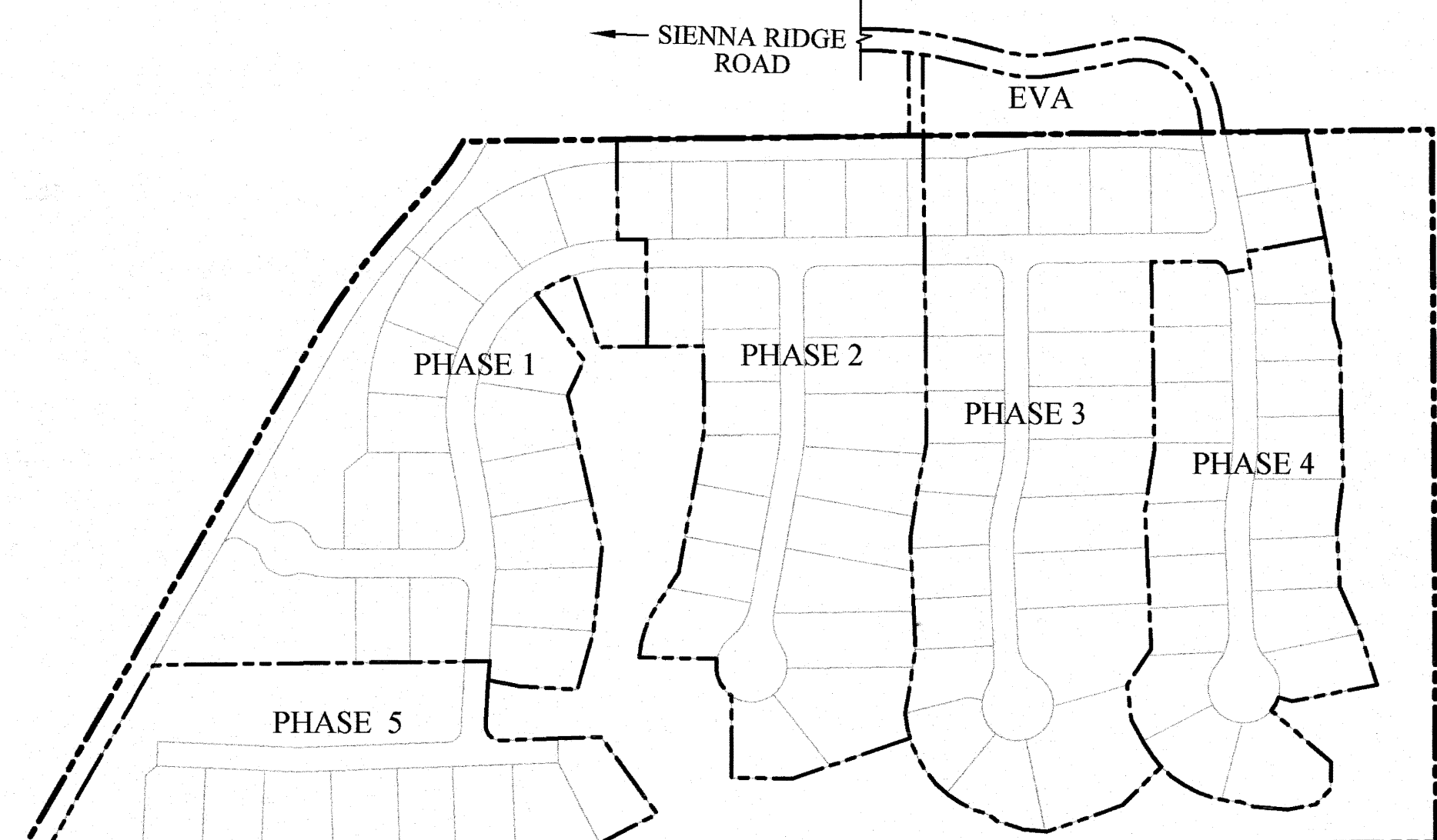
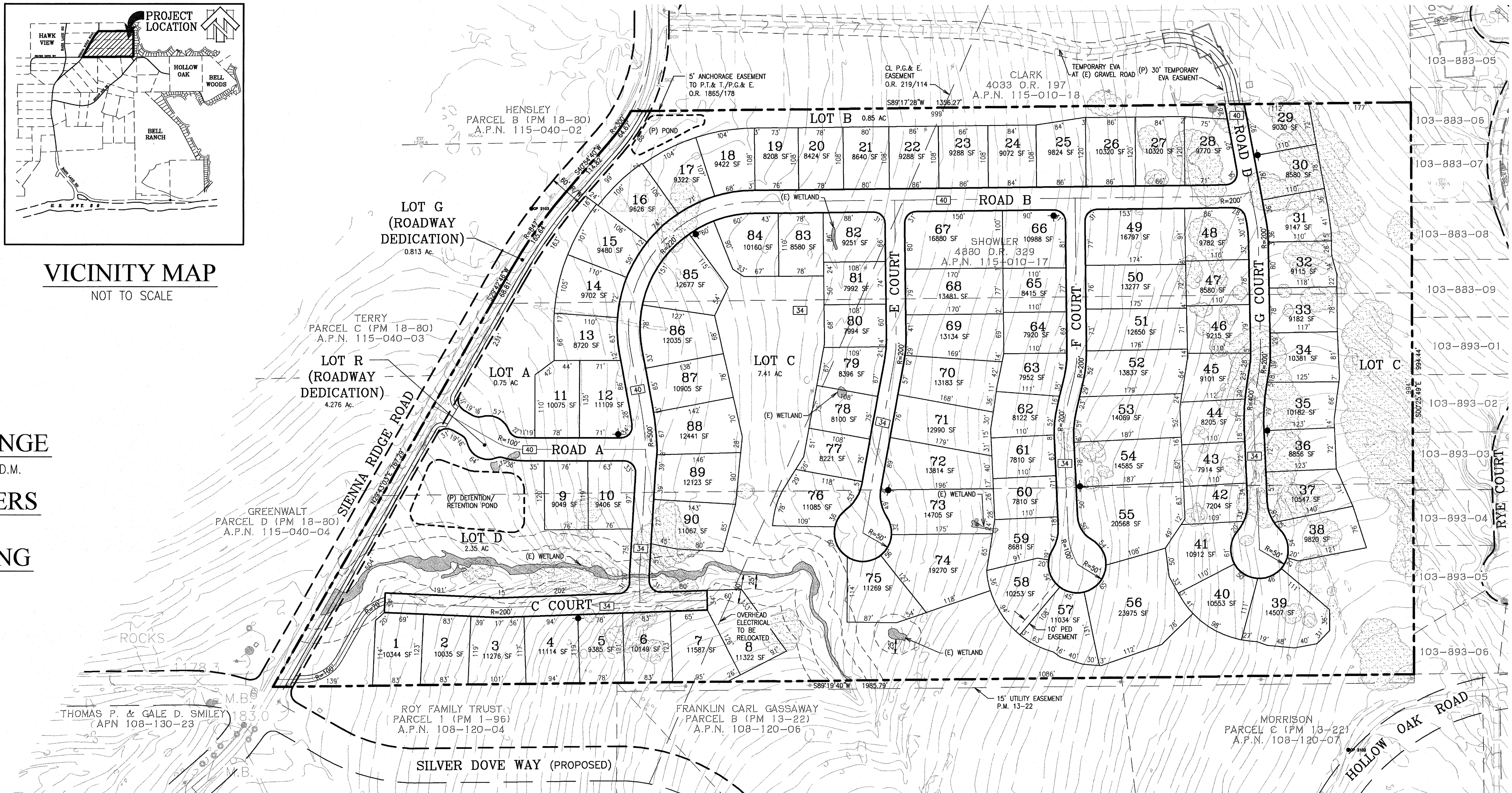
COUNTY OF EL DORADO SEPTEMBER, 2016 STATE OF CALIFORNIA



SCALE: 1"=100'

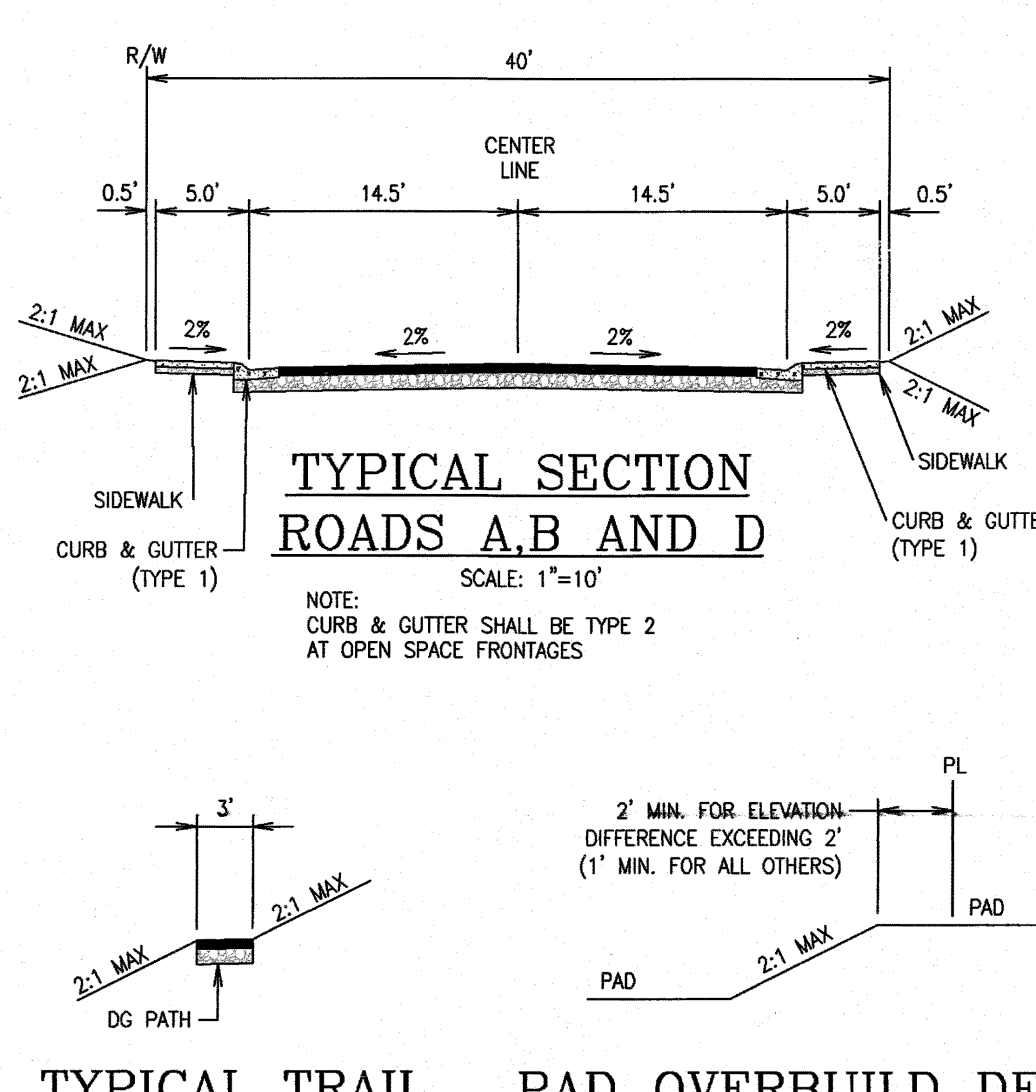


VICINITY MAP
NOT TO SCALE

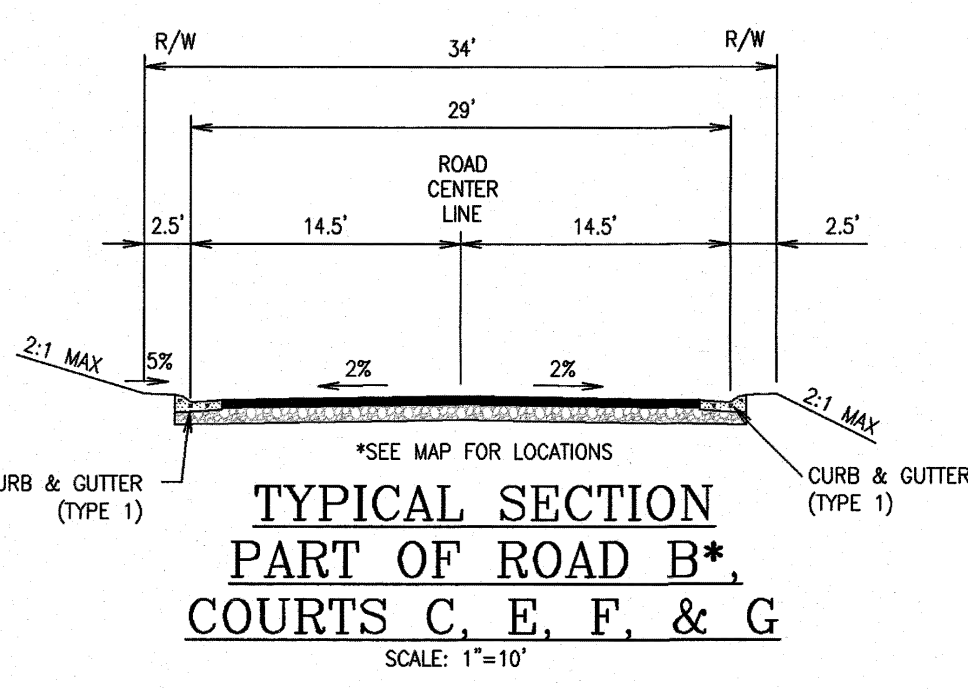


- LEGEND**
- BOUNDARY
 - - - (E) LOT LINES
 - - - (E) RW
 - LOT LINE
 - - - PROPOSED EASEMENT
 - FIRE HYDRANT
 - ROCK OUTCROPPINGS

PHASING PLAN
SCALE: 1"=200'

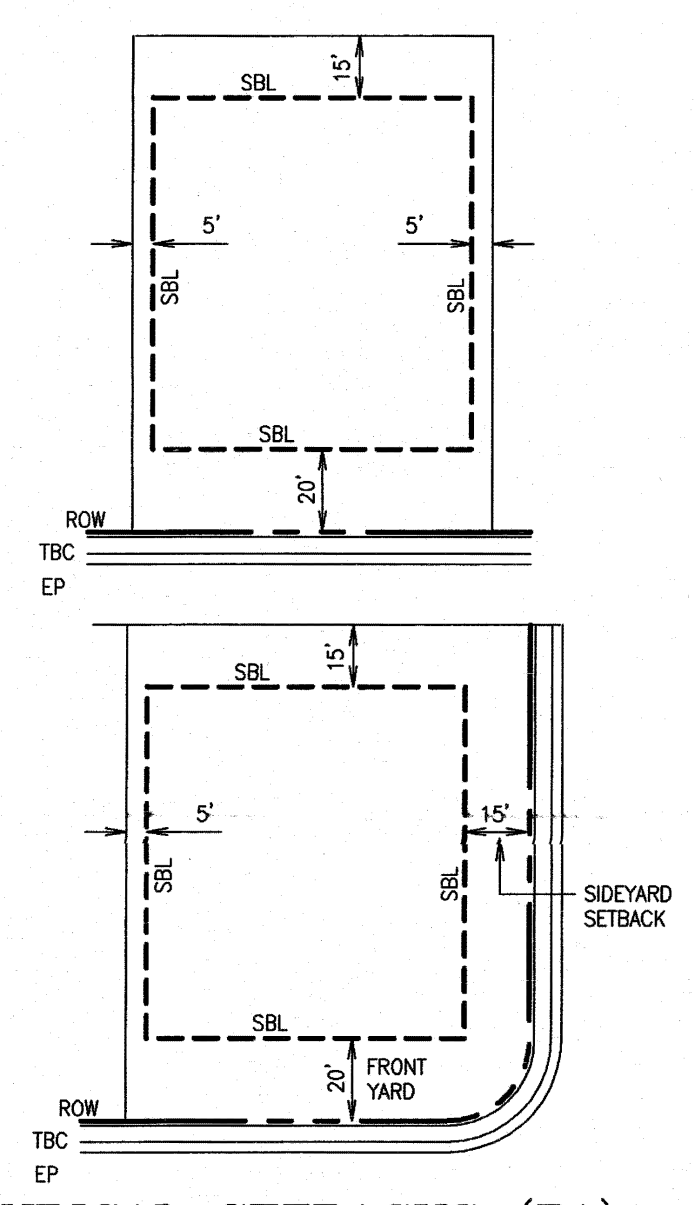


TYPICAL TRAIL NOT TO SCALE
PAD OVERBUILD DETAIL SCALE: 1" = 5'

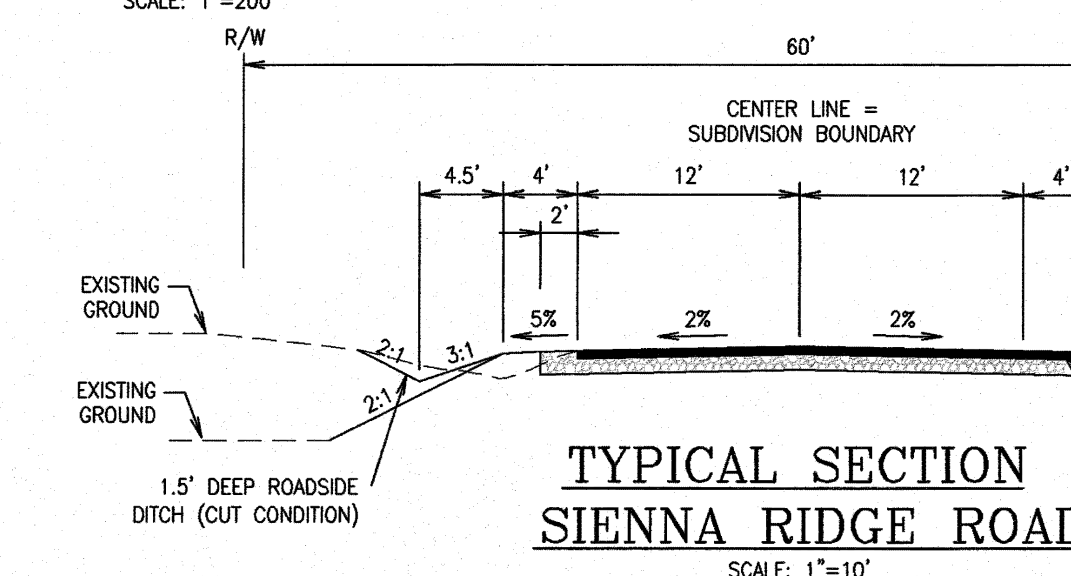


TYPICAL SECTION PART OF ROAD B*, COURTS C, E, F, & G
SCALE: 1"=10'

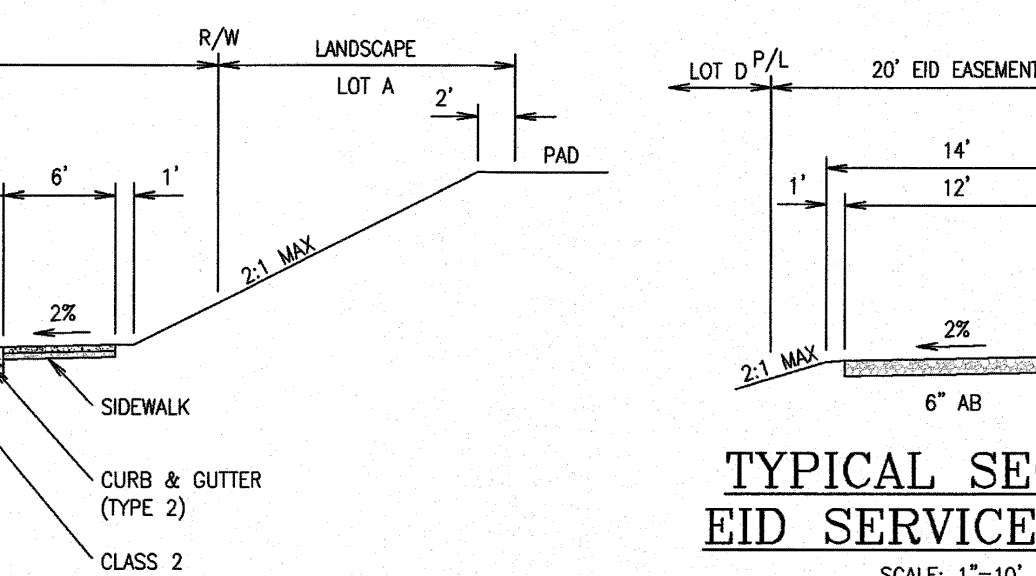
- NOTES:**
1. ALL ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON THIS MAP.
 2. ALL ROAD STRUCTURAL SECTIONS SHALL BE BASED ON 'R' VALUE AND T.I.
 3. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES.



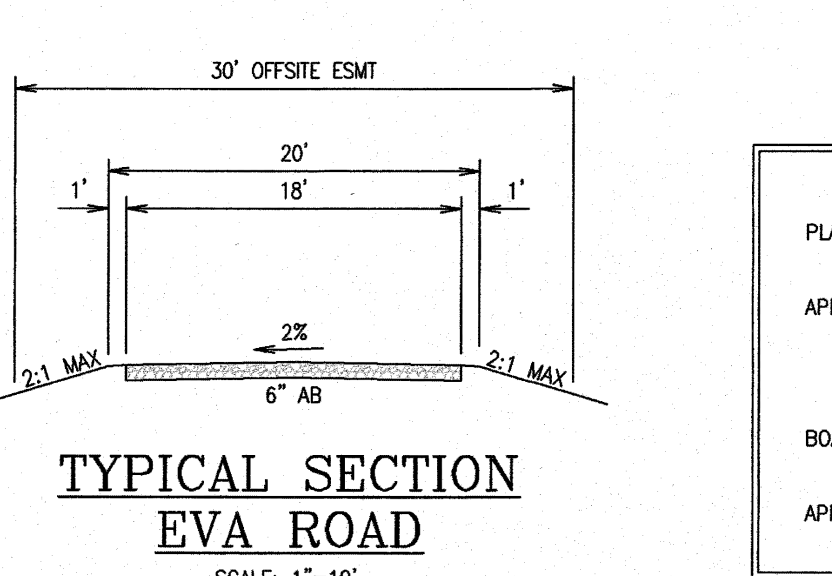
TYPICAL SETBACKS (R1)
NOT TO SCALE



TYPICAL SECTION SIENNA RIDGE ROAD
SCALE: 1"=10'



TYPICAL SECTION EID SERVICE ROAD
SCALE: 1"=10'



TYPICAL SECTION EVA ROAD
SCALE: 1"=10'

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____



This serves as an award for: DS0622-144 Date: 06/01/2022

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS PROJECT NAME, LOCATION & APN

Toll Brothers Inc
Attn: Greg Van Dam
Email: gvandam@tollbrothers.com

Bass Lake North
Sienna Ridge Rd, EDH
APNs: 115-400-006 thru -008

This METER AWARD LETTER is issued to the OWNER / AGENT (Circle one)
Note: If the agent is making the application, a duly notarized authorization must be attached.

SUBDIVISION - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

PARCEL SPLIT - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

The District hereby grants this award for:

WATER: 94 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 90 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3118DEV 877486
Service Purchase Project No.: 3731SP

Please Note: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection. It is the property owner's responsibility to notify the District upon final map.

Applicant has read the above information and acknowledges receipt of a copy of this Meter Award Letter.

DocuSigned by:

3731SP
06-03-2022
Applicant Signature

Development Services