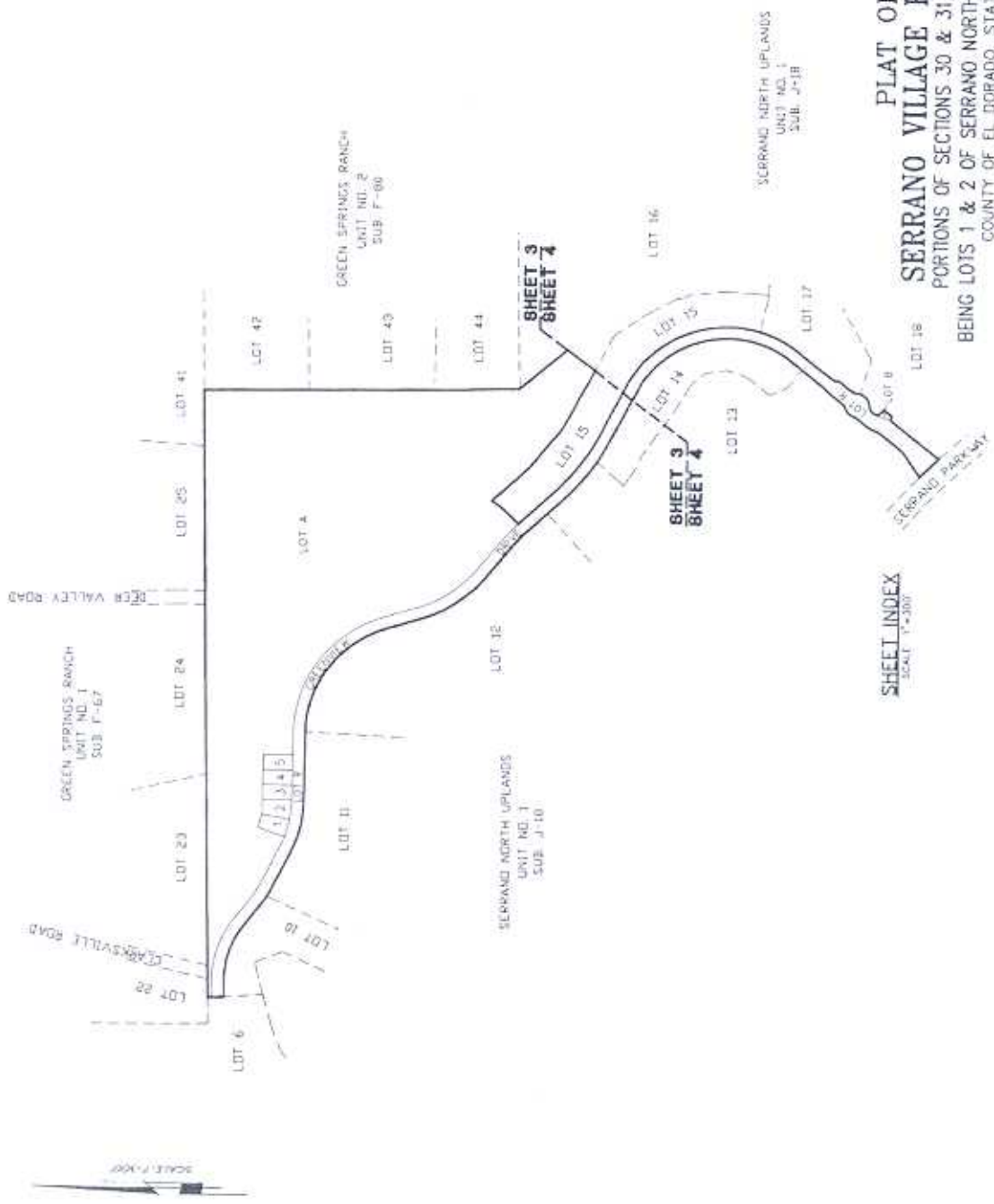




5-34A

5-34A



SHEET INDEX  
SCALE 1"=300'

PLAT OF  
**SERRANO VILLAGE K6 - UNIT 1**  
 PORTIONS OF SECTIONS 30 & 31, T.10N., R.9E., M.D.M.  
 BEING LOTS 1 & 2 OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 JUNE 2004  
 R.E. YENIGER INC.



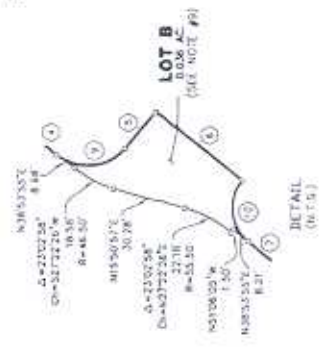
734C

734C



**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAN OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18.

LINE	BEARING	LENGTH
1	S 89° 24' 45" W	107.77
2	S 28° 53' 55" W	44.70
3	S 85° 53' 05" W	8.28
4	N 42° 53' 55" E	5.92
5	S 77° 03' 51" E	25.00
6	S 28° 53' 55" E	44.30
7	S 58° 53' 05" W	23.71
8	S 55° 24' 05" E	38.52
9	N 42° 53' 05" E	82.74
10	S 28° 53' 55" W	30.55
11	N 85° 53' 55" W	53.92
12	S 85° 53' 55" W	45.72
13	N 40° 01' 58" E	13.99



**DETAIL**  
(N.T.S.)

- REFERENCES:**
- 1) SUB. J-18
  - 2) SUB. F-67
  - 3) SUB. F-18

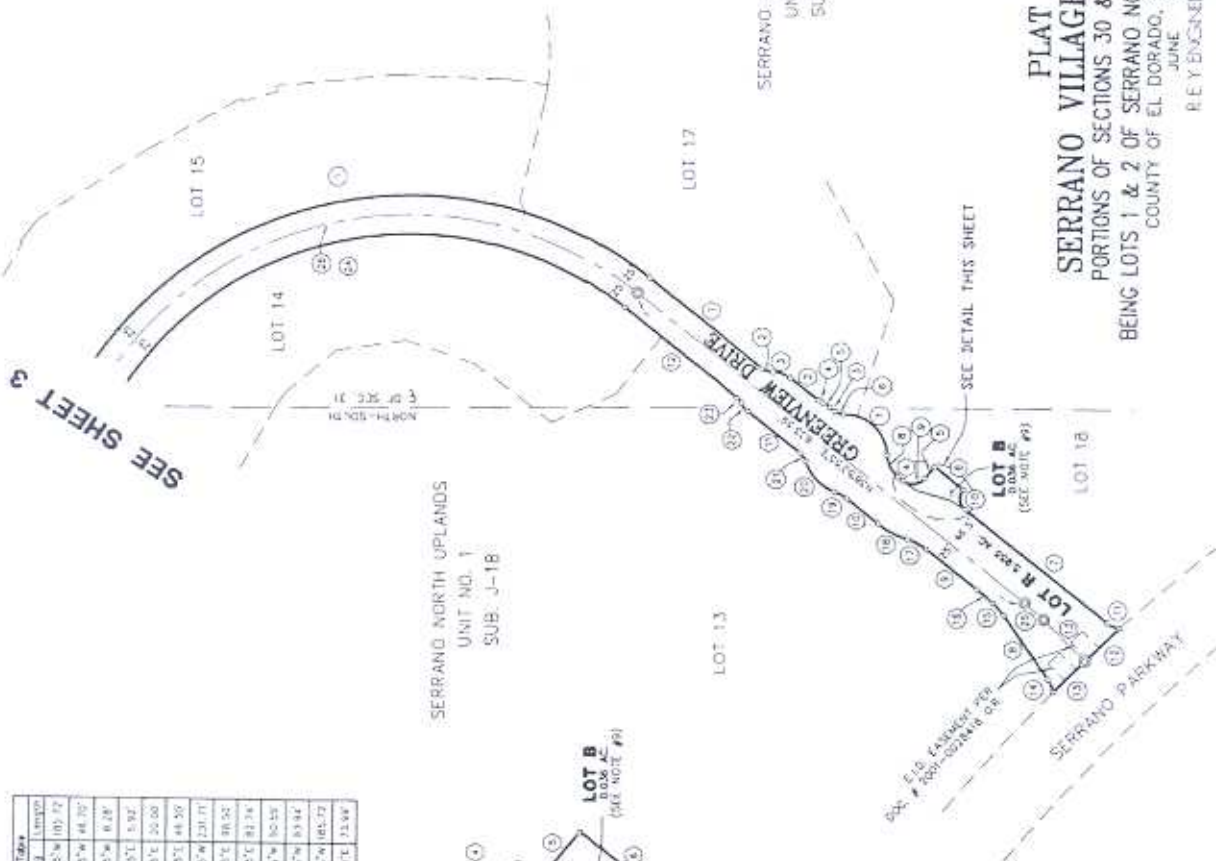
**LEGEND:**

- DIMENSION POINT
- RECORD INDICATES MONUMENT AS NOTED
- ✱ FOUND 1-1/2" C.I.P. STAMPED "R.C.I. 20487-2052"
- ✱ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "S. 4066"
- SET 3/4" MON PIPE WITH PLASTIC CAP STAMPED "LS 6566"

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 46.55 ACRES GROSS, CONSISTING OF 5 BUILDING LOTS AND 2 MISCELLANEOUS LOT.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. THE LOT LINES ARE MARKED BY CHISELED CORNERS ON THE TOP BACK OF CURB OR SIGNALS ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "S. 6866"
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE DIVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 103, 04.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-HUNN & ASSOCIATES, REPORT NO. 406691, DATED JUNE 12, 2002.
7. UNIT 1 CONSISTS OF A PORTION OF PHASE 1A OF THE PHASING PLAN FOR TENTATIVE MAP 01-1316.
8. LOT 9 SHOWN HEREON IS FOR EMANCIPATION PURPOSES ONLY.
9. LOT 9 SHOWN HEREON IS TO BE MERGED INTO LOT 1A, SUB. J-18 AT A LATER DATE.

Lot	Area	Front Street	Depth	Area
1	475.00'	N 11° 50' 00" W	155.50'	121,780.04'
2	21.00'	S 18° 00' 33" W	14.28'	29,148.43'
3	21.00'	N 89° 00' 33" E	22.45'	39,648.43'
4	18.00'	S 80° 02' 52" W	4.91'	17,140.98'
5	27.00'	N 80° 03' 32" E	11.26'	17,140.98'
6	18.50'	S 48° 51' 01" W	11.31'	40,541.98'
7	21.50'	N 42° 03' 40" E	38.08'	85,314.47'
8	23.50'	S 43° 07' 44" W	22.42'	40,272.92'
9	20.00'	N 08° 58' 05" E	38.28'	9,000.20'
10	18.50'	S 85° 53' 55" W	26.16'	40,200.00'
11	11.00'	S 27° 08' 26" W	17.51'	31,333.98'
12	27.00'	N 44° 15' 27" E	61.70'	10,722.91'
13	23.00'	N 45° 30' 18" W	26.59'	5,106.17'
14	11.30'	N 45° 58' 42" E	11.29'	12,027.44'
15	41.30'	N 48° 52' 44" E	31.37'	17,727.43'
16	47.00'	N 40° 12' 30" E	27.26'	53,172.85'
17	32.00'	N 28° 53' 48" E	27.07'	27,440.17'
18	19.00'	S 85° 53' 55" W	42.11'	21,009.93'
19	17.00'	N 27° 04' 41" E	18.57'	28,741.12'
20	40.00'	S 48° 51' 01" W	33.95'	50,214.42'
21	22.50'	N 48° 51' 01" E	13.20'	24,702.30'
22	33.00'	S 50° 40' 38" W	13.47'	23,322.21'
23	31.00'	N 89° 02' 52" E	8.50'	23,333.97'
24	43.50'	N 11° 50' 00" W	63.68'	100,282.24'
25	30.00'	N 41° 57' 30" E	33.03'	40,937.10'
26	41.00'	N 11° 50' 00" W	198.29'	304,204.04'



SERRANO NORTH UPLANDS  
 UNIT NO. 1  
 SUB. J-18

**PLAT OF**  
**SERRANO VILLAGE K6 - UNIT 1**  
 PORTIONS OF SECTIONS 30 & 31, T.10N., R.9E., M.D.M.  
 BEING LOTS 1 & 2 OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

JUNE, 2004  
 R.E.Y. ENGINEERS, INC.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18.



Lot	Acres	Area	Perimeter	Diagonal
1	0.105	11,727	1,172	1,172
2	0.207	23,454	2,344	2,344
3	0.100	11,111	1,111	1,111
4	0.100	11,111	1,111	1,111
5	0.100	11,111	1,111	1,111

Line	Value
1	117.27
2	234.54
3	111.11
4	111.11
5	111.11



DETAIL A

**REFERENCES:**

- 03 SUB J-18
- 02 SUB F-67
- 01 SUB F-80

**LEGEND:**

- 0 DIMENSION POINT
- 1 RECORD INDICATES MONUMENT AS NOTED
- 2 FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20482-2003"
- 3 SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- 4 SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 8866"

**NOTES:**

- THE TOTAL AREA WITHIN THIS SUBDIVISION IS 46.95 ACRES CROSS, CONSISTING OF 5 BOLDING LOTS AND 2 MISCELLANEOUS LOTS.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP EDGE OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
- REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 0066".
- ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE CL. DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT WITH THE COUNTY OF EL DORADO, DATED JANUARY 3, 1995, RECORDED AT BOOK 3108 AT PAGE 105-01.
- A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-KUHN & ASSOCIATES, REPORT NO. 4008/01, DATED APRIL 12, 2002.
- UNIT J CONSISTS OF A PORTION OF PHASE 1A OF THE PHASING PLAN FOR TRAVELER MAP 01-137A.
- LOT A SHOWN HEREON IS FOR FINANCING PURPOSES ONLY.
- LOT B SHOWN HEREON IS TO BE MERGED INTO LOT 18, SUB. J-18 AT A LATER DATE.

LOT A  
40.031 AC  
(SEE NOTE #1)



LOT 11  
SERRANO NORTH UPLANDS  
UNIT NO. 1  
J-18

DETAIL B

**PLAT OF  
SERRANO VILLAGE K6 - UNIT 1**  
PORTIONS OF SECTIONS 30 & 31, T.10N., R.9E., M.D.M.

BEING LOTS 1 & 2 OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

JUNE 2004  
R.E.Y. ENGINEERS, INC.