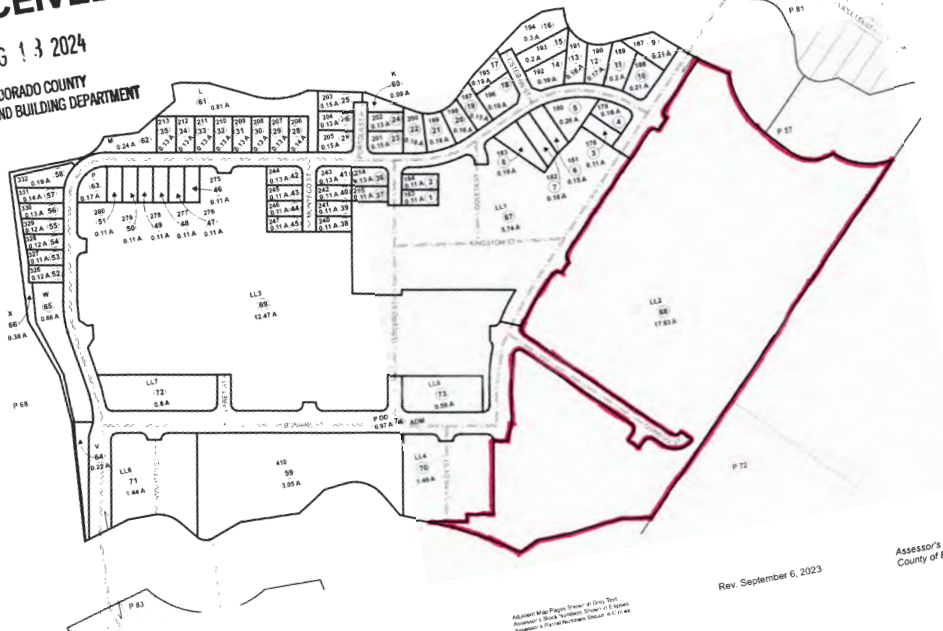


TM-F24-0004 Carson Creek Village 11C Final Map  
Exhibit A - Assessors Parcel Page

RECEIVED  
AUG 13 2024  
EL JORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

POR. S. 23, T.9N., R.8E., M.D.M.  
CARSON CREEK VILLAGE 11A  
K-69



Page 1 of 1

TM-F24-000  
Requested By: David Letkovich, Printed: 12/14/20

Acreages Are Estimates

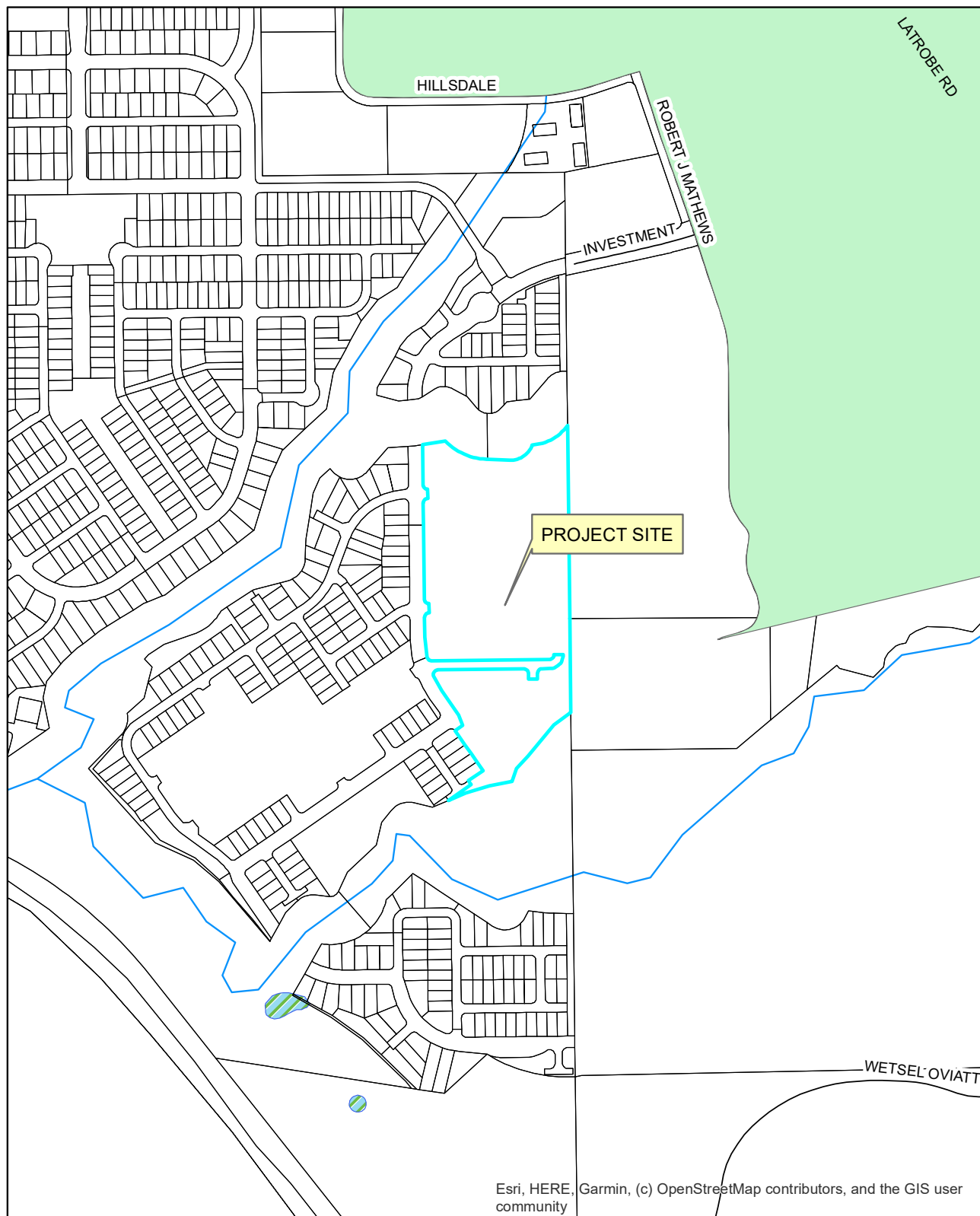
THIS MAP IS NOT A SURVEY. It is prepared by the E. Deane Co. Assessor's Office under the provisions of the State Land Survey Act and the provisions of the State Land Survey Act. It is not a survey and does not create any new boundaries. It is a map of the parcels shown on the map and is not a survey.

Assessor's Map Page 117 of 117  
Assessor's Map Number 117 of 117  
Assessor's Map Number 117 of 117

Rev. September 6, 2023

Assessor's Map Book 117 Page 82  
County of El Dorado, CA

TM-F24-0004 CARSON CREEK VILLAGE 11C FINAL MAP  
EXHIBIT B - LOCATION/VICINITY MAP



0 0.0325 0.065 0.13 0.195 0.26 Miles

Scale

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

N



TM-F24-0004 Carson Creek Village 11C Final Map  
Exhibit C - Final Map for Carson Creek Village 11C

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 LOT R2 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 LOT D, LOT R2 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.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT R2 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, TWELVE AND ONE HALF FEET (12.5') WIDE, 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') WIDE 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.

R-HEARTHSTONE LOT OPTION POOL 05, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: R-HEARTHSTONE PBL0JV OP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: STEVEN C. PORATH AUTHORIZED PERSON

NOTARY'S 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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

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 CAPACITIE(S), 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: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS THE \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_

PLAT OF  
CARSON CREEK  
VILLAGE 11C

BEING LOT 1L2 OF SUB. K - 89  
PORTIONS OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO • CALIFORNIA

R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors  
925 Sutter St., Ste. 200, Folsom, CA 95630  
(916) 366-3040 Fax: (916) 366-3303

AUGUST 2024

SHEET 1 OF 6

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR HOMES IN MAY 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2025, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: \_\_\_\_\_

BRIAN THIONNET, PLS 6866



PLANNING AND 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 JUNE 10, 2021 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

KAREN L. GARNER  
DIRECTOR, PLANNING AND BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

BY: DEPUTY DIRECTOR

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: \_\_\_\_\_

ADAM BANE, R.C.E. 61363  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

TM20-0001 APPROVED 6/10/21 APN 117-820-068-000

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. FRAZER, 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 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 LIEN DATE.

DATE: \_\_\_\_\_

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

BY: DEPUTY

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 ACCEPT, 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, AND LOT 'R2', WHICH ARE HEREBY REJECTED.

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

DATE: \_\_\_\_\_

BY: DEPUTY

COUNTY RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF R.E.Y. ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

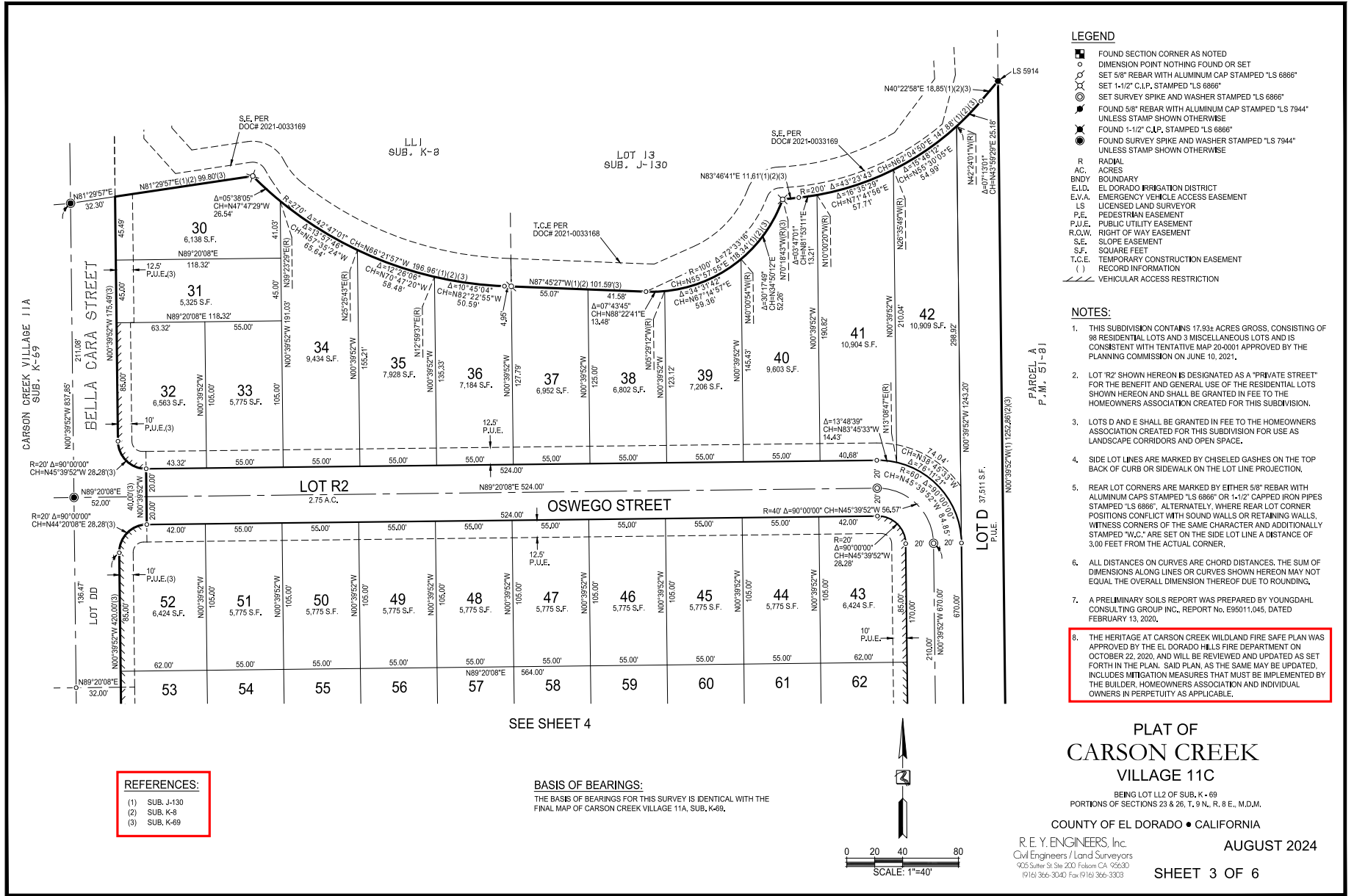
JANELLE K. HORNE, COUNTY RECORDER DOCUMENT NO. \_\_\_\_\_

BY: DEPUTY COUNTY RECORDER





# TM-F24-0004 Carson Creek Village 11C Final Map Exhibit C - Final Map for Carson Creek Village 11C



**TM-F24-0004 Carson Creek Village 11C Final Map  
Exhibit C - Final Map for Carson Creek Village 11C**



SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

N:\7310 - Lennar\028 - Carson Creek Village 11 Improvements\10 - CAD Drawings\Final Maps\Village 11C\7310.028-CC-V11C-SHT4.dwg, 8/29/2024 3:10:39 PM, Sub #1

**PLAT OF  
CARSON CREEK  
VILLAGE 11C**

BEING LOT LL2 OF SUB. K - 69  
PORTIONS OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

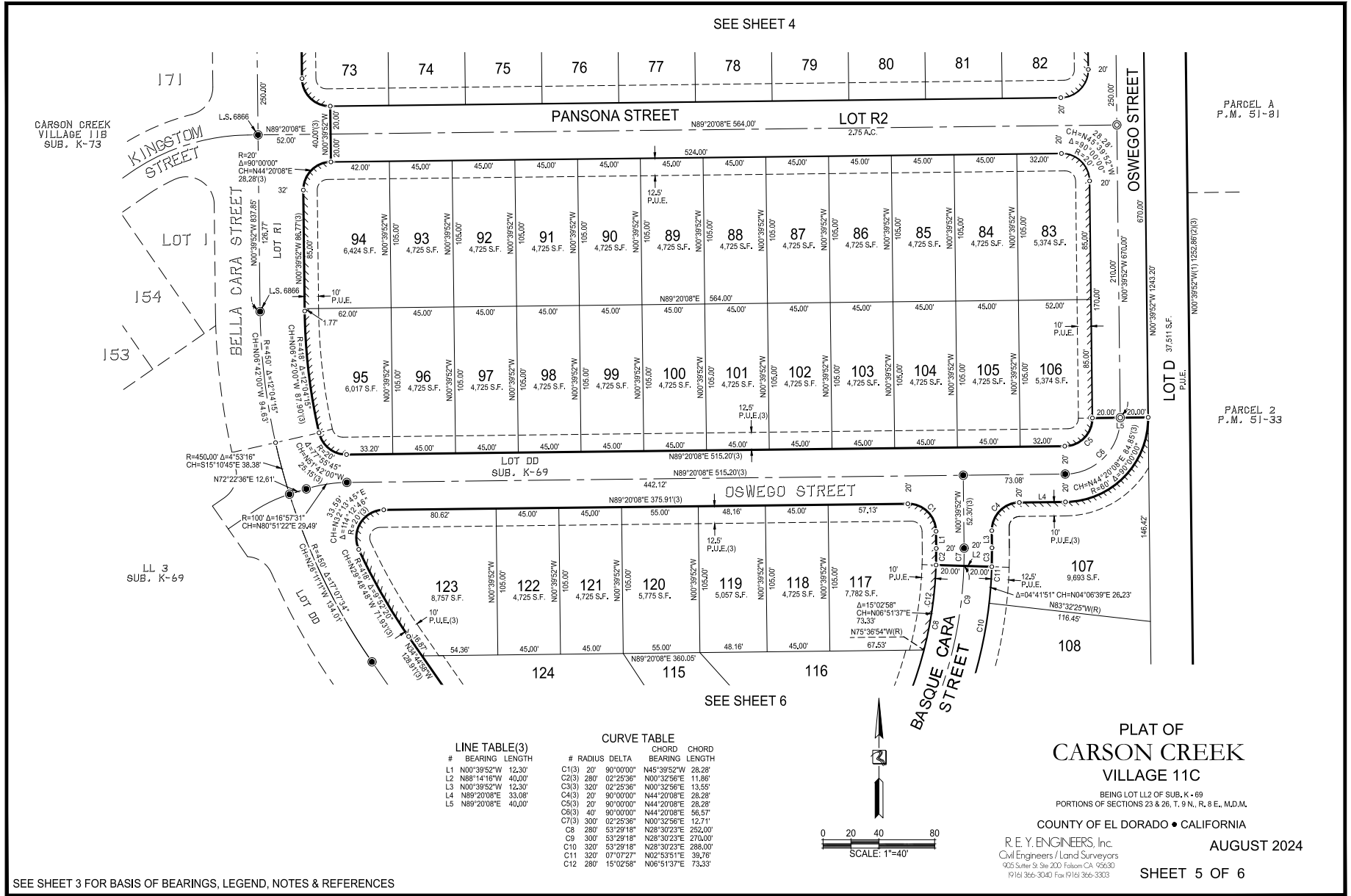
COUNTY OF EL DORADO • CALIFORNIA

R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors  
905 Sutter St. Ste. 200 Folsom CA 95630  
916) 366-3040 Fax 916) 366-3333

AUGUST 2024

SHEET 4 OF 6

# TM-F24-0004 Carson Creek Village 11C Final Map Exhibit C - Final Map for Carson Creek Village 11C

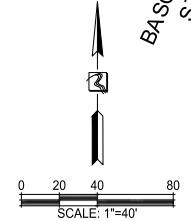


**LINE TABLE(3)**

#	BEARING	LENGTH
L1	N00°39'52"W	12.30'
L2	N88°14'16"W	40.00'
L3	N00°39'52"W	12.30'
L4	N89°20'08"E	33.08'
L5	N89°20'08"E	40.00'

**CURVE TABLE**

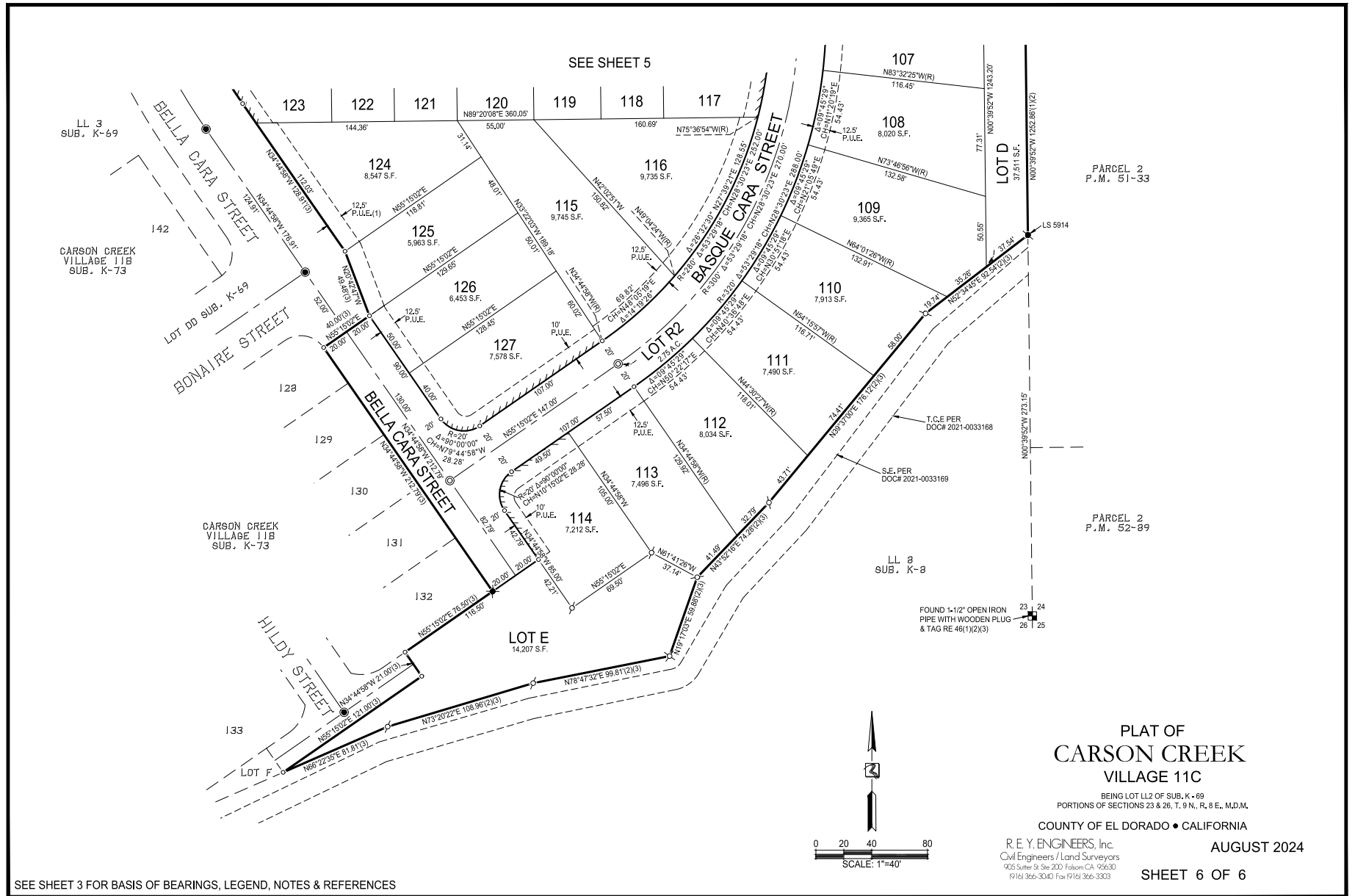
#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1(3)	20'	90°00'00"	N45°39'52"W	28.28'
C2(3)	280'	02°25'36"	N00°32'56"E	11.86'
C3(3)	320'	02°25'36"	N00°32'56"E	13.55'
C4(3)	20'	90°00'00"	N44°20'08"E	28.28'
C5(3)	20'	90°00'00"	N44°20'08"E	28.28'
C6(3)	40'	90°00'00"	N44°20'08"E	56.57'
C7(3)	300'	02°25'36"	N00°32'56"E	12.71'
C8	280'	53°29'18"	N28°30'23"E	252.00'
C9	300'	53°29'18"	N28°30'23"E	270.00'
C10	320'	53°29'18"	N28°30'23"E	288.00'
C11	320'	07°02'27"	N02°53'13"E	38.76'
C12	280'	15°02'58"	N06°51'37"E	73.33'



SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

N:\7310 - Lennar\028 - Carson Creek Village 11 Improvements\10 - CAD Drawings\Final Maps\Village 11C\7310.028-CC-V11C-SHT5.dwg, 8/29/2024 3:10:47 PM, Sub #1

**TM-F24-0004 Carson Creek Village 11C Final Map**  
**Exhibit C - Final Map for Carson Creek Village 11C**



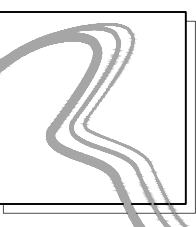
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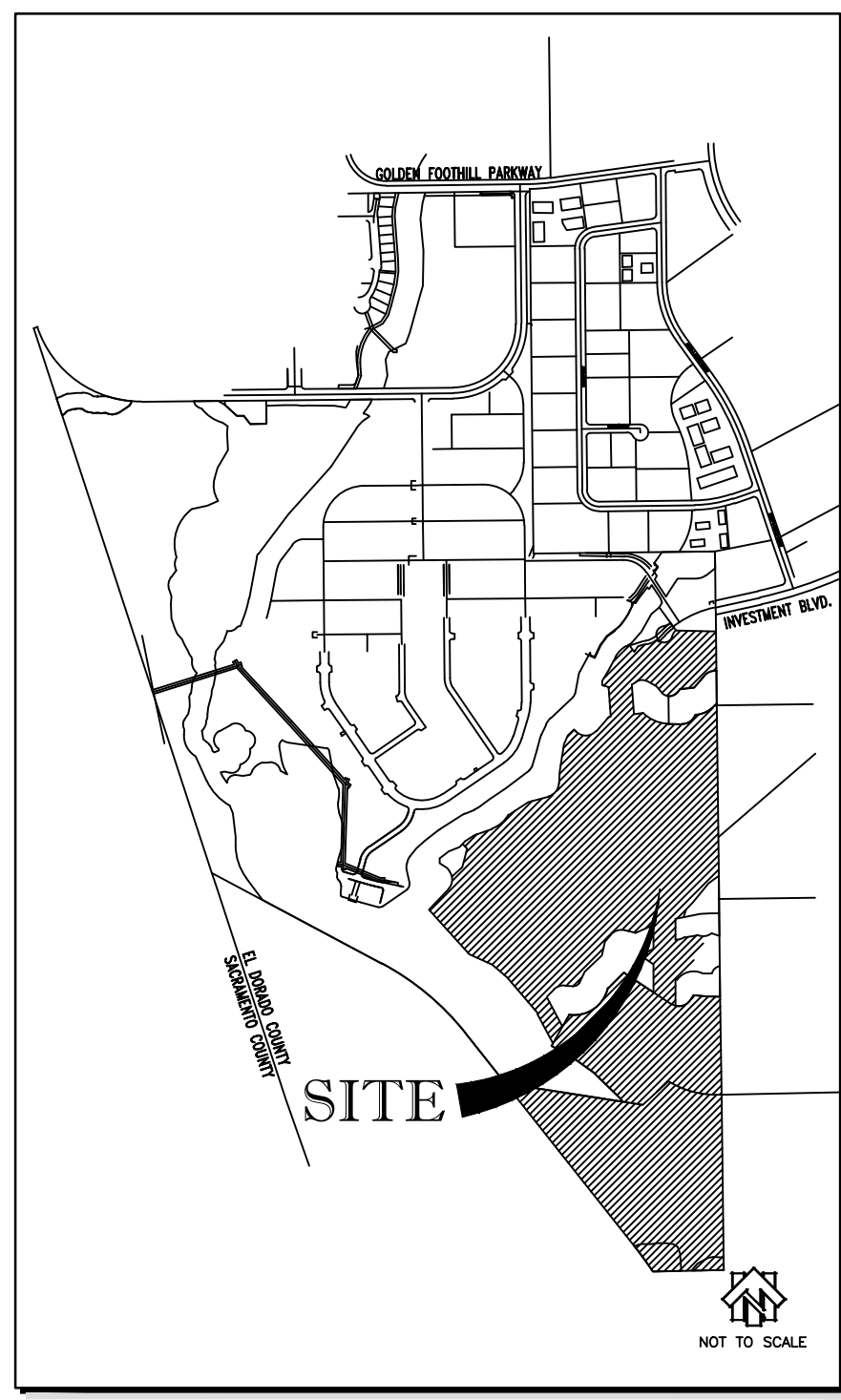
# HERITAGE AT CARSON CREEK

TENTATIVE SUBDIVISION MAP  
 EL DORADO COUNTY, CALIFORNIA  
 MAY 2021

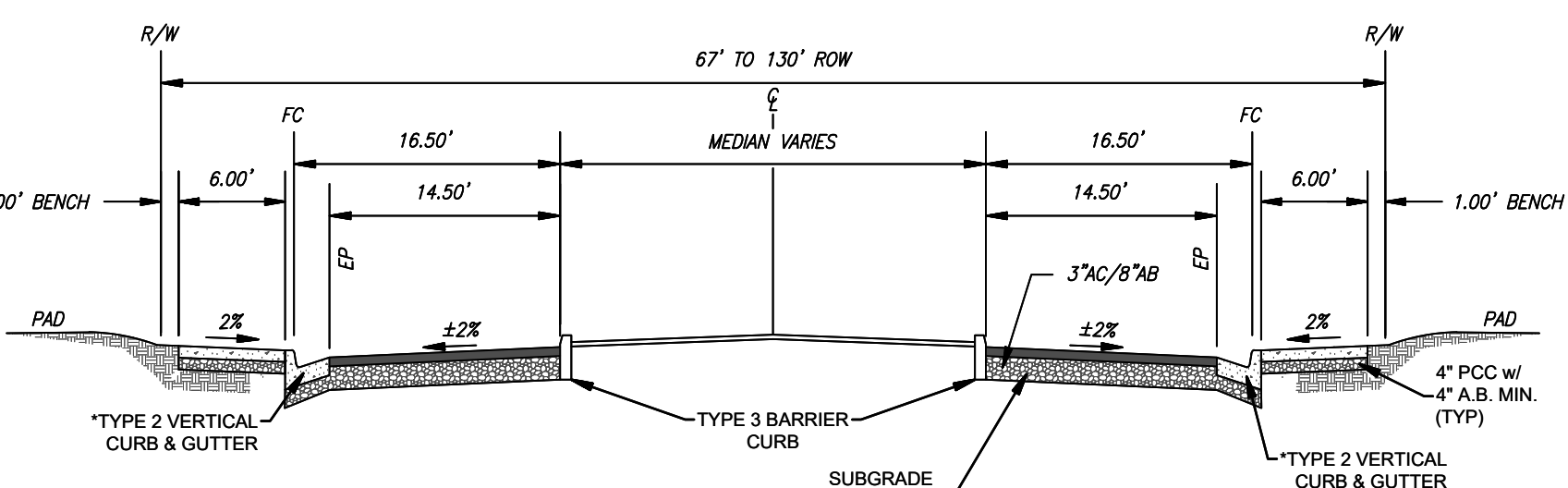
905 Sutter Street, Suite 200, Folsom, CA 95630  
 (916) 992-3040 Fax (916) 992-3339  
**R.E.Y. ENGINEERS, Inc.**  
 Civil Engineers / Land Surveyors / L&E



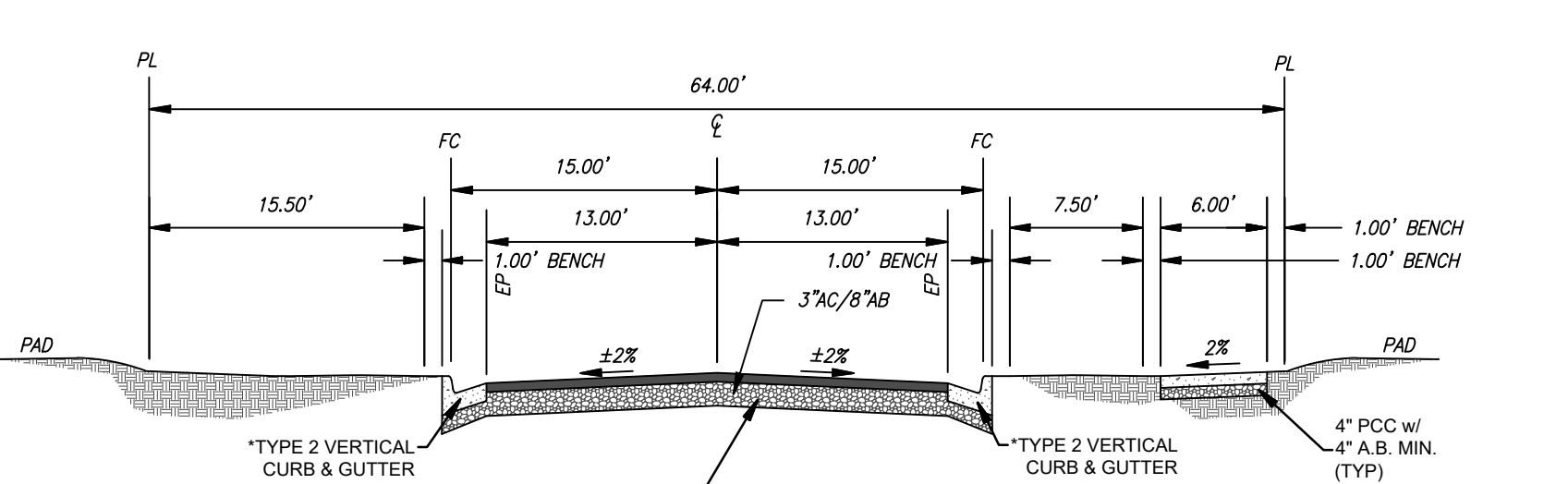
0 60' 120' 180'  
 SCALE IN FEET



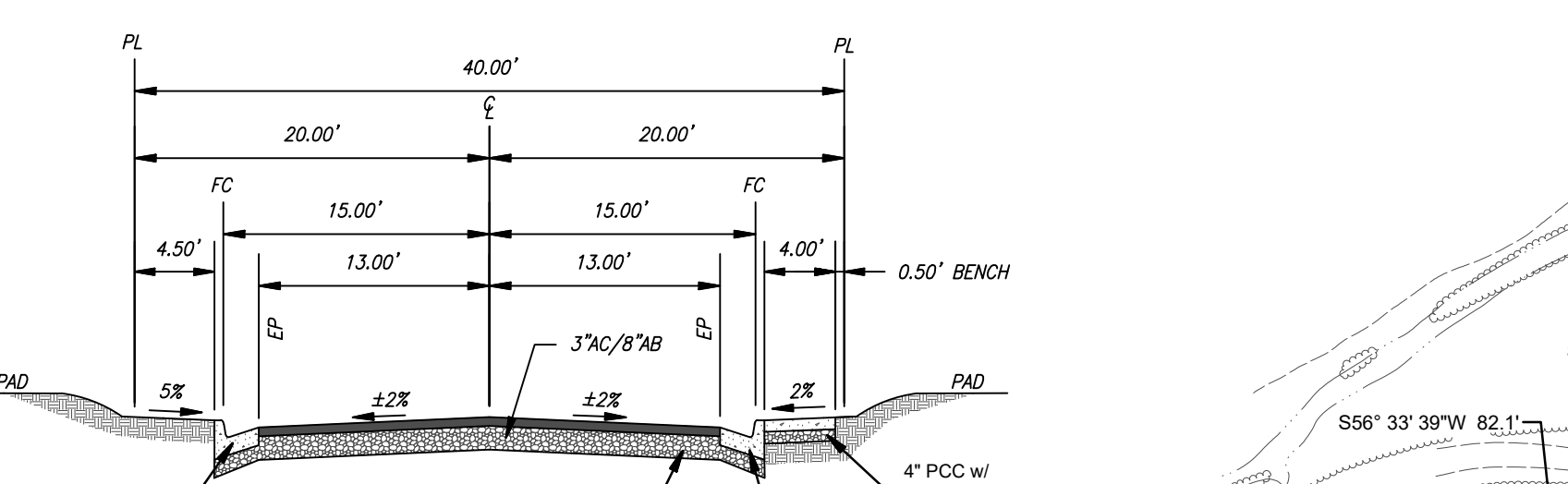
**RESIDENTIAL COLLECTOR ENTRY DETAIL**  
 SCALE: N.T.S.



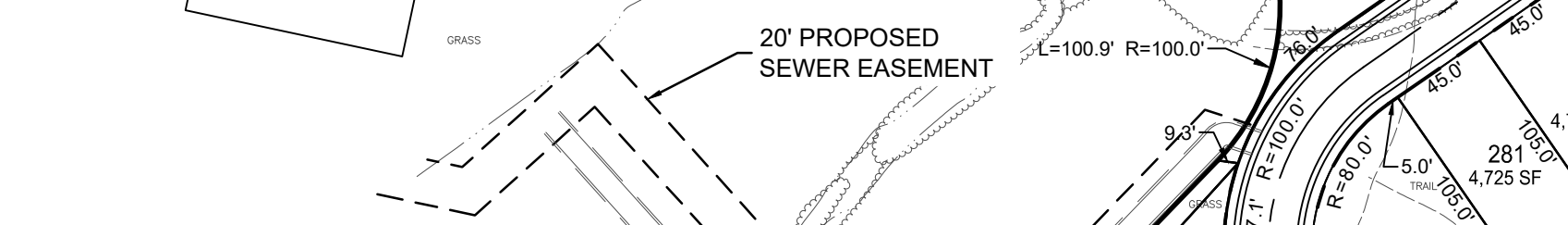
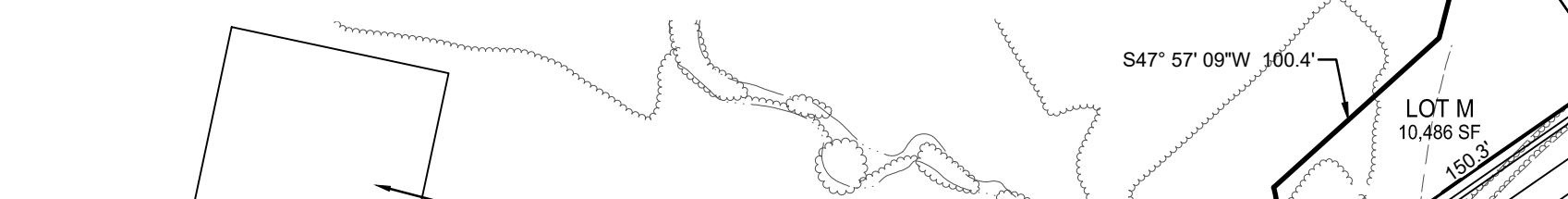
**TYPICAL SECTION  
 RESIDENTIAL COLLECTOR ENTRY  
 67' TO 130'  
 RIGHT-OF-WAY-INTRACT**  
 SCALE: N.T.S.



**64' RIGHT-OF-WAY**  
 SCALE: N.T.S.



**40' RIGHT-OF-WAY**  
 SCALE: N.T.S.



**OWNER/APPLICANT**  
 LENNAR HOMES OF CALIFORNIA  
 1025 CREEKSIDE RIDGE DR., SUITE 240  
 ROSEVILLE, CA 95678  
 CONTACT: LARRY GUALCO  
 PHONE: (916) 748-8500

**ENGINEER**  
 R.E.Y. ENGINEERS, INC.  
 905 SUTTER STREET, SUITE 200  
 FOLSOM, CA 95630

**MAP SCALE**  
 1"=80'

**CONTOUR INTERVAL**  
 MINOR CONTOUR INTERVAL = 1'  
 MAJOR CONTOUR INTERVAL = 5'

**SOURCE OF TOPOGRAPHY**  
 AERIAL PHOTOGRAPHY

**SECTION TOWNSHIP & RANGE**  
 POR OF SEC. 23&26, T.9N., R.8E., M.D.M

**ASSESSOR'S PARCEL NUMBERS**  
 117-680-003, 117-680-004, 117-680-007, 117-680-008,  
 117-680-016, 117-570-013, 117-570-017 & 117-570-018

**EXISTING/PROPOSED GENERAL PLAN  
 LAND-USE DESIGNATIONS**  
 AP/RESIDENTIAL VILLAGE - OPEN SPACE - PARK

**EXISTING/PROPOSED ZONING**  
 IND & R&D & PARK/SFHD-LC & PARK

**TOTAL AREA**  
 132.1± AC

**TOTAL NUMBER OF LOTS**  
 443

**TOTAL NUMBER OF LETTERED LOTS**  
 33

**MINIMUM PARCEL AREA**  
 4,595 SF - RESIDENTIAL LOT

**WATER, RECYCLED WATER  
 SUPPLY & SEWAGE DISPOSAL**  
 EL DORADO IRRIGATION DISTRICT

**FIRE PROTECTION**  
 EL DORADO HILLS FIRE DISTRICT

**DATE OF PREPARATION**  
 MAY 2021

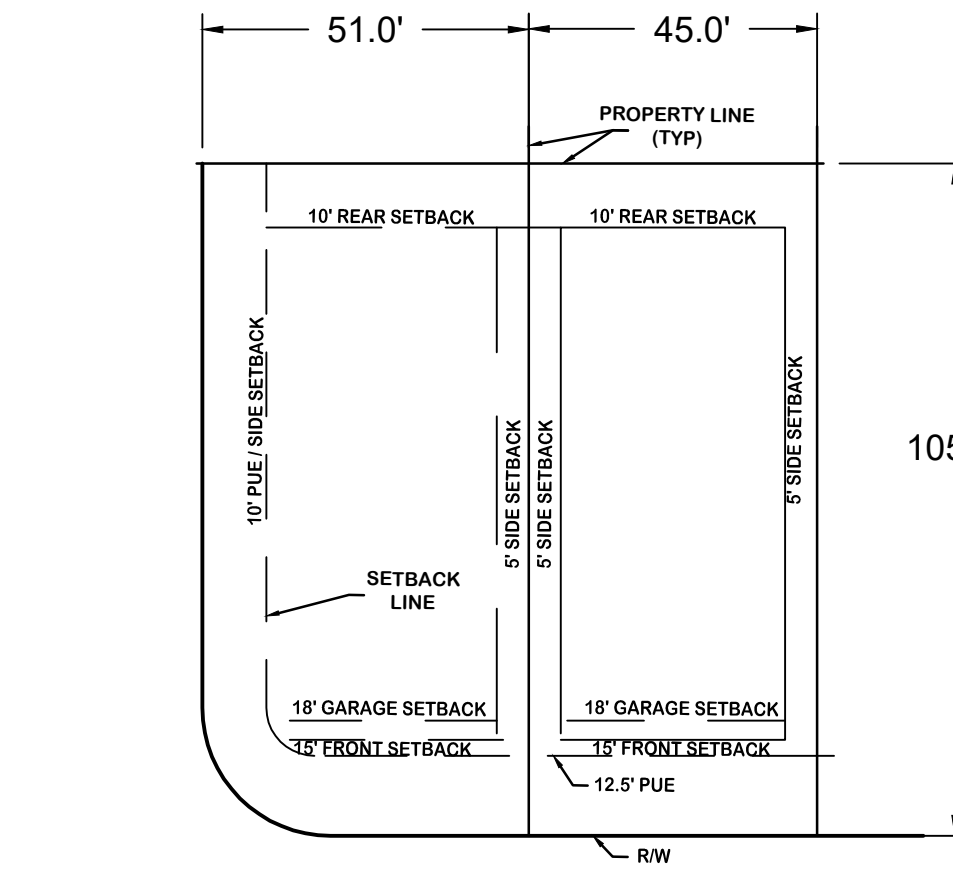
**PARK AND RECREATION**  
 EL DORADO HILLS COMMUNITY  
 SERVICES DISTRICT

**SCHOOL DISTRICT**  
 RESCUE UNION SCHOOL DISTRICT

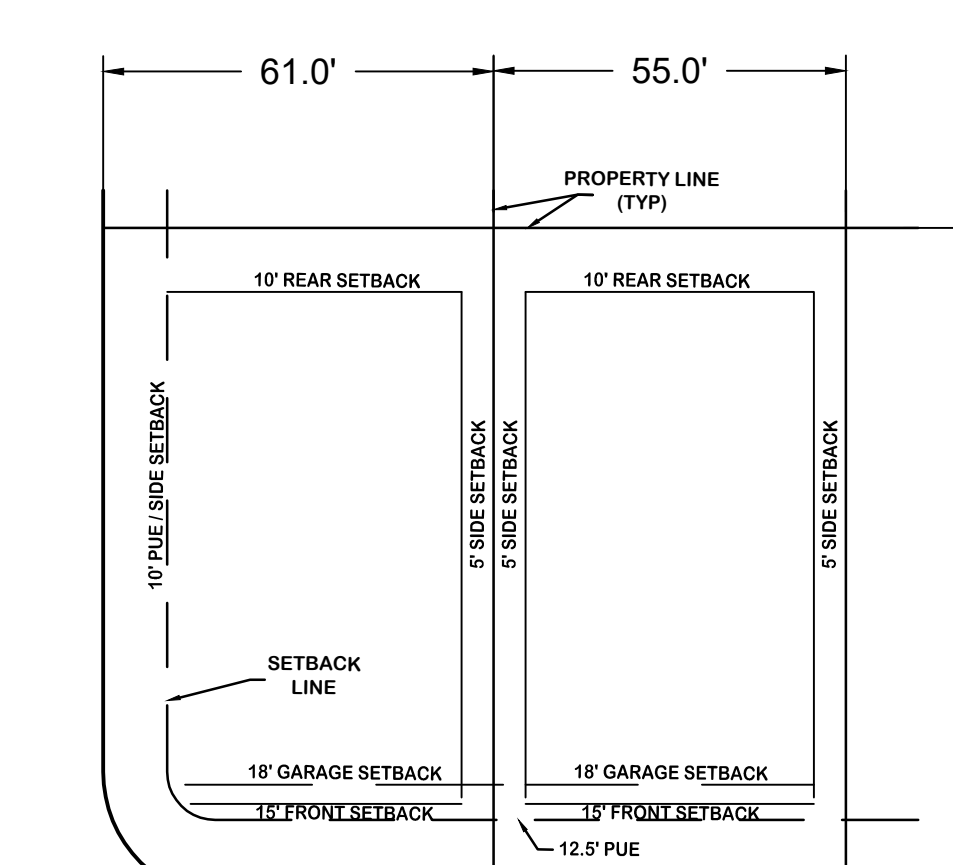
**ENGINEERS CERTIFICATE**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
 THE LAND DEVELOPMENT KNOWN AS HERITAGE AT CARSON CREEK  
 OF THE "CARSON CREEK" SPECIFIC PLAN HAS BEEN DESIGNED IN  
 ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES  
 ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID D. SAGAN R.C.E. 60506 DATE \_\_\_\_\_

**PHASING PLAN NOTICE**  
 THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED  
 FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE  
 ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVISOR  
 SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR  
 CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS  
 FROM THE SUBDIVISION MAP ACT, 2002 EDITION SECTION  
 66450.1.



**TYPICAL 45' WIDE CORNER LOT AND INTERIOR LOT**  
 SCALE: 1"=80'



**TYPICAL 55' WIDE CORNER LOT AND INTERIOR LOT**  
 SCALE: 1"=80'

LAND USE SUMMARY	
RESIDENTIAL LOTS (409 - ARU(S) & LANDSCAPE/WATER QUALITY (29 LOTS - (LOTS A-CC))*	83.4±AC.
RESIDENTIAL LOT 410 (CLUBHOUSE SITE)	3.0±AC.
TOTAL SINGLE FAMILY RESIDENTIAL:	86.4±AC.
OPEN SPACE (LOTS EE & FF)	13.5±AC.
LOCAL COMMERCIAL (LOT DD)	1.7±AC.
PARK (LOT GG)	30.0±AC.
INVESTMENT BLVD EXISTING ROADWAY (APN 117-680-016)	0.56±AC.
<b>TOTAL:</b>	<b>443 LOTS 132.1±AC.</b>

\* LETTERED LOTS (A-CC) ARE INTENDED FOR THE USE OF LANDSCAPING AND / OR WATER QUALITY FEATURES AND MAY BE COMBINED WITH ONE ANOTHER OR ROLLED INTO LETTERED LOTS BASED ON GRADING AND WATER QUALITY REQUIREMENTS

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



**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 LOT 'DD' 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'), LOT 'CC', LOT 'DD' AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT 'DD' 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. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- E. EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS TO PROVIDE, WITHOUT LIMITATION, FIRE AND POLICE PROTECTION, AMBULANCE AND RESCUE SERVICES AND OTHER LAWFUL GOVERNMENTAL OR PRIVATE EMERGENCY SERVICES, ON, OVER, AND ACROSS THOSE AREAS SHOWN HEREON AS "EMERGENCY VEHICLE ACCESS EASMENT" (E.V.A.)

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

R-HEARTHSTONE LOT OPTION POOL 05, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: R-HEARTHSTONE PBLQJV GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

NAME: STEVEN C. PORATH  
TITLE: AUTHORIZED PERSONAL

**NOTARY'S 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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

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 AND OFFICIAL SEAL: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_

CARSON CREEK EL DORADO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME:

TITLE:

**NOTARY'S 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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

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 AND OFFICIAL SEAL: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_

**COUNTY ENGINEERS'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: \_\_\_\_\_

ADAM BANE, R.C.E. 61363  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

**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, L.S. 9190  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

BY: JUSTIN C. CISNEROS P.L.S. 9539  
DEPUTY SURVEYOR

TM 20-0001 APPROVED DATE ASSESSOR PARCEL NUMBER 117-570-017, 117-680-004, 117-680-007

**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 LIEN DATE.

DATE: \_\_\_\_\_

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

BY: \_\_\_\_\_  
DEPUTY

**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 ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC USE INVESTMENT BOULEVARD AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'DD', WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

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

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF R.E.Y. ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

JANELLE K. HORNE, COUNTY RECORDER DOCUMENT NO. \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

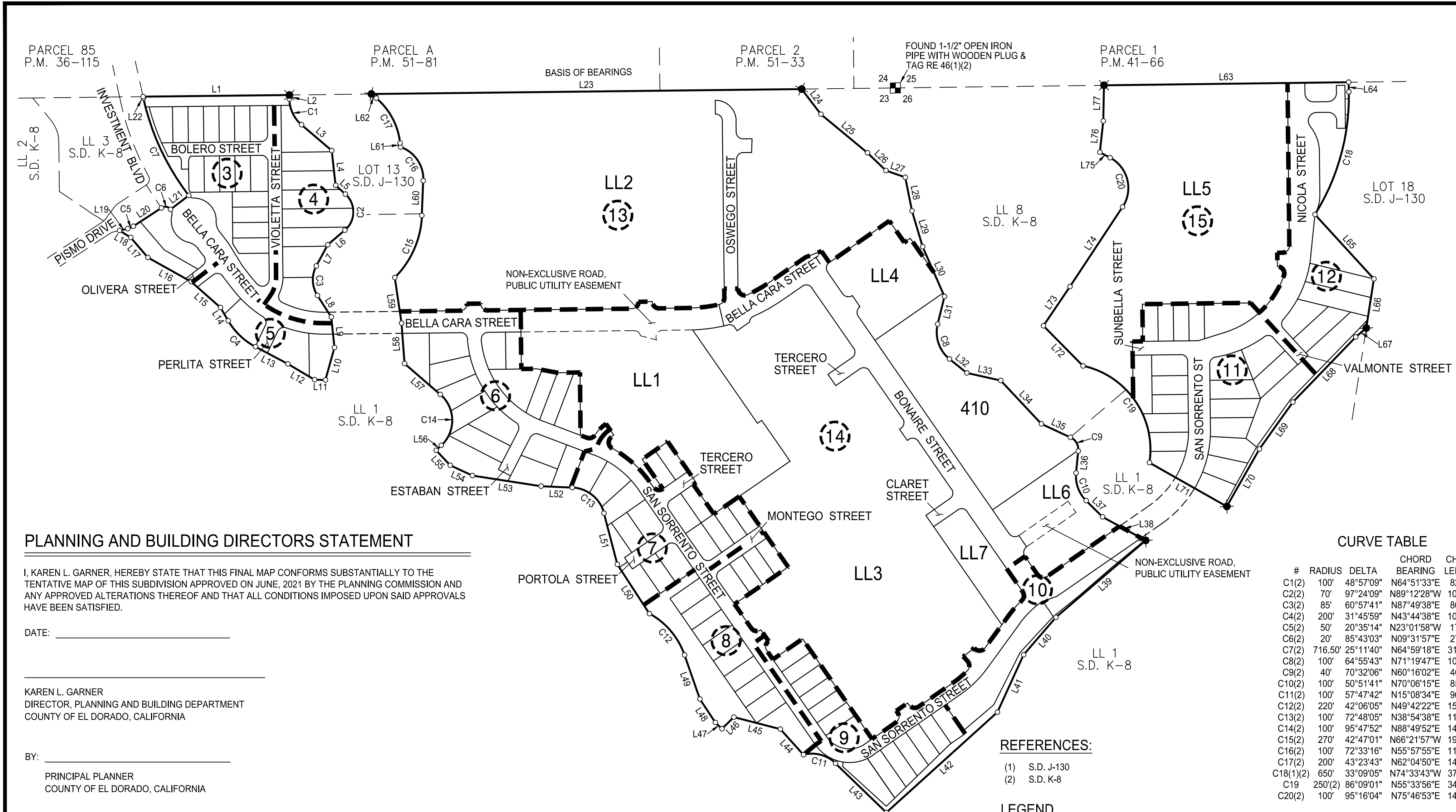
COUNTY OF EL DORADO • CALIFORNIA

R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors  
905 Sutter St. Ste 200 Folsom CA 95630  
(916) 366-3040 Fax (916) 366-3303

APRIL 2023

SHEET 1 OF 15 7310.028





**LINE TABLE**

#	BEARING	LENGTH
L1(1)(2)	N00°39'52"W	425.91'
L2(2)	N89°20'08"E	11.73'
L3(2)	N40°22'58"E	115.83'
L4(2)	N83°46'41"E	101.86'
L5(2)	N42°05'28"E	38.31'
L6(2)	N40°30'23"W	65.51'
L7(2)	N61°41'31"W	70.05'
L8(2)	N57°20'48"E	74.38'
L9(2)	N83°49'52"E	89.35'
L10(2)	N74°26'07"W	98.07'
L11(2)	N01°17'00"E	31.67'
L12(2)	N30°38'54"E	90.46'
L13(2)	N27°51'38"E	106.83'
L14(2)	N59°37'37"E	44.90'
L15(2)	N41°21'35"E	113.73'
L16(2)	N29°12'26"E	144.38'
L17(2)	N49°26'32"E	76.87'
L18(2)	N31°40'15"E	38.26'
L19(2)	N12°44'21"W	24.46'
L20(2)	N33°19'35"W	97.48'
L21(2)	N37°36'32"W	67.00'
L22(2)	N77°35'08"E	4.59'
L23(1)(2)	N00°39'52"W	1252.86'
L24(2)	N52°34'45"E	92.54'
L25(2)	N39°37'00"E	176.12'
L26(2)	N43°52'16"E	74.28'
L27(2)	N19°17'03"E	59.88'
L28(2)	N78°47'32"E	99.81'
L29(2)	N73°20'22"E	108.96'
L30(2)	N66°22'35"E	158.23'
L31(2)	N76°12'21"W	82.86'
L32(2)	N38°51'56"E	64.70'
L33(2)	N12°33'17"E	101.38'
L34(2)	N46°51'40"E	172.91'
L35	N24°59'59"E(2)	92.97'
L36(2)	N84°27'55"W	64.02'
L37(2)	N44°40'24"E	67.33'
L38(2)	N28°40'03"E	142.97'
L39(2)	N40°36'29"W	344.30'
L40(2)	N49°17'50"W	143.75'
L41(2)	N65°28'29"W	183.81'
L42(2)	N42°05'22"W	436.03'
L43(2)	N44°02'25"E	205.74'
L44(2)	N47°57'09"E	100.45'
L45(2)	N14°31'52"E	139.89'
L46(2)	N44°23'39"W	48.42'
L47(2)	N43°12'30"E	26.49'
L48(2)	N56°33'39"E	82.11'
L49(2)	N70°45'25"E	135.63'
L50(2)	N57°01'03"E	171.10'
L51(2)	N75°18'40"E	154.16'
L52(2)	N02°30'35"E	90.83'
L53(2)	N08°50'05"E	202.48'
L54(2)	N24°50'15"E	71.21'
L55(2)	N46°43'48"E	59.95'
L56(2)	N43°16'12"W	20.99'
L57(2)	N40°55'56"E	137.60'
L58(2)	N85°45'18"E	117.95'
L59(2)	N81°29'57"E	134.48'
L60(2)	N87°45'27"W	101.59'
L61(2)	N83°46'41"E	11.61'
L62(2)	N40°22'58"E	18.85'
L63(1)	N00°43'58"W	712.59'
L64(1)	N88°51'44"E	28.10'
L65(1)	N47°32'22"E	254.09'
L66(1)	N81°11'46"W	145.06'
L67(2)	N40°33'26"W	40.16'
L68(2)	N46°00'36"W	263.47'
L69(2)	N54°29'49"W	167.92'
L70(2)	N60°28'10"W	192.32'
L71(2)	N29°30'38"E	259.22'
L72(2)	N45°22'49"E	164.48'
L73(2)	N55°53'02"W	138.13'
L74(2)	N56°35'05"W	277.84'
L75(2)	N28°08'51"E	33.95'
L76(2)	N83°41'16"W	91.49'
L77(2)	N88°53'01"W	104.11'

**CURVE TABLE**

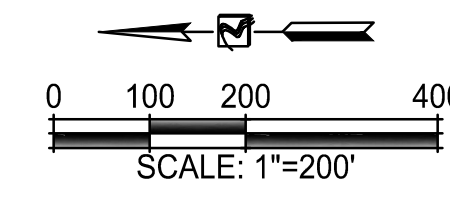
#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1(2)	100'	48°57'09"	N64°51'33"E	82.86'
C2(2)	70'	97°24'09"	N89°12'28"W	105.18'
C3(2)	85'	60°57'41"	N87°49'38"E	86.23'
C4(2)	200'	31°45'59"	N43°44'38"E	109.47'
C5(2)	50'	20°35'14"	N23°01'58"W	17.87'
C6(2)	20'	85°43'03"	N09°31'57"E	27.21'
C7(2)	716.50'	25°11'40"	N64°59'18"E	312.53'
C8(2)	100'	64°55'43"	N71°19'47"E	107.35'
C9(2)	40'	70°32'06"	N60°16'02"E	46.19'
C10(2)	100'	50°51'41"	N70°06'15"E	85.88'
C11(2)	100'	57°47'42"	N15°08'34"E	96.65'
C12(2)	220'	42°06'05"	N49°42'22"E	158.05'
C13(2)	100'	72°48'05"	N38°54'38"E	118.69'
C14(2)	100'	95°47'52"	N88°49'52"E	148.39'
C15(2)	270'	42°47'01"	N66°21'57"W	196.96'
C16(2)	100'	72°33'16"	N55°57'55"E	118.34'
C17(2)	200'	43°23'43"	N62°04'50"E	147.88'
C18(1)(2)	650'	33°09'05"	N74°33'43"W	370.87'
C19	250'(2)	86°09'01"	N55°33'56"E	341.48'
C20(2)	100'	95°16'04"	N75°46'53"E	147.77'

**REFERENCES:**

- (1) S.D. J-130
- (2) S.D. K-8

**LEGEND**

- FOUND SECTION CORNER AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- FOUND 3/4" C.I.P. STAMPED LS 5914
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 7944"
- SET SURVEY SPIKE AND WASHER STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET
- R RADIAL
- AC ACRES
- BNDY BOUNDARY
- E.I.D. EL DORADO IRRIGATION DISTRICT
- E.V.A. EMERGENCY VEHICLE ACCESS EASEMENT
- OA OVERALL
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY EASEMENT
- S.E. SLOPE EASEMENT
- S.F. SQUARE FEET
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- ( ) RECORD INFORMATION
- VEHICULAR ACCESS EASEMENT
- Ⓢ SEE SHEET



**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.  
COUNTY OF EL DORADO • CALIFORNIA

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(916) 366-3040 Fax: (916) 366-3303

APRIL 2023

SHEET 2 OF 15 7310.028

**PLANNING AND BUILDING DIRECTORS STATEMENT**

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE, 2021 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

KAREN L. GARNER  
DIRECTOR, PLANNING AND BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_

PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA ON MAY, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: \_\_\_\_\_



CRAIG E. SPIESS, PLS 7944  
EXPIRATION DATE: DECEMBER 31, 2023

**BASIS OF BEARINGS:**

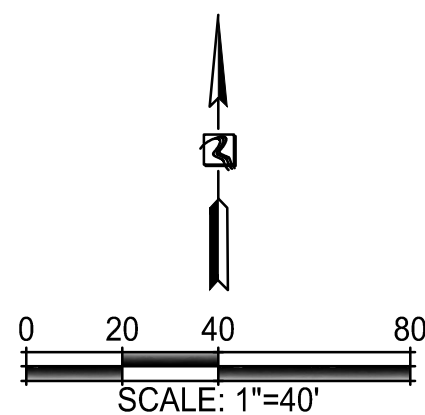
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF CARSON CREEK UNIT 2A, PHASE 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK K OF MAPS, PAGE 8, BASED ON MONUMENTS SHOWN AS FOUND HERE ON.

**ABANDONMENT OF EASEMENTS:**

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:

1. THE 50' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS SHOWN ON S.D. J-130 THAT FALLS WITHIN THE BOUNDARY OF THIS MAP.
2. THE STORM DRAIN EASEMENT IN LOT LL 4 SHOWN ON S.D. K-8
3. THE PUBLIC UTILITY EASEMENT IN LOT LL 4 SHOWN ON S.D. K-8
4. THE TEMPORARY ACCESS EASEMENT IN LOT LL 4 SHOWN ON S.D. K-8

SEE SHEET 3 FOR NOTES



LINE TABLE				CURVE TABLE			
#	BEARING	LENGTH	#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	N00°39'52"W	21.00'	C1	21.50'	44°14'27"	N68°32'39"W	16.19'
L2	N00°39'52"W	10.50'	C2	21.50'	44°14'27"	N67°12'54"E	16.19'
L3	N00°39'52"W	10.50'	C3	706.50'	01°48'01"	N63°37'43"E	22.20'
			C4	706.50'	01°46'28"	N65°24'58"E	21.88'

RADIAL TABLE	
#	BEARING
R1	N43°34'34"E
R2	N44°54'19"W
R3	N27°16'17"W
R4	N25°28'16"W
R5	N23°41'48"W

- NOTES:**
- THIS SUBDIVISION CONTAINS 86.35± ACRES GROSS, CONSISTING OF 113 RESIDENTIAL LOTS, 13 LETTERED LOTS, 7 LARGE LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 20-0001 APPROVED BY THE PLANNING COMMISSION ON JUNE 10, 2021.
  - LOT 'DD' 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.
  - LOTS A, B, C, K, L, M, P, V, W, X, Y, AA AND CC SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE. LOT 410 SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS A COMMUNITY FACILITIES SITE.
  - ALL FRONT CORNERS ADJACENT TO SIDEWALK WILL BE SET IN THE SIDEWALK WITH A 1.50 FOOT OFFSET ON THE SIDE LOT LINE, WHERE NO SIDEWALK IS CONSTRUCTED THEY SHALL BE SET ON 6.00 FOOT OR 18.00 FOOT OFFSET ON THE GUTTER PAN WITH A 1" DIAMETER BRASS MARKER STAMPED "LS 7944".
  - ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH 5/8" REBAR AND ALUMINUM CAP STAMPED "LS 7944", WHERE REAR CORNER FALLS WITH IN A MASONRY SOUND WALL OR CONCRETE FOOTING. A 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OF A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AN OFFSET MONUMENT CANNOT BE SET.
  - ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
  - THE STREETS INDICATED ACROSS LARGE LOTS SHOWN HEREON ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH SUBSEQUENT PHASE AND FINAL MAP.
  - LOTS LL1, LL2, LL3, LL4, LL5, LL6 AND LL7 ARE FOR FUTURE PHASING AND HOLD NO DEVELOPMENT RIGHTS.

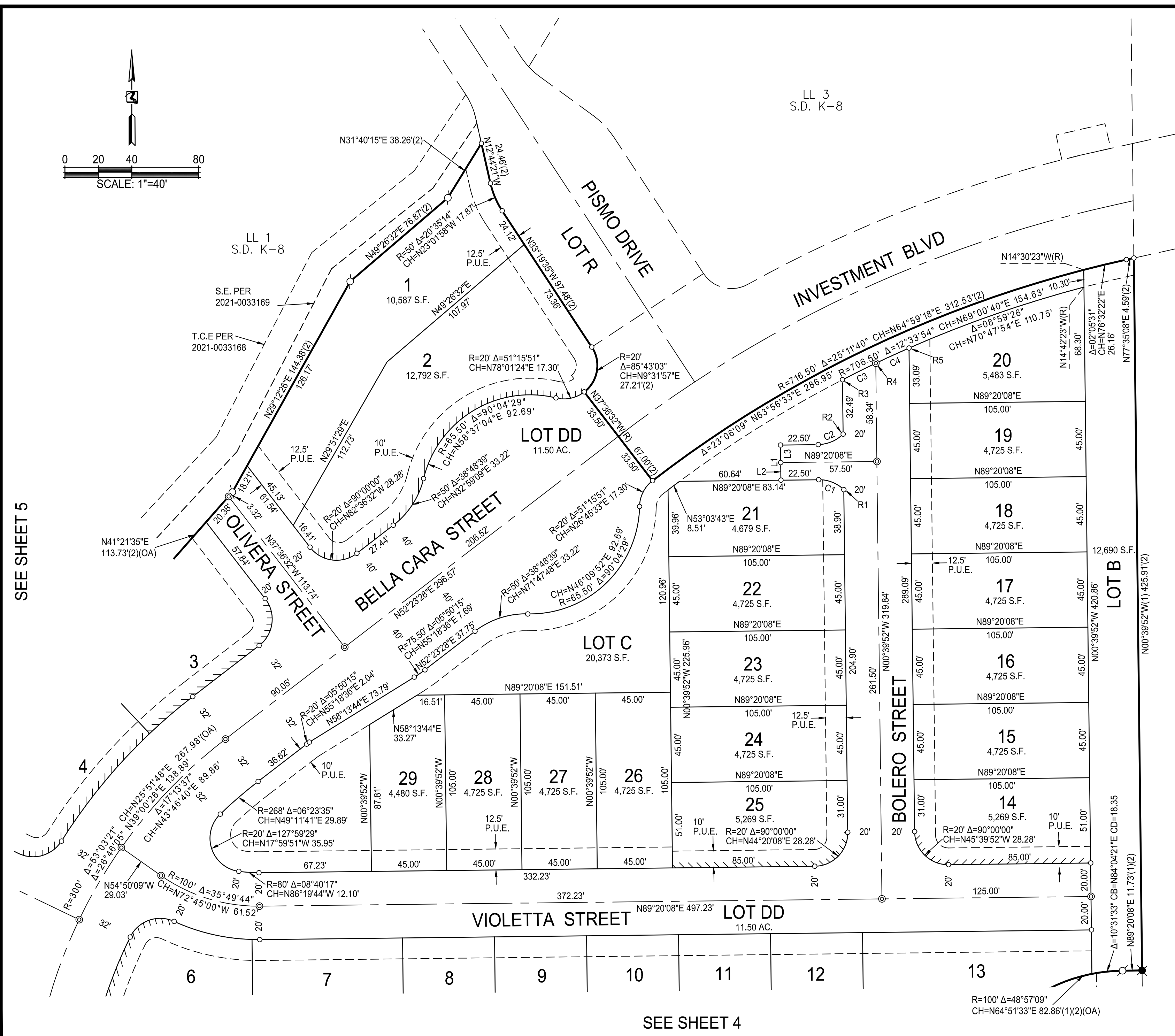
**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.  
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**APRIL 2023**

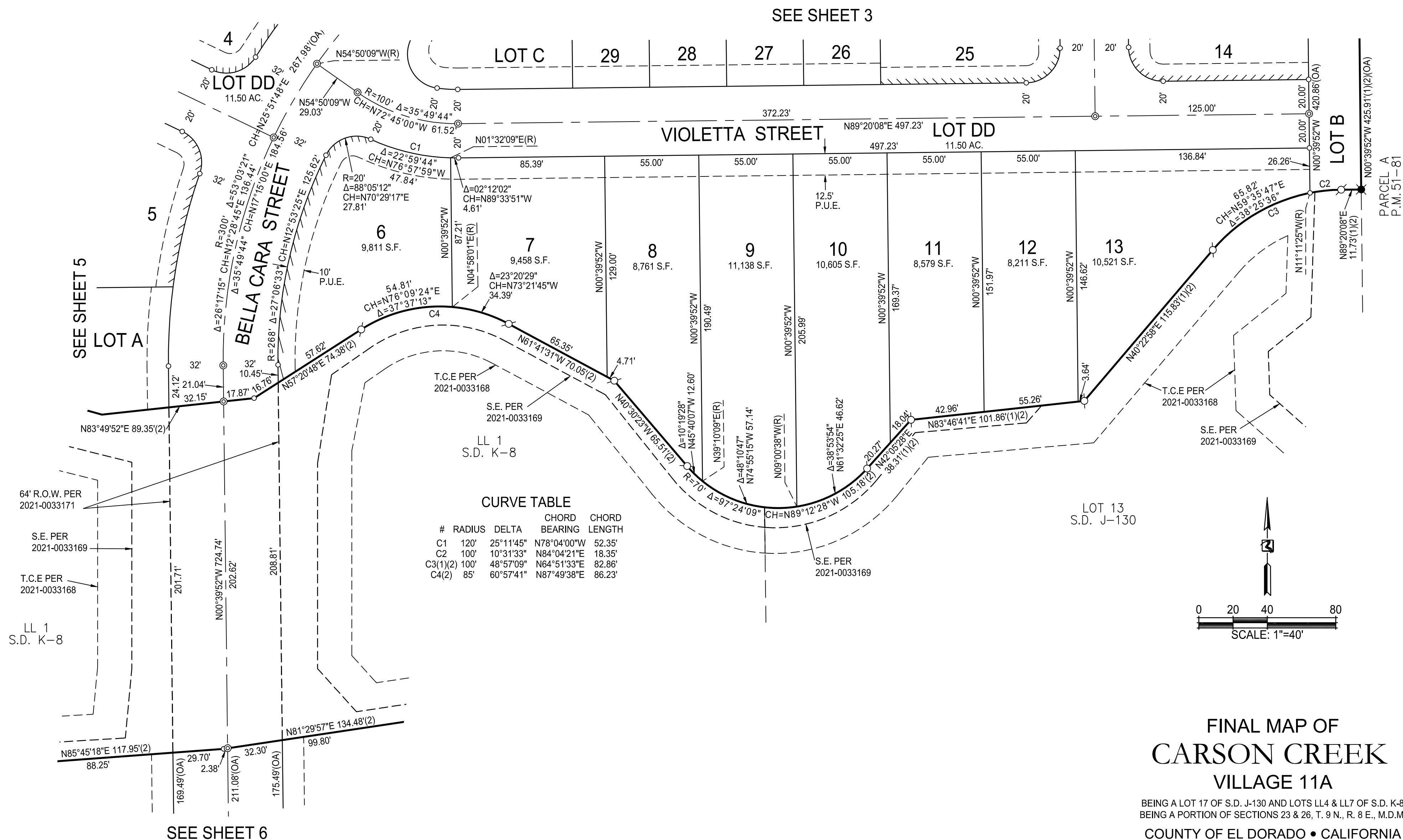
**SHEET 3 OF 15** 7310.028



SEE SHEET 5

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

SEE SHEET 4



FINAL MAP OF  
**CARSON CREEK**  
VILLAGE 11A

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

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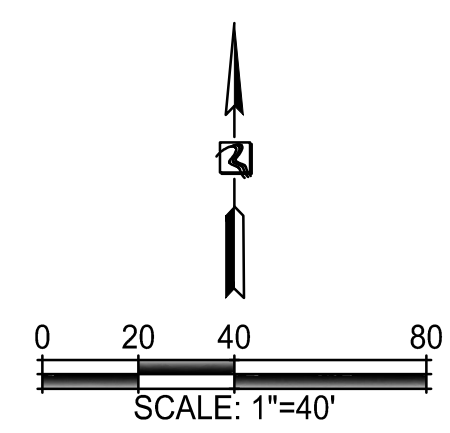
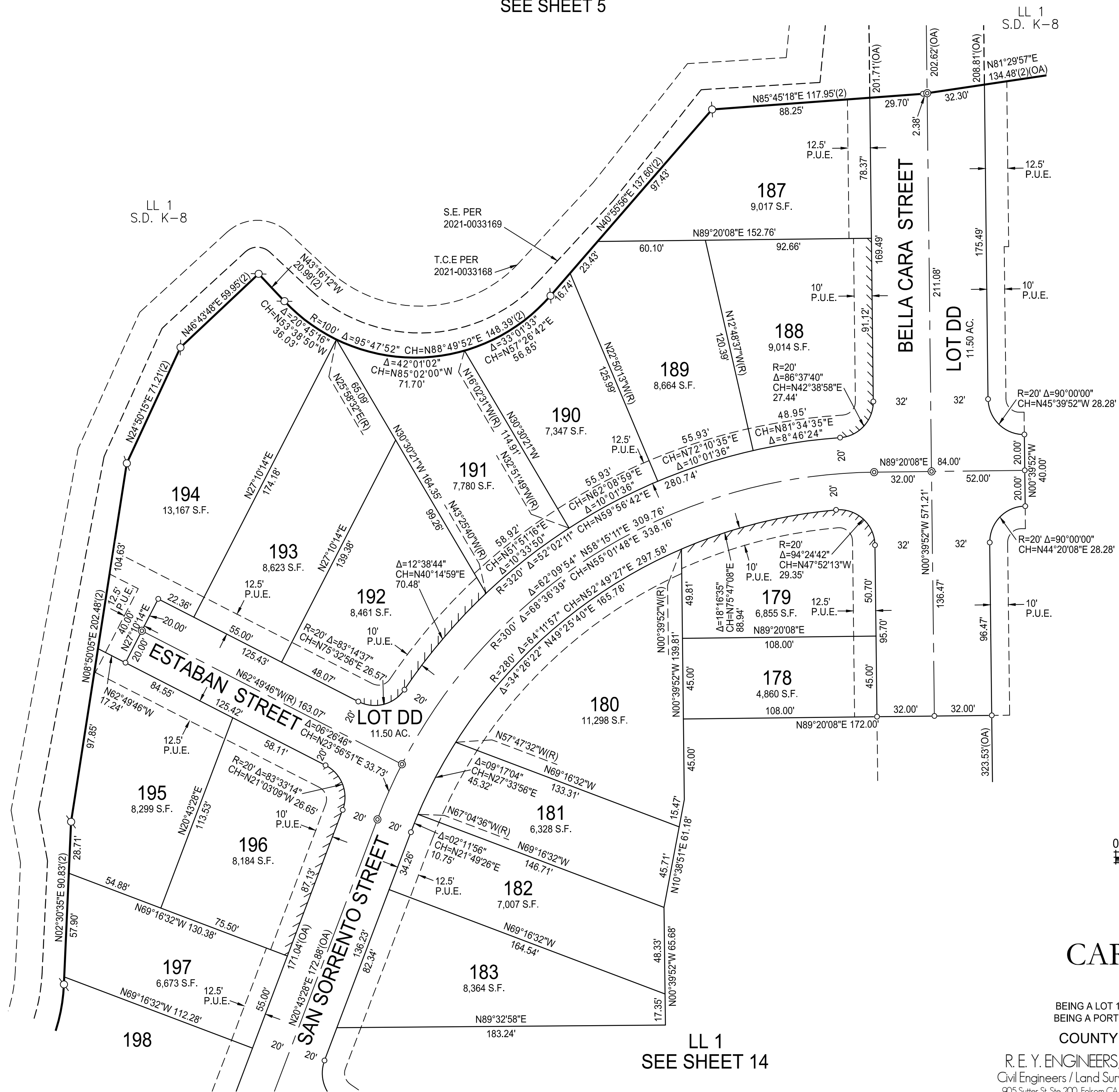
APRIL 2023

SHEET 4 OF 15 7310.028





SEE SHEET 5



FINAL MAP OF  
**CARSON CREEK**  
 VILLAGE 11A

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
 BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

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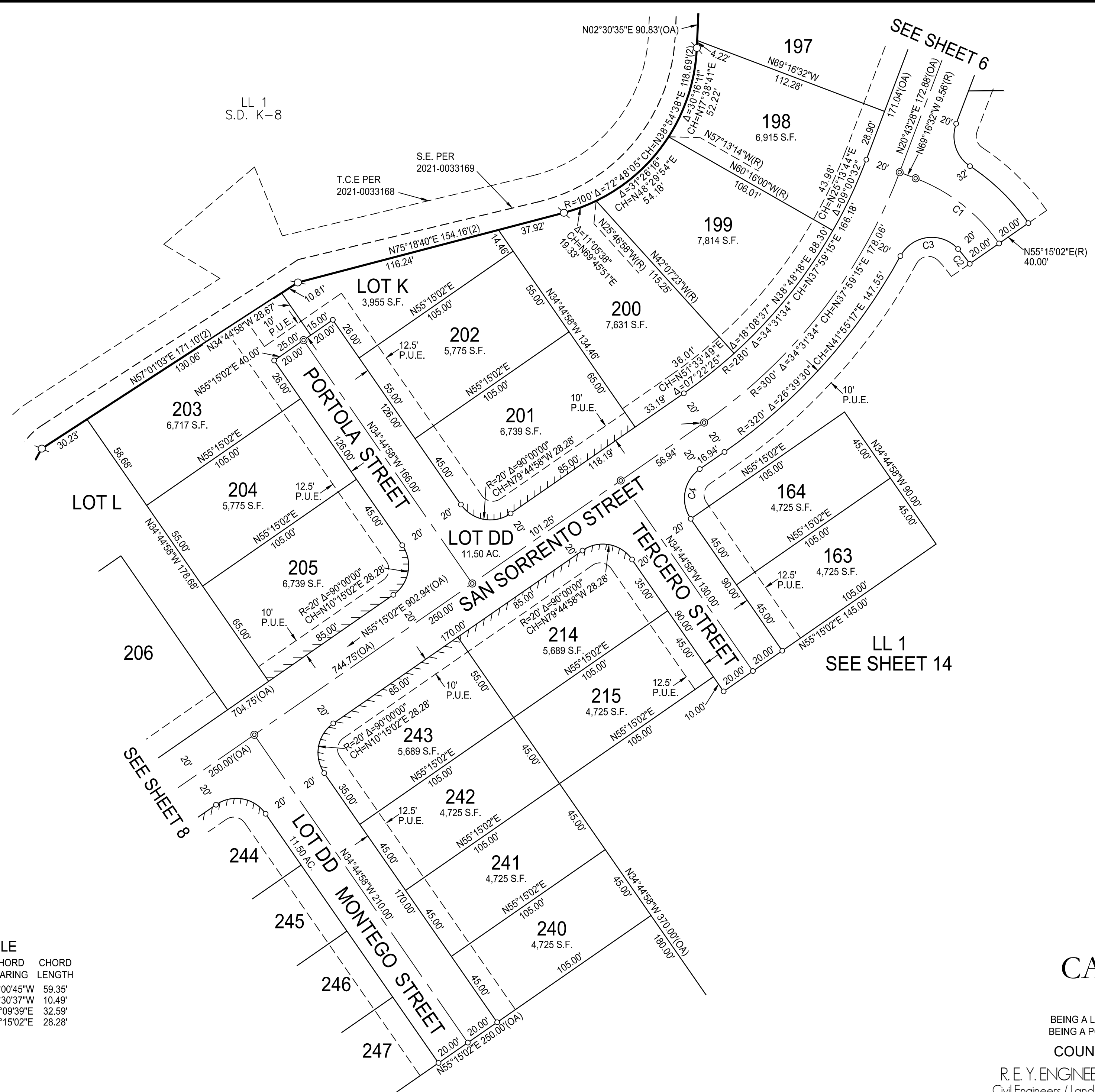
APRIL 2023

SHEET 6 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

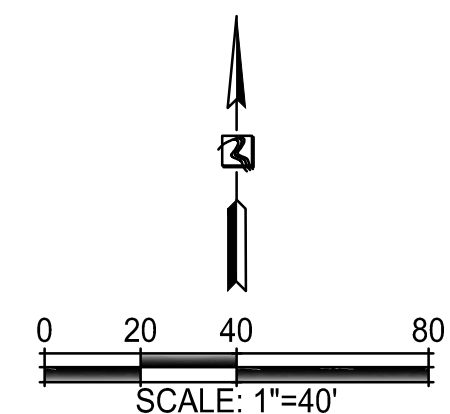
SEE SHEET 7

LL 1  
 SEE SHEET 14



**CURVE TABLE**

#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	100'	34°31'34"	N52°00'45"W	59.35'
C2	80'	7°31'17"	N38°30'37"W	10.49'
C3	20'	109°08'12"	N83°09'39"E	32.59'
C4	20'	90°00'00"	N10°15'02"E	28.28'



**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.  
COUNTY OF EL DORADO • CALIFORNIA

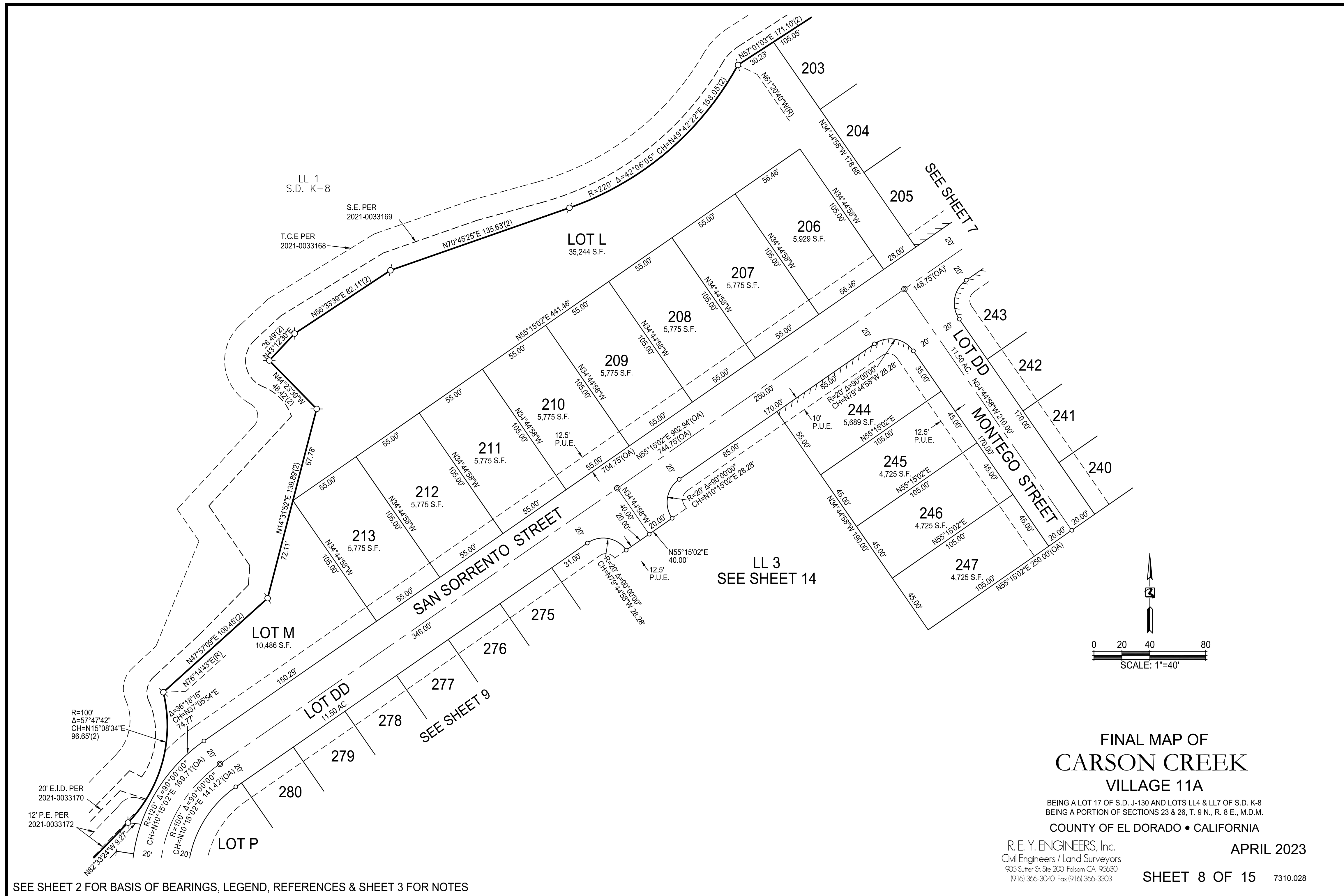
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APRIL 2023

SHEET 7 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES





SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

FINAL MAP OF  
**CARSON CREEK**  
 VILLAGE 11A

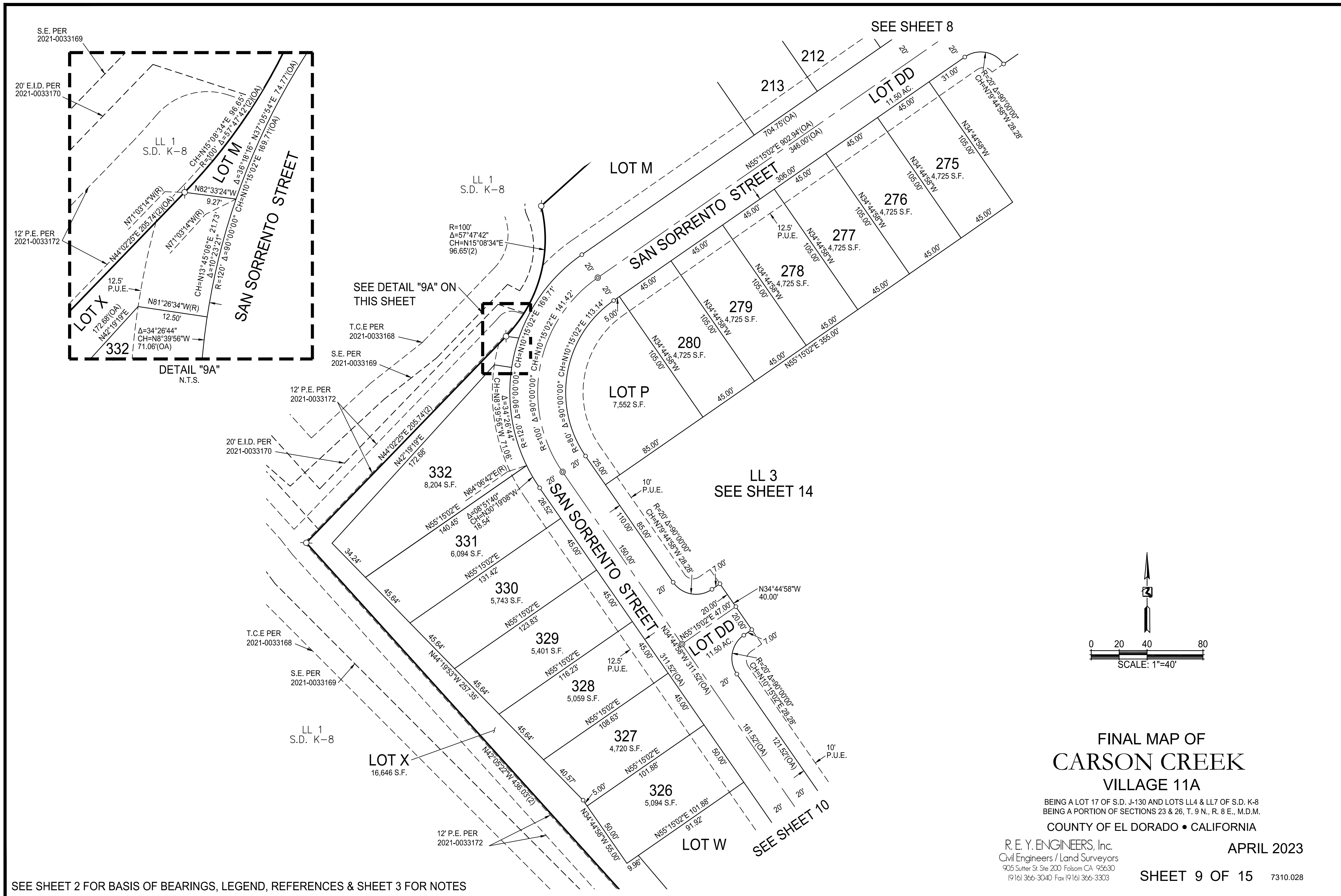
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 BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

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SHEET 8 OF 15 7310.028



FINAL MAP OF  
**CARSON CREEK**  
 VILLAGE 11A

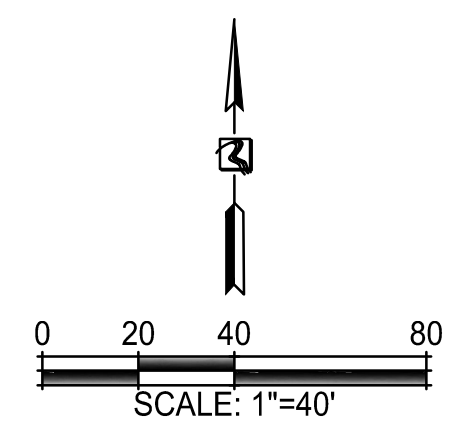
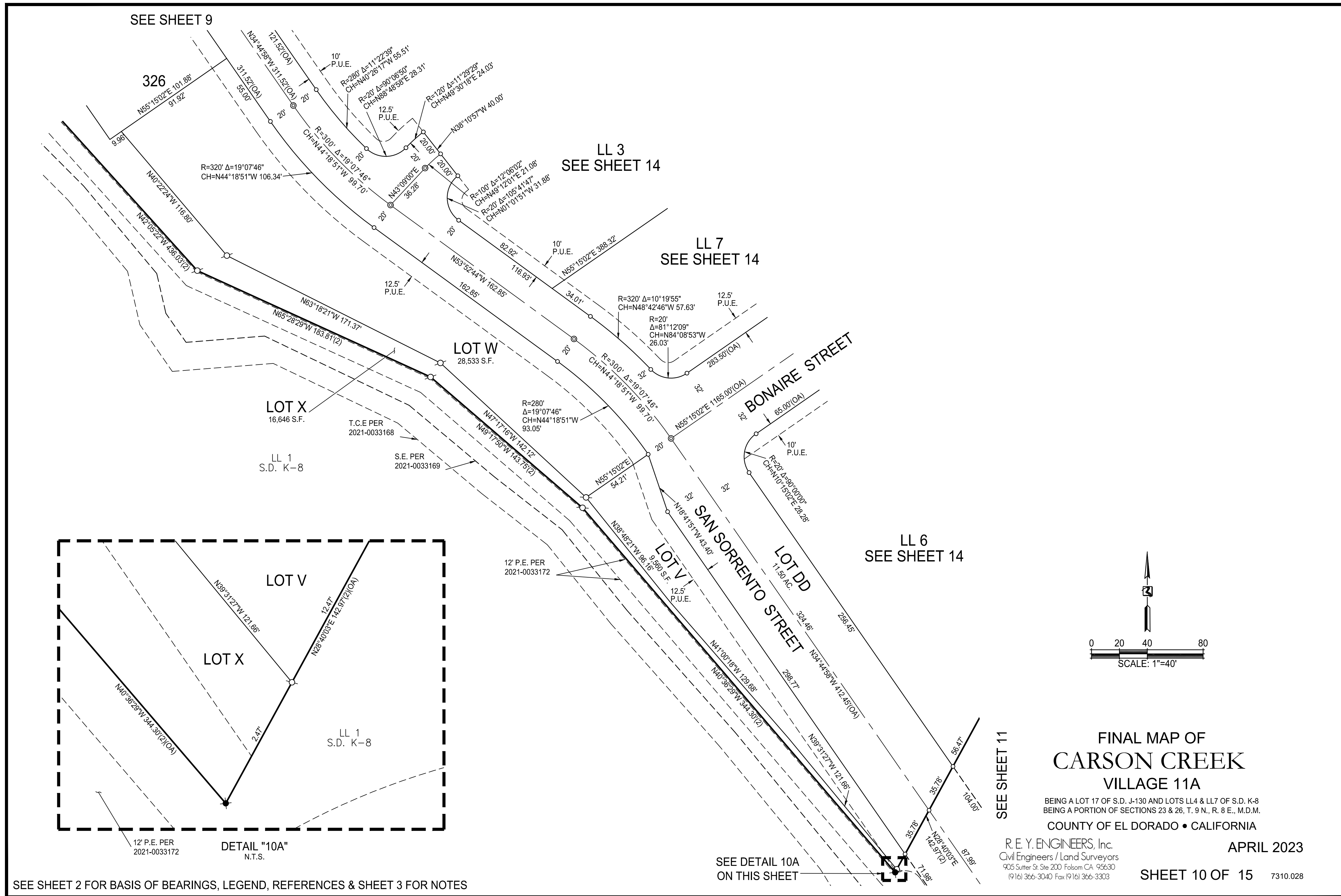
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SHEET 9 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES



FINAL MAP OF  
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 VILLAGE 11A

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
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 COUNTY OF EL DORADO • CALIFORNIA

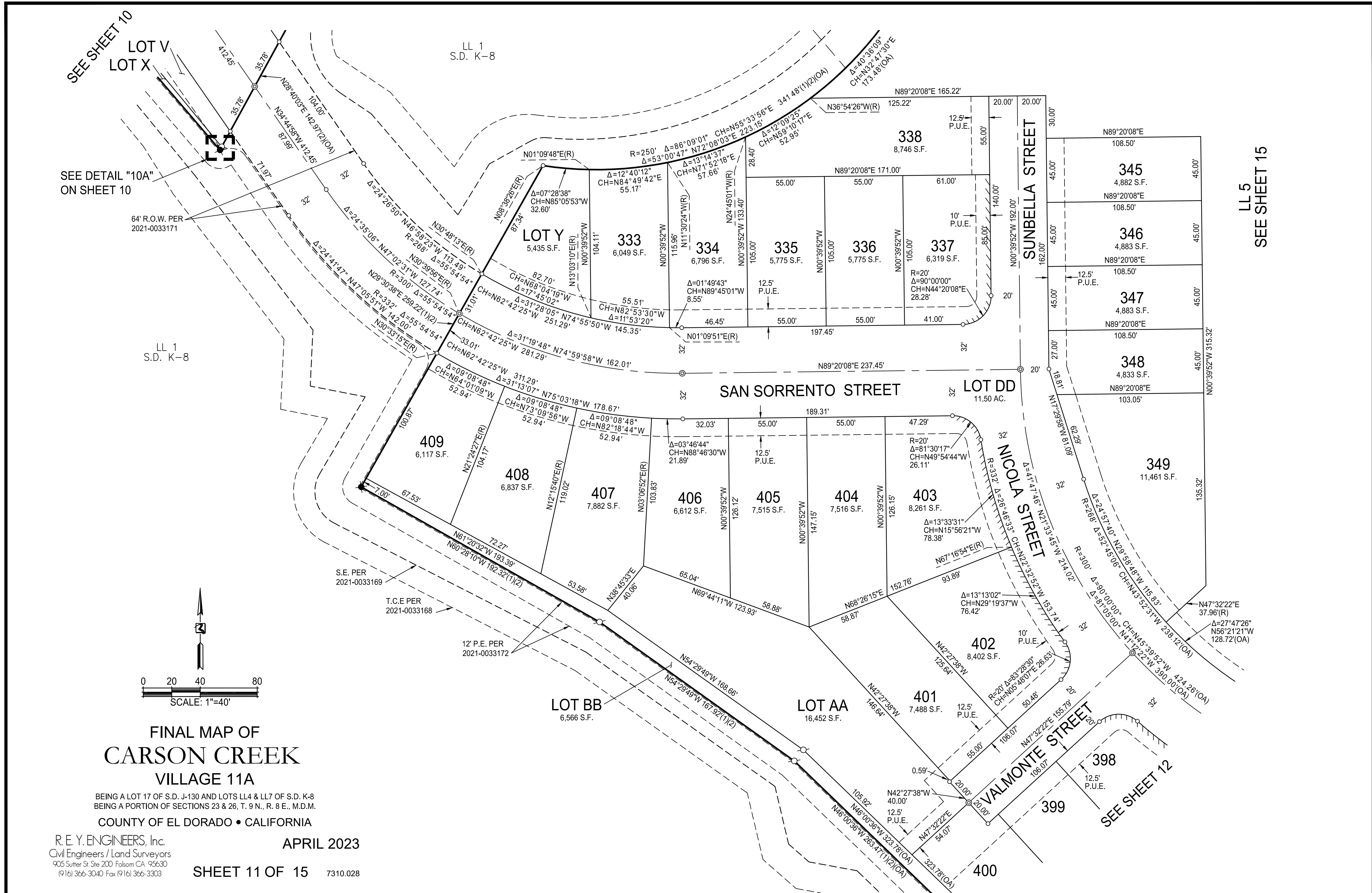
SEE SHEET 11

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APRIL 2023

SHEET 10 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

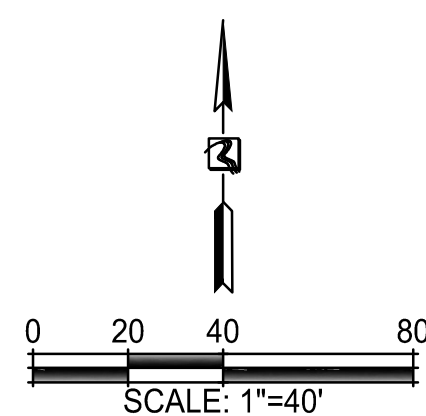


SEE SHEET 10  
 LOT V  
 LOT X

SEE DETAIL "10A"  
 ON SHEET 10

LL 5  
 SEE SHEET 15

LL 1  
 S.D. K-8



**FINAL MAP OF  
 CARSON CREEK  
 VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
 BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

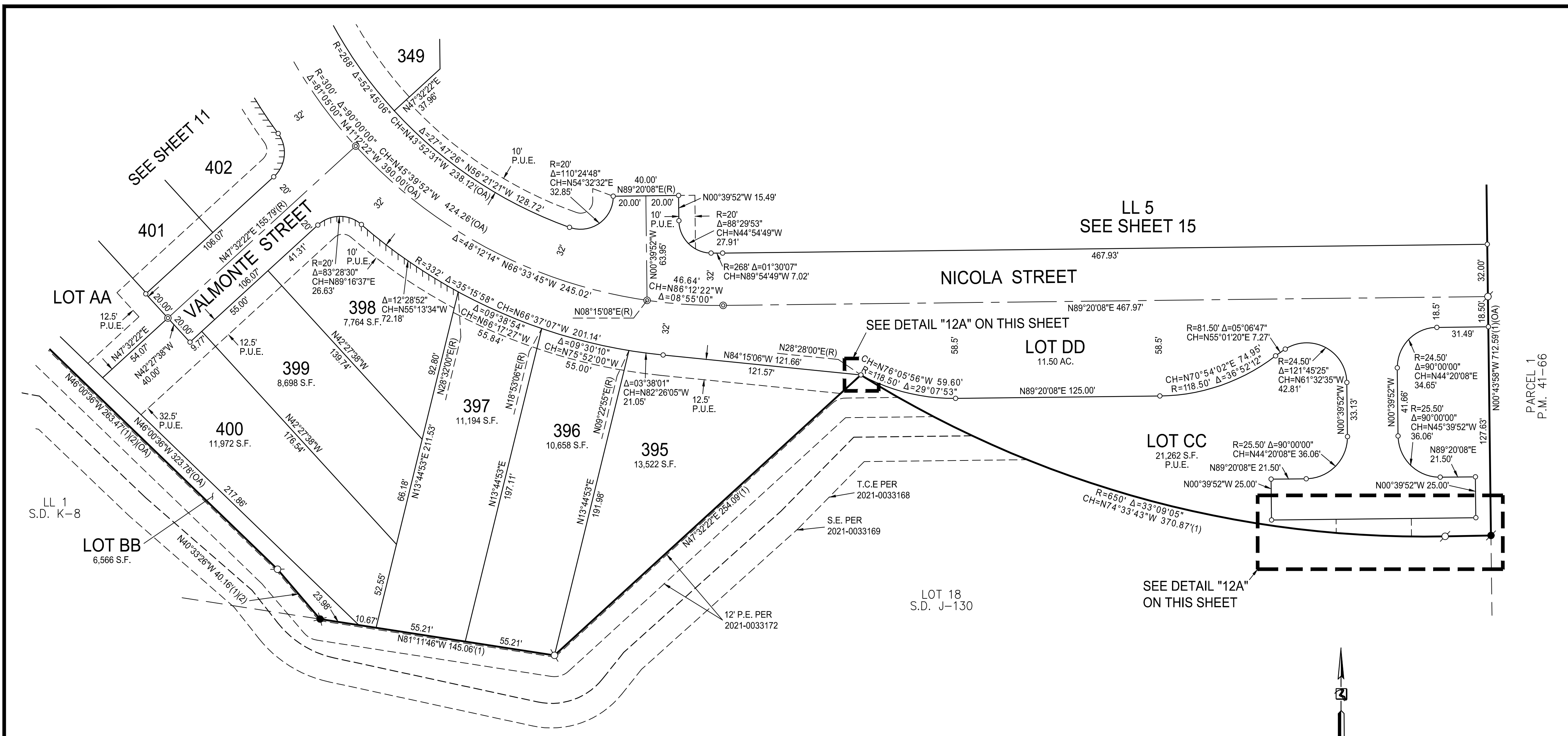
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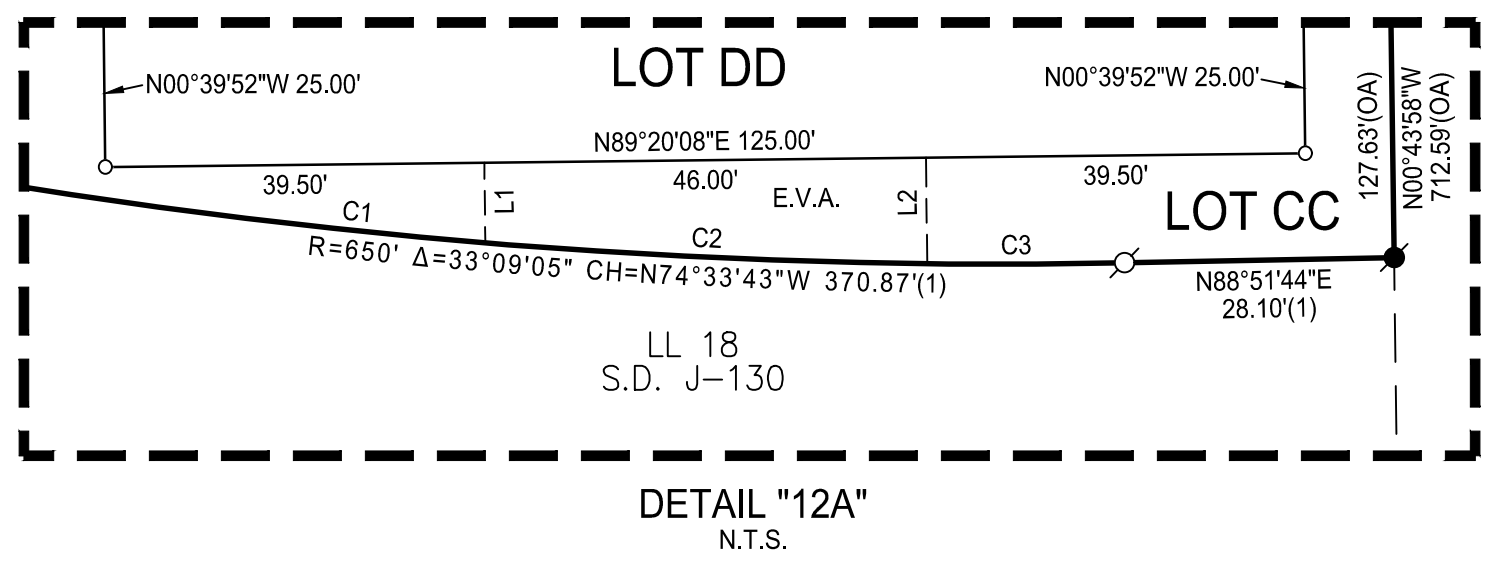
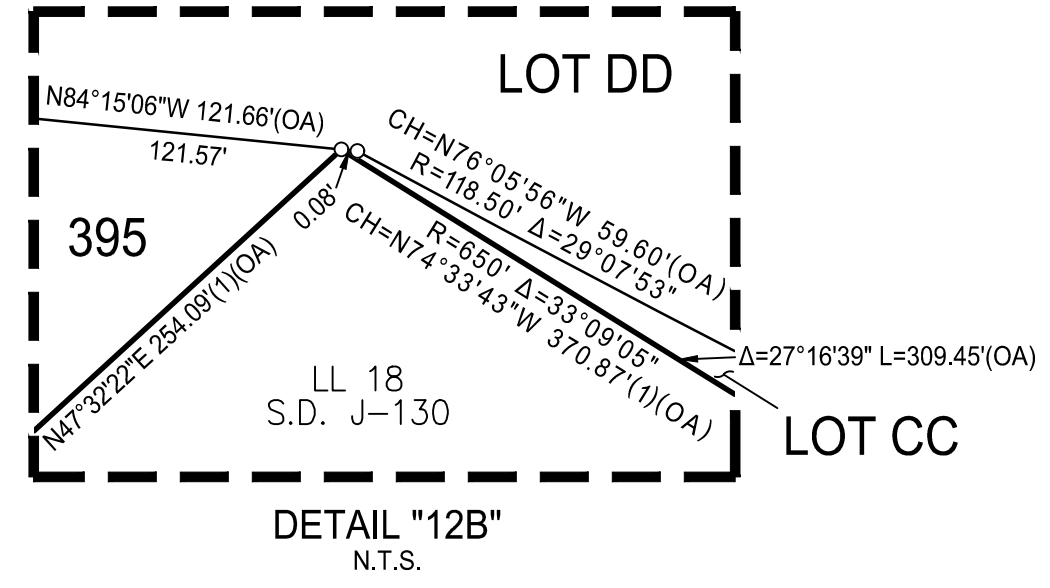
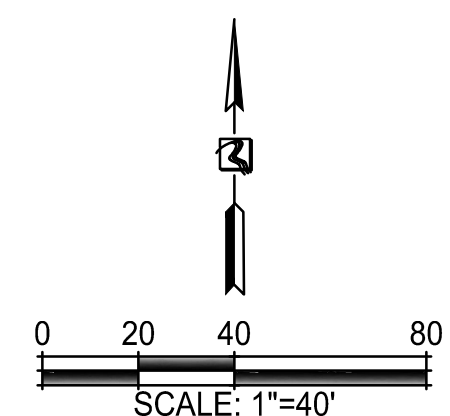
SHEET 11 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES



CURVE TABLE

LINE TABLE		CURVE TABLE			
#	BEARING LENGTH	#	RADIUS	DELTA	CHORD
L1	N00°39'52"W 8.34'	C1	650'	27°16'39"	N71°37'30"W 306.54
L2	N00°39'52"W 11.05'	C2	650'	04°03'46"	N87°17'43"W 46.08
		C3	650'	01°48'41"	N89°46'04"E 20.55



FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
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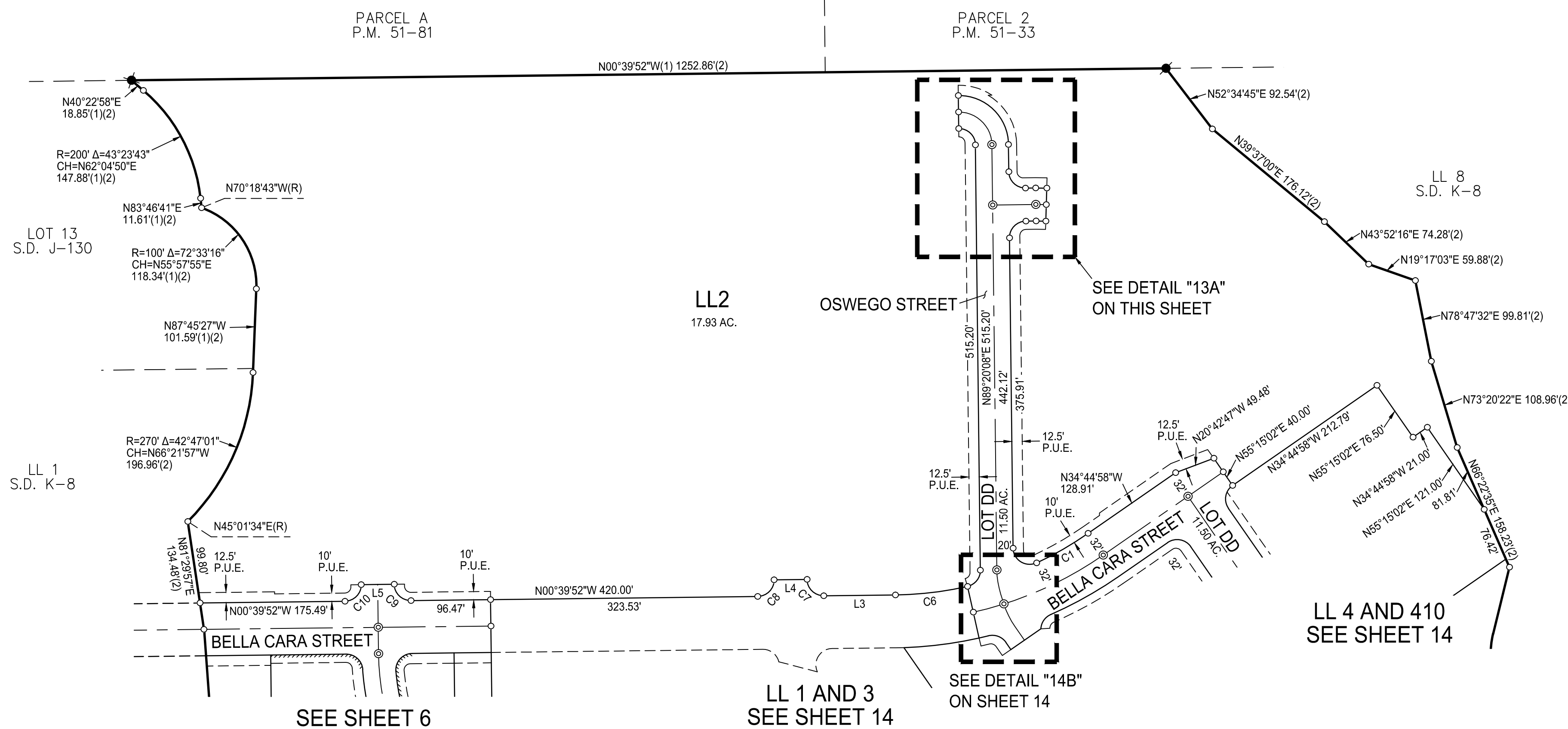
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APRIL 2023

SHEET 12 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES



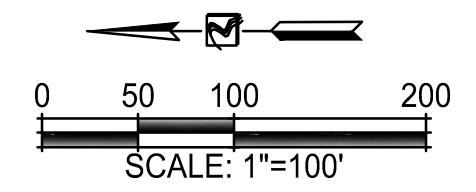
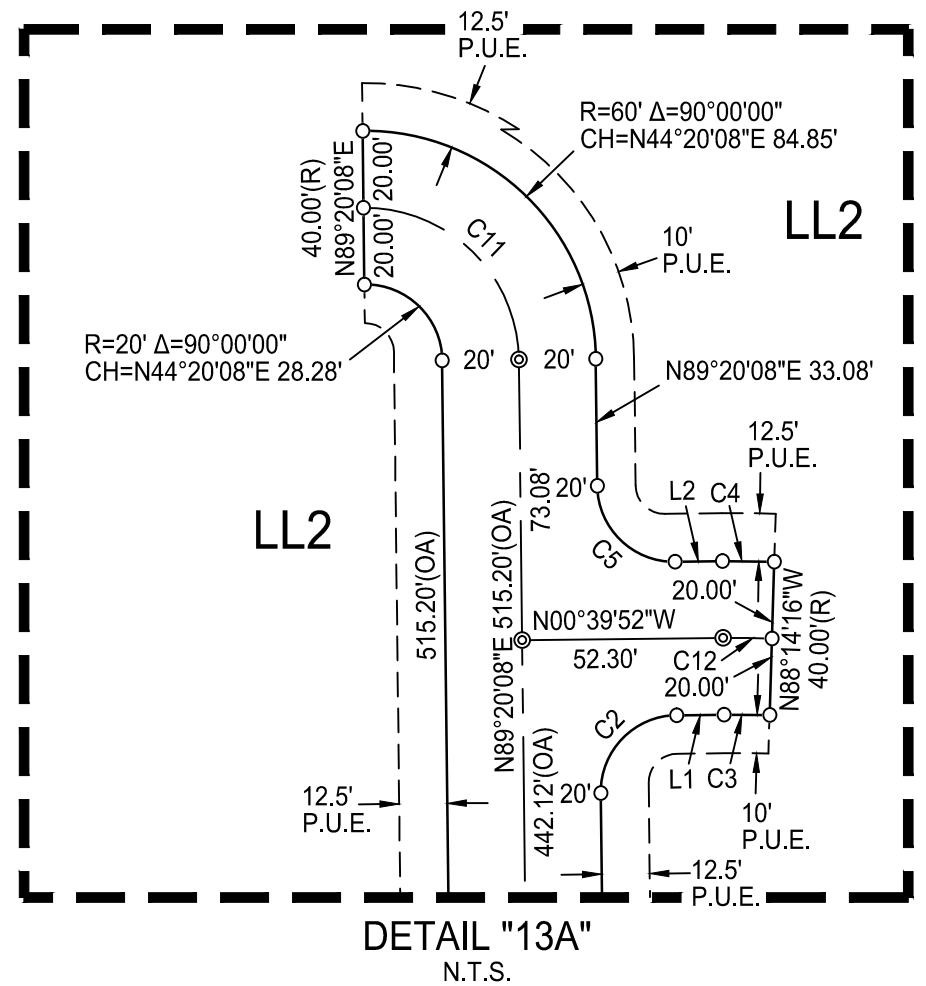


**LINE TABLE**

#	BEARING	LENGTH
L1	N00°39'52\"W	12.30'
L2	N00°39'52\"W	12.30'
L3	N00°39'52\"W	86.77'
L4	N00°39'52\"W(R)	40.00'
L5	N00°39'52\"W(R)	40.00'

**CURVE TABLE**

#	RADIUS	DELTA	BEARING	CHORD	CHORD LENGTH
C1	418'	09°52'20"	N29°48'48\"W	71.93'	71.93'
C2	20'	90°00'00"	N45°39'52\"W	28.28'	28.28'
C3	280'	02°25'36"	N00°32'56\"E	11.86'	11.86'
C4	320'	02°25'36"	N00°32'56\"E	13.55'	13.55'
C5	20'	90°00'00"	N44°20'08\"E	28.28'	28.28'
C6	418'	12°04'15"	N06°42'00\"W	87.90'	87.90'
C7	20'	90°00'00"	N44°20'08\"E	28.28'	28.28'
C8	20'	90°00'00"	N45°39'52\"W	28.28'	28.28'
C9	20'	90°00'00"	N44°20'08\"E	28.28'	28.28'
C10	20'	90°00'00"	N45°39'52\"W	28.28'	28.28'
C11	40'	90°00'00"	N44°20'08\"E	56.57'	56.57'
C12	300'	02°25'36"	N00°32'56\"E	12.71'	12.71'



**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

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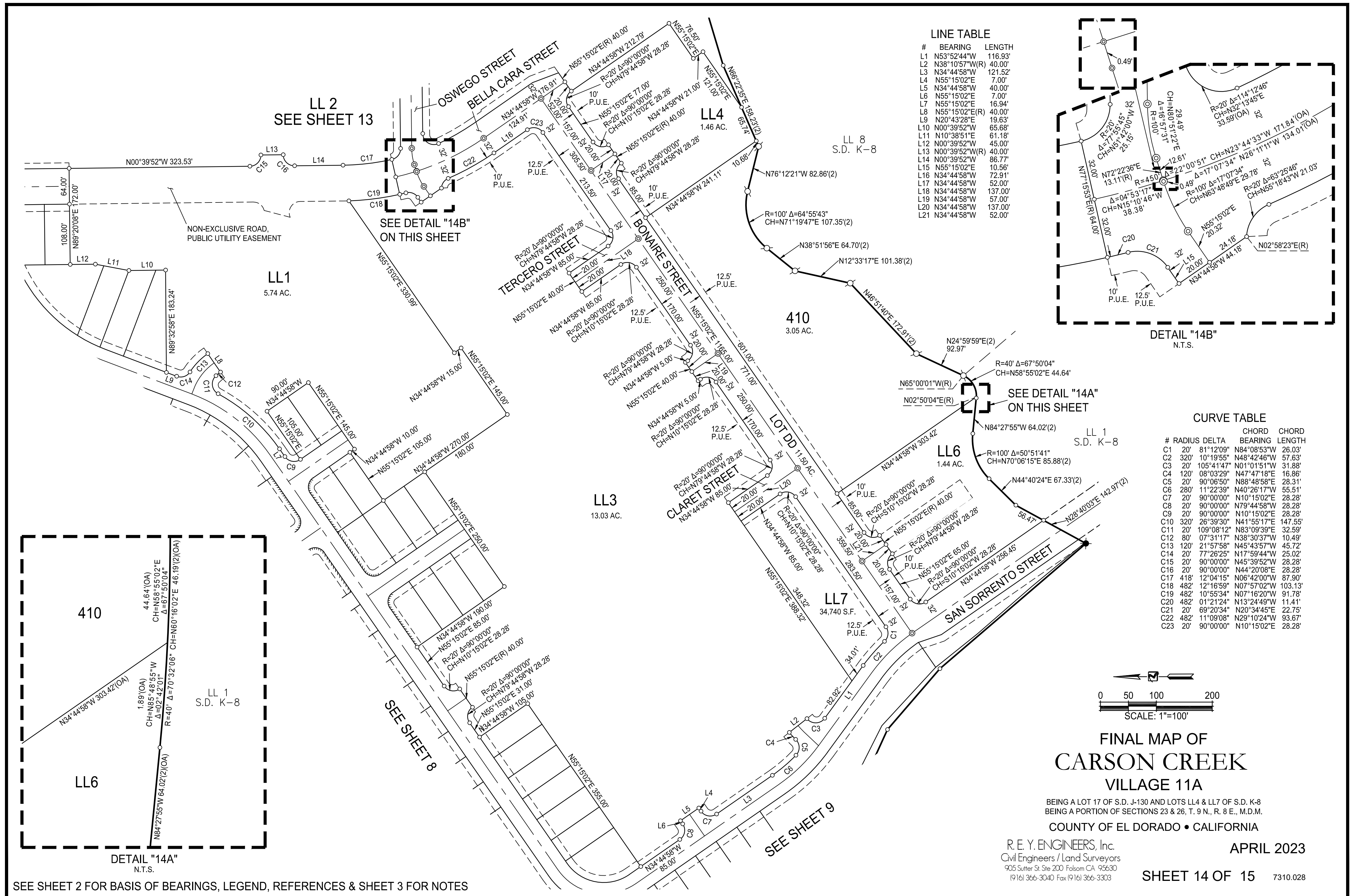
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SHEET 13 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES



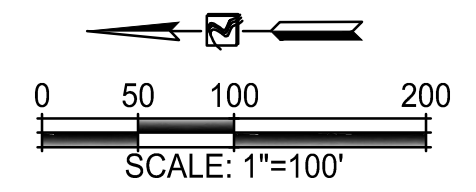


**LINE TABLE**

#	BEARING	LENGTH
L1	N53°52'44"W	116.93'
L2	N38°10'57"W(R)	40.00'
L3	N34°44'58"W	121.52'
L4	N55°15'02"E	7.00'
L5	N34°44'58"W	40.00'
L6	N55°15'02"E	7.00'
L7	N55°15'02"E	16.94'
L8	N55°15'02"E(R)	40.00'
L9	N20°43'28"E	19.63'
L10	N00°39'52"W	65.68'
L11	N10°38'51"E	61.18'
L12	N00°39'52"W	45.00'
L13	N00°39'52"W(R)	40.00'
L14	N00°39'52"W	86.77'
L15	N55°15'02"E	10.56'
L16	N34°44'58"W	72.91'
L17	N34°44'58"W	52.00'
L18	N34°44'58"W	137.00'
L19	N34°44'58"W	57.00'
L20	N34°44'58"W	137.00'
L21	N34°44'58"W	52.00'

**CURVE TABLE**

#	RADIUS	DELTA	BEARING	CHORD	CHORD LENGTH
C1	20'	81°12'09"	N84°08'53"W	26.03'	26.03'
C2	320'	10°19'55"	N48°42'46"W	57.63'	57.63'
C3	20'	105°41'47"	N01°01'51"W	31.88'	31.88'
C4	120'	08°03'29"	N47°47'18"E	16.86'	16.86'
C5	20'	90°06'50"	N88°48'58"E	28.31'	28.31'
C6	280'	11°22'39"	N40°26'17"W	55.51'	55.51'
C7	20'	90°00'00"	N10°15'02"E	28.28'	28.28'
C8	20'	90°00'00"	N79°44'58"W	28.28'	28.28'
C9	20'	90°00'00"	N10°15'02"E	28.28'	28.28'
C10	320'	26°39'30"	N41°55'17"E	147.55'	147.55'
C11	20'	109°08'12"	N83°09'39"E	32.59'	32.59'
C12	80'	07°31'17"	N38°30'37"W	10.49'	10.49'
C13	120'	21°57'58"	N45°43'57"W	45.72'	45.72'
C14	20'	77°28'25"	N17°59'44"W	25.02'	25.02'
C15	20'	90°00'00"	N45°39'52"W	28.28'	28.28'
C16	20'	90°00'00"	N44°20'08"E	28.28'	28.28'
C17	418'	12°04'15"	N06°42'00"W	87.90'	87.90'
C18	482'	12°16'59"	N07°57'02"W	103.13'	103.13'
C19	482'	10°55'34"	N07°16'20"W	91.78'	91.78'
C20	482'	01°21'24"	N13°24'49"W	11.41'	11.41'
C21	20'	69°20'34"	N20°34'45"E	22.75'	22.75'
C22	482'	11°09'08"	N29°10'24"W	93.67'	93.67'
C23	20'	90°00'00"	N10°15'02"E	28.28'	28.28'



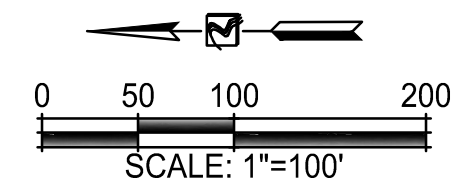
**FINAL MAP OF  
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APRIL 2023  
SHEET 14 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES



FINAL MAP OF  
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 VILLAGE 11A

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SHEET 15 OF 15 7310.028

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**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 LOT DD 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'), LOT DD AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT DD 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.

R-HEARTHSTONE LOT OPTION POOL 05, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: R-HEARTHSTONE PBLOUV GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

NAME: STEVEN C. PORATH  
TITLE: AUTHORIZED PERSONAL

**NOTARY'S 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 \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

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 AND OFFICIAL SEAL: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_

**PLANNING AND BUILDING DIRECTORS STATEMENT**

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 13, 2012 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

KAREN L. GARNER  
DIRECTOR, PLANNING AND BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR HOMES, MAY 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2025, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: \_\_\_\_\_

CRAIG E. SPIESS, PLS 7944  
EXPIRATION DATE: DECEMBER 31, 2023



**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: \_\_\_\_\_

ADAM BANE, R.C.E. 61363  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

**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

TM20-0001 APPROVED 6/10/21 APN'S 117-570-017 & 117-680-007

**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 LIEN DATE.

DATE: \_\_\_\_\_

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

BY: \_\_\_\_\_

**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 ACCEPT, ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'DD', WHICH ARE HEREBY REJECTED.

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

BY: \_\_\_\_\_  
DEPUTY

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF R.E.Y. ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

JANELLE K. HORNE, COUNTY RECORDER DOCUMENT NO. \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11B**

BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K - 69  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO • CALIFORNIA

R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors  
905 Sutter St. Ste. 200 Folsom CA 95630  
(916) 366-3040 Fax (916) 366-3303

DECEMBER 2023

SHEET 1 OF 8 7310.028

**TM-F23-0006**

**RECEIVED**

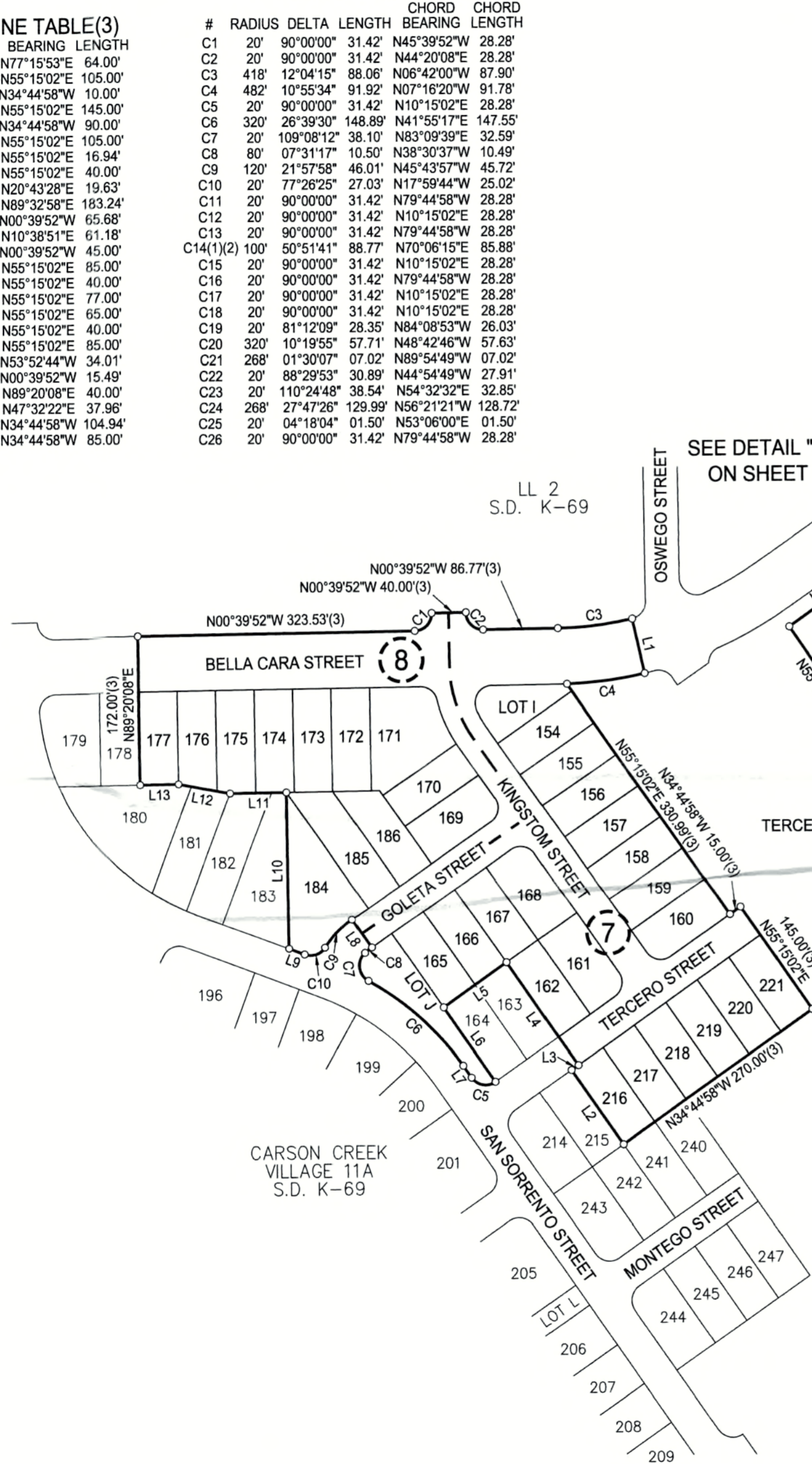
JAN 04 2024

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

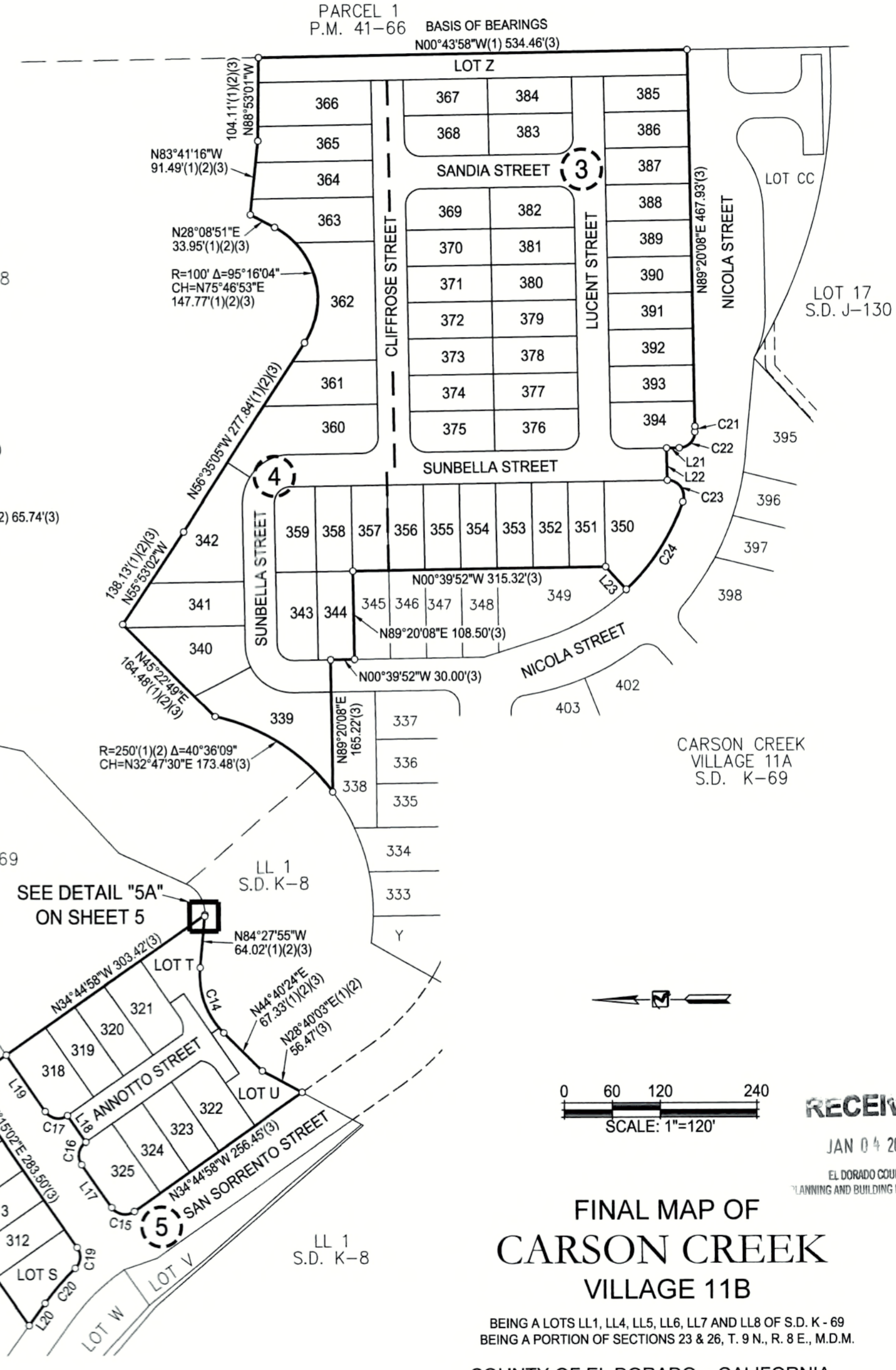


**LINE TABLE(3)**

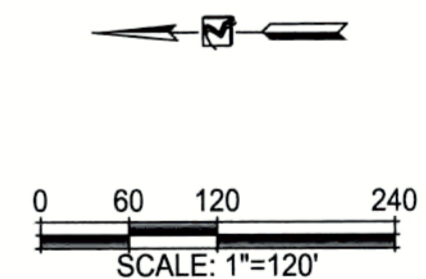
#	BEARING	LENGTH	#	RADIUS	DELTA	LENGTH	CHORD	CHORD
							BEARING	LENGTH
L1	N77°15'53"E	64.00'	C1	20'	90°00'00"	31.42'	N45°39'52"W	28.28'
L2	N55°15'02"E	105.00'	C2	20'	90°00'00"	31.42'	N44°20'08"E	28.28'
L3	N34°44'58"W	10.00'	C3	418'	12°04'15"	88.06'	N06°42'00"W	87.90'
L4	N55°15'02"E	145.00'	C4	482'	10°55'34"	91.92'	N07°16'20"W	91.78'
L5	N34°44'58"W	90.00'	C5	20'	90°00'00"	31.42'	N10°15'02"E	28.28'
L6	N55°15'02"E	105.00'	C6	320'	26°39'30"	148.89'	N41°55'17"E	147.55'
L7	N55°15'02"E	16.94'	C7	20'	109°08'12"	38.10'	N83°09'39"E	32.59'
L8	N55°15'02"E	40.00'	C8	80'	07°31'17"	10.50'	N38°30'37"W	10.49'
L9	N20°43'28"E	19.63'	C9	120'	21°57'58"	46.01'	N45°43'44"W	45.72'
L10	N89°32'58"E	183.24'	C10	20'	77°26'25"	27.03'	N17°59'44"W	25.02'
L11	N00°39'52"W	65.68'	C11	20'	90°00'00"	31.42'	N79°44'58"W	28.28'
L12	N10°38'51"E	61.18'	C12	20'	90°00'00"	31.42'	N10°15'02"E	28.28'
L13	N00°39'52"W	45.00'	C13	20'	90°00'00"	31.42'	N79°44'58"W	28.28'
L14	N55°15'02"E	85.00'	C14(1)(2)	100'	50°51'41"	88.77'	N70°06'15"E	85.88'
L15	N55°15'02"E	40.00'	C15	20'	90°00'00"	31.42'	N10°15'02"E	28.28'
L16	N55°15'02"E	77.00'	C16	20'	90°00'00"	31.42'	N79°44'58"W	28.28'
L17	N55°15'02"E	65.00'	C17	20'	90°00'00"	31.42'	N10°15'02"E	28.28'
L18	N55°15'02"E	40.00'	C18	20'	90°00'00"	31.42'	N10°15'02"E	28.28'
L19	N55°15'02"E	85.00'	C19	20'	81°12'09"	28.35'	N84°08'53"W	26.03'
L20	N53°52'44"W	34.01'	C20	320'	10°19'55"	57.71'	N48°42'46"W	57.63'
L21	N00°39'52"W	15.49'	C21	268'	01°30'07"	07.02'	N89°54'49"W	07.02'
L22	N89°20'08"E	40.00'	C22	20'	88°29'53"	30.89'	N44°54'49"W	27.91'
L23	N47°32'22"E	37.96'	C23	20'	110°24'48"	38.54'	N54°32'32"E	32.85'
L24	N34°44'58"W	104.94'	C24	268'	27°47'26"	129.99'	N56°21'21"W	128.72'
L25	N34°44'58"W	85.00'	C25	20'	04°18'04"	01.50'	N53°06'00"E	01.50'
			C26	20'	90°00'00"	31.42'	N79°44'58"W	28.28'



SEE DETAIL "6A" ON SHEET 6



PARCEL 1  
P.M. 41-66  
BASIS OF BEARINGS  
N00°43'58"W(1) 534.46'(3)



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FINAL MAP OF  
CARSON CREEK  
VILLAGE 11B

BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K - 69  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

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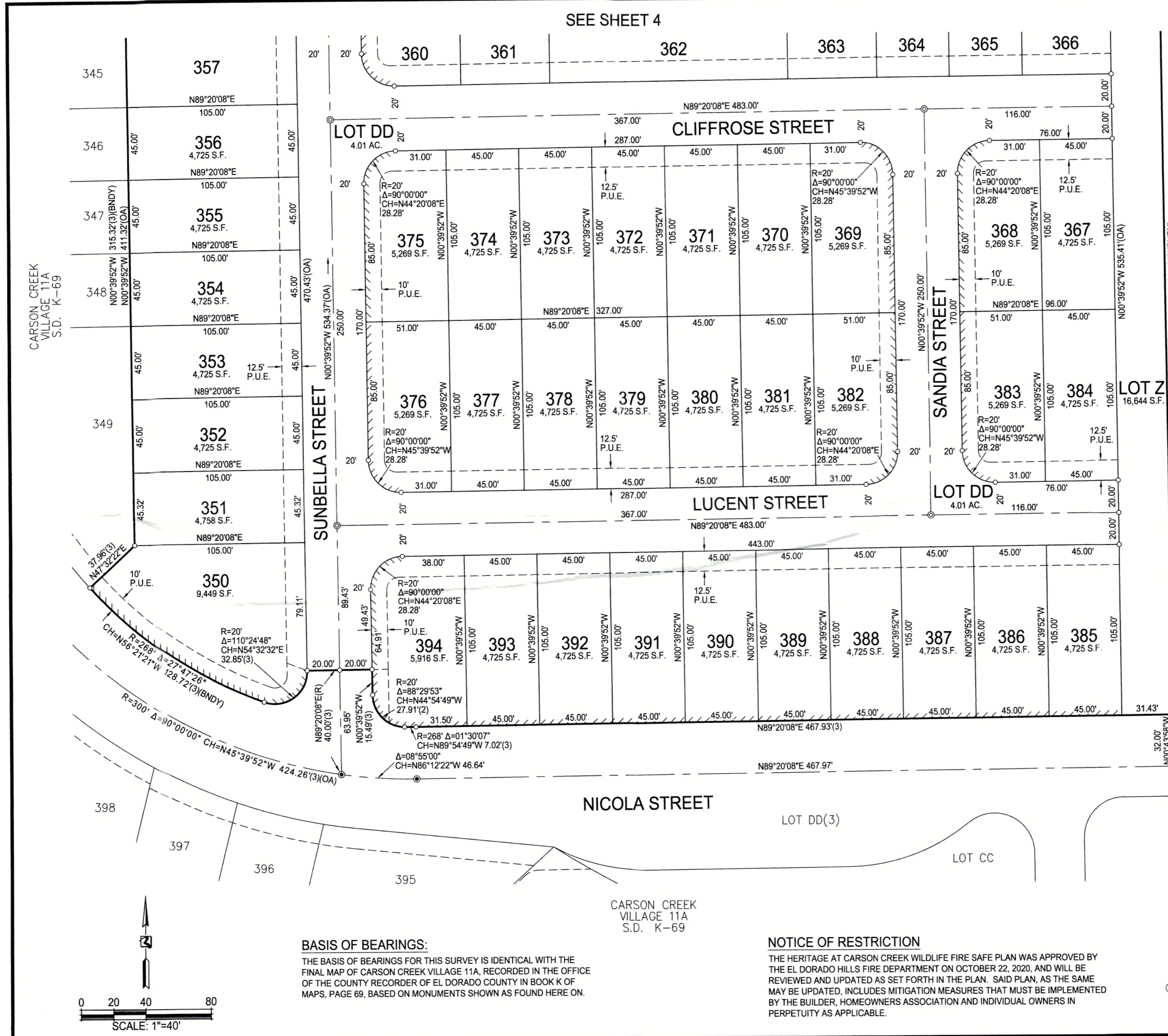
DECEMBER 2023

SHEET 2 OF 8 7310.028

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



TM-F24-0004 CARSON CREEK VILLAGE 11C FINAL MAP  
Exhibit F - Final Map Carson Creek 11B



NOTES:

- THIS SUBDIVISION CONTAINS 18.95± ACRES GROSS, CONSISTING OF 111 RESIDENTIAL LOTS, 7 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 20-0001 APPROVED BY THE PLANNING COMMISSION ON JUNE 10, 2021.
- LOT 'DD' 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.
- LOTS F, I, J, S, T, U AND Z SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
- ALL FRONT CORNERS ADJACENT TO SIDEWALK WILL BE SET IN THE SIDEWALK WITH A 1.50 FOOT OFFSET ON THE SIDE LOT LINE, WHERE NO SIDEWALK IS CONSTRUCTED THEY SHALL BE SET ON 6.00 FOOT OR 18.00 FOOT OFFSET ON THE GUTTER PAN WITH A 1" DIAMETER BRASS MARKER STAMPED "LS 7944".
- ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944", WHERE REAR CORNER FALLS WITHIN A MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OF A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AN OFFSET MONUMENT CANNOT BE SET.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- FOUND 3/4" C.I.P. STAMPED LS 5914
- ⊙ FOUND SURVEY SPIKE AND WASHER STAMPED "LS 7944"
- ⊙ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 7944"
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET
- R RADICAL
- AC. ACRES
- BNDY BOUNDARY
- E.I.D. EL DORADO IRRIGATION DISTRICT
- E.V.A. EMERGENCY VEHICLE ACCESS EASEMENT
- OA OVERALL
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY EASEMENT
- S.E. SLOPE EASEMENT
- S.F. SQUARE FEET
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- ( ) RECORD INFORMATION
- /// VEHICULAR ACCESS EASEMENT

SEE SHEET

REFERENCES:

- S.D. J-130
- S.D. K-8
- S.D. K-69

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PLANNING AND BUILDING DEPARTMENT

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VILLAGE 11B

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DECEMBER 2023

SHEET 3 OF 8

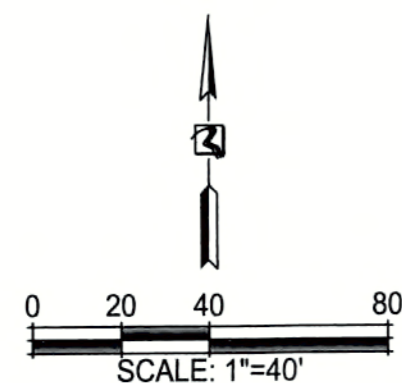
7310.028

BASIS OF BEARINGS:

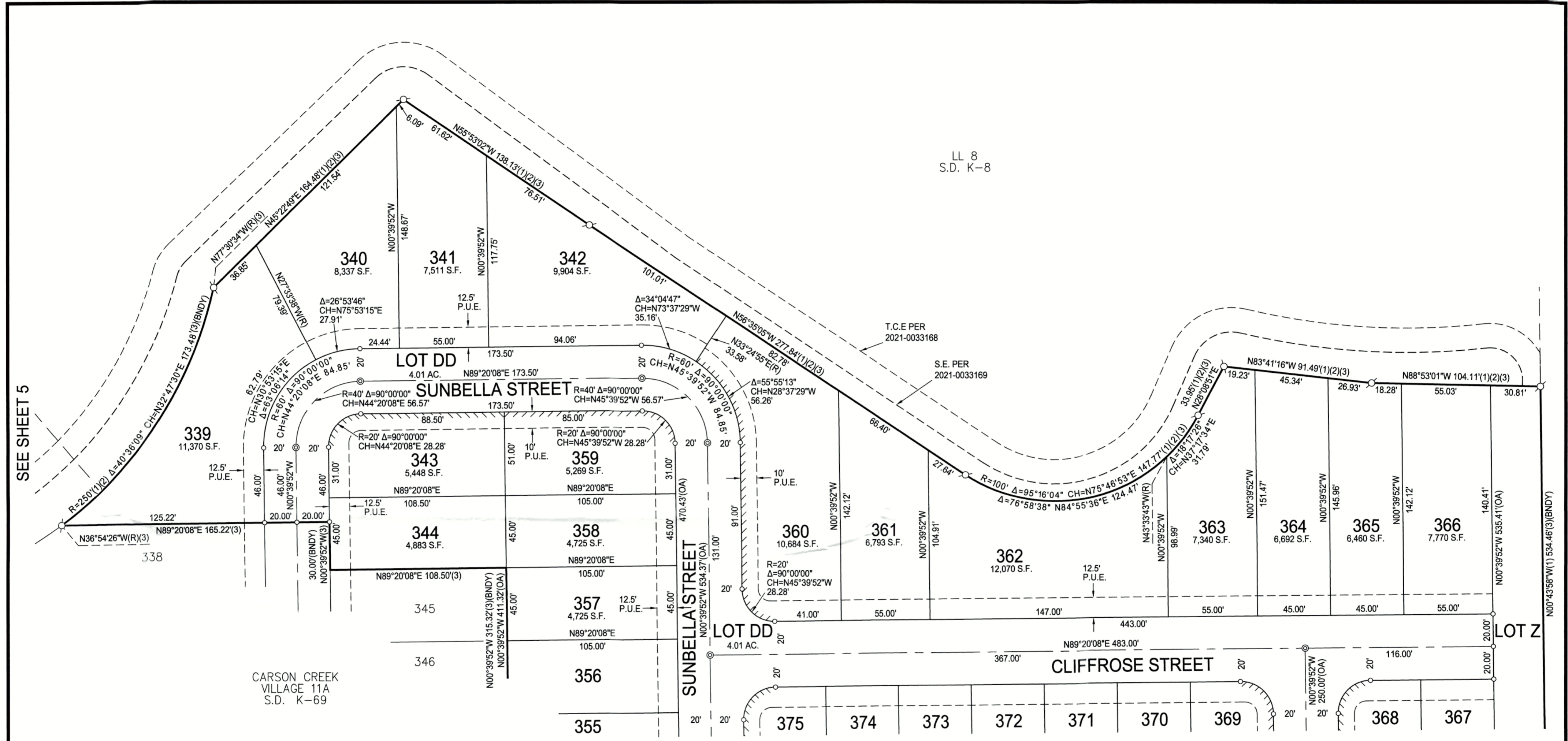
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF CARSON CREEK VILLAGE 11A, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK K OF MAPS, PAGE 69, BASED ON MONUMENTS SHOWN AS FOUND HERE ON.

NOTICE OF RESTRICTION

THE HERITAGE AT CARSON CREEK WILDLIFE FIRE SAFE PLAN WAS APPROVED BY THE EL DORADO HILLS FIRE DEPARTMENT ON OCTOBER 22, 2020, AND WILL BE REVIEWED AND UPDATED AS SET FORTH IN THE PLAN. SAID PLAN, AS THE SAME MAY BE UPDATED, INCLUDES MITIGATION MEASURES THAT MUST BE IMPLEMENTED BY THE BUILDER, HOMEOWNERS ASSOCIATION AND INDIVIDUAL OWNERS IN PERPETUITY AS APPLICABLE.





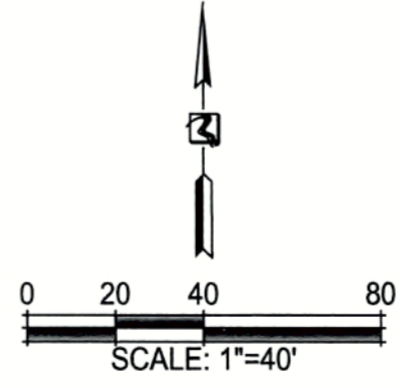


SEE SHEET 5

SEE SHEET 3

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

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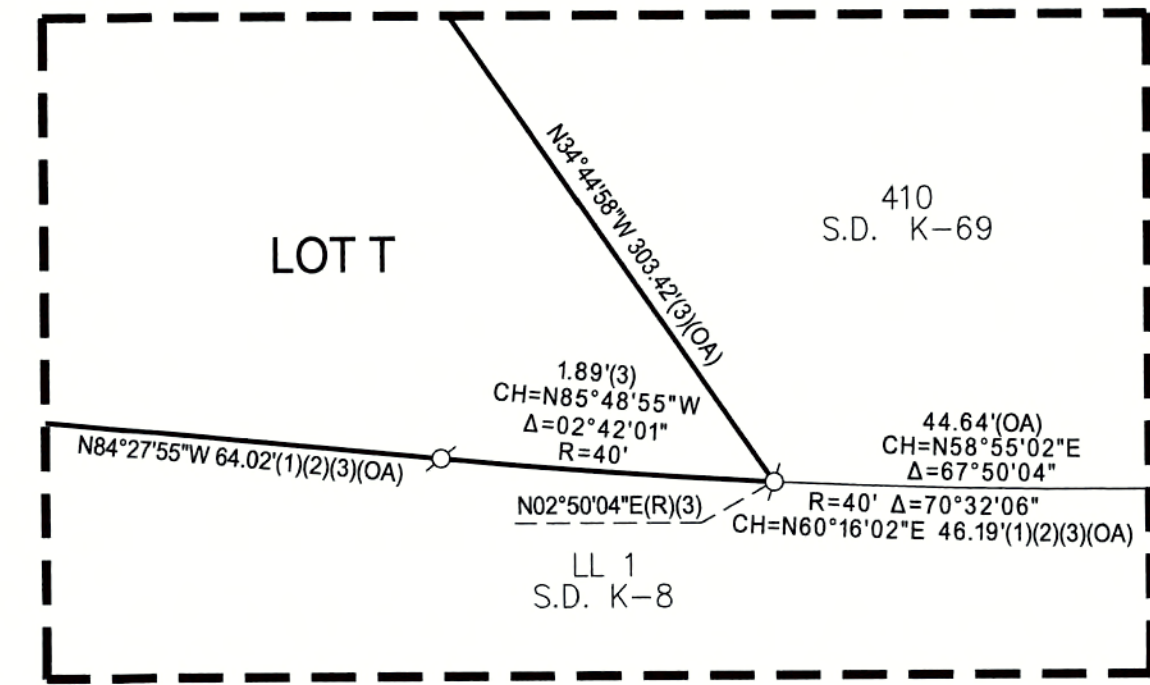
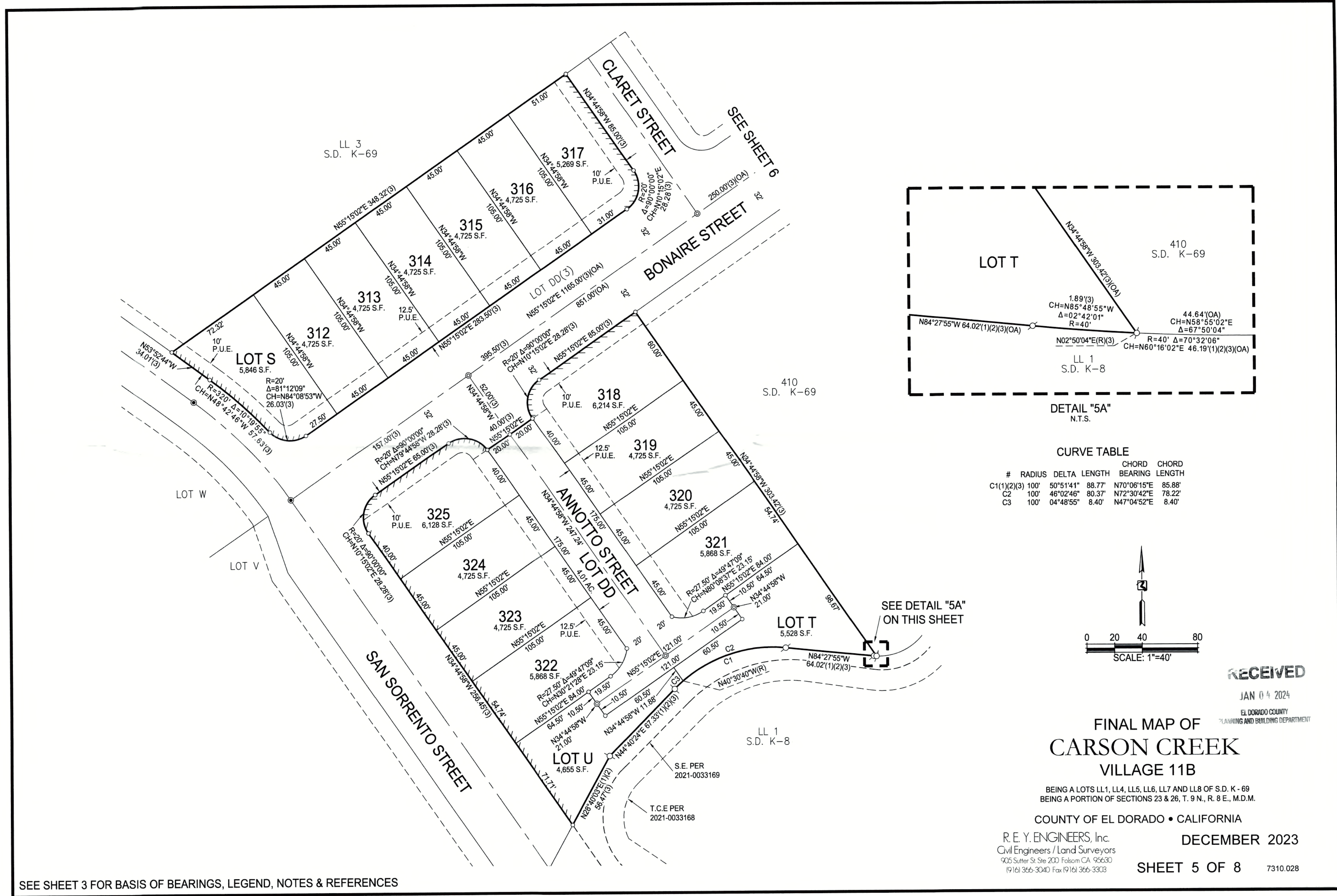
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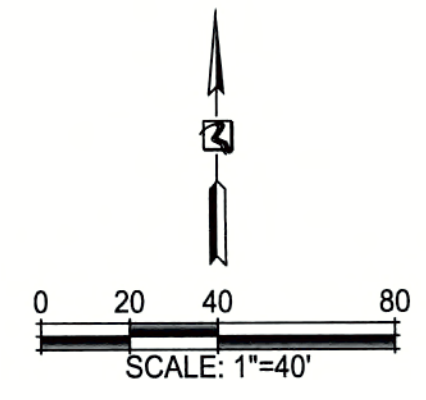
SHEET 4 OF 8 7310.028





**CURVE TABLE**

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(1)(2)(3)	100'	50°51'41"	88.77'	N70°06'15"E	85.88'
C2	100'	46°02'46"	80.37'	N72°30'42"E	78.22'
C3	100'	04°48'55"	8.40'	N47°04'52"E	8.40'



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PLANNING AND BUILDING DEPARTMENT

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COUNTY OF EL DORADO • CALIFORNIA

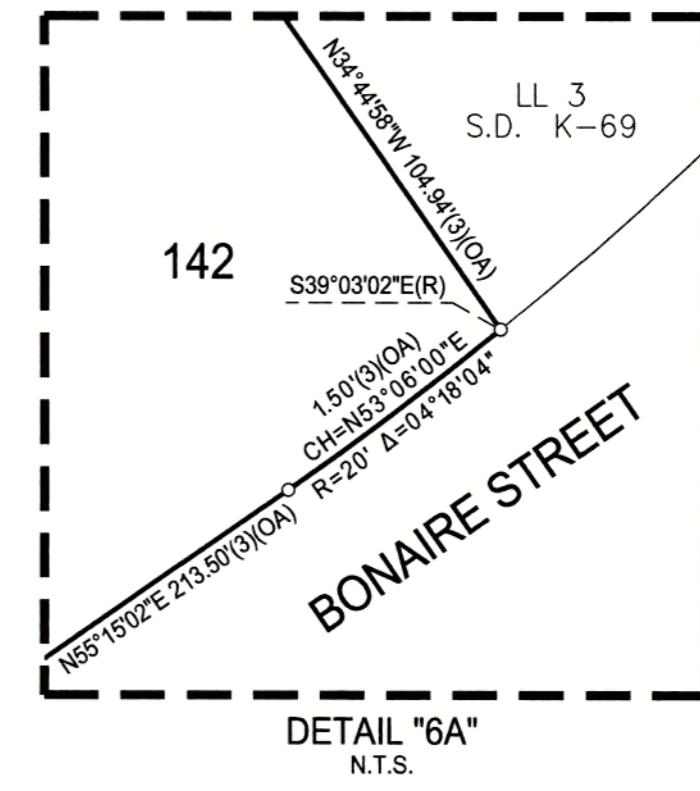
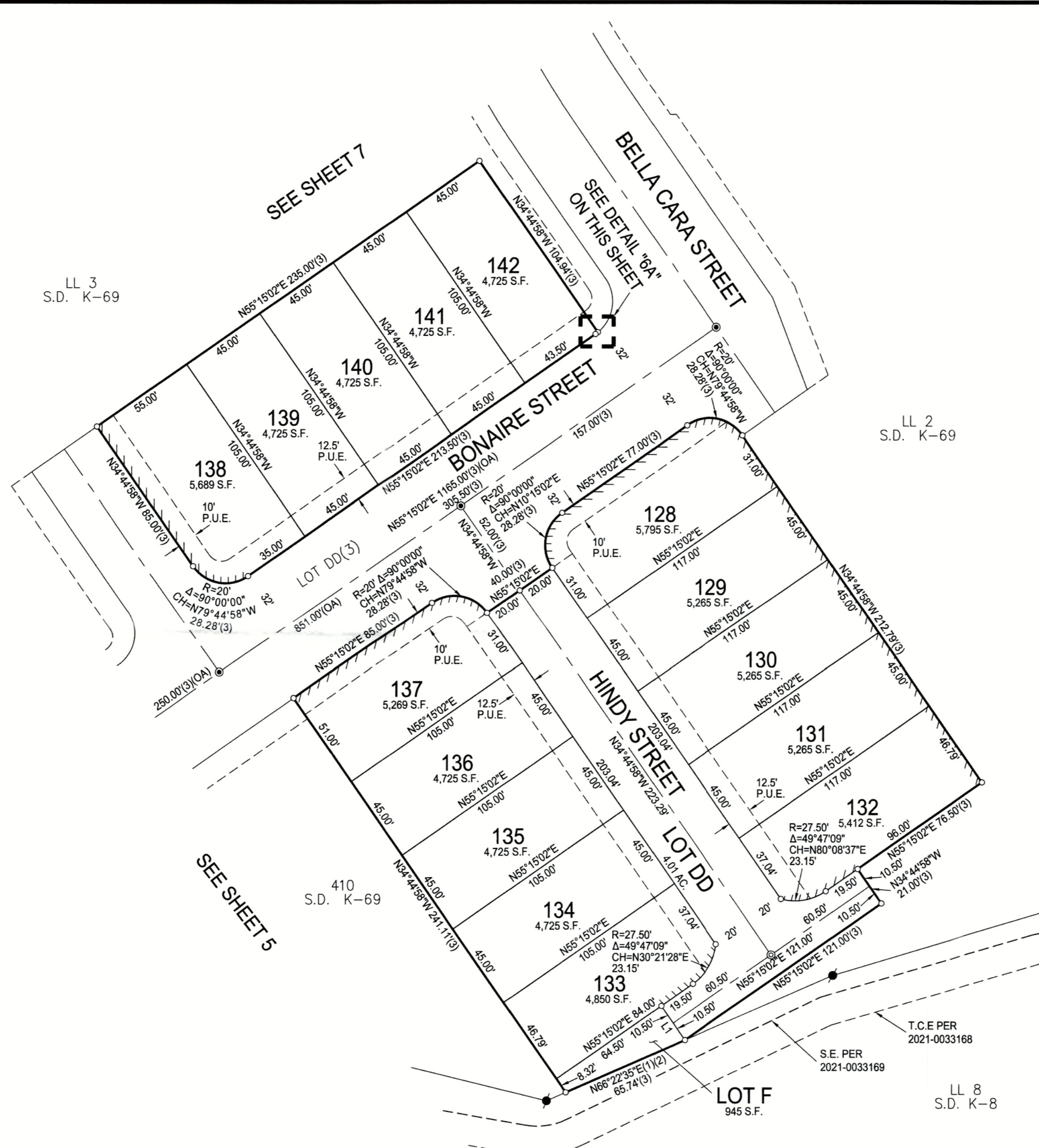
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SHEET 5 OF 8 7310.028

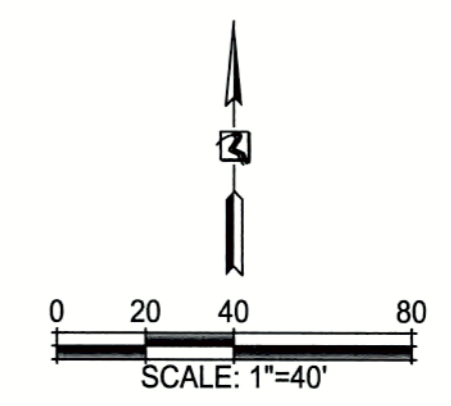
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES





Line Table

#	BEARING	LENGTH
L1	N34°44'58"W	21.00'



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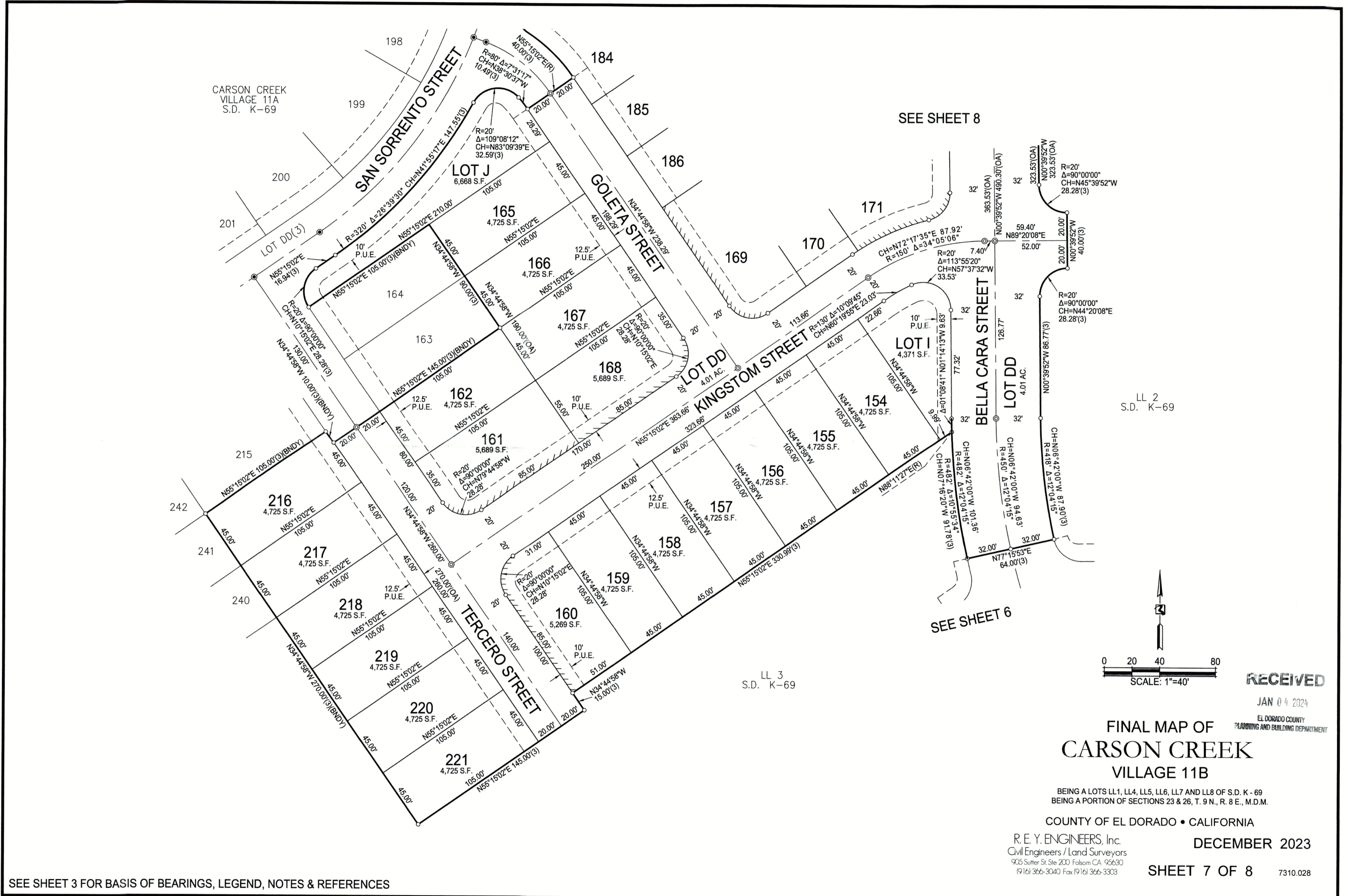
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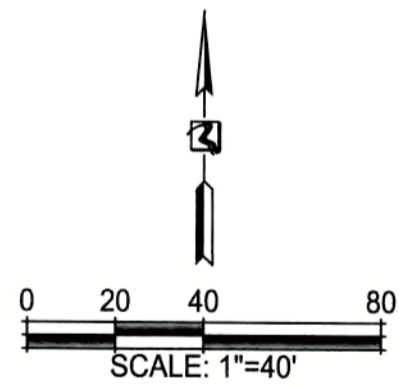
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SHEET 6 OF 8 7310.028





SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



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DECEMBER 2023  
 SHEET 7 OF 8 7310.028







**TM-F24-0004 CARSON CREEK VILLAGE 11C FINAL MAP  
Exhibit G - EID Meter Award Letter TM-F24-0004**



**El Dorado Irrigation District  
METER AWARD LETTER**

This serves as an award for: DS1024-212 Date: October 23, 2024

SUBDIVISION  PARCEL SPLIT  OTHER

**APPLICANT/S NAME AND CONTACT INFO PROJECT NAME, LOCATION & APN**

R-Hearthstone Lot Option Pool 05, L.P.  
Attn: Rachel Corona  
Email: [Rachel.Corona@Lennar.com](mailto:Rachel.Corona@Lennar.com)

Carson Creek Village 11C  
APN:117-820-068  
Location: S. of Investment Blvd, EDH

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: 98 EDUs (Equivalent Dwelling Unit).  
RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).  
WASTEWATER: 98 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 4040DEV 1065445  
Service Purchase Project No.: 4254SP

**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.

Owner/Applicant Signature

Development Services



**TM-F24-0004 CARSON CREEK VILLAGE 11C FINAL MAP**  
**Exhibit G - EID Meter Award Letter TM-F24-0004**

