J-55

J-55

FINAL MAP OF

RIDGEVIEW WEST UNIT NO. 3

LOT F OF RIDGEVIEW WEST UNIT NO. 1, S.D. I-52
AND LOT A OF RIDGEVIEW WEST UNIT NO. 2, S.D. J-6,
BEING A PORTION OF SECTION 34, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

SCALE: NONE SHEET 1 OF 2 MARCH, 2005

COOPER, THORNE & ASSOCIATES, INC.

OWNER'S STATEMENT

THE UNDERSIGNED, OWNER OF RECORD FEE ABOVE, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP.

THE UNDERSIGNED ALSO OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, THE EASEMENTS AND RIGHTS OF WAY FOR WATER, SEWER, GAS AND DRAINAGE, INCLUDING PIPES, DITCHES, POLES, GUY WIRES, ANCHORS, OVERHEAD AND UNDERGROUND CONDUIT FOR ELECTRIC AND TELEPHONE SERVICES, WITH THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH TOGETHER WITH ANY AND ALL APPURTENANCES APPURTENANT THERETO, OVER THE DESIGNATED EASEMENTS AS SHOWN HEREON, TOGETHER WITH THE FOLLOWING EASEMENTS:

(1) PUBLIC UTILITY EASEMENTS, FIVE (5) FEET ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON (LOT 9, S.D. I-52 AND THE SIDE LOT LINES + DRAINAGE OF 14.99 FEET ONLY).

(2) SETBACK, SLOPE, DRAINAGE AND PUBLIC UTILITY EASEMENTS, TWENTY (20.00) FEET CONTIGUOUS TO ALL STREETS (LOT 9, S.D. I-52 OR FIVE (5) FEET BEYOND THE TOP OF CUT OR TOE OF FILL WHICHEVER IS LARGER.

(3) EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND THE NATURAL DRAINAGE WAYS WHICH EXIST THEREON.

(4) POSTAL AND PARKING EASEMENTS, FIVE (5.00) FEET ADJACENT TO ALL STREET RIGHT OF WAYS.

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

RIDGEVIEW WEST, L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

Robert Becher

NAME: ROBERT BECHER
TITLE: MANAGING MEMBER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF MARIN

ON THE 7th DAY OF March IN THE YEAR OF 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED
ROBERT BECHER
PERSONALLY KNOWN TO ME - OR - 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.

WITNESS MY HAND AND SEAL THIS 7th DAY OF March, 2005

Beth Reinnagel

MY COMMISSION EXPIRES: Nov. 4, 2007

MY PRINCIPAL PLACE OF BUSINESS IS: Old Republic Title Co.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS MADE UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF RIDGEVIEW WEST L.L.C. ON DECEMBER, 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: March 4, 2005

KEVIN L. HEINTZ, L.S. 5874
LICENSE EXPIRES 12-31-2006

LICENSED LAND SURVEYOR
KEVIN A. HEINTZ
Exp 12-31-06
No. 5874
STATE OF 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: 7-7-05

DANIEL L. RUSSELL, L.S. 5617 LICENSE EXPIRES 12-31-06
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

LICENSED LAND SURVEYOR
DANIEL L. RUSSELL
No. 5617
Exp. 12-31-06
STATE OF CALIFORNIA

BY: RICHARD L. SPENCE, L.S. 5084 LICENSE EXPIRES 06-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO

NOTICES OF RESTRICTIONS:

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 05-5776Z AFFECTS THE LOTS DESIGNATED BY THIS NOTICE SIGN. LIMITING THE LOT TO A STRUCTURAL DRAINAGE NOTICE ONLY OR AS APPROVED BY THE RIDGEVIEW WEST ARCHITECTURAL REVIEW COMMITTEE.

REFER TO DOCUMENT NO. 94-0071060 FOR NOTICE OF RESTRICTION REGARDING SCHOOL DISTRICT MITIGATION FEES.

! A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 05-5776Z3 AFFECTS THE LOTS DESIGNATED BY THIS EXCLAMATION POINT SIGN, LIMITING THE LOTS TO SITE SPECIFIC GEOTECHNICAL ENGINEER RECOMMENDATIONS.

COUNTY ENGINEER'S STATEMENT

I, ELDORETH D. SPANGLER, HEREBY STATE THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED OR THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE AGREEMENT, AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: 6-30-05

ELDORETH D. SPANGLER, R.C.E. 34338
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
RECOMMENDED EXPIRES: 06-30-06

REGISTERED PROFESSIONAL ENGINEER
NO. 34338
Exp. 6-30-06
STATE OF CALIFORNIA

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, GREGORY L. FULL, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THE SUBDIVISION APPROVED ON AUGUST 26, 1998 BY THE BOARD OF SUPERVISORS AND MAY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON AND APPROVALS HAVE BEEN SATISFIED.

DATE: 6-30-05

GREGORY L. FULL
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: Roger Trout
ROGER TROUT
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. RAFFETY, HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THE 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: 03/02/2005

C.L. Raffety BY: S. Wilcox

C.L. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

DEPUTY

BOARD CLERK'S STATEMENT

I, CINDY KECK, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 7-12-05, ACCEPTED AND APPROVED THE FINAL MAP OF THE SUBDIVISION AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PROVISIONS CONSTRUCTION EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS WHICH ARE HEREBY REJECTED.

DATE: 7-12-05

CINDY KECK
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY: Deputy Clerk

BOARD OF SUPERVISORS
EL DORADO COUNTY, CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 15th DAY OF July IN BOOK J OF MAPS AT PAGE 55 DOCUMENT NO. 05-5776Z IN THE REGISTRY OF DEEDS, NOTICE & RECORDS, FEE IN THE AMOUNT OF $133.00 (53)

PREPARED BY Old Republic Title (TITLE COMPANY) AND IS ON FILE IN THIS OFFICE.

William E. Schultz
RECORDER / CLERK
COUNTY RECORDER CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: Cindy Stacy

J-55

TR 10-1209 (REVISION APPROVED 1-11-02)

EXISTING ASSESSOR'S PARCEL NUMBERS
107-180-08 & 107-810-20

J-55

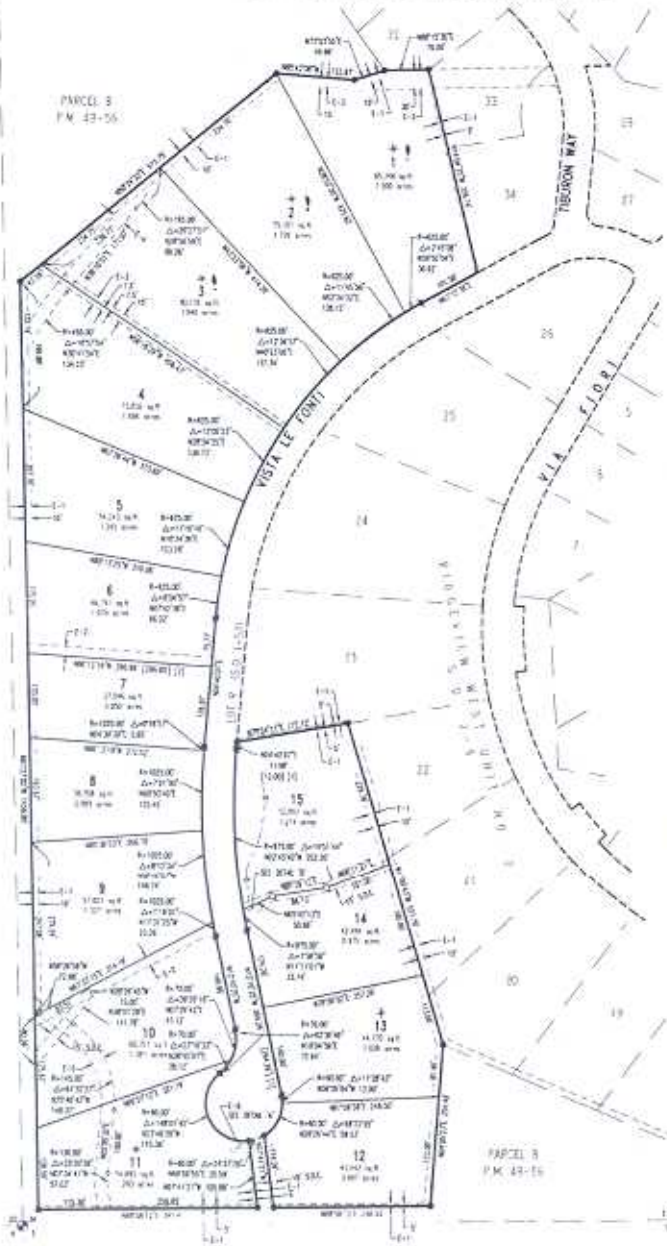
FINAL MAP OF

RIDGEVIEW WEST UNIT NO. 3

LOT F OF RIDGEVIEW WEST UNIT NO. 1, S.D. I-52
AND LOT A OF RIDGEVIEW WEST UNIT NO. 2, S.D. J-8,
BEING A PORTION OF SW 1/4 OF SECTION 34, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

SCALE: 1"=100' SHEET 2 OF 2 MARCH, 2005

COOPER, THORNE & ASSOCIATES, INC.



NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 15.602 ACRES, CONSISTING OF 15 RESIDENTIAL LOTS.
3. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
4. ALL REAR LOT CORNERS ARE MARKED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 5911" UNLESS SHOWN OTHERWISE.
5. ALL FRONT LOT CORNERS ARE MARKED BY A 3/4IN IN THE TOP BACK OF CURB AT THE PROPERTY LINE EXTENDED.
6. REFER TO DOCUMENTS NO. 2002-46876 & 2003-57863 FOR C.C. & R.'S THAT AFFECT THIS PROPERTY.
7. THE CROSS LOT/MEANDERING DRAINAGE EASEMENTS SHOWN HEREON SHALL BE TEN FEET (10') IN WIDTH AND SHALL BE MADE UPON AS-BUILT CONSTRUCTION OF THE DRAIN CENTERLINE.

LEGEND

- ⊕ SUBDIVISION POINT
- ● FOUND 1-1/2" O.D.P. STAMPED LS 3686
- ■ FOUND 3/4" O.D.P. STAMPED LS 3686
- FOUND SECTION CORNER AS NOTED
- ☐ SET 3/4" O.D.P. STAMPED LS 5911
- -D- -D- CROSS LOT/MEANDERING DRAINAGE EASEMENT (SEE NOTE 7)
- ⊕ STRUCTURAL DRAINAGE REQUIRED SEE NOTES OF RESTRICTION NOTE SHEET 1
- ! GEOTECHNICAL DESIGN REQUIRED SEE P.O.R. NOTE SHEET 1

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH RIDGEVIEW WEST UNIT NO. 1, S.D. I-52, AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

EASEMENT NOTES

E-1 DRAINAGE/P.U.E. EASEMENT PER S.D. I-52
E-2 10' DRAINAGE EASEMENT PER S.D. J-8
E-3 DRAINAGE EASEMENT PER S.D. I-52
E-4 20' S.D. SEWER EASEMENT PER DOC. NO. 2001-[illegible]
E-5 20' S.D. SEWER EASEMENT PER DOC. NO. 2001-[illegible]
E-6 PARKING EASEMENT PER S.D. J-8

REFERENCES

(1) S.D. I-52
(2) S.D. J-8
(3) P.M. 49-56