

POR. SEC. 14, 10 T.10N., R.8E., M.D.M.
LA CAÑADA
LARGE LOT FINAL MAP
K-29

 $1'' = 300'$

**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**



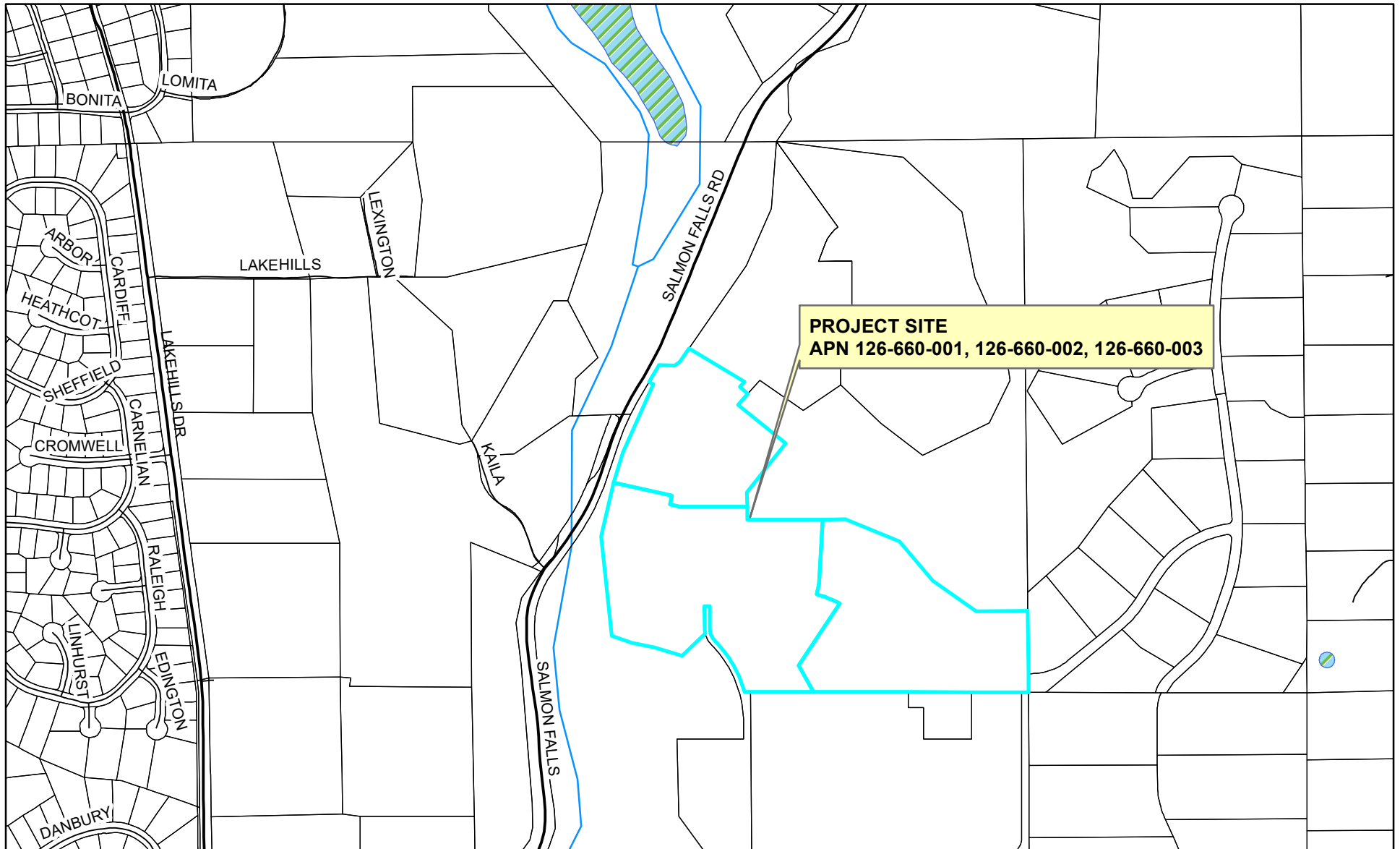
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

TM-F22-0017

Assessor's Map Bk. 120, Pg. 66

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT B - LOCATION/VICINITY MAP



0 370 740 1,480 Feet

Legend

- Parcels
- Roads

N
25-2004 2 of 13

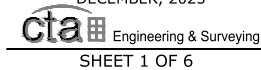
TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

FINAL MAP OF: LA CAÑADA UNIT NO. 1

BEING LOTS LL-1, LL-2 & LL-3 OF THE LARGE LOT FINAL MAP OF LA CANADA,
S.D. 'K'-29 AND LYING WITHIN THE N 1/2 AND THE SW1/4, SECTION 14, T.10N., R.8E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025



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 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 AND LOTS C, D, E AND F SHOWN HEREON.

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.

LA CANADA 143-25, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LA JOLLA PACIFIC INVESTMENT, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGER

MICHAEL C. STETNER
ITS MANAGING MEMBER

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)
COUNTY OF _____) SS

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

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

PRINCIPLE COUNTY OF BUSINESS _____

COMMISSION NO: _____

COMMISSION EXPIRES: _____

NAME _____

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 ORDINANCES AT THE REQUEST OF LA CANADA 143-25 LLC, IN JUNE, 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, 2026 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEENEY P.L.S. 5914



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 JANUARY 19, 2010 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

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

BY: _____
PRINCIPAL PLANNER
PLANNING & BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ADAM BANE, THE UNDERSIGNED, 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, RCE 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
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 AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'R', WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENT REFERENCED IN THE NOTES.

DATE: _____

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

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

I, JANELLE K. HORNE HEREBY CERTIFY THAT STEWART TITLE GUARANTY COMPANY TITLE

CERTIFICATE NO. _____ WAS FILED WITH THIS OFFICE AND THAT THIS FINAL MAP WAS ACCEPTED

FOR RECORD AND FILED IN BOOK _____, PAGE _____, DOCUMENT NO. _____ ON

_____, 20__ AT ____:____:____

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

BY: _____
DEPUTY

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

FINAL MAP OF:

LA CAÑADA UNIT NO. 1

BEING LOTS LL-1, LL-2 & LL-3 OF THE LARGE LOT FINAL MAP OF LA CANADA,
S.D. 'K'-29 AND LYING WITHIN THE N 1/2 AND THE SW1/4, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025



BENEFICIARY'S STATEMENT

WE, THE UNDERSIGNED, SDP REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY TOGETHER WITH SDP FINANCIAL 2020, LP, A DELAWARE LIMITED PARTNERSHIP, BENEFICIARY UNDER THAT CERTAIN TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT, AND FIXTURE FILING DATED JUNE 7, 2022, AND RECORDED JUNE 9, 2022 AS INSTRUMENT NO. 2022-0025104 OF OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE IRREVOCABLE OFFERS OF DEDICATION SHOWN HEREON AND THE PREPARATION AND FILING OF THIS MAP

SDP REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME _____

TITLE _____

SDP FINANCIAL 2020, LP, A DELAWARE LIMITED PARTNERSHIP

NAME _____

TITLE _____

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF _____) SS

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

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

PRINCIPLE COUNTY OF BUSINESS _____

COMMISSION NO: _____

NAME _____

COMMISSION EXPIRES: _____

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STATE OF CALIFORNIA)
COUNTY OF _____) SS

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

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL.

PRINCIPLE COUNTY OF BUSINESS _____

COMMISSION NO: _____

NAME _____

COMMISSION EXPIRES: _____

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

LA CAÑADA UNIT NO. 1

BEING LOTS LL-1, LL-2 & LL-3 OF THE LARGE LOT FINAL MAP OF LA CANADA,
S.D. 'K'-29 AND LYING WITHIN THE N 1/2 AND THE SW1/4, SECTION 14, T.10N., R.8E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025 SCALE: 1"=60'

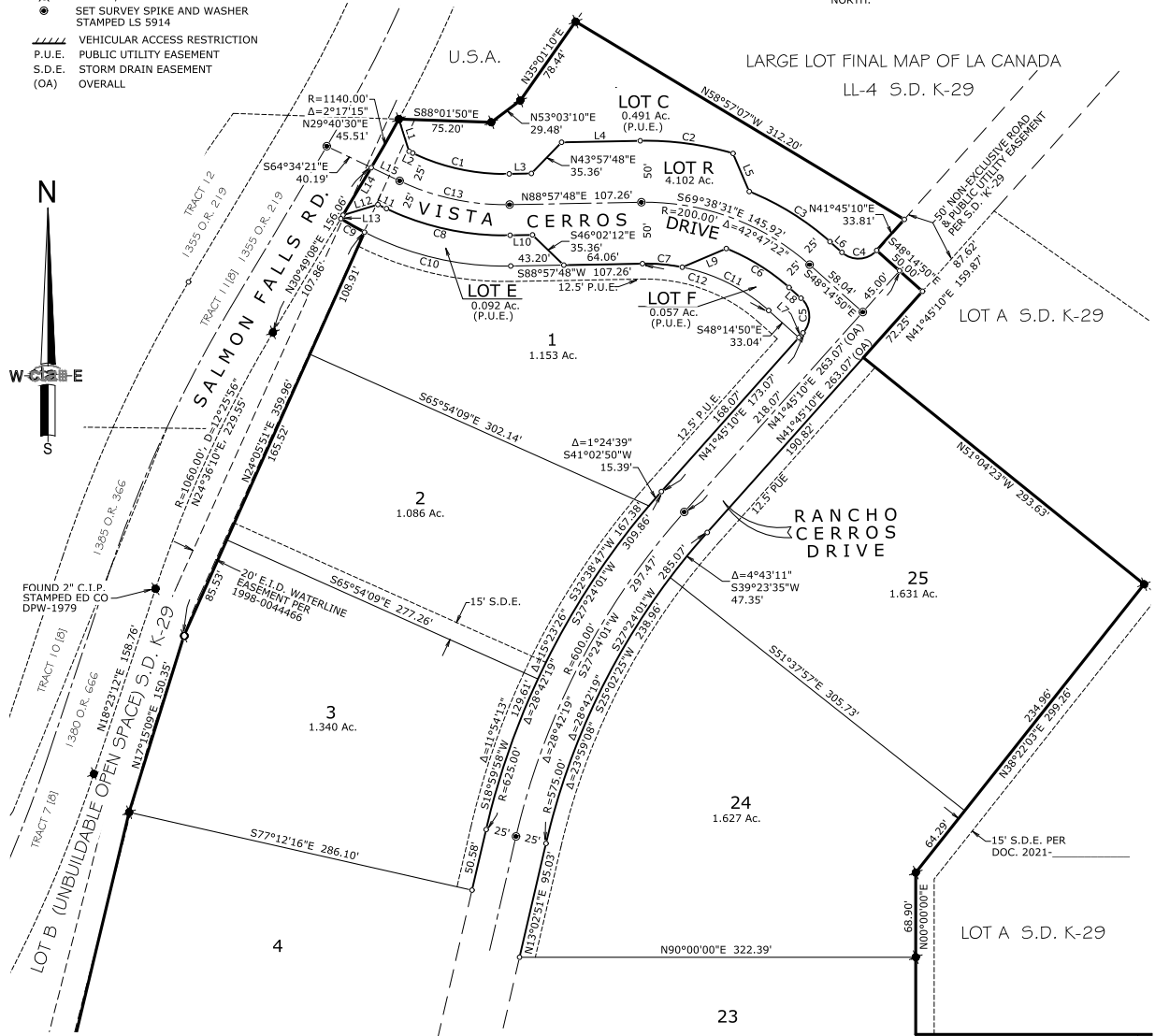
LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ✱ FOUND 3/4" C.I.P. STAMPED LS 5914
- ✱ FOUND MONUMENT AS NOTED
- ✱ SET 5/8" REBAR WITH CAP 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

cta Engineering & Surveying
SHEET 3 OF 6

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF LA CANADA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'K' OF MAPS, PAGE 29, AND IS GRID NORTH.



LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	S17°31'35"E	27.56'
L2	S64°34'21"E	3.30'
L3	N88°57'49"E	18.01'
L4	N88°57'48"E	64.06'
L5	S23°02'05"E	33.74'
L6	S48°14'50"E	13.04'
L7	N41°45'10"E	5.00'
L8	S48°14'50"E	13.04'
L9	S66°57'55"W	38.96'
L10	S88°57'47"W	18.20'
L11	N64°34'21"W	7.70'
L12	N73°07'23"E	29.71'
L13	N30°49'08"E	3.21'
L14	N30°49'08"E	44.99'
L15	S64°34'21"E	25.43'

REFERENCES

1. S.D. J-116
2. R.S. 16-101
3. R.S. 25-30
4. R.S. 26-30
5. S.D. K-29

CURVE DATA TABLE			
CURVE	RADIUS	CH. BEARING	CH. DIST.
C1	175.00'	Δ=26°31'35"	80.30'
C2	250.00'	Δ=17°31'32"	76.17'
C3	225.00'	Δ=19°47'15"	77.32'
C4	20.00'	Δ=90°00'00"	28.28'
C5	20.00'	Δ=90°00'00"	28.28'
C6	175.00'	Δ=19°47'15"	60.14'
C7	150.00'	Δ=12°25'04"	32.45'
C8	225.00'	Δ=26°27'51"	103.00'
C9	250.00'	Δ=05°05'28"	22.21'
C10	250.00'	Δ=28°15'33"	122.06'
C11	150.00'	Δ=30°22'19"	78.59'
C12	250.00'	Δ=42°47'22"	109.44'
C13	200.00'	Δ=26°27'51"	91.56'

NOTES

1. THIS SUBDIVISION CONTAINS 40.277 ACRES GROSS, CONSISTING OF 24 RESIDENTIAL LOTS AND 4 LETTER LOTS AND IS CONSISTENT WITH TENTATIVE MAP 08-1463 APPROVED BY THE PLANNING COMMISSION ON JANUARY 19, 2010.
2. 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.
3. THE STREETS 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.
4. LOTS C, D, E & F ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE AREAS.
5. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
6. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
7. A TOTAL OF 0.89 AC. OR 0.69 PERCENT OF OAK TREE CANOPY SHALL BE AVAILABLE TO EACH LOT WITHIN THE SUBDIVISION FOR REMOVAL DURING INDIVIDUAL LOT DEVELOPMENT. INDIVIDUAL PROPERTY OWNERS SHALL PAY THE MITIGATION FEE OR PROVIDE A REPLACEMENT PLAN. REPLACEMENT PLANS SHALL BE PREPARED BY A CERTIFIED ARBORIST AT A 1:1 RATIO AS REQUIRED BY THE OAK WOODLAND CONSERVATION ORDINANCE AND FEE SHALL BE BASED ON THE AMOUNT ESTABLISHED BY THE BOARD OF SUPERVISORS. (REFERENCE PD08-0003)
8. ANY OAK TREE REMOVAL BEYOND 0.89 AC. OR 0.69 PERCENT FOR ANY INDIVIDUAL LOT WITHIN THE SUBDIVISION, SHALL PAY THE MITIGATION FEE OR PROVIDE A REPLACEMENT PLAN. REPLACEMENT PLANS SHALL BE PREPARED BY A CERTIFIED ARBORIST AT A 2:1 RATIO AS REQUIRED BY THE OAK WOODLAND CONSERVATION ORDINANCE AND FEE SHALL BE BASED ON THE AMOUNT ESTABLISHED BY THE BOARD OF SUPERVISORS. (REFERENCE PD08-0003)

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

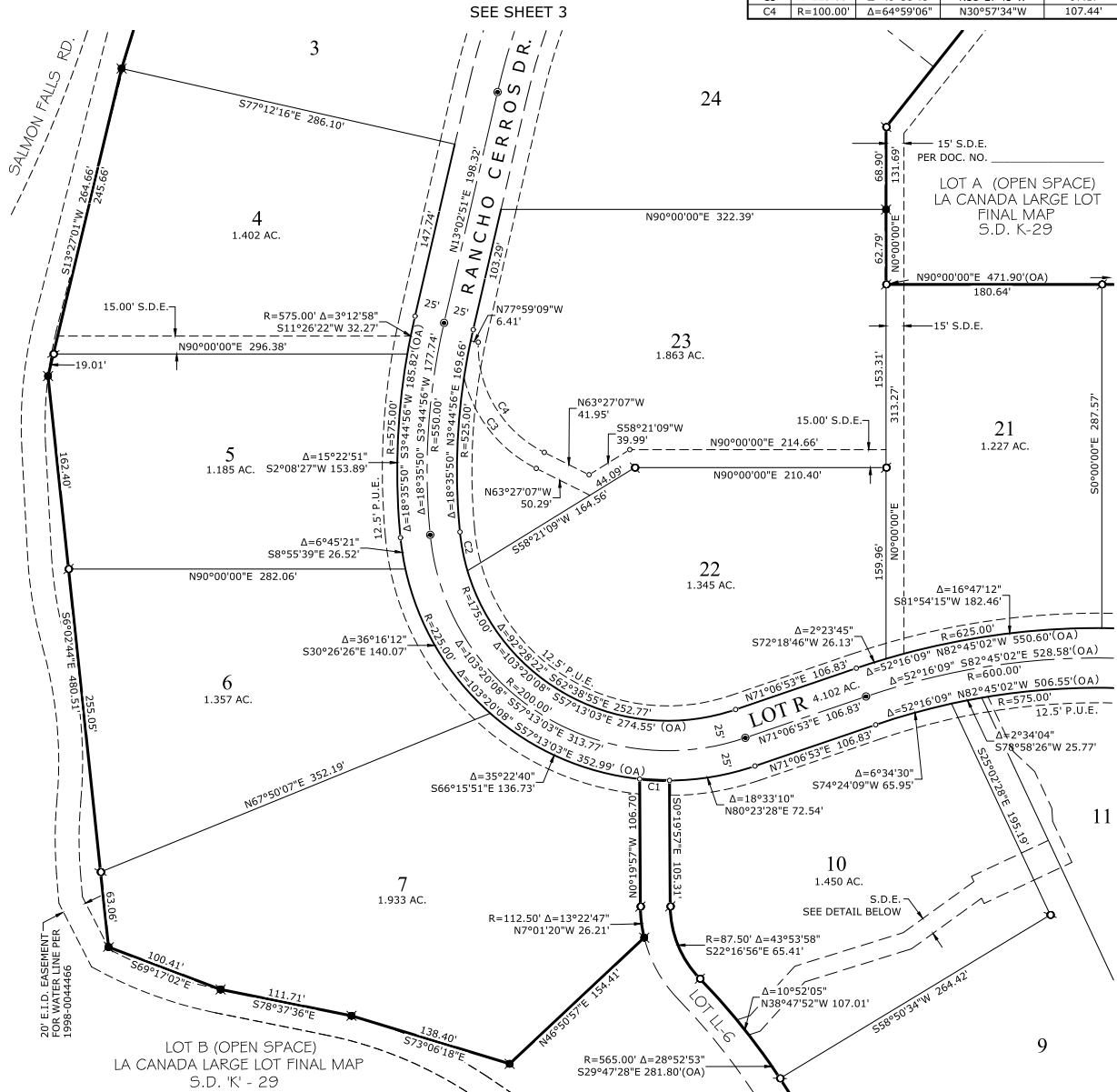
EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

FINAL MAP OF: LA CAÑADA UNIT NO. 1

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COUNTY OF EL DORADO STATE OF CALIFORNIA
DECEMBER, 2025 SCALE: 1"=60'

cta Engineering & Surveying
SHEET 4 OF 6

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=225.00'	Δ=6°22'46"	S87°08'34"E	25.04'
C2	R=175.00'	Δ=10°51'46"	S10°58'51"E	33.13'
C3	R=115.00'	Δ=49°58'48"	N38°27'43"W	97.17'
C4	R=100.00'	Δ=64°59'06"	N30°57'34"W	107.44'



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ✱ FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- ⊕ SET 5/8" REBAR WITH CAP 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

ABANDONMENT OF EASEMENTS

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

- THE 50' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT WITHIN LOTS LL-1, LL-2 & LL-3 OF LA CANADA LARGE LOT FINAL MAP, S.D. 'K'-29.

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT C - FINAL MAP LA CAÑADA UNIT 1

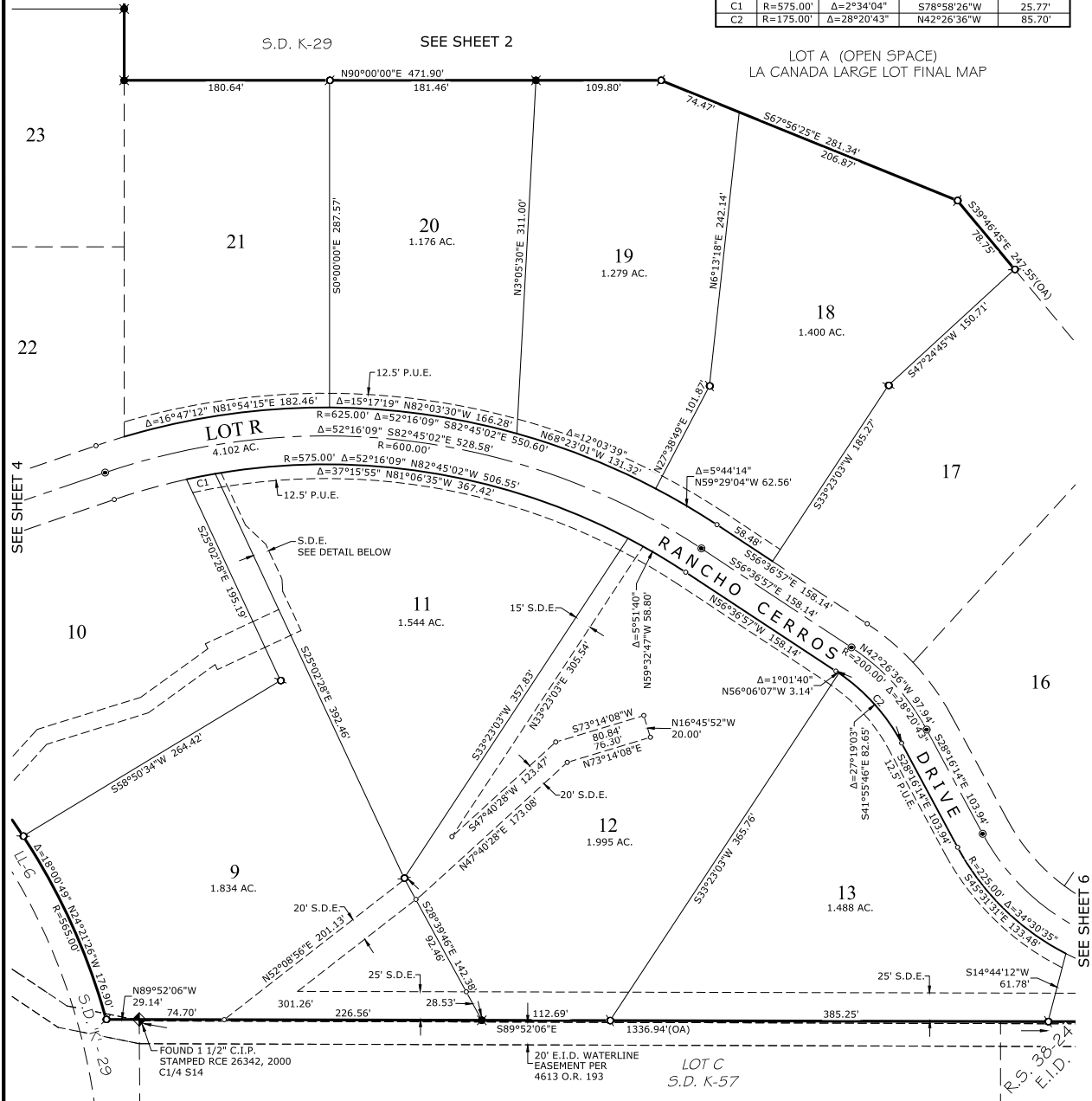
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DECEMBER, 2025 SCALE: 1"=60'



Engineering & Surveying
SHEET 5 OF 6

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=575.00'	Δ=2°34'04"	S78°58'26"W	25.77'
C2	R=175.00'	Δ=28°20'43"	N42°26'36"W	85.70'



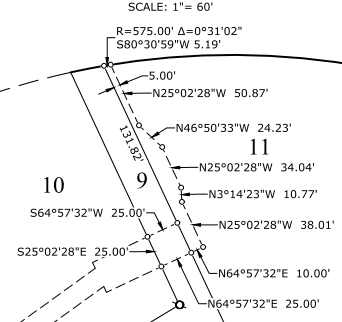
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1. THE 50' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT WITHIN LOTS LL-1, LL-2 & LL-3 OF LA CANADA LARGE LOT FINAL MAP, S.D. 'K'-29.

STORM DRAIN EASEMENT DETAIL LOTS 9 & 11



TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

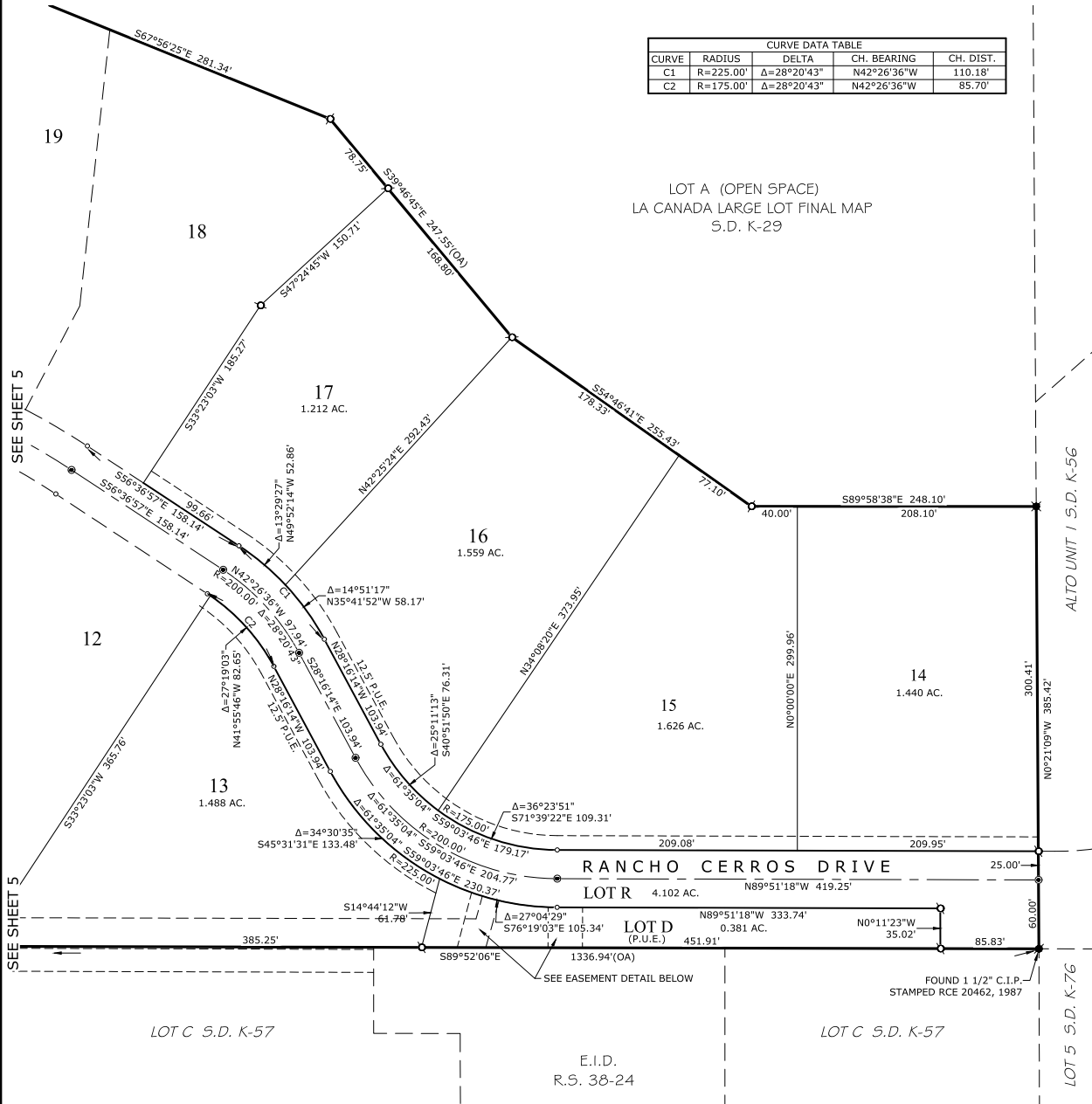
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cta Engineering & Surveying
SHEET 6 OF 6

CURVE DATA TABLE				
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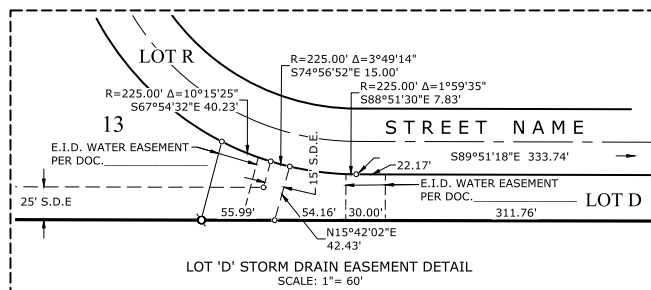


LEGEND

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- ✱ FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- ⊙ SET 5/8" REBAR WITH CAP 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

ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(C) OF THE GOVERNMENT CODE:
1. THE 50' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT WITHIN LOTS LL-1, LL-2 & LL-3 OF LA CANADA LARGE LOT FINAL MAP, S.D. 'K'-29.



TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT D - TENTATIVE SUBDIVISION MAP LA CAÑADA (TM08-1463)

OWNER OF RECORD

POOLE BETTY & JACKSON MELVIN
278 CAMARON CIRCLE
FOLSOM, CA 95630

APPLICANT

DAN & LAURA PARKES
2471 LODI WAY
EL DORADO HILLS, CA 95762

ENGINEER

CTA Engineering - Surveying
10000 COLUMBIA AVE
SUITE 100
FOLSOM, CA 95630
(916) 442-1111
www.cta-engineering.com

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FEET

SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP and RANGE

SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 126-100-18, 110-020-12

PROPOSED ZONING

RESIDENTIAL ESTATES 5 ACRES W/PLANNED DEVELOPMENT OVERLAY
RES-PD W/ A DENSITY BONUS

TOTAL AREA

143.111 ACRES

TOTAL NO. of LOTS

47 SINGLE FAMILY LOTS (INCLUDING ROADS) 79,258 AC
4 LETTERED LOTS (OPEN SPACE & LANDSCAPE LOTS) ... 63,853 AC
TOTAL AREA 143.111 AC

MINIMUM LOT AREA

47,323 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO IRRIGATION DISTRICT (TO BE ANNEXED)
SEWER - ON SITE DISPOSAL

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (TO BE ANNEXED)

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

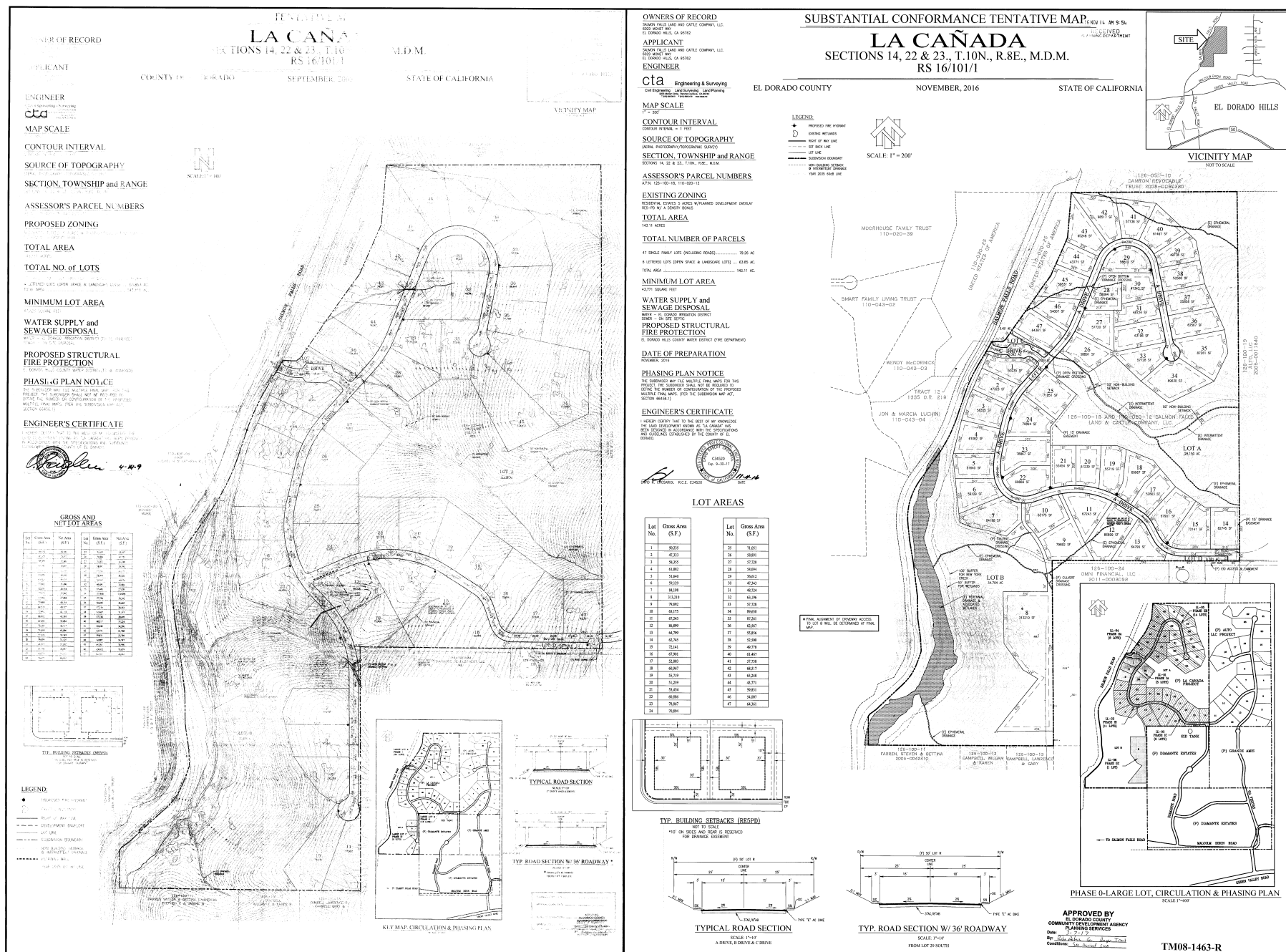
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "LA CAÑADA" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

OLGA SCORRELLI P.E. 71204 DATE

GROSS AND NET LOT AREAS

Lot No.	Gross Area (S.F.)	Net Area (S.F.)	Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	48,971	23,422	33	12,401	12,401
2	42,220	22,427	34	36,944	42,528
3	46,351	22,427	35	11,881	12,428
4	15,851	8,441	36	16,851	20,789
5	5,439	2,338	37	17,728	12,773
6	16,846	8,422	38	36,944	42,528
7	48,971	23,422	39	12,401	12,401
8	42,220	22,427	40	46,351	22,427
9	46,351	22,427	41	15,851	8,441
10	15,851	8,441	42	5,439	2,338
11	16,846	8,422	43	17,728	12,773
12	17,728	12,773	44	36,944	42,528
13	12,401	12,401	45	11,881	12,428
14	36,944	42,528	46	16,851	20,789
15	42,528	48,112	47	20,789	26,373
16	26,373	31,957	48	23,422	29,001
17	29,001	34,585	49	29,001	34,585
18	34,585	40,169	50	34,585	40,169
19	40,169	45,753	51	40,169	45,753
20	45,753	51,337	52	45,753	51,337
21	51,337	56,921	53	51,337	56,921
22	56,921	62,505	54	56,921	62,505
23	62,505	68,089	55	62,505	68,089
24	68,089	73,673	56	68,089	73,673
25	73,673	79,258	57	73,673	79,258
26	79,258	84,842	58	79,258	84,842
27	84,842	90,426	59	84,842	90,426
28	90,426	96,010	60	90,426	96,010
29	96,010	101,594	61	96,010	101,594
30	101,594	107,178	62	101,594	107,178
31	107,178	112,762	63	107,178	112,762
32	112,762	118,346	64	112,762	118,346
33	118,346	123,930	65	118,346	123,930
34	123,930	129,514	66	123,930	129,514
35	129,514	135,098	67	129,514	135,098
36	135,098	140,682	68	135,098	140,682
37	140,682	146,266	69	140,682	146,266
38	146,266	151,850	70	146,266	151,850
39	151,850	157,434	71	151,850	157,434
40	157,434	163,018	72	157,434	163,018
41	163,018	168,602	73	163,018	168,602
42	168,602	174,186	74	168,602	174,186
43	174,186	179,770	75	174,186	179,770
44	179,770	185,354	76	179,770	185,354
45	185,354	190,938	77	185,354	190,938
46	190,938	196,522	78	190,938	196,522
47	196,522	202,106	79	196,522	202,106
48	202,106	207,690	80	202,106	207,690
49	207,690	213,274	81	207,690	213,274
50	213,274	218,858	82	213,274	218,858
51	218,858	224,442	83	218,858	224,442
52	224,442	230,026	84	224,442	230,026
53	230,026	235,610	85	230,026	235,610
54	235,610	241,194	86	235,610	241,194
55	241,194	246,778	87	241,194	246,778
56	246,778	252,362	88	246,778	252,362
57	252,362	257,946	89	252,362	257,946
58	257,946	263,530	90	257,946	263,530
59	263,530	269,114	91	263,530	269,114
60	269,114	274,698	92	269,114	274,698
61	274,698	280,282	93	274,698	280,282
62	280,282	285,866	94	280,282	285,866
63	285,866	291,450	95	285,866	291,450
64	291,450	297,034	96	291,450	297,034
65	297,034	302,618	97	297,034	302,618
66	302,618	308,202	98	302,618	308,202
67	308,202	313,786	99	308,202	313,786
68	313,786	319,370	100	313,786	319,370
69	319,370	324,954	101	319,370	324,954
70	324,954	330,538	102	324,954	330,538
71	330,538	336,122	103	330,538	336,122
72	336,122	341,706	104	336,122	341,706
73	341,706	347,290	105	341,706	347,290
74	347,290	352,874	106	347,290	352,874
75	352,874	358,458	107	352,874	358,458
76	358,458	364,042	108	358,458	364,042
77	364,042	369,626	109	364,042	369,626
78	369,626	375,210	110	369,626	375,210
79	375,210	380,794	111	375,210	380,794
80	380,794	386,378	112	380,794	386,378
81	386,378	391,962	113	386,378	391,962
82	391,962	397,546	114	391,962	397,546
83	397,546	403,130	115	397,546	403,130
84	403,130	408,714	116	403,130	408,714
85	408,714	414,298	117	408,714	414,298
86	414,298	419,882	118	414,298	419,882
87	419,882	425,466	119	419,882	425,466
88	425,466	431,050	120	425,466	431,050
89	431,050	436,634	121	431,050	436,634
90	436,634	442,218	122	436,634	442,218
91	442,218	447,802	123	442,218	447,802
92	447,802	453,386	124	447,802	453,386
93	453,386	458,970	125	453,386	458,970
94	458,970	464,554	126	458,970	464,554
95	464,554	470,138	127	464,554	470,138
96	470,138	475,722	128	470,138	475,722
97	475,722	481,306	129	475,722	481,306
98	481,306	486,890	130	481,306	486,890
99	486,890	492,474	131	486,890	492,474
100	492,474	498,058	132	492,474	498,058
101	498,058	503,642	133	498,058	503,642
102	503,642	509,226	134	503,642	509,226
103	509,226	514,810	135	509,226	514,810
104	514,810	520,394	136	514,810	520,394
105	520,394	525,978	137	520,394	525,978
106	525,978	531,562	138	525,978	531,562
107	531,562	537,146	139	531,562	537,146
108	537,146	542,730	140	537,146	542,730
109	542,730	548,314	141	542,730	548,314
110	548,314	553,898	142	548,314	553,898
111	553,898	559,482	143	553,898	559,482
112	559,482	565,066	144	559,482	565,066
113	565,066	570,650	145	565,066	570,650
114	570,650	576,234	146	570,650	576,234
115	576,234	581,818	147	576,234	581,818
116	581,818	587,402	148	581,818	587,402
117	587,402	592,986	149	587,402	592,986
118	592,986	598,570	150	592,986	598,570
119	598,570	604,154	151	598,570	604,154
120	604,154	609,738	152	604,154	609,738
121	609,738	615,322	153	609,738	615,322
122	615,322	620,906	154	615,322	620,906
123	620,906	626,490	155	620,906	626,490
124	626,490	632,074	156	626,490	632,074
125	632,074	637,658	157	632,074	637,658
126	637,658	643,242	158	637,658	643,242
127	643,242	648,826	159	643,242	648,826
128	648,826	654,410	160	648,826	654,410
129	654,410	660,000	161	654,410	660,000
130	660,000	665,584	162	660,000	665,584
131	665,584	671,168	163	665,584	671,168
132	671,168	676,752	164	671,168	676,752
133	676,752	682,336	165	676,752	682,336
134	682,336	687,920	166	682,336	687,920
135	687,920	693,504	167	687,920	693,504
136	693,504	699,088	168	693,504	699,088
137	699,088	704,672	169	699,088	704,672
138	704,672	710,256	170	704,672	710,256
139	710,256	715,840	171	710,256	715,840
140	715,840	721,424	172	715,840	721,424
141	721,424	727,008	173	721,424	727,008
142	727,008	732,592	174	727,008	732,592
143	732,592	738,176	175	732,592	738,176
144	738,176	743,760	176	738,176	743,760
145	743,760	749,344	177	743,760	749,344
146	749,344	754,928	178	749,344	754,928
147	754,928	760,512	179	754,928	760,512
148	760,512	766,096	180	760,512	766,096
149	766,096	771,680	181	766,096	771,680
150	771,680	777,264	182	771,680	777,264
151	777,264	782,848	183	777,264	782,848
152	782,848	788,432	184	782,848	788,432
153	788,432	794,016	185	788,432	794,016
154	794,016	799,600	186	794,016	799,600
155	799,600	805,184	187	799,600	805,184
156	805,184	810,768	188	805,184	810,768
157	810,768	816,352	189	810,768	816,352
158	816,352	821,936	190	816,352	821,936
159	821,936	827,520	191	821,936	827,520
160	827,520	833,104	192	827,520	833,104
161	833,104	838,688	193	833,104	838,688
162	838,688	844,272	194	838,688	844,272
163	844,272	849,856	195	844,272	849,856
164	849,856	855,440	196	849,856	855,440
165	855,440	861,024	197	855,440	861,024
166	861,024	866,608	198	861,024	866,608
167	866,608	872,192	199	866,608	872,192
168	872,192	877,776	200	872,192	877,776

EXHIBIT E - ORIGINAL TENTATIVE MAP AND SUBSTANTIAL CONFORMANCE TENTATIVE MAP



TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT F - LARGE LOT FINAL MAP LA CAÑADA

LARGE LOT FINAL MAP OF: LA CAÑADA

PORTIONS OF THE N½ & SW ¼, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2019



Engineering & Surveying

SHEET 1 OF 2

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

SALMON FALLS LAND AND CATTLE COMPANY LLC,
A CALIFORNIA 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)
COUNTY OF _____) SS
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

THE UNDERSIGNED AS TRUSTEE UNDER DEED OF TRUST, RECORDED AUGUST 17, 2015, AS INSTRUMENT NO. 2015-0038455, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

PLACER FORECLOSURE, INC.

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)
COUNTY OF _____) SS
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 ORDINANCES AT THE REQUEST OF SALMON FALLS LAND AND CATTLE COMPANY LLC IN APRIL, 2016. 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 SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEENEY LS 5914



PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JANUARY 19, 2010 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

TIFFANY SCHMID
DIRECTOR, PLANNING & BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER, THE UNDERSIGNED, HEREBY STATE THAT THERE ARE NO IMPROVEMENTS REQUIRED AT THIS TIME, AND THAT THE ROADS SHOWN HEREON SHALL BE CONSTRUCTED WITH THE FILING OF EACH SUBSEQUENT FINAL MAP FOR THIS PROJECT.

DATE: _____

ANDREW S. GABER, RCE 45187
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: _____

PHILIP R. MOSBACHER, L.S. 7189
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY SURVEYOR
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 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: _____

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

BY: _____ DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION.

JAMES S. MITRISIN
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 SALMON FALLS LAND AND CATTLE COMPANY LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____

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

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

BY: _____ DEPUTY

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1

EXHIBIT F - LARGE LOT FINAL MAP LA CAÑADA

LARGE LOT FINAL MAP OF: LA CAÑADA

PORTIONS OF THE N $\frac{1}{2}$ & SW $\frac{1}{4}$, SECTION 14, T.10N., R.8E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2019 SCALE: 1"=200'

cta Engineering & Surveying

SHEET 2 OF 2

NOTICE OF RESTRICTIONS

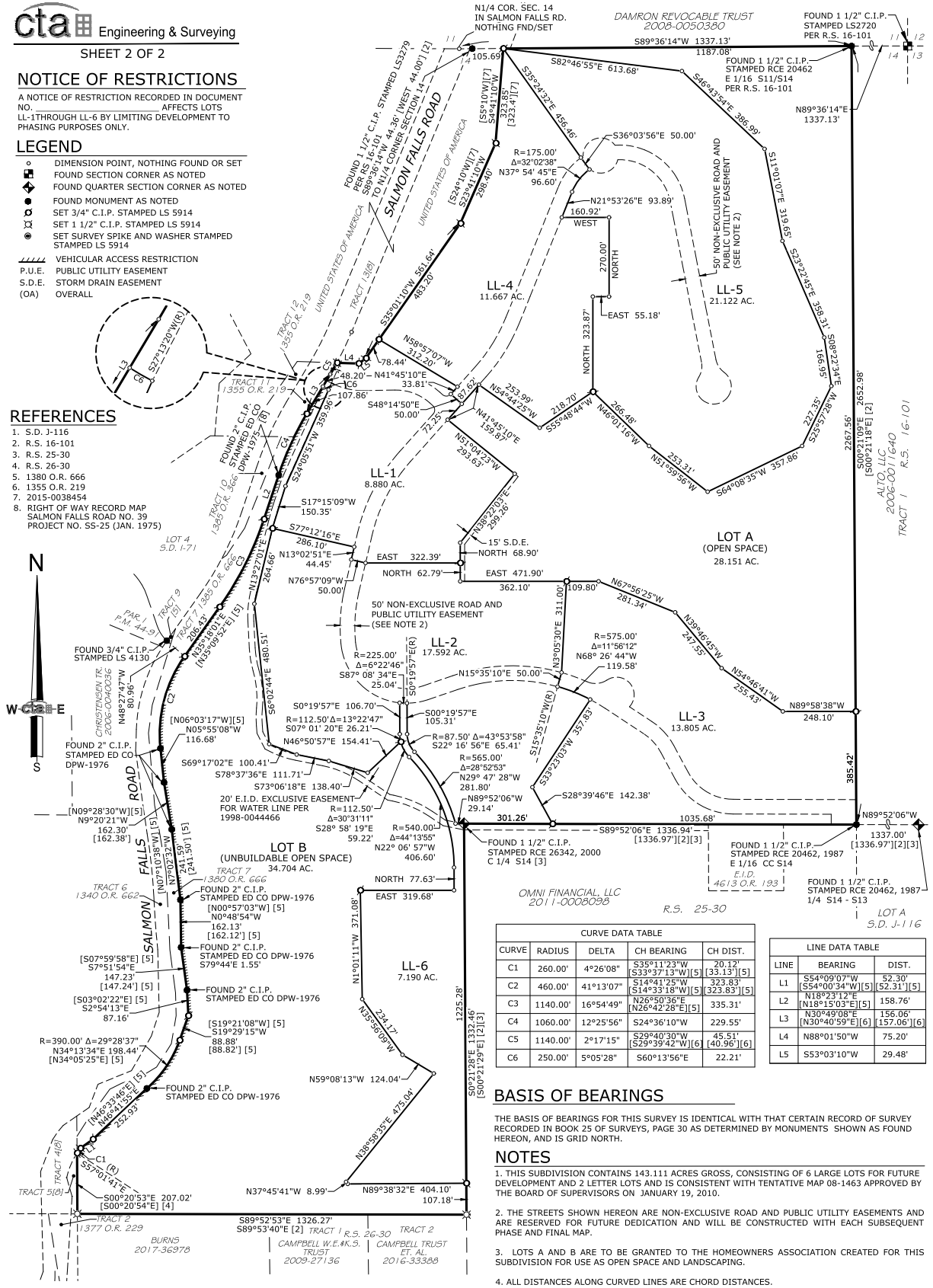
A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 11-THROUGH LL-6 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER 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

REFERENCES

1. S.D. J-116
2. R.S. 16-101
3. R.S. 25-30
4. R.S. 26-30
5. 1380 O.R. 666
6. 1355 O.R. 219
7. 2015-0038454
8. RIGHT OF WAY RECORD MAP SALMON FALLS ROAD NO. 39 PROJECT NO. SS-25 (JAN. 1975)



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH BEARING	CH DIST.
C1	260.00'	4°26'08"	S35°11'23"W S33°37'13"W	20.12' [33.13']
C2	460.00'	41°13'07"	S14°41'25"W S14°33'18"W	323.83' [323.83']
C3	1140.00'	16°54'49"	N26°50'36"E N26°42'28"E	335.31' [335.31']
C4	1060.00'	12°25'56"	S24°36'10"W	229.55'
C5	1140.00'	2°17'15"	S29°40'30"W S29°39'42"W	45.51' [40.96']
C6	250.00'	5°05'28"	S60°13'56"E	22.21'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S54°09'07"W	52.30'
L2	S54°00'34"W	[52.31']
L3	N18°23'12"E	158.76'
L4	N18°15'03"E	156.06'
L5	N30°49'08"E	157.06'
L6	N30°40'59"E	75.20'
L7	N88°01'50"W	75.20'
L8	S53°03'10"W	29.48'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 25 OF SURVEYS, PAGE 30 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON, AND IS GRID NORTH.

NOTES

1. THIS SUBDIVISION CONTAINS 143.111 ACRES GROSS, CONSISTING OF 6 LARGE LOTS FOR FUTURE DEVELOPMENT AND 2 LETTER LOTS AND IS CONSISTENT WITH TENTATIVE MAP 08-1463 APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 19, 2010.
2. THE STREETS 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.
3. LOTS A AND B ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS OPEN SPACE AND LANDSCAPING.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.

TM-F22-0017 FINAL MAP LA CAÑADA UNIT 1
EXHIBIT G - METER AWARD LETTER



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for: DS0823-190 Date: August 15, 2023

☒ SUBDIVISION ☐ PARCEL SPLIT ☐ OTHER

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

La Cañada 143-25, LLC
Attn: Patrick Hanafee
Email: Patrick@evergreencommunities.net

La Cañada 1A, 1B & 1C
APN:126-660-001, -002, -003
Location: East of Salmon Falls Rd, West of
Rancho Cerros Drive, 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: 24 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 0 EDUs (Equivalent Dwelling Unit).

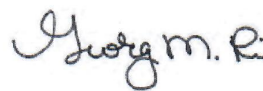
Project No's: 2550DEV/2624DEV/3561DEV
Work Order No's: 762593/784409/962308
Service Purchase Project No.: 4041SP

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