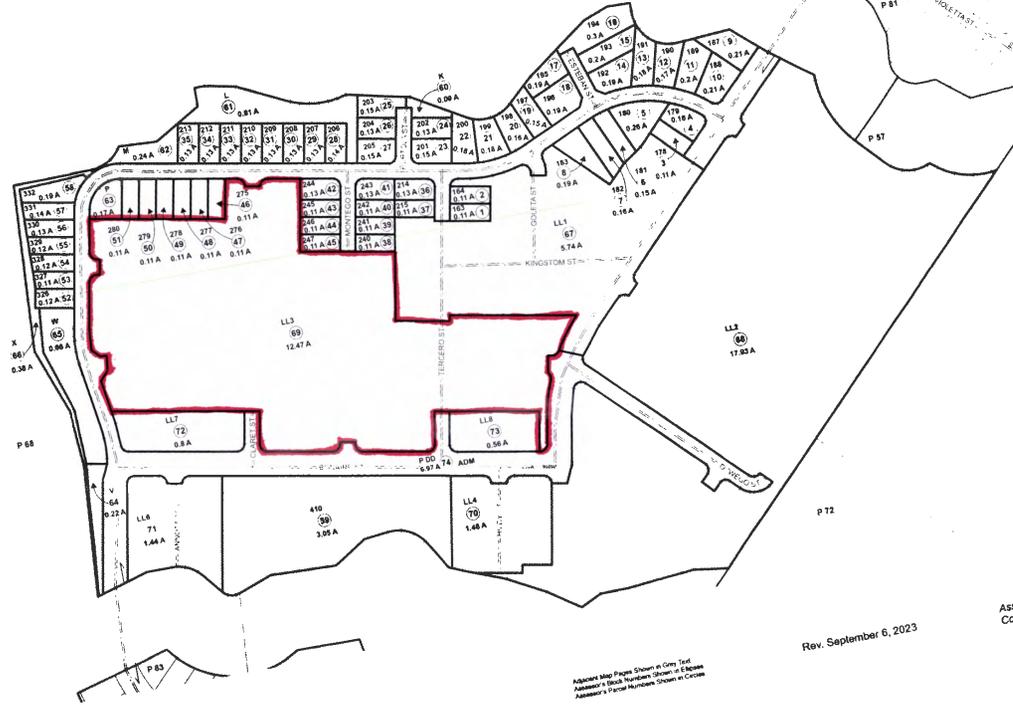


**TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT A - ASSESSORS PARCEL PAGE**

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



FILE COPY

Page 1 of 1

Requested By: David Lewkovich, Printed: 12/14/21

TM-F25-01

Public Record

Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's Office for assessment purposes only. Each individual Assessor's Block Number shown in Exhibit A is not guaranteed. Users should verify terms and characteristics as not guaranteed. Map dated 10/22/21.

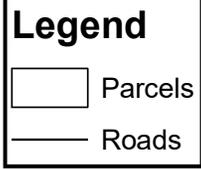
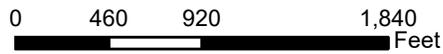
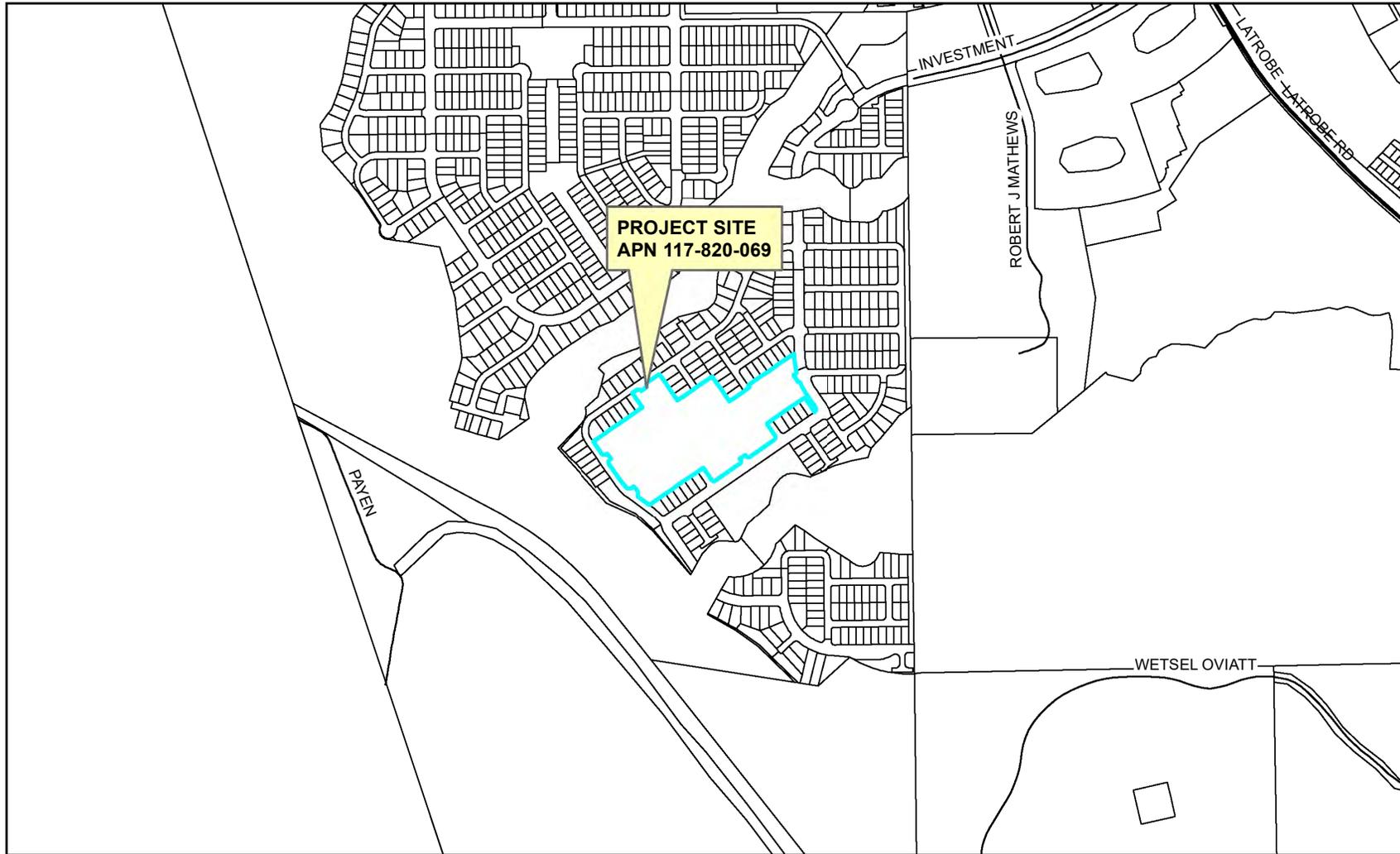
Adjacent Map Pages Shown in Gray Text
Assessor's Block Number Shown in Exhibit A
Assessor's Parcel Number Shown in Circle

Rev. September 6, 2023

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

RECEIVED
MAR 25 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

**TM-F25-0001 CARSON CREEK VILLAGE 11D
EXHIBIT B - LOCATION/VICINITY MAP**



TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT C - FINAL MAP CARSON CREEK VILLAGE 11D

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 R3 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 R3 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 R3 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 PBLQJV GP, 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 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.: _____

FINAL MAP OF
CARSON CREEK
VILLAGE 11D

BEING LOT LL3 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) 366-3303

MAY 2025

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 JUNE, 2024. 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 ENGINEERS 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 117-820-069

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, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT R3, 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-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT C - FINAL MAP CARSON CREEK VILLAGE 11D**

LEGEND

- DIMENSION POINT NOTHING FOUND OR SET
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
- ⊙ SET 1-1/2" C.I.P. STAMPED "LS 6866"
- ⊗ SET SURVEY SPIKE AND WASHER STAMPED "LS 6866"
- ⊗ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
UNLESS STAMP SHOWN OTHERWISE
- ⊙ FOUND 1-1/2" C.I.P. STAMPED "LS 6866"
- ⊗ FOUND SURVEY SPIKE AND WASHER STAMPED "LS 7944"
UNLESS STAMP SHOWN OTHERWISE
- R RADIAL
- Ac. ACRES
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- W.C. WITNESS CORNER
- () RECORD INFORMATION
- VEHICULAR ACCESS RESTRICTION

REFERENCES:

- (1) SUB. K-69
- (2) SUB. K-73
- (3) SUB. K-77

LINE TABLE

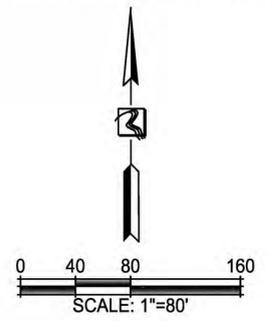
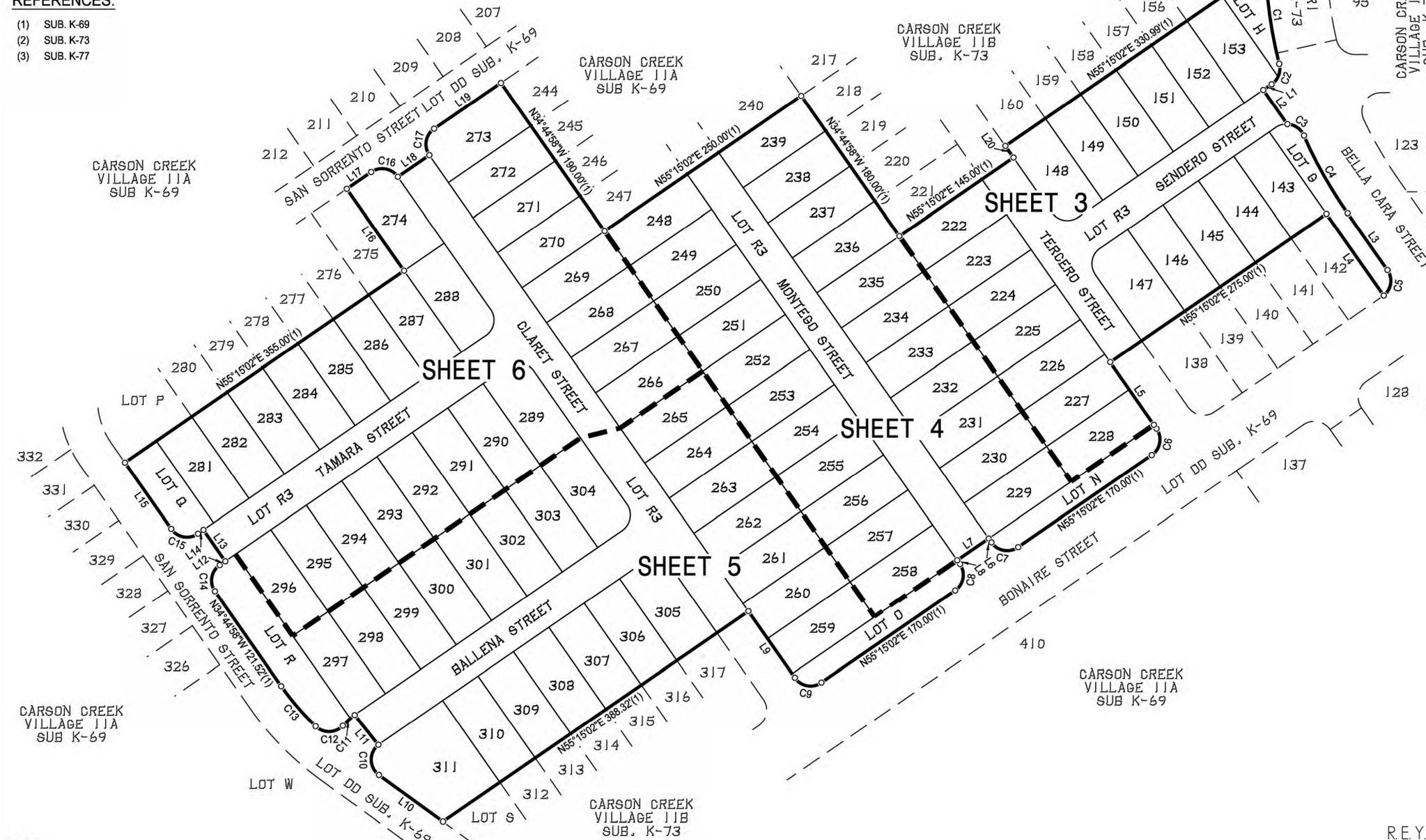
#	BEARING	DISTANCE
L1	N55°15'02"E	10.56'
L2	N34°44'58"W	44.18'
L3	N34°44'58"W	72.91'
L4	N34°44'58"W	104.94'
L5	N34°44'58"W	85.00'
L6	N34°44'58"W	5.00'
L7	N55°15'02"E	40.00'
L8	N34°44'58"W	5.00'
L9	N34°44'58"W	85.00'
L10	N53°52'44"W	82.92'
L11	N38°10'57"W	40.00'
L12	N55°15'02"E	7.00'
L13	N34°44'58"W	40.00'
L14	N55°15'02"E	7.00'
L15	N34°44'58"W	85.00'
L16	N34°44'58"W	105.00'
L17	N55°15'02"E	31.00'
L18	N55°15'02"E	40.00'
L19	N55°15'02"E	85.00'
L20	N34°44'58"W	15.00'

CURVE TABLE

#	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	482'	12°16'59"	N07°57'02"W	103.13'
C2	20'	69°20'34"	N20°34'45"E	22.75'
C3	20'	63°25'46"	N55°18'43"W	21.03'
C4	482'	11°09'08"	N29°10'24"W	93.67'
C5	20'	85°41'56"	N08°06'00"E	27.20'
C6	20'	90°00'00"	N10°15'02"E	28.28'
C7	20'	90°00'00"	N79°44'58"W	28.28'
C8	20'	90°00'00"	N10°15'02"E	28.28'
C9	20'	90°00'00"	N79°44'58"W	28.28'
C10	20'	105°41'47"	N01°01'51"W	31.88'
C11	120'	08°03'29"	N47°47'18"E	16.86'
C12	20'	90°06'50"	N88°48'58"E	28.31'
C13	280'	11°22'39"	N40°26'17"W	55.51'
C14	20'	90°00'00"	N10°15'02"E	28.28'
C15	20'	90°00'00"	N79°44'58"W	28.28'
C16	20'	90°00'00"	N79°44'58"W	28.28'
C17	20'	90°00'00"	N10°15'02"E	28.28'

NOTES:

1. THIS SUBDIVISION CONTAINS 12.47± ACRES GROSS, CONSISTING OF 87 RESIDENTIAL LOTS AND 7 MISCELLANEOUS LOTS AND IS CONSISTENT WITH TENTATIVE MAP 20-0001 APPROVED BY THE PLANNING COMMISSION ON JUNE 10, 2021.
2. LOT 'R3' 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. LOTS G, H, N, O, Q AND R SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
4. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
5. REAR LOT CORNERS ARE MARKED BY EITHER 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" OR 1-1/2" CAPPED IRON PIPES STAMPED "LS 6866". ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, WITNESS CORNERS OF THE SAME CHARACTER AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
6. ALL DISTANCES ON CURVES ARE CHORD DISTANCES. THE SUM OF DIMENSIONS ALONG LINES OR CURVES SHOWN HEREON MAY NOT EQUAL THE OVERALL DIMENSION THEREOF DUE TO ROUNDING.
7. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT No. E95011.045, DATED FEBRUARY 13, 2020.
8. THE HERITAGE AT CARSON CREEK WILDLAND 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.



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF CARSON CREEK VILLAGE 11A, SUB. K-69.

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

BEING LOT LL3 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) 366-3303

MAY 2025

SHEET 2 OF 6

NOTE:

SEE SHEETS 3-6 FOR MONUMENTATION OF BOUNDARY, LOTS AND STREET CENTERLINES WITHIN THIS FINAL MAP.

SHEET INDEX & BOUNDARY

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT C - FINAL MAP CARSON CREEK VILLAGE 11D

CURVE TABLE

#	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	20'	69°20'34"	N20°34'45"E	22.75'
C2	20'	38°35'45"	N05°12'21"E	13.22'
C3	20'	30°44'48"	N39°52'38"E	10.60'
C4	100'	17°07'34"	N63°48'49"E	29.78'
C5	450'	4°53'16"	N15°10'45"W	38.38'
C6	450'	17°07'34"	N26°11'11"W	134.01'
C7	20'	101°09'08"	N74°10'24"W	30.90'



FINAL MAP OF
CARSON CREEK
VILLAGE 11D

BEING LOT LL3 OF SUB. K-69
PORTIONS OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

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MAY 2025

SHEET 3 OF 6

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT C - FINAL MAP CARSON CREEK VILLAGE 11D

CARSON CREEK VILLAGE 11A SUB. K-69

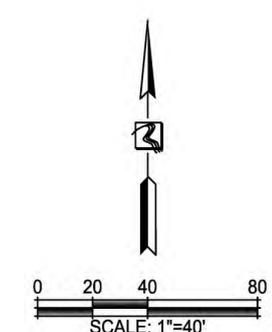
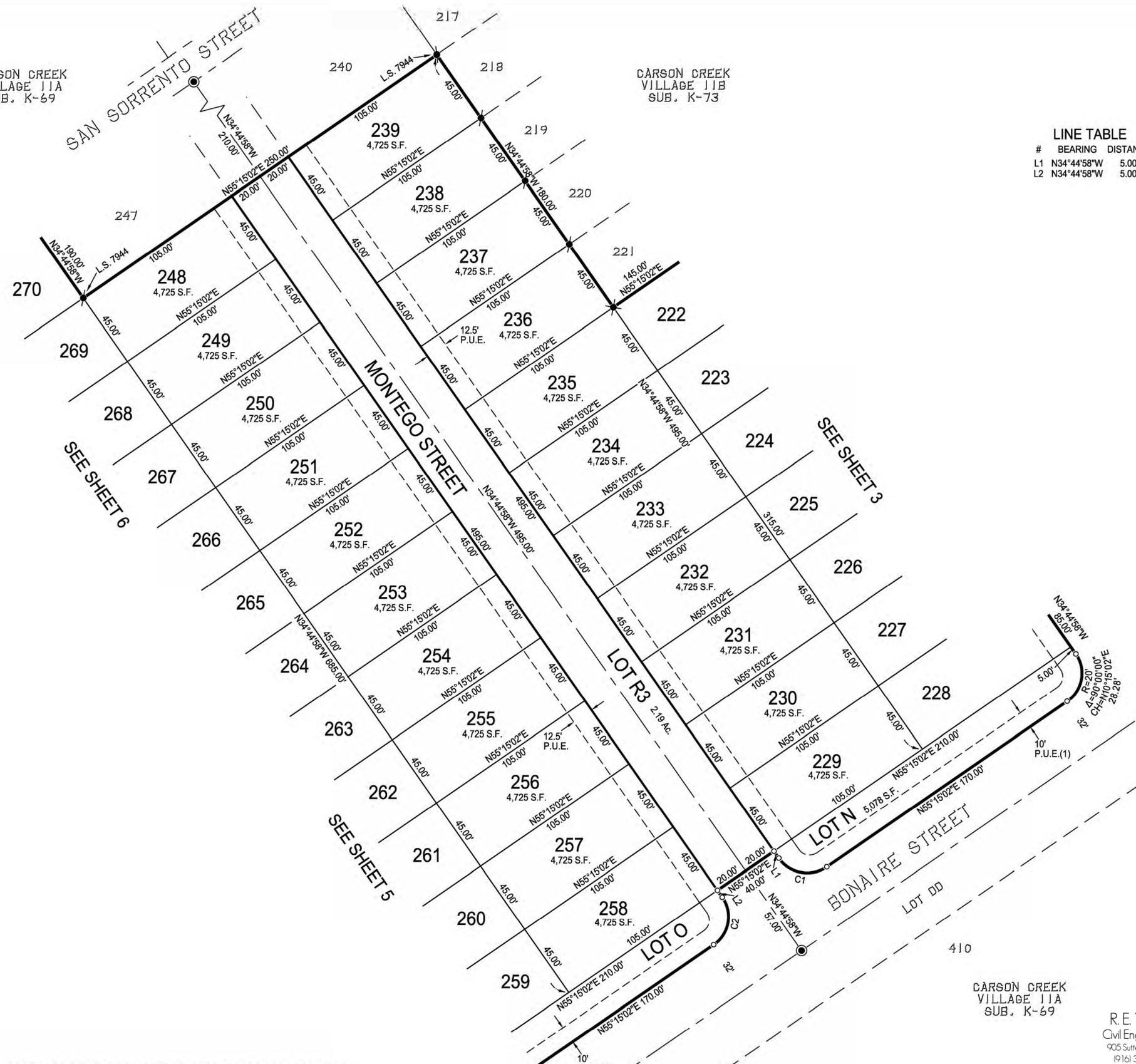
CARSON CREEK VILLAGE 11B SUB. K-73

LINE TABLE

#	BEARING	DISTANCE
L1	N34°44'58"W	5.00'
L2	N34°44'58"W	5.00'

CURVE TABLE

#	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	20'	90°00'00"	N79°44'58"W	28.28'
C2	20'	90°00'00"	N10°15'02"E	28.28'



FINAL MAP OF
CARSON CREEK
VILLAGE 11D

BEING LOT LL3 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
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(916) 366-3040 Fax (916) 366-3303

MAY 2025

SHEET 4 OF 6

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

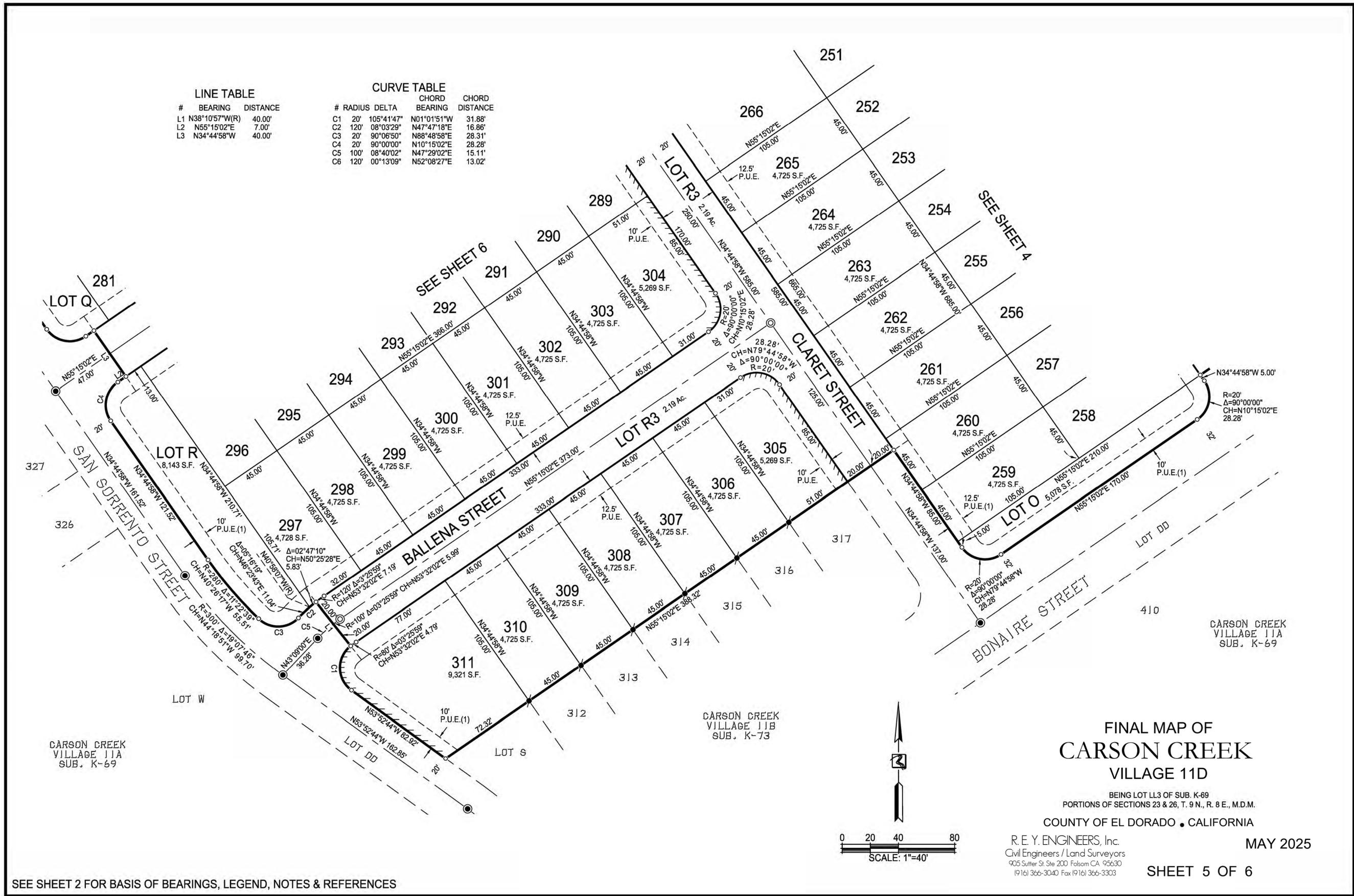
TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT C - FINAL MAP CARSON CREEK VILLAGE 11D

LINE TABLE

#	BEARING	DISTANCE
L1	N38°10'57"W(R)	40.00'
L2	N55°15'02"E	7.00'
L3	N34°44'58"W	40.00'

CURVE TABLE

#	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	20'	105°41'47"	N01°01'51"W	31.88'
C2	120'	08°03'29"	N47°47'18"E	16.86'
C3	20'	90°06'50"	N88°48'58"E	28.31'
C4	20'	90°00'00"	N10°15'02"E	28.28'
C5	100'	08°40'02"	N47°29'02"E	15.11'
C6	120'	00°13'09"	N52°08'27"E	13.02'



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

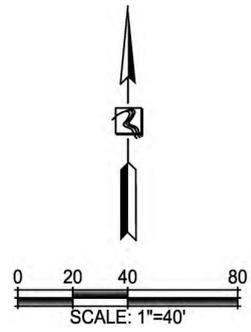
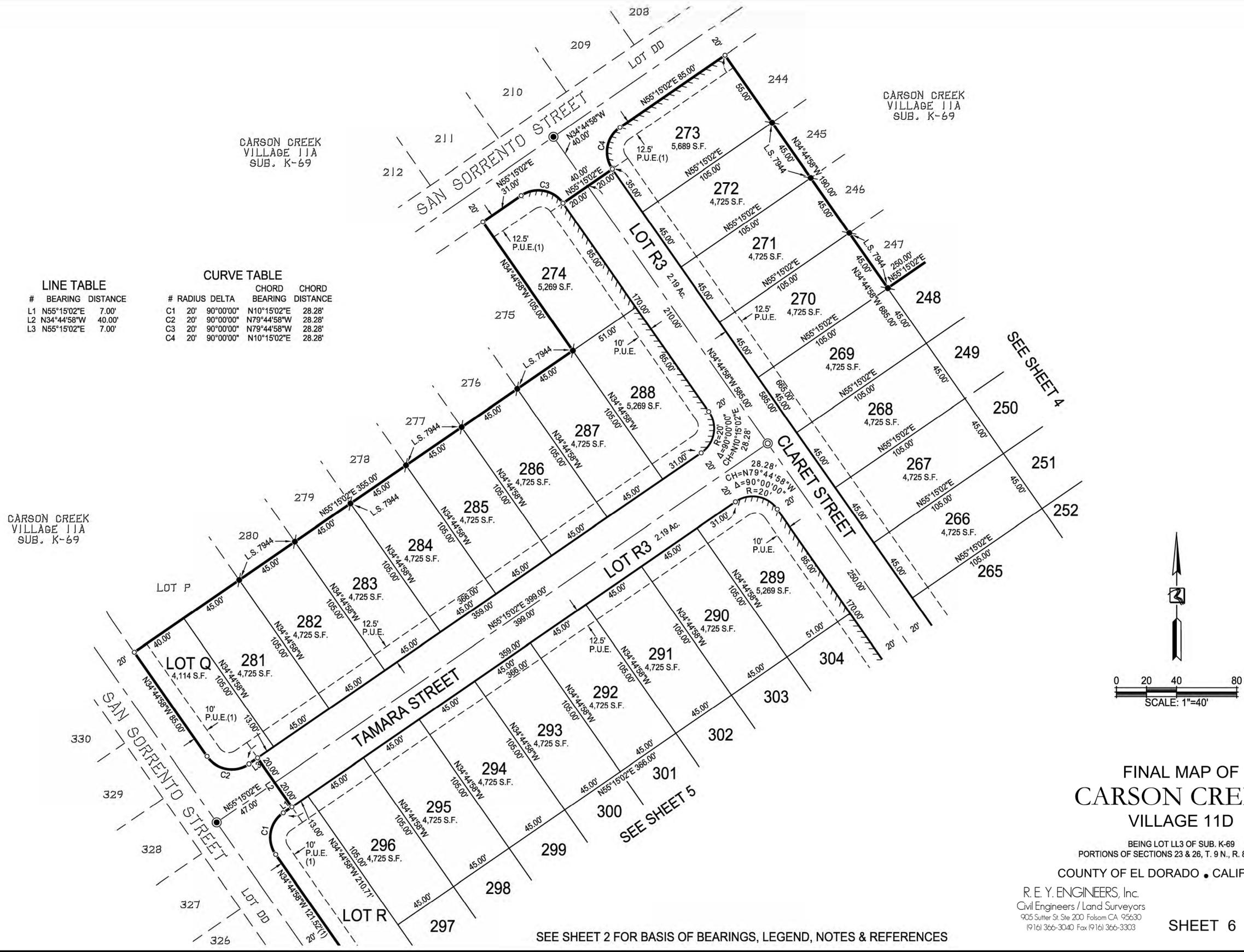
TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT C - FINAL MAP CARSON CREEK VILLAGE 11D

LINE TABLE

#	BEARING	DISTANCE
L1	N55°15'02"E	7.00'
L2	N34°44'58"W	40.00'
L3	N55°15'02"E	7.00'

CURVE TABLE

#	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	20'	90°00'00"	N10°15'02"E	28.28'
C2	20'	90°00'00"	N79°44'58"W	28.28'
C3	20'	90°00'00"	N79°44'58"W	28.28'
C4	20'	90°00'00"	N10°15'02"E	28.28'



FINAL MAP OF
CARSON CREEK
VILLAGE 11D

BEING LOT LL3 OF SUB. K-69
PORTIONS 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

MAY 2025

SHEET 6 OF 6

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

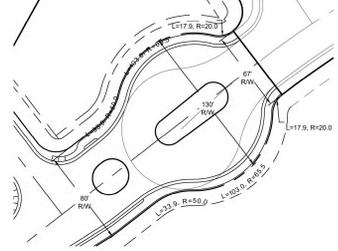
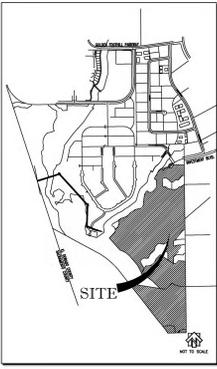
HERITAGE AT CARSON CREEK

TENTATIVE SUBDIVISION MAP
 EL DORADO COUNTY, CALIFORNIA
 MAY 2021

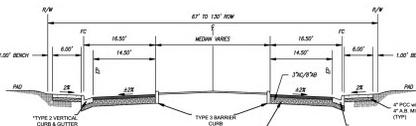
905 Sutter Street, Suite 200, Folsom, CA 95630
 916.356.3340 Fax 916.356.3321
R.E.Y. ENGINEERS, INC.
 Civil Engineers and Land Surveyors (L.S. 1249)



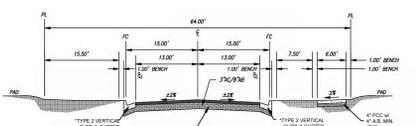
SCALE IN FEET



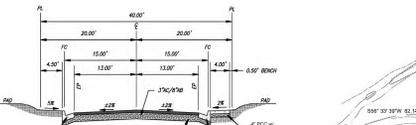
RESIDENTIAL COLLECTOR ENTRY DETAIL
 SCALE: N.T.S.



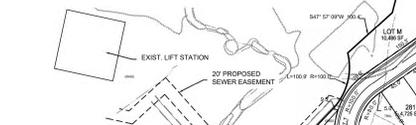
TYPICAL SECTION
 RESIDENTIAL COLLECTOR ENTRY
 67' TO 130'
 RIGHT-OF-WAY-INTRACT
 SCALE: N.T.S.



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) 746-6500

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
 R09 OF SEC-23&26, T.3N., R.9E., M.D.M.

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

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

EXISTING/PROPOSED ZONING
 IND & R&D & PARK/SEHD-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 HILLS FIRE DISTRICT

FIRE PROTECTION
 EL DORADO HILLS FIRE DISTRICT

DATE OF PREPARATION
 MAY 2021

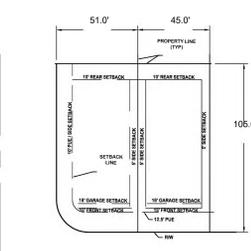
PARK AND RECREATION
 EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
 RESCUE UNION SCHOOL DISTRICT

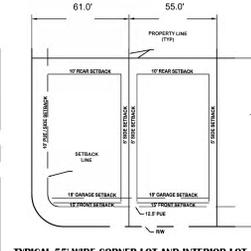
ENGINEERS CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
 THIS TENTATIVE SUBDIVISION MAP FOR HERITAGE AT CARSON CREEK
 OF THE "CARSON CREEK" SPECIFIC PLAN HAS BEEN DESIGNED IN
 ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES
 ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID D. SAGAN R.C.E. 65506 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 SUBDIVIDER
 SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR
 CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS
 PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION
 66406.1)



TYPICAL 45' WIDE CORNER LOT AND INTERIOR LOT
 SCALE: 1"=40'



TYPICAL 55' WIDE CORNER LOT AND INTERIOR LOT
 SCALE: 1"=40'

LAND USE SUMMARY

RESIDENTIAL LOTS (409 - ARU'S) &	
LANDSCAPE/WATER QUALITY (29 LOTS - (LOTS A-CC))	83.4± AC.
RESIDENTIAL LOT 410 (CLUBHOUSE SITE)	3.9± AC.
TOTAL SINGLE FAMILY RESIDENTIAL:	86.4± AC.
OPEN SPACE (LOTS EE & FF)	
LOCAL COMMERCIAL (LOT DD)	13.5± AC.
PARK (LOT GG)	1.7± AC.
INVESTMENT BLVD	30.0± AC.
EXISTING ROADWAY (APN 117-680-016)	0.56± AC.
TOTAL:	443 LOTS 132.1± AC.

* 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/ADVISORY DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/ADVISORY DATE: _____

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A

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 PBLOJV 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.

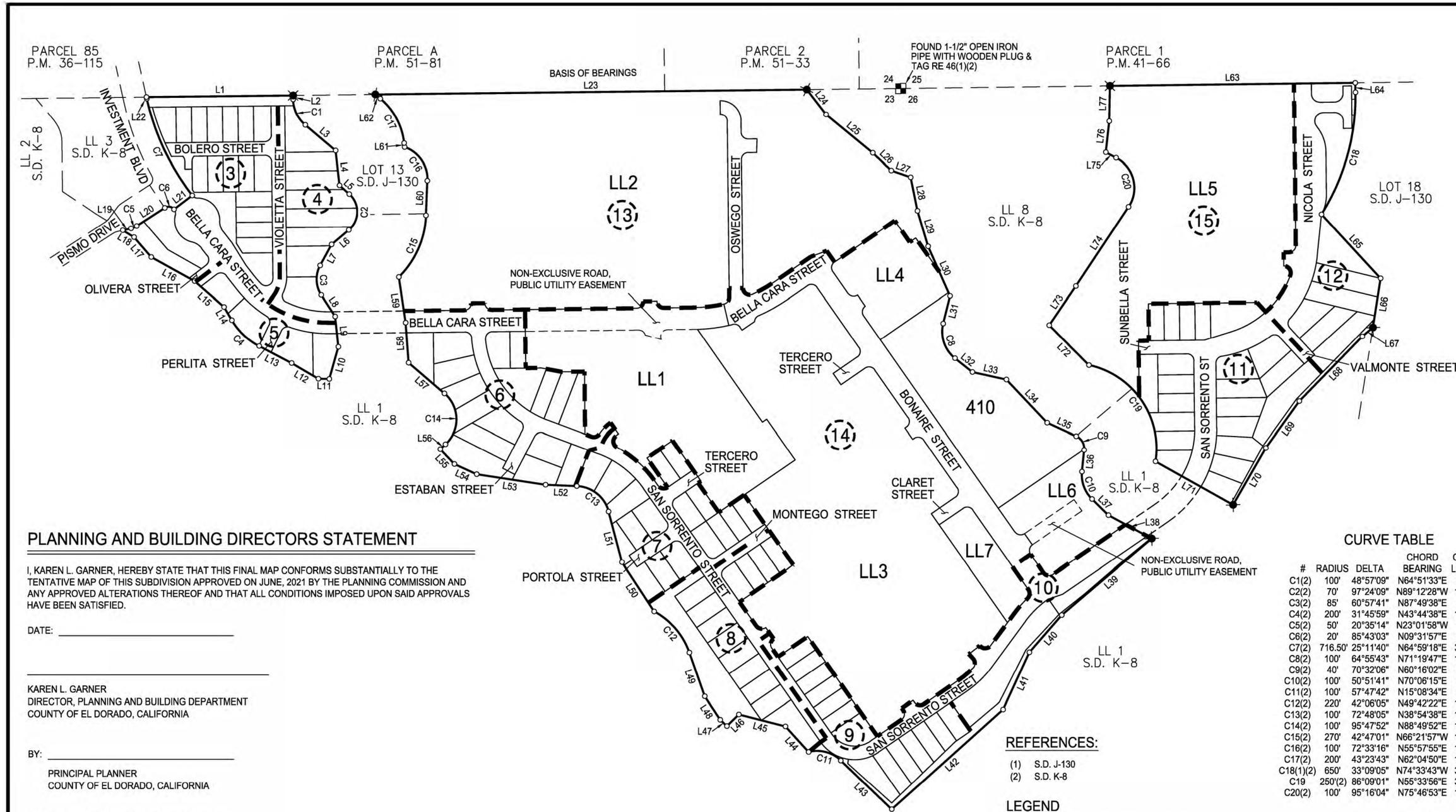
COUNTY OF EL DORADO • CALIFORNIA

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



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°12'28"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

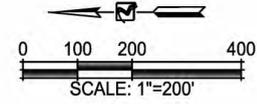
#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1(2)	100'	48°57'09"	N64°51'33"E	82.86'
C2(2)	70'	97°24'09"	N89°12'28"W	105.18'
C3(2)	85'	60°57'41"	N87°49'38"E	86.23'
C4(2)	200'	31°45'59"	N43°44'38"E	109.47'
C5(2)	50'	20°35'14"	N23°01'58"W	17.87'
C6(2)	20'	85°43'03"	N09°31'57"E	27.21'
C7(2)	716.50'	25°11'40"	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 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
- (8) 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

R. E. Y. ENGINEERS, Inc.
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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.

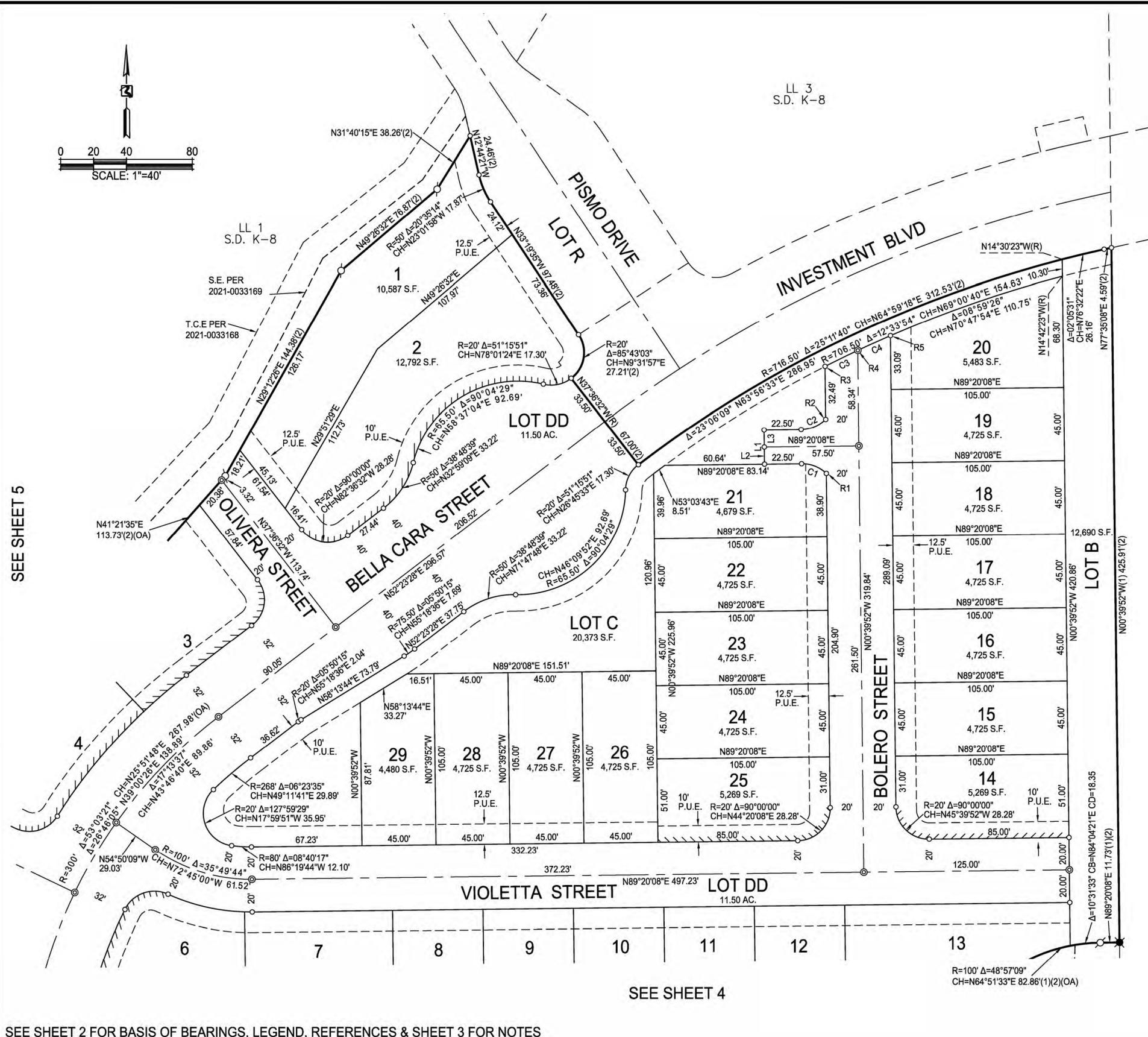
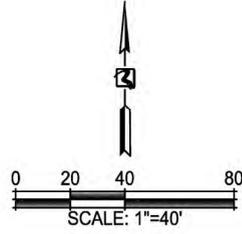
ABANDONMENT OF EASEMENTS:

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



LINE TABLE

#	BEARING	LENGTH
L1	N00°39'52"W	21.00'
L2	N00°39'52"W	10.50'
L3	N00°39'52"W	10.50'

CURVE TABLE

#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	21.50'	44°14'27"	N68°32'39"W	16.19'
C2	21.50'	44°14'27"	N67°12'54"E	16.19'
C3	706.50'	01°48'01"	N63°37'43"E	22.20'
C4	706.50'	01°48'28"	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.

SEE SHEET 5

SEE SHEET 4

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

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

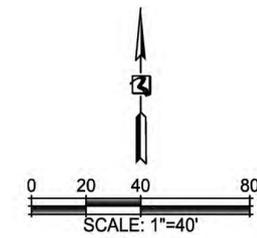
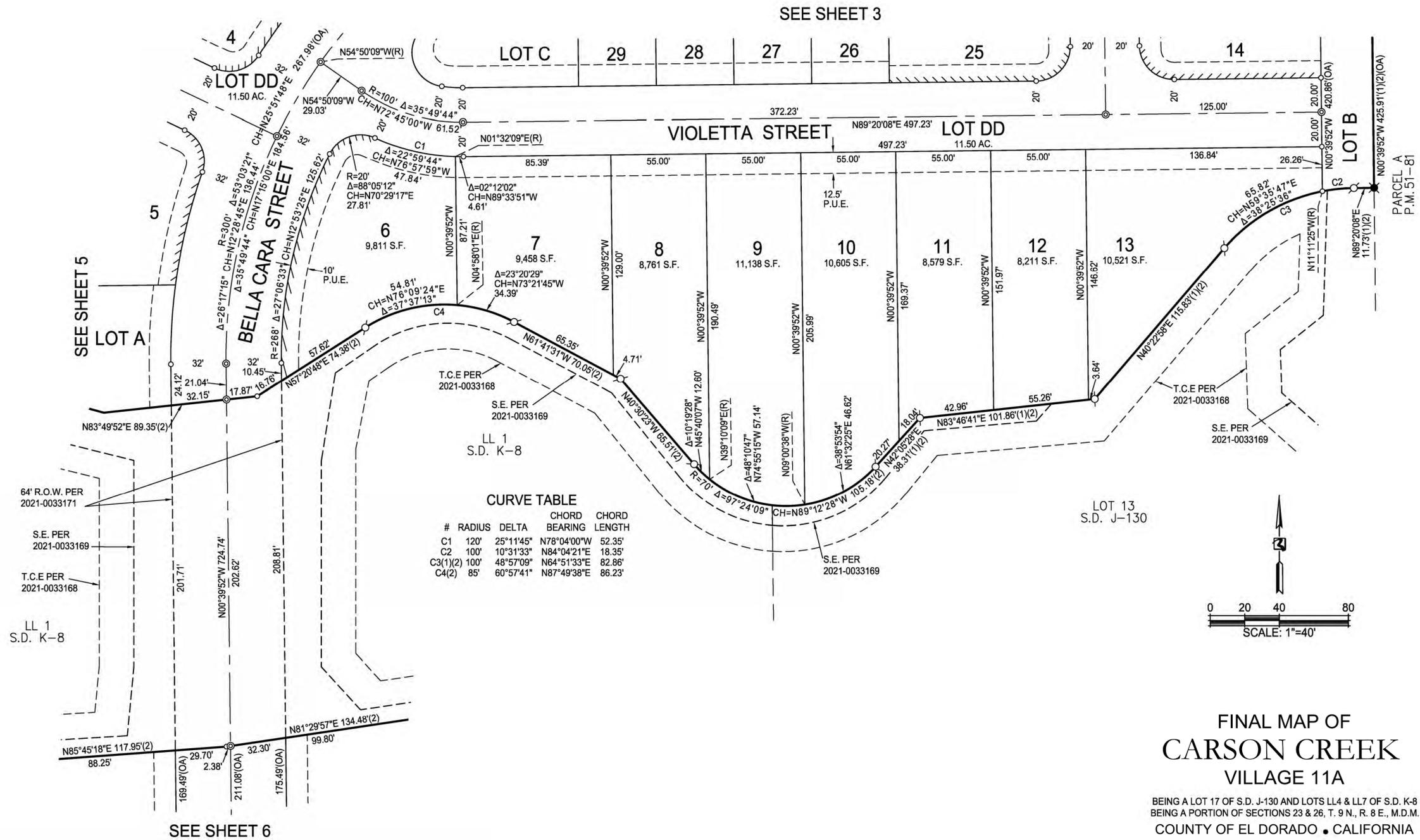
BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO • CALIFORNIA

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Civil Engineers / Land Surveyors
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APRIL 2023

SHEET 3 OF 15 7310.028

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



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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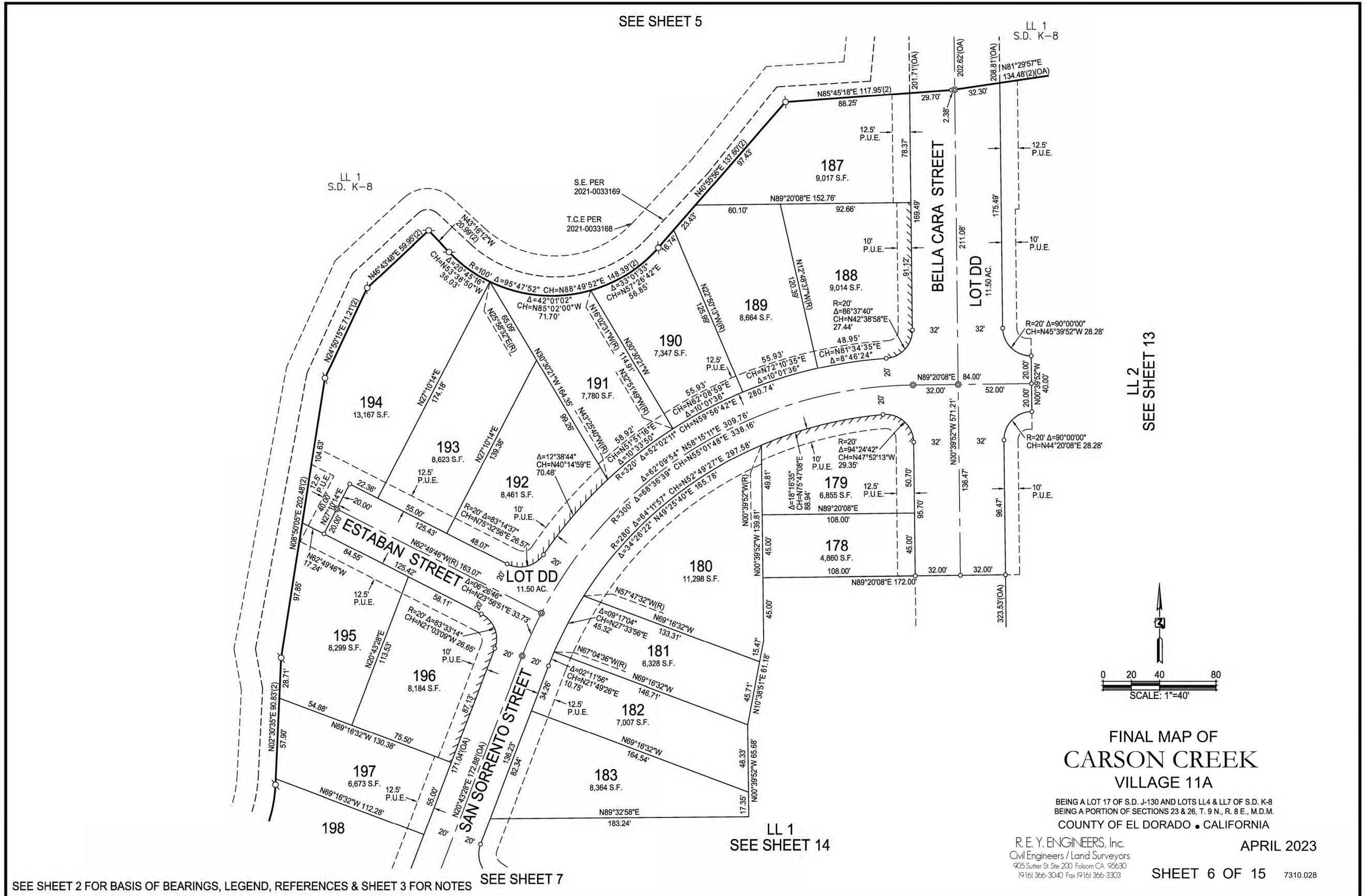
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SHEET 4 OF 15 7310.028

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



FINAL MAP OF
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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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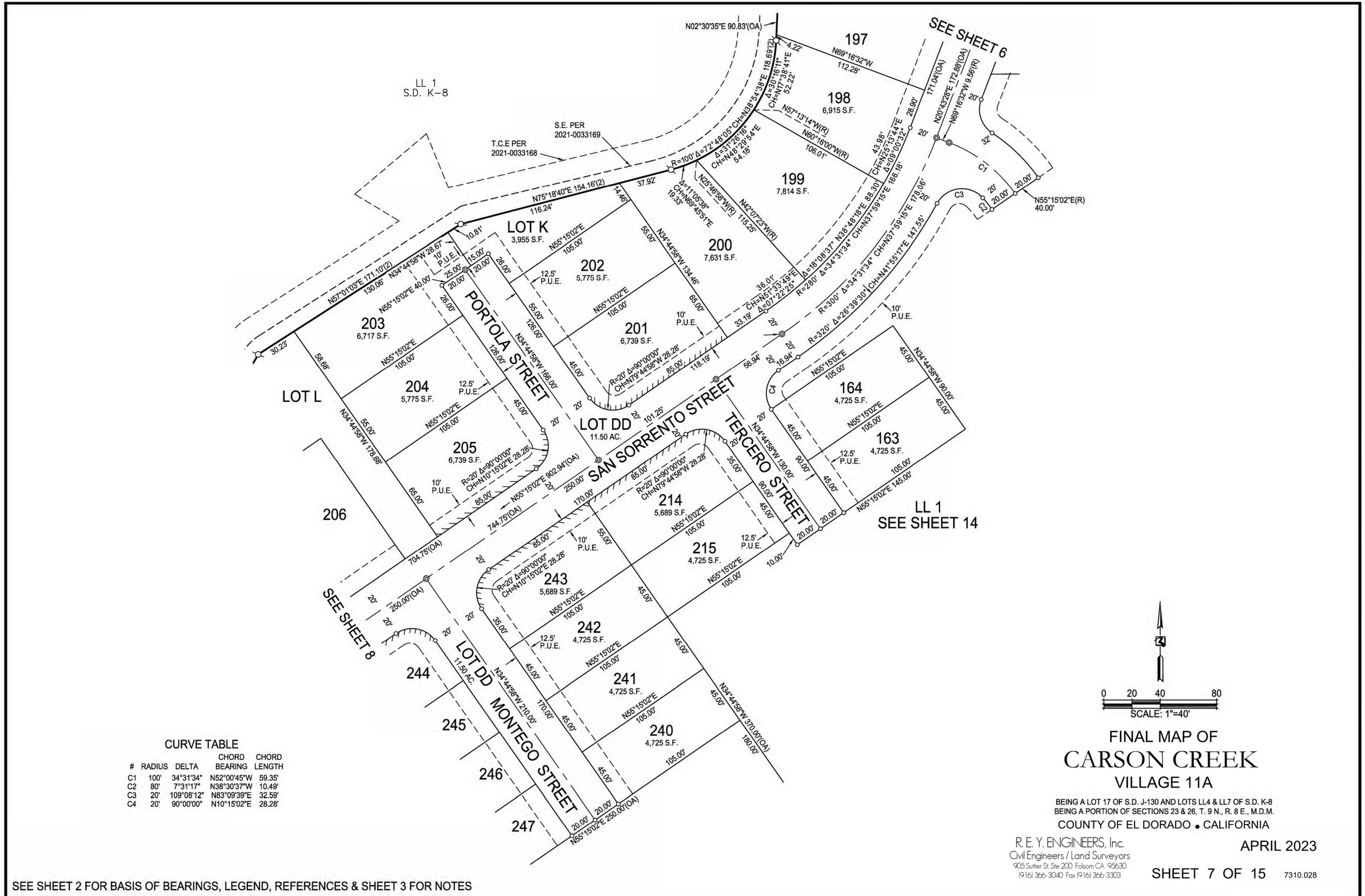
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SHEET 6 OF 15 7310.028

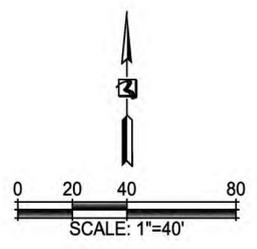
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES SEE SHEET 7

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



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

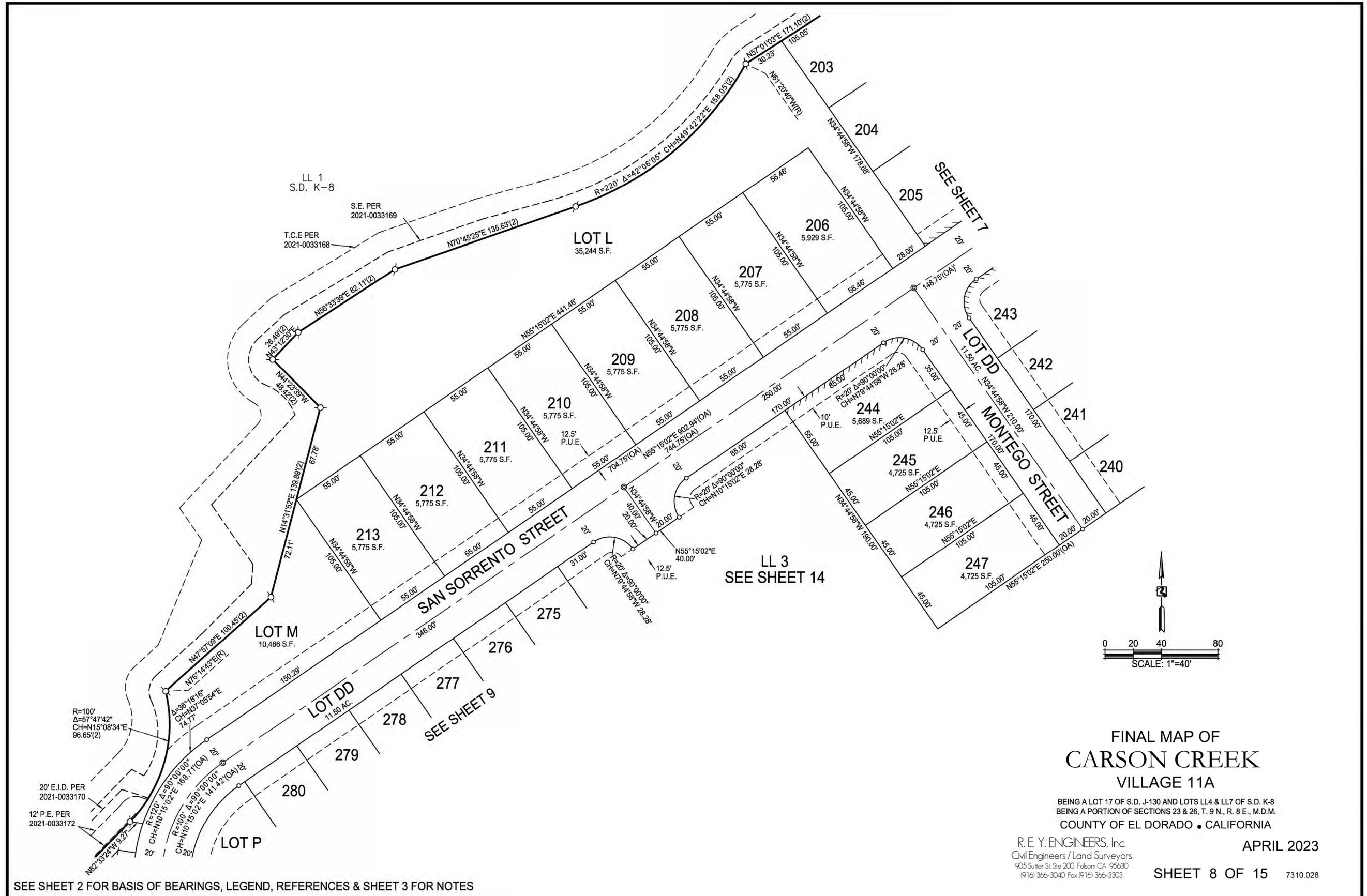
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SHEET 7 OF 15 7310.028

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



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

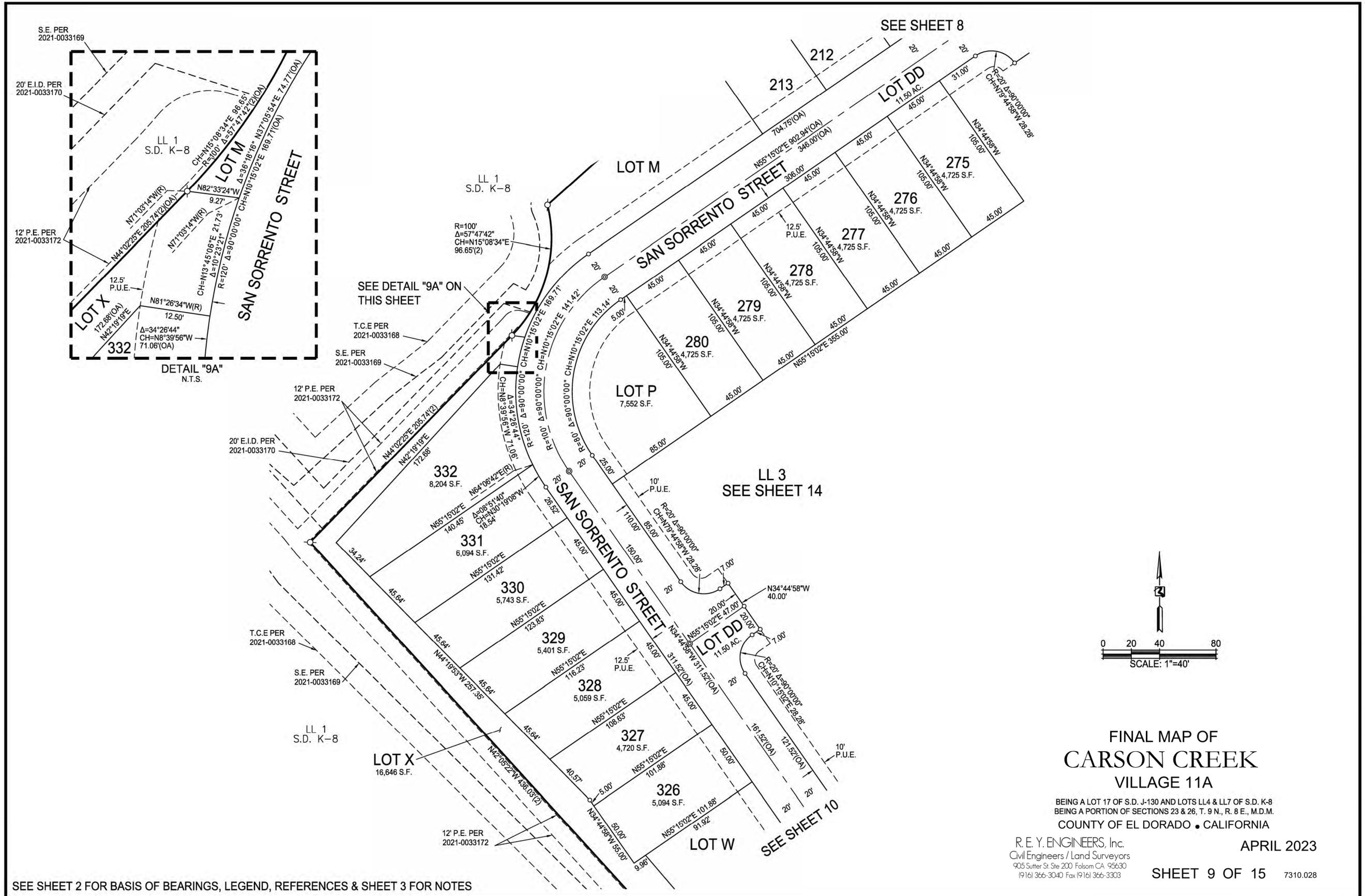
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SHEET 8 OF 15 7310.028

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



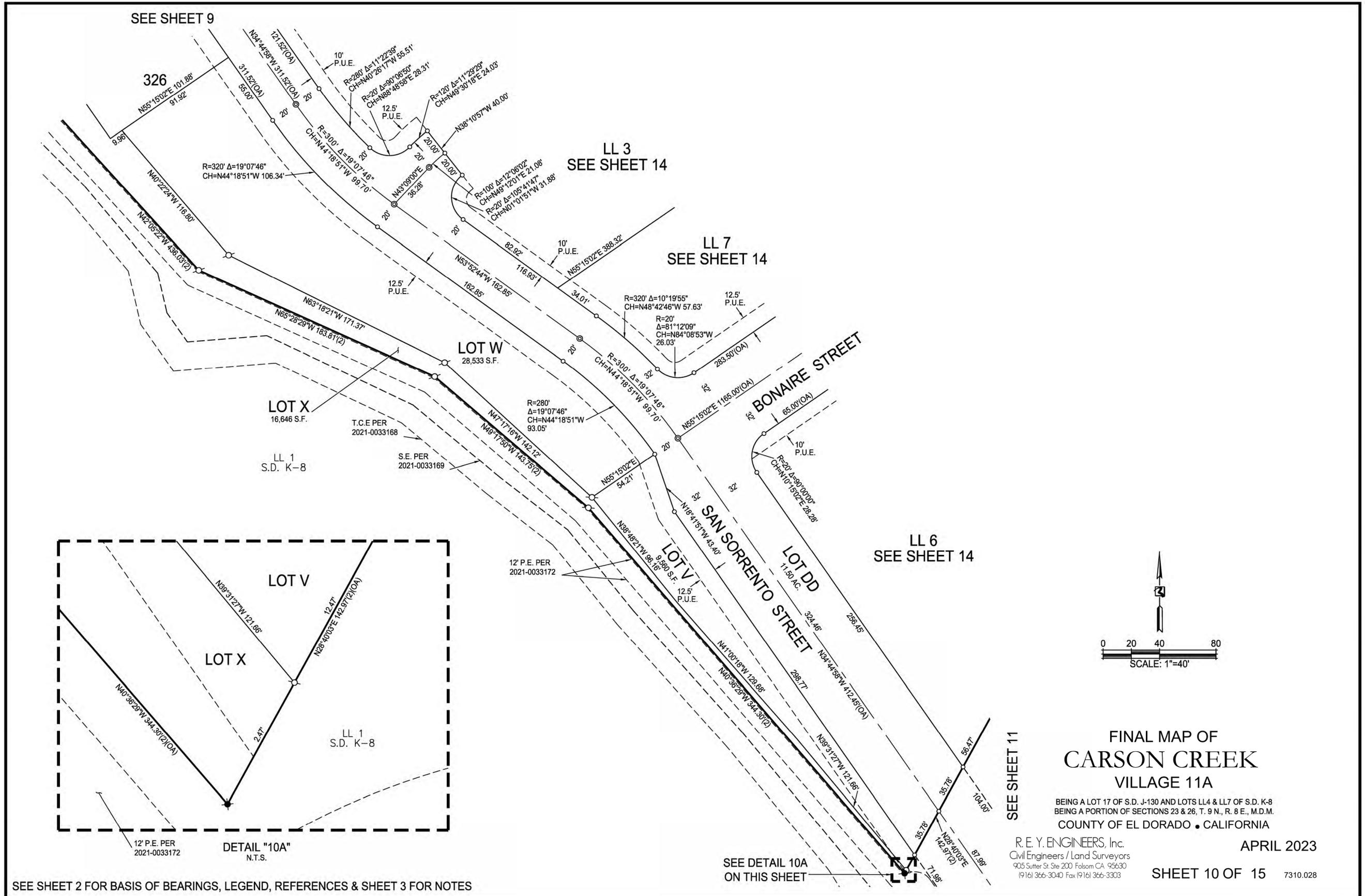
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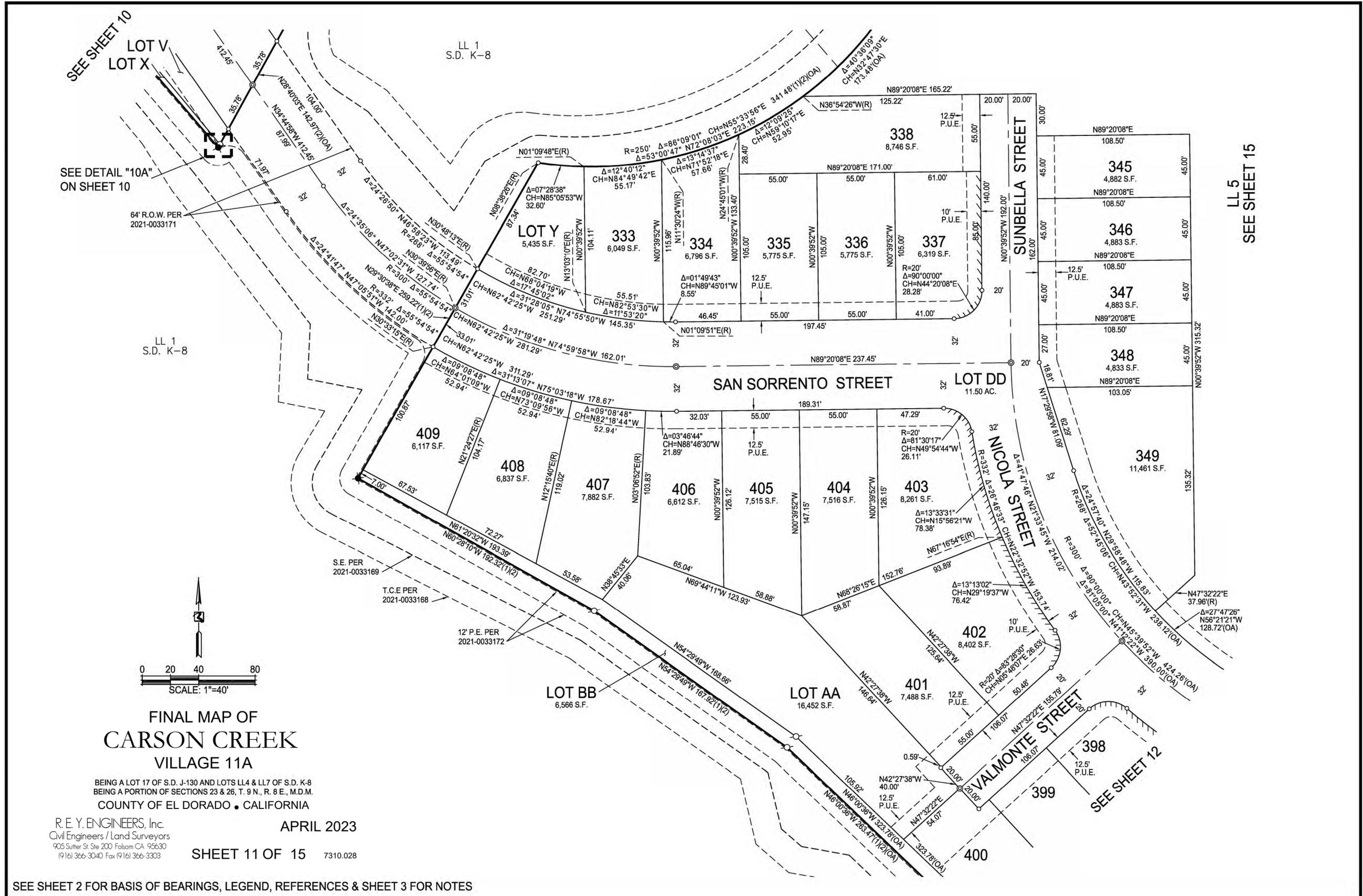
SHEET 9 OF 15 7310.028

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A

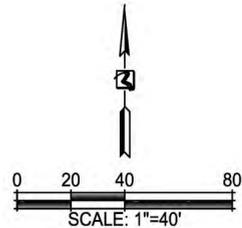


SEE SHEET 10
LOT V
LOT X

SEE DETAIL "10A"
ON SHEET 10

64' R.O.W. PER
2021-0033171

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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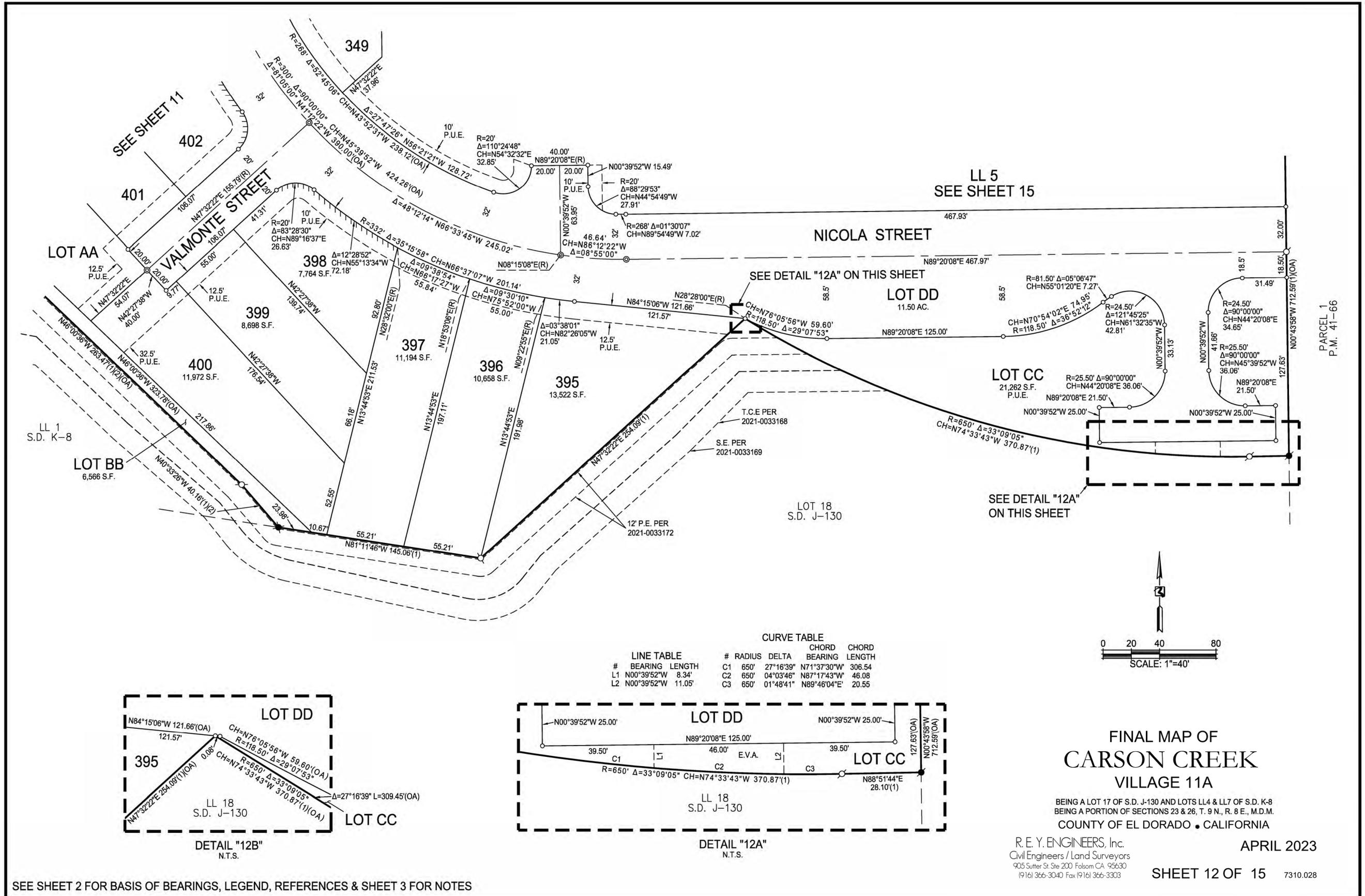
SHEET 11 OF 15 7310.028

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

LL 5
SEE SHEET 15

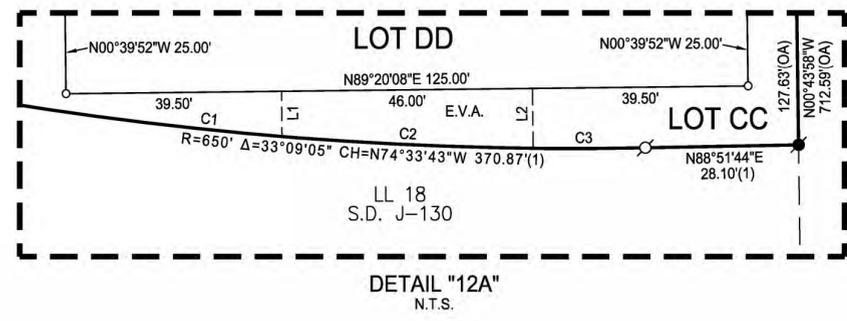
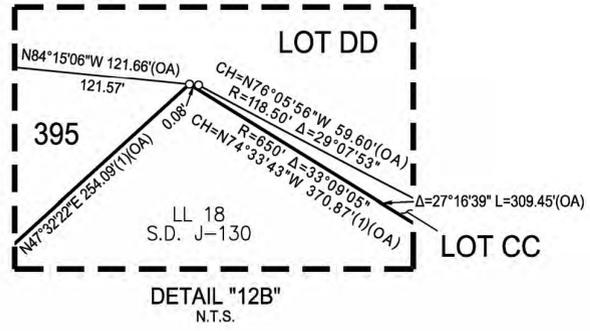
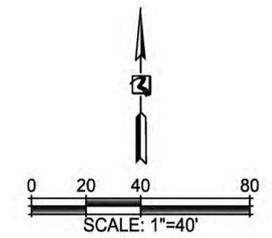
SEE SHEET 12

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



CURVE TABLE

#	BEARING	LENGTH	#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO • CALIFORNIA

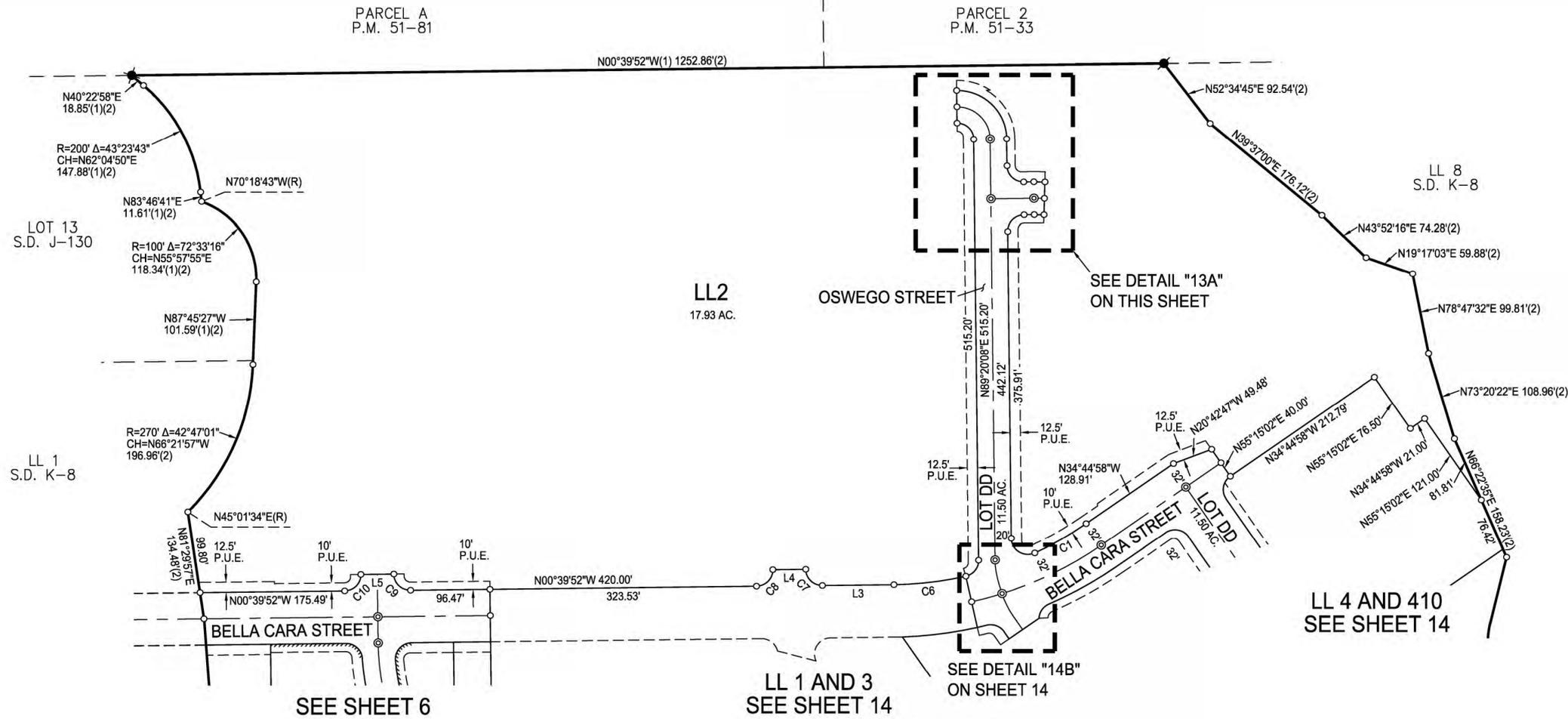
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APRIL 2023

SHEET 12 OF 15 7310.028

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



SEE SHEET 15

LL 4 AND 410
SEE SHEET 14

LL 1 AND 3
SEE SHEET 14

SEE SHEET 6

SEE DETAIL "14B"
ON SHEET 14

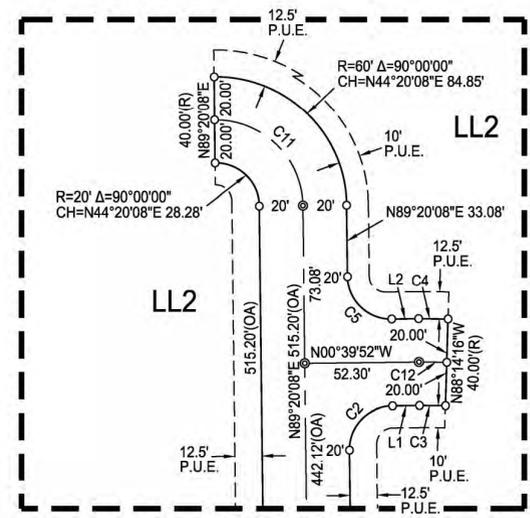
SEE DETAIL "13A"
ON THIS SHEET

CURVE TABLE

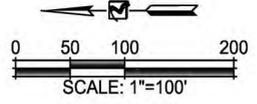
#	RADIUS	DELTA	BEARING	CHORD	CHORD
C1	418'	09°52'20"	N29°48'48"W	71.93'	
C2	20'	90°00'00"	N45°39'52"W	28.28'	
C3	280'	02°25'36"	N00°32'56"E	11.86'	
C4	320'	02°25'36"	N00°32'56"E	13.55'	
C5	20'	90°00'00"	N44°20'08"E	28.28'	
C6	418'	12°04'15"	N06°42'00"W	87.90'	
C7	20'	90°00'00"	N44°20'08"E	28.28'	
C8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

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'



DETAIL "13A"
N.T.S.



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

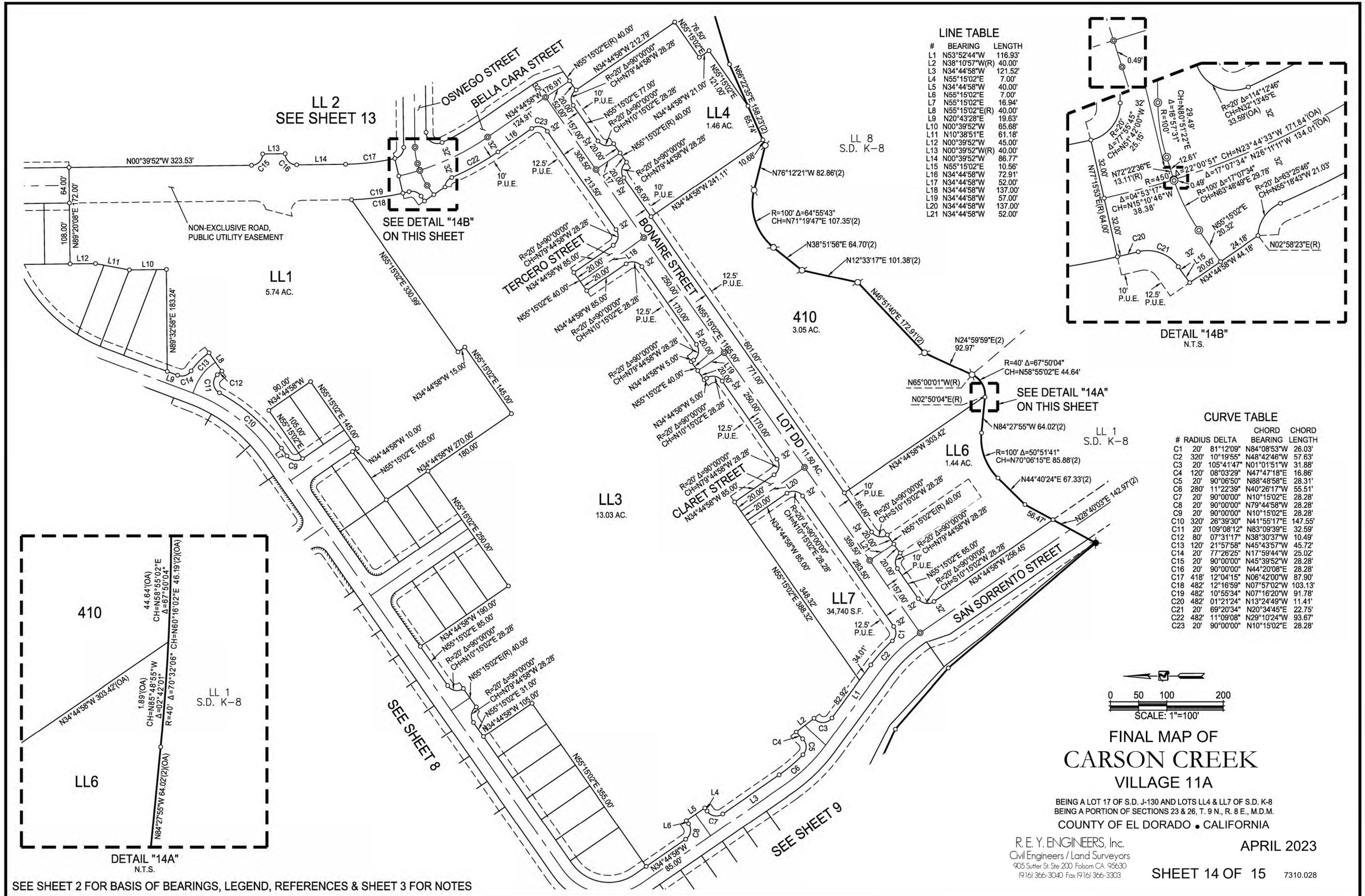
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APRIL 2023

SHEET 13 OF 15 7310.028

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



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

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

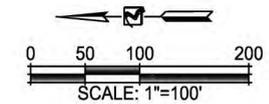
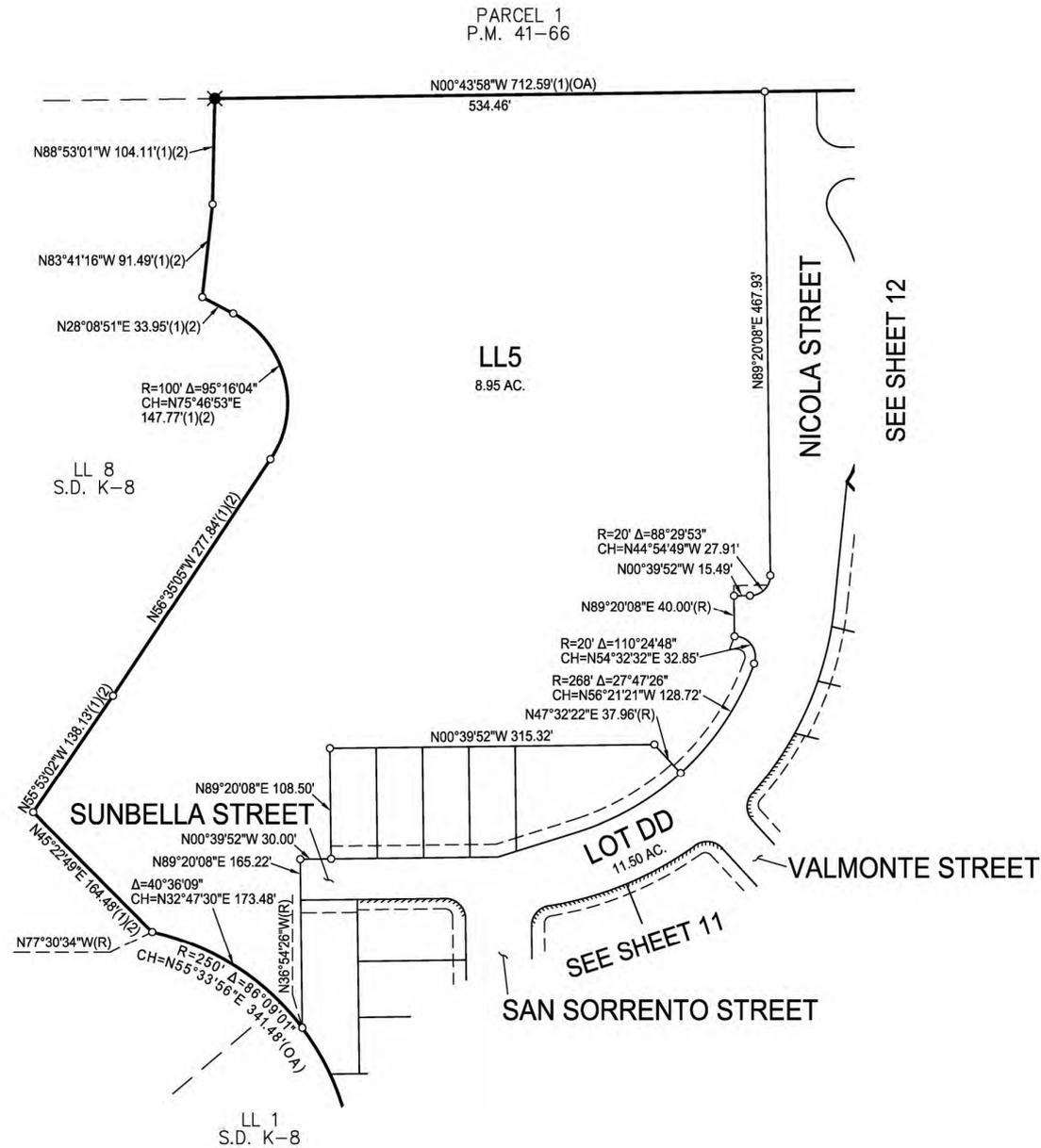
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BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO • CALIFORNIA

APRIL 2023

SHEET 14 OF 15 7310.028

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT E - FINAL MAP CARSON CREEK VILLAGE 11A



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 15 OF 15 7310.028

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

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT F - FINAL MAP CARSON CREEK VILLAGE 11B

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 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.: _____

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 APNS 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

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SHEET 1 OF 8 7310.028

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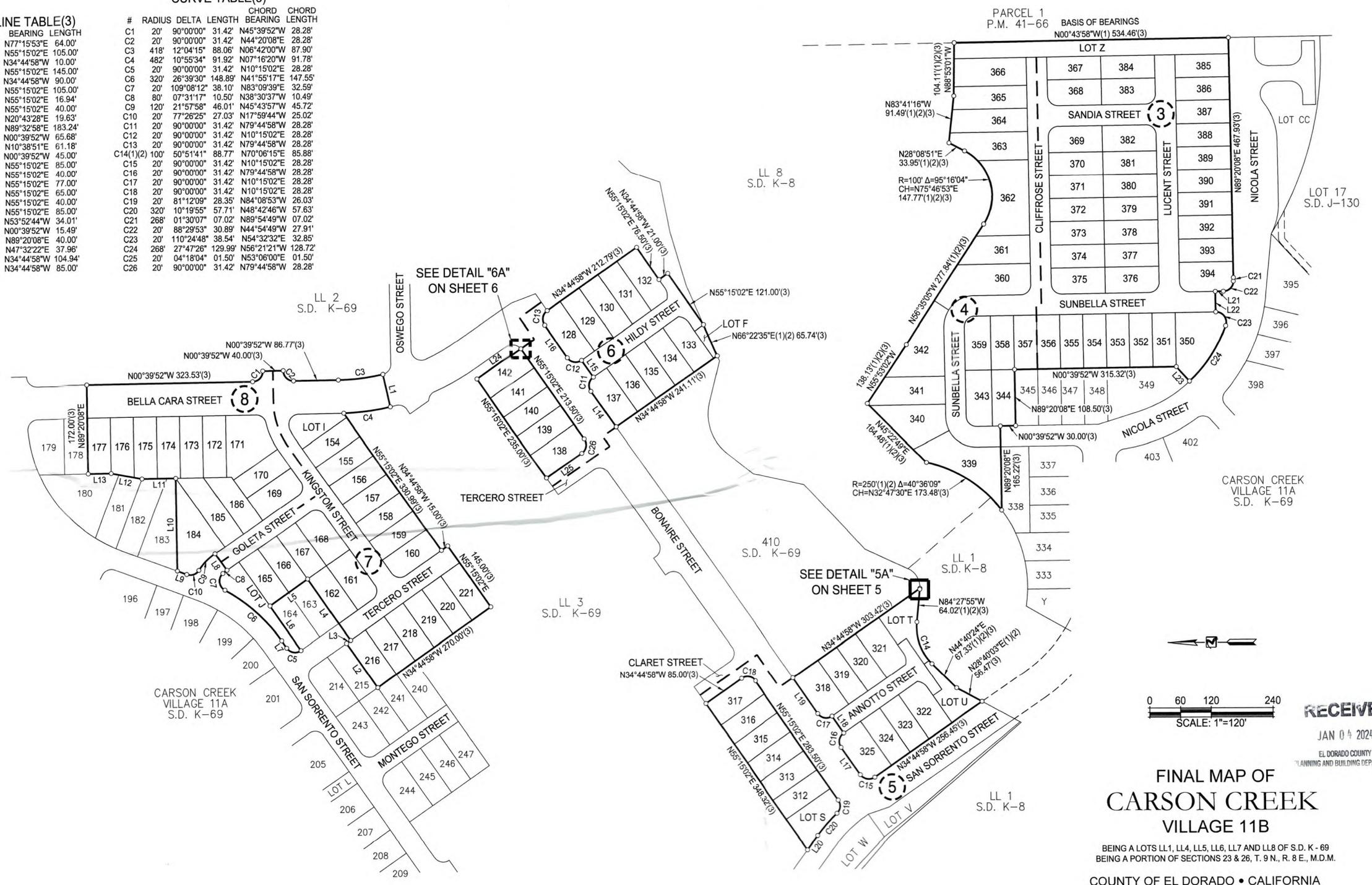
TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT F - FINAL MAP CARSON CREEK VILLAGE 11B

CURVE TABLE(3)

#	BEARING	LENGTH	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	31.42	N45°39'52"W	28.28'				
C2	90°00'00"	31.42	N44°20'08"E	28.28'				
C3	418°12'04"15"	88.06'	N06°42'00"W	87.90'				
C4	482°10'55"34"	91.92'	N07°16'20"W	91.78'				
C5	20°90'00"00"	31.42'	N10°15'02"E	28.28'				
C6	320°26'39"30"	148.89'	N41°55'17"E	147.55'				
C7	20°109°08'12"	38.10'	N83°09'39"E	32.59'				
C8	80°07'31"17"	10.50'	N38°30'37"W	10.49'				
C9	120°21'57"58"	46.01'	N45°43'57"W	45.72'				
C10	20°77'26"25"	27.03'	N17°59'44"W	25.02'				
C11	20°90°00'00"	31.42'	N79°44'58"W	28.28'				
C12	20°90°00'00"	31.42'	N10°15'02"E	28.28'				
C13	20°90°00'00"	31.42'	N79°44'58"W	28.28'				
C14(1)(2)	100°50'51"41"	88.77'	N70°06'15"E	85.88'				
C15	20°90°00'00"	31.42'	N10°15'02"E	28.28'				
C16	20°90°00'00"	31.42'	N79°44'58"W	28.28'				
C17	20°90°00'00"	31.42'	N10°15'02"E	28.28'				
C18	20°90°00'00"	31.42'	N10°15'02"E	28.28'				
C19	20°81°12'09"	28.35'	N84°08'53"W	26.03'				
C20	320°10°19'55"	57.71'	N48°42'46"W	57.63'				
C21	268°01°30'07"	07.02'	N89°54'49"W	07.02'				
C22	20°88°29'53"	30.89'	N44°54'49"W	27.91'				
C23	20°110°24'48"	38.54'	N54°32'32"E	32.85'				
C24	268°27°47'26"	129.99'	N56°21'21"W	128.72'				
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'				

LINE TABLE(3)

#	BEARING	LENGTH
L1	N77°15'53"E	64.00'
L2	N55°15'02"E	105.00'
L3	N34°44'58"W	10.00'
L4	N55°15'02"E	145.00'
L5	N34°44'58"W	90.00'
L6	N55°15'02"E	105.00'
L7	N55°15'02"E	16.94'
L8	N55°15'02"E	40.00'
L9	N20°43'28"E	19.63'
L10	N89°32'58"E	183.24'
L11	N00°39'52"W	65.68'
L12	N10°38'51"E	61.18'
L13	N00°39'52"W	45.00'
L14	N55°15'02"E	85.00'
L15	N55°15'02"E	40.00'
L16	N55°15'02"E	77.00'
L17	N55°15'02"E	65.00'
L18	N55°15'02"E	40.00'
L19	N55°15'02"E	85.00'
L20	N53°52'44"W	34.01'
L21	N00°39'52"W	15.49'
L22	N89°20'08"E	40.00'
L23	N47°32'22"E	37.96'
L24	N34°44'58"W	104.94'
L25	N34°44'58"W	85.00'



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SCALE: 1"=120'

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

BEING A LOTS LL1, LL4, LL5, 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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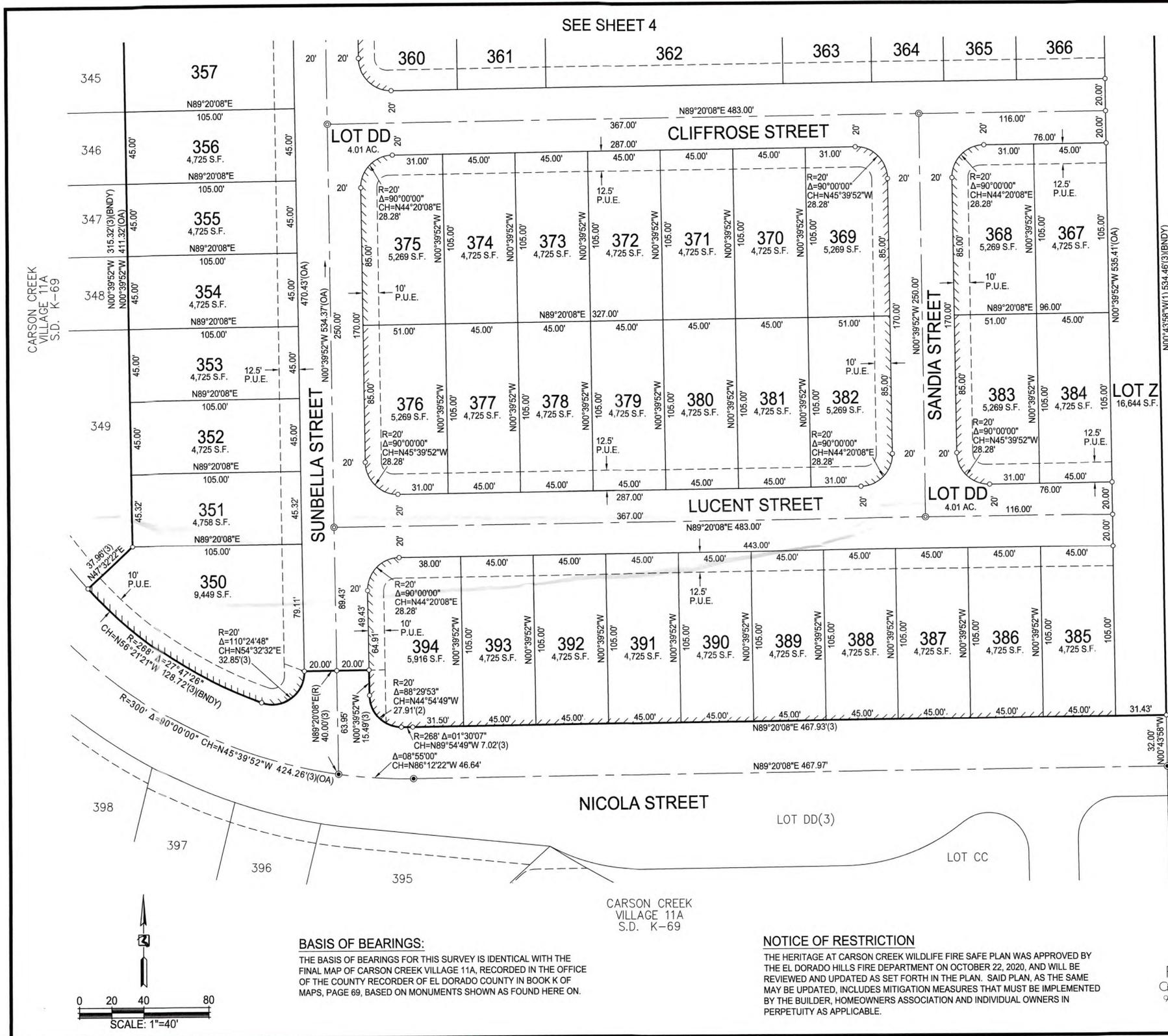
SHEET 2 OF 8

7310.028

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

TM-F23-0006

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT F - FINAL MAP CARSON CREEK VILLAGE 11B



NOTES:

1. 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.
2. 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.
3. 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.
4. ALL FRONT CORNERS ADJACENT TO SIDEWALK WILL BE SET WITH 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".
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH 5/8" REBAR AND PLASTIC 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.
6. 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

REFERENCES:

- (1) S.D. J-130
- (2) S.D. K-8
- (3) S.D. K-69

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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.

COUNTY OF EL DORADO • CALIFORNIA

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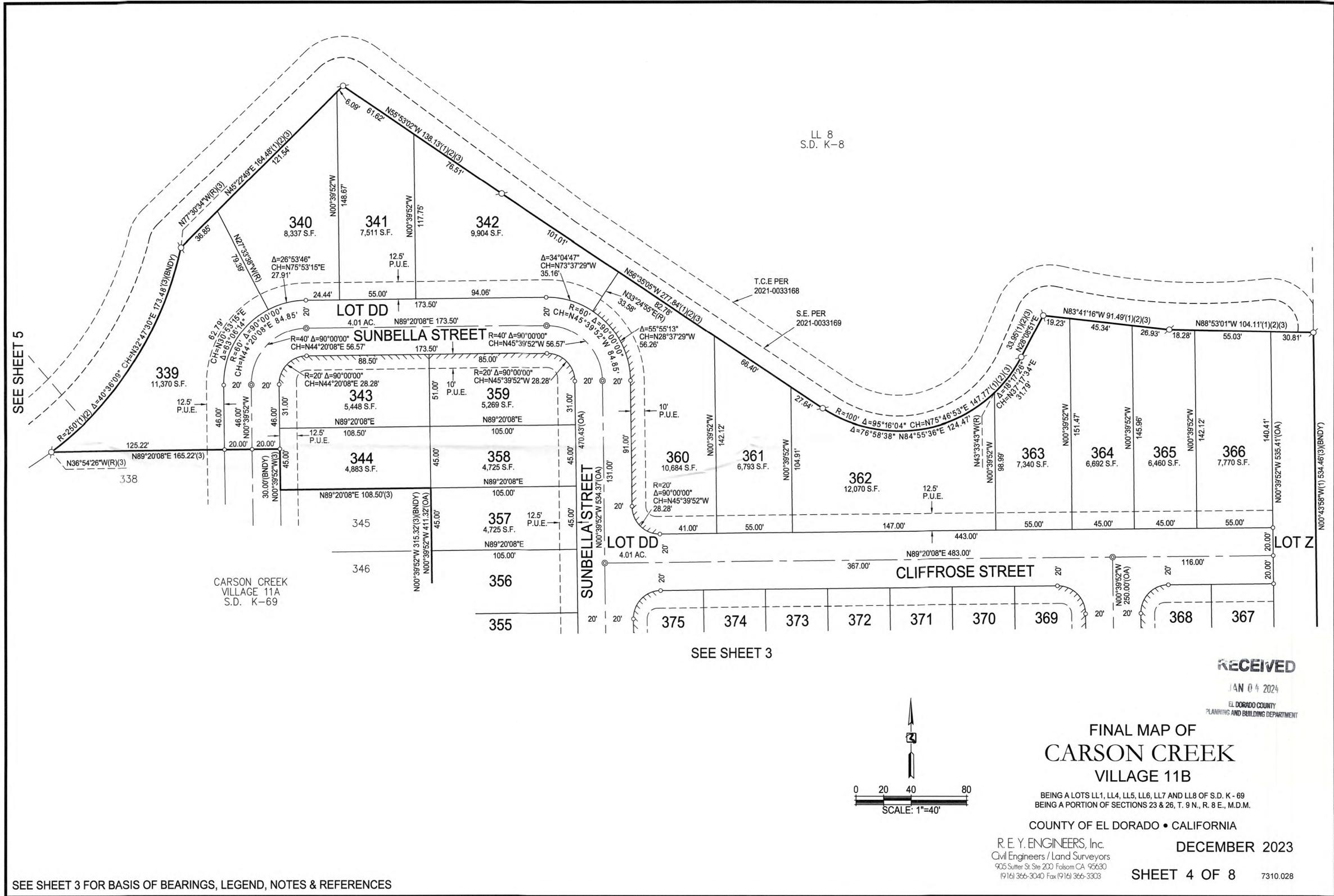
DECEMBER 2023

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.

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT F - FINAL MAP CARSON CREEK VILLAGE 11B

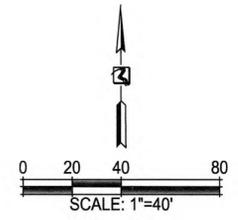


SEE SHEET 5

SEE SHEET 3

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

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COUNTY OF EL DORADO • CALIFORNIA

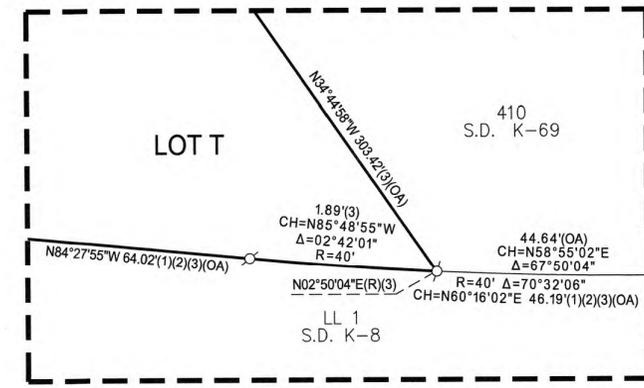
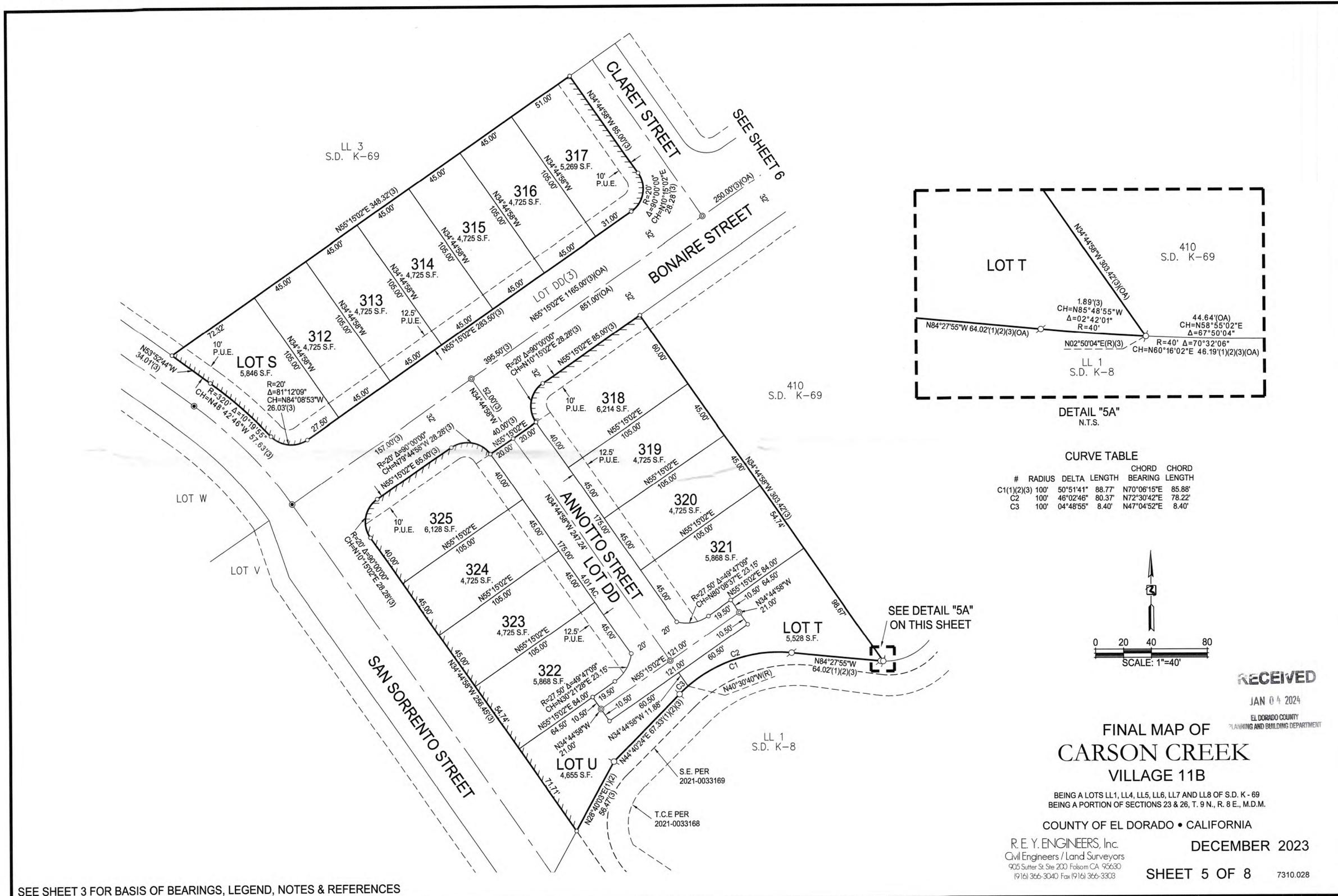
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SHEET 4 OF 8 7310.028

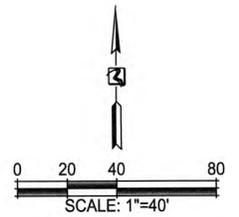
TM-F23-0006

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT F - FINAL MAP CARSON CREEK VILLAGE 11B



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

FINAL MAP OF
CARSON CREEK
VILLAGE 11B

BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K-69
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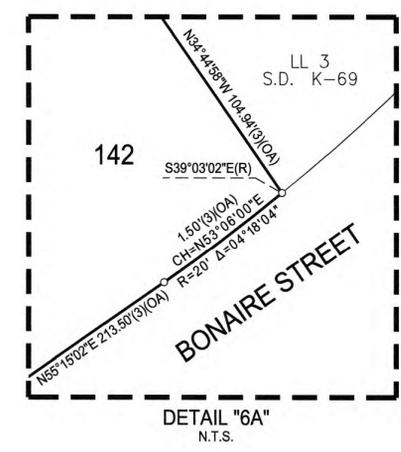
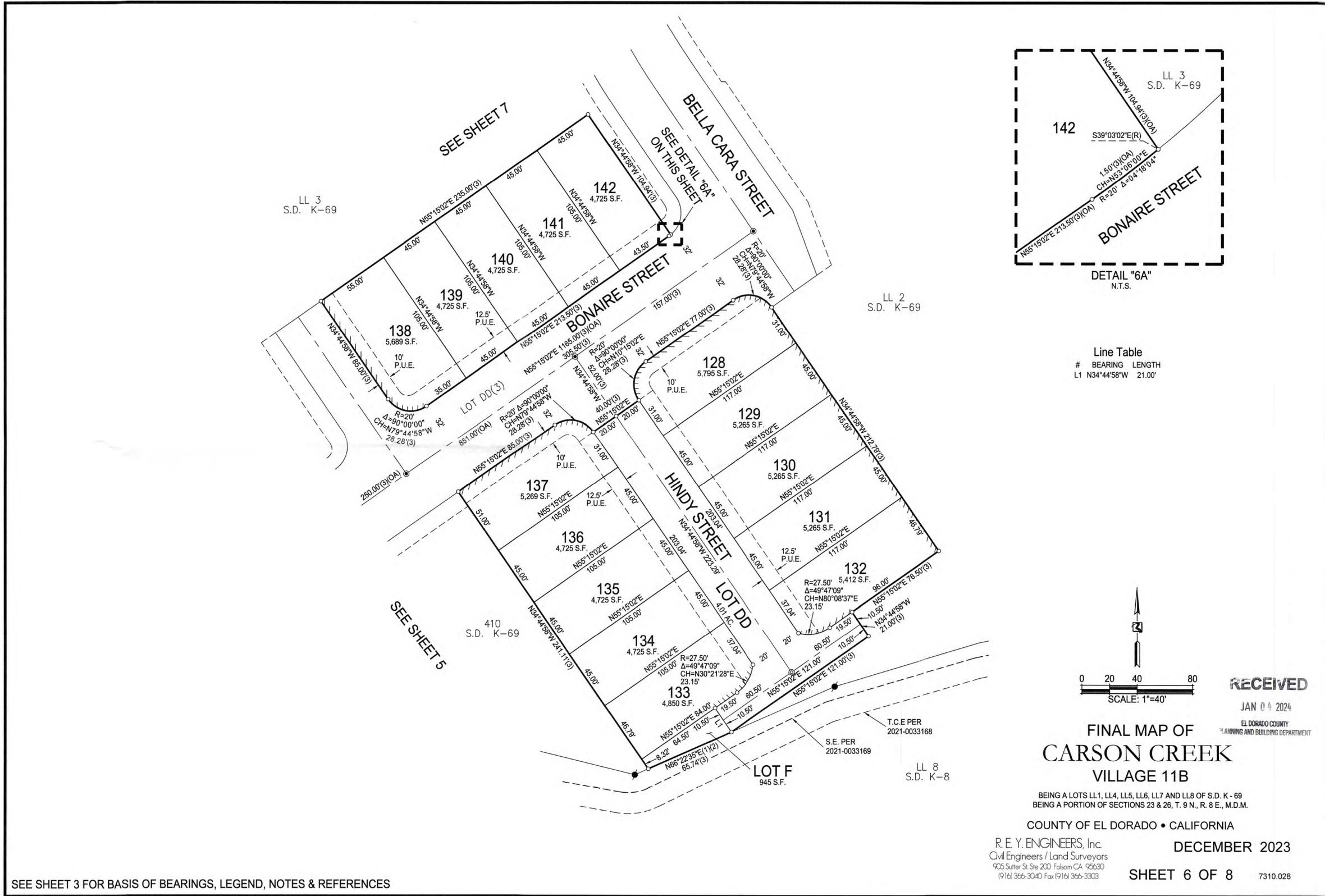
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SHEET 5 OF 8 7310.028

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

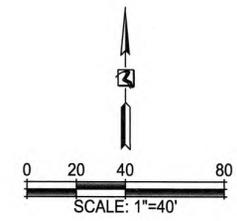
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TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT F - FINAL MAP CARSON CREEK VILLAGE 11B



Line Table

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



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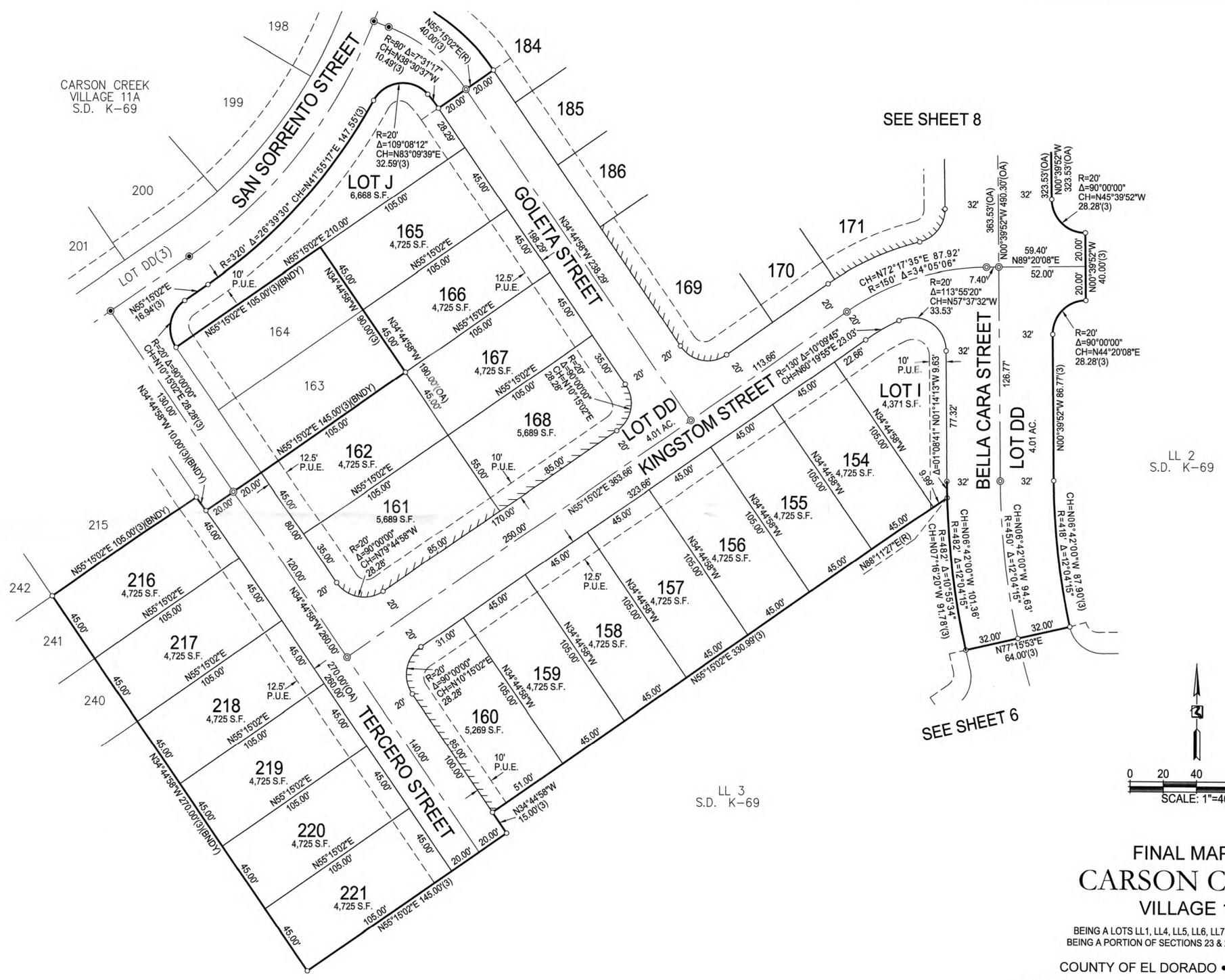
DECEMBER 2023

SHEET 6 OF 8 7310.028

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

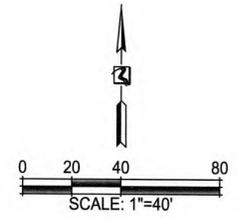
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SEE SHEET 6



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JAN 04 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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 7 OF 8

7310.028

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

TM-F23-0006

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP

EXHIBIT G - 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 THEREFOR 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 PBLDGV GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: STEVEN C. FORATH
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 } SS
COUNTY OF }
ON _____ BEFORE ME,

PERSONALLY APPEARED, _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HER 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 L12 OF SUB. K - 69
PORTIONS OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M. 6 M.

COUNTY OF EL DORADO • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
425 S. Ave 9 - Ste 200, Fullerton, CA 92630
(916) 356-3300 fax (916) 356-3333

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, 2026, 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 THONNET, 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 SURVEYOR 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. 91363
COUNTY ENGINEER
COUNTY OF EL DORADO, CALIFORNIA

TM20-0001 APPROVED 8/10/24 APN 117-420-088-000

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. 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, 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

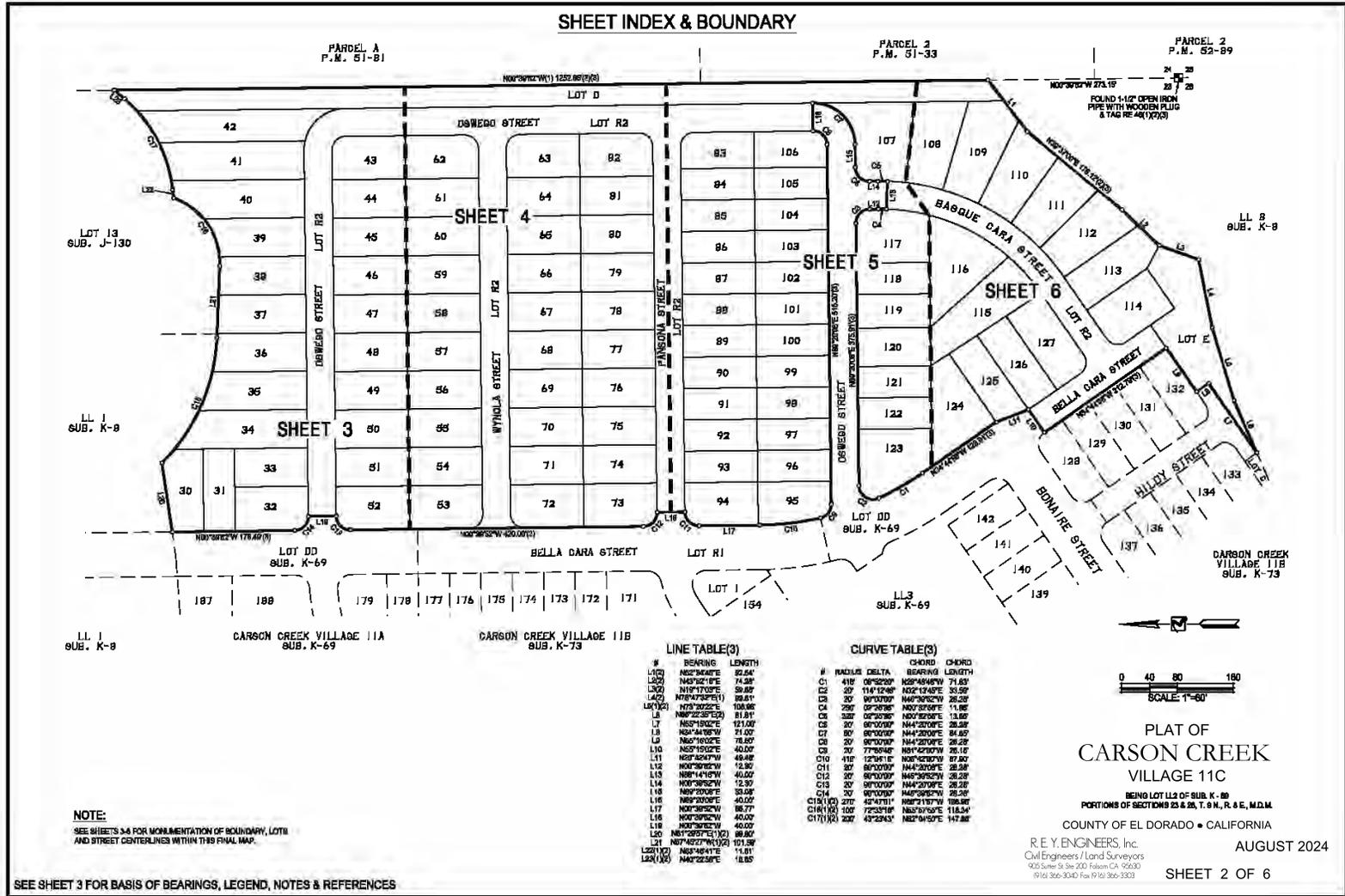
FILED THIS _____ DAY OF _____, 2024, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF R.E.Y. ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

JANELLE K. HORNE, COUNTY RECORDER

DOCUMENT NO. _____

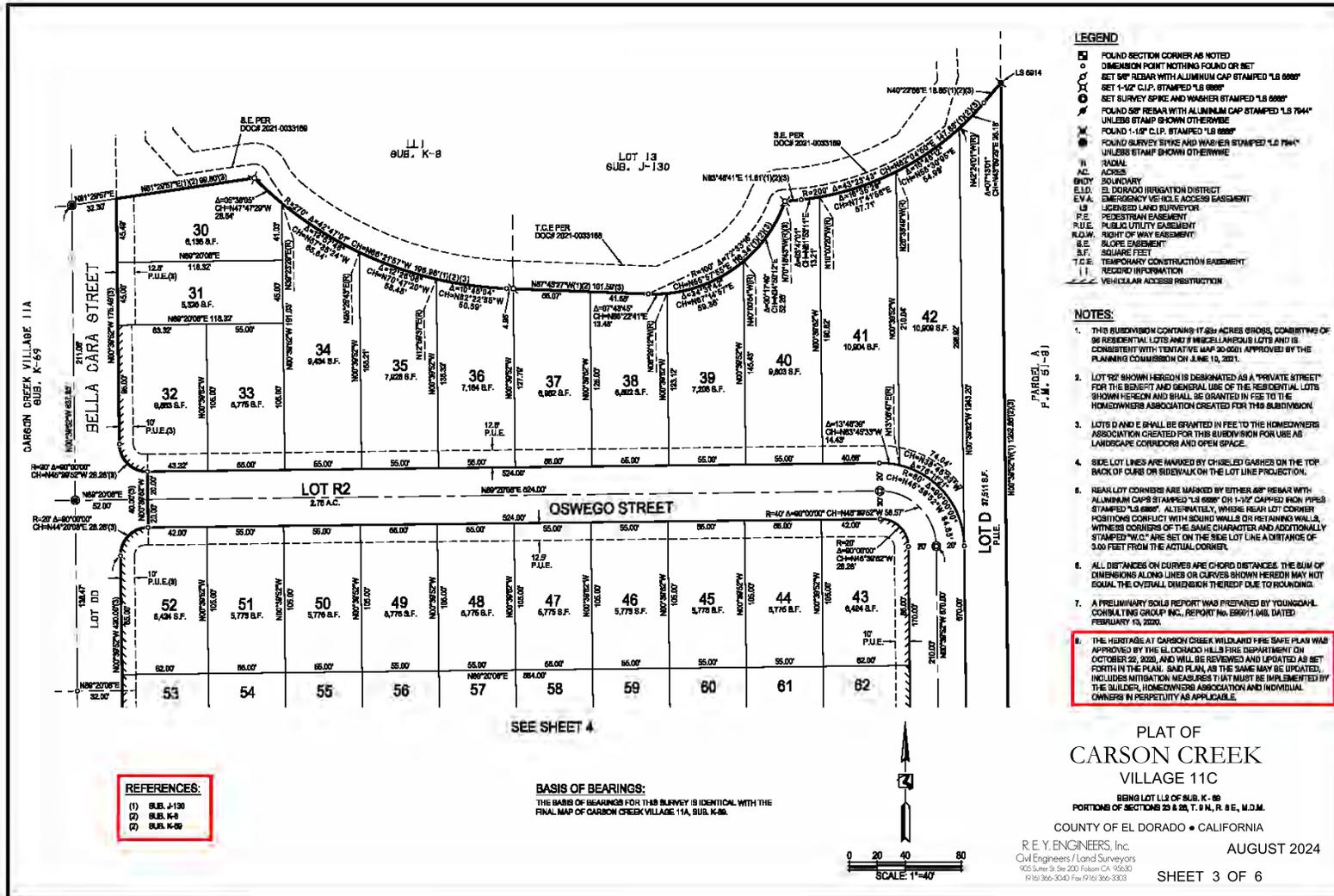
BY: _____
DEPUTY COUNTY RECORDER

TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP EXHIBIT G - FINAL MAP FOR CARSON CREEK VILLAGE 11C

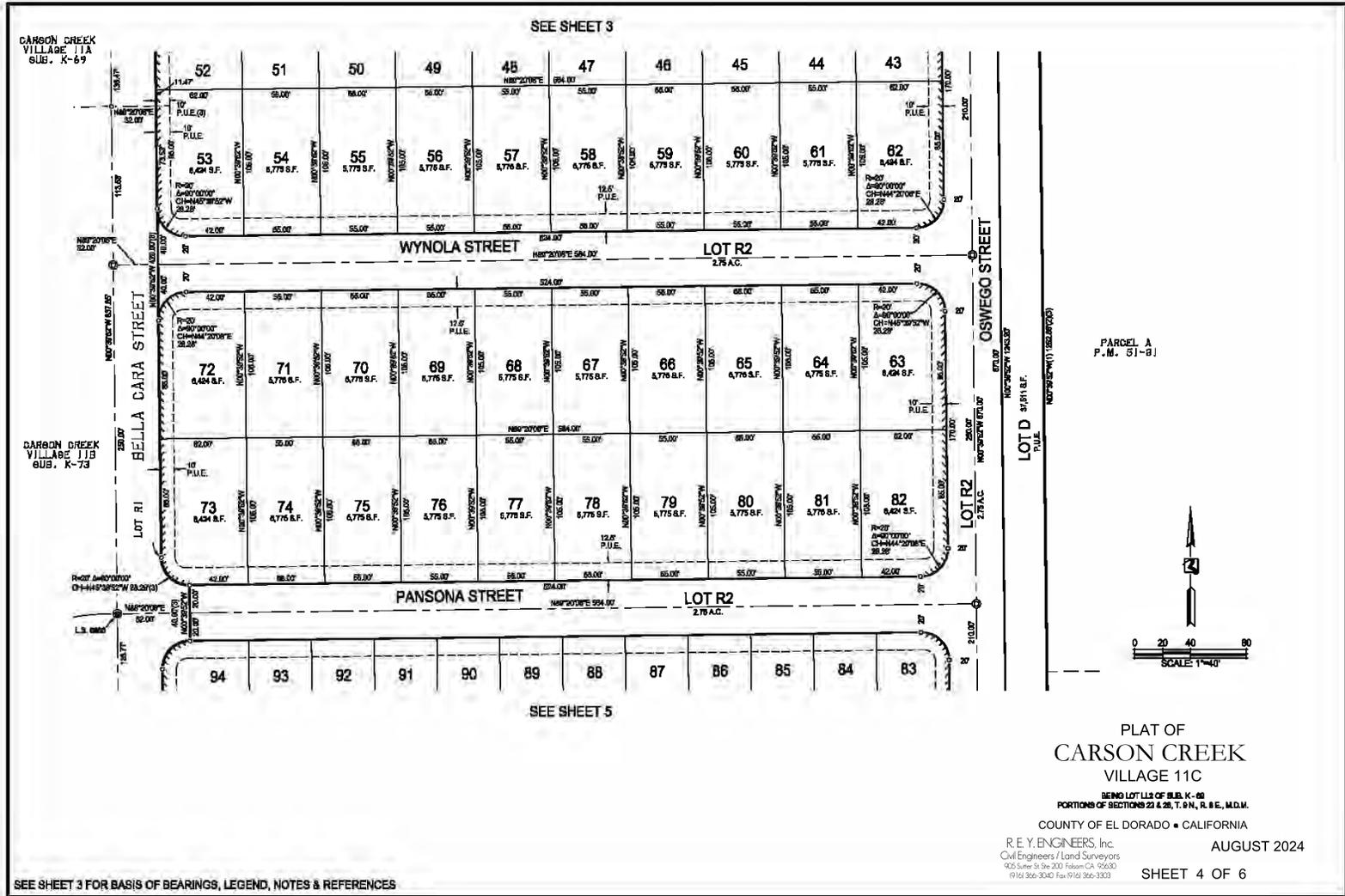


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TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP EXHIBIT G - FINAL MAP FOR CARSON CREEK VILLAGE 11C

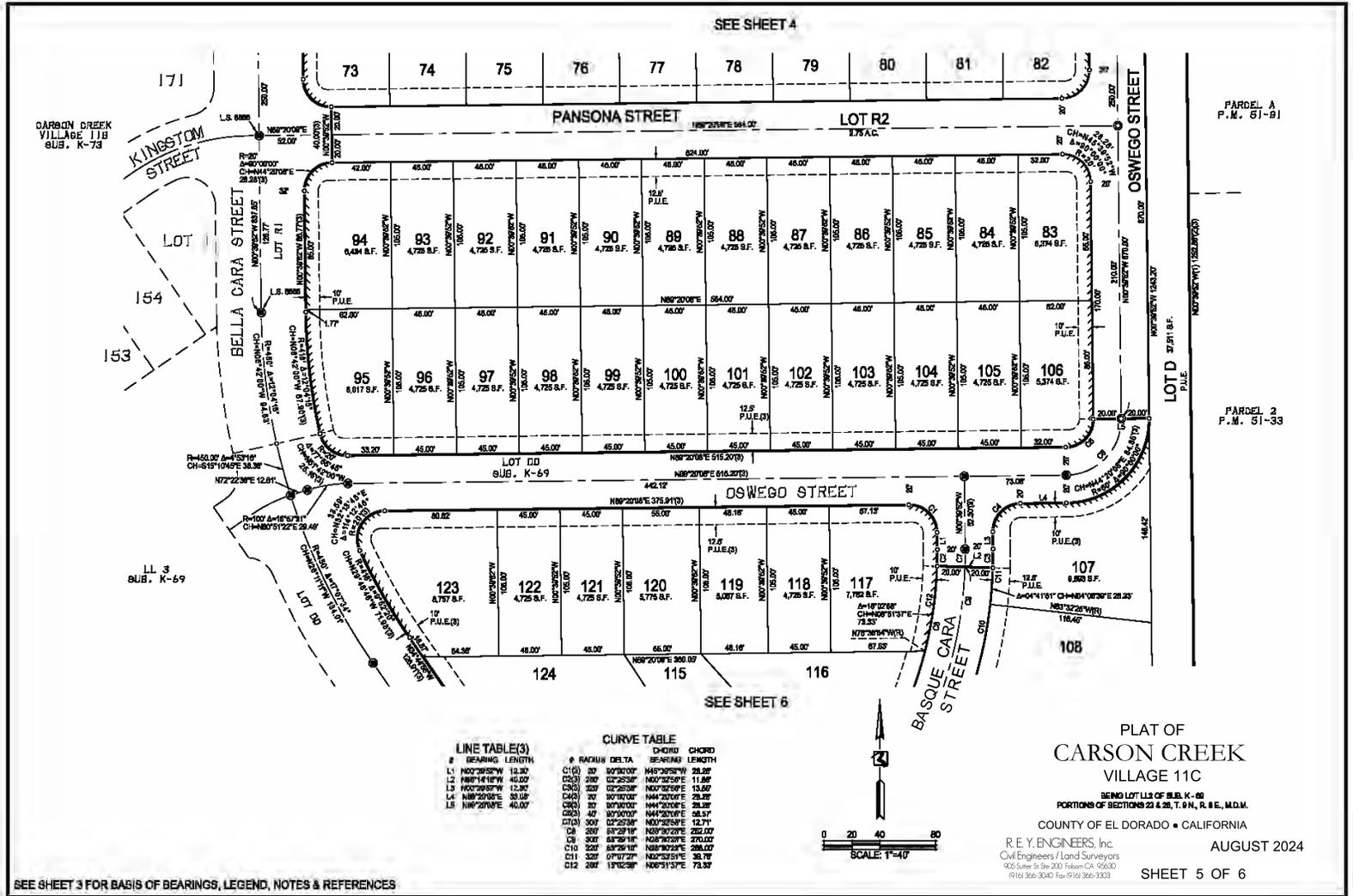


TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP EXHIBIT G - FINAL MAP FOR CARSON CREEK VILLAGE 11C



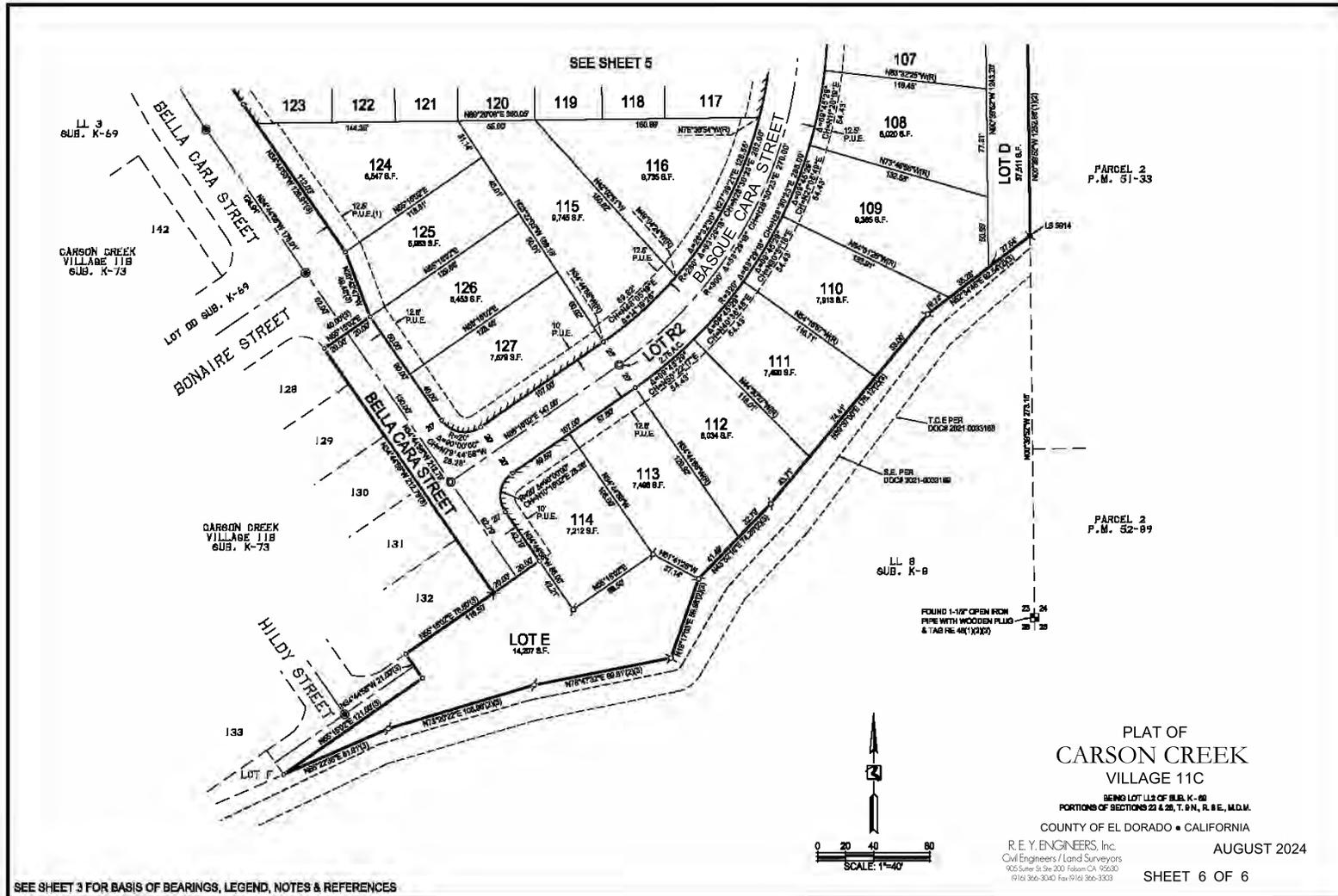
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TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP EXHIBIT G - FINAL MAP FOR CARSON CREEK VILLAGE 11C



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TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP EXHIBIT G - FINAL MAP FOR CARSON CREEK VILLAGE 11C



N:\7310 - Lennar\028 - Carson Creek Village 11 Improvements\10 - CAD Drawings\Final Maps\Village 11C\7310.028-CC-V11C-SHT6.dwg, 8/29/2024 3:10:55 PM, Sub #1

**TM-F25-0001 CARSON CREEK VILLAGE 11D FINAL MAP
EXHIBIT H - CARSON CREEK VILLAGE 11D METER AWARD LETTER**



**El Dorado Irrigation District
METER AWARD LETTER**

This serves as an award for: Date: 06/02/2025 Letter No: DS0625-103

SUBDIVISION PARCEL SPLIT OTHER

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

R-Hearthstone Lot Option Pool 05, L.P.
Attn: Jessica Granzella
Email: Jessica.Granzella@Lennar.com

Carson Creek Village 11D
APN:117-820-069
Location: North of Bonaire St., 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: 87 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 87 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 4042DEV 1065452
Service Purchase Project No.: 4357SP

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.

George M. R.

Owner/Applicant Signature

Development Services