

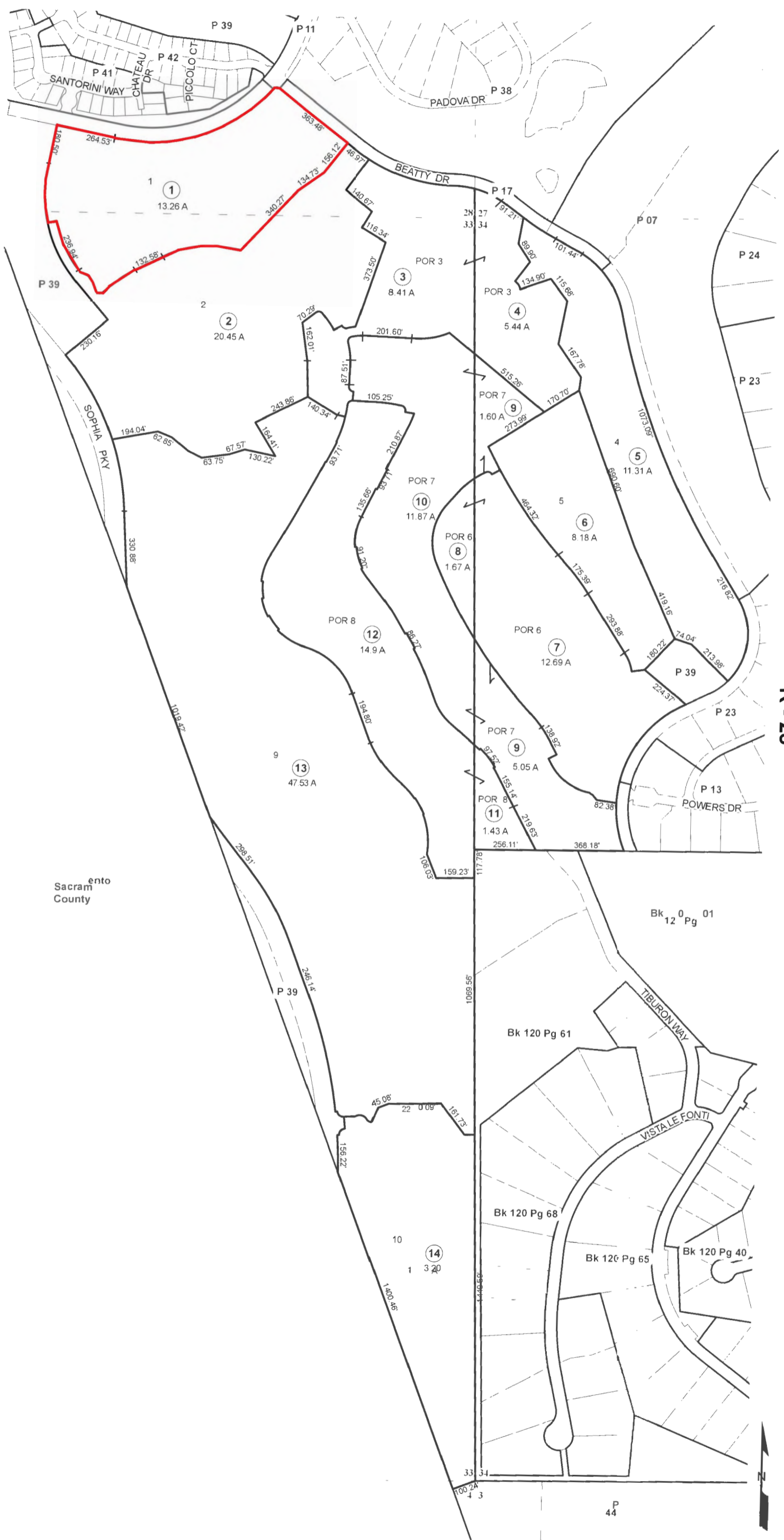


0 0.225 0.45 0.9 1.35 1.8 Miles

TM-F21-0009 Exhibit A: Location/Vicinity Map

**POR. SEC. 4, T.9N., R.8E., M.D.M.
PROMONTORY VILLAGE 7
K - 25**

124.49
1" = 400'



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

TM-F21-0009 Exhibit B: Assessor's Parcel Map

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

Rev. December 7, 2018

Assessor's Map Bk. 124, Pg. 49
County of El Dorado

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. THE P.U.E.'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES, AND WELLS OF ANY KIND.
- 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 ON, OVER, UNDER AND ACROSS LOTS L1, L2 AND L3 AND 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.

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
(as successor-in-interest by concession to Lennar Homes of California, Inc.)
By: Larry Guako
NAME: Larry Guako
TITLE: VP

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 Sacramento) SS
ON 11/16/22, BEFORE ME, Connie S. Peach, A
NOTARY PUBLIC,

PERSONALLY APPEARED Larry Guako 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.

Connie S. Peach
NAME Connie S. Peach

Sacramento
PRINCIPLE COUNTY OF BUSINESS County
COMMISSION NO: 2415886
COMMISSION EXPIRES: 9/15/26

TM# 16-1530 APPROVED AUGUST 24, 2017

PROMONTORY VILLAGE 7 UNIT 1

LOT 1 OF THE LARGE LOT FINAL MAP OF PROMONTORY VILLAGE 7, S.D. K-25
BEING A PORTION OF SECTIONS 28 & 33, T. 10 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
SHEET 1 OF 3 NOVEMBER, 2022

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 LENNAR HOMES OF CALIFORNIA, LLC IN JUNE, 2022 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, 2024 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: Nov. 16, 2022

Kevin A. Heeney
KEVIN A. HEENEY LS 5914



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 AUGUST 24, 2017 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED

DATE: 11-17-22

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

BY: [Signature]
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

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: 11-17-22

Adam Bane
ADAM BANE, R.C.E. 61363
COUNTY ENGINEER
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION



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: 11-17-22

Brian K. Frazier
BRIAN K. FRAZIER, P.L.S. 9190
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



BY: Justin C. Cisneros
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: 11-17-2022

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

BY: Julia Jato, Deputy
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 ACCEPTS 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 'R', WHICH ARE HEREBY REJECTED.

KIM DAWSON
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 LENNAR HOMES OF CALIFORNIA, LLC.
TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____
PREPARED BY LENNAR TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

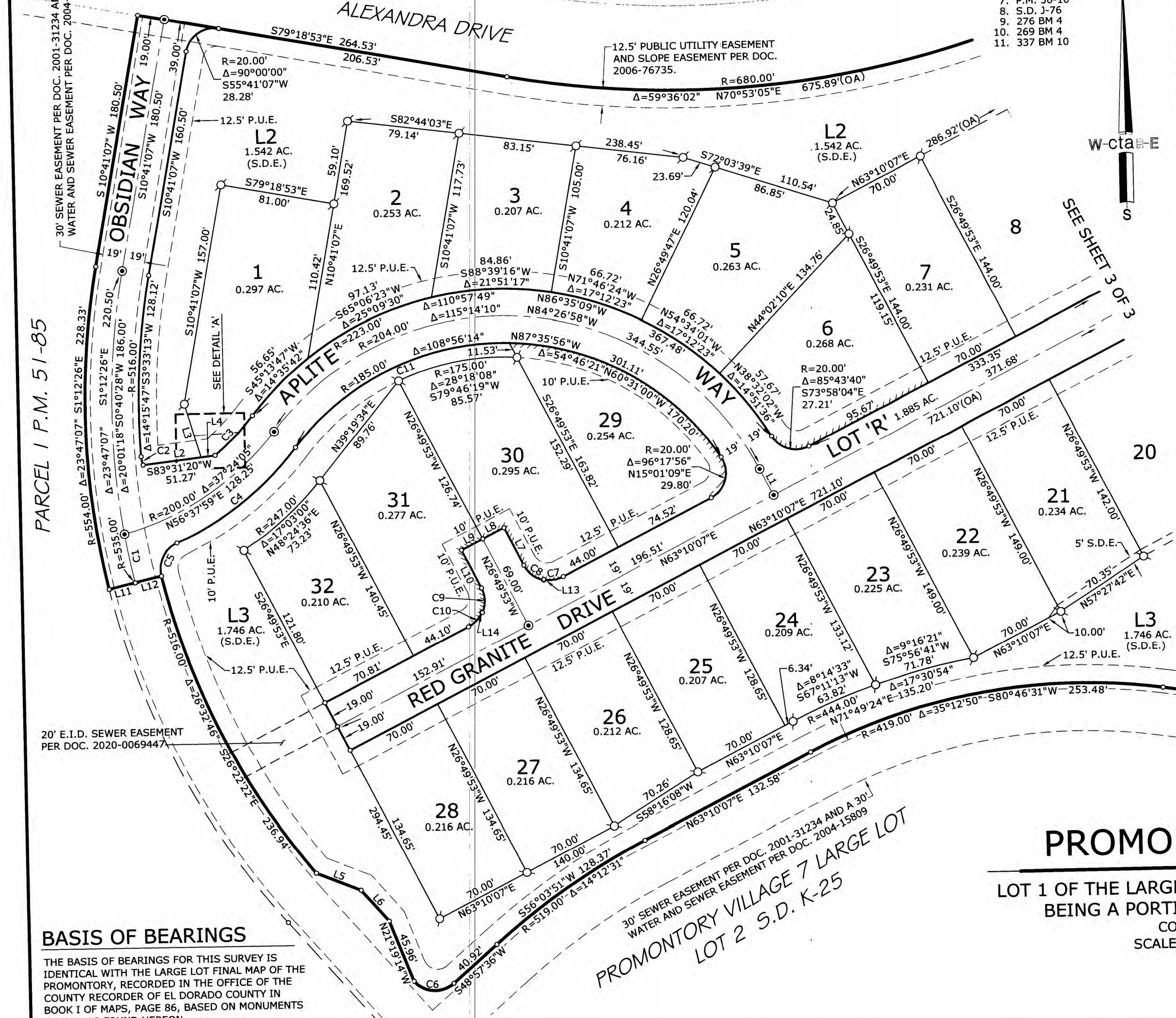
JANELLE K. HORNE
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

EXISTING FEE PARCEL NO. 124-490-001-000

PARCEL 1 P.M. 51-85

PROMONTORY VILLAGE CENTER UNIT 1
LOT 'B' S.D. J-120



REFERENCES

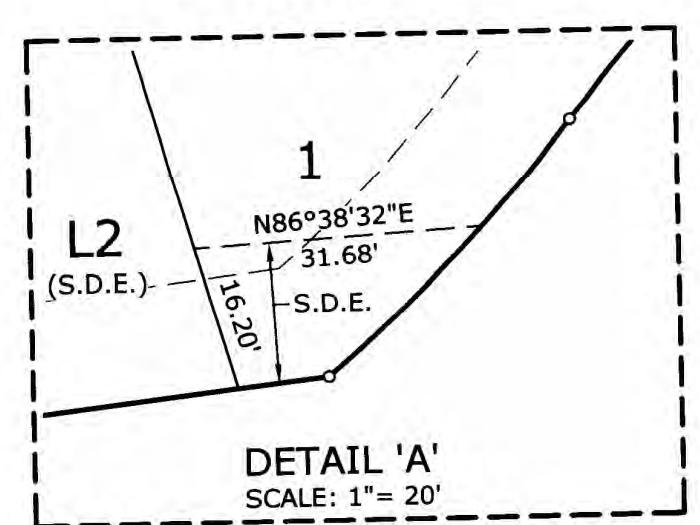
1. P.M. 51-85
2. S.D. J-84
3. S.D. I-86
4. S.D. I-139
5. S.D. J-51
6. S.D. J-55
7. P.M. 50-10
8. S.D. J-76
9. 276 BM 4
10. 269 BM 4
11. 337 BM 10

NOTES

1. THIS SUBDIVISION CONTAINS 13.255 ACRES GROSS, CONSISTING OF 32 RESIDENTIAL LOTS AND 4 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP TM16-1530 APPROVED BY THE PLANNING COMMISSION ON AUGUST 24, 2017.
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. LOTS L1, L2 AND L3 SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
4. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
5. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
6. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON HAVE A 10.00' RADIUS AT STREET INTERSECTIONS UNLESS NOTED OTHERWISE.

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/ ALUMINUM 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
- (R) RADIAL BEARING



LINE	BEARING	DIST.
L1	S26°49'53"E	20.90'
L2	S83°31'20"W	41.27'
L3	N16°16'48"W	39.70'
L4	S83°31'20"W	10.00'
L5	S68°02'06"E	33.81'
L6	N41°01'53"W	29.36'
L7	N26°49'53"W	30.00'
L8	N63°10'07"E	17.00'
L9	N63°10'07"E	17.00'
L10	N26°49'53"W	30.00'
L11	S76°54'01"W	19.00'
L12	S76°54'01"W	19.00'
L13	S10°41'10"W	0.41'
L14	S64°20'57"E	0.41'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=535.00'	Δ=3°45'49"	S11°13'05"E	35.14'
C2	R=20.00'	Δ=17°38'30"	N12°23'55"W	6.13'
C3	R=181.00'	Δ=12°17'14"	N44°04'34"E	38.74'
C4	R=219.00'	Δ=28°31'36"	N52°11'44"E	107.91'
C5	R=20.00'	Δ=79°33'32"	S26°40'46"W	25.59'
C6	R=20.00'	Δ=90°00'31"	S86°02'09"E	28.29'
C7	R=21.00'	Δ=38°52'55"	N82°36'34"E	13.98'
C8	R=20.00'	Δ=51°34'39"	S52°37'13"E	17.40'
C9	R=20.00'	Δ=51°34'39"	N1°02'34"W	17.40'
C10	R=21.00'	Δ=38°52'55"	N43°43'39"E	13.98'
C11	R=185.00'	Δ=54°09'53"	S65°00'53"W	168.45'

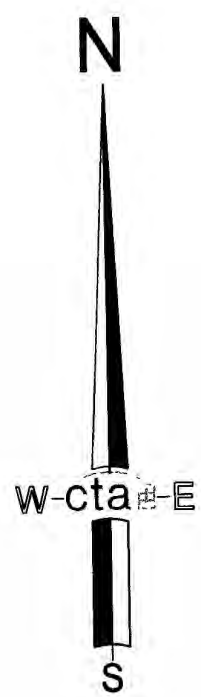
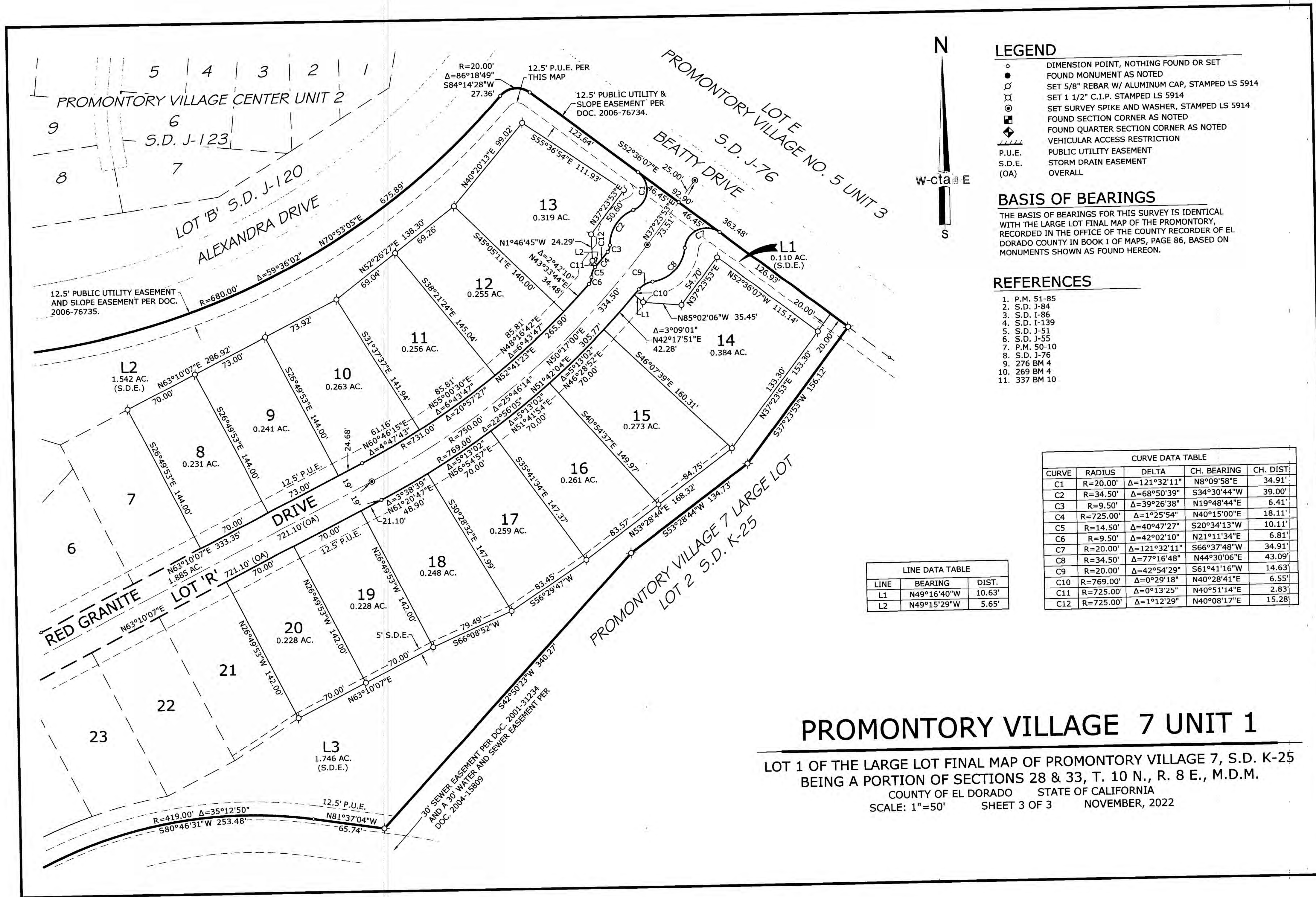
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF THE PROMONTORY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK I OF MAPS, PAGE 86, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

PROMONTORY VILLAGE 7 UNIT 1

LOT 1 OF THE LARGE LOT FINAL MAP OF PROMONTORY VILLAGE 7, S.D. K-25 BEING A PORTION OF SECTIONS 28 & 33, T. 10 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA SCALE: 1"=50' SHEET 2 OF 3 NOVEMBER, 2022





- LEGEND**
- DIMENSION POINT, NOTHING FOUND OR SET
 - FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
 - SET 1 1/2" C.I.P. STAMPED LS 5914
 - SET SURVEY SPIKE AND WASHER, STAMPED LS 5914
 - FOUND SECTION CORNER AS NOTED
 - FOUND QUARTER SECTION CORNER AS NOTED
 - ▬ VEHICULAR ACCESS RESTRICTION
 - ▬ P.U.E. PUBLIC UTILITY EASEMENT
 - ▬ S.D.E. STORM DRAIN EASEMENT
 - (OA) OVERALL

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF THE PROMONTORY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK I OF MAPS, PAGE 86, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

- REFERENCES**
1. P.M. 51-85
 2. S.D. J-84
 3. S.D. I-86
 4. S.D. I-139
 5. S.D. J-51
 6. S.D. J-55
 7. P.M. 50-10
 8. S.D. J-76
 9. 276 BM 4
 10. 269 BM 4
 11. 337 BM 10

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=20.00'	Δ=121°32'11"	N8°09'58"E	34.91'
C2	R=34.50'	Δ=68°50'39"	S34°30'44"W	39.00'
C3	R=9.50'	Δ=39°26'38"	N19°48'44"E	6.41'
C4	R=725.00'	Δ=1°25'54"	N40°15'00"E	18.11'
C5	R=14.50'	Δ=40°47'27"	S20°34'13"W	10.11'
C6	R=9.50'	Δ=42°02'10"	N21°11'34"E	6.81'
C7	R=20.00'	Δ=121°32'11"	S66°37'48"W	34.91'
C8	R=34.50'	Δ=77°16'48"	N44°30'06"E	43.09'
C9	R=20.00'	Δ=42°54'29"	S61°41'16"W	14.63'
C10	R=769.00'	Δ=0°29'18"	N40°28'41"E	6.55'
C11	R=725.00'	Δ=0°13'25"	N40°51'14"E	2.83'
C12	R=725.00'	Δ=1°12'29"	N40°08'17"E	15.28'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N49°16'40"W	10.63'
L2	N49°15'29"W	5.65'

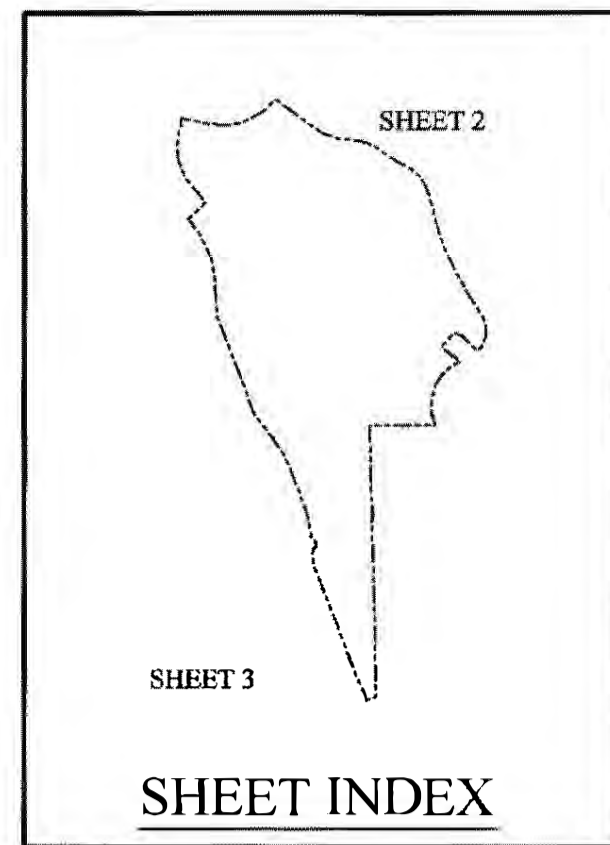
PROMONTORY VILLAGE 7 UNIT 1
 LOT 1 OF THE LARGE LOT FINAL MAP OF PROMONTORY VILLAGE 7, S.D. K-25
 BEING A PORTION OF SECTIONS 28 & 33, T. 10 N., R. 8 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 SCALE: 1"=50' SHEET 3 OF 3 NOVEMBER, 2022

TENTATIVE MAP PROMONTORY VILLAGE 7

8 AUG 12 AM 9:50
RECEIVED
PLANNING DEPARTMENT

LEGEND

- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROJECT BOUNDARY



COUNTY OF EL DORADO OVERALL LAYOUT - SHEET 1 OF 3 STATE OF CALIFORNIA
AUGUST, 2016

GENERAL NOTES:

- SEE FIRE SAFE PLAN FOR REQUIRED FUEL TREATMENT ZONES. EASEMENTS TO BE PROVIDED WHERE REQUIRED.
- 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTS. SEE SHEETS 2 & 3 FOR ADDITIONAL EASEMENT INFORMATION. MAY BE REDUCED TO 10' ON CORNER LOTS, STREET SIDE.
- SEE SHEETS 2 & 3 FOR ROADWAY SECTIONS/ DETAILS.
- SEE "PROPOSED ZONING" EXHIBIT FOR BUILDING SETBACKS
- SEE "DEVELOPMENT PLAN & PEDESTRIAN CIRCULATION PLAN" FOR LOTS WITH DEVELOPMENT ENVELOPES/ PRIVATE OPEN SPACE, AS APPLICABLE.

OWNERS OF RECORD

RUSSELL-PROMONTORY, LLC.
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826

APPLICANT

RUSSELL-PROMONTORY, LLC.
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826

ENGINEER

cta Engineering & Surveying

Civil Engineering Land Surveying Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 858-0919 F (916) 858-2479 www.cta.net

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP and RANGE

POR. SECS. 27, 28, 33, & 34, T.10. R.8E. M.D.M

ASSESSOR'S PARCEL NUMBERS

A.P.N. 124-390-04
A.P.N. 124-390-08
A.P.N. 124-390-14
SEE "EXISTING ASSESSORS PARCELS" ON PROPOSED ZONING MAP

PRESENT ZONING

PROMONTORY SPECIFIC PLAN

PROPOSED ZONING

SEE "PROPOSED ZONING" EXHIBIT AS PART OF THIS APPLICATION

TOTAL AREA

176.99 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS

SINGLE FAMILY LOTS - 131 123.57 AC
(37.9 AC OUT OF 123.57 AC IS PRIVATE OPEN SPACE)

LETTERED LOTS

OPEN SPACE - LOTS A THRU M 32.98 AC

LANDSCAPE - LOTS L1 THRU L12 5.72 AC

ROADWAY - LOTS R1 - R3 14.72 AC

MINIMUM LOT AREA

9,005 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

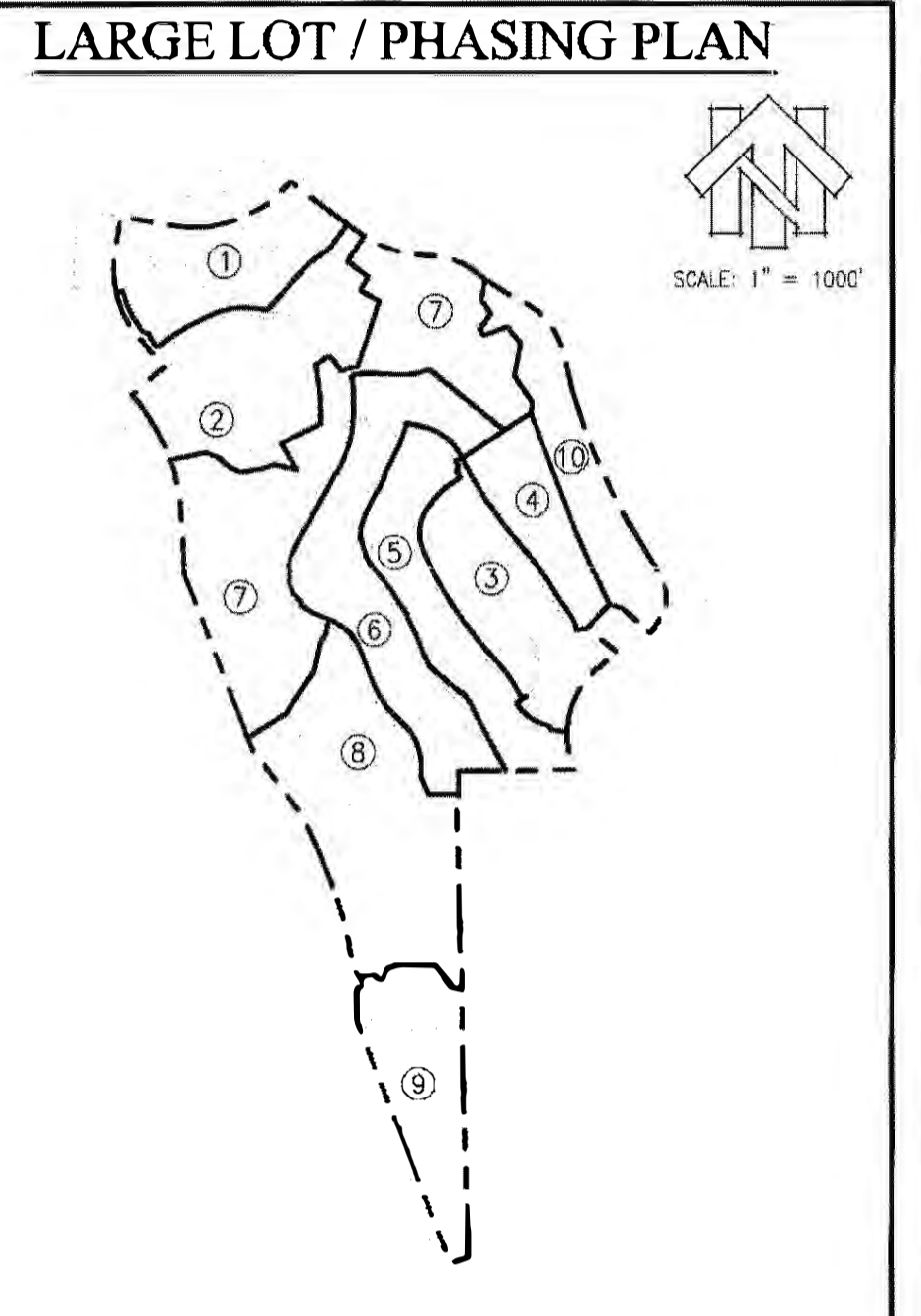
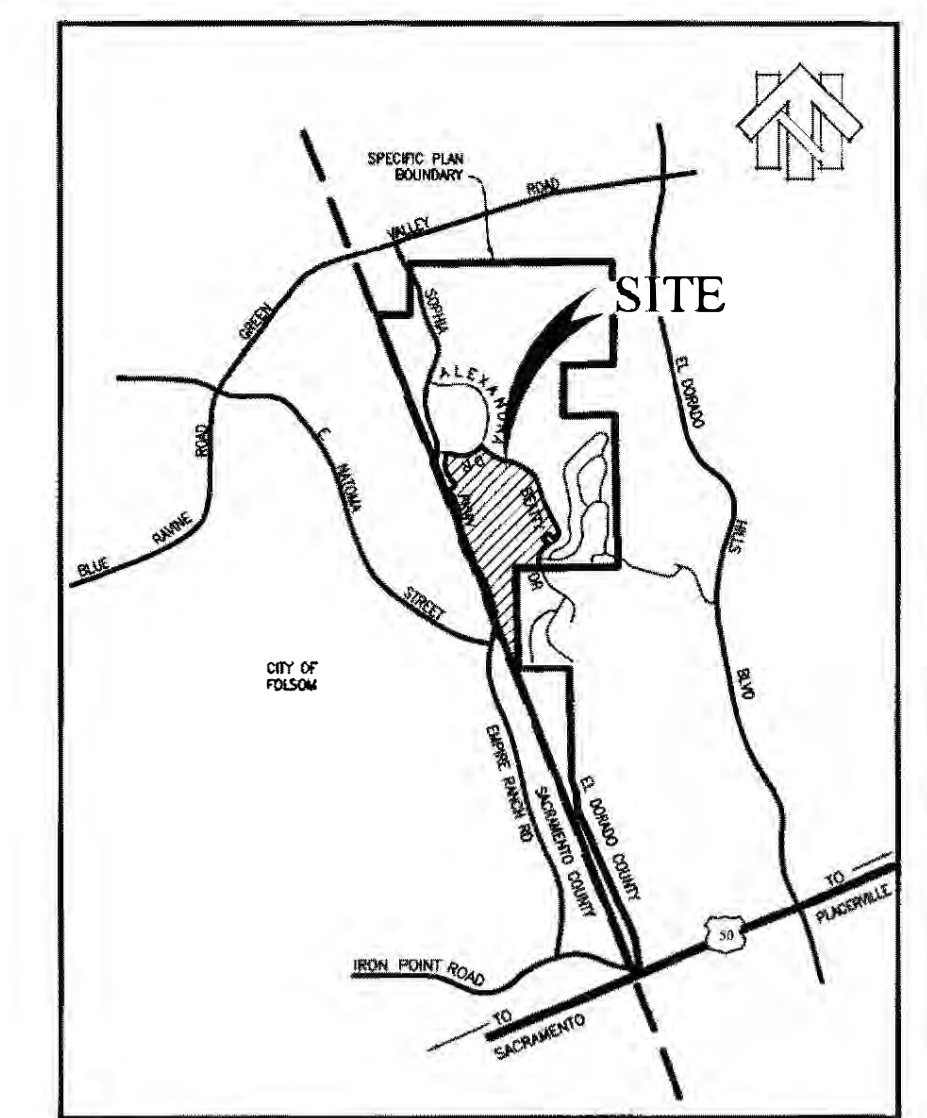
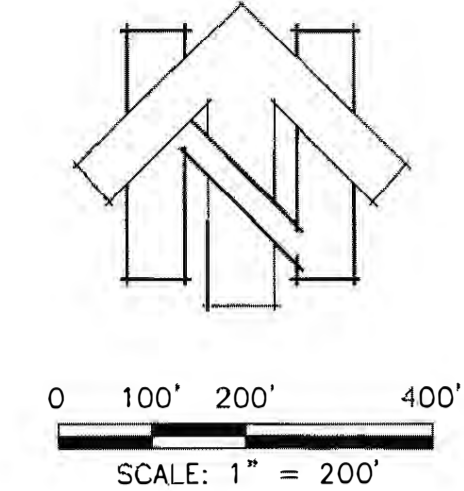
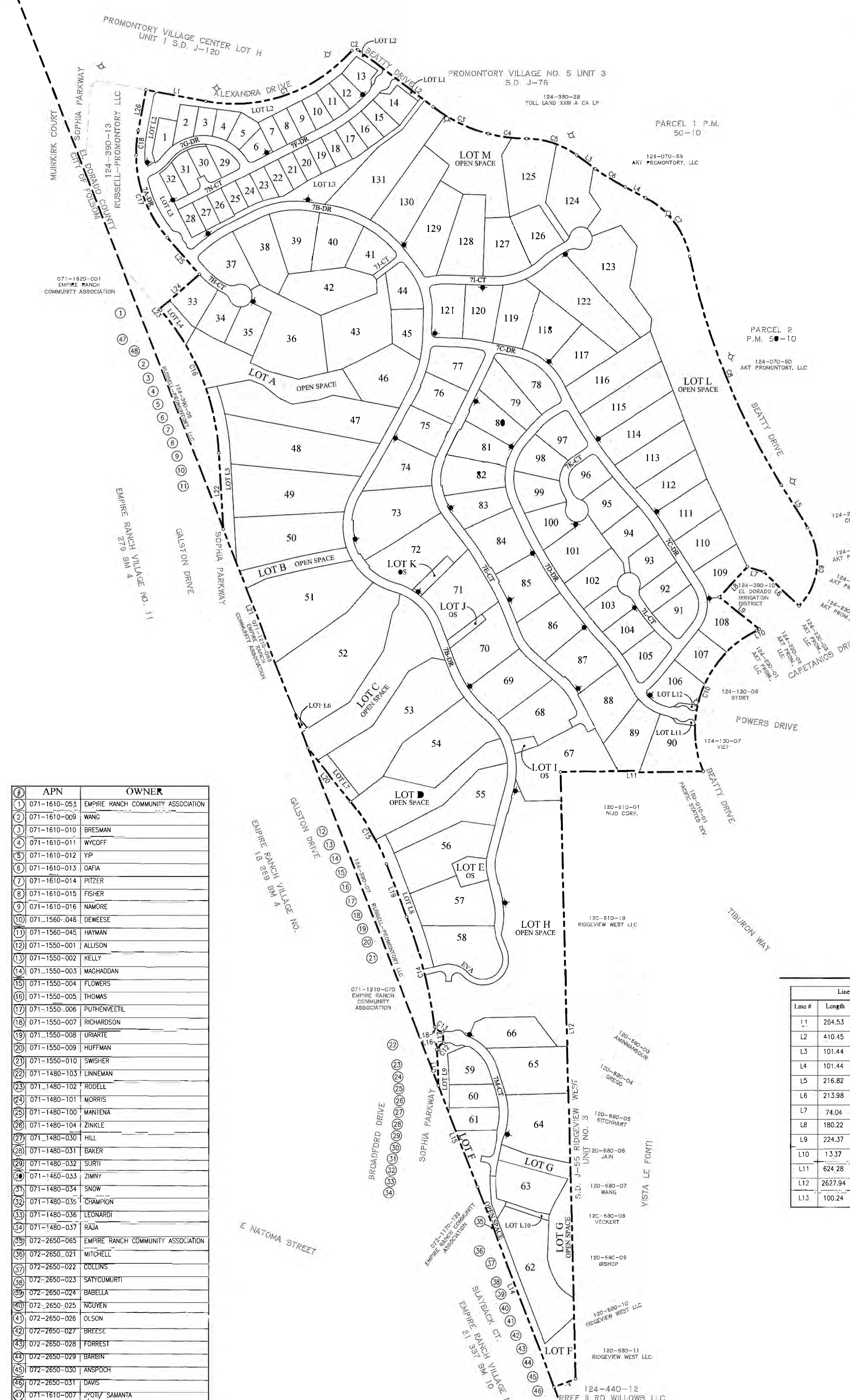
AUGUST, 2016

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "PROMONTORY VILLAGE 7" OF THE "PROMONTORY SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE SPECIFIC PLAN AND BY THE COUNTY OF EL DORADO.

60764
Exp. 12-31-16
BRIAN M. ALLEN P.E. 60764
8-11-16
DATE

APN	OWNER
071-1610-053	EMPIRE RANCH COMMUNITY ASSOCIATION
071-1610-009	WANG
071-1610-010	BRESMAN
071-1610-011	WYCOFF
071-1610-012	YIP
071-1610-013	GAFA
071-1610-014	PITZER
071-1610-015	FISHER
071-1610-016	NAMORE
071-1560-046	DEWEESSE
071-1560-045	HAYMAN
071-1550-001	ALLISON
071-1550-002	KELLY
071-1550-003	MAGHADDAN
071-1550-004	FLOWERS
071-1550-005	THOMAS
071-1550-006	PUITHENVEITL
071-1550-007	RICHARDSON
071-1550-008	URRIARTE
071-1550-009	HUFFMAN
071-1550-010	SWISHER
071-1480-103	LINNEWMAN
071-1480-102	RODELL
071-1480-101	MORRIS
071-1480-100	MANTENNA
071-1480-104	ZINKLE
071-1480-030	HILL
071-1480-031	BAKER
071-1480-032	SURRI
071-1480-033	ZIMNY
071-1480-034	SNOW
071-1480-035	CHAMPION
071-1480-036	LEONARDI
071-1480-037	RAJA
072-2650-065	EMPIRE RANCH COMMUNITY ASSOCIATION
072-2650-021	MITCHELL
072-2650-022	COLLINS
072-2650-023	SATYKUMRTI
072-2650-024	BABELLA
072-2650-025	NOUYEN
072-2650-026	OLSON
072-2650-027	BREESE
072-2650-028	FORREST
072-2650-029	BARBIN
072-2650-030	ANSPOCH
072-2650-031	DAVIS
071-1610-007	JONIT SAMANTA
071-1610-008	WAGG TRUST



NO	AREA	PHASE
1	13.26	1
2	20.45	2
3	14.45	3
4	8.18	4
5	13.75	5
6	21.03	6
7	34.06	7
8	27.27	8
9	13.20	9
10	11.31	-

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) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE, AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

PROJECT BOUNDARY DIMENSIONS

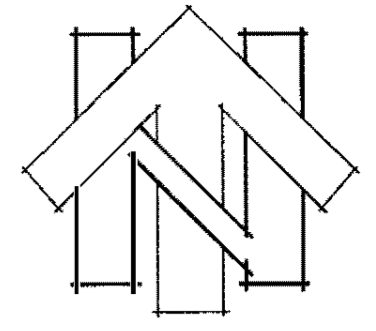
Line Table			Line Table			Curve Table			
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	264.53	S79° 18' 53"E	L14	927.99	N21° 12' 36"W	C1	707.35	680.00	56.60'
L2	410.45	S52° 36' 07"E	L15	472.47	N21° 12' 36"W	C2	30.13	20.00	86.31'
L3	101.44	S53° 59' 15"E	L16	8.00	N85° 26' 11"E	C3	268.68	675.00	22.81'
L4	101.44	S82° 28' 38"E	L17	50.00	N5° 51' 16"W	C4	166.76	675.00	14.41'
L5	216.82	S32° 01' 00"E	L18	8.00	S82° 40' 24"W	C5	234.51	375.00	35.83'
L6	213.98	N46° 05' 24"W	L19	246.14	N21° 12' 36"W	C6	151.88	1025.00	8.49'
L7	74.04	N72° 41' 17"W	L20	298.51	N38° 31' 17"W	C7	333.10	375.00	50.89'
L8	180.22	S43° 07' 58"W	L21	1019.42	N21° 12' 36"W	C8	1078.80	3025.00	20.45'
L9	224.37	S51° 23' 04"E	L22	330.88	N3° 20' 37"W	C9	368.13	275.00	76.70'
L10	13.37	S64° 10' 33"W	L23	7.99	N41° 01' 53"W	C10	719.58	475.00	86.80'
L11	624.28	S89° 10' 17"W	L24	230.16	N48° 58' 07"E	C11	156.26	2041.00	4.39'
L12	2627.94	S1° 27' 02"E	L25	212.93	N41° 01' 53"W	C12	38.63	25.00	88.53'
L13	100.24	S68° 48' 39"W	L26	180.50	N10° 41' 07"E	C13	38.71	25.00	88.71'
						C14	494.56	2041.00	13.88'
						C15	314.53	1041.00	17.31'
						C16	684.74	1041.00	37.69'
						C17	392.89	554.00	46.63'
						C18	104.17	554.00	11.08'

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
EL DORADO COUNTY PLANNING COMMISSION
DATE: August 24, 2016
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____
EXECUTIVE SECRETARY

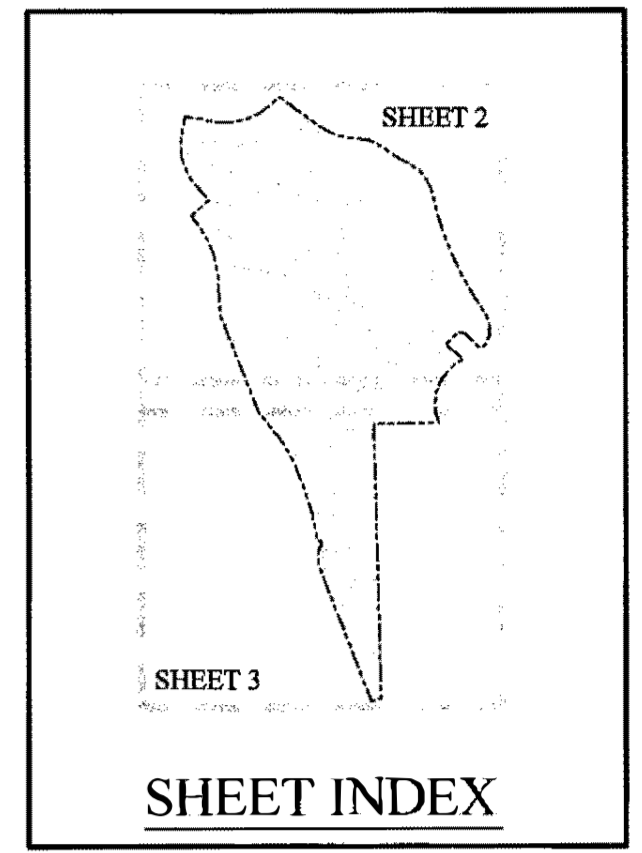
TENTATIVE MAP PROMONTORY VILLAGE 7

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 2 OF 3 STATE OF CALIFORNIA
AUGUST, 2016

PLANS 12 AM 9:50
RECEIVED
PLANNING DEPARTMENT



0 50' 100' 200'
SCALE: 1" = 100'

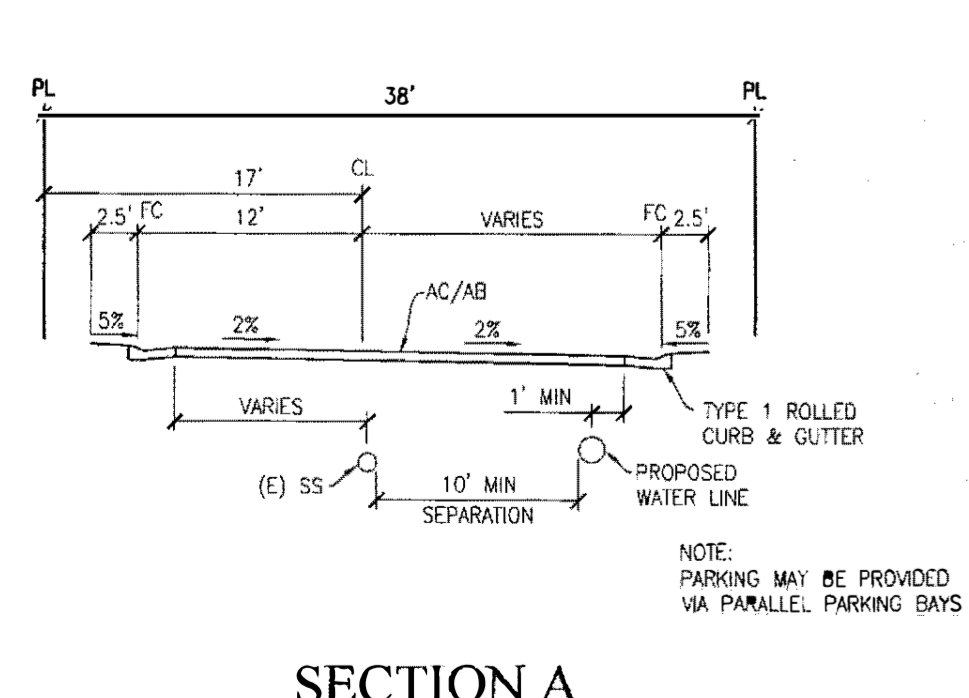
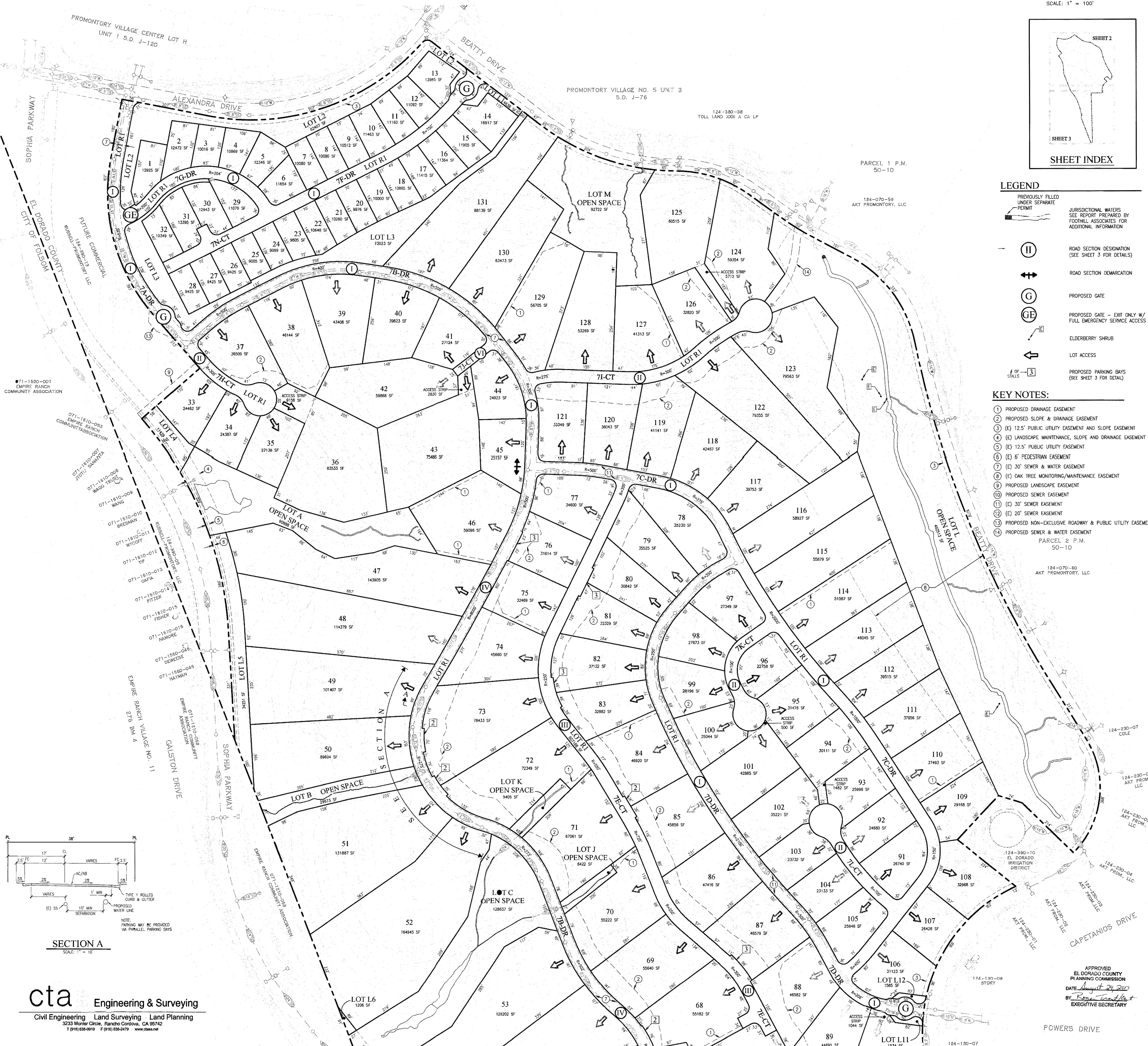


LEGEND

- PREVIOUSLY FILLED UNDER SEPARATE PERMIT
- JURISDICTIONAL WATERS SEE REPORT PREPARED BY FOOTHILL ASSOCIATES FOR ADDITIONAL INFORMATION
- ROAD SECTION DESIGNATION (SEE SHEET 3 FOR DETAILS)
- ROAD SECTION DEMARCATION
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY W/ FULL EMERGENCY SERVICE ACCESS
- ELDERBERRY SHRUB
- LOT ACCESS
- PROPOSED PARKING BAYS (SEE SHEET 3 FOR DETAILS)

KEY NOTES:

- 1 PROPOSED DRAINAGE EASEMENT
- 2 PROPOSED SLOPE & DRAINAGE EASEMENT
- 3 (E) 12.5' PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- 4 (E) LANDSCAPE MAINTENANCE, SLOPE AND DRAINAGE EASEMENT
- 5 (E) 12.5' PUBLIC UTILITY EASEMENT
- 6 (E) 6' PEDESTRIAN EASEMENT
- 7 (E) 30" SEWER & WATER EASEMENT
- 8 (E) OAK TREE MONITORING/MAINTENANCE EASEMENT
- 9 PROPOSED LANDSCAPE EASEMENT
- 10 PROPOSED SEWER EASEMENT
- 11 (E) 30" SEWER EASEMENT
- 12 (E) 20" SEWER EASEMENT
- 13 PROPOSED NON-EXCLUSIVE ROADWAY & PUBLIC UTILITY EASEMENT
- 14 PROPOSED SEWER & WATER EASEMENT



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 24, 2016
BY: *[Signature]*
EXECUTIVE SECRETARY

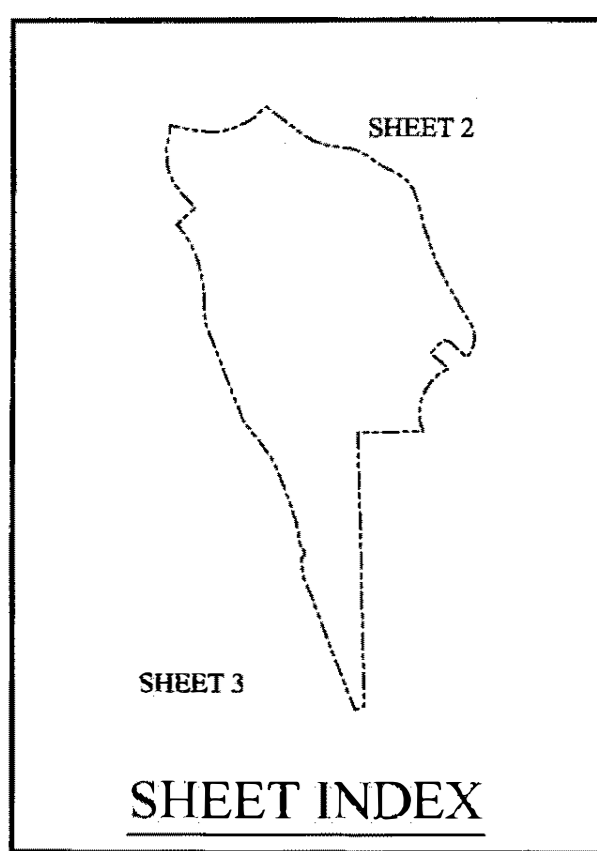
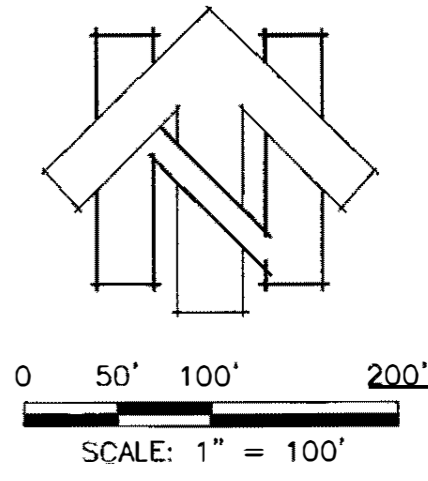
cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3233 Market Circle, Rancho Cordova, CA 95742
T (916) 638-0919 F (916) 638-2479 www.cta.net

TENTATIVE MAP PROMONTORY VILLAGE 7

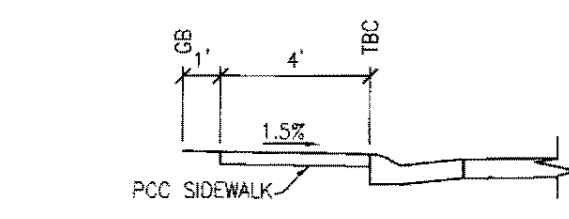
COUNTY OF EL DORADO

LOT & PLAN DETAIL - SHEET 3 OF 3
AUGUST, 2016

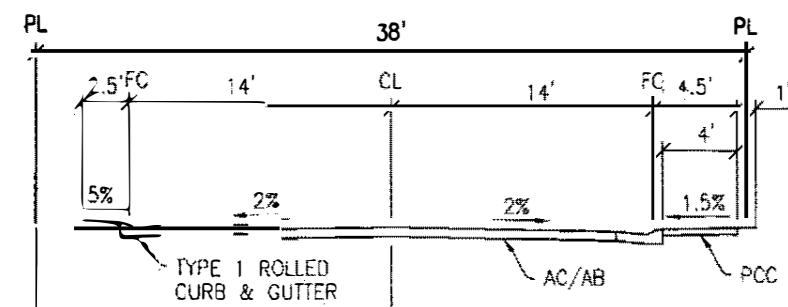
STATE OF CALIFORNIA



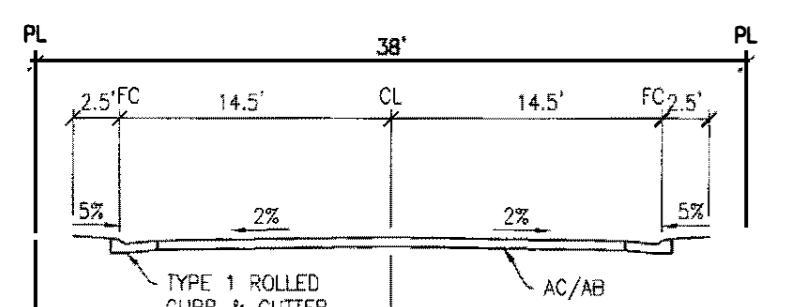
SHEET 3
SHEET INDEX



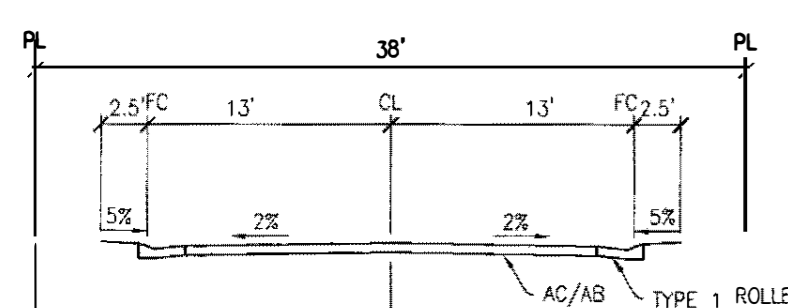
TYPICAL SIDEWALK SECTION
SCALE: 1" = 8"



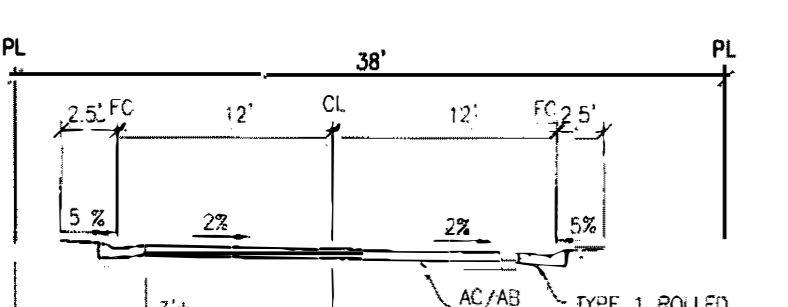
UPLAND TWO-WAY TYPE 1
SCALE: 1" = 10"



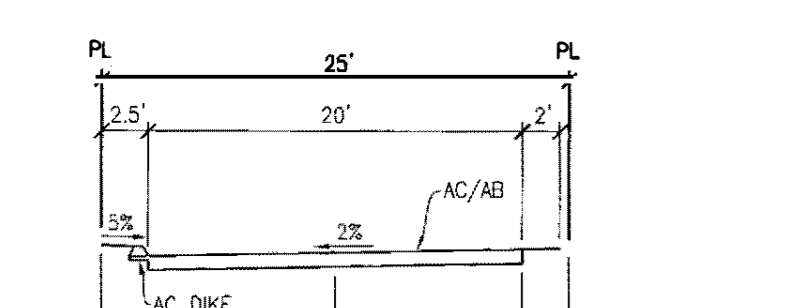
UPLAND TWO-WAY TYPE 2
SCALE: 1" = 10"



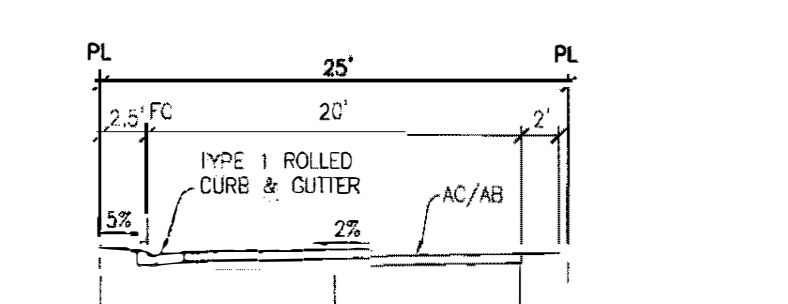
UPLAND TWO-WAY TYPE 3
SCALE: 1" = 10"



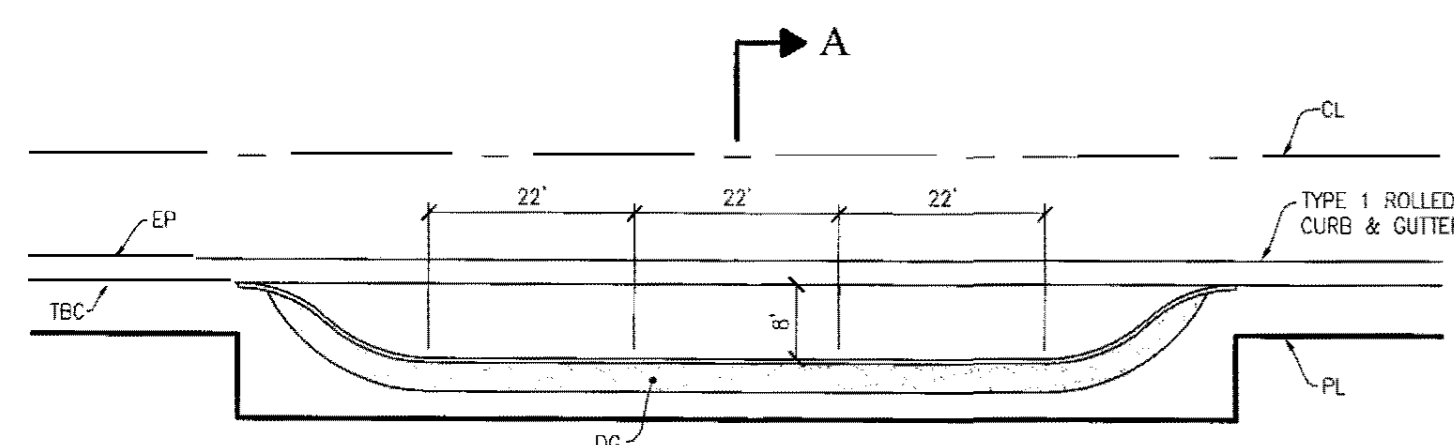
UPLAND TWO-WAY TYPE 4
SCALE: 1" = 10"



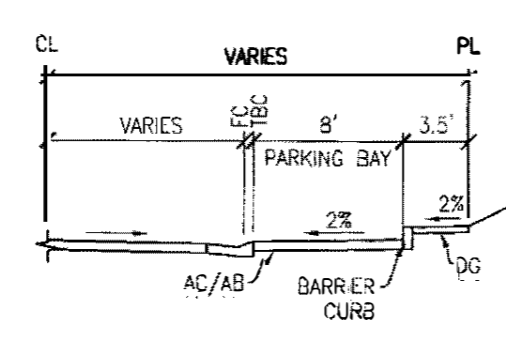
UPLAND TWO-WAY TYPE 5A
SCALE: 1" = 10"



UPLAND TWO-WAY TYPE 5B
SCALE: 1" = 10"



PLAN VIEW
SCALE: 1" = 24"



SECTION A
SCALE: 1" = 12"

TYPICAL PARKING BAY
SCALE: 1" = 24"

NOTE:
1. SEE SHEETS 2 & 3 FOR LOCATIONS

ROAD SECTION NOTES:

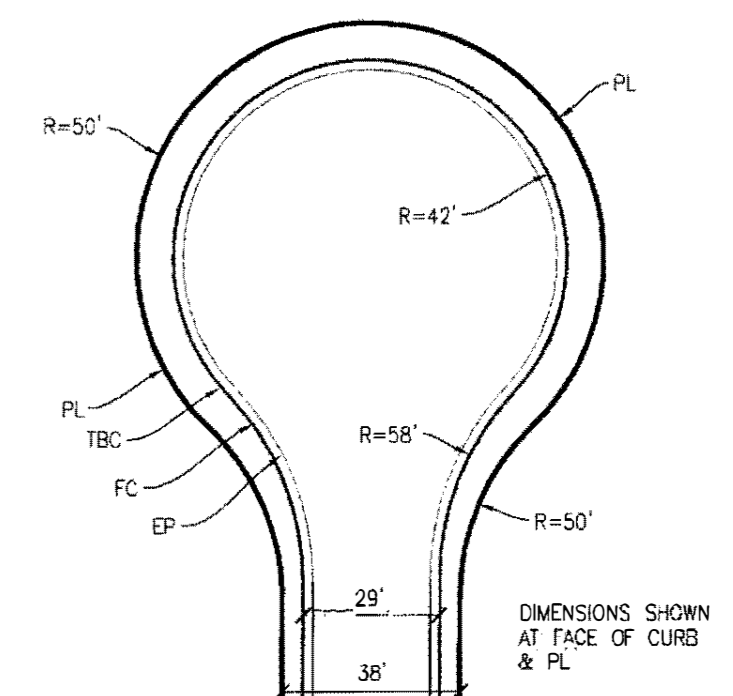
- SEE "DEVELOPMENT PLAN & PEDESTRIAN CIRCULATION PLAN" FOR SIDEWALK LOCATIONS
- VERTICAL CURB & GUTTER TO BE CONSTRUCTED ADJACENT TO FUTURE COMMERCIAL PARCEL (APN 124-390-13). ALL OTHER ROADWAYS SHALL BE ROLLED CURB & GUTTER UNLESS OTHERWISE SHOWN.
- GRADED SHOULDER ADJACENT TO FUTURE COMMERCIAL PARCEL (APN 124-390-13) SHALL BE WIDENED TO 7.5' MEASURED FROM FACE OF CURB TO HINGE LINE TO ACCOMMODATE FUTURE SIDEWALK. REFER TO GRADING SHEETS FOR DETAIL.

LEGEND

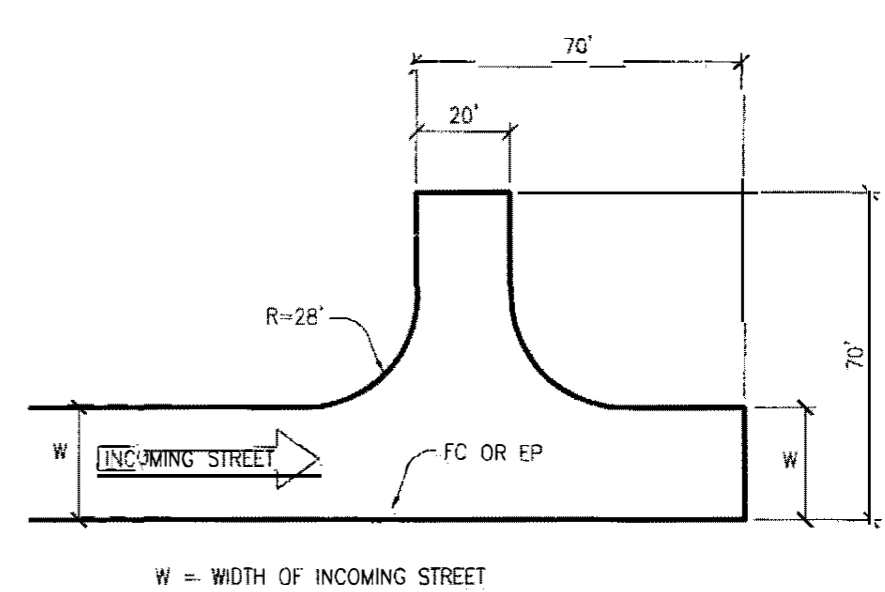
- PREVIOUSLY FILLED UNDER SEPARATE PERMIT
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- ROAD SECTION DEMARCATION
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY W/ FULL EMERGENCY SERVICE ACCESS
- LOT ACCESS
- PROPOSED PARKING BAYS

KEY NOTES:

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- 12.5' PUBLIC UTILITY EASEMENT
- PEDESTRIAN EASEMENT
- 30' SEWER & WATER EASEMENT
- DAK TREE MONITORING/MAINTENANCE EASEMENT
- PROPOSED IRRIGATION EASEMENT
- PROPOSED SEWER EASEMENT
- 30' SEWER EASEMENT
- 20' SEWER EASEMENT
- PROPOSED NON-EXCLUSIVE ROADWAY & PUBLIC UTILITY EASEMENT



TYPICAL CUL-DE-SAC
SCALE: 1" = 40"



ALTERNATIVE HAMMERHEAD DETAIL
MINIMUM DIMENSIONS
SCALE: 1" = 40"

DATE: August 24, 2017
BY: [Signature]
EXECUTIVE SECRETARY
cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 636-0919 F (916) 636-2476 www.cta.net



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for: DS0822-213 Date: August 25, 2022

SUBDIVISION PARCEL SPLIT OTHER

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

Lennar Homes of California
Attn: Monique Reynolds
Email: Monique.Reynolds@Lennar.com

Promontory Village 7 Unit 1
Mother APN: 124-390-04 & -14
Location: South of Alexandra Drive/West of Beatty 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: 32 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 32 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3035DEV 863539
Service Purchase Project No.: 3803SP

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