

**Exhibit A**

N



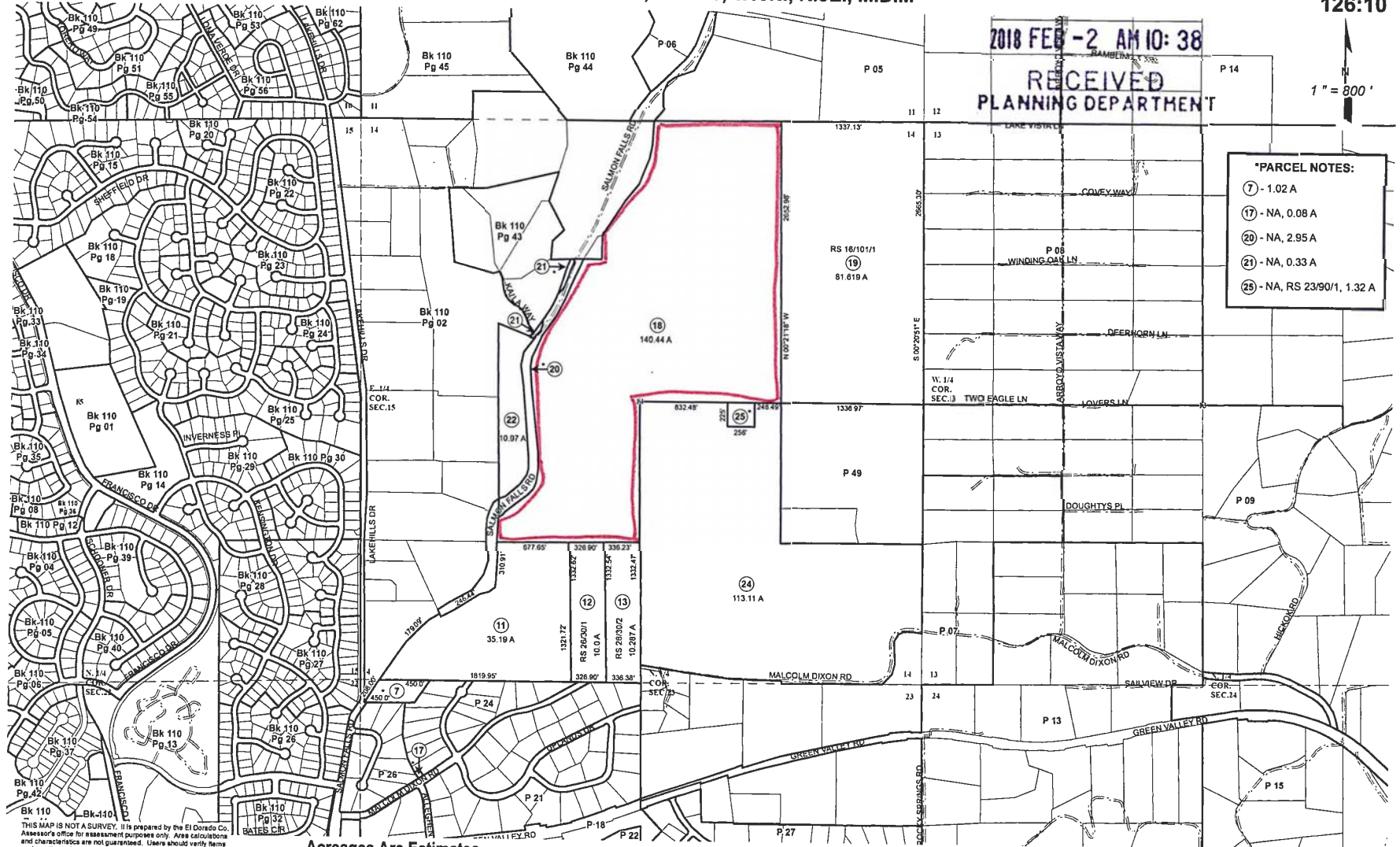
POR. SECS. 14, 22 & 23, T.10N., R.8E., M.D.M

126:10

2018 FEB -2 AM 10:38  
 RECEIVED  
 PLANNING DEPARTMENT

1" = 800'

- \*PARCEL NOTES:**
- ⑦ - 1.02 A
  - ⑰ - NA, 0.08 A
  - ⑳ - NA, 2.95 A
  - ㉑ - NA, 0.33 A
  - ㉒ - NA, RS 23/90/1, 1.32 A



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

Rev. Aug 8, 2013

Assessor's Map Bk. 126, Pg. 10  
 County of El Dorado, CA

Exhibit B

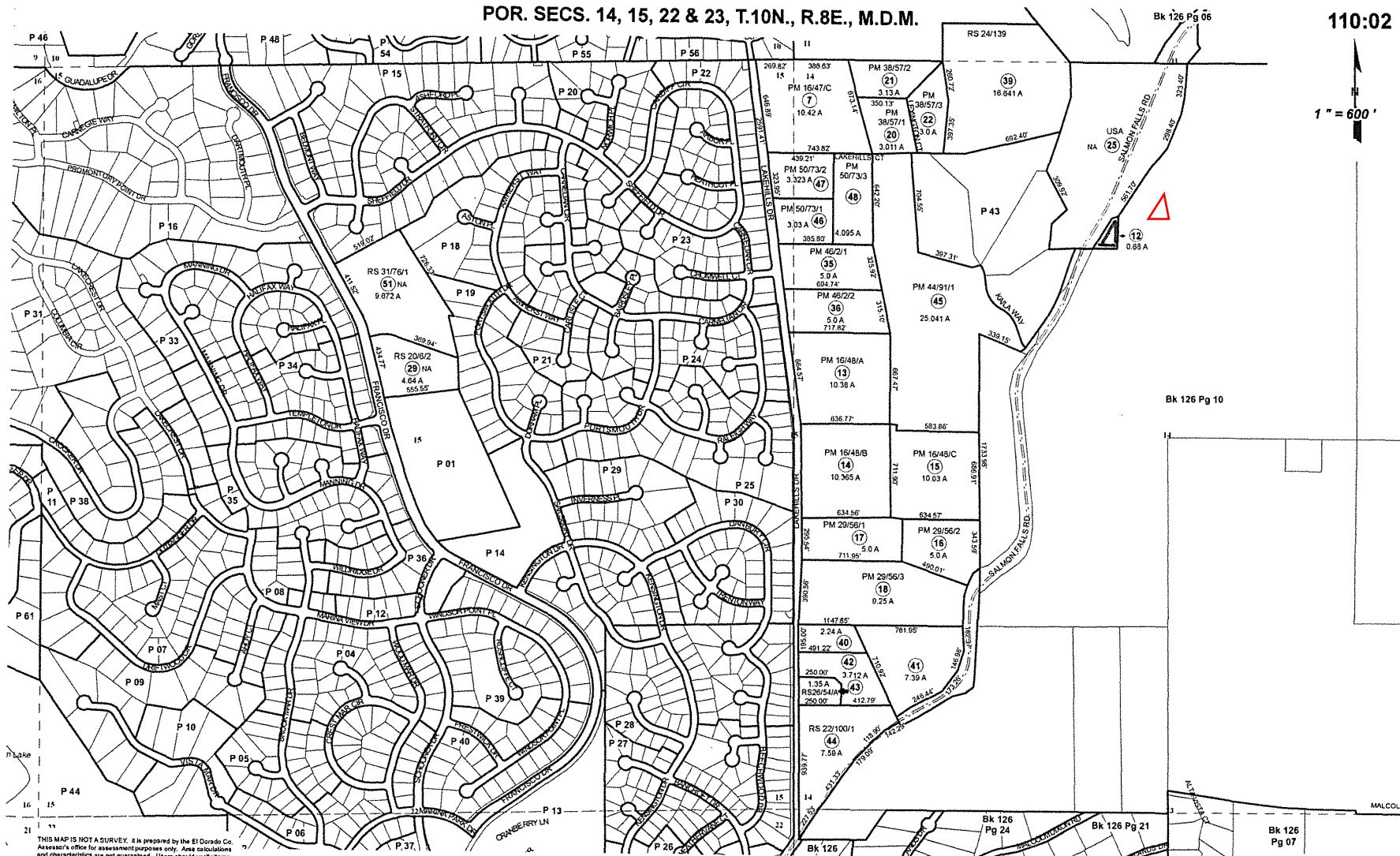
TM08-1463-F

18-0352 A 2 of 6

POR. SECS. 14, 15, 22 & 23, T.10N., R.8E., M.D.M.

110:02

1" = 600'



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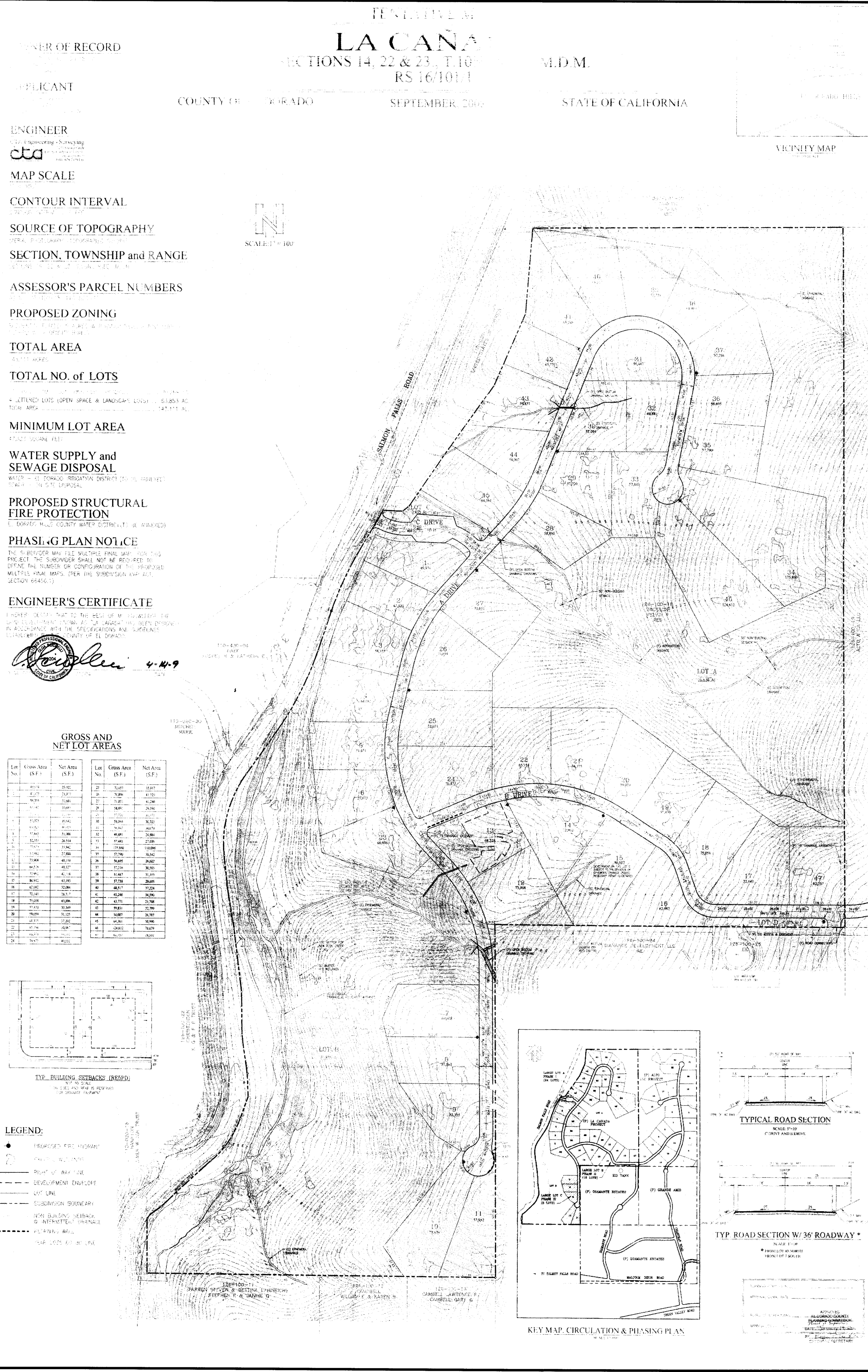
Acreages Are Estimates

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

Rev. Apr. 20, 2012

Assessor's Map Bk. 110, Pg. 02  
County of El Dorado, CA





**OWNER OF RECORD**  
LA CAÑADA  
SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M.  
RS 16/101/1

**APPLICANT**  
SALMON FALLS LAND AND CATTLE COMPANY, LLC  
6025 MONEY WAY  
EL DORADO HILLS, CA 95762

**ENGINEER**  
cta Engineering & Surveying  
17000 W. 10th Street  
Suite 100  
El Dorado Hills, CA 95762  
TEL: 916-833-1100  
WWW.CTAENGINEERING.COM

**MAP SCALE**  
1" = 200'

**CONTOUR INTERVAL**  
1' = 10'

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY

**SECTION, TOWNSHIP and RANGE**  
SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M.

**ASSESSOR'S PARCEL NUMBERS**  
APNs: 126-100-18, 110-020-12

**PROPOSED ZONING**  
RES-5 (RESIDENTIAL SINGLE-FAMILY)

**TOTAL AREA**  
143.11 ACRES

**TOTAL NO. of LOTS**  
47

**MINIMUM LOT AREA**  
43,771 SQUARE FEET

**WATER SUPPLY and SEWAGE DISPOSAL**  
WATER - EL DORADO IRRIGATION DISTRICT  
SEWER - ON SITE SEPTIC

**PROPOSED STRUCTURAL FIRE PROTECTION**  
EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

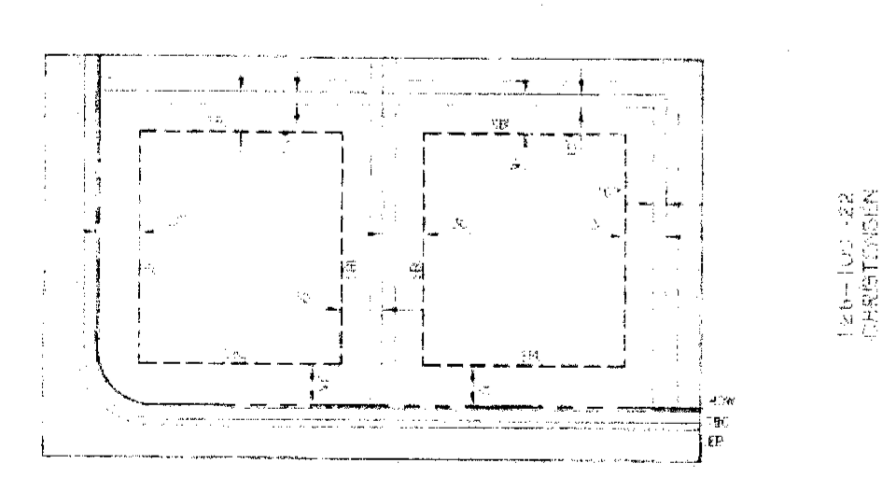
**PHASING PLAN NOTICE**  
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

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

*David R. Crossard* 4-14-17  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEERING  
No. 43452  
Exp. 9-30-17  
STATE OF CALIFORNIA

**GROSS AND NET LOT AREAS**

Lot No.	Gross Area (S.F.)	Net Area (S.F.)	Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	58,235	58,235	25	71,091	71,091
2	47,323	47,323	26	58,891	58,891
3	58,355	58,355	27	57,720	57,720
4	61,082	61,082	28	58,094	58,094
5	51,660	51,660	29	56,612	56,612
6	59,179	59,179	30	47,243	47,243
7	81,198	81,198	31	48,734	48,734
8	313,210	313,210	32	63,196	63,196
9	79,892	79,892	33	57,728	57,728
10	63,175	63,175	34	89,630	89,630
11	67,243	67,243	35	87,261	87,261
12	86,899	86,899	36	62,507	62,507
13	64,799	64,799	37	55,856	55,856
14	62,745	62,745	38	52,500	52,500
15	72,141	72,141	39	49,778	49,778
16	67,901	67,901	40	61,467	61,467
17	52,803	52,803	41	57,738	57,738
18	60,567	60,567	42	68,517	68,517
19	55,719	55,719	43	65,248	65,248
20	51,239	51,239	44	43,771	43,771
21	51,454	51,454	45	59,831	59,831
22	60,836	60,836	46	54,007	54,007
23	78,867	78,867	47	64,361	64,361
24	70,894	70,894			



**LEGEND:**

- PROPOSED FIRE HYDRANT
- EXISTING WETLANDS
- RIGHT OF WAY LINE
- DEVELOPMENT EASEMENT
- LOT LINE
- SUBDIVISION BOUNDARY
- NON-BUILDING SETBACK OR INTERMITTENT DRAINAGE
- INTERMITTENT DRAINAGE
- YEAR 2025 500B LINE



**OWNERS OF RECORD**  
SALMON FALLS LAND AND CATTLE COMPANY, LLC  
6025 MONEY WAY  
EL DORADO HILLS, CA 95762

**APPLICANT**  
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**MAP SCALE**  
1" = 200'

**CONTOUR INTERVAL**  
1' = 10'

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY

**SECTION, TOWNSHIP and RANGE**  
SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M.

**ASSESSOR'S PARCEL NUMBERS**  
APNs: 126-100-18, 110-020-12

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

**TOTAL AREA**  
143.11 ACRES

**TOTAL NUMBER OF PARCELS**  
47 SINGLE FAMILY LOTS (INCLUDING ROADS)..... 79.26 AC  
6 LETTERED LOTS (OPEN SPACE & LANDSCAPE LOTS) ... 63.85 AC  
TOTAL AREA ..... 143.11 AC.

**MINIMUM LOT AREA**  
43,771 SQUARE FEET

**WATER SUPPLY and SEWAGE DISPOSAL**  
WATER - EL DORADO IRRIGATION DISTRICT  
SEWER - ON SITE SEPTIC

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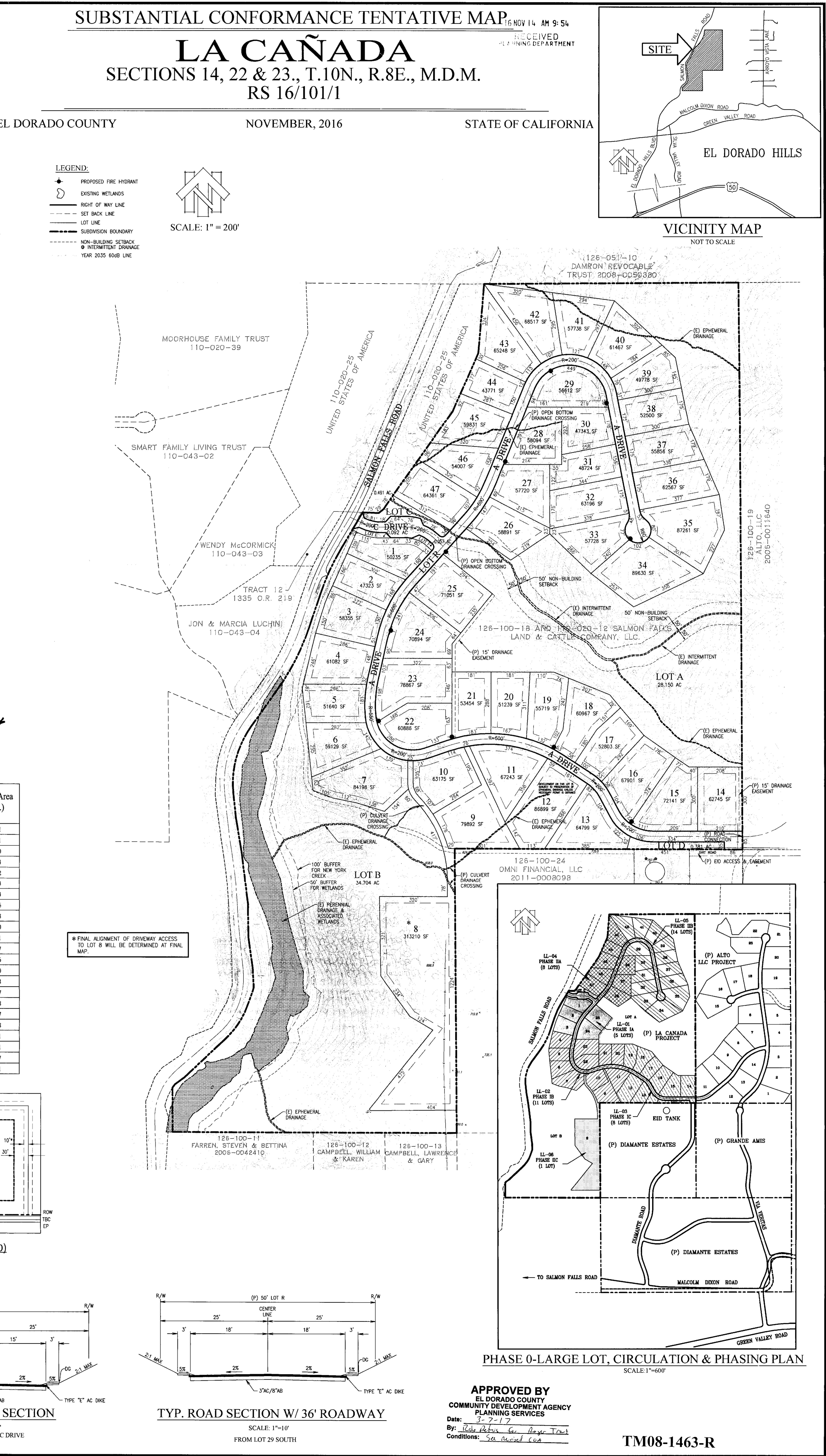
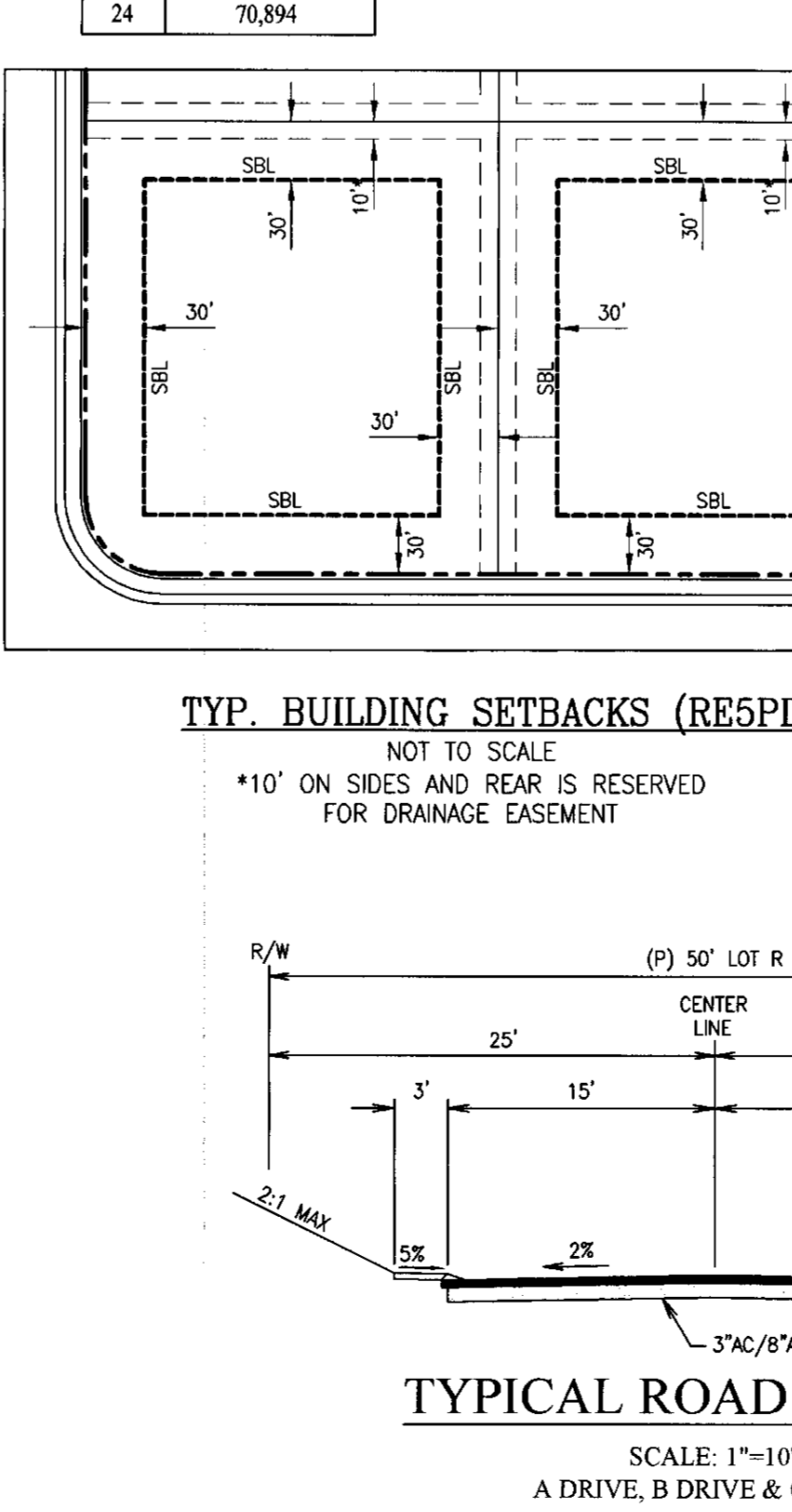
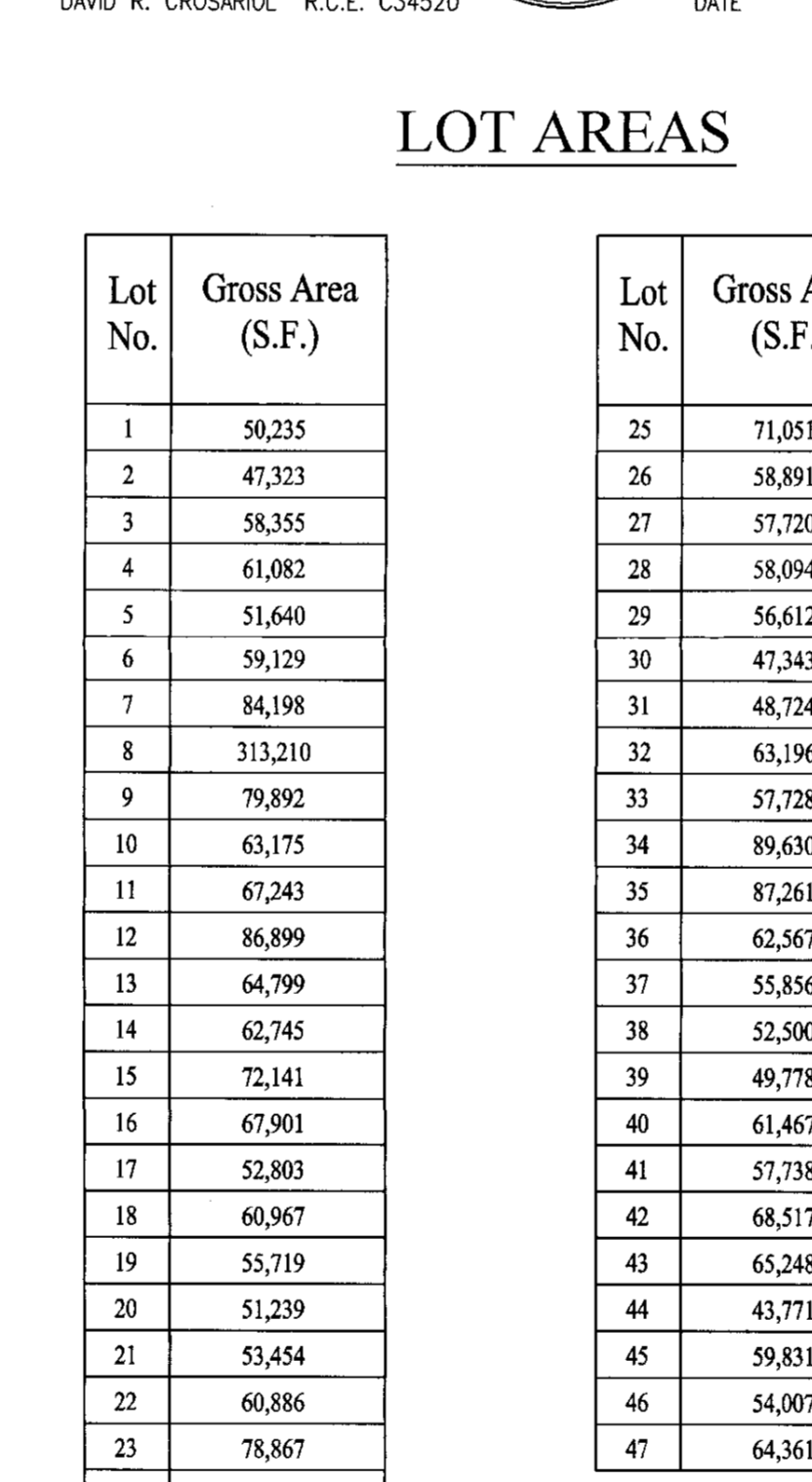
**DATE OF PREPARATION**  
NOVEMBER, 2016

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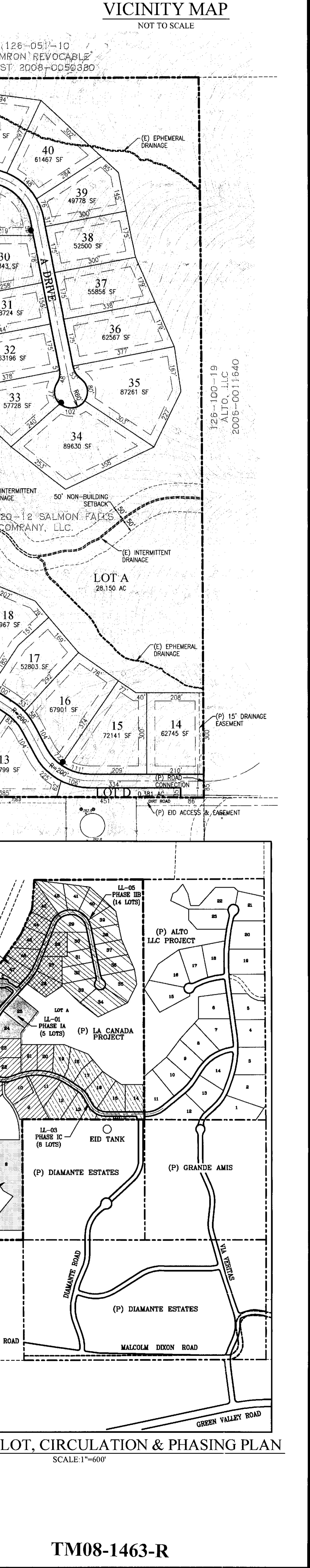
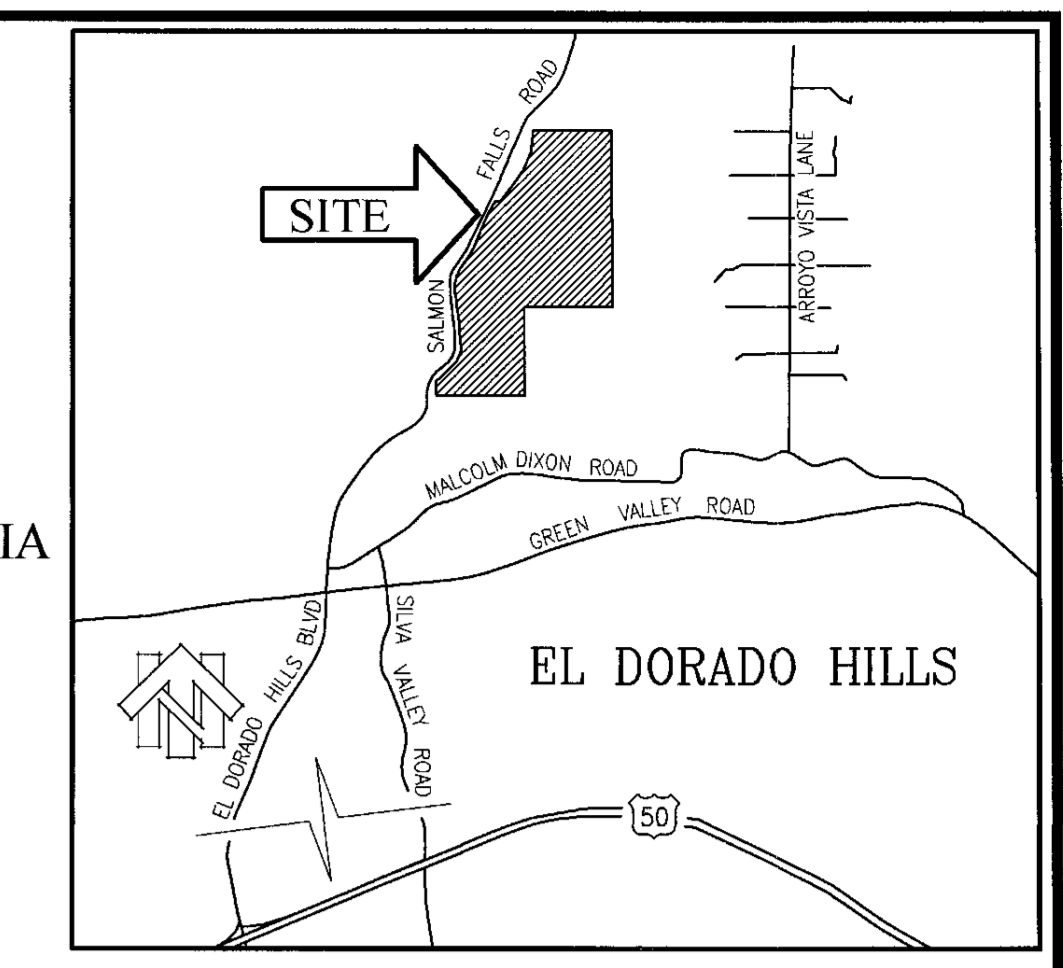
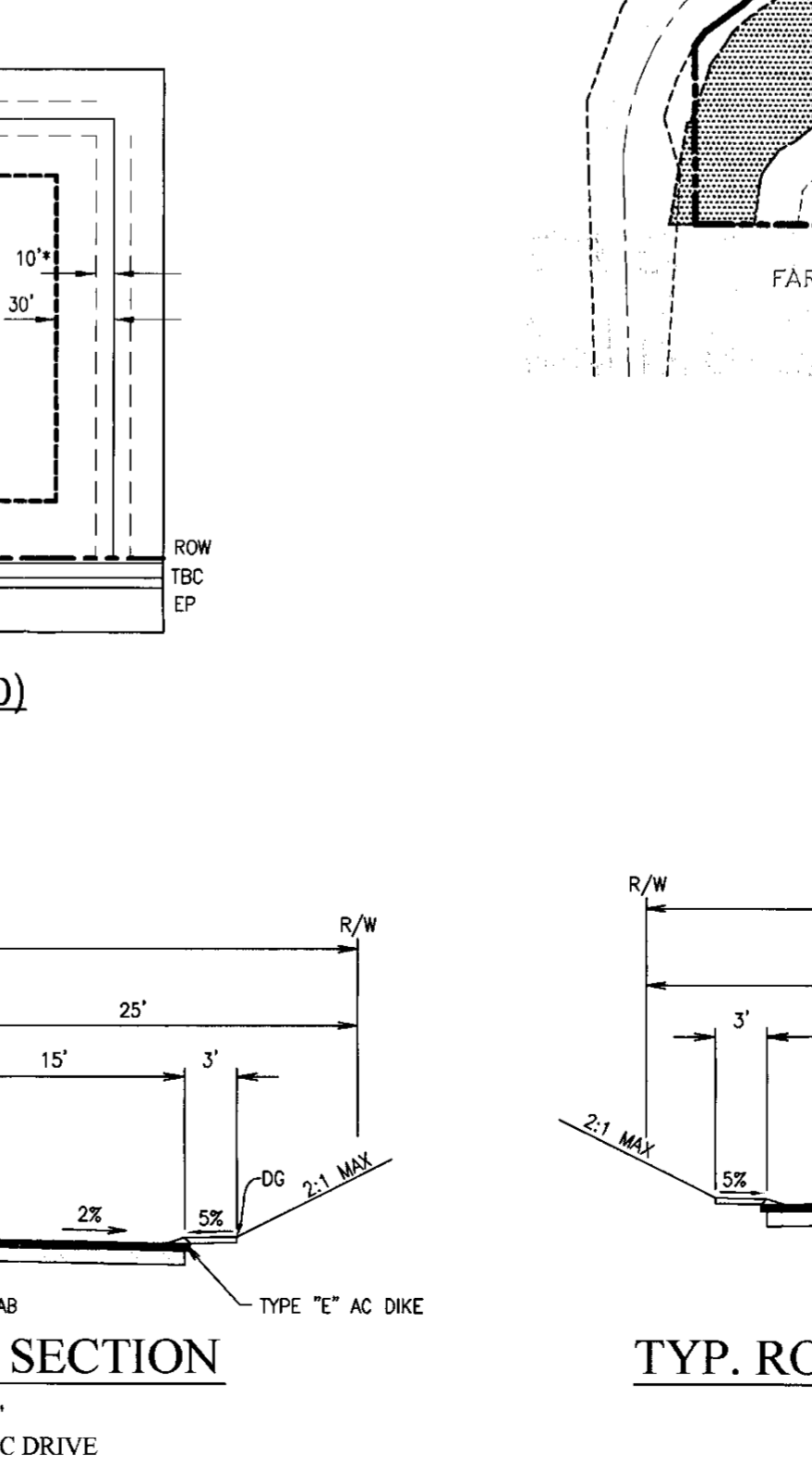
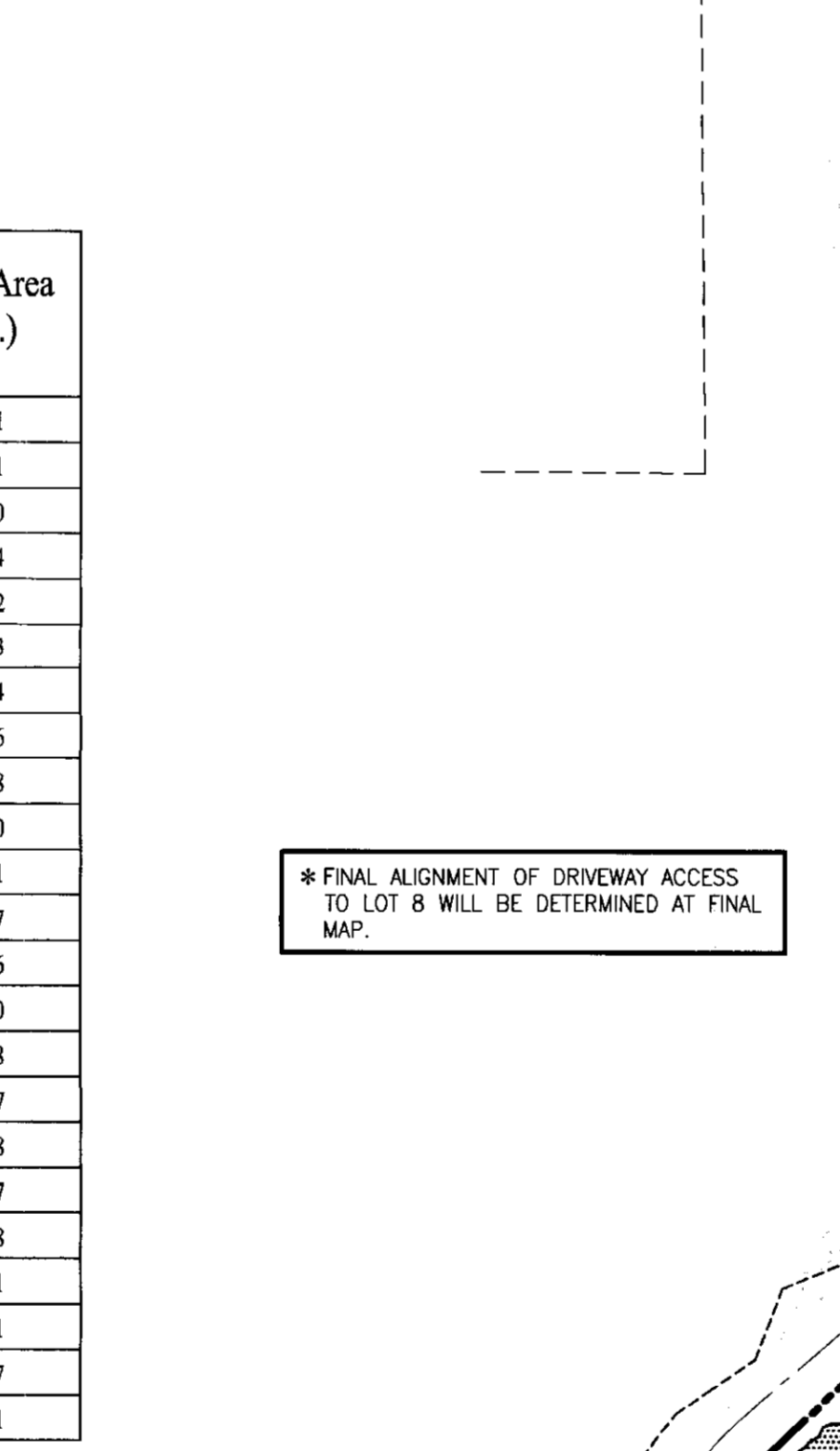
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24	70,894		



**APPROVED BY**  
EL DORADO COUNTY  
COMMUNITY DEVELOPMENT AGENCY  
PLANNING SERVICES  
Date: 7-7-17  
By: [Signature]  
Conditions: See Official Map

**TM08-1463-R**



LARGE LOT FINAL MAP OF:  
LA CAÑADA

PORTIONS OF THE N 1/2 & SW 1/4, SECTION 14, T.10N., R.8E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
MARCH, 2018



SHEET 1 OF 2

OWNER'S STATEMENT

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

SALMON FALLS LAND AND CATTLE COMPANY LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

PRINCIPLE COUNTY OF BUSINESS \_\_\_\_\_

COMMISSION NO: \_\_\_\_\_

NAME \_\_\_\_\_

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

TRUSTEE'S STATEMENT

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

PLACER TITLE COMPANY

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

PRINCIPLE COUNTY OF BUSINESS \_\_\_\_\_

COMMISSION NO: \_\_\_\_\_

NAME \_\_\_\_\_

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

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SALMON FALLS LAND AND CATTLE COMPANY LLC IN APRIL, 2016 I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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



KEVIN A. HEENEY LS 5914

PLANNING AND BUILDING DIRECTOR'S STATEMENT

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

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

ROGER TROUT  
DIRECTOR, PLANNING & BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

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

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

ANDREW S. GABER, RCE 45187  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

RICHARD L. BRINER, L.S. 5084  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
PHILIP R. MOSBACHER, L.S. 7189  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

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

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

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

BOARD CLERK'S STATEMENT

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

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

JAMES S. MITRISIN  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

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

COUNTY RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_:\_\_\_\_:\_\_\_\_, IN BOOK \_\_\_\_\_, OF MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF SALMON FALLS LAND AND CATTLE COMPANY LLC.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_  
PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

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

# LARGE LOT FINAL MAP OF: LA CAÑADA

PORTIONS OF THE N $\frac{1}{2}$  & SW  $\frac{1}{4}$ , SECTION 14, T.10N., R.8E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
MARCH, 2018 SCALE: 1"=200'

**cta** Engineering & Surveying

SHEET 2 OF 2

## NOTICE OF RESTRICTIONS

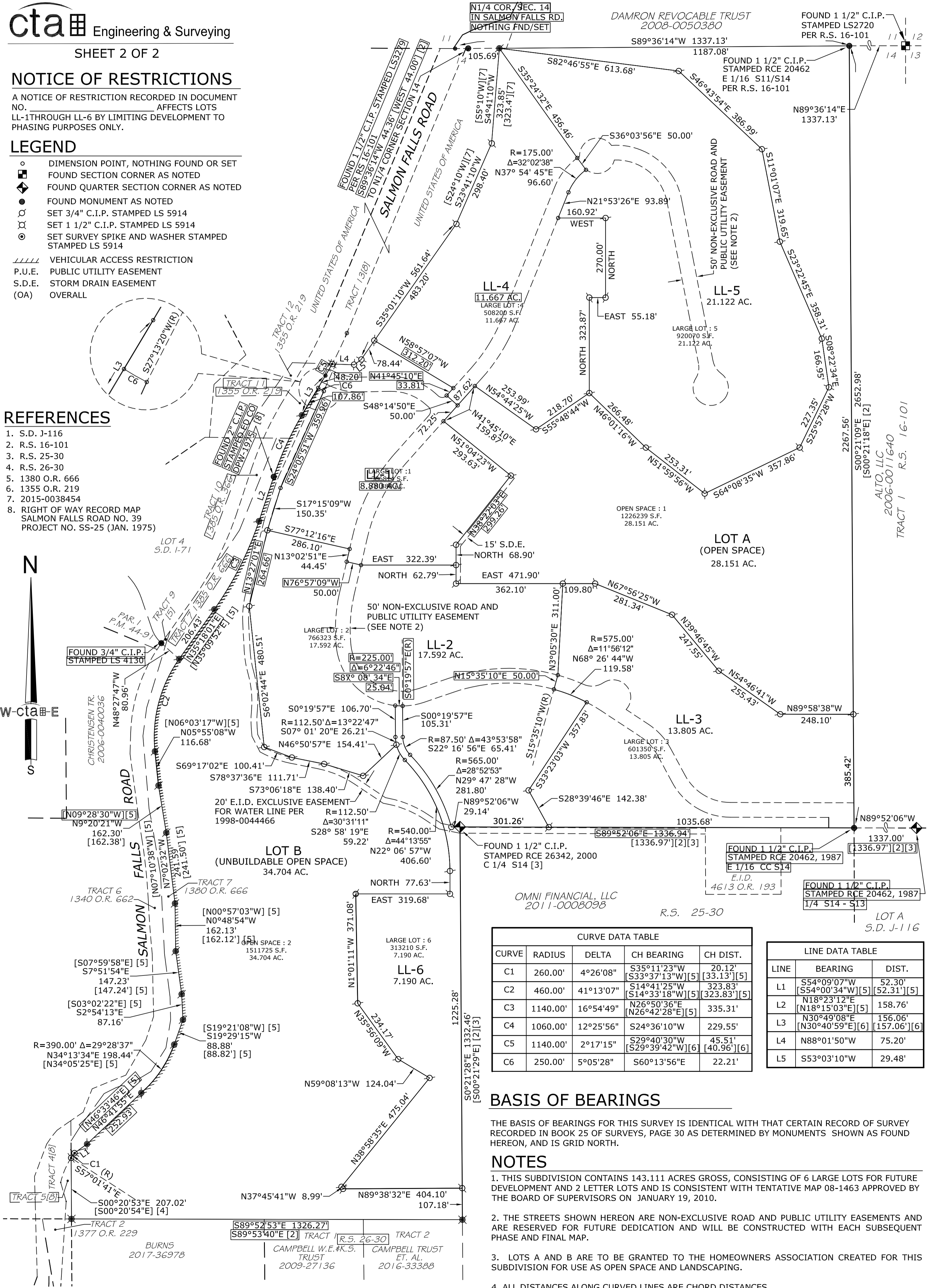
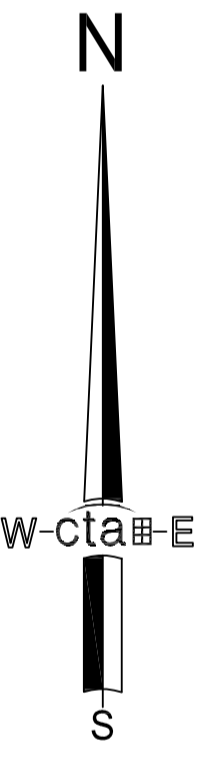
A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS LOTS LL-1 THROUGH LL-6 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

## LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◻ FOUND SECTION CORNER AS NOTED
- ◻ FOUND QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- //// VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- (OA) OVERALL

## REFERENCES

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



CURVE	RADIUS	DELTA	CH BEARING	CH DIST.
C1	260.00'	4°26'08"	S35°11'23"W [S33°37'13"W][5]	20.12' [33.13'] [5]
C2	460.00'	41°13'07"	S14°41'25"W [S14°33'18"W][5]	323.83' [323.83'] [5]
C3	1140.00'	16°54'49"	N26°50'36"E [N26°42'28"E][5]	335.31'
C4	1060.00'	12°25'56"	S24°36'10"W	229.55'
C5	1140.00'	2°17'15"	S29°40'30"W [S29°39'42"W][6]	45.51' [40.96'] [6]
C6	250.00'	5°05'28"	S60°13'56"E	22.21'

LINE	BEARING	DIST.
L1	S54°09'07"W [S54°00'34"W][5]	52.30' [52.31'] [5]
L2	N18°23'12"E [N18°15'03"E][5]	158.76'
L3	N30°49'08"E [N30°40'59"E][6]	156.06' [157.06'] [6]
L4	N88°01'50"W	75.20'
L5	S53°03'10"W	29.48'

## BASIS OF BEARINGS

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

## NOTES

1. THIS SUBDIVISION CONTAINS 143.111 ACRES GROSS, CONSISTING OF 6 LARGE LOTS FOR FUTURE DEVELOPMENT AND 2 LETTER LOTS AND IS CONSISTENT WITH TENTATIVE MAP 08-1463 APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 19, 2010.
2. THE STREETS SHOWN HEREON ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH SUBSEQUENT PHASE AND FINAL MAP.
3. LOTS A AND B ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS OPEN SPACE AND LANDSCAPING.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.