

**EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of November 14, 2006**

AGENDA TITLE: The Promontory Lot "N" – TM 02-1382 - Subdivision Acceptance

DEPARTMENT: Transportation

DEPT SIGNOFF: 

CAO USE ONLY:  11/3/06

CONTACT: Keith Harvey

DATE: 10-26-06

PHONE: 4935

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION: The El Dorado County Department of Transportation recommends the Board of Supervisors: 1) Accept the Subdivision Improvements in **The Promontory Lot "N"**, as complete. 2) Authorize the Clerk of the Board to take the following action on **The Promontory Lot "N" Maintenance Bond**: a) Hold the previously posted **Maintenance Bond No. 567766S** in the amount of \$44,167.00 to guarantee against any defective work, labor done, or defective materials furnished. b) Authorize the Clerk of the Board to release the \$44,167.00 one year after acceptance, if there are no defects or warrantee claims. 3) Hold previously posted **Laborers and Materialmens Bond No. 567766S** in the amount of \$220,838.00 to guarantee payment to persons furnishing labor, materials or equipment and authorize the Clerk of the Board to release it six months after acceptance, if no claims are made.

CAO RECOMMENDATIONS: *Recommend approval. Laura A Hill 11/6/06*

Financial impact? () Yes (X) No

Funding Source: () Gen Fund () Other

BUDGET SUMMARY:

Other:

Total Est. Cost 0

Funding

CAO Office Use Only:

Budgeted 0

4/5's Vote Required () Yes (X) No

New Funding 0

Change in Policy () Yes (X) No

Savings 0

New Personnel () Yes (X) No

Other 0

CONCURRENCES:

Total Funding 0

Risk Management _____

Change in Net County Cost 0

County Counsel _____

Other _____

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ Or

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors

Ayes:

Date: _____

Noes:

Attest: Cindy Keck, Board of Supervisors Clerk

Abstentions:

Absent:

By: _____

Rev. 04/05



MAINTENANCE DIVISION:
2441 Headington Road
Placerville CA 95667
Phone: (530) 642-4909
Fax: (530) 642-9238

RICHARD W. SHEPARD, P.E.
Director of Transportation

Internet Web Site:
<http://co.el-dorado.ca.us/dot>

MAIN OFFICE:
2850 Fairlane Court
Placerville CA 95667
Phone: (530) 621-5900
Fax: (530) 626-0387



October 26, 2006

Board of Supervisors
330 Fair Lane
Placerville, California 95667

**Title: The Promontory Lot "N" – TM 02-1382
Subdivision Acceptance**

Meeting Date: November 14, 2006

District/Supervisor: District 1 / Supervisor Rusty Dupray

Members of the Board:

Recommendations:

The El Dorado County (County) Department of Transportation (Department) recommends the Board of Supervisors (Board):

1. Accept the Subdivision Improvements in **The Promontory Lot "N"**, as complete.
2. Authorize the Clerk of the Board to take the following action on **The Promontory Lot "N" Maintenance Bond** listed below:
 - a) Hold the previously posted **Maintenance Bond No. 567766S** in the amount of \$44,167.00 to guarantee against any defective work, labor done, or defective materials furnished.
 - b. Authorize the Clerk of the Board to release the \$44,167.00 one year after acceptance, if there are no defects or warrantee claims.
3. Hold previously posted **Laborers and Materialmens Bond No. 567766S** in the amount of \$220,838.00 to guarantee payment to persons furnishing labor, materials or equipment and authorize the Clerk of the Board to release it six months after acceptance, if no claims are made.

Reasons for Recommendations:

The Subdivision Improvements for **The Promontory Lot "N"** has been substantially completed according to the plans, specifications and conditions of the Agreement to Make Subdivision Improvements for Class 1 Subdivisions Between County and Owner dated September 13, 2005.

Fiscal Impact:

There is no immediate or short-term fiscal impact associated with this action. The streets associated with The Promontory Lot "N" are private and will be maintained by the Homeowners Association.

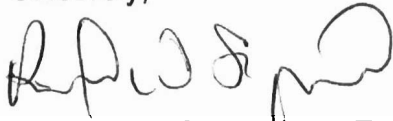
Net County Cost:

There is no cost to the County General Fund.

Action to be Taken Following Approval:

1. The Clerk of the Board will:
 - a) Hold **Maintenance Bond No. 567766S** for \$44,167.00.
 - b) Hold **Laborers and Materialmens Bond No. 567766S** in the amount of \$220,838.00.
2. The Department will request the Clerk of the Board release the respective bonds after the required time period, if listed conditions are met.

Sincerely,



Richard W. Shepard, P. E.
Director of Transportation

RWS:KH:km

Attachments: Vicinity Map
Final Subdivision Map, J-58 – J58A

Vicinity Map

NTS



THE PROMONTORY LOT "N"

J-58

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 (ATTINGER COURT) AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THEREFOR FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED OWNER FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS OR 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 ALL STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE FOLLOWING:

- 1) EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE PIPES AND STRUCTURES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
- 2) SLOPE EASEMENTS, TWELVE AND ONE HALF FEET (12.5) CONTIGUOUS TO ALL STREETS OR FIVE FEET (5) BEYOND THE TOP OF THE CUT OR TOE OF FILL WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.
- 3) RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING, OR REPLACING ON SITE FACILITIES.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO 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 THE FRONT TWELVE AND ONE HALF FEET (12.5) CONTIGUOUS TO ALL STREETS.
- B) 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.

BOULDER GLEN INVESTORS, A CALIFORNIA GENERAL PARTNERSHIP

BY: Michael Witt DATE: 5/11/05
Michael Witt General Partner
PRINT NAME AND TITLE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF EL DORADO

ON THIS 31st DAY OF MAY, 2005, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Michael Witt PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

James C. Willson
NOTARY PUBLIC IN AND FOR THE COUNTY OF EL DORADO, CALIFORNIA
MY COMMISSION EXPIRES: 04/02/08

4006 01 03

TENTATIVE MAP #2-1302 APPROVED 5 22 03

The Promontory, Lot N

A PORTION OF THE NE 1/4 OF THE NE 1/4 SECTION 28
AND A PORTION OF THE NW 1/4 OF THE NW 1/4 SECTION 27
T. 10 N., R. 8 E., M.D.M.

ALSO BEING LOT D OF SUB. 1-118
COUNTY OF EL DORADO STATE OF CALIFORNIA

MAY, 2005
SHEET 1 of 2

CARLTON ENGINEERING INC.

TRUSTEE'S STATEMENT

THE UNDERSIGNED, STOCKMANS BANK, TRUSTEE UNDER THAT CERTAIN DEED OF TRUST DATED NOVEMBER 22, 2004, RECORDED DECEMBER 02, 2004, SERIES NO. 2004-0090483 OF OFFICIAL RECORDS OF THE COUNTY OF EL DORADO, HEREBY CONSENTS TO THE IRREVOCABLE OFFERS OF DEDICATION SHOWN HEREON AND THE PREPARATION AND FILING OF THIS MAP.

STOCKMANS BANK

BY: [Signature] DATE: 5/11/05
John H. Dalton
SE. Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF EL DORADO

ON THIS 31st DAY OF MAY, 2005, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED John H. Dalton PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC IN AND FOR THE COUNTY OF EL DORADO, CALIFORNIA
MY COMMISSION EXPIRES: 04/02/08

COUNTY TAX COLLECTOR'S STATEMENT

I, C.J. 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: 5/11/05

[Signature]
C.J. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA
DEPUTY

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 ORDINANCE AT THE REQUEST OF BOULDER GLEN INVESTORS ON FEBRUARY 13, 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
JAMES C. WILLSON L.S. 4663
LICENSE EXPIRATION DATE: 3-30-06

DATE: 5-17-05



EXISTING ASS5550K5 PARCEL NUMBER 102720-03

COUNTY ENGINEER'S STATEMENT

I, [Signature] 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 THIS SUBDIVISION.

[Signature] DATE: 5-29-05
NAME: [Signature]
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
REG. EXP. DATE: 9-30-05



DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, GREGORY L. FUZ, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON MAY 22, 2005, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

GREGORY L. FUZ
DEVELOPMENT SERVICE DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: [Signature]
PETERA N. MUEKER
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

DATE: 26 Aug. 2005

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.

[Signature] DATE: 8-30-05
DANIEL S. RUSSELL L.S. 5017
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

LICENSE EXPIRATION DATE: 12-31-05

BY: [Signature]
RICHARD L. BRIMER L.S. 5004 LICENSE EXPIRATION DATE 08-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



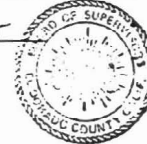
BOARD CLERK'S STATEMENT

I, CINDY KEEG, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 9-13-05, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPTED ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED BY DEDICATION, EXCEPT DRAINAGE EASEMENTS, AND LOT R WHICH ARE HEREBY REJECTED.

[Signature] DATE: 9-13-05

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

BY: [Signature]
DEPUTY CLERK



RECORDER'S CERTIFICATE

FILED THIS 14 DAY OF Sept, 2005 AT 2:00 PM IN BOOK 27 OF MAPS, AT PAGE 52, DOCUMENT NO. 2005-27205, AT THE REQUEST OF BOULDER GLEN INVESTORS. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 2007-27205, PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: [Signature]
DEPUTY

J-58

J-58

J-58

J-58-A

J-58-A

J-58-A

J-58-A

The Promontory, Lot N

A PORTION OF THE NE 1/4 OF THE NE 1/4 SECTION 28 AND A PORTION OF THE NW 1/4 OF THE NW 1/4 SECTION 27 T. 10 N., R. 8 E., M. 14

COUNTY OF EL DORADO STATE OF CALIFORNIA

MAY, 2005 SHEET 2 of 2

CARLTON ENGINEERING INC.

NO. CHECK DIRECTION & DIST. LENGTH RADIUS DELTA

1	N 56.93° E	32.58	7750.45	
2	N 63.07° E	21.44	34.89	7750.45
3	S 59.55° W	96.88	97.16	358.88
4	S 25.55° E	39.81	8.27	189.88
5	S 86.95° E	8.79	8.56	25.72
6	S 86.95° E	8.79	8.56	25.72
7	S 17.05° W	18.07		
8	S 17.05° W	18.07		
9	S 72.95° E	48.53		
10	S 72.95° E	48.53		
11	S 86.95° E	8.79		
12	S 86.95° E	8.79		
13	S 86.95° E	8.79		
14	S 86.95° E	8.79		
15	S 86.95° E	8.79		
16	S 86.95° E	8.79		
17	S 86.95° E	8.79		
18	S 86.95° E	8.79		
19	S 86.95° E	8.79		
20	S 86.95° E	8.79		
21	S 86.95° E	8.79		
22	S 86.95° E	8.79		
23	S 86.95° E	8.79		
24	S 86.95° E	8.79		
25	S 86.95° E	8.79		
26	S 86.95° E	8.79		
27	S 86.95° E	8.79		
28	S 86.95° E	8.79		
29	S 86.95° E	8.79		
30	S 86.95° E	8.79		
31	S 86.95° E	8.79		
32	S 86.95° E	8.79		
33	S 86.95° E	8.79		
34	S 86.95° E	8.79		
35	S 86.95° E	8.79		
36	S 86.95° E	8.79		
37	S 86.95° E	8.79		
38	S 86.95° E	8.79		
39	S 86.95° E	8.79		
40	S 86.95° E	8.79		
41	S 86.95° E	8.79		
42	S 86.95° E	8.79		
43	S 86.95° E	8.79		
44	S 86.95° E	8.79		
45	S 86.95° E	8.79		
46	S 86.95° E	8.79		
47	S 86.95° E	8.79		
48	S 86.95° E	8.79		
49	S 86.95° E	8.79		
50	S 86.95° E	8.79		
51	S 86.95° E	8.79		
52	S 86.95° E	8.79		
53	S 86.95° E	8.79		
54	S 86.95° E	8.79		
55	S 86.95° E	8.79		
56	S 86.95° E	8.79		
57	S 86.95° E	8.79		
58	S 86.95° E	8.79		
59	S 86.95° E	8.79		
60	S 86.95° E	8.79		
61	S 86.95° E	8.79		
62	S 86.95° E	8.79		
63	S 86.95° E	8.79		
64	S 86.95° E	8.79		
65	S 86.95° E	8.79		
66	S 86.95° E	8.79		
67	S 86.95° E	8.79		
68	S 86.95° E	8.79		
69	S 86.95° E	8.79		
70	S 86.95° E	8.79		
71	S 86.95° E	8.79		
72	S 86.95° E	8.79		
73	S 86.95° E	8.79		
74	S 86.95° E	8.79		
75	S 86.95° E	8.79		
76	S 86.95° E	8.79		
77	S 86.95° E	8.79		
78	S 86.95° E	8.79		
79	S 86.95° E	8.79		
80	S 86.95° E	8.79		
81	S 86.95° E	8.79		
82	S 86.95° E	8.79		
83	S 86.95° E	8.79		
84	S 86.95° E	8.79		
85	S 86.95° E	8.79		
86	S 86.95° E	8.79		
87	S 86.95° E	8.79		
88	S 86.95° E	8.79		
89	S 86.95° E	8.79		
90	S 86.95° E	8.79		
91	S 86.95° E	8.79		
92	S 86.95° E	8.79		
93	S 86.95° E	8.79		
94	S 86.95° E	8.79		
95	S 86.95° E	8.79		
96	S 86.95° E	8.79		
97	S 86.95° E	8.79		
98	S 86.95° E	8.79		
99	S 86.95° E	8.79		
100	S 86.95° E	8.79		

TABULATION

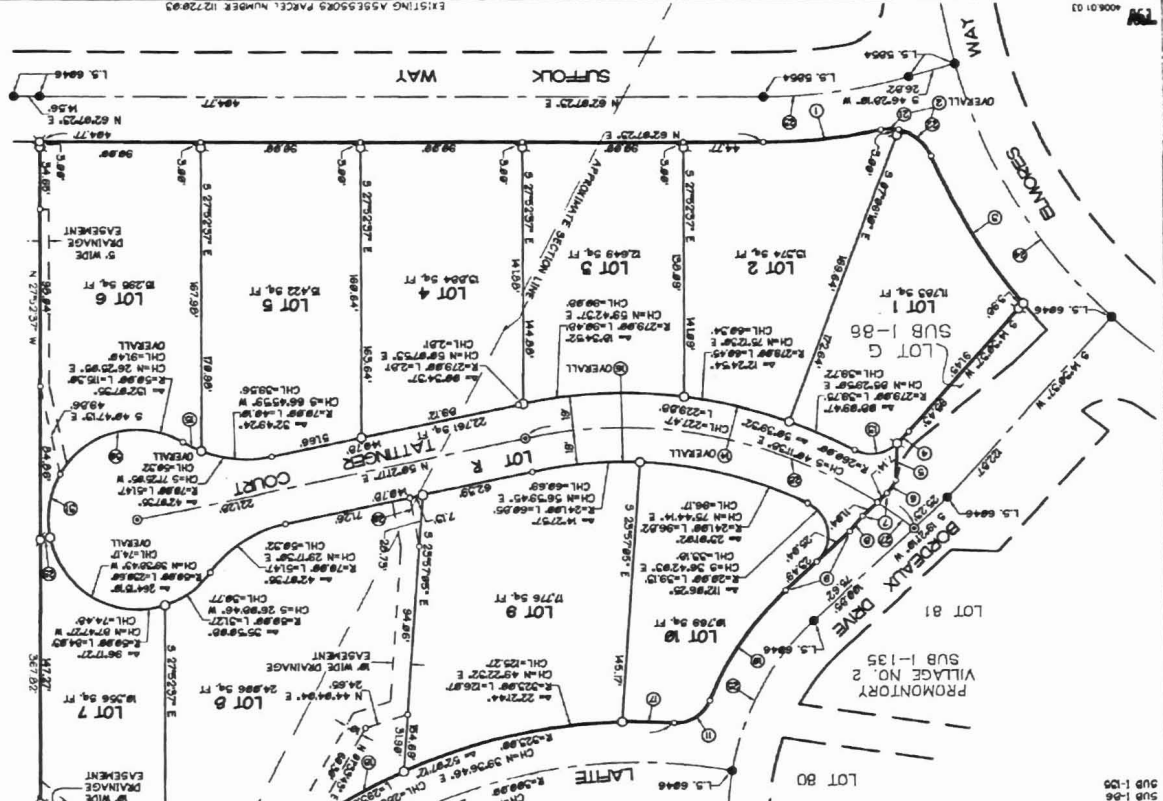
FOR LOT 2D THE PROMONTORY SUB I-86 RESCUE U.S.D.

FOR LOT 2D THE PROMONTORY SUB I-135 VILLAGE NO. 2



- NOTES**
- 1) TOTAL SUBDIVISION IS 326 ACRES, AND CONTAINS TEN (10) LOTS AND ONE (1) ROAD PARCEL (LOT 8)
 - 2) REFER TO DOC 2000-30240, 2000-41000 & 2002-10731 FOR CLEAR THAT AFFECT THIS PROPERTY.
 - 3) A THREE FOOT EASEMENT FOR LANDSCAPE PURPOSES IS RESERVED FOR THE HOME OWNERS ASSOCIATION ALONG THE STREET FRONTS OF LATITE COURT, BOQUELUX DRIVE, ELMERS WAY AND SUFFOLK WAY. SAID EASEMENT DOES NOT APPLY TO FATTINGER COURT.
 - 4) LOT 8 WILL BE CRENED TO THE PROMONTORY COMMUNITY ASSOCIATION.

- LEGEND**
- DIMENSION POINT NOTHING FOUND OR SET
 - FOUND CORNER WELD MONUMENT WITH 1 1/2" DIAMETER
 - CAP STAMPED AS SHOWN
 - SCRIE IN CURB OR BACK OF WALK ON LOT LINE PROJECTION
 - SET VAIL ROAD MARK
 - SET 3/4" CAPPED IRON PIPE (C.I.P.) STAMPED L.S. 4663
 - SET 1 1/2" CAPPED IRON PIPE (C.I.P.) STAMPED L.S. 4663
- BASIS OF BEARINGS**
- THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF SUBDIVISION MAP I-100 AS DETERMINED BY FOUND MONUMENTS
- REFERENCES**
- SUB I-100
SUB I-86
SUB I-135



EXISTING 45565009 PARCEL NUMBER 11272093

100061 03