

EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of September 26, 2006

AGENDA TITLE: Serrano Village G, Units 1 - 9 – TM 01-1375 - Subdivision Acceptance

DEPARTMENT: Transportation

CONTACT: Keith Harvey *R. Mellochey for KH*

DATE: 9-3-06

PHONE: 4825

DEPT SIGNOFF:

[Signature]

CAO USE ONLY:

[Signature] 9/11/06

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION: The El Dorado County Department of Transportation recommends the Board of Supervisors: 1) Accept the Subdivision Improvements in **Serrano Village G, Units 1-9** as complete. 2) Authorize the Clerk of the Board to take the following action on the **Serrano Village G, Units 1-9** Performance Bonds: a) Reduce the following Performance Bonds (previously reduced from \$5,396,813.00): 929313093, 929313093-01, 929313093-02, 929313093-03, 929313093-04, 929313093-05, 929313093-06, 929313093-07, and 929313093-08, each for \$1,627,353.30 by \$934,862.50, leaving a balance of \$692,490.80. This reduced balance is 10% of the total improvements and is to guarantee against any defective work, labor done, or defective materials furnished. b) Authorize the Clerk of the Board to release the \$692,490.80 one year after acceptance, if there are no defects or warrantee claims. 3) Hold previously posted **Laborers and Materialmens Bonds Nos.** 929313093, 929313093-01, 29313093-02, 929313093-03, 929313093-04, 929313093-05, 929313093-06, 929313093-07, and 929313093-08, each in the amount of \$2,698,406.50, 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 J. Hill 9/18/06*

Financial impact? () Yes (X) No

BUDGET SUMMARY:

Total Est. Cost _____ 0

Funding

Budgeted _____ 0

New Funding _____ 0

Savings _____ 0

Other _____ 0

Total Funding _____ 0

Change in Net County Cost _____ 0

Funding Source: () Gen Fund () Other

Other:

CAO Office Use Only:

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

Change in Policy () Yes (X) No

New Personnel () Yes (X) No

CONCURRENCES:

Risk Management _____

County Counsel _____

Other _____

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ Or

Ayes:

Noes:

Abstentions:

Absent:

Rev. 04/05

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

Date: _____

Attest: Cindy Keck, Board of Supervisors Clerk

By: _____



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



September 3, 2006

Board of Supervisors
330 Fair Lane
Placerville, California 95667

**Title: Serrano Village G, Units 1-9 – TM 01-1375
Subdivision Acceptance**

Meeting Date: September 26, 2006

District/Supervisor: District 2 / Supervisor Helen Baumann

Dear 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 **Serrano Village G, Units 1-9**, as complete.
2. Authorize the Clerk of the Board to take the following action on the **Serrano Village G, Units 1-9 Performance Bonds**:
 - a) Reduce the following Performance Bonds (previously reduced from \$5,396,813.00): 929313093, 929313093-01, 929313093-02, 929313093-03, 929313093-04, 929313093-05, 929313093-06, 929313093-07, and 929313093-08, each for \$1,627,353.30, by \$934,862.50, leaving a balance of \$692,490.80. This reduced balance is 10% of the total improvements and is to guarantee against any defective work, labor done, or defective materials furnished.
 - b) Authorize the Clerk of the Board to release the \$692,490.80 one year after acceptance, if there are no defects or warranty claims.
- 3) Hold previously posted **Laborers and Materialmens Bonds Nos.** 929313093, 929313093-01, 929313093-02, 929313093-03, 929313093-04, 929313093-05, 929313093-06, 929313093-07, and 929313093-08, each in the amount of \$2,698,406.50, 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 **Serrano Village G, Units 1-9** 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 as follows:

Units 1 – 3	June 25, 2004
Unit 2	May 4, 2004
Units 4 – 5	September 14, 2004
Units 6 – 7	December 7, 2004
Unit 8	May 4, 2004
Unit 9	February 15, 2005

Fiscal Impact:

There is no immediate or short-term fiscal impact associated with this action as the Serrano-El Dorado Owners Association will maintain the roads.

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) Reduce the referenced Serrano Village G, Units 1-9 Performance Bonds, each in the amount of \$1,627,353.30 to \$692,490.80.
 - b) Hold the referenced Serrano Village G, Units 1-9 **Laborers and Materialmens Bonds**, each in the amount of \$2,698,406.50.
2. The Department will request the Clerk of the Board release the respective bonds after the required time period, if listed conditions are met.

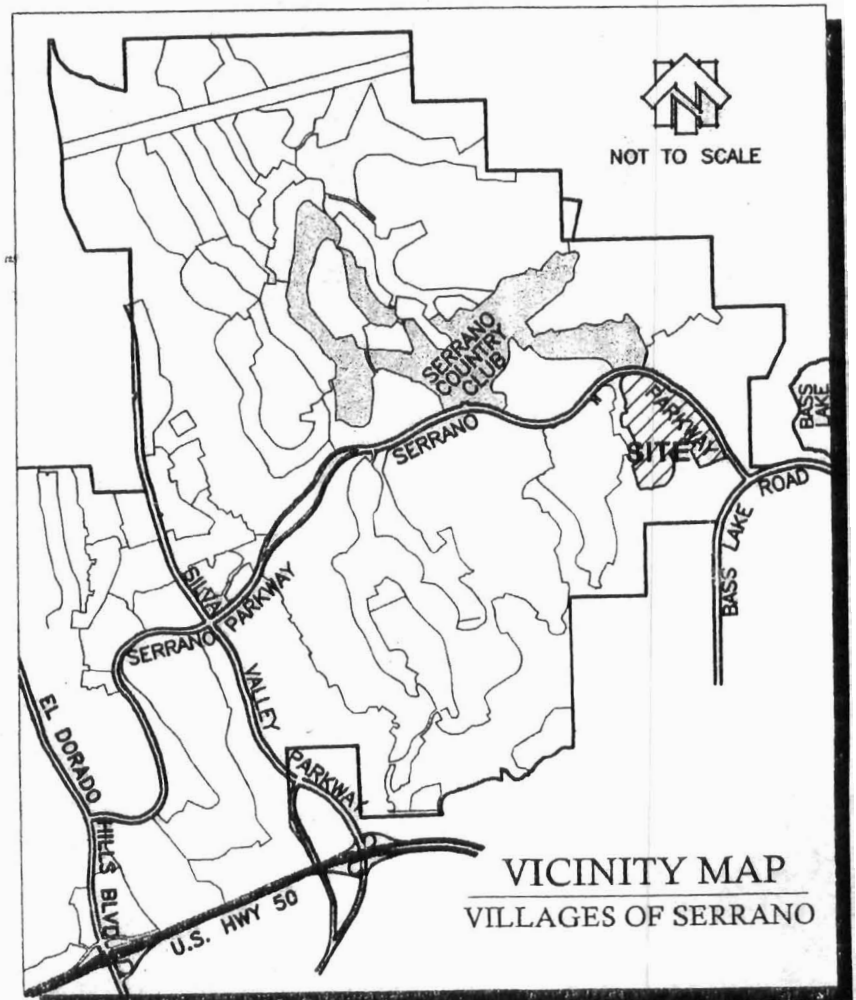
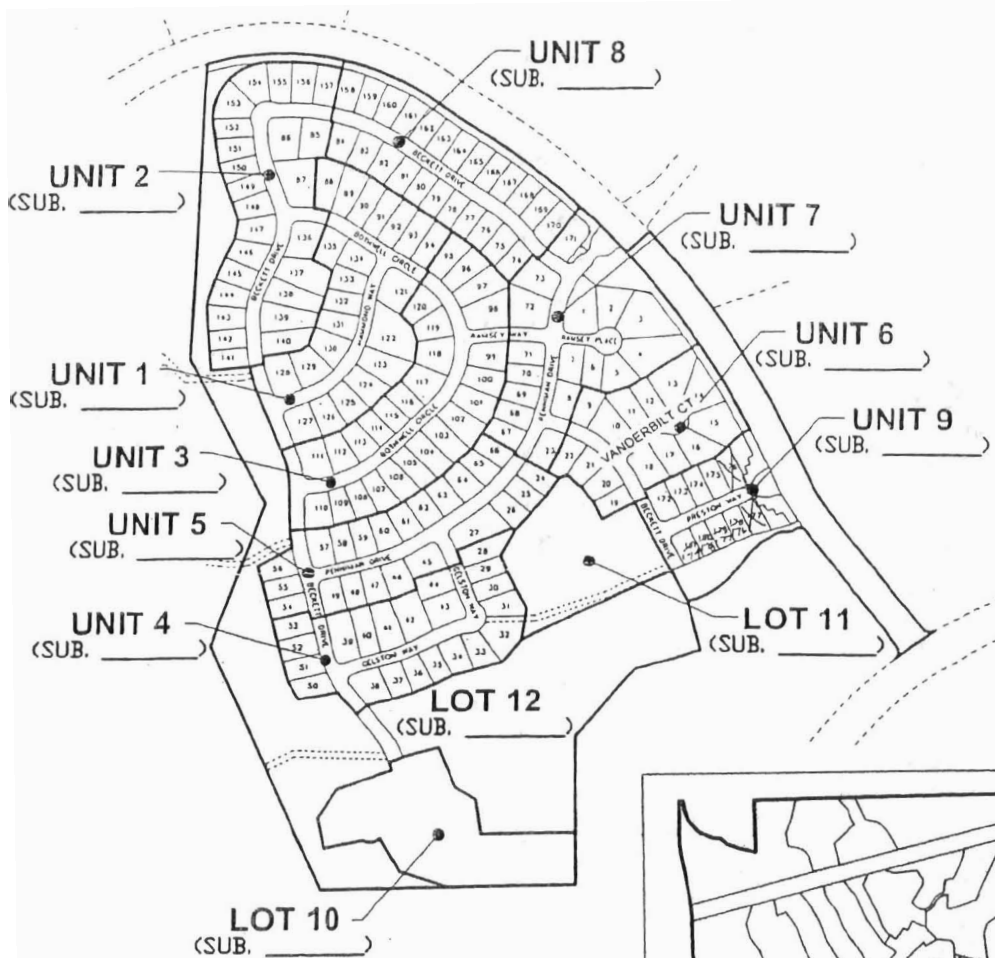
Sincerely,


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

RWS:KH:km

Attachments: Vicinity Map
Final Subdivision Maps Unit 1 – J26 – J26C
Unit 2 – J23 – J23D
Unit 3 – J27 – J27D
Unit 4 – J41 – J41C
Unit 5 – J42 – J42 C
Unit 6 – J45 – J45A
Unit 7 – J46 – J46D
Unit 8 – J24 – J24D
Unit 9 – J50 – J20B

SERRANO VILLAGE G, UNITS 1 – 9



PLAT OF
SERRANO VILLAGE G - UNIT 1
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 1 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
R.E.Y. ENGINEERS INC. ☐

OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKES AN IRREVOCABLE OFFER OF DEDICATION IN FEE, FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HEREON AS LOT 1. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND THE COUNTY OF EL DORADO DATED JULY 11, 2003, RECORDED AT DOCUMENT NO. 004-0004993, 19 AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS SET FORTH IN FULL.

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITIES PURPOSES OVER AND ACROSS LOT 1 AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

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 UTILITIES WHICH WILL PROVIDE SERVICES:

- PUBLIC UTILITIES EASEMENTS FOR UNDERGROUND PIPES, CONDUITS AND DRAINAGE AND APPURTENANT UTILITIES, WITH THE RIGHT TO TEND AND REMOVE LINES, TREES AND BRANCH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT 1, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE FIVE (5.00) FEET 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 (50.00) FEET.
- RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS AND LOT 1 FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- SCOPE EASEMENTS, FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OR BOTTOM OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SCOPE MAINTENANCE PURPOSES.
- EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH FIRST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED JULY 11, 2003, RECORDED AT DOCUMENT NO. 004-0004993, 19 AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS SET FORTH IN FULL.
- POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

EXCEPT AS SET FORTH ABOVE, ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PRIORITY DURING A PERIOD OF SUCH OFFER BY THE APPLICABLE ENTITY.

CENTEX HOMES

A NEVADA GENERAL PARTNERSHIP

BY: CENTEX REAL ESTATE CORPORATION
A NEVADA CORPORATION
MANAGING MEMBER

BY: Steven C. Porter
TITLE: General Manager

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: PARKER DEVELOPMENT COMPANY
A CALIFORNIA CORPORATION
MANAGING MEMBER

BY: William E. Schultz
TITLE: President

NOTARY ACKNOWLEDGMENT:

STATE OF California } :ss
COUNTY OF El Dorado }
ON July 14, before me, Jennifer A. Jurgens, PERSONALLY
APPEARED Steven C. Porter, PERSONALLY
KNOWN TO ME OR PROVED TO BE 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 CAPACITY AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT, THE PERSON OF THE ENTITY, UPON BEHALF OF WHICH
THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Jennifer A. Jurgens
PRINCIPAL PLACE OF BUSINESS: COUNTY OF El Dorado
MY COMMISSION EXPIRES: July 13, 2007

NOTARY ACKNOWLEDGMENT:

STATE OF California } :ss
COUNTY OF El Dorado }
ON June 13, 2004, before me, Florence Tanner, Notary Public, PERSONALLY
APPEARED William E. Schultz, PERSONALLY
KNOWN TO ME OR PROVED TO BE 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 CAPACITY AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT, THE PERSON OF THE ENTITY, UPON BEHALF OF WHICH
THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Florence Tanner
PRINCIPAL PLACE OF BUSINESS: COUNTY OF El Dorado
MY COMMISSION EXPIRES: June 13, 2006

COUNTY ENGINEER'S STATEMENT:

I, WARREN R. PESTES, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBMITTER HAS EXECUTED THE NECESSARY ACQUIRY AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION.

Warren R. Pestes DATE: 6-10-04
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
REC. EXP. DATE: 3-31-05

COUNTY TAX COLLECTOR'S STATEMENT:

I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIES 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 LEN DATE.

C.L. Raffety 6-16-04
CL RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA
BY: C.L. Raffety
DEPUTY

EXISTING ASSESSOR'S PARCEL NO.: PAR 114-440-13

PLANNING DIRECTOR'S STATEMENT:

I, CRISTEN R. ALCOY, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 13, 2001, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 6/26/04

CRISTEN R. ALCOY
INTERIM PLANNING DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: William E. Schultz
WILLIAM E. SCHULTZ
PRINCIPAL PLANNER
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.

Daniel Rossell
DANIEL S. ROSSSELL, L.S. 5387
LICENSE EXPIRES 12-31-05
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

DATE: 6-16-04
BY: Richard L. Brinker
RICHARD L. BRINKER, L.S. 5084
LICENSE EXPIRES 08-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT:

I, CINDY KEECK, HEREBY STATE THAT THE BOARD OF SUPERVISORS BY ORDER ON 6-10-04, ACCEPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOT 1 WHICH ARE HEREBY REJECTED, AND C'D ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

Cindy Keck DATE: 6/30/04
CINDY KEECK
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA
BY: Cynthia Johnson

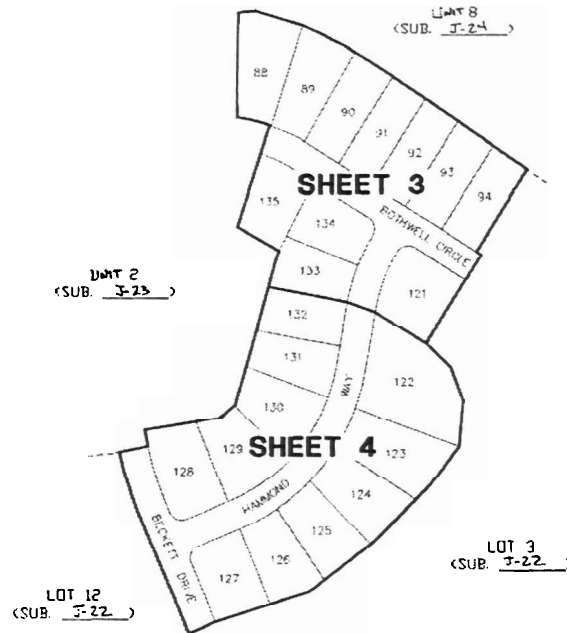
RECORDER'S STATEMENT:

FILED THIS 14 DAY OF July, 2004, AT 08:44:45 AM, IN BOOK 31 OF MAPS, AT PAGE 670, DOCUMENT NO. 004-0004993, AT THE REQUEST OF SERRANO ASSOCIATES, LLC AND CENTEX HOMES. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 004-0004993-1091 PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA
BY: Cynthia Johnson
DEPUTY

SHEET 1 OF 4 SHEETS

PLAT OF
SERRANO VILLAGE G - UNIT 1
 A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
 BEING LOT 1 OF SUB. J-22
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 MARCH 2004
 R.E.Y. ENGINEERS, INC. ☐



SHEET INDEX
 NO SCALE



SERRANO VILLAGE G
 NO SCALE

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 SERRANO ASSOCIATES, LLC AND CENTER HOMES IN AUGUST, 2003, 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 JANUARY, 2004 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO FRAGILE THE SURVEY TO BE RETRACED.

BRIAN THORNET, L.S. 6866
 DATE: 7/4/04



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE G, SUB J-27.

UNIT 2
(SUB. J-23)

REFERENCES:

- (1) SUB. J-27
- (2) SUB. J-27
- (3) SUB. J-27

LEGEND:

- (1) DIMENSION POINT
- (2) SET 3/4" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6864"
- (3) SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6864"
- (4) RADIAL LINE

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 7.17 ACRES GROSS, CONSISTING OF 22 BUILDING LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED CASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. NEAR LOT CORNERS ARE MARKED BY A 3/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6864".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1999, RECORDED IN BOOK 3108 AT PAGE 105 D.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-KUHL & ASSOCIATES, REPORT NO. 4048-R, DATED JULY 23, 2002.
7. UNIT 1 IS CONSISTENT WITH THE MODIFIED PHASING PLAN FOR TENTATIVE MAP 01-1375 APPROVED BY THE COUNTY PLANNING DEPARTMENT SEPTEMBER 2, 2003.

THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66400 20-1/2 OF THE GOVERNMENT CODE:

A. THE NON-EXCLUSIVE ROAD AND P.U.E. SHOWN WITHIN LOT 1 PER SUB J-27.



Curve Table				
No.	Radius	Chord Bearing	Chord	Delta
1	275.00'	N64°30'28"W	11.99'	187°10'17"
2	275.00'	N64°27'05"W	5.79'	187°10'17"
3	275.00'	N63°17'46"W	11.91'	187°10'15"

Line Table		
No.	Bearing	Length
1	N32°27'37"E	11.95'

PLAT OF SERRANO VILLAGE G - UNIT 1

A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.

BEING LOT 1 OF SUB. J-27

COUNTY OF EL DORADO, STATE OF CALIFORNIA

MARCH 2004

REY ENGINEERS, INC.

No.	Radius	Chord Bearing	Chord	Delta
1	10.00	N 87° 13' 32" W	26.28	89° 00' 00"
2	20.00	N 22° 09' 28" E	18.28	89° 00' 00"
3	32.00	N 10° 34' 36" E	3.01	0° 12' 02"
4	17.00	N 15° 30' 22" E	50.16	0° 23' 35"
5	500.00	N 21° 23' 06" E	135.26	0° 29' 00"

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE, G. SUB. 3-77.

REFERENCES:

- (1) SUB J- 62
(2) SUB J- 23
(3) SUB J- 24

LEGEND:

- DIMENSION POINT
- ✱ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6066"
- SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6066"
- (R) RADIAL LINE

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 7.17 ACRES GROSS, CONSISTING OF 22 BUILDING LOTS.
 2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
 3. SIDE LOT LINES ARE MARKED BY CONCRETE CASHIONS ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
 4. REAR LOT CORNERS ARE MARKED BY A 5/8" PEGDAR WITH ALUMINUM CAP STAMPED "L.S. AND#".
 5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 2109 AT PAGE 21 OF THE PUBLIC RECORDS.
 6. A PRELIMINARY SOLS REPORT WAS PREPARED BY WALLACE-KIML & ASSOCIATES, REPORT NO. 0008.63, DATED JULY 23, 2007.
 7. UNIT 1 IS CONSISTENT WITH THE WOODED PHASING PLAN FOR TENTATIVE MAP 01-1375 APPROVED BY THE COUNTY PLANNING DEPARTMENT, SEPTEMBER 2, 2003.
- THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED, THE FOLLOWING PUBLIC STREETS AND OR EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 86400.00-112.0 OF THE GOVERNMENT CODE A. 15-000-EXCLUSIVE ROAD AND P.U.E. SHOWN WITHIN LOT 1 PER SUBJ. MAP 01-1375.

PLAT OF
SERRANO VILLAGE G - UNIT 1
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.

BEING LOT 1 OF SUB.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
R.E.Y. ENGINEERS, Inc.

SHEET 4 OF 4 SHEETS

5-23

5-23

**PLAT OF
SERRANO VILLAGE G - UNIT 2**
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 2 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
REY ENGINEERS INC. ☐

OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKES AN IRREVOCABLE OFFER OF DEDICATION IN FEE FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HEREON AS LOT R. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND THE COUNTY OF EL DORADO DATED NOVEMBER 2004, RECORDED AT DOCUMENT NO. 64-35166, INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS SET FORTH IN FULL.

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCES OF TITLE HEREFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITIES PURPOSES OVER AND ACROSS LOT R AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

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 UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FEATURES, WITH THE RIGHT TO THEM AND REMOVE UNDER THEM AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT R, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE FIVE (5.00) FEET 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 (50.00) FEET.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS FIFTY (50.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (50.00) FEET BEYOND THE TOP OF CUT ON TOP OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED NOVEMBER 2004, RECORDED AT DOCUMENT NO. 64-35166, INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS SET FORTH IN FULL.
- E. POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

EXCEPT AS SET FORTH ABOVE, ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

HOMES
GENERAL PARTNERSHIP
BY: CEATEX REAL ESTATE CORPORATION
A NEVADA CORPORATION
MANAGING MEMBER
BY: [Signature]
TITLE: LAND DEVELOPMENT MANAGER

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
TITLE: PRESIDENT

BY: [Signature]
TITLE: PRESIDENT

STATE OF CALIFORNIA } :SS
COUNTY OF EL DORADO }
ON 4-12-04, BEFORE ME Sharon Redmond, Notary Public, PERSONALLY
APPEARED [Signature], PERSONALLY
KNOWN TO ME [Signature] TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OF THE ENTITY, UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: [Signature]
PRINCIPAL PLACE OF BUSINESS: COUNTY OF El Dorado
MY COMMISSION EXPIRES March 24, 2005

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } :SS
COUNTY OF EL DORADO }
ON 4-12-04, BEFORE ME Flarence Turner, Notary Public, PERSONALLY
APPEARED William R. Parker, PERSONALLY
KNOWN TO ME [Signature] TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OF THE ENTITY, UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Flarence Turner
PRINCIPAL PLACE OF BUSINESS: COUNTY OF El Dorado
MY COMMISSION EXPIRES June 19, 2006

COUNTY ENGINEER'S STATEMENT:

I, WARREN R. PESSIER, 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.
Warren R. Pessier DATE: 4-12-04
WARREN R. PESSIER, POE 27237
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
REG. EXP. DATE: 7-1-05

COUNTY TAX COLLECTOR'S STATEMENT:

I, C.L. RAFFERTY, 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.
C.L. Rafferty DATE: 4-2-04
C.L. RAFFERTY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature]
DEPUTY

PLANNING DIRECTOR'S STATEMENT:

I, CRAVEN R. ALCOCK, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 13, 2001, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 4-12-04
[Signature] BY: [Signature]
CRIVEN R. ALCOCK
PLANNING DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA
PRINCIPAL PLANNER
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 OF THIS SUBDIVISION, 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.

Daniel S. Russell DATE: 4-13-04
DANIEL S. RUSSELL, L.S. 5013
LENNIE RUSSELL 12-31-00
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
[Signature]
RICHARD L. BRIDGER, L.S. 5084
LICENSE EXPIRES: 06-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT:

I, DREW L. FODTE, HEREBY STATE THAT THE BOARD OF SUPERVISORS BY ORDER ON May 4, 2004, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND COLLECTED ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE BOARD'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOT B WHICH ARE HEREBY REJECTED.

Drew L. Fodte DATE: 5/5/04
DREW L. FODTE
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature]

RECORDER'S STATEMENT:

FILED THIS 10th DAY OF May, 2004 AT 3:04 00 IN
BOOK 5 OF MAPS, AT PAGE 23, DOCUMENT NO. 2004-35816, AT
THE REQUEST OF SERRANO ASSOCIATES, LLC, AND CEATEX HOMES, TITLE TO THE LAND
IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 157B-1089
PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

William E. Schultze
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature]
DEPUTY

J-23A

PLAT OF SERRANO VILLAGE G - UNIT 2

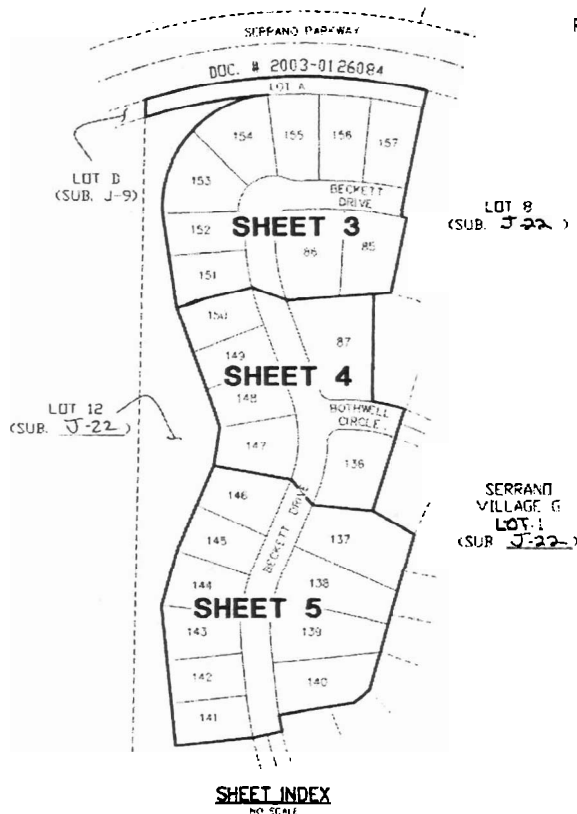
A PORTION OF SEC. 31, T.10N., R.9E., M.O.M.

BEING LOT 2 OF SUB. J-22

COUNTY OF EL DORADO, STATE OF CALIFORNIA

MARCH 2004

REY ENGINEERS, INC. ☐



SERRANO VILLAGE G
NO SCALE

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 SERRANO ASSOCIATES, LLC AND YENTER HOMES IN AUGUST, 2003. 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 JANUARY, 2005 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

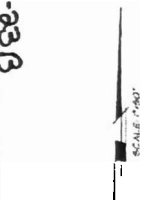
BRIAN THORNT
L.S. 2886
DATE 3/4/04



J-23A

J-23A

5-233



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE G, D.P. J-22.

REFERENCES:

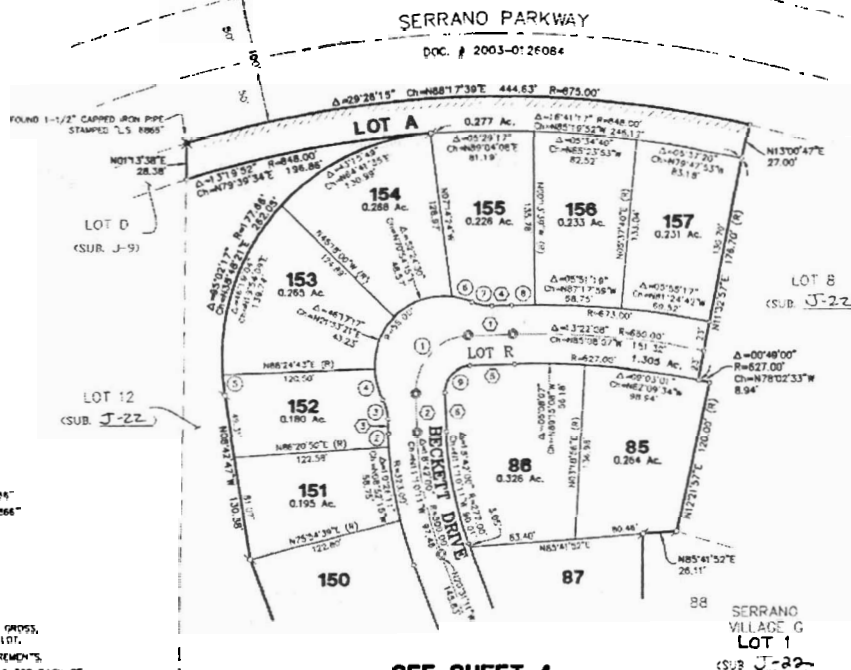
- (1) D.Y. & PRE-1-BLANKA LLP
- (2) SUB J-9
- (3) SUB J-22
- (4) SUB J-

LEGEND:

- DIMENSION POINT
- ▬ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 5885"
- ▬ SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 5886"
- ✕ FOUND MONUMENT AS NOTED
- (P) RADIAL LINE
- NO VEHICULAR ACCESS PER SUB. H-81

NOTES:

1. THE TOTAL AREA WITHIN THIS SURVEY IS 7.85 ACRES (GROSS), CONSISTING OF 23 BUILDING LOTS AND 1 MISCELLANEOUS LOT.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED CASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 5885".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. THE COUNTY OF EL DORADO ON JANUARY 3, 1999, RECORDED IN BOOK 110P AT PAGE 105 O.P.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-WALK & ASSOCIATES, REPORT NO. 4098-03, DATED JULY 22, 2002.
7. UNIT 2 IS CONSISTENT WITH THE MODIFIED PHASING PLAN FOR TENTATIVE MAP P1-1375 APPROVED BY THE COUNTY PLANNING DEPARTMENT SEPTEMBER 2, 2003.
8. LOT A AS SHOWN HEREON IS A LANDSCAPE LOT AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.



SEE SHEET 4

Curve Table				
No.	Radius	Chord	Bearing	Delta
1	43.00	84.370433'E	50.87	90°00'00"
2	123.00	N62°44'11\"	12.57	71°55'56"
3	15.00	N14°44'28\"	15.45	15°52'31"
4	15.00	N14°37'30\"	24.61	16°54'25"
5	177.66	N65°58'03\"	15.31	15°27'24"
6	15.00	N74°28'05\"	16.18	16°54'00"
7	35.00	S78°57'56\"	15.65	11°52'31"
8	173.50	N68°04'15\"	16.70	01°55'32"
9	19.00	N43°10'49\"	28.28	90°00'00"

Line Table		
No.	Bearing	Length
1	N88°10'49\"	15.76
2	N01°49'31\"	20.90
3	N01°49'31\"	11.67
4	S08°10'49\"	15.67
5	N88°10'49\"	25.06
6	N01°49'31\"	30.88

PLAT OF
SERRANO VILLAGE G - UNIT 2
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 2 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
R.E.Y. ENGINEERS, INC. ☐

SHEET 3 OF 5 SHEETS

5-233

J-232

SCALE: 1"=50'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE G, SUB J-22.

REFERENCES:

- (1) DEC. 8, 2003, RECORD 418
- (2) SUB J-22
- (3) SUB J-22
- (4) SUB J-22

LEGEND:

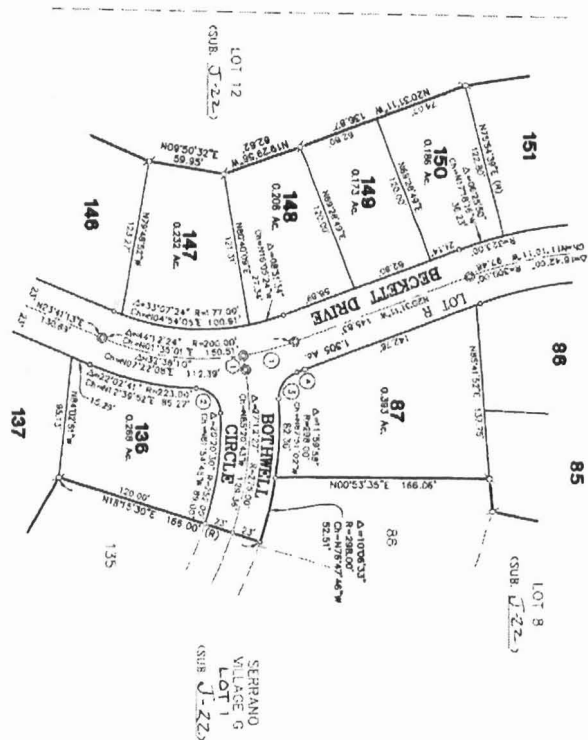
- DIMENSION POINT
- SET 3/4" PEGS WITH ALUMINUM CAP STAMPED T.S. 1988
- SET 3/4" WOOD PEGS WITH PLASTIC CAP STAMPED T.S. 1988
- ✕ FORM DOCUMENT AS NOTED
- (P) RADIAL LINE
- NO VEHICULAR ACCESS PER SUB 11-81

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 7.83 ACRES, CONSISTING OF 25 BUILDING LOTS AND 1 WOODLANDOUS LOT.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED PEGS ON THE TOP BACK OF CODE OR STAKE ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" PEGS WITH ALUMINUM CAP STAMPED T.S. 1988.
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO COUNTY PLANNING DEPARTMENT AND THE COUNTY OF EL DORADO ON JANUARY 1, 1989, RECORDED IN RECORD 418, 2003.
6. A PRELIMINARY SUBS REPORT WAS PREPARED BY WALLACE-KYLE & ASSOCIATES, REPORT NO. 406461 DATED JAN. 23, 2002.
7. UNIT 2 IS CONSISTENT WITH THE MODIFIED PLANNING PLAN FOR TENTATIVE MAP D-1175 APPROVED BY THE COUNTY PLANNING DEPARTMENT ON JANUARY 2, 2003.
8. LOT 145 SHOWN HEREON IS A LANDSCAPE LOT AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.

SEE SHEET 5

SEE SHEET 3



Area Table			
No.	Project	Subdiv. Name	Area
1	1000000	1000000	1.0000
2	2000000	2000000	2.0000
3	3000000	3000000	3.0000
4	4000000	4000000	4.0000
5	5000000	5000000	5.0000
6	6000000	6000000	6.0000
7	7000000	7000000	7.0000
8	8000000	8000000	8.0000
9	9000000	9000000	9.0000
10	10000000	10000000	10.0000

Line Table	
No.	Length
1	1.0000
2	2.0000
3	3.0000
4	4.0000
5	5.0000
6	6.0000
7	7.0000
8	8.0000
9	9.0000
10	10.0000

SHEET 4 OF 5 SHEETS

PLAT OF
SERRANO VILLAGE G - UNIT 2
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.,
BEING LOT 2 OF SUB. J-22,
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
REYENBERG, INC.

J-232

4-83D



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS DERIVED FROM THE BEARINGS ON THE PLAN OF SERANO VILLAGE G, SUB J-22.

REFERENCES:

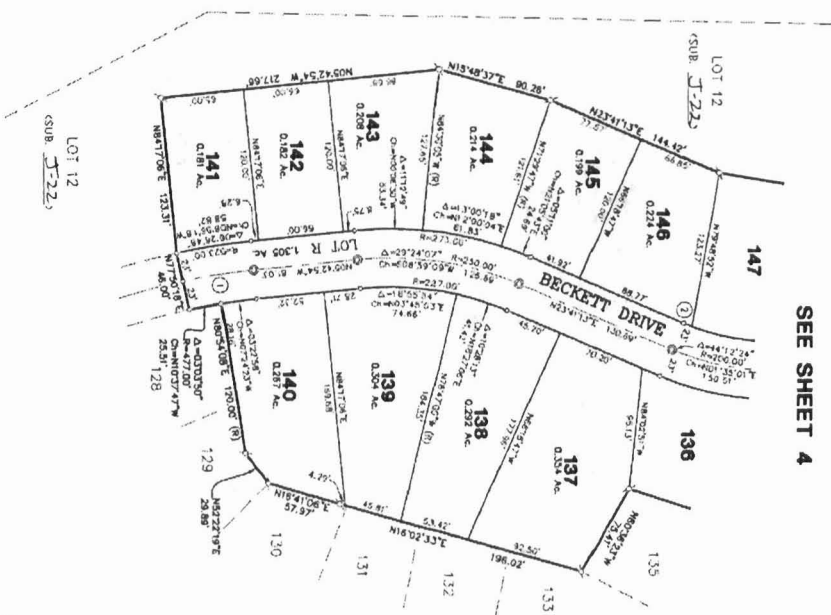
- (1) DDC # 2003-006884 D.C.
- (2) SUB J-22
- (3) SUB J-22
- (4) SUB J-22

LEGEND:

- o CIRCULAR POINT
- ST SET 5/8" REBAR WITH ALUMINUM CAP STAMPED T.S. 6966"
- ST SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED T.S. 6966"
- ✱ FOUND MONUMENT AS NOTED
- (P) PAVEMENT LINE
- NO VEHICULAR ACCESS PER SUB J-41

NOTES:

1. THE TOTAL AREA WITHIN THE SUBDIVISION IS 2.49 ACRES, CONSISTING OF 25 BUILDING LOTS AND 1 MISCELLANEOUS LOT.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SOME LOT LINES ARE MARKED BY CHISELED MARKS ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED T.S. 6966."
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF THE EL DORADO HILLS SPECIFIC PLANNING AND THE PROVISIONS OF THE DEVELOPMENT MAP 01-1375 APPROVED BY THE COUNTY PLANNING DEPARTMENT SEPTEMBER 2, 2003.
6. A PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE-MOORE, INC. ON FEBRUARY 1, 2004.
7. UNIT 2 IS CONSISTENT WITH THE RECORDED PLANNING PLAN FOR TRINITY MAP 01-1375 APPROVED BY THE COUNTY PLANNING DEPARTMENT SEPTEMBER 2, 2003.
8. LOT 1 AS SHOWN HEREON IS A LANDSCAPE LOT AND SHALL BE OWNED AND MAINTAINED BY THE SERANO MASTER OWNERS ASSOCIATION.



SEE SHEET 4

SERANO VILLAGE G LOT 1

PLAT OF
SERANO VILLAGE G - UNIT 2
A PORTION OF SEC. 31, T.10N, R.9E, M.D.M.
BEING LOT 2 OF SUB J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA

REY BONDERS, INC.

SHEET 5 OF 5 SHEETS

Owner Data			
No.	Project	Owner	County
1	001-001	001-001	001-001
2	002-002	002-002	002-002
3	003-003	003-003	003-003
4	004-004	004-004	004-004
5	005-005	005-005	005-005
6	006-006	006-006	006-006
7	007-007	007-007	007-007
8	008-008	008-008	008-008
9	009-009	009-009	009-009
10	010-010	010-010	010-010

PLAT OF
SERRANO VILLAGE G - UNIT 3
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 3 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH, 2004

BEING LOT 3 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004

NOTARY ACKNOWLEDGMENT:

THE JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE
OF GREAT BRITAIN AND IRELAND
Volume 100, Part 1, 2000
Published by the Royal Society of London

NOTARY ACKNOWLEDGMENT:

COUNTY ENGINEER'S STATEMENT:



COUNTY TAX COLLECTOR'S STATEMENT

THIS NOT YET PAYABLE.
NO FIELD PRIOR TO THE

PLANNING DIRECTOR'S STATEMENT:

16

COUNTY SURVEYOR'S STATEMENT:

GREEN COMPILED WITH 1 AM S

BOARD CLERK'S STATEMENT:

DO ALSO ABANDON THE EASTERN

RECORDER'S STATEMENT:

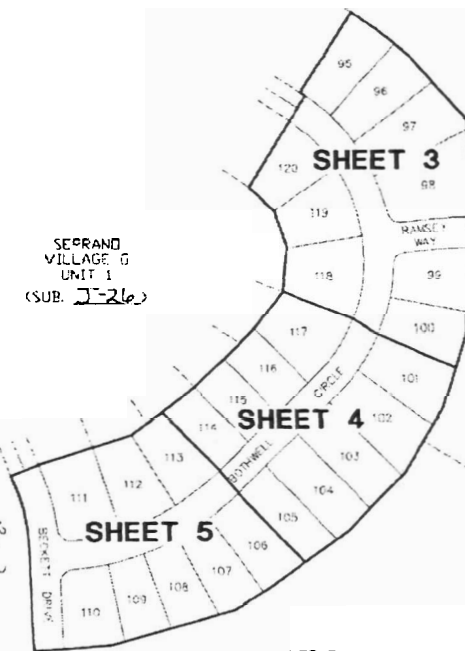
SEE CERTIFICATE NO. 54-15736
IN THIS OFFICE.

SHEET 1 OF 5 SHEET

PLAT OF
SERRANO VILLAGE G - UNIT 3
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.

BEING LOT 3 OF SUB.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
REY ENGINEERS INC. ☐

SERRANO
VILLAGE G
UNIT 1
(SUB. J-26)



UNIT 8
(SUB. J-24)

LOT 7
(SUB. J-22)

LOT 5
(SUB. J-22)

SHEET INDEX
1/2" SCALE



SERRANO VILLAGE G
1/2" SCALE

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 SERRANO ASSOCIATES, LLC AND CLINTEX HOMES IN AUGUST, 2003, 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 LOCATE THE PORTIONS INDICATED AND WILL BE SET BY JANUARY, 2008 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO LOCATE THE SURVEY TO BE REPEATED.

13701
DATE: 3/4/04



SCALE: 1"=10'

THE BASIS OF EVIDENCE FOR THIS THEORY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SPRING VILLAGE CO.
 SUB J-22

SERRANO
VILLAGE C
UNIT 1
(SUB J-26)

$$\begin{aligned} (1) \text{ SUB. } J &= \frac{2x}{2} \\ (2) \text{ SUB. } J &= \frac{2x-4}{2} \\ (3) \text{ SUB. } J &= \frac{2x-4}{2} \end{aligned}$$

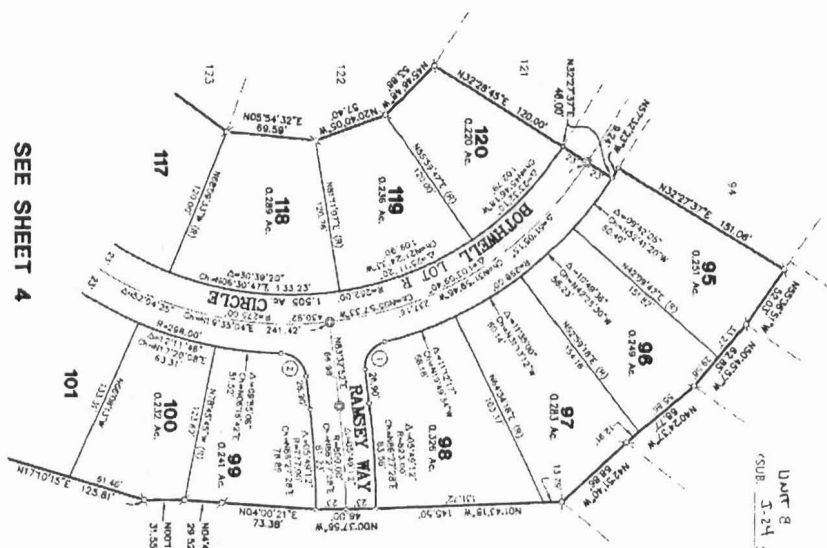
- $$\begin{aligned} (1) \text{ SUB. } J &= \frac{2x}{2} \\ (2) \text{ SUB. } J &= \frac{2x-4}{2} \\ (3) \text{ SUB. } J &= \frac{2x-4}{2} \end{aligned}$$

0 DIMENSION POINT
1 SET 5/8" BEARING WITH ALUMINUM CAP STAMPED "U.S. 6866"
2 SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "U.S. 6866"
(W) RADIAL LINE

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 7.26 ACRES GROSS, CONSISTING OF 26 BUILDING LOTS.

- [illegible]

SEE SHEET 4



UNIT 8
SUB. 5-24

LOT ?
CSUR. J-22.

PLAT OF
SERRANO VILLAGE G - UNIT 3

A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 3 OF SUB. J-22.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004

PCL Y ENGINEERS Inc.

1-22 C

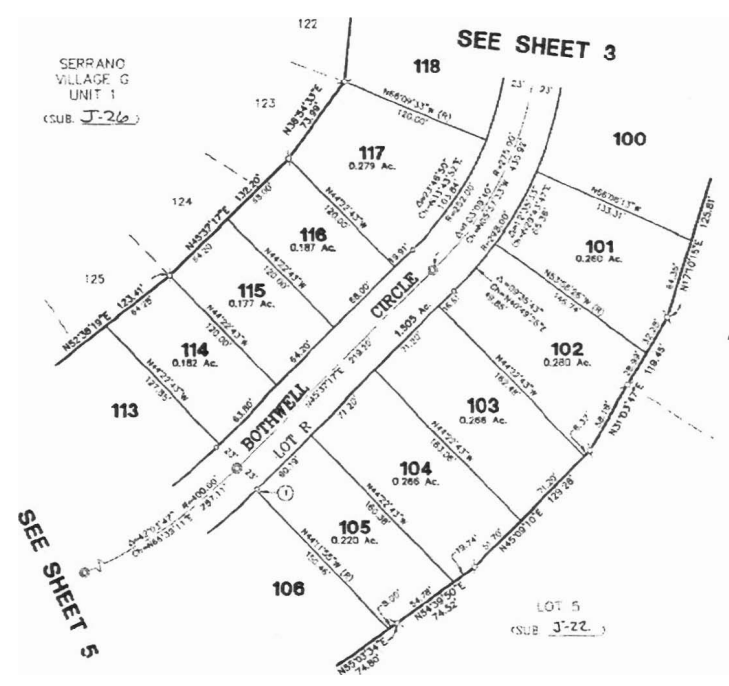


BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE G, SUB. J-22.

REFERENCES:
(1) SUB. J-22
(2) SUB. J-24
(3) SUB. J-26

LEGEND:
O LINDERSON POINT
X SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
P SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6866"
[] PAVEMENT LINE

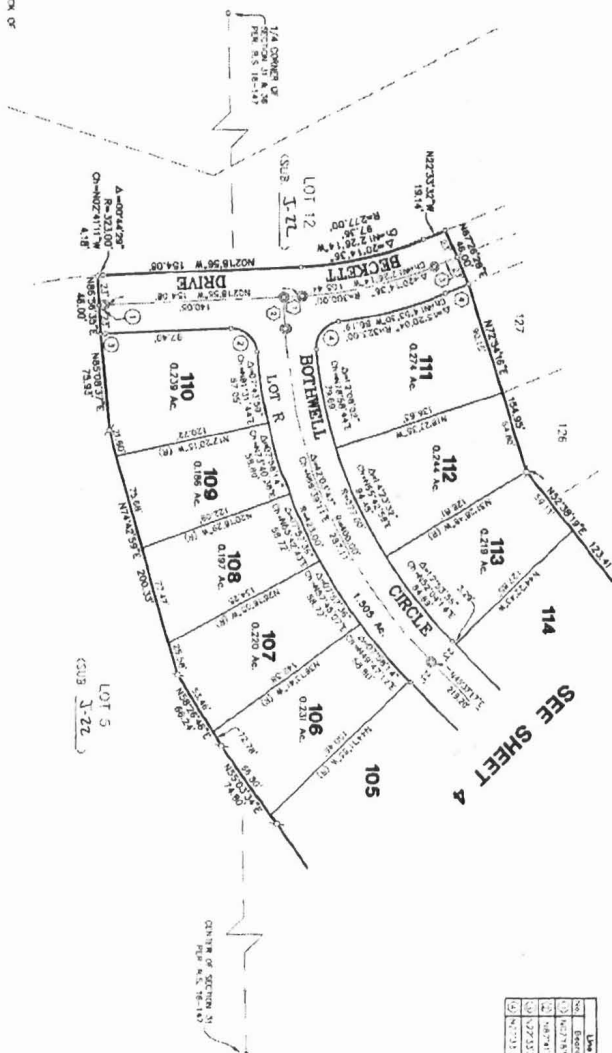
NOTES:
1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 7.78 ACRES CROSS, COMPOSING OF 24 PAVEMENT LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHAINED DIMENSIONS ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1998, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-KUM & ASSOCIATES, REPORT NO. A08R63, DATED JULY 23, 2002.
7. LOT 3 IS CONSISTENT WITH THE MODIFIED PHASING PLAN FOR TENTATIVE MAP G-1-1735 APPROVED BY THE COUNTY PLANNING DEPARTMENT SEPTEMBER 2, 2003.
8. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499 20-1/2 OF THE GOVERNMENT CODE:
A. THE NON-EXCLUSIVE ROAD AND E.U.F. SHOWN WITHIN LOT 3 PER SUB. J-22.



Curve Table				
No.	Radius	Chord	Bearing	Delta
1	423.70	1457.47	1.35	146.48

**PLAT OF
SERRANO VILLAGE G - UNIT 3**
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 3 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
R.E.Y. ENGINEERS, INC.

SERRANO
VILLAGE G
UNIT 1
(SUB J-26)



Overall Totals			
Lot	Area	Per Sq. Foot	Per Sq. Foot
105	0.219	1.00	1.00
106	0.219	1.00	1.00
107	0.219	1.00	1.00
108	0.219	1.00	1.00
109	0.219	1.00	1.00
110	0.219	1.00	1.00
111	0.219	1.00	1.00
112	0.219	1.00	1.00
113	0.219	1.00	1.00
114	0.219	1.00	1.00
115	0.219	1.00	1.00
116	0.219	1.00	1.00
117	0.219	1.00	1.00
118	0.219	1.00	1.00
119	0.219	1.00	1.00
120	0.219	1.00	1.00
121	0.219	1.00	1.00
122	0.219	1.00	1.00
123	0.219	1.00	1.00
124	0.219	1.00	1.00
125	0.219	1.00	1.00
126	0.219	1.00	1.00
127	0.219	1.00	1.00
128	0.219	1.00	1.00
129	0.219	1.00	1.00
130	0.219	1.00	1.00
131	0.219	1.00	1.00
132	0.219	1.00	1.00
133	0.219	1.00	1.00
134	0.219	1.00	1.00
135	0.219	1.00	1.00
136	0.219	1.00	1.00
137	0.219	1.00	1.00
138	0.219	1.00	1.00
139	0.219	1.00	1.00
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198	0.219	1.00	1.00
199	0.219	1.00	1.00
200	0.219	1.00	1.00

Lot Area			
Lot	Area	Per Sq. Foot	Per Sq. Foot
105	0.219	1.00	1.00
106	0.219	1.00	1.00
107	0.219	1.00	1.00
108	0.219	1.00	1.00
109	0.219	1.00	1.00
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111	0.219	1.00	1.00
112	0.219	1.00	1.00
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199	0.219	1.00	1.00
200	0.219	1.00	1.00

BASIS OF BEARINGS:
ALL BEARINGS ARE TRUE BEARINGS
TO THE NORTH OF THE SERRANO VILLAGE G
SUB J-26.

REFERENCES:

- (1) SUB J-26
- (2) SUB J-26
- (3) SUB J-26

LEGEND:

- (1) DIMENSION POINT
- (2) SET 5/8" REAR WITH ALUMINUM CAP STAMPED "L.S. 8866"
- (3) SET 5/8" REAR WITH PLASTIC CAP STAMPED "L.S. 8866"
- (4) RAIL LINE

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 7.78 ACRES GROSS.
2. ALL DISTANCES ALONG CURVED LINES ARE GROUND MEASUREMENTS.
3. ALL DISTANCES ALONG STRAIGHT LINES ARE GROUND MEASUREMENTS.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REAR WITH ALUMINUM CAP STAMPED "L.S. 8866".
5. ALL LOTS SHOWN HEREIN ARE SUBJECT TO THE REQUIREMENTS OF THE D. DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AND THE CITIES OF EL DORADO AND EL DORADO HILLS, CALIFORNIA.
6. A PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE-KING, A ASSOCIATES, REPORT NO. 40646, DATED JULY 23, 2002.
7. UNIT 1 IS CONSISTENT WITH THE MODIFIED PLANNING PLAN FOR TENANT DEVELOPMENT AND IS APPROVED BY THE COUNTY PLANNING DEPARTMENT SEPTEMBER 2, 2003.
8. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
9. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
10. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
11. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
12. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
13. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
14. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
15. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
16. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
17. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
18. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
19. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
20. THE LAND SHOWN HEREON IS HEREBY HEREDITARY AND HEREDITARY-REVERTIBLE TO THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.

PLAT OF
SERRANO VILLAGE G - UNIT 3
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 3 OF SUB J-26
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
REY BLACKBURN, INC.

J-41

J-41

**PLAT OF
SERRANO VILLAGE G - UNIT 4**
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 4 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2004
R.E.Y. ENGINEERS, Inc. ☐

OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKES AN IRREVOCABLE OFFER OF DEDICATION IN FEE, FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HEREON AS LOT 4. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND THE COUNTY OF EL DORADO DATED September 15, 2004 RECORDED AT DOCUMENT NO. 2004-25323 O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITIES PURPOSES OVER AND ACROSS LOT 4 AND EASEMENTS SHOWN HEREON SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

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 UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FEATURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT 4, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE FIVE (5.00) FEET 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 (50.00) FEET.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS AND LOT 4 FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS, FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED September 15, 2004 RECORDED AT DOCUMENT NO. 2004-25323 O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.
- E. POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- F. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF SEWER PIPES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "SEWER EASEMENT".
- G. A PEDESTRIAN EASEMENT OVER THE STRIP OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT".

EXCEPT AS SET FORTH ABOVE, ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

CENTEX HOMES

A NEVADA GENERAL PARTNERSHIP

BY: CENTEX REAL ESTATE CORPORATION
A NEVADA CORPORATION
MANAGING MEMBER

BY: [Signature]
TITLE: LAND DEVELOPMENT MANAGER

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: PARKER DEVELOPMENT COMPANY
A CALIFORNIA CORPORATION
MANAGING MEMBER

BY: [Signature]
TITLE: President

NOTARY ACKNOWLEDGMENT:

STATE OF California } ss
COUNTY OF Placer
ON 8-18-04, BEFORE ME, Tennifer A. Jurgens, PERSONALLY
APPEARED Steven C. Porter, PERSONALLY
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY, UPON BEHALF OF WHICH
THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: [Signature]
PRINCIPAL PLACE OF BUSINESS: COUNTY OF Placer
MY COMMISSION EXPIRES June 24, 2007

NOTARY ACKNOWLEDGMENT:

STATE OF California } ss
COUNTY OF El Dorado
ON 8-18-04, BEFORE ME, Florence Tanner, Notary Public, PERSONALLY
APPEARED William R. Parker, PERSONALLY
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY, UPON BEHALF OF WHICH
THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Florence Tanner
PRINCIPAL PLACE OF BUSINESS: COUNTY OF El Dorado
MY COMMISSION EXPIRES June 18, 2006

COUNTY ENGINEER'S STATEMENT:

I, WARREN R. PESSES, 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.
Warren R. Pesses DATE: 8-23-04
WARREN R. PESSES ROE 27237
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
REG. EXP. DATE:

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 ON SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LEN DATE.
C. L. RAFFETY DATE: 9-7-04
CL. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature]
DEPUTY

PLANNING DIRECTOR'S STATEMENT:

PETER H. MAURER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 11, 2001, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.
DATE: 8-25-04
BY: [Signature]
PETER H. MAURER
INTERIM PLANNING DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature]
PRINCIPAL PLANNER
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.
DANIEL S. RUSSELL DATE: 9-7-04
DANIEL S. RUSSELL L.S. 5017
LICENSE EXPIRES 12-31-05
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
[Signature] DATE: 9-7-04
RICHARD L. BRINER L.S. 5084
LICENSE EXPIRES: 06-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT:

I, CINDY KEOCK, HEREBY STATE THAT THE BOARD OF SUPERVISORS BY ORDER ON 9/14/04, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPTED ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOT 4 WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.
Cindy Keock DATE: 9-14-04
CINDY KEOCK
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature]

RECORDER'S STATEMENT:

FILED THIS 17 DAY OF September, 2004, AT 12:46:17, IN BOOK J, OF MAPS, AT PAGE 41, DOCUMENT NO. 2004-25323, AT THE REQUEST OF SERRANO ASSOCIATES, LLC, AND CENTEX HOMES, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 56-1372-1090 PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature]
DEPUTY

J-41

J-41

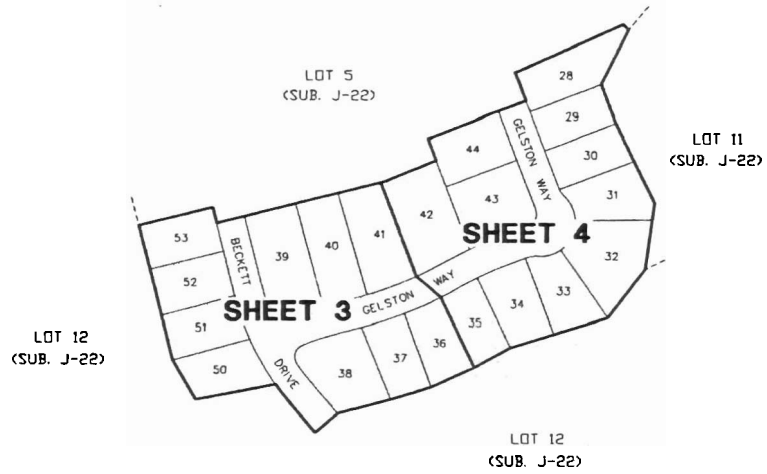
J-41-A

J-41-A

J-41-A

J-41-A

PLAT OF
SERRANO VILLAGE G - UNIT 4
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 4 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2004
R E Y ENGINEERS, Inc. ☐



SHEET INDEX
NO SCALE



SERRANO VILLAGE G
NO SCALE

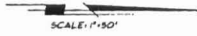
SURVEYOR'S STATEMENT:

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 SERRANO ASSOCIATES, LLC, AND CENTEX HOMES IN SEPTEMBER, 2003. 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 JANUARY, 2005 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Brian Thonnet
BRIAN THONNET, L.S. 6386
DATE: 7/20/04



J-41-B



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS DEEDICAL
AND THE BEARINGS ON THE PLAN OF SERRANO VILLAGE G,
SUB J-22.

REFERENCES:

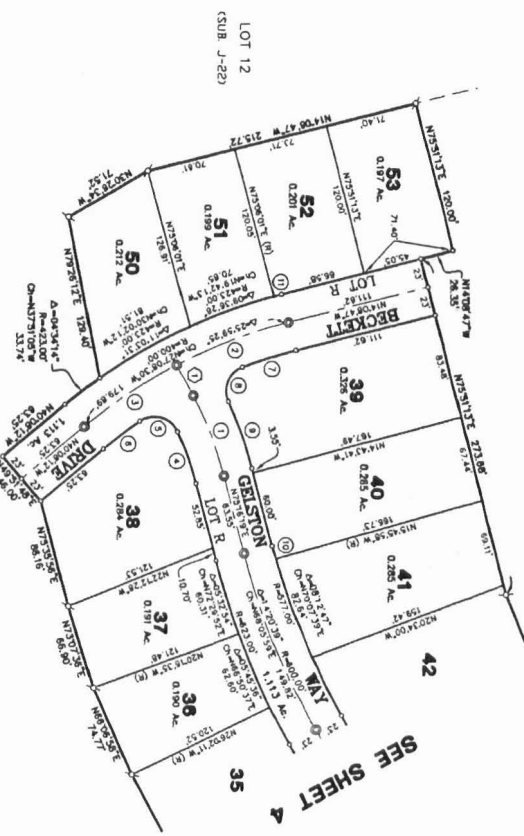
- (1) SUB J-22
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- (100) SUB J-22

LEGEND:

- (1) DIRECTION POINT
- (2) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6886"
- (3) SET 3/4" RIBBON PIPE WITH PLASTIC CAP STAMPED "L.S. 6886"
- (4) RADIAL LINE

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 8.07 ACRES GROSS.
2. THE TOTAL AREA OF THE 21 BLOCKS IS 8.07 ACRES GROSS.
3. ALL DISTANCES ALONG CURVED LINES ARE CURVED MEASUREMENTS.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6886".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AND THE COUNTY OF EL DORADO ON JANUARY 1, 1991, RECORDED IN BOOK 3108 AT PAGE 105 OR.
6. A PRELIMINARY SOCS REPORT WAS PREPARED BY WALLACE-KUHL & ASSOCIATES, REPORT NO. 4268-61, DATED JULY 21, 2002.
7. THE LAND SHOWN HEREON IS HEREBY OFFERED AND RESERVED. THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ABANDONED: A. THE NON-EXCLUSIVE ROAD AND PLE. SHOWN WITHIN LOT 4 PER SUB J-22.



LOT 5
(SUB J-22)

LOT 12
(SUB J-22)

LOT 12
(SUB J-22)

PLAT OF
SERRANO VILLAGE G - UNIT 4
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 4 OF SUB J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2004
REY ENGINEERS, INC.

Lot	Area	Perimeter	Length
1	0.0000	0.0000	0.0000
2	0.0000	0.0000	0.0000
3	0.0000	0.0000	0.0000
4	0.0000	0.0000	0.0000
5	0.0000	0.0000	0.0000
6	0.0000	0.0000	0.0000
7	0.0000	0.0000	0.0000
8	0.0000	0.0000	0.0000
9	0.0000	0.0000	0.0000
10	0.0000	0.0000	0.0000
11	0.0000	0.0000	0.0000
12	0.0000	0.0000	0.0000
13	0.0000	0.0000	0.0000
14	0.0000	0.0000	0.0000
15	0.0000	0.0000	0.0000
16	0.0000	0.0000	0.0000
17	0.0000	0.0000	0.0000
18	0.0000	0.0000	0.0000
19	0.0000	0.0000	0.0000
20	0.0000	0.0000	0.0000
21	0.0000	0.0000	0.0000
22	0.0000	0.0000	0.0000
23	0.0000	0.0000	0.0000
24	0.0000	0.0000	0.0000
25	0.0000	0.0000	0.0000
26	0.0000	0.0000	0.0000
27	0.0000	0.0000	0.0000
28	0.0000	0.0000	0.0000
29	0.0000	0.0000	0.0000
30	0.0000	0.0000	0.0000
31	0.0000	0.0000	0.0000
32	0.0000	0.0000	0.0000
33	0.0000	0.0000	0.0000
34	0.0000	0.0000	0.0000
35	0.0000	0.0000	0.0000
36	0.0000	0.0000	0.0000
37	0.0000	0.0000	0.0000
38	0.0000	0.0000	0.0000
39	0.0000	0.0000	0.0000
40	0.0000	0.0000	0.0000
41	0.0000	0.0000	0.0000
42	0.0000	0.0000	0.0000
43	0.0000	0.0000	0.0000
44	0.0000	0.0000	0.0000
45	0.0000	0.0000	0.0000
46	0.0000	0.0000	0.0000
47	0.0000	0.0000	0.0000
48	0.0000	0.0000	0.0000
49	0.0000	0.0000	0.0000
50	0.0000	0.0000	0.0000
51	0.0000	0.0000	0.0000
52	0.0000	0.0000	0.0000
53	0.0000	0.0000	0.0000
54	0.0000	0.0000	0.0000
55	0.0000	0.0000	0.0000
56	0.0000	0.0000	0.0000
57	0.0000	0.0000	0.0000
58	0.0000	0.0000	0.0000
59	0.0000	0.0000	0.0000
60	0.0000	0.0000	0.0000
61	0.0000	0.0000	0.0000
62	0.0000	0.0000	0.0000
63	0.0000	0.0000	0.0000
64	0.0000	0.0000	0.0000
65	0.0000	0.0000	0.0000
66	0.0000	0.0000	0.0000
67	0.0000	0.0000	0.0000
68	0.0000	0.0000	0.0000
69	0.0000	0.0000	0.0000
70	0.0000	0.0000	0.0000
71	0.0000	0.0000	0.0000
72	0.0000	0.0000	0.0000
73	0.0000	0.0000	0.0000
74	0.0000	0.0000	0.0000
75	0.0000	0.0000	0.0000
76	0.0000	0.0000	0.0000
77	0.0000	0.0000	0.0000
78	0.0000	0.0000	0.0000
79	0.0000	0.0000	0.0000
80	0.0000	0.0000	0.0000
81	0.0000	0.0000	0.0000
82	0.0000	0.0000	0.0000
83	0.0000	0.0000	0.0000
84	0.0000	0.0000	0.0000
85	0.0000	0.0000	0.0000
86	0.0000	0.0000	0.0000
87	0.0000	0.0000	0.0000
88	0.0000	0.0000	0.0000
89	0.0000	0.0000	0.0000
90	0.0000	0.0000	0.0000
91	0.0000	0.0000	0.0000
92	0.0000	0.0000	0.0000
93	0.0000	0.0000	0.0000
94	0.0000	0.0000	0.0000
95	0.0000	0.0000	0.0000
96	0.0000	0.0000	0.0000
97	0.0000	0.0000	0.0000
98	0.0000	0.0000	0.0000
99	0.0000	0.0000	0.0000
100	0.0000	0.0000	0.0000

J-41 B

J-41-B

J:41C



REFERENCES:

(1) SUB. J-22

LEGEND:

- DIMENSION POINT
- ✂ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ② SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6866"
- (R) RADIAL LINE

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 8.07 ACRES GROSS, CONSISTING OF 21 BUILDING LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 3/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 8808".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 008 AT PAGE 0001.
6. A PRELIMINARY SOLS REPORT WAS PREPARED BY WALLACE-KUM & ASSOCIATES, REPORT NO. 408R83, DATED JULY 21, 2002.
7. UNIT 4 IS CONSISTENT WITH THE MODIFIED PHASING PLAN FOR TENTATIVE LOTS 1-1375 APPROVED BY THE COUNTY PLANNING DEPARTMENT SEPTEMBER 2, 2003.
8. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC STREETS AND OR EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.
A. NON-EXCLUSIVE ROAD AND P.U.E. SHOWN WITHIN LOT 4 PER SUB - 2-22.



PLAT OF
SERRANO VILLAGE G - UNIT 4
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 4 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2004
R E Y. ENGINEERS, Inc. 

No.	Radius	Chord Bearing	Chord	Delta
①	35.00'	N22°01'08"W	1.77	02°54'1"
②	35.00'	N34°56'24"W	13.92	22°56'1"
③	35.00'	N82°21'15"E	15.65	25°50'3"
④	20.00'	N74°26'00"E	28.28	90°00'0"

SHEET 4 OF 4 SHEETS

J-41.C

T-41-C

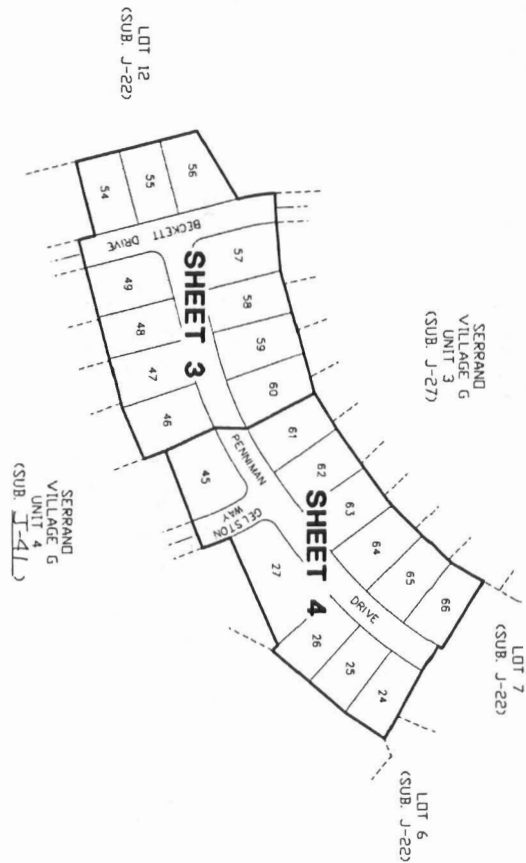
SHEET 1 OF 4 SHEETS

SHEET 1 OF 4 SHEETS

PAGE 1 OF 4 SHEETS

J. 42

PLAT OF
SERRANO VILLAGE G - UNIT 5
 A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
 BEING LOT 5 OF SUB. J-22
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 SEPTEMBER 2004
 R E Y BUCKNERS, INC.



SHEET INDEX
 NO SCALE



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION. THE SURVEY IS TRUE AND CORRECT AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF THE STATE OF CALIFORNIA. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED MAP OF SERRANO VILLAGE G, UNIT 5, DATED SEPTEMBER 2004, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

15769
 BRIAN THORNTON, L.S. 5885
 DATE: 7/29/04



J-42-A

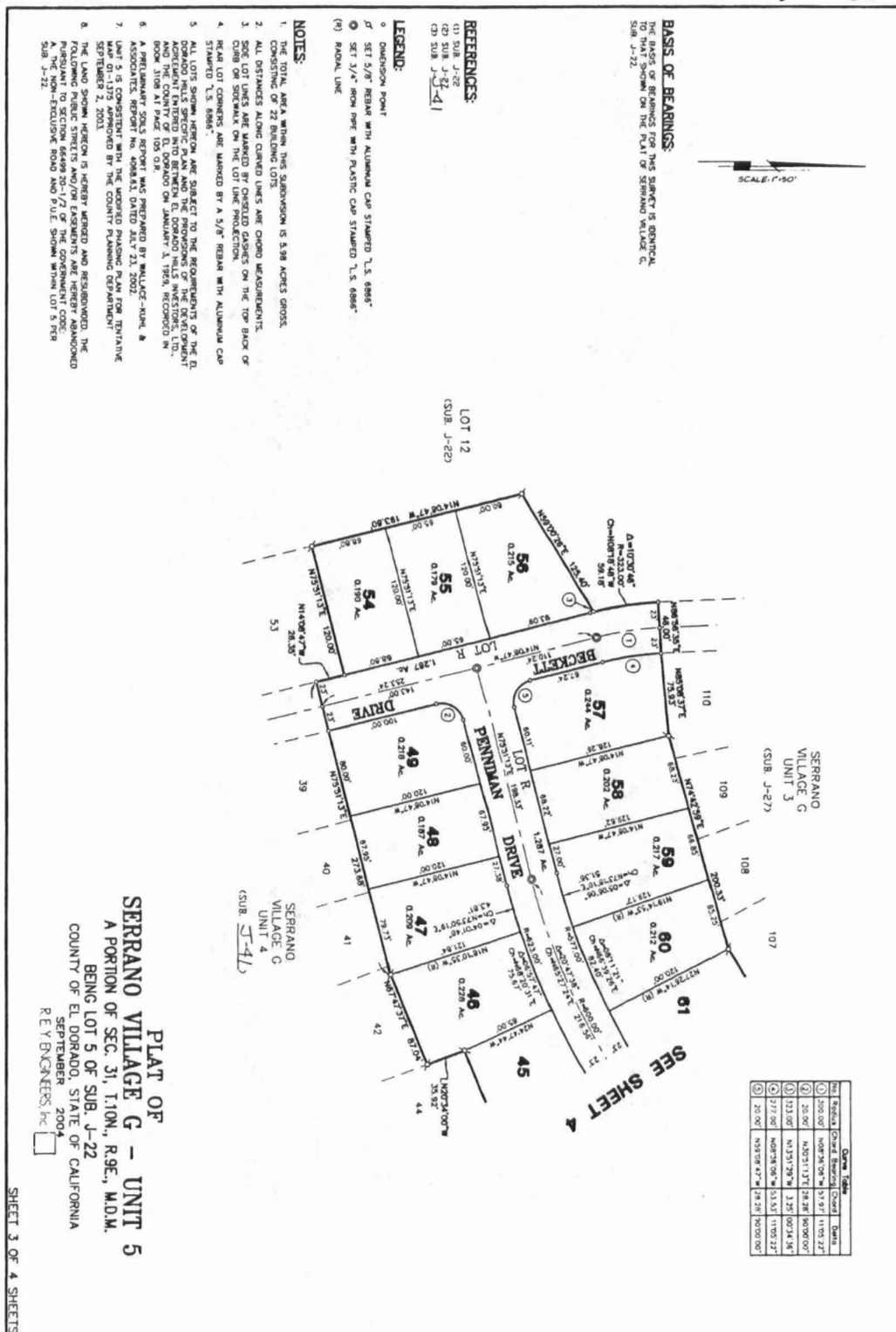
J-42-A

J-42-A

J-42-A

J-42 B

J. 42. B



J-42-C



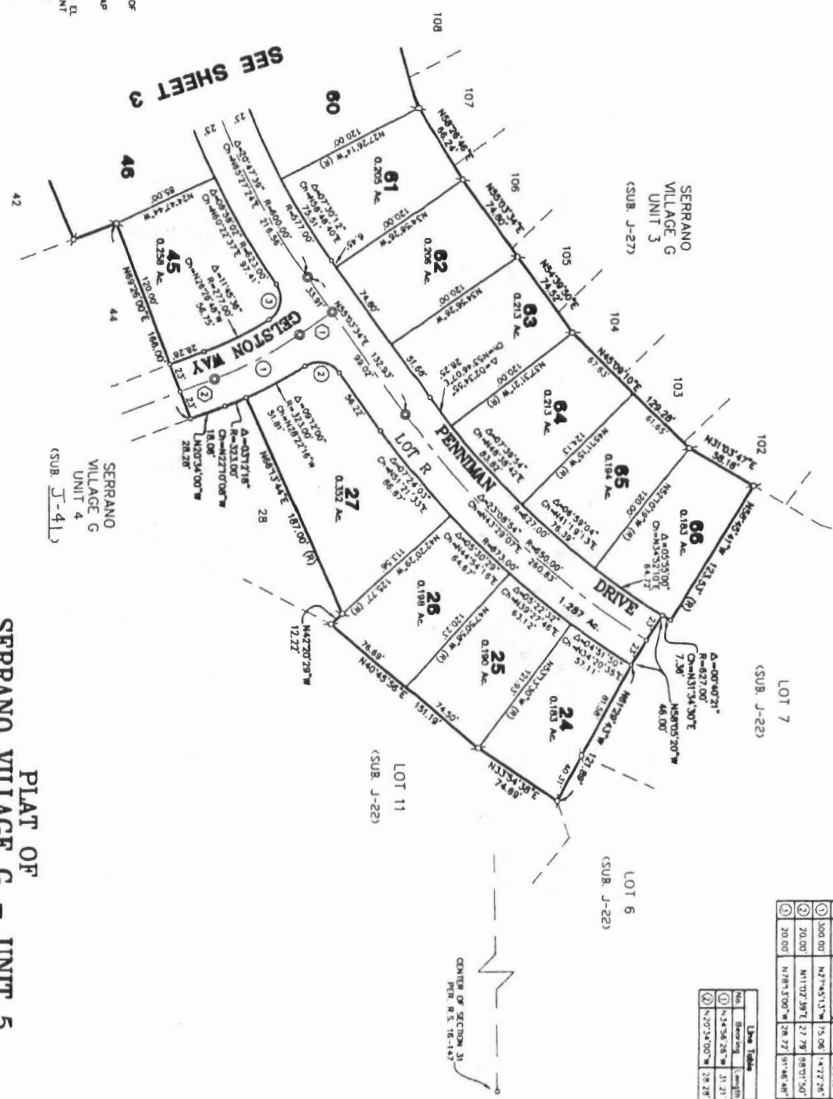
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE G, SUB. J-22.

REFERENCES:
CD SUB J-22
CD SUB J-41

LEGEND:
0 DIMENSION POINT
1 SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
2 SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6866"
(9) RADIAL LINE

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 5.86 ACRES GROSS, CONSISTING OF 22 BUILDING LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SOME LOT LINES ARE MARKED BY CHANGED CORNERS ON THE TOP BACK OF THE LOT.
4. REBAR LOCATIONS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT MAP FOR THE EL DORADO HILLS SUBDIVISION ON JANUARY 3, 1988, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-HALE & ASSOCIATES, REPORT NO. 4068 EL, DATED JULY 23, 2002.
7. UNIT 5 IS CONSISTENT WITH THE ADOPTED PLANNING PLAN FOR TENTATIVE SEPTEMBER 2, 2003.
8. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ABANDONED:
1. EL DORADO HILLS ROAD AND RAIL, SHOWN WITHIN LOT 9 PER SUB. J-22.



Corner Details			
Lot	Area	Corner	Area
1	0.283	N 7° 15' 13" E 15.06'	4° 17' 26"
2	0.283	N 10° 2' 28" E 27.78'	188° 11' 50"
3	0.283	N 8° 1' 50" E 28.72'	91° 46' 48"

Line Details			
Lot	Area	Line	Area
1	0.283	N 7° 15' 13" E 15.06'	28.28'

PLAT OF
SERRANO VILLAGE G - UNIT 5
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 5 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2004
REY ENGINEERS, Inc.

SHEET 4 OF 4 SHEETS

J-42-C

J-42-C

J-42-C

54-5

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:

8. 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.

WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED _____

EXCEPT AS SET FORTH ABOVE, ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

BT:
CENTINEXAL ESTATE CORPORATION
A NEVADA CORPORATION
MANAGING MEMBER

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: James
TITLE: President

STATE OF CALIFORNIA } SS
COUNTY OF EL DORADO }
ON 10-15-04, BEFORE ME, Kelly Lynn Conello, PERSONALITY
STEVEN CHARLES RUTHER
APPEARED PERSONALLY PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THE SAME AS THE DECLARANT OF SAID INSTRUMENT. I AM NOT AWARE OF ANY OTHERS
WHO MAY BE INTERESTED IN SAID INSTRUMENT.

PRINCIPAL PLACE OF BUSINESS: COUNTY OF El Dorado
 CITY OF Truckee, CA 96007

TENTATIVE MAP #1A-1375, APPROVED 12-13-01

ST

NOTARY ACKNOWLEDGMENT: R E Y, ENGINEERS, Inc. ☐

STATE OF CALIFORNIA }
COUNTY OF EL DORADO } SS:
ON 10-1-04, BEFORE ME, Elaine Tanner, PERSONAL
APPEARED William R. Parker, PERSONAL
TO ME, William R. Parker, the holder of a valid and correct
POWER WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAID INSTRUMENT IN HIS AUTHORIZED CAPACITY AND THAT BY ME

SIGNATURE: Michael J. Dorado
PRINCIPAL PLACE OF BUSINESS: COUNTRY OF El Dorado
Time 12:00

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 SUBMERGENCE MAP ACT AND LOCAL ORDINANCES. THE RESULTS OF THE SURVEY ARE HEREBY CERTIFIED TO BE CORRECT AND ACCURATE. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE SET BY JANUARY, 2005. A MONUMENT WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY JANUARY, 2005. A MONUMENT WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

* PRO *
 BRIAN THOMNET
 Exp. 9-30-06
 No. 5866
 * YOR *

COUNTY ENGINEER'S STATEMENT:
Elizabeth B. Diamond HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION

DATE: 10-19-04

COUNTY ENGINEER

SEAL OF THE COUNTY OF LOS ANGELES

COUNTY TAX COLLECTOR'S STATEMENT:

THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING DATE.

By: EE-C. C. C.
DEPUTY

DATE 11-10-04

COMMUNITY OF DONOR, CALIFORNIA	COMMUNITY OF EL DONOR, CALIFORNIA
COMMUNITY OF DONOR, CALIFORNIA	COMMUNITY OF EL DONOR, CALIFORNIA

DATE: 11-10-07

DANIEL ROSSINI

DANIEL S. ROSSINI, ESQ.


 RICHARD L. BRINER LS 5084
 LICENSE EXPIRES: 06-30-07
 DATE: 11-10-07


1. LINDY KEECHER-BEY STATE THAT THE BOARD OF SUPERVISORS BY ORDER ON 10-7-2004 ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN

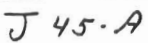
BY: Mitchell Johnson

FILED THIS 8 DAY OF December 20 02 AT 12:02:44. IN
BOOK 1 OF MAPS, AT PAGE 45. DOCUMENT NO. 2001-100879, AT
THE REQUEST OF SERFANO ASSOCIATES, L.L.C. AND CENTER HOMES, TITLE TO LAND
INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 566722-1007
PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

COUNTY OF EL DORADO, CALIFORNIA
By David Hall
DEPUTY

2-04

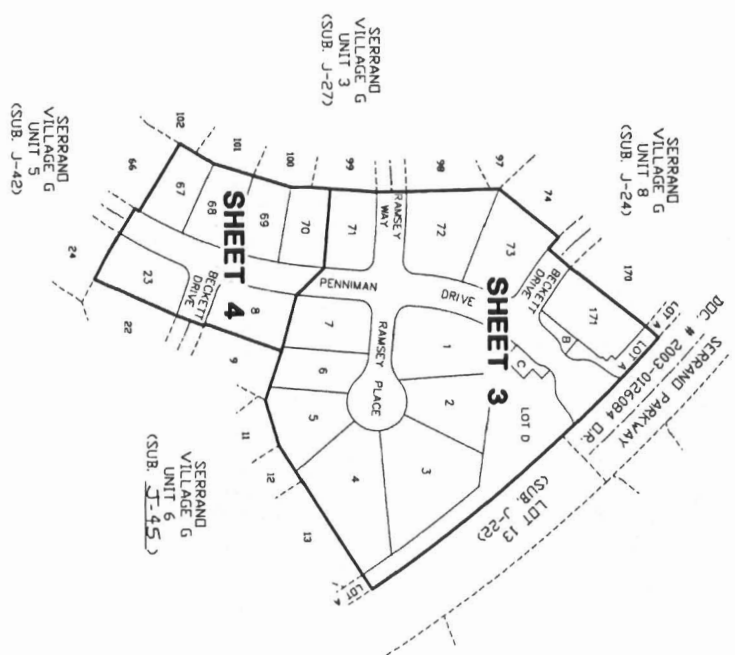
SHEET 1 OF 2 SHE



J-46 A

J-46 A

PLAT OF
SERRANO VILLAGE G - UNIT 7
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 7 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
DECEMBER, 2004
REY BUCKNER, INC. ☐



SHEET INDEX
NO SCALE

SERRANO VILLAGE G
NO SCALE



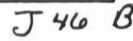
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION. THE SURVEY IS TRUE AND CORRECT AND I HAVE BEEN AWARE OF THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC, AND CERTAIN HOMES IN SEPTEMBER, 2003. I HEREBY CERTIFY THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE CHARACTER AND WILL OCCUPY THE PORTIONS INDICATED AND WILL BE SET BY JANUARY, 2005 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO DUBBLE THE SURVEY TO BE RETURNED.

Signature
BRIAN THORNTON, C.S. 0585
DATE: 10/16/04
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA
Exp. 9-30-16

J-46 A

J-46 A



J-46 C

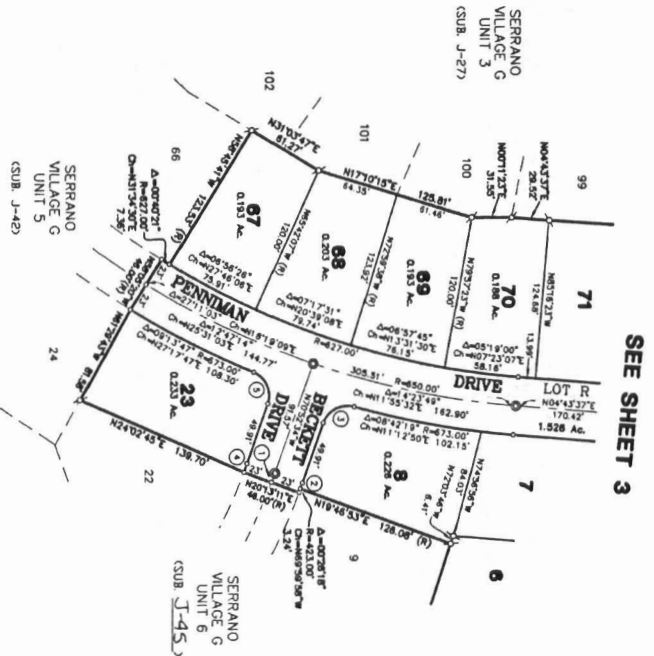
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE G, SUB J-42.



REFERENCES:
(1) DOC. # 2003-012604, D.R.
(2) SUB J-42
(3) SUB J-43
(4) SUB J-44
(5) SUB J-45
(6) SUB J-46

LEGEND:
a DIMENSION POINT
b SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
c SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6866"
(H) RADIAL LINE
(V) NO VEHICULAR ACCESS PER SUB. H-81

NOTES:
1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 7.21 ACRES GROSS, CONSISTING OF 17 BUILDING LOTS AND 4 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED CAPS ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS COMMUNITY DEVELOPMENT ACT, AND THE COUNTY OF EL DORADO, AS AMENDED, AND THE COUNTY OF EL DORADO HILLS INVESTORS, LTD., AS AMENDED, AND THE EL DORADO HILLS INVESTORS, LTD., AS AMENDED.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-HILL, & ASSOCIATES, REPORT NO. 4084.63, DATED JULY 23, 2002.
7. UNIT 7 IS CONSISTENT WITH THE MODIFIED PHASING PLAN FOR TENTATIVE MAP 01-113 APPROVED BY THE COUNTY PLANNING DEPARTMENT.
8. THE EL DORADO HILLS COMMUNITY DEVELOPMENT ACT, AND THE COUNTY OF EL DORADO HILLS INVESTORS, LTD., AS AMENDED, AND THE EL DORADO HILLS INVESTORS, LTD., AS AMENDED, ARE HEREBY ABANDONED IN FULL.
9. THE NON-EXCLUSIVE ROAD AND P.U.E. SHOWN WITHIN LOT 7 PER SUB J-42, C AND D AS SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.



SEE SHEET 3

Lot	Area	Area	Area
6	0.233 Ac.	0.233 Ac.	0.233 Ac.
7	0.233 Ac.	0.233 Ac.	0.233 Ac.
8	0.233 Ac.	0.233 Ac.	0.233 Ac.
9	0.233 Ac.	0.233 Ac.	0.233 Ac.
10	0.233 Ac.	0.233 Ac.	0.233 Ac.
11	0.233 Ac.	0.233 Ac.	0.233 Ac.
12	0.233 Ac.	0.233 Ac.	0.233 Ac.
13	0.233 Ac.	0.233 Ac.	0.233 Ac.
14	0.233 Ac.	0.233 Ac.	0.233 Ac.
15	0.233 Ac.	0.233 Ac.	0.233 Ac.
16	0.233 Ac.	0.233 Ac.	0.233 Ac.
17	0.233 Ac.	0.233 Ac.	0.233 Ac.
18	0.233 Ac.	0.233 Ac.	0.233 Ac.
19	0.233 Ac.	0.233 Ac.	0.233 Ac.
20	0.233 Ac.	0.233 Ac.	0.233 Ac.
21	0.233 Ac.	0.233 Ac.	0.233 Ac.
22	0.233 Ac.	0.233 Ac.	0.233 Ac.
23	0.233 Ac.	0.233 Ac.	0.233 Ac.
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25	0.233 Ac.	0.233 Ac.	0.233 Ac.
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27	0.233 Ac.	0.233 Ac.	0.233 Ac.
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40	0.233 Ac.	0.233 Ac.	0.233 Ac.
41	0.233 Ac.	0.233 Ac.	0.233 Ac.
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44	0.233 Ac.	0.233 Ac.	0.233 Ac.
45	0.233 Ac.	0.233 Ac.	0.233 Ac.
46	0.233 Ac.	0.233 Ac.	0.233 Ac.
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48	0.233 Ac.	0.233 Ac.	0.233 Ac.
49	0.233 Ac.	0.233 Ac.	0.233 Ac.
50	0.233 Ac.	0.233 Ac.	0.233 Ac.
51	0.233 Ac.	0.233 Ac.	0.233 Ac.
52	0.233 Ac.	0.233 Ac.	0.233 Ac.
53	0.233 Ac.	0.233 Ac.	0.233 Ac.
54	0.233 Ac.	0.233 Ac.	0.233 Ac.
55	0.233 Ac.	0.233 Ac.	0.233 Ac.
56	0.233 Ac.	0.233 Ac.	0.233 Ac.
57	0.233 Ac.	0.233 Ac.	0.233 Ac.
58	0.233 Ac.	0.233 Ac.	0.233 Ac.
59	0.233 Ac.	0.233 Ac.	0.233 Ac.
60	0.233 Ac.	0.233 Ac.	0.233 Ac.
61	0.233 Ac.	0.233 Ac.	0.233 Ac.
62	0.233 Ac.	0.233 Ac.	0.233 Ac.
63	0.233 Ac.	0.233 Ac.	0.233 Ac.
64	0.233 Ac.	0.233 Ac.	0.233 Ac.
65	0.233 Ac.	0.233 Ac.	0.233 Ac.
66	0.233 Ac.	0.233 Ac.	0.233 Ac.
67	0.233 Ac.	0.233 Ac.	0.233 Ac.
68	0.233 Ac.	0.233 Ac.	0.233 Ac.
69	0.233 Ac.	0.233 Ac.	0.233 Ac.
70	0.233 Ac.	0.233 Ac.	0.233 Ac.
71	0.233 Ac.	0.233 Ac.	0.233 Ac.
72	0.233 Ac.	0.233 Ac.	0.233 Ac.
73	0.233 Ac.	0.233 Ac.	0.233 Ac.
74	0.233 Ac.	0.233 Ac.	0.233 Ac.
75	0.233 Ac.	0.233 Ac.	0.233 Ac.
76	0.233 Ac.	0.233 Ac.	0.233 Ac.
77	0.233 Ac.	0.233 Ac.	0.233 Ac.
78	0.233 Ac.	0.233 Ac.	0.233 Ac.
79	0.233 Ac.	0.233 Ac.	0.233 Ac.
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82	0.233 Ac.	0.233 Ac.	0.233 Ac.
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84	0.233 Ac.	0.233 Ac.	0.233 Ac.
85	0.233 Ac.	0.233 Ac.	0.233 Ac.
86	0.233 Ac.	0.233 Ac.	0.233 Ac.
87	0.233 Ac.	0.233 Ac.	0.233 Ac.
88	0.233 Ac.	0.233 Ac.	0.233 Ac.
89	0.233 Ac.	0.233 Ac.	0.233 Ac.
90	0.233 Ac.	0.233 Ac.	0.233 Ac.
91	0.233 Ac.	0.233 Ac.	0.233 Ac.
92	0.233 Ac.	0.233 Ac.	0.233 Ac.
93	0.233 Ac.	0.233 Ac.	0.233 Ac.
94	0.233 Ac.	0.233 Ac.	0.233 Ac.
95	0.233 Ac.	0.233 Ac.	0.233 Ac.
96	0.233 Ac.	0.233 Ac.	0.233 Ac.
97	0.233 Ac.	0.233 Ac.	0.233 Ac.
98	0.233 Ac.	0.233 Ac.	0.233 Ac.
99	0.233 Ac.	0.233 Ac.	0.233 Ac.
100	0.233 Ac.	0.233 Ac.	0.233 Ac.
101	0.233 Ac.	0.233 Ac.	0.233 Ac.
102	0.233 Ac.	0.233 Ac.	0.233 Ac.

PLAT OF
SERRANO VILLAGE G - UNIT 7
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BING LOT 7 OF SUB J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
DECEMBER, 2004
RETRACTED BY: ☐

SHEET 4 OF 5 SHEETS

J-46 C

J-46 C

J-46 D



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE G, SUB J-22.

REFERENCES:

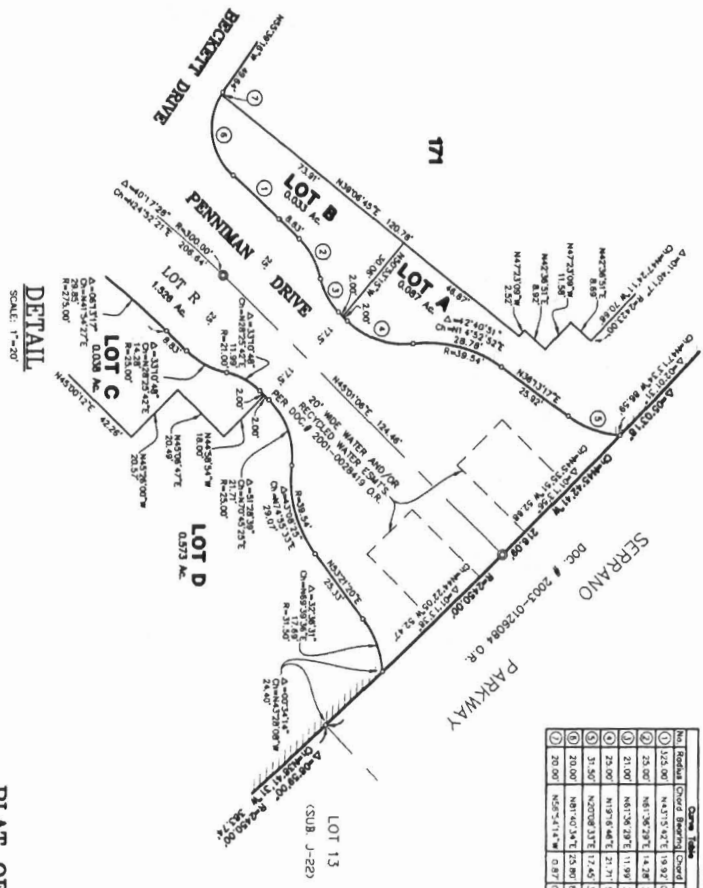
- (1) D.C. # 2001-0126004 D.R.
- (2) SUB J-22
- (3) SUB J-22
- (4) SUB J-22
- (5) SUB J-22
- (6) SUB J-22
- (7) SUB J-22

LEGEND:

- DIMENSION POINT
- SET 3/4" REBAR WITH ALUMINUM CAP STAMPED T.S. 6666"
- SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED T.S. 6666"
- (P) RADIAL LINE
- NO VEHICULAR ACCESS PER SUB. H-81

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 7.07 ACRES, GROSS, CONSISTING OF 17 DEVELOP LOT 1 AND 16 UNDEVELOPED LOTS.
2. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
3. THE LOTS ARE BOUND BY THE LOT LINE PRODUCTION.
4. REAR LOT CORNERS ARE MARKED BY A 3/4" REBAR WITH ALUMINUM CAP STAMPED T.S. 6666".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT MAP AND THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, RECORD BOOK 1108 AT PAGE 100 O.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-KIM, A ASSOCIATES, REPORT NO. 40663, DATED JULY 21, 2002.
7. UNIT 7 IS CONVEYED BY THE APPOINTED PLANNING COMMISSION TENTATIVE SEPTEMBER 2, 2003.
8. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED, THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ABANDONED: A. THE NON-EXISTING ROAD AND 7.07 AC. SHOWN WITHIN LOT 7 PER SUB. J-22.
9. LOTS A, B, C, AND D AS SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE MAINTAINED AND WATERED BY THE SERRANO MASTER OWNERS ASSOCIATION.



Lot	Area	Original	Revised	Total
1	1.00	1.00	1.00	2.00
2	1.00	1.00	1.00	2.00
3	1.00	1.00	1.00	2.00
4	1.00	1.00	1.00	2.00
5	1.00	1.00	1.00	2.00
6	1.00	1.00	1.00	2.00
7	1.00	1.00	1.00	2.00
8	1.00	1.00	1.00	2.00
9	1.00	1.00	1.00	2.00
10	1.00	1.00	1.00	2.00
11	1.00	1.00	1.00	2.00
12	1.00	1.00	1.00	2.00
13	1.00	1.00	1.00	2.00
14	1.00	1.00	1.00	2.00
15	1.00	1.00	1.00	2.00
16	1.00	1.00	1.00	2.00
17	1.00	1.00	1.00	2.00
18	1.00	1.00	1.00	2.00
19	1.00	1.00	1.00	2.00
20	1.00	1.00	1.00	2.00
21	1.00	1.00	1.00	2.00
22	1.00	1.00	1.00	2.00
23	1.00	1.00	1.00	2.00
24	1.00	1.00	1.00	2.00
25	1.00	1.00	1.00	2.00
26	1.00	1.00	1.00	2.00
27	1.00	1.00	1.00	2.00
28	1.00	1.00	1.00	2.00
29	1.00	1.00	1.00	2.00
30	1.00	1.00	1.00	2.00
31	1.00	1.00	1.00	2.00
32	1.00	1.00	1.00	2.00
33	1.00	1.00	1.00	2.00
34	1.00	1.00	1.00	2.00
35	1.00	1.00	1.00	2.00
36	1.00	1.00	1.00	2.00
37	1.00	1.00	1.00	2.00
38	1.00	1.00	1.00	2.00
39	1.00	1.00	1.00	2.00
40	1.00	1.00	1.00	2.00
41	1.00	1.00	1.00	2.00
42	1.00	1.00	1.00	2.00
43	1.00	1.00	1.00	2.00
44	1.00	1.00	1.00	2.00
45	1.00	1.00	1.00	2.00
46	1.00	1.00	1.00	2.00
47	1.00	1.00	1.00	2.00
48	1.00	1.00	1.00	2.00
49	1.00	1.00	1.00	2.00
50	1.00	1.00	1.00	2.00
51	1.00	1.00	1.00	2.00
52	1.00	1.00	1.00	2.00
53	1.00	1.00	1.00	2.00
54	1.00	1.00	1.00	2.00
55	1.00	1.00	1.00	2.00
56	1.00	1.00	1.00	2.00
57	1.00	1.00	1.00	2.00
58	1.00	1.00	1.00	2.00
59	1.00	1.00	1.00	2.00
60	1.00	1.00	1.00	2.00
61	1.00	1.00	1.00	2.00
62	1.00	1.00	1.00	2.00
63	1.00	1.00	1.00	2.00
64	1.00	1.00	1.00	2.00
65	1.00	1.00	1.00	2.00
66	1.00	1.00	1.00	2.00
67	1.00	1.00	1.00	2.00
68	1.00	1.00	1.00	2.00
69	1.00	1.00	1.00	2.00
70	1.00	1.00	1.00	2.00
71	1.00	1.00	1.00	2.00
72	1.00	1.00	1.00	2.00
73	1.00	1.00	1.00	2.00
74	1.00	1.00	1.00	2.00
75	1.00	1.00	1.00	2.00
76	1.00	1.00	1.00	2.00
77	1.00	1.00	1.00	2.00
78	1.00	1.00	1.00	2.00
79	1.00	1.00	1.00	2.00
80	1.00	1.00	1.00	2.00
81	1.00	1.00	1.00	2.00
82	1.00	1.00	1.00	2.00
83	1.00	1.00	1.00	2.00
84	1.00	1.00	1.00	2.00
85	1.00	1.00	1.00	2.00
86	1.00	1.00	1.00	2.00
87	1.00	1.00	1.00	2.00
88	1.00	1.00	1.00	2.00
89	1.00	1.00	1.00	2.00
90	1.00	1.00	1.00	2.00
91	1.00	1.00	1.00	2.00
92	1.00	1.00	1.00	2.00
93	1.00	1.00	1.00	2.00
94	1.00	1.00	1.00	2.00
95	1.00	1.00	1.00	2.00
96	1.00	1.00	1.00	2.00
97	1.00	1.00	1.00	2.00
98	1.00	1.00	1.00	2.00
99	1.00	1.00	1.00	2.00
100	1.00	1.00	1.00	2.00

PLAT OF
SERRANO VILLAGE G - UNIT 7
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 7 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
DECEMBER 2004
REY ENGINEERS, INC.

SHEET 5 OF 5 SHEETS

J-46 D

J 46 - D

J 46 - D

5-24

OWNER'S STATEMENT:

[illegible]

C. SLOPE EROSION: APPROX. (15.00) FEET IN WIDTH CONTRASTS TO ALL STREETS OF THE (5.00) FEET BEYOND THE TOP OF CUT OR TOP OF FILL. WHENEVER IS LARGER, THE ROAD AND SLOPE ADJACENT PARCELS.

D. CALCULATIONS FOR DRAINAGE AND ADJACENT/NEIGHBORING STRUCTURES AND SPACES WITHIN THE DRAINAGE BASIN(S) OF SUCH EROSION AND SEVEN (7) OTHER DRAINAGE (7-17) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGEWAYS BEHIND THE TRANSFERRED DRAINAGE AND ITS DRAINAGE DITCH DATED 7/1/00.


5. 2026 RECORDED AT DOCUMENT NO. 04-135162 OF 04/01/04 IN RECORDED BY REC'D/BOOK IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.

E. POSTAL ELEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

BY: CENTEX REAL ESTATE CORPORATION
A NEVADA CORPORATION
MANAGING MEMBER

DATED: the 1st day of July

THE LINDO DEVELOPMENT PROJECT
SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY 
 PAINTER ROBERT COMPANY
 A CALIFORNIA CORPORATION
 MANUFACTURER OF
 BY
 MR. President

5-24

TM 01-1375

PLAT OF
SERRANO VILLAGE G - UNIT 8
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 8 OF SUB. 5-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH, 2004

NOTARY ACKNOWLEDGMENT:

STATE OF California }
COUNTY OF El Dorado } SS:
on 11-1-04, before me, Sharon Richmond, Mary Alice, PERSONALLY
APPROVED NOTARY PUBLIC, personally known and known to me,
the undersigned, a PERSON, whose name is subscribed to the within instrument and acknowledged
to me as such, that he executed the same for the purposes and consideration therein expressed.
I, the undersigned, certify that the instrument is the free and voluntary act and deed of the
WITNESS MY HAND AND OFFICIAL SEAL.

Sharon Richmond
NOTARY PUBLIC OF BUSINESS, COUNTY OF El Dorado
MY COMMISSION EXPIRES MARCH 24, 2006

NOTARY ACKNOWLEDGMENT

[illegible]

COUNTY ENGINEER'S STATEMENT:

William R. Patton
WILLIAM R. PATTON
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF LOS ANGELES, CALIFORNIA
DATE: 4-2-67
FOR EXP. DATE: 3-31-68

COUNTY TAX COLLECTOR'S STATEMENT

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

PLANNING DIRECTOR'S STATEMENT:

DATE: 4/12/2001

Charles J. Felt
INTERNAL PLANNING DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____

PRINCIPAL PLANNING
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

[illegible]

BOARD CLERK'S STATEMENT:

[illegible]

RECORDER'S STATEMENT:

FILED THIS 16th DAY OF May 2007 AT 3:22:38 PM
BOOK 5 OF MAPS AT PAGE 219 DOCUMENT NO. 0001-35820 AT
THE REQUEST OF STRAND ASSOCIATES, LLC AND CENTEX HOMES, TITLE TO THE LAND
INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 578-1996
PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

SHEET 1 OF 5 SHEETS

J-24A

A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 8 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAR 24 2004

[illegible]

J-24A

3-24B



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCE TO THE 1983 NAD 83 ON THE PLAT OF SERRANO VALLEY, D.S. 17-23.

REFERENCES:

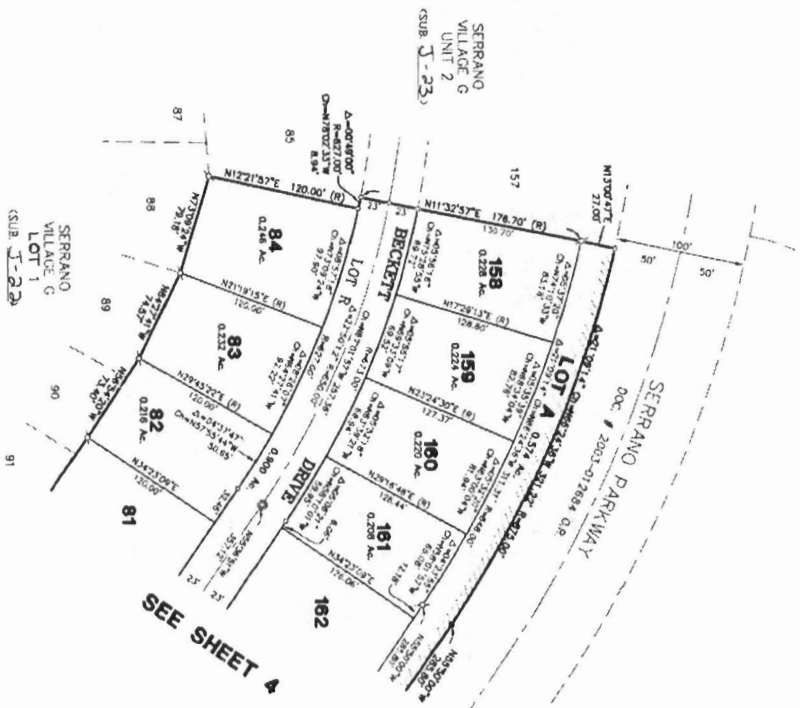
- (1) DOC. # 2003-012684 D.R.
- (2) SUB. J-23
- (3) SUB. J-23
- (4) SUB. J-23
- (5) SUB. J-23

LEGEND:

- (1) DEDICATION POINT
- (2) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (3) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (4) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
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- (89) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (90) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (91) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (92) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (93) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (94) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (95) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (96) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (97) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (98) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (99) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (100) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"

NOTES:

1. THE TOTAL LOT AREA FOR SUBDIVISION IS 8.21 ACRES, CORRESPONDING TO THE TOTAL LOT AREA OF THE SERRANO VALLEY, D.S. 17-23.
2. THE DISTANCES ALONG CURVED LINES ARE GIVEN IN FEET AND INCHES.
3. THE LOT LINES ARE MARKED BY CHAINED LINES ON THE TOP BACK OF CURVED OR SLOPE MARKS ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE PROCEEDINGS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROCEEDINGS OF THE COUNTY PLANNING DEPARTMENT FOR THE EL DORADO HILLS SPECIFIC PLAN, BEING LOT 8 OF SUB. J-23, COUNTY OF EL DORADO, STATE OF CALIFORNIA, RECORD NO. 2003-012684 D.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-HILL, A PROFESSIONAL ENGINEER, ON FEBRUARY 22, 2004, AND IS ON FILE WITH THE COUNTY PLANNING DEPARTMENT.
7. THE LOTS SHOWN HEREON ARE THE PROPERTY OF SERRANO VALLEY, D.S. 17-23, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
8. LOT 1 AS SHOWN HEREON IS A LANDSCAPE LOT AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO VALLEY OWNERS ASSOCIATION.



PLAT OF
SERRANO VILLAGE G - UNIT 8
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 8 OF SUB. J-23
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
REY ENGINEERS, INC.

3-24B

J-24C

THE BASIS OF REFERENCE FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SEPRANO VILLAGE G. SUB. T-72

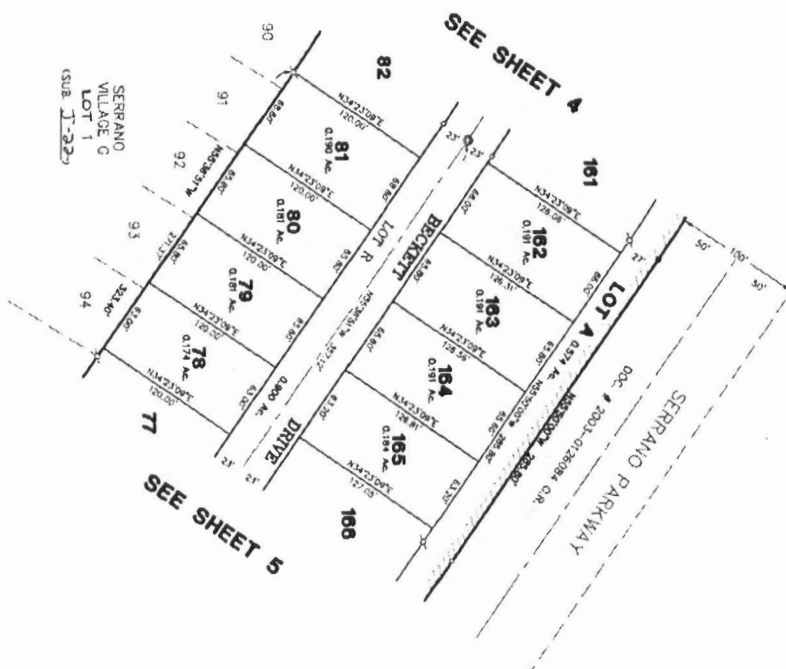
100


- (1) DEB. — 2703-2726-33-4 (C)
- (2) SUB. J. — 22
- (3) SUB. J. —
- (4) SUB. J. —
- (5) SUB. J. —

- (3) NO VEHICULAR ACCESS FOR SIZE 14-18 & THIS LANE

22

- [illegible]



PLAT OF
SERANO VILLAGE G - UNIT 8
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 8 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
REYBICKENERS, INC. 

SHEET 4 OF 5 SHEETS

J-24C

J-240

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCE TO THE SURVEY ON THE PLAT OF SERRANO VILLAGE G, SUB J-22.



REFERENCES:

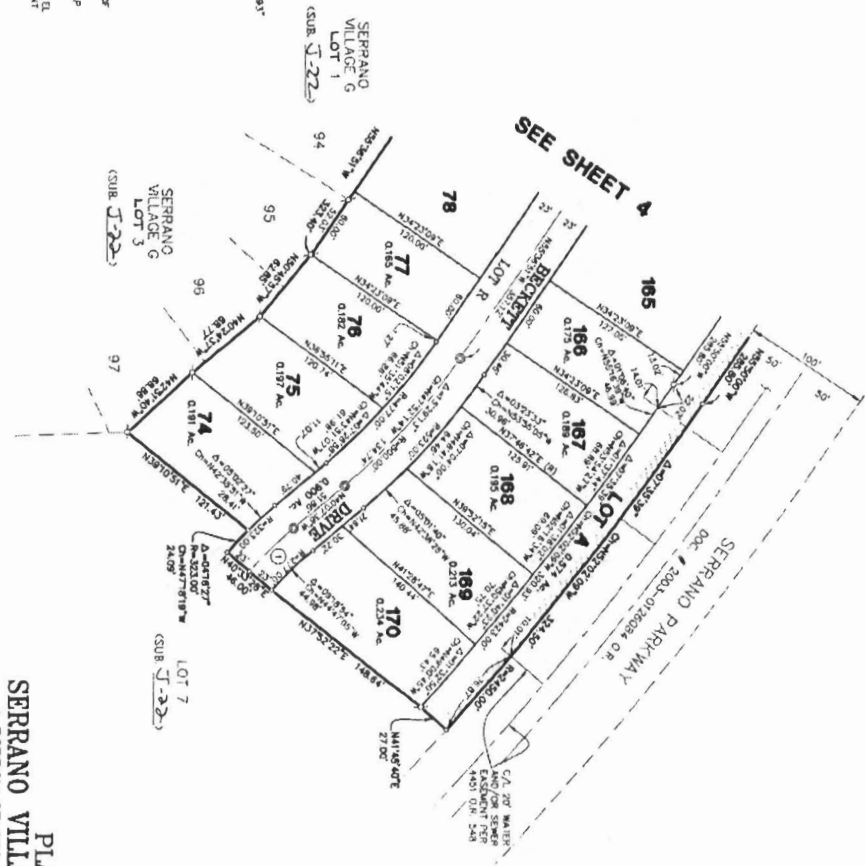
- (1) DEC. 8, 2003 RECORD OR
- (2) SUB J-22
- (3) SUB J-
- (4) SUB J-
- (5) SUB J-

LEGEND:

- (1) DIRECTION POINT
- (2) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED T.S. 88864
- (3) SET 3/4" REBAR WITH PLASTIC CAP STAMPED T.S. 88864
- (4) RECORD INDICATES 3/4" CAPPED IRON PIPE STAMPED T.C.E. 20482-1983
- (5) UNLESS FROM OTHERWISE SHOWN
- (6) FENCE LINE
- (7) NO VEHICLE ACCESS PER SUB. H-81 & THIS MAP

NOTES:

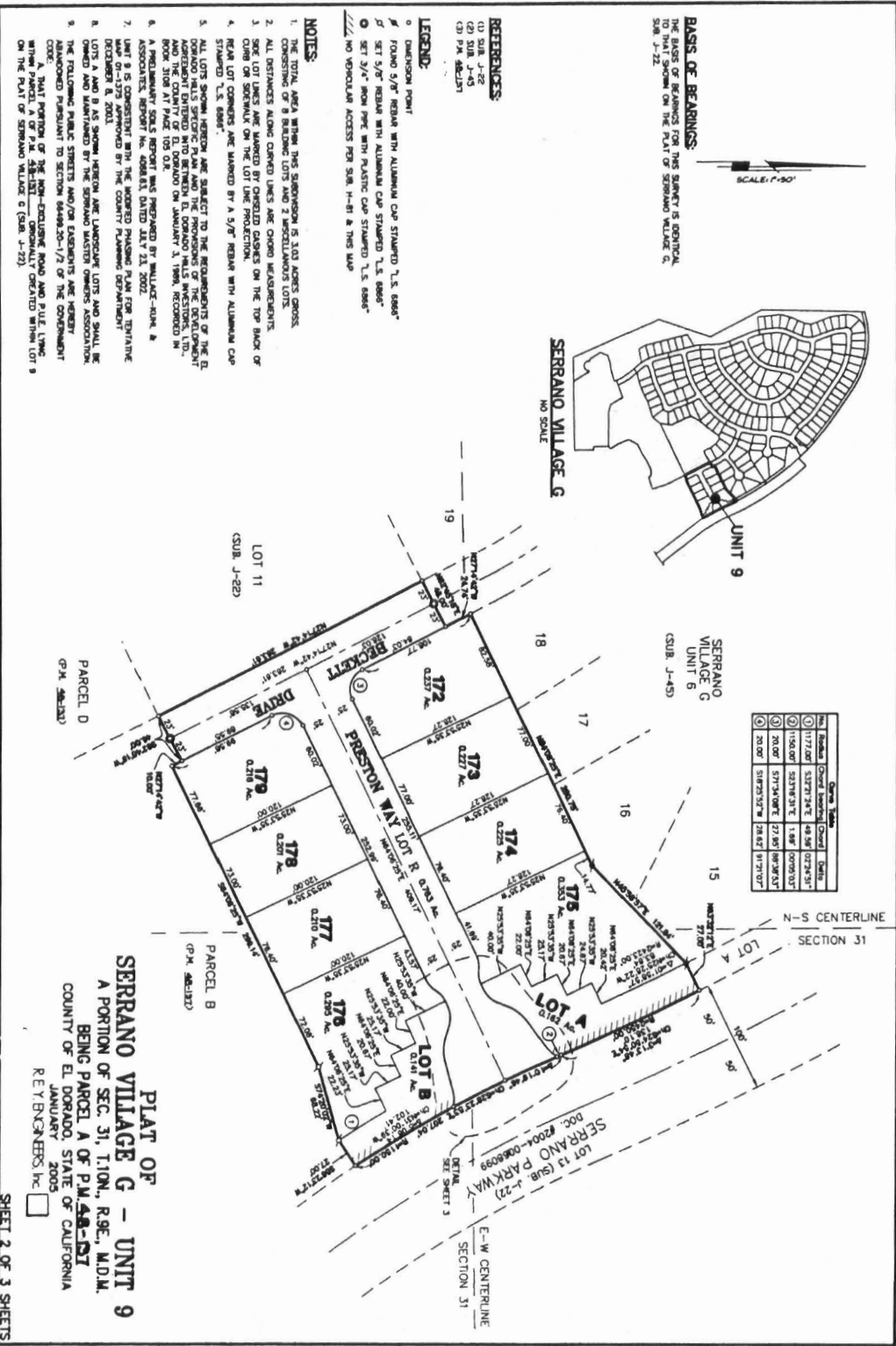
1. THE TOTAL AREA WITHIN THE SUBDIVISION IS 8.27 ACRES, APPROXIMATELY 24 BEING LOT 1 AND 24 BEING LOT 2.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. ONE LOT LINE IS MARKED BY CHAINED STAKES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED T.S. 88864.
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT MAP OF EL DORADO HILLS, COUNTY OF EL DORADO, STATE OF CALIFORNIA, BOOK 3108 AT PAGE 105 OR.
6. A PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE-COLE & ASSOCIATES, INC. ON JANUARY 1, 1988, RECORDED IN BOOK 3108 AT PAGE 105 OR.
7. LOT 8 IS CONFORMANT WITH THE ADOPTED PAVING PLAN FOR TYPICAL MAP OF 0-1375 APPROVED BY THE COUNTY PLANNING DEPARTMENT SEPTEMBER 2, 2003.
8. LOT 1 AS SHOWN HEREON IS A LANDSCAPE LOT AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.



PLAT OF
SERRANO VILLAGE G - UNIT 8
A PORTION OF SEC. 31, T.10N., R.9E., M.D.M.
BEING LOT 8 OF SUB. J-22
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2004
REYNOLDS, INC.

Scale 1"=50'
North Arrow
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
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Lot 189
Lot 190
Lot 191
Lot 192
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Lot 194
Lot 195
Lot 196
Lot 197
Lot 198
Lot 199
Lot 200

J-240



J-50 B



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE G, SUB J-22.

REFERENCES:

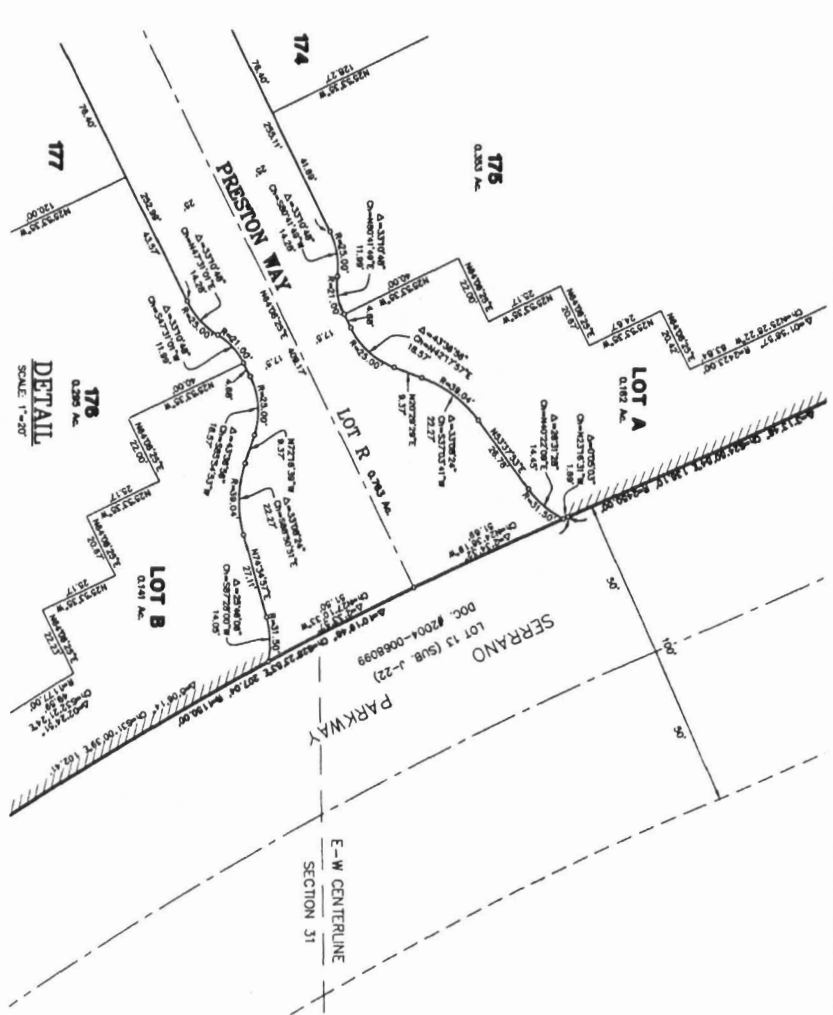
- (1) SUB J-22
- (2) SUB J-45
- (3) P.M. 48-137

LEGEND:

- DORADO POINT
- 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6866"
- /// NO VERTICAL ACCESS PER SUB. H-81 & THIS MAP

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 3.101 ACRES, CONSISTING OF 8 BUILDING LOTS AND 2 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIZE LOT LINES ARE MARKED BY CHIRRED GAGES ON THE TOP BACK OF CONCRETE FOUNDATION ON THE LOT LINE PROJECTIONS.
4. DORADO POINT ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTMENTS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 1, 1999, RECORDED IN BOOK 3108 AT PAGE 105, O.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE, HUNL, & ASSOCIATES, REPORT NO. 4086.E3, DATED JULY 21, 2002.
7. LOT 9 IS CONVEYED BY THE MOORED PLANNING PLAN FOR TENTATIVE DECEMBER 8, 2002.
8. LOTS A AND B AS SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
9. THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ADJACED PARALLEL TO SECTION 6649.20-1/2 OF THE GOVERNMENT CODE:
10. THAT PORTION OF THE NON-EXCLUSIVE ROAD AND P.U.E. LIVING WITHIN PARCEL A OF P.M. 48-137, ORIGINALLY CREATED WITHIN LOT 9 OF THE PLAT OF SERRANO VILLAGE G (SUB. J-22).



J-50 B

SHEET 3 OF 3 SHEETS

J-50 B

809-C