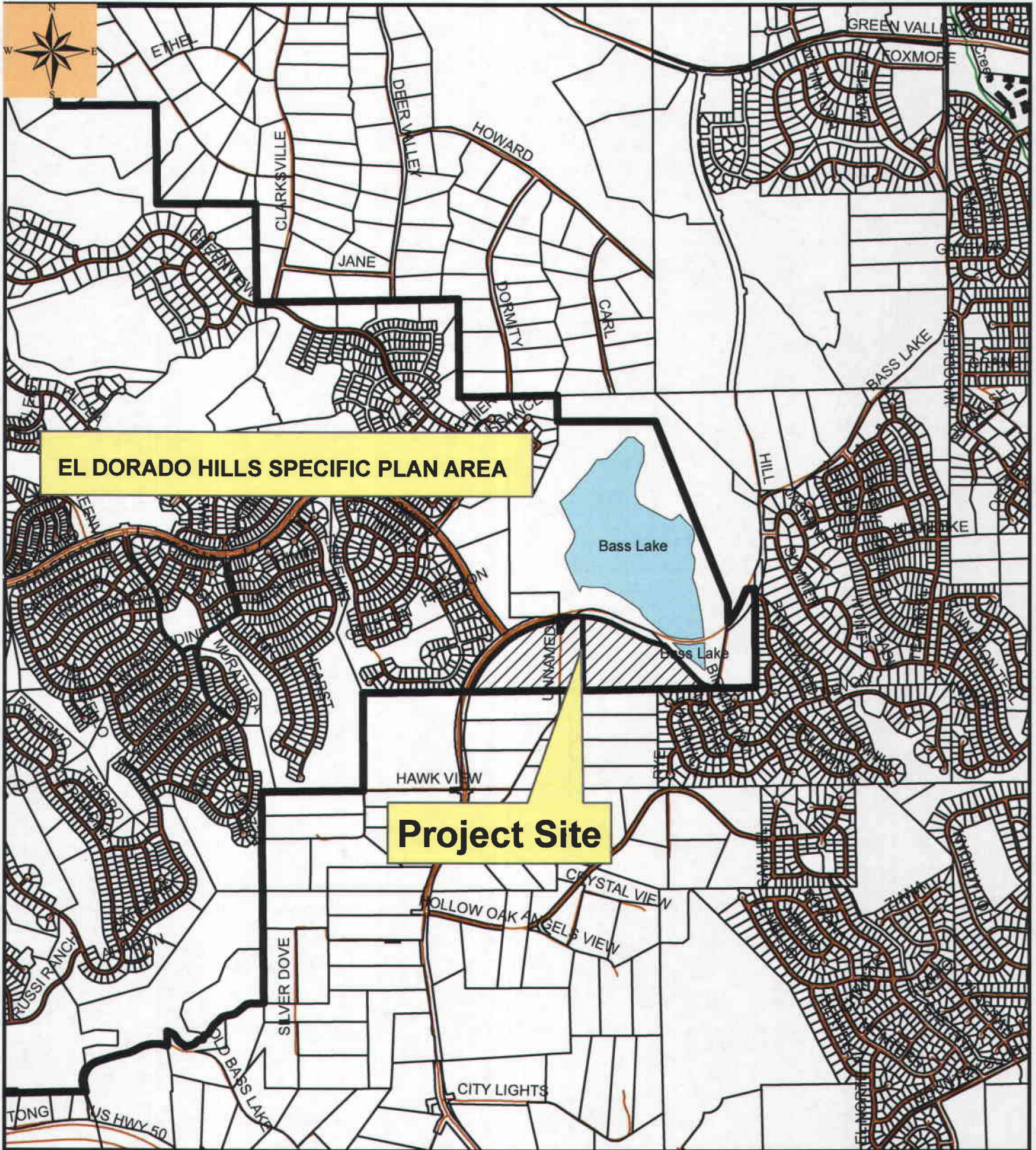


Serrano Village J5/J6 Large Lot Final Map

File No. TM08-1479-F

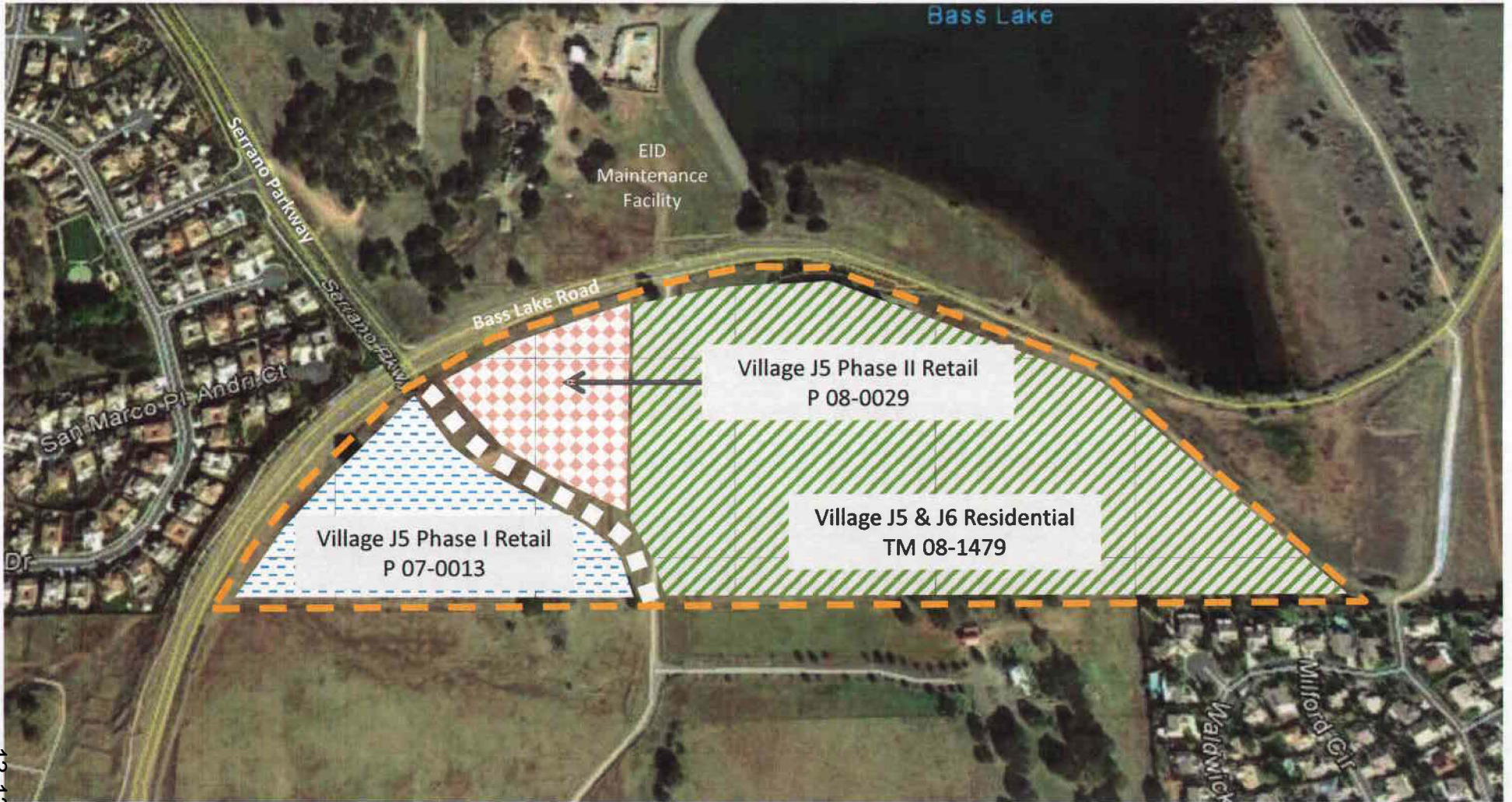


0 355 710 1,420 Feet

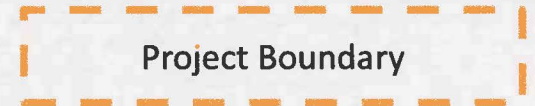
Map prepared by
M&J Planning
El Dorado County
Development Services/Planning

Attachment A- Location Map

Serrano Village J5 & J6 Approved Entitlements



Sienna Ridge Road Realignment



Project Boundary

ATTACHMENT A.2

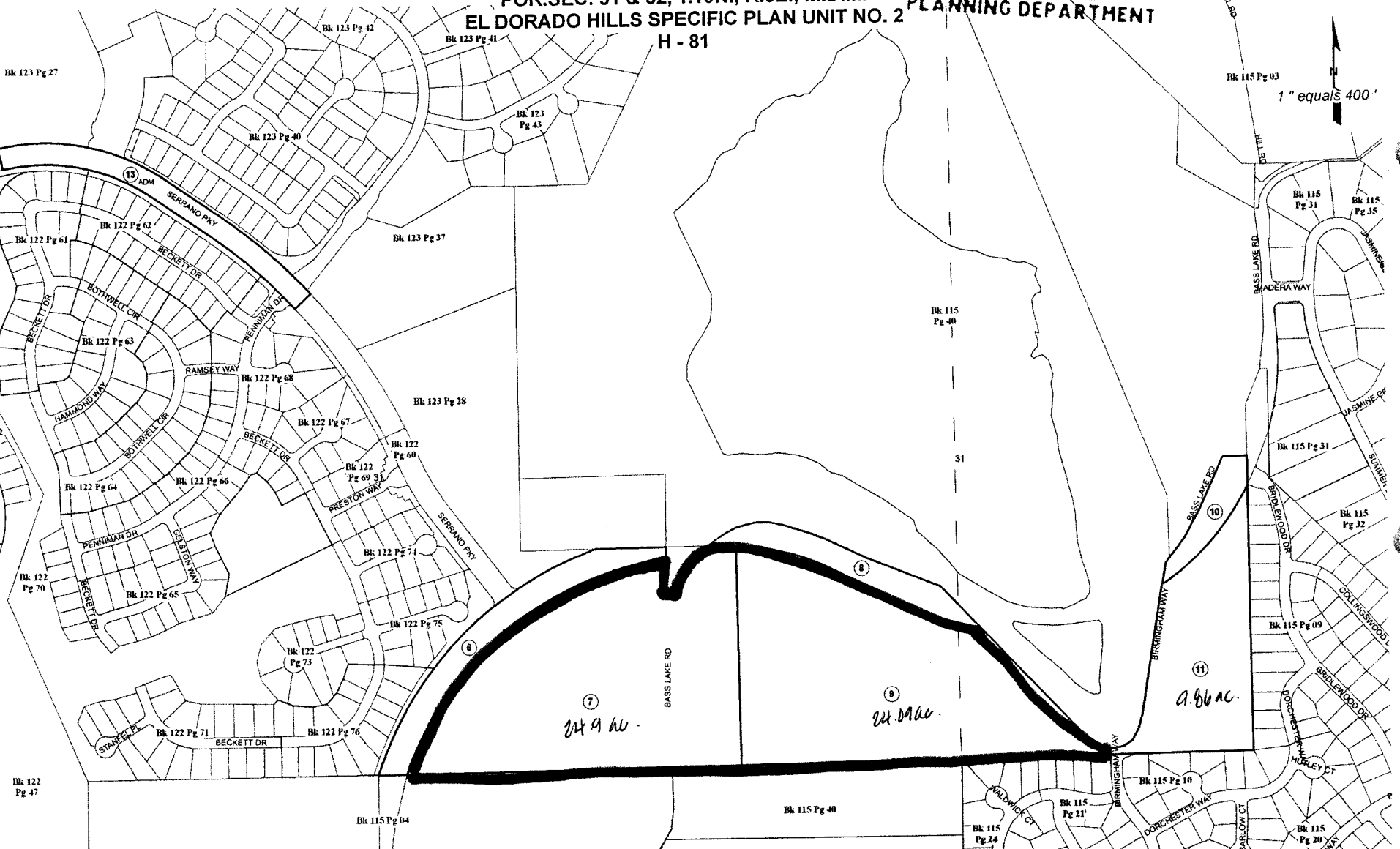
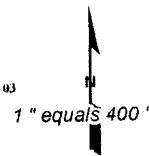
13-1278 A 4 of 16

13 JUL 23 AM 8:53

RECEIVED
PLANNING DEPARTMENT

123:04

POR. SEC. 31 & 32, T.10N., R.9E., M.D.M.
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2
H - 81



NOT A SURVEY. It is prepared by the El Dorado Co
for assessment purposes only. Area calculations
are not guaranteed. Users should verify items
reasons and acreage.

Acreages Are Estimates

TM 08-1479-F

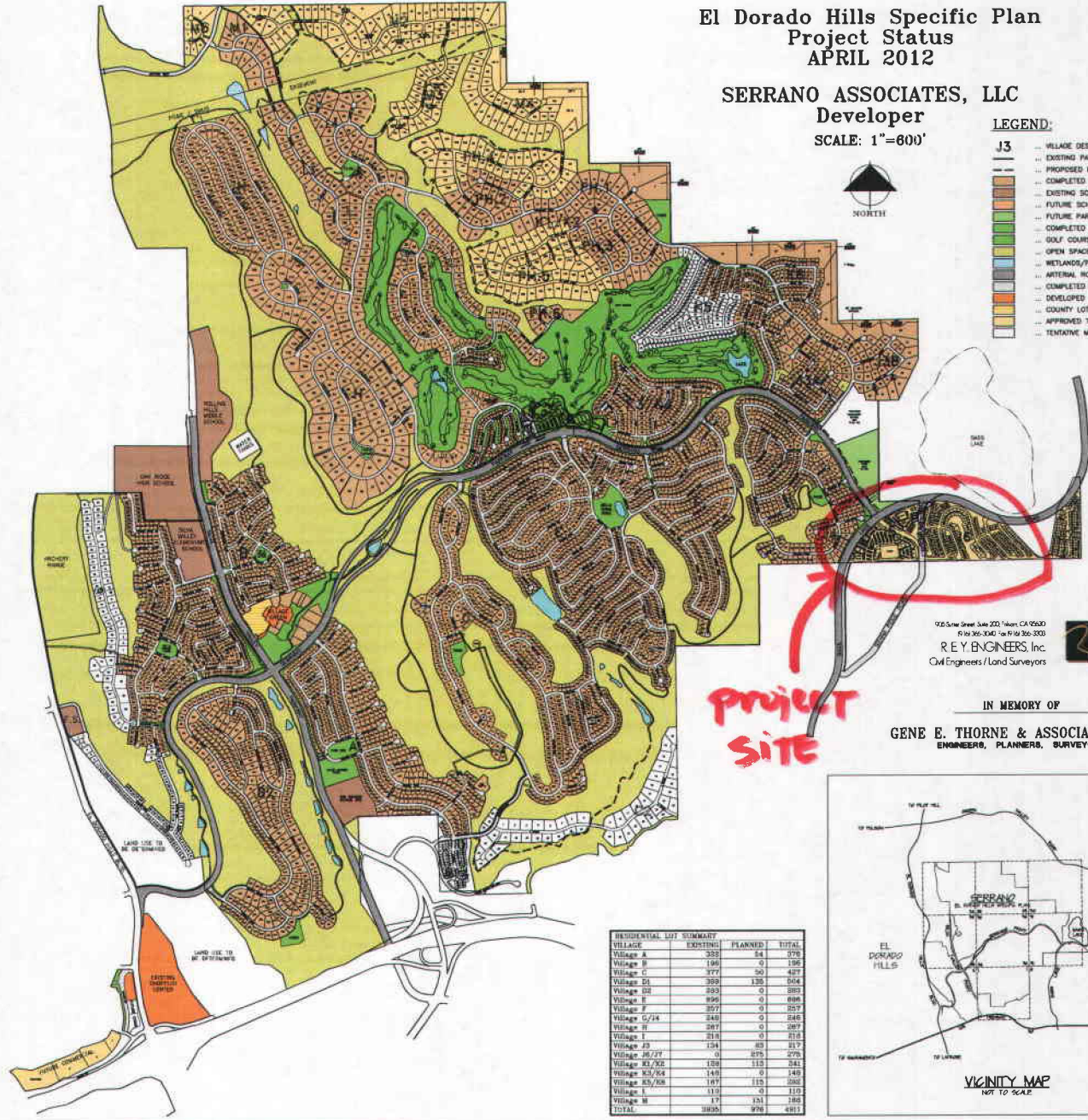
Rev. June 01, 2006 Assessor's Map Bk. 123 - Pg. 04
County of El Dorado, CA

THIS MAP IS INTENDED AS A GENERAL DESCRIPTION OF LAND USE AND LOT LOCATIONS. FURTHER SUBDIVISION, RE-SUBDIVISION OR LOT LINE ADJUSTMENTS MAY AFFECT LOT SIZES AND OTHER CONFIGURATIONS SHOWN.

Exhibit Map
-SERRANO-
 El Dorado County, California
 El Dorado Hills Specific Plan
 Project Status
 APRIL 2012

SERRANO ASSOCIATES, LLC
 Developer
 SCALE: 1"=600'

- LEGEND:**
- J3
 - VILLAGE DESIGNATION
 - EXISTING PATH
 - PROPOSED PATH
 - COMPLETED LOTS
 - EXISTING SCHOOL/FIRE STATION (F.S.)
 - FUTURE SCHOOL SITES
 - FUTURE PARKS
 - COMPLETED PARKS
 - GOLF COURSE/VILLAGE GREEN
 - OPEN SPACE
 - WETLANDS/PODS
 - ARTERIAL ROADS
 - COMPLETED VILLAGE ROADS
 - DEVELOPED COMMERCIAL OR OFFICE
 - COUNTY LOT
 - APPROVED TENTATIVE MAP
 - TENTATIVE MAP IN PROCESS

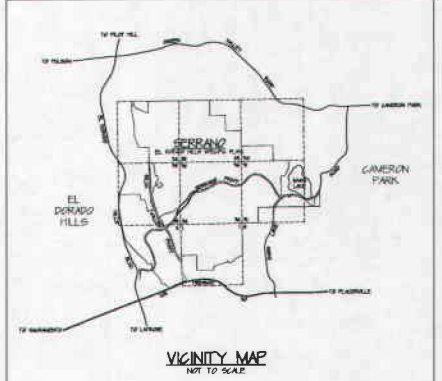


125 S. Main Street, Suite 200, Folsom, CA 95630
 P: 916.365.3340 F: 916.365.3300
REY ENGINEERS, Inc.
 Civil Engineers / Land Surveyors

PROJECT SITE

IN MEMORY OF
GENE E. THORNE & ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS

VILLAGE	EXISTING	PLANNED	TOTAL
Village A	288	84	372
Village B	196	0	196
Village C	777	50	827
Village D	399	135	534
Village D2	335	0	335
Village E	859	0	859
Village F	257	0	257
Village G/H	240	0	240
Village H	267	0	267
Village I	214	0	214
Village J	174	50	224
Village J2/J3	0	875	875
Village K1/K2	139	110	249
Village K3/K4	145	0	145
Village K5/K6	167	115	282
Village L	110	0	110
Village M	177	151	328
TOTAL	3835	978	4813



Net Acreage Summary:

No.	USE	NET AC.
1	MARKET	5.70
2	MAJOR A	1.00
3	MAJOR B	0.81
4	MAJOR C	0.44
5	MAJOR D	0.56
6	MAJOR E	0.37
7	MAJOR F	0.75
8	MAJOR G	0.74
9	MAJOR H	1.33
A	PARCEL A	1.45
	REMAINDER	11.78
Total		24.91

Applicant/Owner:
Serrano Associates, LLC
Attn: Kirk Stone
4525 Serrano Parkway
El Dorado Hills, CA 95762
916-939-4060

Engineer:
RSC Engineering, Inc.
Attn: Rick Chavez
2250 Douglas Blvd., Suite 150
Roseville, CA 95661
916-788-2884

Scale:
1" = 50'

Contour Interval:
5'

Source of Topography:
REY/Rodman Aerial Survey

Section, Township and Range:
Section 31, Township 10 North,
Range 9 East

Assessor's Parcel Number:
123-040-07

Present Zoning:
CP (Planned Commercial)

Total Area:
24.91± AC.; 1,085,080 SF

Total Parcels:
9

Maximum Parcel=5.70 AC.
Minimum Parcel=0.37 AC.

Cut & Fill Totals:
75,000 Cut
57,000 Fill
8,000 Net Total

15% Shrinkage Assumed

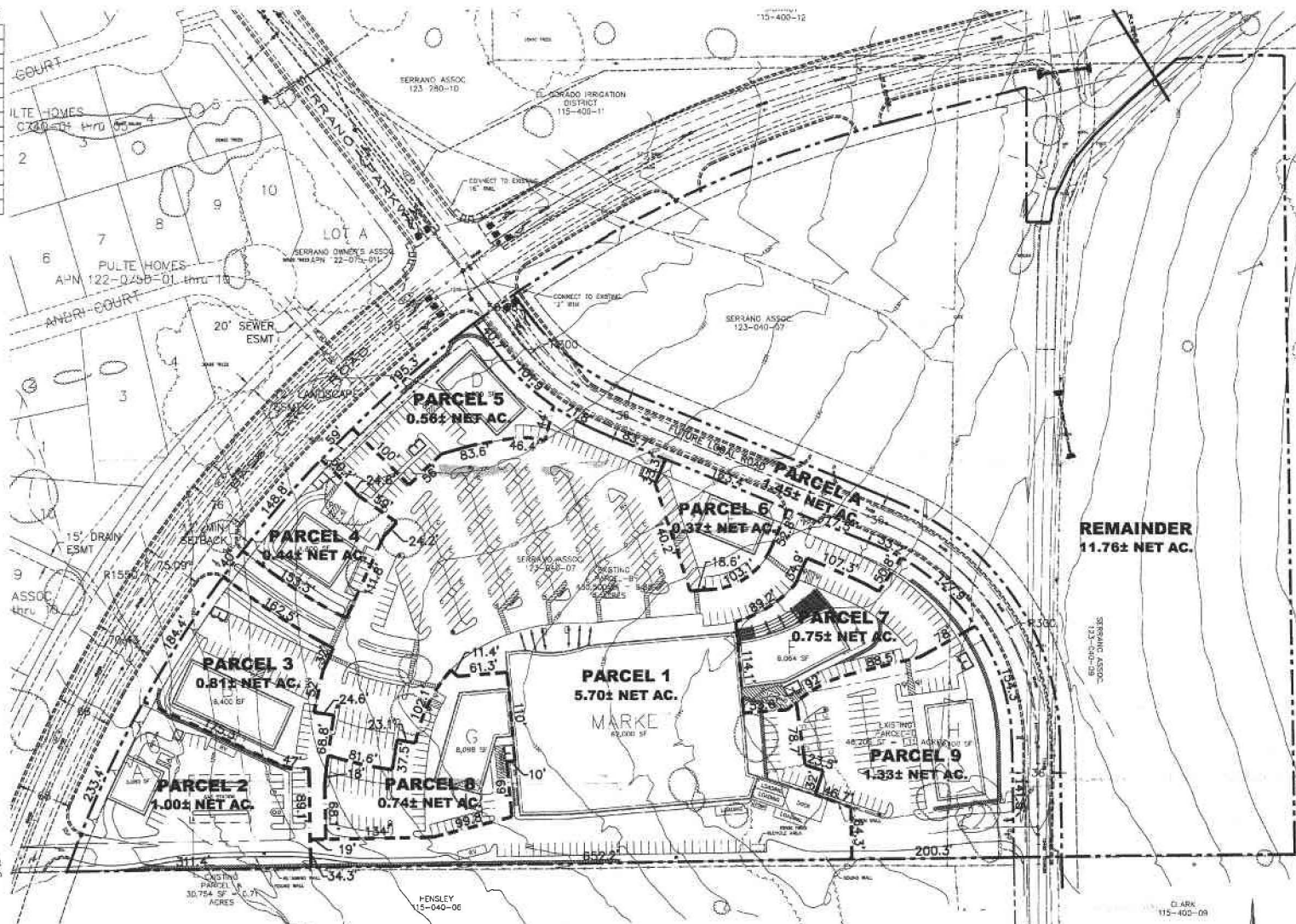
Parking Provided:
580 Stalls

Parking Required:
See PUD Guidelines

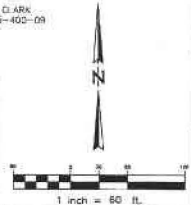
Utilities:
Sewer - El Dorado Irrigation District
Water - El Dorado Irrigation District
Gas & Electricity - P.G.&E.
Telephone - AT&T
Cable - Comcast
Waste Disposal - El Dorado Disposal
School(Elem.) - Rescue School District
School(High School) - El Dorado Union
Fire - El Dorado Water/Fire

Notes:
Refer to final parcel map for accurate dimensions and configuration.
Parcel A is reserved for right-of-way location for the proposed realignment of Jenna Ridge Road (future local road), any existing septic tanks and/or wells be abandoned pursuant to the environmental mitigation measures.
If property lies within Zone 'D' on Map No. 385340 Panel 07000 dated 3/1995, Zone 'D' is an area in flood hazards are undetermined.

LEGEND:
PROPOSED SITE BOUNDARY
PROPOSED PARCEL LINES
PROPOSED SETBACK LINE
EXISTING PARCEL LINES



Zoning Administrator: _____
Approval/Denial Date: _____
Board of Supervisors: _____
Approval/Denial Date: _____



SERRANO ASSOC. LLC
RECEIVED
MAY 11 2007

DATE	BY	REVISION



PROJECT NO. 042-001
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP
SERRANO COMMERCIAL CTR.
EL DORADO COUNTY, CA

SHEET TITLE
TM
SHEET NO.
1
OF **1**
DATE: FEBRUARY 01, 2007

SERRANO VILLAGE J5 COMMERCIAL CENTER PHASE II

TENTATIVE PARCEL MAP

EL DORADO COUNTY CALIFORNIA

JULY 23, 2008

EL DORADO IRRIGATION DISTRICT

OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY
EL DORADO HILLS, CA 95762

ENGINEER
R.E.Y. ENGINEERS, INC.
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

SCHOOL DISTRICT
RESCUE SCHOOL DISTRICT (ELEM.)
EL DORADO UNION SCHOOL DISTRICT (H.S.)

DATE OF PREPARATION
JULY 23, 2008

NET ACREAGE SUMMARY		
PARCEL NO.	USE	NET AC.
1	RETAIL A	1.18
2	RETAIL B	1.43
3	FUEL STATION C	0.90
4	RETAIL D	0.95

RIGHT-OF-WAY CURVE DATA		
DELTA	RADIUS	LENGTH
14°05'30"	88.00'	21.64'
02°20'52"	520.00'	21.31'

MAP SCALE
1"=60'

CONTOUR INTERVAL
MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
EAST 1/4 OF SEC. 31 & 32, T.10N., R.9E., M.D.M

ASSESSOR'S PARCEL NUMBER
23-040-07

PRESENT ZONING
CP (PLANNED COMMERCIAL)

TOTAL AREA
1.46 ACRES; 194,077 SQ. FT.

TOTAL PARCELS
4

MINIMUM/MAXIMUM PARCEL AREA
0.90 ACRES / 1.43 ACRES

PRELIMINARY DIRT QUANTITIES

CUT = 6,400 CU. YDS.
FILL = 22,750 CU. YDS.
NET = 16,336 CU. YDS. (FILL)

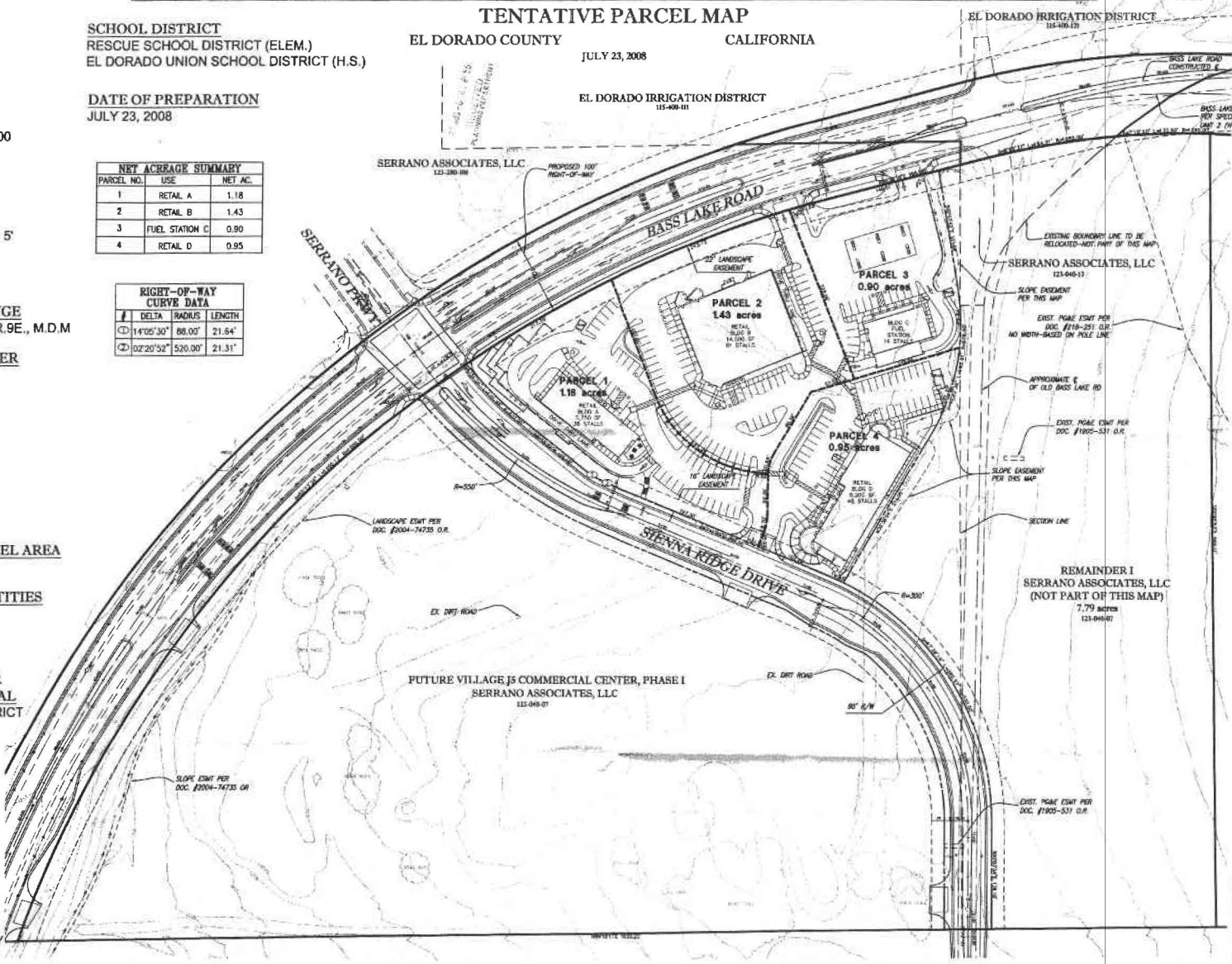
WATER, RECYCLED WATER
WASTEWATER TREATMENT & SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

FLOOD PROTECTION
EL DORADO HILLS COUNTY
EL DORADO IRRIGATION DISTRICT

HAZARDOUS WASTE DISPOSAL
EL DORADO IRRIGATION DISTRICT

TELECOMMUNICATIONS UTILITIES
TELEPHONE & ELECTRICITY: P.G.&E.
TELEPHONE: AT&T
CABLE: COMCAST

PARK AND RECREATION
EL DORADO HILLS COMMUNITY
EL DORADO IRRIGATION DISTRICT



North arrow pointing up. Scale bar showing 0 to 120 feet. Serrano logo with the text 'SERRANO' and 'El Dorado Hills, CA 95762'.



- NOTES**
1. REFER TO FINAL PARCEL MAP FOR ACCURATE LOT DIMENSIONS AND CONFIGURATION.
 2. ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PERMITANT TO THE ENVIRONMENTAL MITIGATION MEASURES.
 3. THE PROPERTY LIES WITHIN ZONE 17 OF CH 1584 MAP NO. 08048 PANEL 0100 DATED OCT. 26, 1988. ZONE 17 IS AN AREA IN WHICH FLOOD HAZARDOUS ARE UNDETERMINED.

- LEGEND**
- BOUNDARY LINE
 - PROPOSED PARCEL LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY

ZONING ADMINISTRATOR: APPROVED
EL DORADO COUNTY
APPROVAL/DEADLINE DATE: APPROVED
DATE: *March 11, 2009*
BOARD OF SUPERVISORS: *[Signature]*
EXECUTIVE SECRETARY
APPROVAL/DEADLINE DATE:

ATTACHMENT B.2

13-1278 A 8 of 16

OWNER/APPLICANT
 SERRANO ASSOCIATES, LLC
 4523 SERRANO PARKWAY
 EL DORADO HILLS, CA 95762

ENGINEER
 R.E.Y. ENGINEERS, INC.
 905 SUTTER STREET, SUITE 200
 FOLSOM, CA 95630

MAP SCALE
 1"=60'

CONTOUR INTERVAL
 MINOR CONTOUR INTERVAL = 1'
 MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY
 AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
 POR OF SEC. 31 & 32, T.10N., R.9E., M.D.M.

ASSESSOR'S PARCEL NUMBERS
 123-040-07, 123-040-09 & 114-600-13

EXISTING/PROPOSED ZONING
 CRRI-1/PD

TOTAL AREA

	ALT. I	ALT. II
RESIDENTIAL LOTS	18.03	8.52 Acres
RESIDENTIAL STREETS	5.99	2.85 Acres
LANDSCAPE LOTS	6.85	2.96 Acres
OPEN SPACE	2.28	2.20 Acres
FUTURE SIENNA RIDGE DRIVE	1.53	1.53 Acres
VILLAGE J5 RETAIL CENTER, PHASE I	11.82	11.82 Acres
REMAINDER I LOT	4.46	4.46 Acres
REMAINDER II LOT	15.02	15.02 Acres
TOTAL	50.00	50.06 Acres +/-

TOTAL UNITS	204	98 Units
GROSS AREA	32.15	16.23 Acres
GROSS DENSITY	6.35	6.04 du/ac

PROPOSED USE

ALT. I
 204 - SINGLE FAMILY RESIDENTIAL
 15 - LANDSCAPE (LOTS A - O)
 1 - OPEN SPACE

ALT. II
 98 - SINGLE FAMILY RESIDENTIAL
 1 - LANDSCAPE (LOTS A - I)
 1 - OPEN SPACE

LOT SIZES

	ALT. I	ALT. II
MINIMUM LOT SIZE	- 2,556 SF	- 2,556 SF
AVERAGE LOT SIZE	- 3,848 SF	- 3,783 SF
MAXIMUM LOT SIZE	- 10,687 SF	- 10,687 SF

WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL
 EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION
 EL DORADO HILLS COUNTY
 WATERFIRE DISTRICT

PARK AND RECREATION
 EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
 RESCUE UNION SCHOOL DISTRICT

DATE OF PREPARATION
 JUNE 30, 2008
 REVISED SEPTEMBER 24, 2008

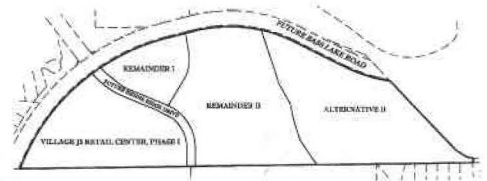
ENGINEERS CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE BEST OF MY INFORMATION AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

PHASING PLAN NOTICE
 THIS PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES AND THE CALIFORNIA STATE ENGINEER. THE PHASING PLAN IS NOT TO BE CONSIDERED A GUARANTEE OF THE PROJECT'S COMPLETION. THE PHASING PLAN IS NOT TO BE CONSIDERED A GUARANTEE OF THE PROJECT'S COMPLETION.

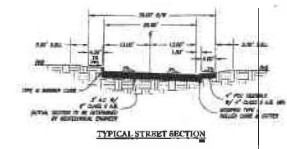
SERRANO VILLAGE J5 & J6

TENTATIVE SUBDIVISION MAP
 ALTERNATIVES I AND II
 EL DORADO COUNTY CALIFORNIA

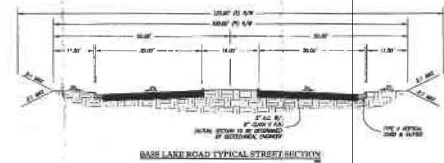
JUNE 30, 2008
 REVISED SEPTEMBER 24, 2008



ALT. II REMAINDER DETAIL



TYPICAL STREET SECTION



BASE LANE ROAD TYPICAL STREET SECTION

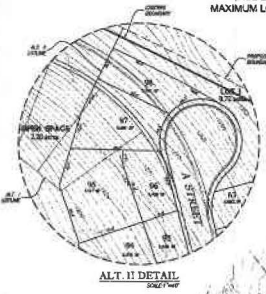


SERRANO

4523 Serrano Lane, El Dorado Hills, CA 95762
 Phone: 916.924.0000
 R.E.Y. ENGINEERS, Inc.
 Civil Engineers / Land Surveyors



VICINITY MAP




ALT. II DETAIL



**PLAT OF
SERRANO VILLAGES J5 AND J6
LARGE LOTS**

PORTIONS OF SECTIONS 31 & 32, T.10N., R.9E., M.D.M.
BEING A MERGER AND RESUBDIVISION OF
LOTS 20 AND 21 OF SUB. H-81
AND DOC.# 2006-0021449 O.R.

COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST 2013
R.E.Y. ENGINEERS, Inc. 

NOTICE OF RESTRICTION:

REFER TO DOCUMENT # _____ FOR NOTICE OF RESTRICTION RELATING TO LOTS 1, 3 AND 4.

OWNER'S STATEMENT:

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

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: PARKER DEVELOPMENT COMPANY
A CALIFORNIA CORPORATION
MANAGING MEMBER

BY: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT:

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____
PRINCIPAL PLACE OF BUSINESS: COUNTY OF _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC IN APRIL, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; 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.

BRIAN THIONNET L.S. 6866

DATE: _____



COUNTY ENGINEER'S STATEMENT:

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

COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA

DATE: _____

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON APRIL 13, 2010 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

ROGER TROUT
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
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.

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

DATED: _____

PHILIP R. MOSBACHER L.S. 7189
ASSOCIATE LAND SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT:

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

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

DATE: _____

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT:

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

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

DATE: _____

BY: _____

COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 20____ AT _____, IN BOOK _____ OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF SERRANO ASSOCIATES, LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: _____
DEPUTY

ATTACHMENT C

13-1278 A 10 of 16

PLAT OF SERRANO VILLAGES J5 AND J6 LARGE LOTS

PORTIONS OF SECTIONS 31 & 32, T.10N., R.9E., M.D.M.
BEING A MERGER AND RESUBDIVISION OF
LOTS 20 AND 21 OF SUB. H-81
AND DOC.# 2006-0021449 O.R.

COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST 2013

R.E.Y. ENGINEERS, Inc. 

CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
C1	Ch=N54°42'11"E	75.13'	2°53'22"	1490.00'
C2	Ch=N05°48'02"W	48.03'	23°19'07"	118.83'
C3	Ch=N24°02'34"W	38.71'	13°09'56"	168.83'

LINE TABLE		
Line	Direction	Length
L1	N89°10'17"E	60.96'
L2	N39°58'06"E	68.89'
L3	N26°24'57"E	180.00'
L4	N63°35'05"W	108.10'
L5	N84°08'29"W	10.11'
L6	N17°27'36"W	117.38'
L7	N46°57'28"E	188.05'
L8	N25°02'52"W	116.60'
L9	N00°17'56"W	47.21'
L10	N24°18'17"W	148.37'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. H-81 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

REFERENCES:

- (1) RS 10-24
- (2) SUB. H-2
- (3) SUB. H-81
- (4) SUB. H-102
- (5) SUB. H-118
- (6) SUB. J-18
- (7) SUB. J-63
- (8) PM 18-80
- (9) DDC. #2004-0067712 DR
- (10) DDC. #2005-0077617 DR
- (11) DDC. #2006-0021449 DR
- (12) DDC. #2013-9427 DR

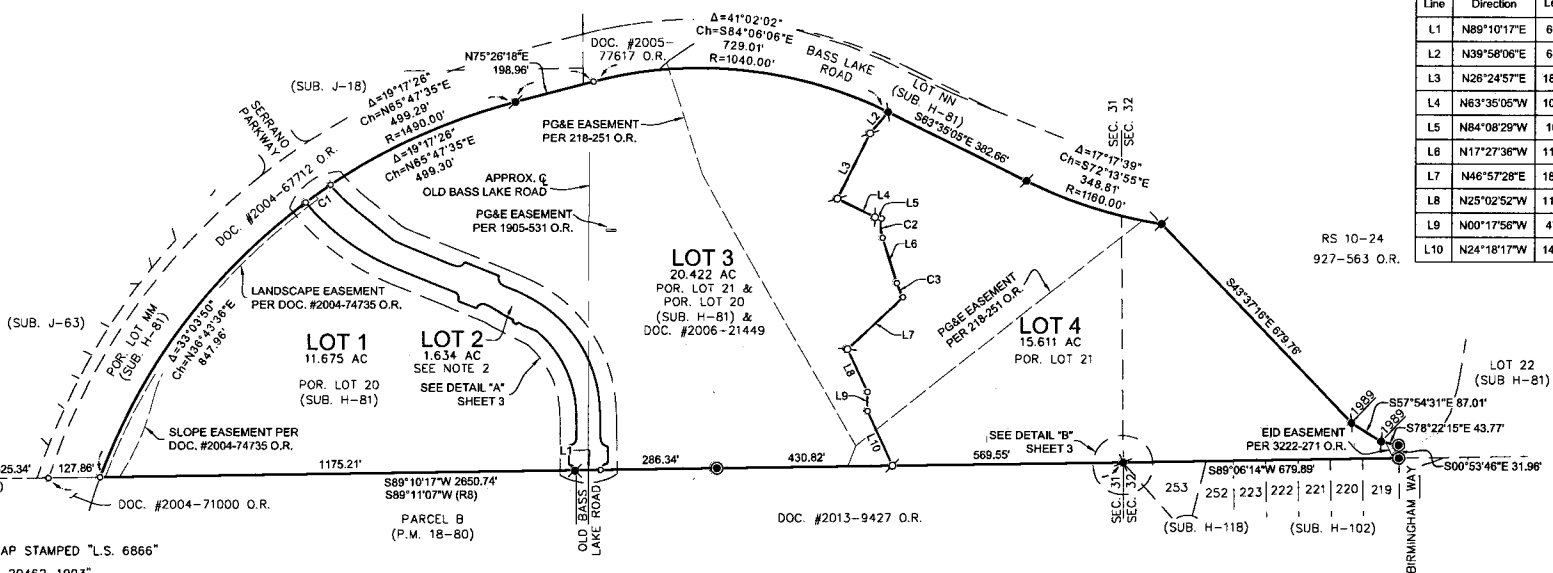
LEGEND:

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ✕ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-1993" UNLESS YEAR OTHERWISE NOTED
- FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-1993"
- ✕ FOUND MONUMENT AS NOTED

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 49.34 ACRES GROSS, CONSISTING OF 3 LARGE LOTS AND 1 ROAD LOT.
2. LOT 2 IS RESERVED FOR FUTURE DEDICATION OF A ROAD AND P.U.E. AND WILL BE CONSTRUCTED WITH THE SUBSEQUENT PHASES.
3. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
4. 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 3108 AT PAGE 105 O.R.

1-1/2" C.I.P.
STAMPED:



RS 10-24
927-563 O.R.

13-1278-A-11 of 16

SCALE: 1"=100'

PLAT OF SERRANO VILLAGES J5 AND J6 LARGE LOTS

PORTIONS OF SECTIONS 31 & 32, T.10N., R.9E., M.D.M.
BEING A MERGER AND RESUBDIVISION OF
LOTS 20 AND 21 OF SUB. H-81
AND DOC.# 2006-0021449 O.R.

COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST 2013
R.E.Y. ENGINEERS, Inc.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. H-81 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

REFERENCES:

- (1) RS 10-24
- (2) SUB. H-2
- (3) SUB. H-81
- (4) SUB. H-102
- (5) SUB. H-118
- (6) SUB. J-18
- (7) SUB. J-63
- (8) PM 18-80
- (9) DDC. #2004-0067712 DR
- (10) DDC. #2005-0077617 DR
- (11) DDC. #2006-0021449 DR
- (12) DDC. #2013-9427 DR

LEGEND:

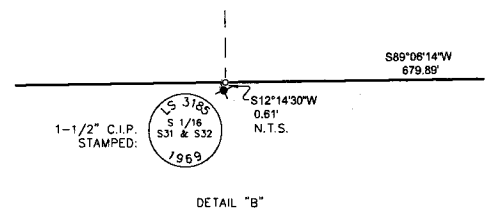
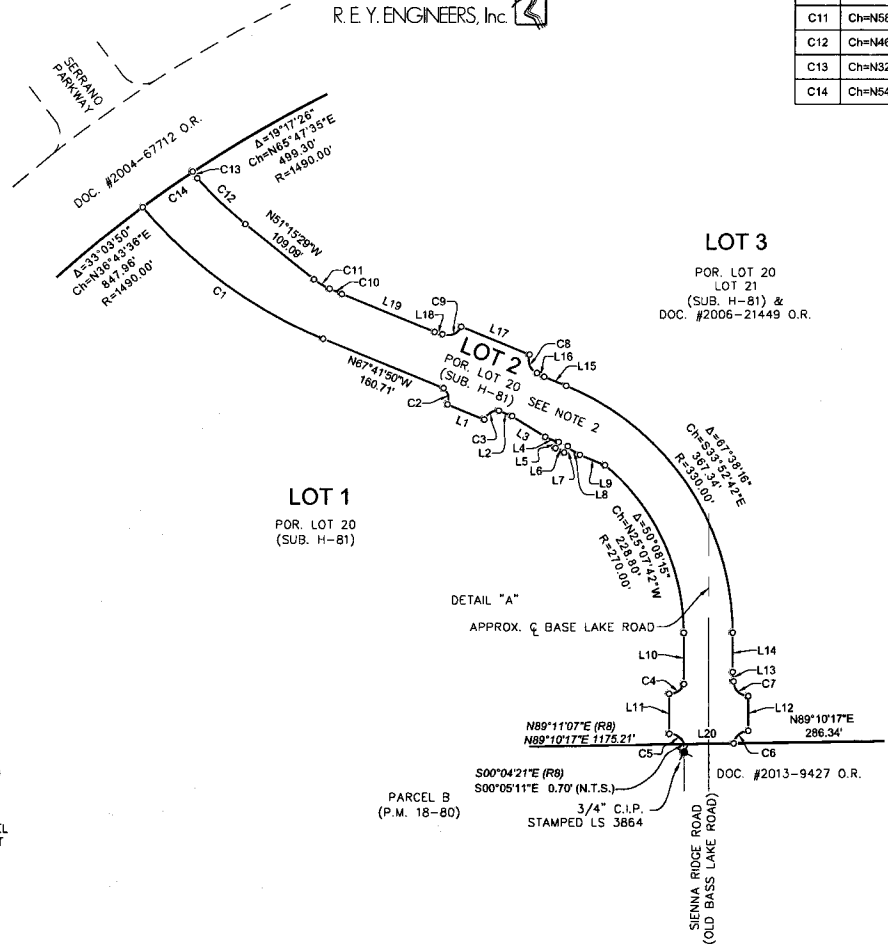
- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ✱ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-1993" UNLESS YEAR OTHERWISE NOTED
- ⊙ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-1993"
- ✱ FOUND MONUMENT AS NOTED

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 49.34 ACRES GROSS, CONSISTING OF 3 LARGE LOTS AND 1 ROAD LOT.
2. LOT 2 IS RESERVED FOR FUTURE DEDICATION OF A ROAD AND P.U.E. AND WILL BE CONSTRUCTED WITH THE SUBSEQUENT PHASES.
3. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
4. 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 3108 AT PAGE 105 O.R.

CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
C1	Ch=N53°56'07"W	275.95'	27°31'26"	580.00'
C2	Ch=N13°06'12"W	20.86'	70°48'43"	18.00'
C3	Ch=N57°42'31"E	20.86'	70°48'43"	18.00'
C4	Ch=N56°07'37"E	21.66'	73°59'48"	18.00'
C5	Ch=N54°48'34"W	22.19'	78°05'49"	18.00'
C6	Ch=N48°47'10"E	23.69'	82°17'41"	18.00'
C7	Ch=N45°03'47"W	25.46'	90°00'25"	18.00'
C8	Ch=N22°14'13"W	24.55'	89°04'46"	17.50'
C9	Ch=N67°41'14"E	24.91'	90°46'09"	17.50'
C10	Ch=N66°47'27"W	16.46'	1°48'46"	520.00'
C11	Ch=N68°34'16"W	22.40'	14°37'35"	88.00'
C12	Ch=N46°22'45"W	85.95'	9°44'38"	506.00'
C13	Ch=N32°43'46"W	5.50'	17°34'10"	18.00'
C14	Ch=N64°42'11"E	75.13'	2°53'22"	1490.00'

LINE TABLE		
Line	Direction	Length
L1	N67°41'50"W	49.00'
L2	N67°41'50"W	17.73'
L3	N58°11'05"W	48.41'
L4	N65°45'43"W	18.11'
L5	N27°31'53"E	6.48'
L6	N62°28'07"W	12.00'
L7	N27°31'53"E	6.48'
L8	N59°10'43"W	18.08'
L9	N67°30'18"W	33.46'
L10	N00°03'34"W	63.07'
L11	N00°03'34"W	49.05'
L12	N00°03'55"E	42.66'
L13	N05°46'13"W	10.05'
L14	N00°03'34"W	49.92'
L15	N67°41'50"W	29.55'
L16	N61°59'02"W	10.04'
L17	N67°41'50"W	91.00'
L18	N73°23'43"W	10.06'
L19	N67°41'50"W	124.05'
L20	N89°10'17"E	60.96'



13-1278-A-12 of 16

RECORDING REQUESTED BY:

El Dorado County Development Services
2850 Fairlane Court
Placerville, CA 95667

When Recorded Return to
El Dorado County Surveyor's Office

NOTICE OF RESTRICTION

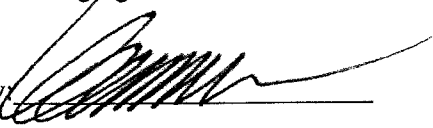
Notice is hereby given that a development limitation is imposed upon Lots 1, 3, and 4 of the Plat of Serrano Villages J5 and J6 filed in the Office of the County Recorder of the County of El Dorado, State of California, in Book _____ of Maps at Page _____.

LOTS 1, 3, AND 4 CREATED WITH THE FILING OF SAID FINAL MAP ARE FOR SALE, LEASE AND FINANCING PURPOSES ONLY. HOWEVER, NO BUILDING PERMIT SHALL BE ISSUED FOR SAID LOTS UNTIL SUCH TIME AS SUBSEQUENT PHASES THAT COINCIDE HEREWITH ARE RECORDED.

Said restriction shall be binding upon the heirs, assigns, and successors in interest of the grantors, and is to remain in effect until rescinded by the County of El Dorado. The purpose of this Notice of Restriction is to impart constructive notice of this development limitation.

SERRANO ASSOCIATES, LLC
a Delaware limited liability company

By: Parker Development Company
a California corporation
Its Managing Member

By: 
Name: William R. Parker
Title: President
Date: 7-18-13

APPROVED FOR RECORDING BY:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

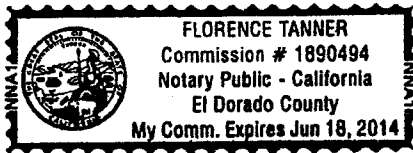
State of California

County of El Dorado

On 7-18-13 before me, Florence Tanner, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William R. Parker
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Florence Tanner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Restriction

Document Date: 7-18-13 Number of Pages: two

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Parker Signer's Name: _____

Corporate Officer — Title(s): President Corporate Officer — Title(s): _____

Individual

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: LLC

Signer Is Representing: _____

Seviana Associates LLC

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Individual

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION**

INTEROFFICE MEMORANDUM

Date: August 19, 2013
To: Mel Pabalinas, Senior Planner
From: Ron Conway PE, Transportation Division
Subject: **TM08-1479-F Serrano Village J5/J6 Large Lot Final Map**

The Transportation Division has reviewed the documents you provided for the above mentioned project and takes no exceptions to the Large Lot Final Map.

COUNTY OF EL DORADO
STATE OF CALIFORNIA

COUNTY SURVEYOR
Richard L. Briner



360 Fair Lane, Placerville, CA 95667
Phone (530) 621-5440
Fax (530) 626-8731
e-mail: surveyor@edcgov.us

DATE: 9-20-13

TO: Mel Pabalinas, Planner, El Dorado County Planning Department.

FROM: Rich Briner, County Surveyor

SUBJECT: TM 08-1479 Serrano Village J5/J6 Large Lot Final Map

A handwritten signature in black ink, appearing to be "R. Briner", is written over the signature line. The signature is stylized and cursive.

This memo is to inform you that Serrano Village J5/J6 Large Lot Final Map is in our office and that all the signatures required by the Subdivision Map Act are on the map. We believe the map is ready for approval by the Board of Supervisors.

If you have any questions, please call the Surveyors office at extension 5440.