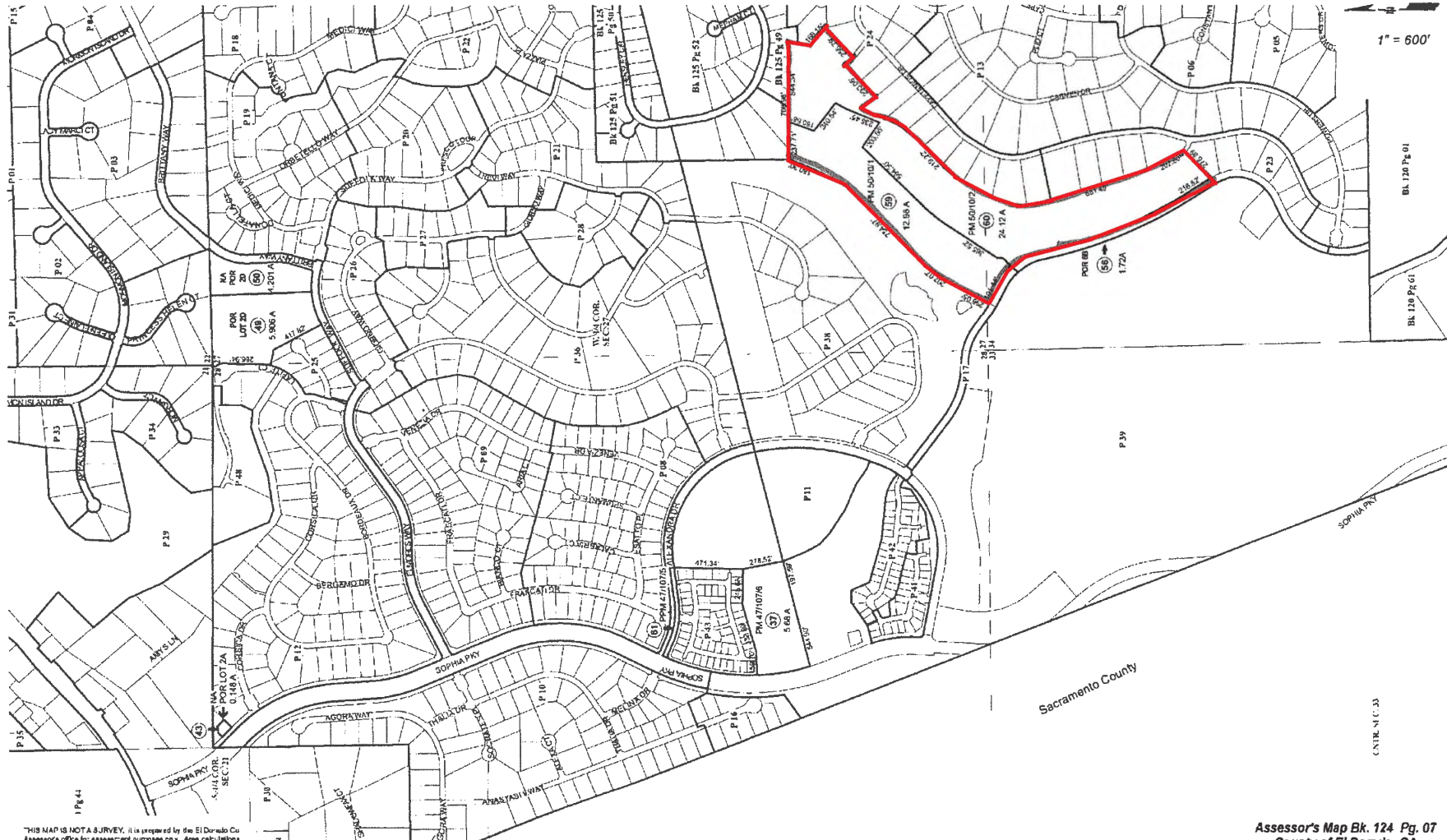


POR. SECS. 27, 28 & 34, T.10N., R.8E., M.D.M.  
THE PROMONTORY, I-86

124:07



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

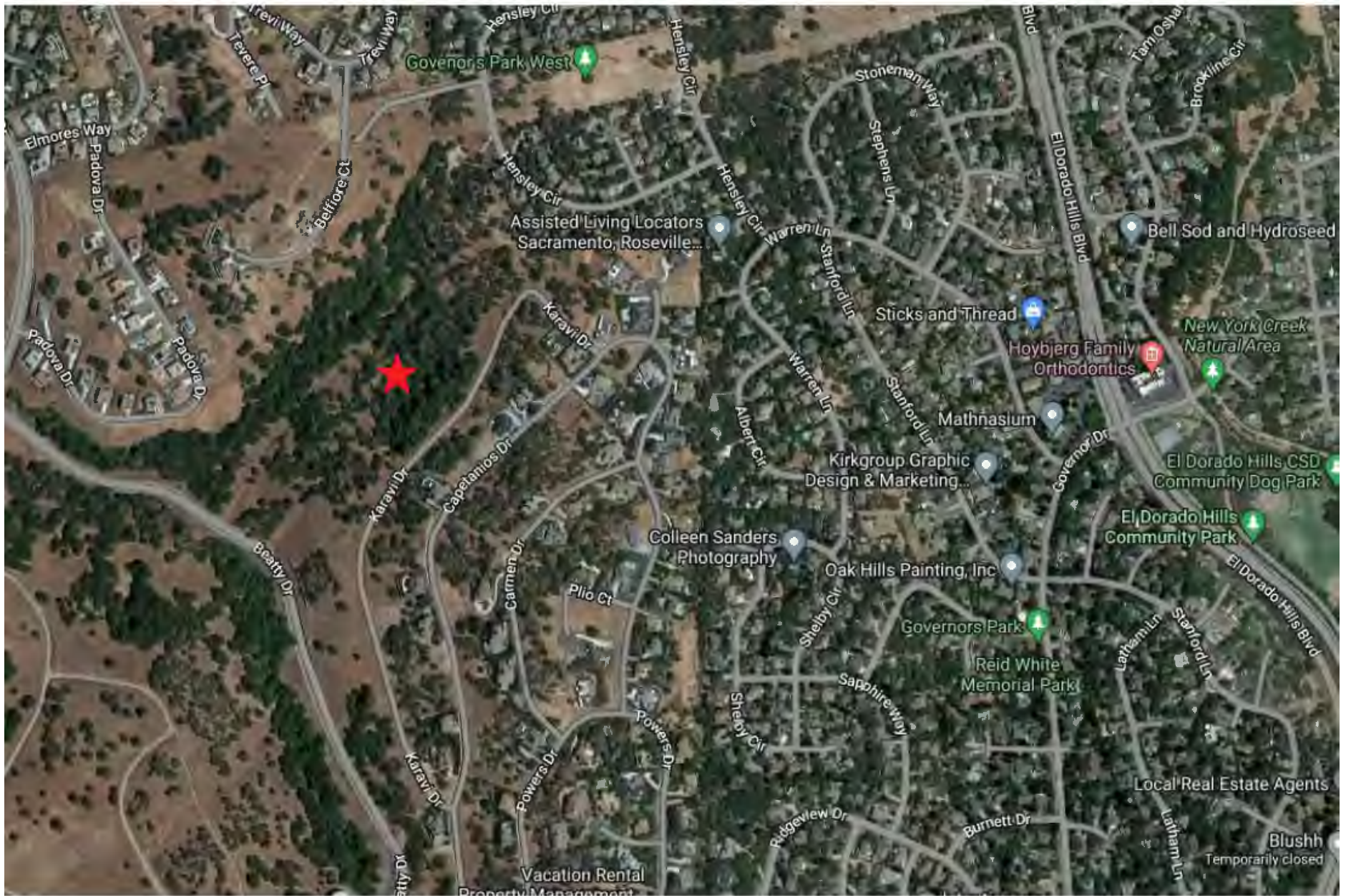
Acreages Are Estimates

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

Rev. NOV 17, 2017

Assessor's Map Bk. 124 Pg. 07  
County of El Dorado, CA

TM-F22-0012 Exhibit A: Assessor's Parcel Map



TM-F22-0012 Exhibit B: Location/Vicinity Map

# THE PROMONTORY VILLAGE 6-PHASE 3

BEING PARCELS 1 & 2 OF P.M. 50-10  
BEING A PORTION OF THE S.W. 1/4 SECTION 27 & THE N.W. 1/4 SECTION 34,  
T. 10 N., R. 8 E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2022



SHEET 1 OF 12

## OWNER'S STATEMENT

THE UNDERSIGNED OWNER HEREBY OFFERS TO THE COUNTY OF EL DORADO FOR DEDICATION TO THE PUBLIC THE FOLLOWING PARCELS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT '1' AND LOT '2' AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERE TO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF ANY INTEREST IN THE LOTS SHOWN HEREON ALL RIGHTS AND ADJACENT PROPERTIES WHICH SHALL BE BENEFICIAL TO ANY OF ALL LOTS SHOWN HEREON FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE AND TO REPAIR AND MAINTAIN THE SAME AND TO USE THE SAME FOR THE PURPOSES OF PUBLIC WAYS SHOWN OR CONVEYED HEREON, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50'), AND THE FRONT TWELVE AND ONE HALF FEET (12.5) THEREOF, AND TO MAINTAIN AND REPAIR THE SAME, AND TO CONVEY TO THE COUNTY OF EL DORADO PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON. THE DUES HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDING STRUCTURES AND WELLS OF ANY KIND.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT '1', '2' AND THOSE STRIPS OF LAND DEDICATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.
- E. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

PROMONTORY CONSTRUCTION COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: AKT DEVELOPMENT CORPORATION  
ITS: MANAGER

BY: ANGELO K. TSAKPOULOS  
ITS: PRESIDENT & CEO

## NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ 20\_\_ BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC

PERSONALLY APPEARED ANGELO K. TSAKPOULOS, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE THAT HE IS THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/WEY EXECUTED THE SAME IN HIS/HER/ITS/OUR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/WEY HE/SHE/IT/WEY 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.

NAME \_\_\_\_\_ PRINCIPLE COUNTY OF BUSINESS \_\_\_\_\_  
COMMISSION NO. \_\_\_\_\_ COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION. THE SURVEY IS TRUE AND COMPLETE AND IS BASED ON THE ORIGINAL SURVEY DATA AND RECORDS OF THE SURVEYOR. THE SURVEYOR HAS REVIEWED THE ORIGINAL ORDINANCES AT THE REQUEST OF AKT PROMONTORY LLC, IN SEPTEMBER, 2022. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS SHOWN ON THIS MAP ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RESTRUCK.



DATE: \_\_\_\_\_  
REMYKA, TERRY LS 9314

## PLANNING AND BUILDING DIRECTORS STATEMENT

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON NOVEMBER 9, 2022, BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
KAREN L. GARNER, DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
TERESA F. TORRE  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY ENGINEER'S STATEMENT

I, MARILEE K. PORTER, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA TENTATIVE MAP. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_  
MARILEE K. PORTER, E.C.E. 42796  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY SURVEYOR'S STATEMENT

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

DATE: \_\_\_\_\_  
REMYKA, TERRY LS 9310  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

BY: JUSTIN C. CISNEROS, T.L.S. 27539  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY TAX COLLECTOR'S STATEMENT

EL DORADO COUNTY HEREBY STATE THAT THE RECORDS OF THIS OFFICE, THERE ARE NO SPECIAL ASSESSMENTS COLLECTED AS TAKES, EXCEPT TAKES OF SPECIAL ASSESSMENTS, NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY  
FRANCISCA AMANT  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

## BOARD CLERK'S STATEMENT

I, LYN DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON \_\_\_\_\_ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SUPERVISOR'S CONSTRUCTION STANDARDS. THE EASEMENTS SHOWN ON THIS MAP ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RESTRUCK. THE EASEMENTS SHOWN WHICH ARE HEREBY REJECTED, AND ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

DATE: \_\_\_\_\_  
LYN DAWSON  
BOARD CLERK OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

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

## COUNTY RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_ AT THE REQUEST OF AKT PROMONTORY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CURATED BY \_\_\_\_\_ PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

TERESA F. TORRE  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA  
BY: \_\_\_\_\_ DEPUTY

# THE PROMONTORY VILLAGE 6-PHASE 3

BEING PARCELS 1 & 2 OF P.M 50-10  
 BEING A PORTION OF THE S.W. 1/4 SECTION 27 & THE N.W. 1/4 SECTION 34,  
 T. 10 N., R. 8 E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA  
 JUNE, 2022



SHEET 2 OF 12

## BENEFICIARY'S STATEMENT

THE UNDERSIGNED AS BENEFICIARY UNDER DEED OF TRUST, RECORDED APRIL 22, 2022, AS INSTRUMENT NO. 2022-0018534, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

AKT PROMONTORY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: RUSSELL-PROMONTORY, LLC,  
 AN ILLINOIS LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: AKT DEVELOPMENT CORPORATION,  
 A CALIFORNIA CORPORATION, ITS MANAGER

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

ANGELO K. TSAKOPOULOS, PRESIDENT & CEO

## NOTARY ACKNOWLEDGMENT

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

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

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

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

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

WITNESS MY HAND.

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

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

NAME \_\_\_\_\_

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

# THE PROMONTORY VILLAGE 6-PHASE 3

BEING PARCELS 1 & 2 OF P.M 50-10  
 BEING A PORTION OF THE S.W. 1/4 SECTION 27 & THE N.W. 1/4 SECTION 34,  
 T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
 JUNE, 2022 SCALE: 1"=200'

cta Engineering & Surveying

SHEET 3 OF 12

## TABLE OF FOUND MONUMENTS

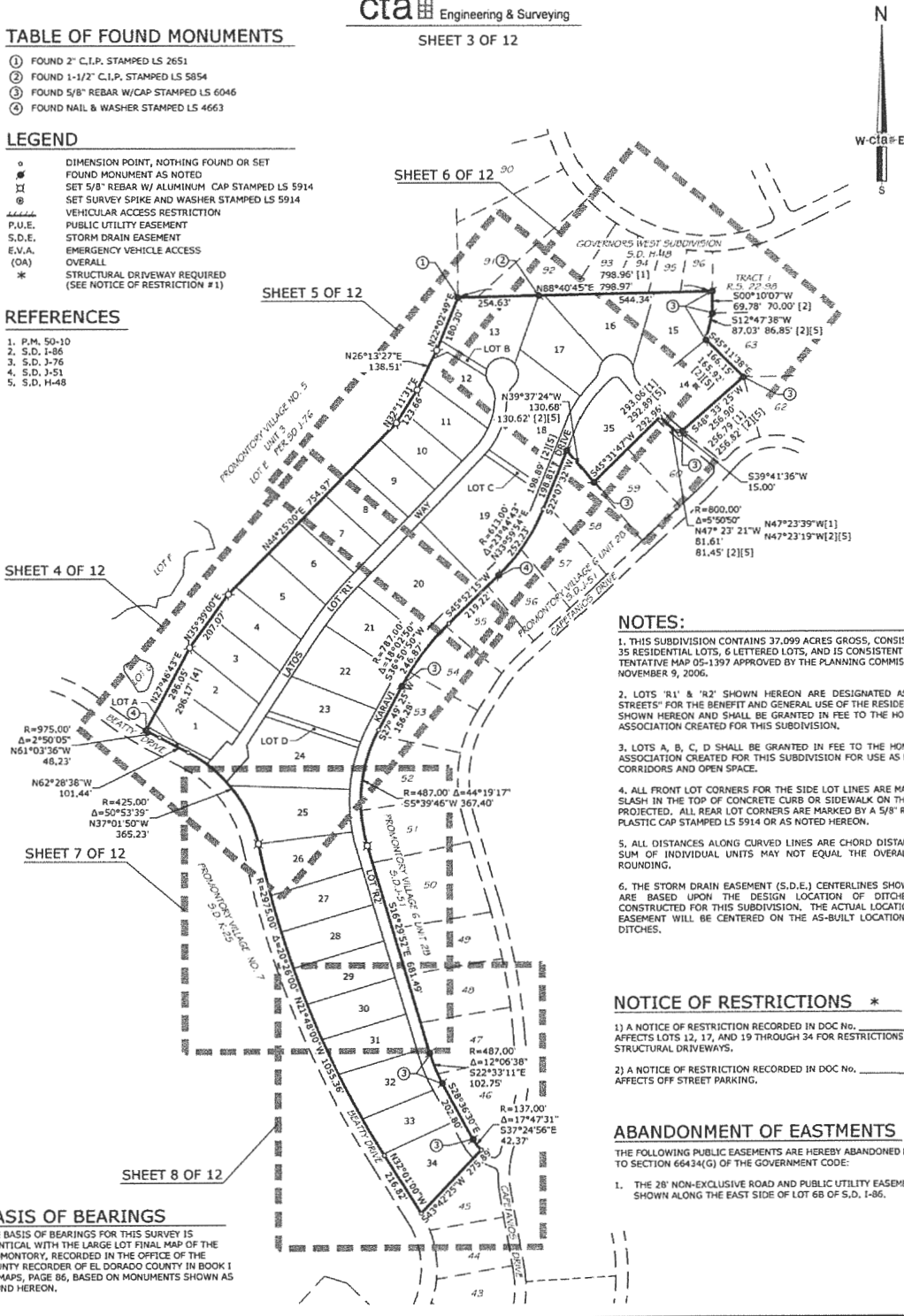
- ① FOUND 2" C.I.P. STAMPED LS 2651
- ② FOUND 1-1/2" C.I.P. STAMPED LS 5854
- ③ FOUND 5/8" REBAR W/CAP STAMPED LS 6046
- ④ FOUND NAIL & WASHER STAMPED LS 4663

## LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- ⊕ SET 5/8" REBAR W/ ALUMINUM CAP STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- E.V.A. EMERGENCY VEHICLE ACCESS
- (OA) OVERALL
- \* STRUCTURAL DRIVEWAY REQUIRED (SEE NOTICE OF RESTRICTION # 1)

## REFERENCES

- 1. P.M. 50-10
- 2. S.D. I-86
- 3. S.D. J-76
- 4. S.D. J-51
- 5. S.D. H-48



## NOTES:

1. THIS SUBDIVISION CONTAINS 37.099 ACRES GROSS, CONSISTING OF 35 RESIDENTIAL LOTS, 6 LETTERED LOTS, AND IS CONSISTENT WITH THE TENTATIVE MAP 05-1397 APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 9, 2006.
2. LOTS 'R1' & 'R2' SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
3. LOTS A, B, C, D SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
4. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5914 OR AS NOTED HEREON.
5. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES, THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
6. THE STORM DRAIN EASEMENT (S.D.E.) CENTERLINES SHOWN HEREON ARE BASED UPON THE DESIGN LOCATION OF DITCHES TO BE CONSTRUCTED FOR THIS SUBDIVISION. THE ACTUAL LOCATION OF SAID EASEMENT WILL BE CENTERED ON THE AS-BUILT LOCATION OF THESE DITCHES.

## NOTICE OF RESTRICTIONS \*

- 1) A NOTICE OF RESTRICTION RECORDED IN DOC NO. \_\_\_\_\_ AFFECTS LOTS 12, 17, AND 19 THROUGH 34 FOR RESTRICTIONS RELATED TO STRUCTURAL DRIVEWAYS.
- 2) A NOTICE OF RESTRICTION RECORDED IN DOC NO. \_\_\_\_\_ AFFECTS OFF STREET PARKING.

## ABANDONMENT OF EASTMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66424(G) OF THE GOVERNMENT CODE:

1. THE 28' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT SHOWN ALONG THE EAST SIDE OF LOT 6B OF S.D. I-86.

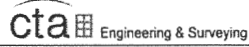
## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF THE PROMONTORY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 1 OF MAPS, PAGE 86, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

# THE PROMONTORY VILLAGE 6-PHASE 3

BEING PARCELS 1 & 2 OF P.M 50-10  
 BEING A PORTION OF THE S.W. 1/4 SECTION 27 & THE N.W. 1/4 SECTION 34,  
 T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
 JUNE, 2022 SCALE: 1"=60'



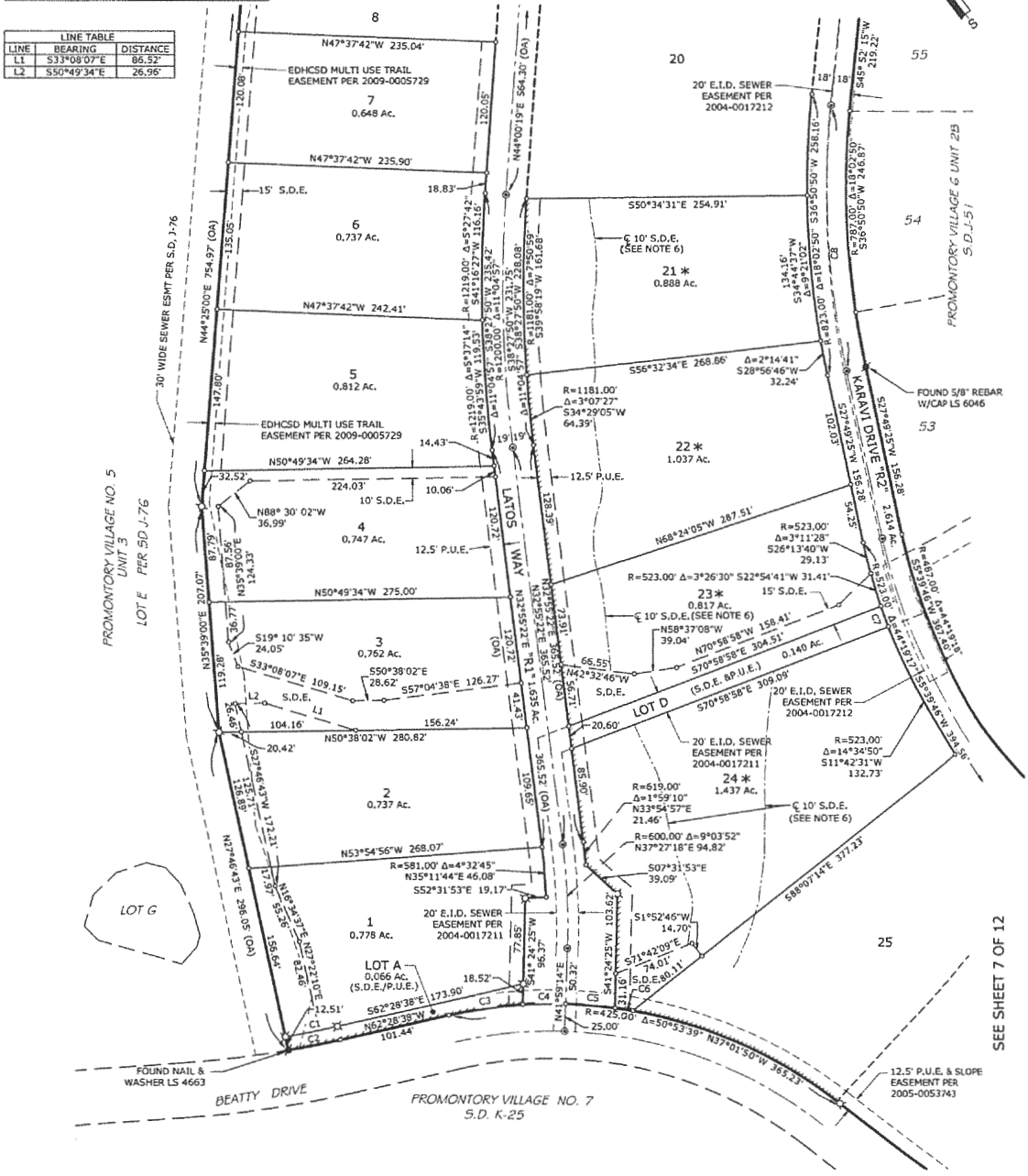
SHEET 4 OF 12

SEE SHEET 3 OF 12 FOR NOTES, LEGEND & BASIS OF BEARING

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD	DIST.
C1	R=962.50'	Δ=2°52'05"	S61°02'35"E	48.18'
C2	R=975.00'	Δ=2°50'05"	S61°03'36"E	48.23'
C3	R=425.00'	Δ=9°12'35"	N57°52'22"W	68.24'
C4	R=425.00'	Δ=5°15'27"	N50°38'21"W	38.98'
C5	R=425.00'	Δ=6°05'14"	N44°58'00"W	45.13'
C6	R=425.00'	Δ=2°07'38"	N40°51'34"W	15.78'
C7	R=523.00'	Δ=2°11'30"	S20°05'41"W	20.00'
C8	R=805.00'	Δ=18°02'50"	S36°50'50"W	252.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°08'07"E	86.52'
L2	S50°49'34"E	26.96'

SEE SHEET 5 OF 12

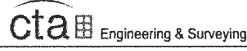


SEE SHEET 7 OF 12

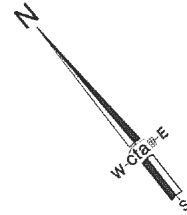
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COUNTY OF EL DORADO STATE OF CALIFORNIA  
 JUNE, 2022 SCALE: 1"=60'

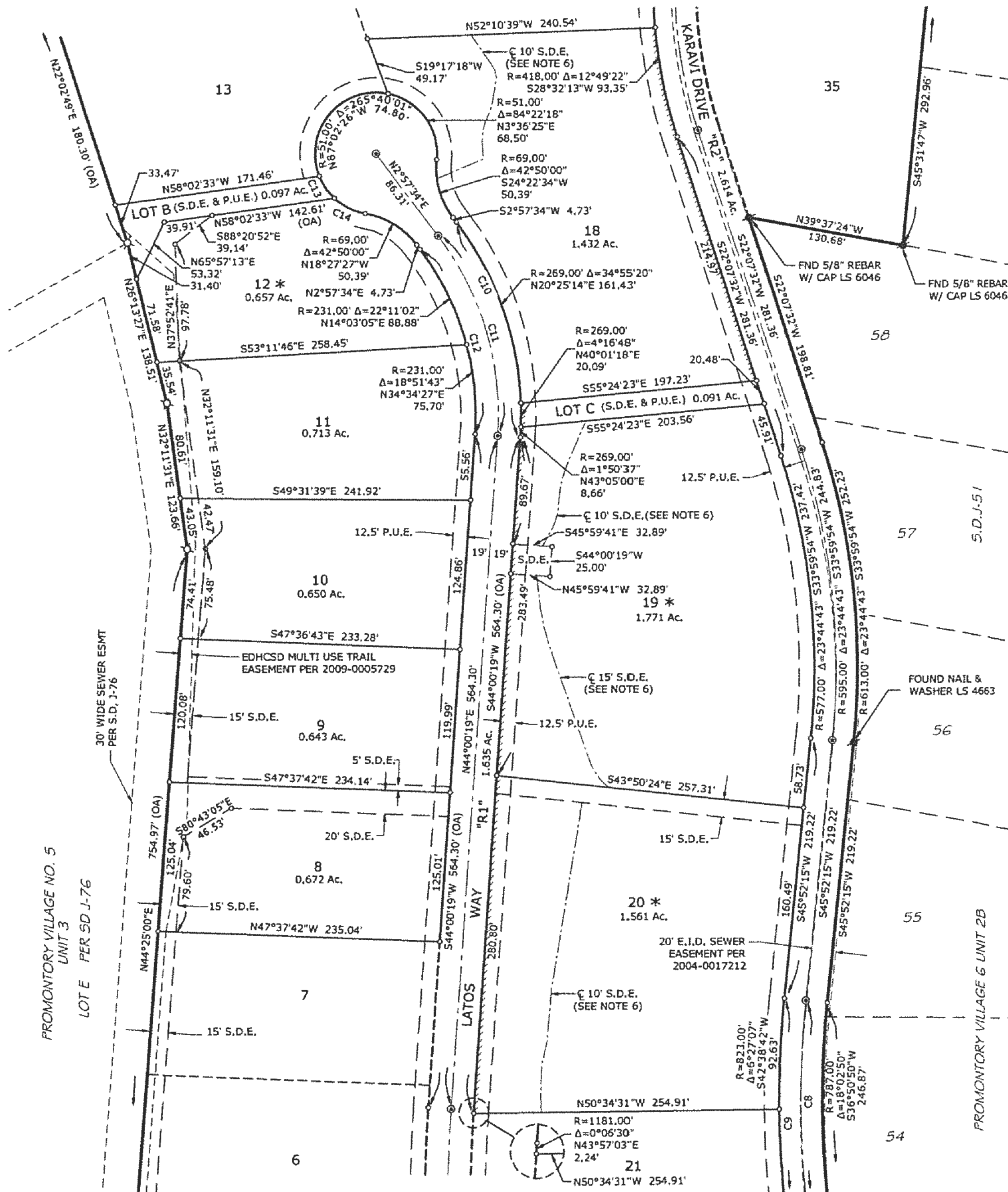


SHEET 5 OF 12  
 SEE SHEET 3 OF 12 FOR NOTES, LEGEND & BASIS OF BEARING



CURVE	RADIUS	DELTA	CHORD	DIST.
C8	R=805.00'	$\Delta=18^{\circ}02'50''$	S36°50'50"W	252.52'
C9	R=823.00'	$\Delta=18^{\circ}02'50''$	S36°50'50"W	258.16'
C10	R=269.00'	$\Delta=41^{\circ}02'45''$	N23°28'56"E	188.61'
C11	R=250.00'	$\Delta=41^{\circ}02'45''$	N23°28'56"E	175.29'
C12	R=231.00'	$\Delta=41^{\circ}02'45''$	N23°28'56"E	161.97'
C13	R=51.00'	$\Delta=32^{\circ}57'68''$	S23°23'53"E	28.93'
C14	R=51.00'	$\Delta=32^{\circ}57'68''$	S23°23'53"E	28.93'

SEE SHEET 6 OF 12

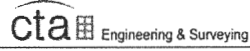


SEE SHEET 4 OF 12

# THE PROMONTORY VILLAGE 6-PHASE 3

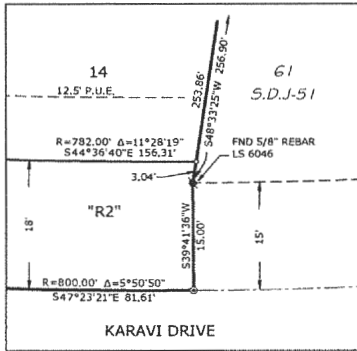
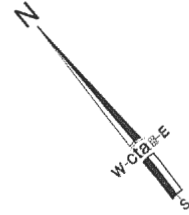
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COUNTY OF EL DORADO STATE OF CALIFORNIA  
 JUNE, 2022 SCALE: 1"=60'

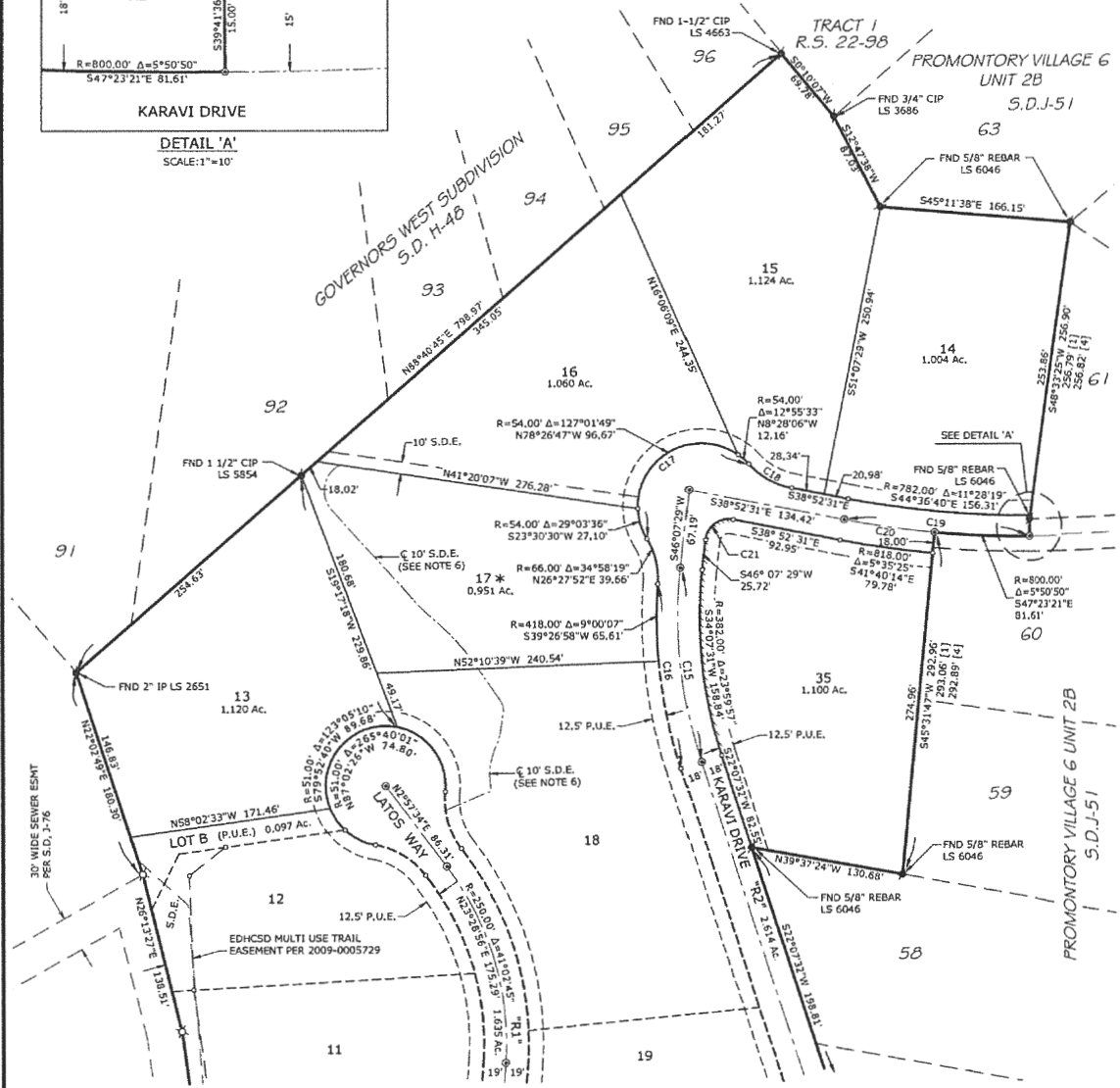


SHEET 6 OF 12

SEE SHEET 3 OF 12 FOR NOTES, LEGEND & BASIS OF BEARING



CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD	DIST.
C15	R=400.00	Δ=23°59'57"	S34°07'31"W 166.32'	166.32'
C16	R=418.00	Δ=21°49'29"	S33°02'17"W 156.26'	156.26'
C17	R=54.00	Δ=169°00'58"	N86°30'48"W 107.50'	107.50'
C18	R=66.00	Δ=36°52'12"	S20°26'25"E 41.74'	41.74'
C19	R=800.00	Δ=11°26'15"	S44°35'38"E 159.43'	159.43'
C20	R=800.00	Δ=5°35'25"	S41°40'13"E 78.02'	78.02'
C21	R=20.00	Δ=95°00'00"	N86°22'31"W 29.49'	29.49'



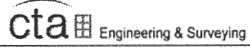
SEE SHEET 5 OF 12



# THE PROMONTORY VILLAGE 6-PHASE 3

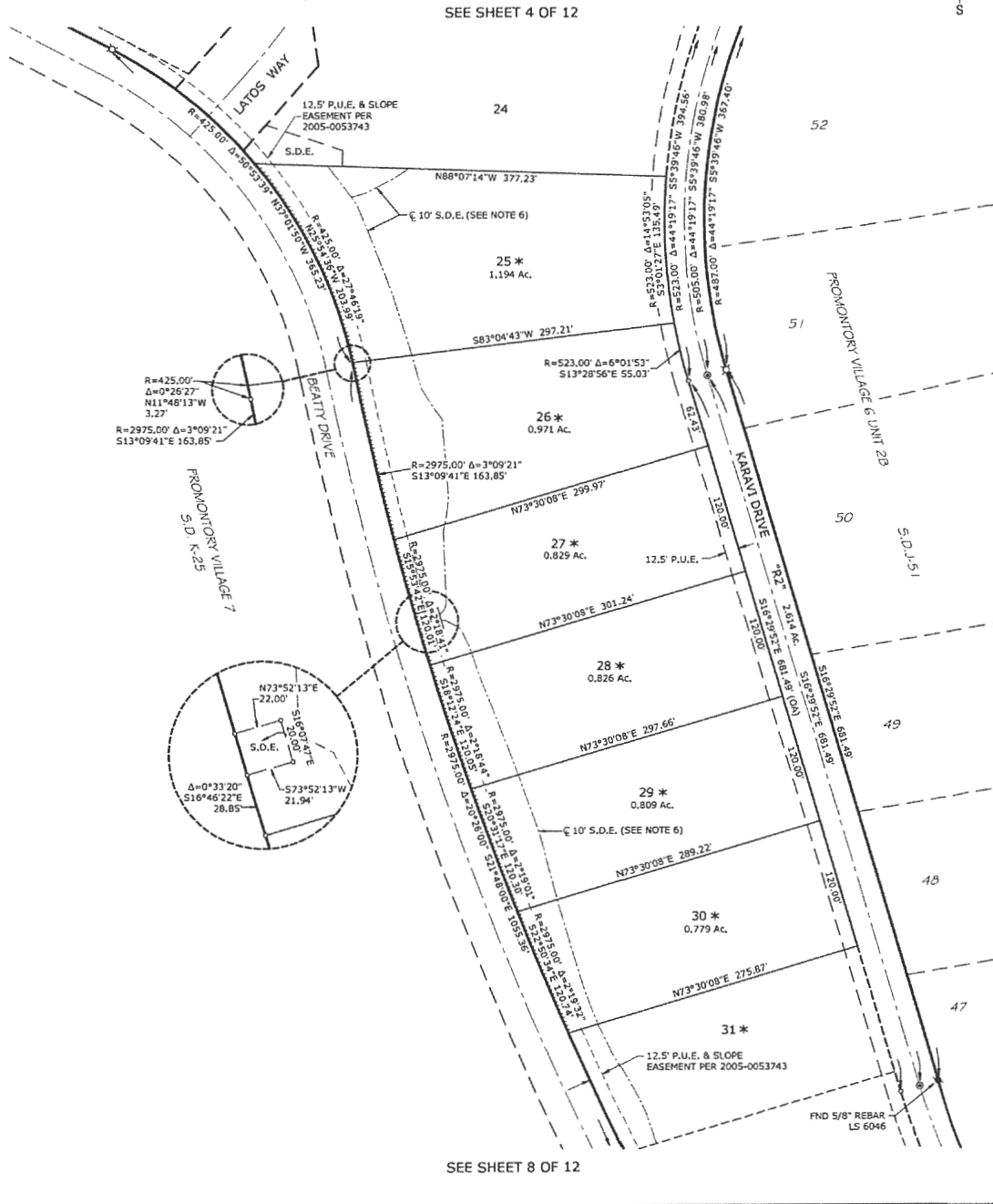
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COUNTY OF EL DORADO STATE OF CALIFORNIA  
 JUNE, 2022 SCALE: 1"=60'



SHEET 7 OF 12

SEE SHEET 3 OF 12 FOR NOTES, LEGEND & BASIS OF BEARING



TM-F22-0012 Exhibit C - Final Map for Promontory Village 6, Unit 3

# THE PROMONTORY VILLAGE 6-PHASE 3

BEING PARCELS 1 & 2 OF P.M 50-10  
BEING A PORTION OF THE S.W. 1/4 SECTION 27 & THE N.W. 1/4 SECTION 34,  
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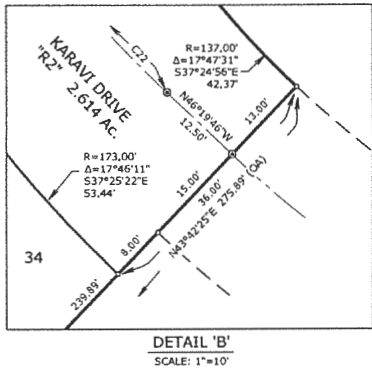
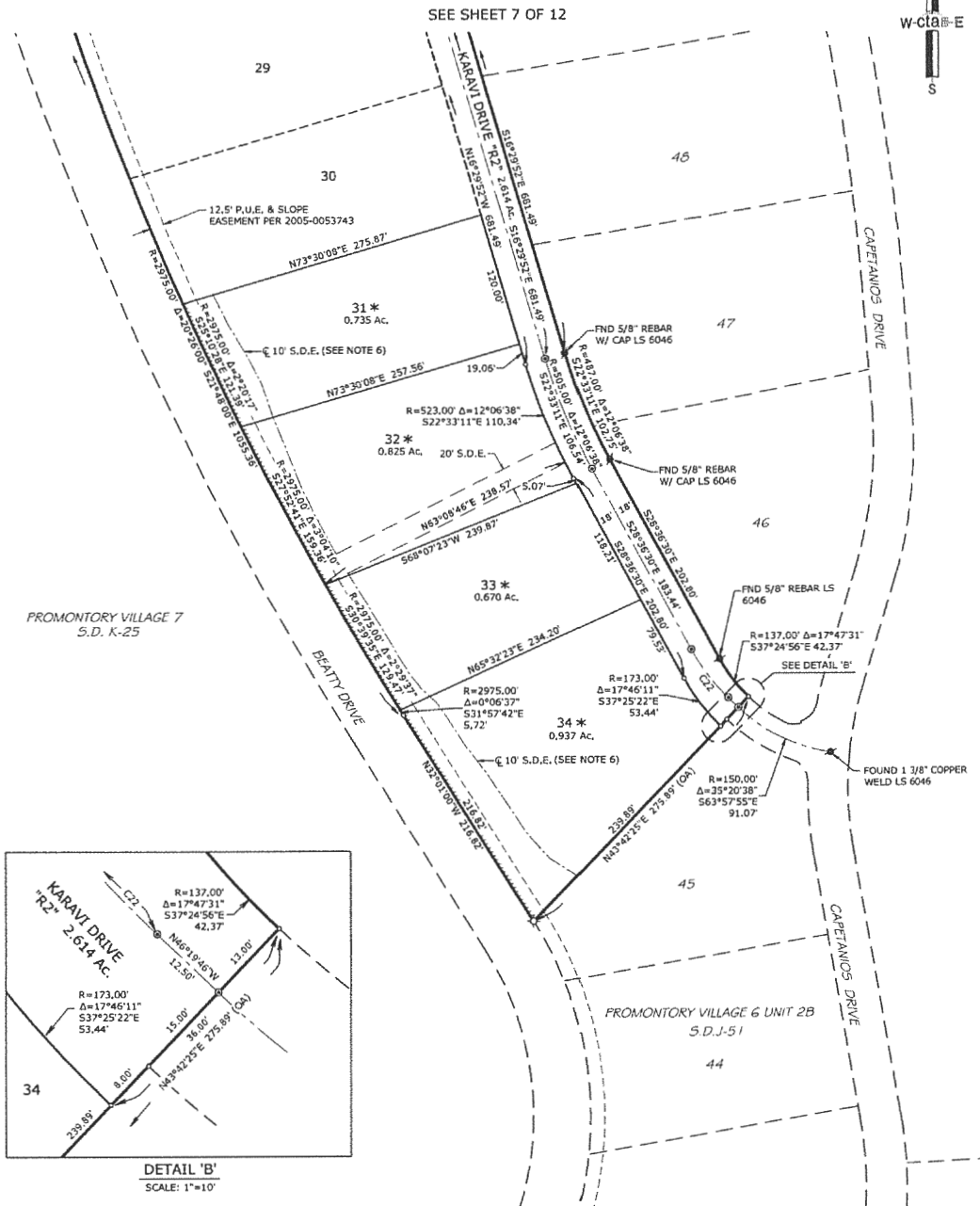
COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2022 SCALE: 1"=60'

cta Engineering & Surveying

SHEET 8 OF 12

SEE SHEET 3 OF 12 FOR NOTES, LEGEND & BASIS OF BEARING

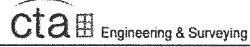
CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD	DIST.
C22	R=175.00'	Δ=17°43'16"	S37°28'08"E	53.91'



# THE PROMONTORY VILLAGE 6-PHASE 3

BEING PARCELS 1 & 2 OF P.M 50-10  
 BEING A PORTION OF THE S.W. 1/4 SECTION 27 & THE N.W. 1/4 SECTION 34,  
 T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
 JUNE, 2022 SCALE: 1"=60'

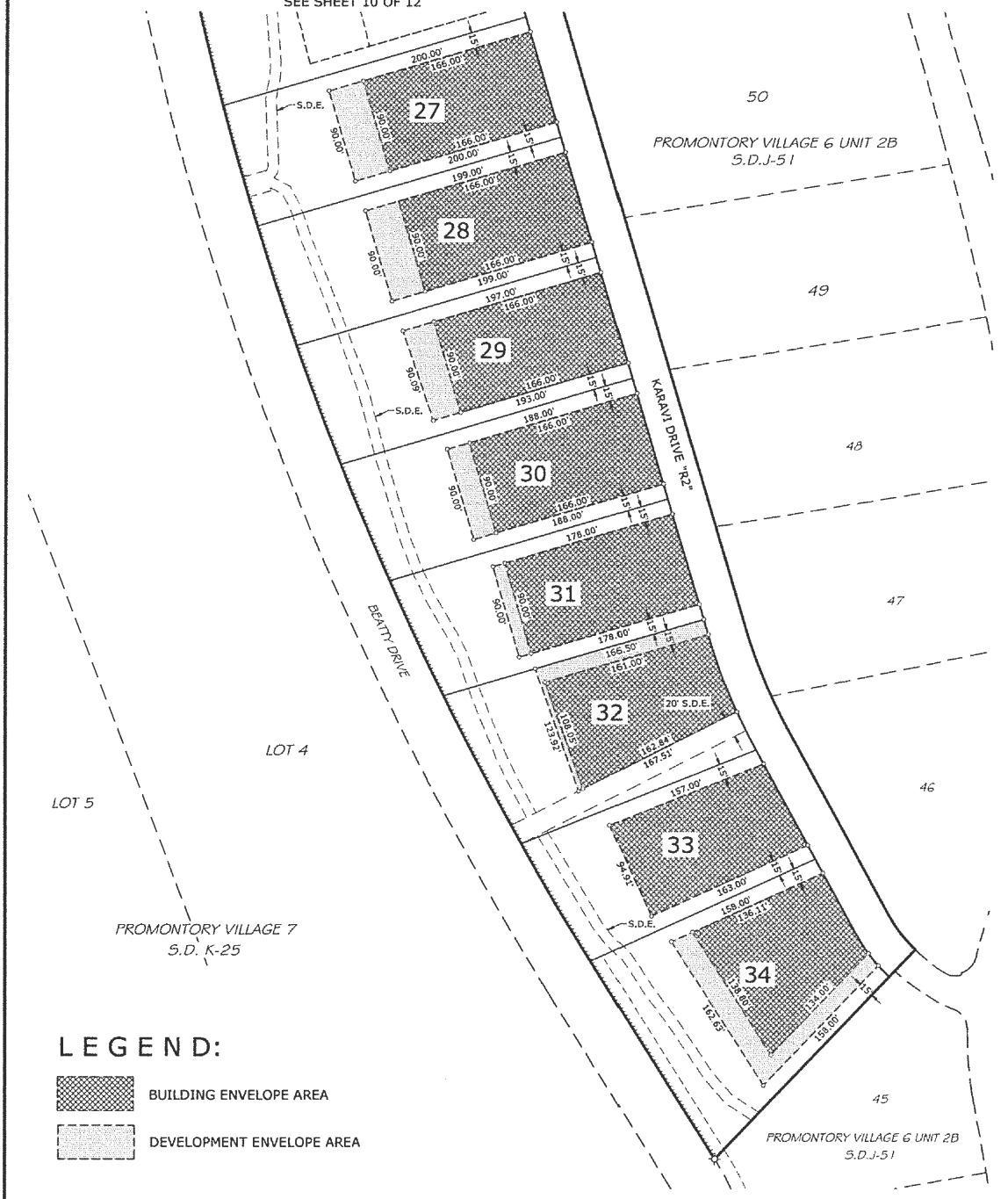


SHEET 9 OF 12

SEE SHEET 3 OF 12 FOR NOTES, LEGEND & BASIS OF BEARING

## INFORMATIONAL SHEET ONLY

SEE SHEET 10 OF 12



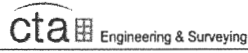
### LEGEND:

-  BUILDING ENVELOPE AREA
-  DEVELOPMENT ENVELOPE AREA

# THE PROMONTORY VILLAGE 6-PHASE 3

BEING PARCELS 1 & 2 OF P.M 50-10  
BEING A PORTION OF THE S.W. 1/4 SECTION 27 & THE N.W. 1/4 SECTION 34,  
T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2022 SCALE: 1"=60'

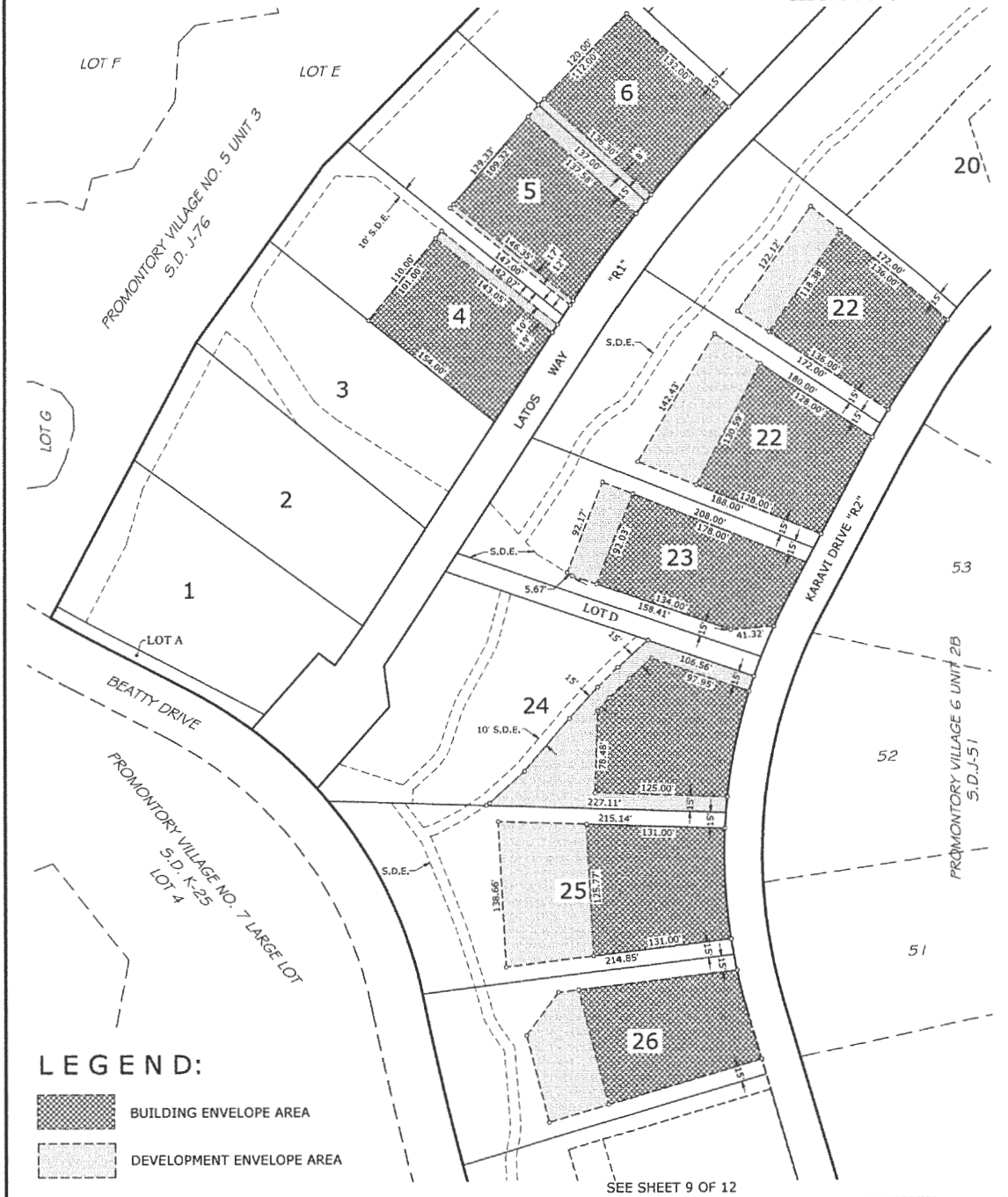


SHEET 10 OF 12

SEE SHEET 3 OF 11 FOR NOTES, LEGEND & BASIS OF BEARING  
**INFORMATIONAL SHEET ONLY**



SEE SHEET 11 OF 12



## LEGEND:

-  BUILDING ENVELOPE AREA
-  DEVELOPMENT ENVELOPE AREA

# THE PROMONTORY VILLAGE 6-PHASE 3

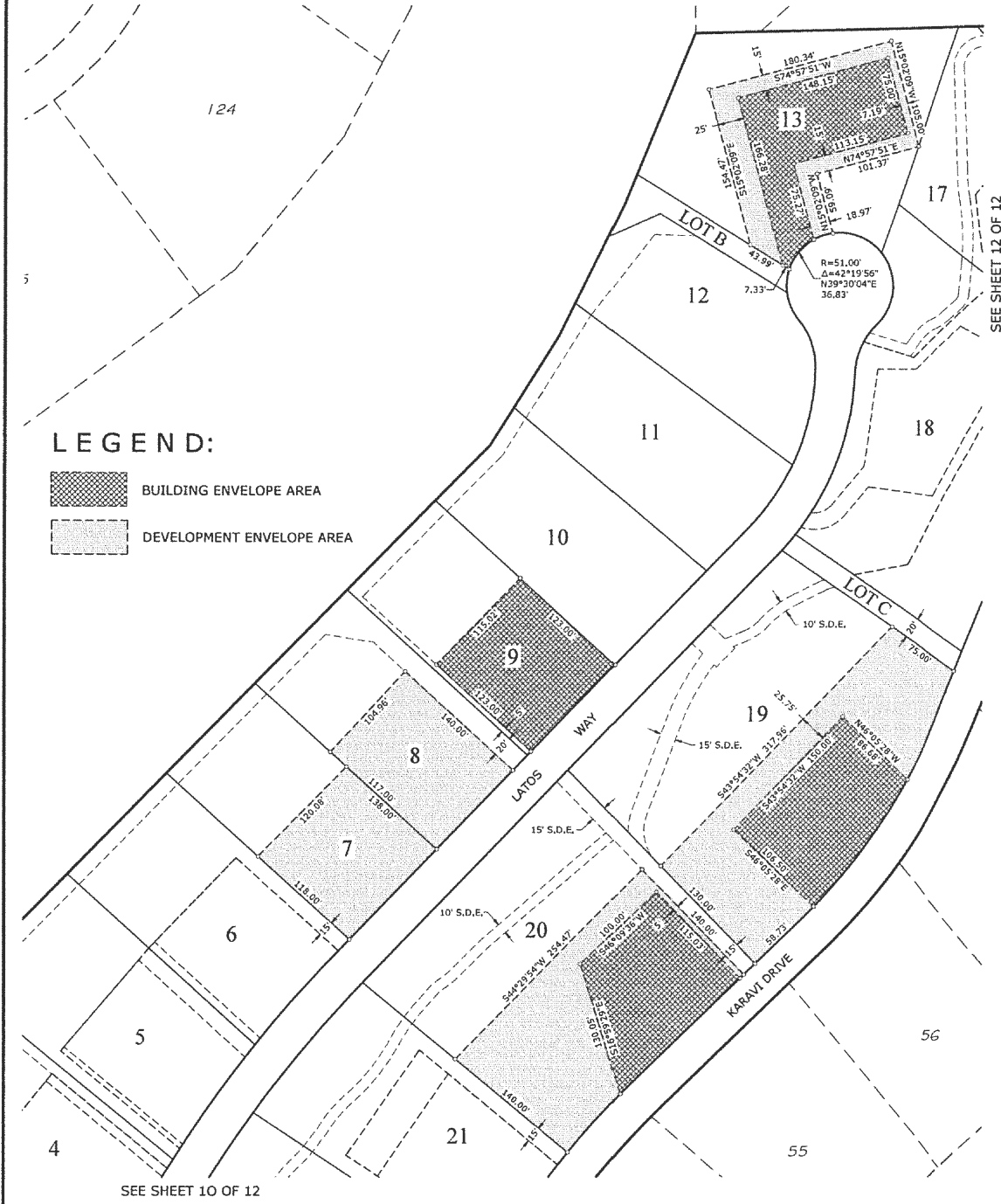
BEING PARCELS 1 & 2 OF P.M 50-10  
 BEING A PORTION OF THE S.W. 1/4 SECTION 27 & THE N.W. 1/4 SECTION 34,  
 T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
 JUNE, 2022 SCALE: 1"=60'



SHEET 11 OF 12

SEE SHEET 3 OF 12 FOR NOTES, LEGEND & BASIS OF BEARING  
**INFORMATIONAL SHEET ONLY**



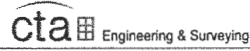
SEE SHEET 10 OF 12

SEE SHEET 12 OF 12

# THE PROMONTORY VILLAGE 6-PHASE 3

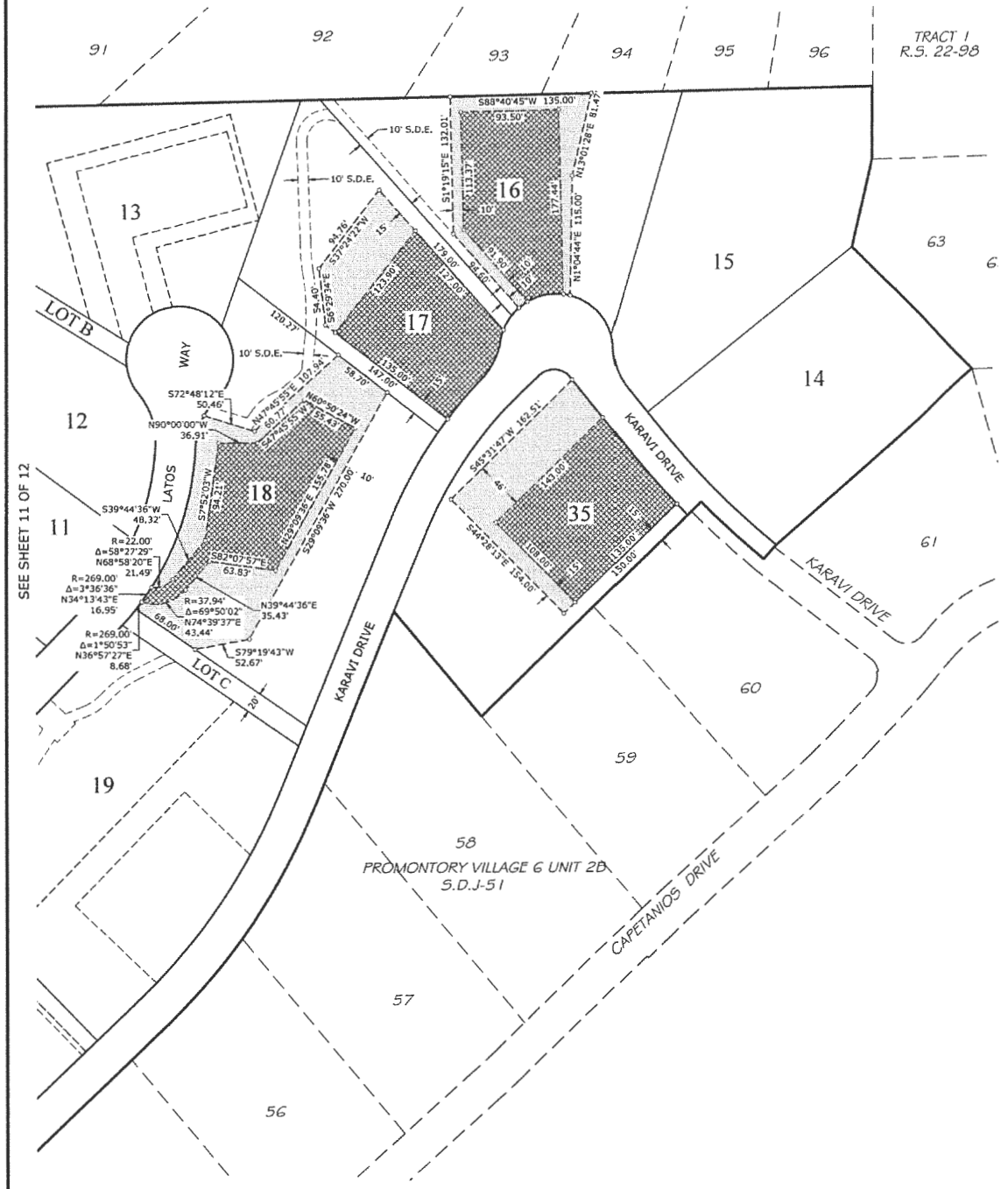
BEING PARCELS 1 & 2 OF P.M 50-10  
 BEING A PORTION OF THE S.W. 1/4 SECTION 27 & THE N.W. 1/4 SECTION 34,  
 T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
 JUNE, 2022 SCALE: 1"=60'



SHEET 12 OF 12

SEE SHEET 3 OF 12 FOR NOTES, LEGEND & BASIS OF BEARING  
**INFORMATIONAL SHEET ONLY**



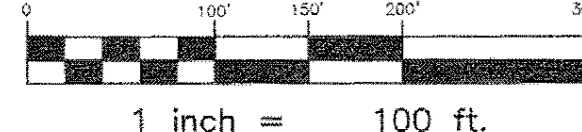
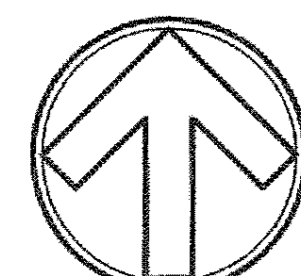
TM-F22-0012 Exhibit C - Final Map for Promontory Village 6, Unit 3

# Tentative Subdivision Map

THE PROMONTORY VILLAGE 6 - PHASE 3  
A PORTION OF SECTION 27 & 34,  
T. 10 N., R. 0 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
JULY, 2006 1"=100'  
REVISED SEPTEMBER, 2006  
SHEET 1 of 1

**CARLTON ENGINEERING INC.**  
3823 Ponderosa Road, Shingle Springs, CA 95662



APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: 11/14/06  
BY: [Signature]  
COUNTY CLERK

OWNER: AKT PROMONTORY, LLC  
7700 COLLEGE TOWN DR. SUITE 101  
SACRAMENTO, CA 95826

APPLICANT: MUM PROPERTIES, LLC  
1037 SUNCAST LANE SUITE 111  
EL DORADO HILLS, CA 95762

MAP PREPARED BY: CARLTON ENGINEERING INC.  
3003 PONDEROSA ROAD  
SHINGLE SPRINGS, CA 95602

Scale of Map: 1"=100'

Contour Interval: 1'

Source of Topography: AERIAL SURVEY

Section, Township, Range: A PORTION OF SEC. 27 & 34, T.10 N., R.0 E., M.D.M.

Assessor's Parcel No.: 112-010-10-1 & 112-700-27-1

Present Zoning: PROMONTORY SPECIFIC PLAN

Total Project Area: 42.02 AC

Total Number of Parcels: 39

Single Family Residential Lots	35	33.25 AC
Road Lot "R1"	1	1.54 AC
Road Lot "R2"	1	2.01 AC
Road Lot "A"	1	3.52 AC
Road Lot "B"	1	1.73 AC
Totals:	39	42.05 AC

Minimum Parcel Area: 27,312 SQ. FT.

Water Supply: E.I.D.

Sewage Disposal: E.I.D.

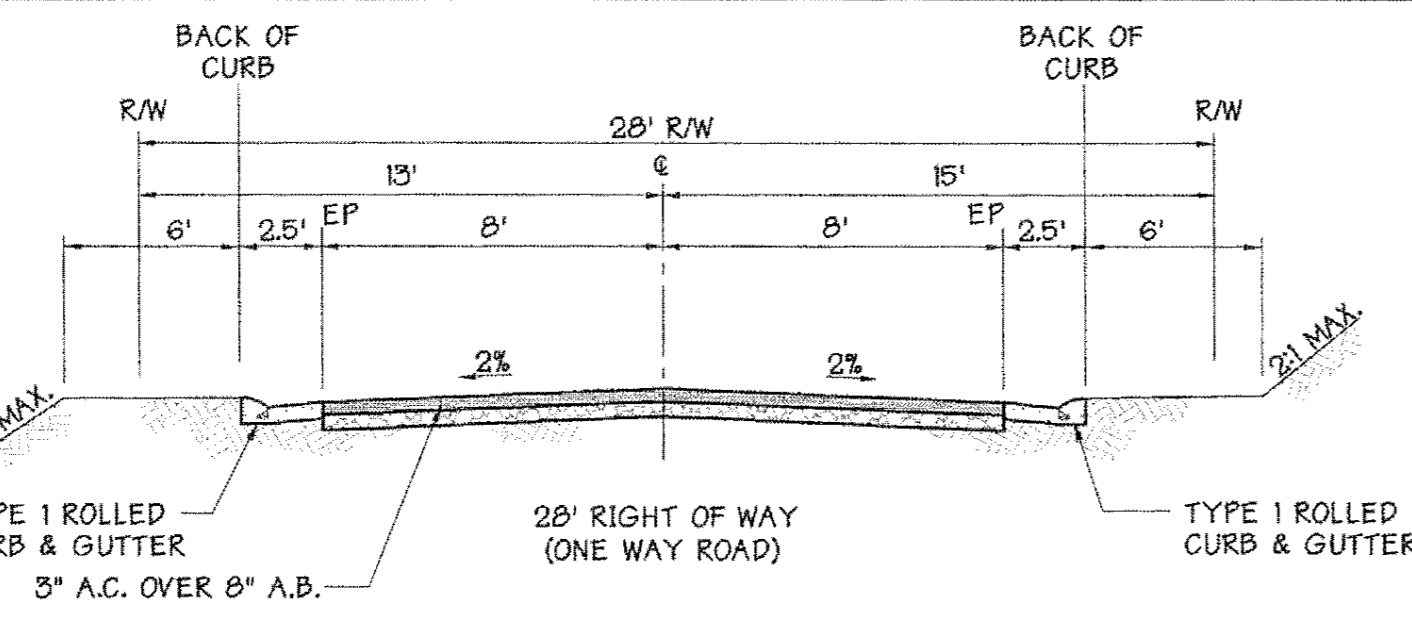
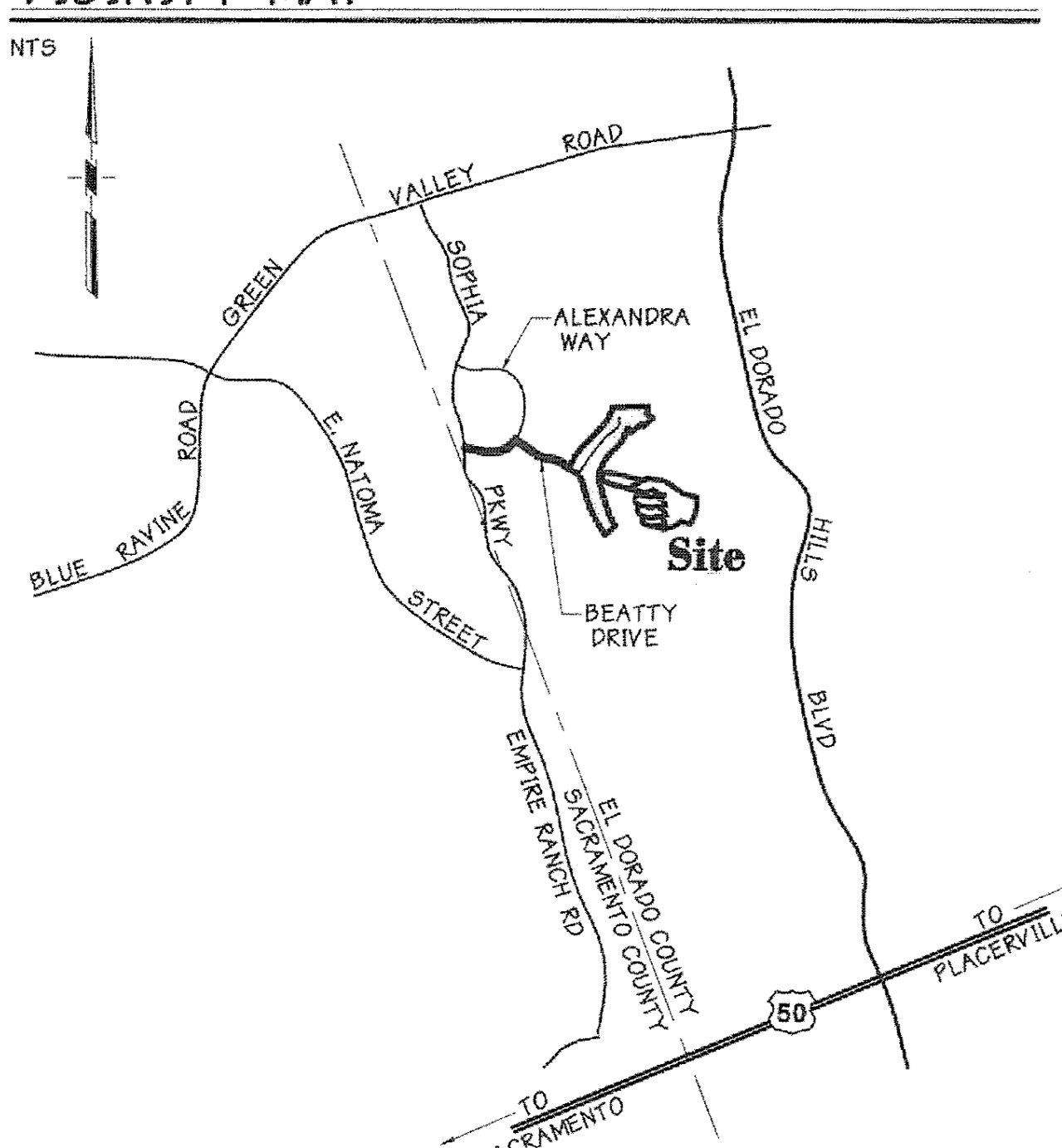
Structural Fire Protection: EL DORADO HILLS FIRE DEPARTMENT

Date of Preparation: JULY 2006

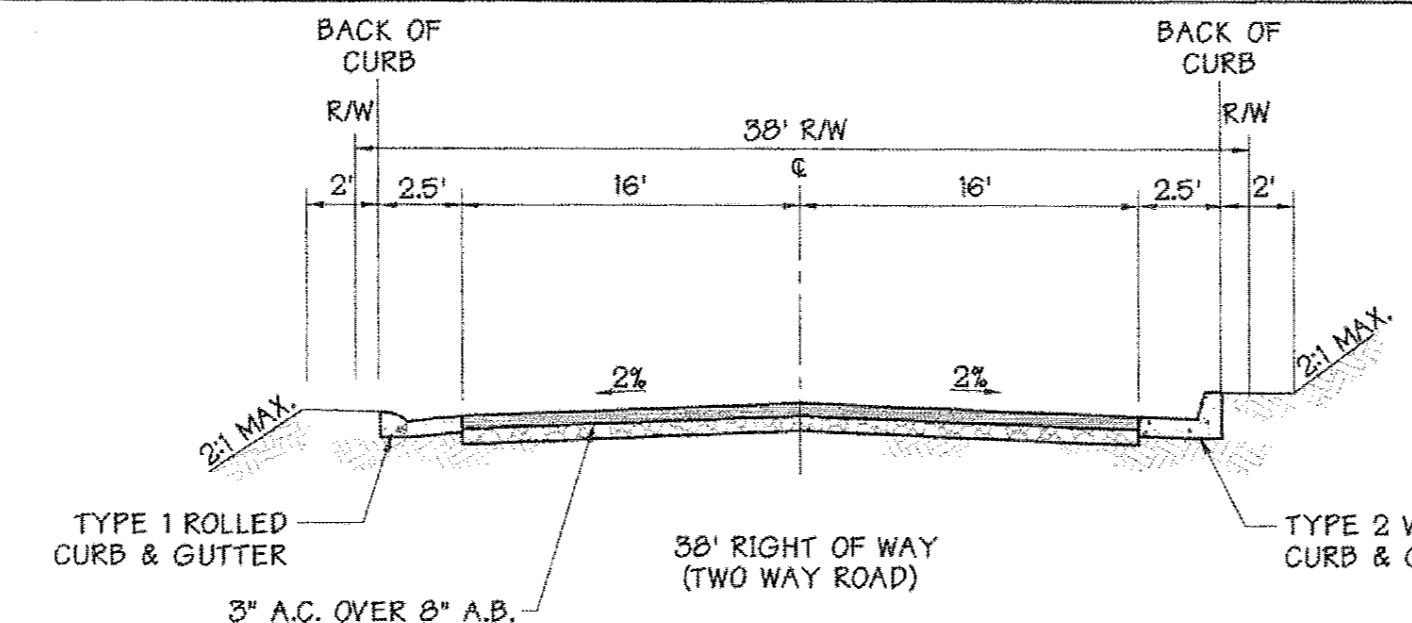
**NOTE:**  
ONLY BEATTY DRIVE AND ALEXANDRA DRIVE ARE PUBLIC.  
ALL OTHER ROADS ARE PRIVATE.

**PHASING PLAN NOTICE:**  
THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS (PER THE SUBDIVISION MAP ACT, 1996 EDITION, SECTION 66446.1).

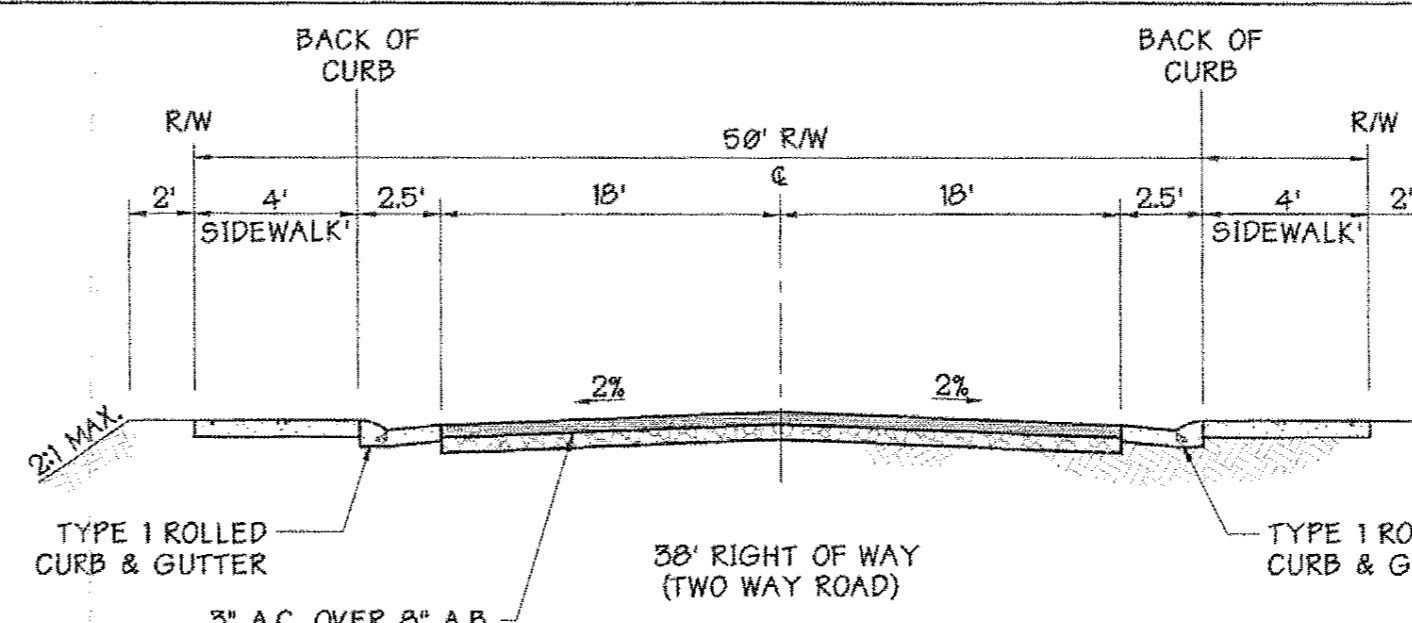
### VICINITY MAP



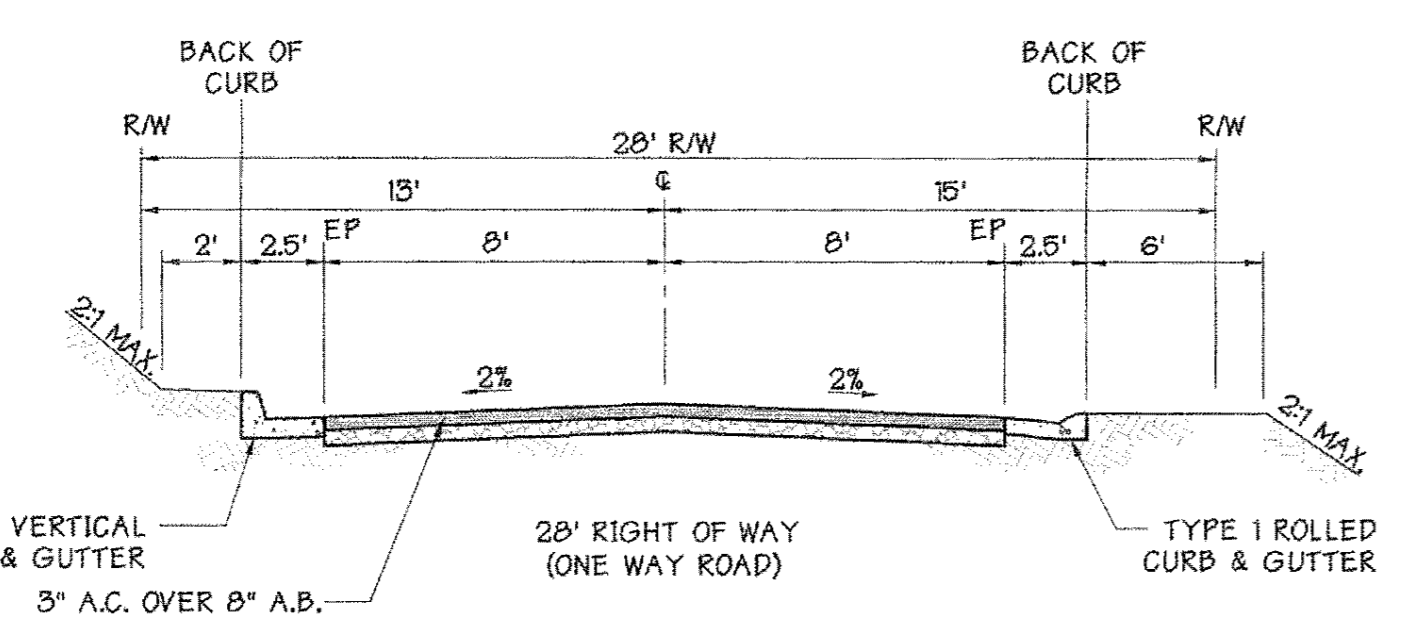
Section A TYPICAL KARAVI DRIVE SECTION (ACROSS LOT #35) N.T.S.



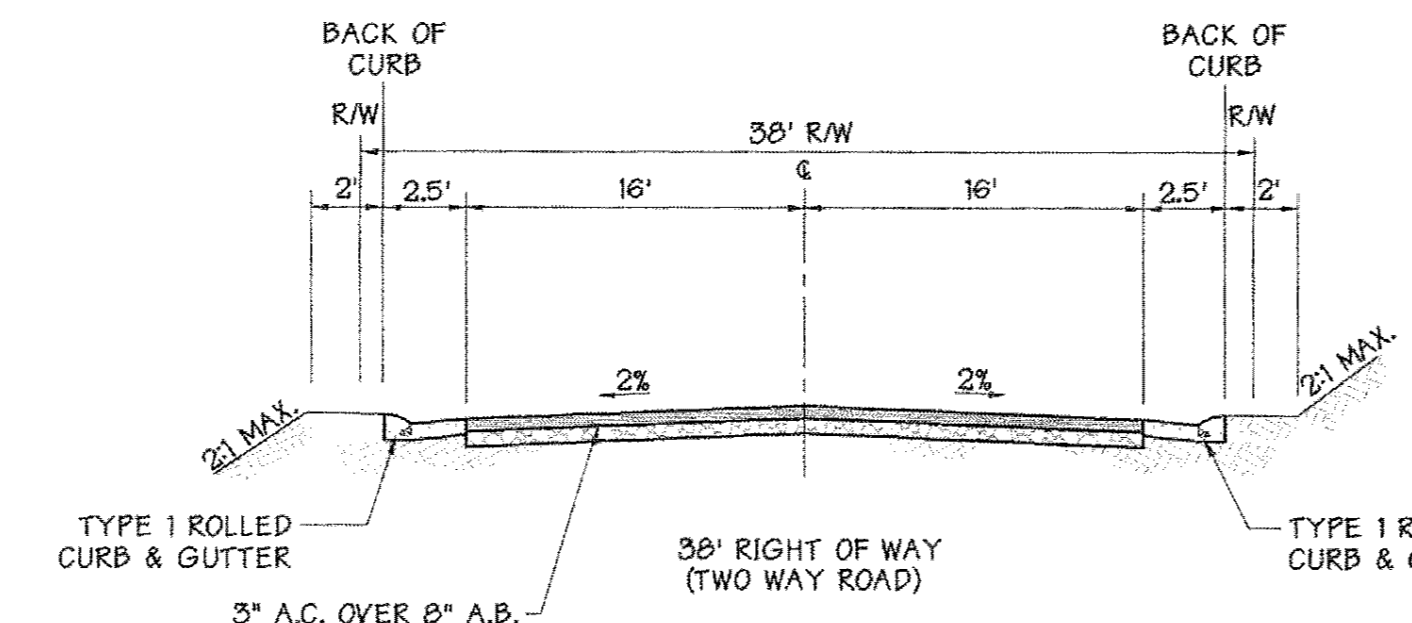
Section C TYPICAL KYMATA COURT SECTION N.T.S.



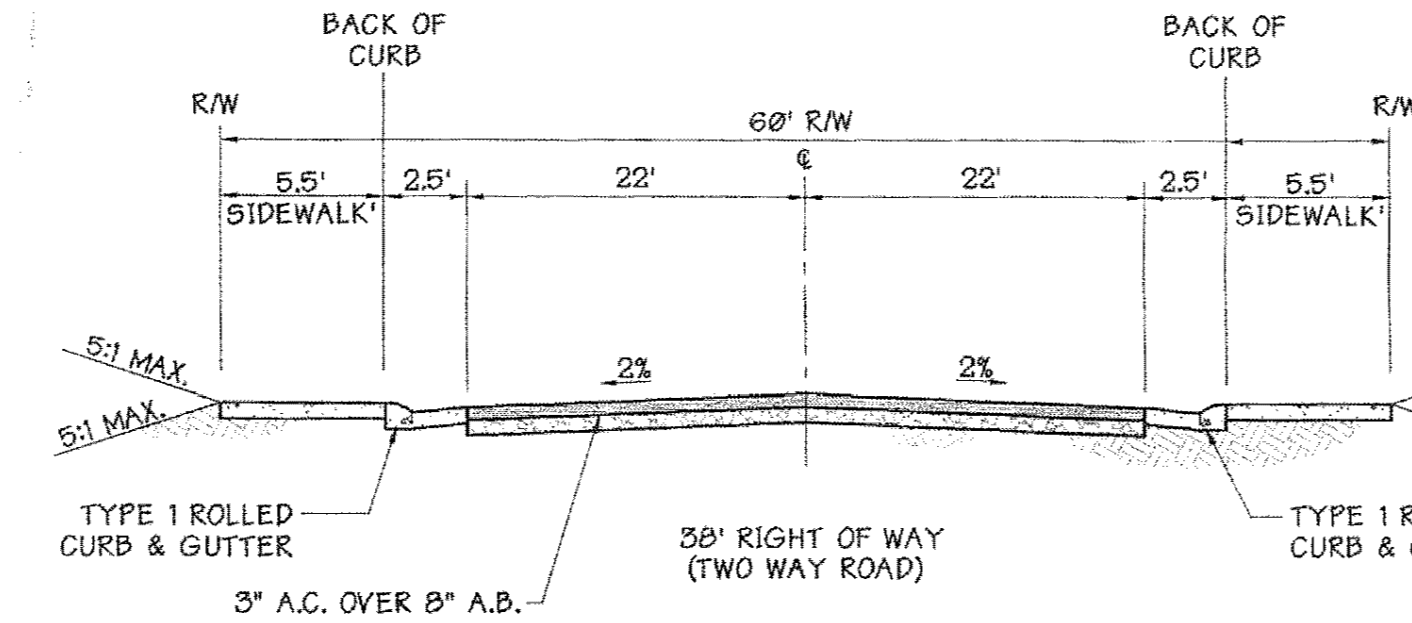
Section F TYPICAL BEATTY DRIVE SECTION N.T.S.



Section B TYPICAL KARAVI DRIVE SECTION N.T.S.



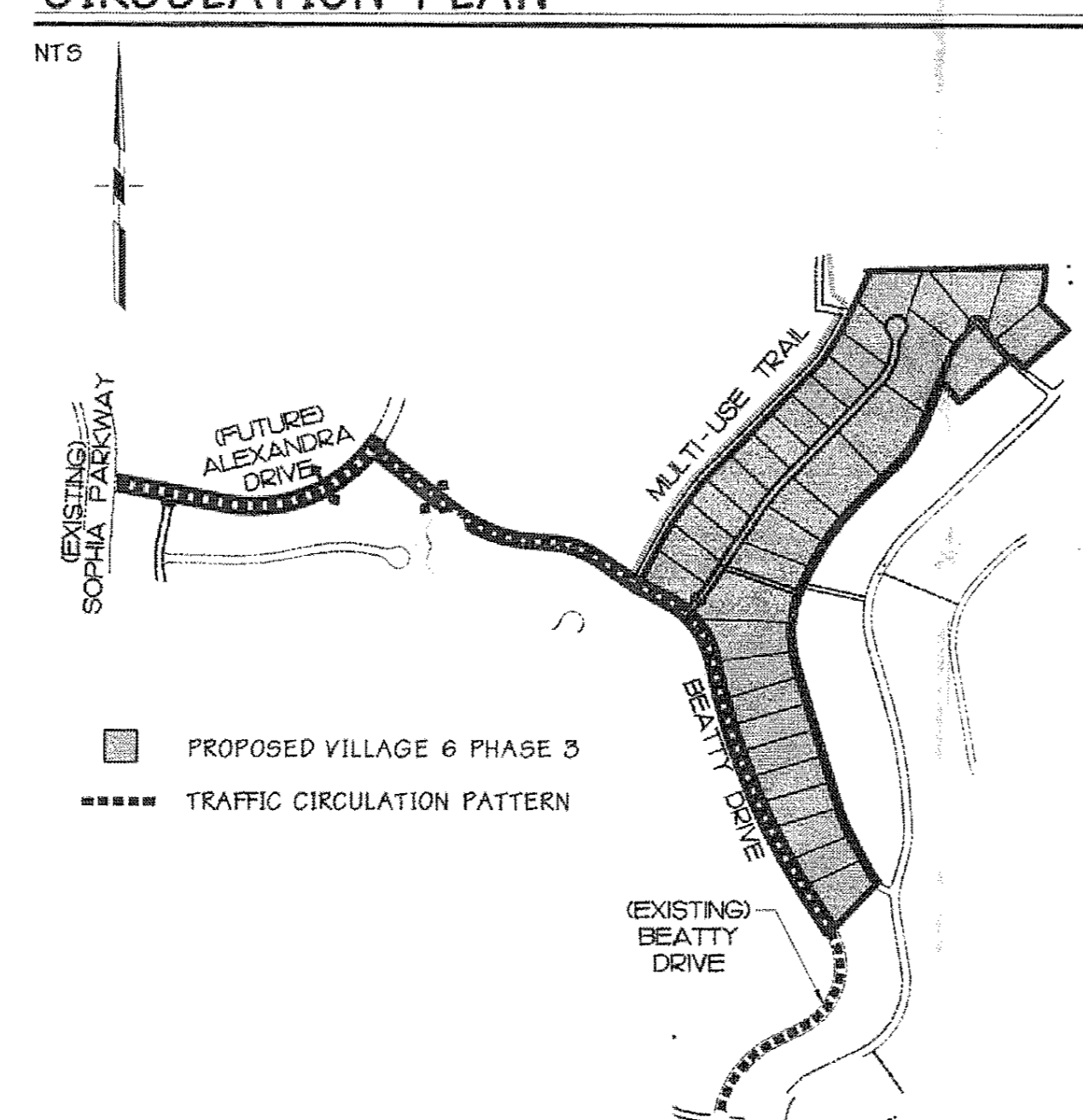
Section D TYPICAL KYMATA COURT SECTION @ LOT #10 N.T.S.



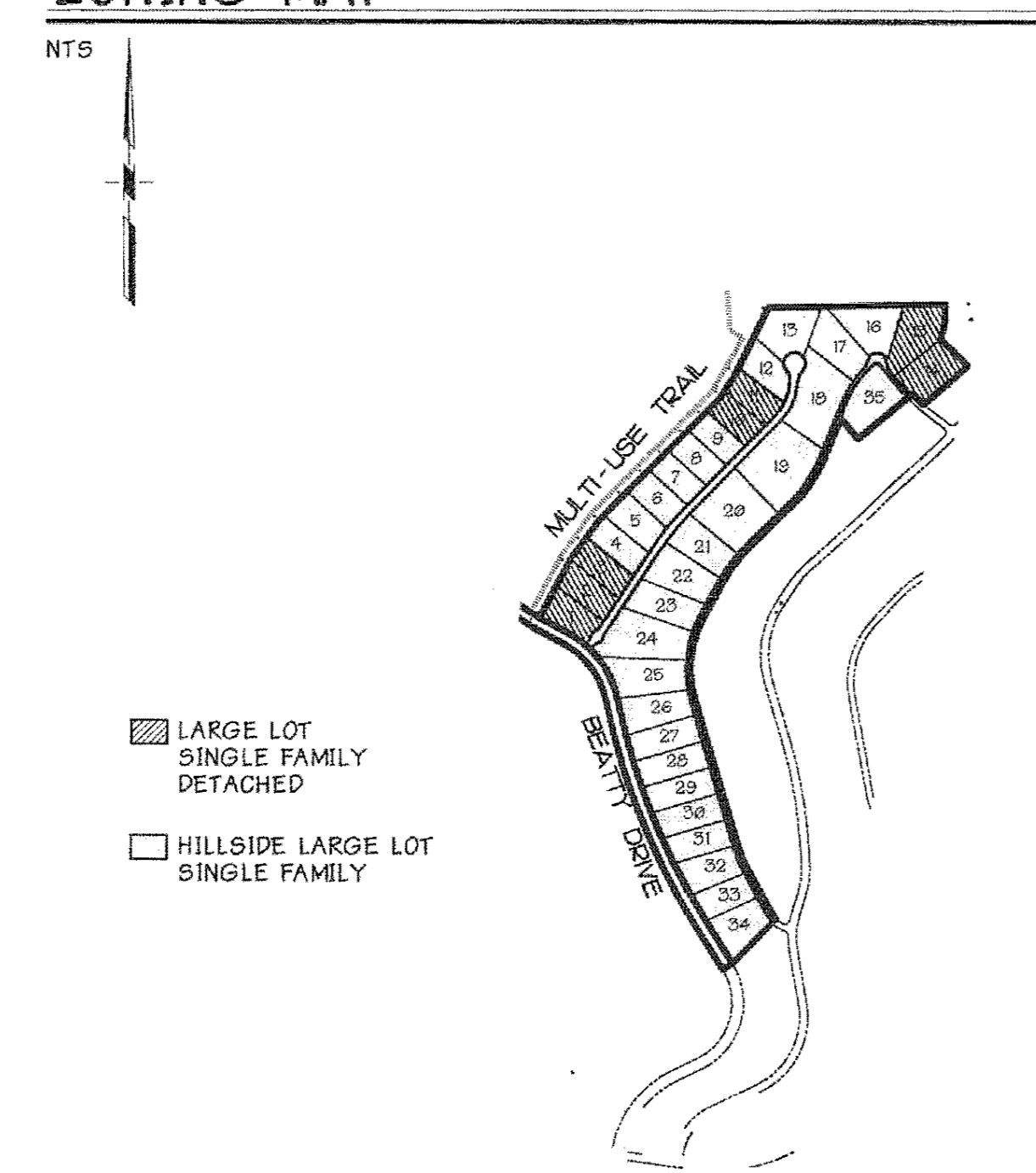
Section E TYPICAL ALEXANDRA WAY SECTION N.T.S.

**NOTE:**  
ALONG CURVES, CUL-DE-SACS AND KNUCKLES, FRONTAGES ARE MEASURED AT THE 20' SETBACK.

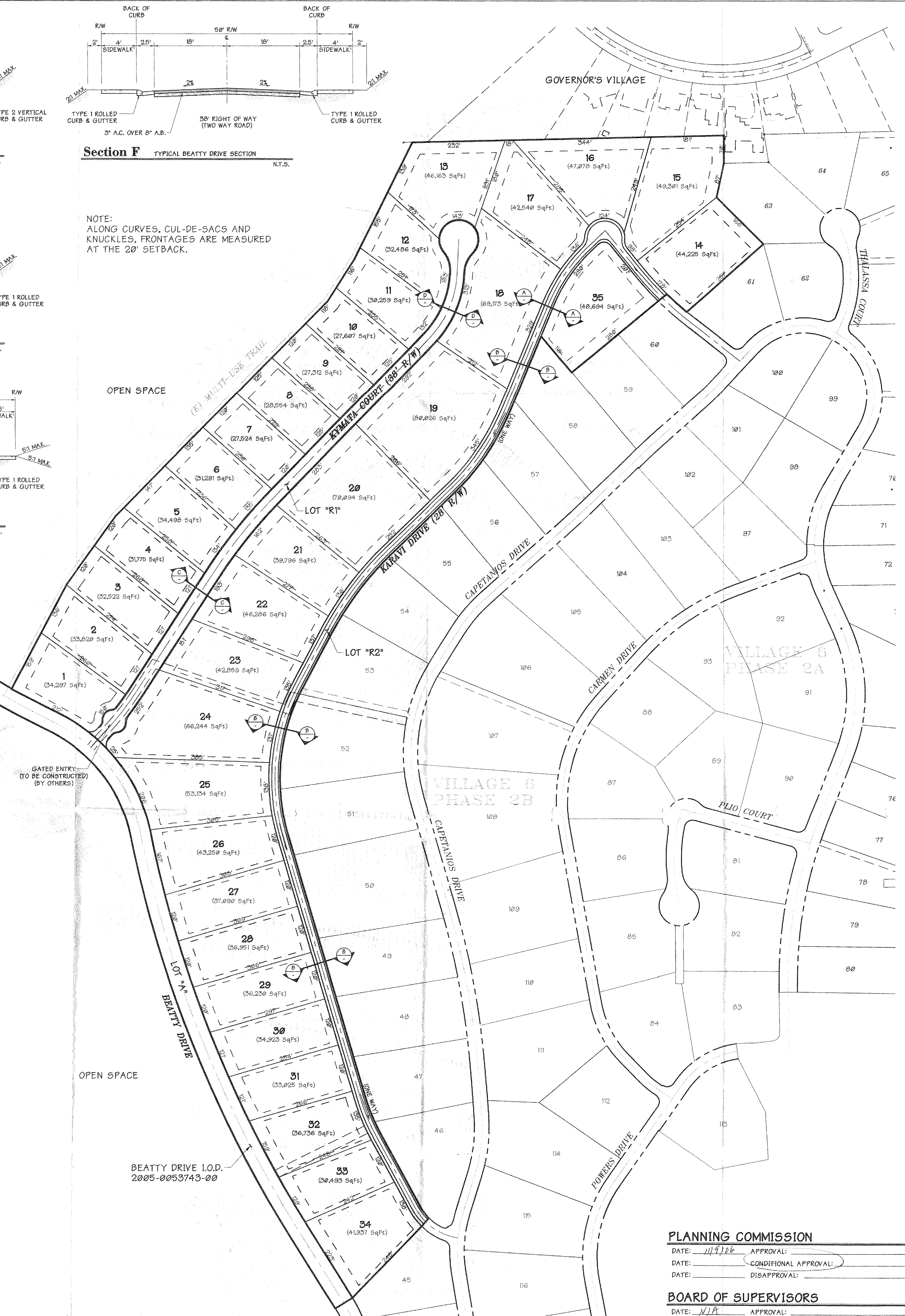
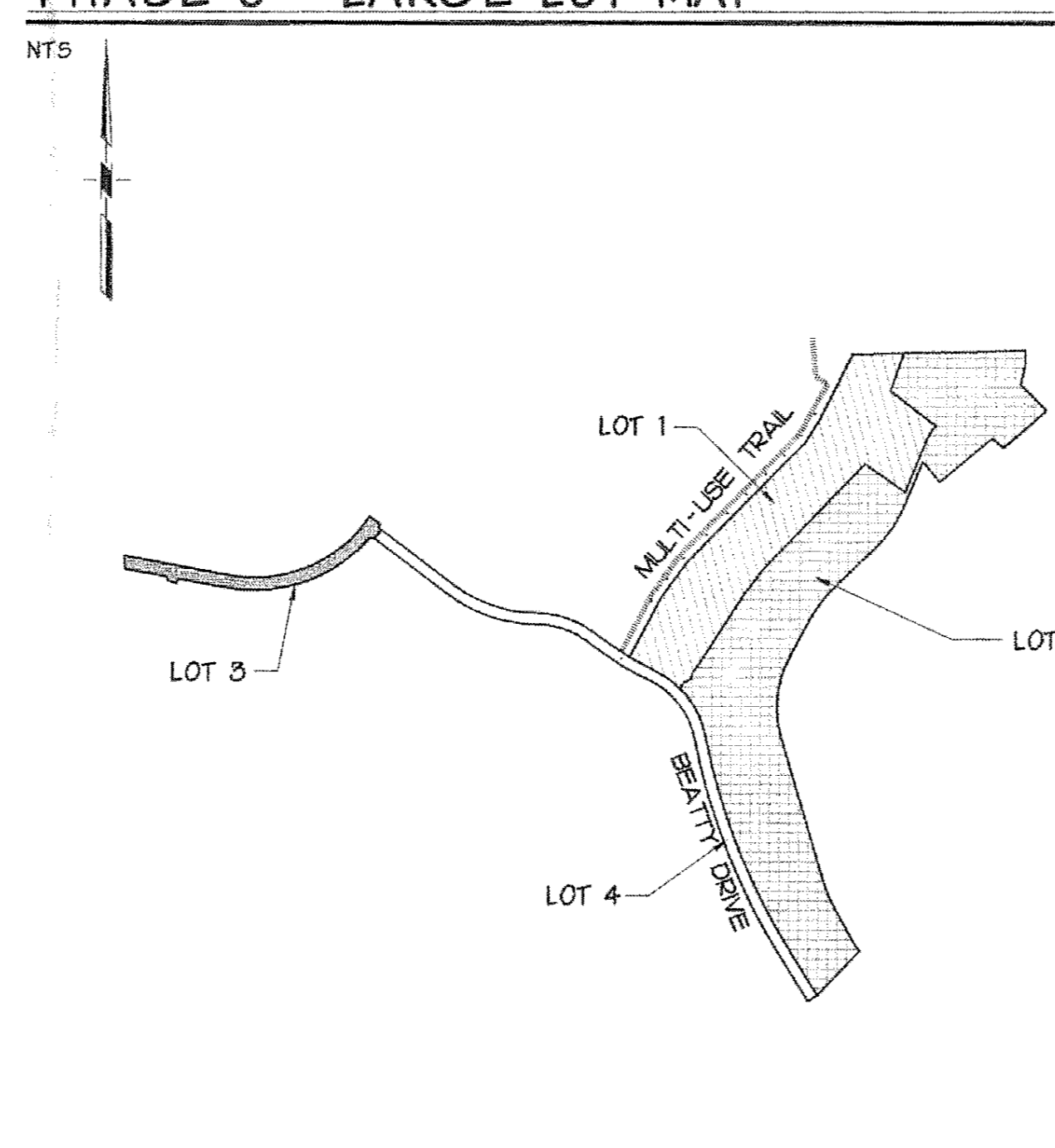
### CIRCULATION PLAN



### ZONING MAP



### PHASE 0 - LARGE LOT MAP



**PLANNING COMMISSION**  
DATE: 11/14/06 APPROVAL: [Signature]  
DATE: \_\_\_\_\_ CONDITIONAL APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_ DISAPPROVAL: \_\_\_\_\_

**BOARD OF SUPERVISORS**  
DATE: N/A APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_ CONDITIONAL APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_ DISAPPROVAL: \_\_\_\_\_



**El Dorado Irrigation District**  
**METER AWARD LETTER**

This serves as an award for: DS1022-300 Date: October 12, 2022

SUBDIVISION  PARCEL SPLIT  OTHER

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

Promontory Construction Co LLC  
Attn: Larry Ito  
Email: ardor@innercite.com

Promontory Village 6 Phase 3  
APN:124-070-059, -060  
Location: Beatty Drive, EDH

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)  
**Note:** If the agent is making the application, a duly notarized authorization must be attached.

SUBDIVISION - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

PARCEL SPLIT - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

**The District hereby grants this award for:**

WATER: 35 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 35 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2901DEV 831252  
Service Purchase Project No.: 3833SP

**Please Note:** Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection. It is the property owner's responsibility to notify the District upon final map.

\*\*\*\*\*  
Applicant has read the above information and acknowledges receipt of a copy of this Meter Award Letter.

\_\_\_\_\_  
Owner/Applicant Signature

\_\_\_\_\_  
Development Services