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MAP OF
TAHOE PARADISE UNIT N^o 48
 COMPRISING PORTIONS OF SECTIONS 20, 21 & 28, T.12 N., R.18 E., M. D. M.
 COUNTY OF EL DORADO, CALIF. SEPTEMBER, 1969 SCALE: 1 IN. = 100 FT.
 HAROLD S. PRESCOTT JR., - CIVIL ENGINEER R.C.E. 14747
 SHEET 1 OF 5 SHEETS

The undersigned, owner of record title interest, hereby consents to the preparation and recording of this map, and hereby conveys and offers for dedication to the County of El Dorado the streets and other public ways shown hereon including the underlying fee thereto, for any and all public purposes; and the easements and rights-of-way shown hereon, for the purposes described below:

- (a) Rights-of-way and easements for water, gas, sewer and drainage pipes; and for poles, anchors and guys, and overhead and underground wires and conduits for electric and telephone service, together with any and all appurtenances appertaining thereto on, over, across, and under those strips of land lying between the rear or side lines of lots or both, and the lines shown hereon and designated "Public Utility Easement Line."
- (b) The front twenty-five (25) feet of all lots as a building setback and public utility easement for poles, guy wires, anchors, overhead and underground wires and conduits, including the right to trim and remove trees, tree limbs, and brush from the front ten (10) feet of the lot.
- (c) A right-of-way and easements for all public utilities on, over, across and under a fifteen (15) foot strip of land along the exterior boundary of the subdivision, and a five (5) foot strip of land along all side and rear lot lines, except as shown otherwise on the plat map.
- (d) Easements for drainage of surface water over those strips of land lying between the lines shown hereon and designated "Drainage Easement Line."
- (e) Easement for snow storage over a five (5) foot strip of land lying between the front lot line and those lines shown hereon and designated "Snow Storage Easement Line."

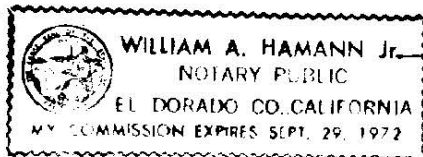
TAHOE PARADISE INC., a California corporation

Robert H. Watson
 President
Francine L. Ewalt
 Secretary

STATE OF CALIFORNIA } ss
 County of El Dorado

On this 31st day of July, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert H. Watson, known to me to be the President, and Francine L. Ewalt, known to me to be the Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal



William A. Hamann Jr.
 Notary public in and for said State

I, Harold S. Prescott, Jr hereby certify that the survey and final map of this subdivision were made under my direction in July, 1969, and are true and complete as shown; that the monuments will be of the character and will occupy the positions indicated, will be set by November 30, 1972 and will be sufficient to enable the survey to be retraced.

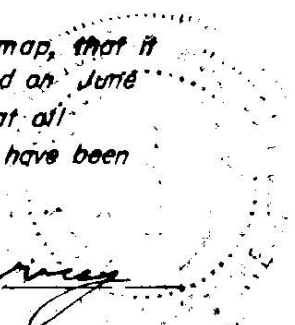
Date: AUGUST 12, 1970

Harold S. Prescott Jr.
 Registered Civil Engineer
 State of California N^o 14747



I, Fred G. DeBerry, hereby certify that I have examined this final map, that it is substantially the same as the revised tentative map of this subdivision approved on June 24, 1969 by the Board of Supervisors, that it is technically correct and that all provisions of the Subdivision Map Act and all applicable county ordinances have been complied with.

Fred G. DeBerry
 County Surveyor
 County of El Dorado, State of California



I, C. A. Steves Jr, hereby certify that, according to the records of this office, there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, provided that the final map is accepted for record and filed prior to the next succeeding lien date.

Date: August 17, 1970

Chris R. Ferguson, Deputy
 Tax Collector and Redemption Officer
 County of El Dorado, State of California

I, G. Arthur Cort, hereby certify that all required construction plans and specifications were approved and that the subdivider has executed the necessary agreement and submitted the required bond to secure the completion of the required improvements for this subdivision.

G. Arthur Cort 9-17-70
 Director, Department of Public Works
 and Ex-Officio County Engineer
 County of El Dorado, State of California

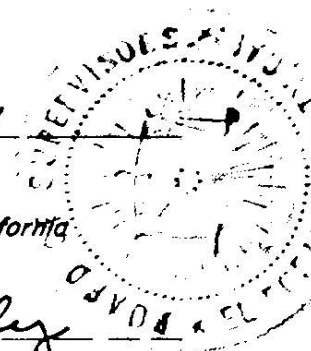
I, Bruce W. Robinson, hereby certify that this final map conforms substantially to the revised tentative map of this subdivision approved on June 24th, 1969 by the Board of Supervisors, and that all conditions imposed upon said approval have been satisfied.

Bruce W. Robinson
 Planning Director
 County of El Dorado, State of California

I, Carl A. Kelly, hereby certify that the Board of Supervisors, by order adopted September 29th, 1969, approved the final map of this subdivision and accepted for public uses the streets and other public ways and easements shown hereon and offered for dedication.

CARL A. KELLY
 County Clerk, Ex-Officio Clerk
 of the Board of Supervisors,
 County of El Dorado, State of California

Carl A. Kelly



I, James W. Sweeney, hereby certify that Inter-County Title Company title certificate N^o 84915, was filed with this office, and that this final map was accepted for record and filed in Map Book E, Page 72, Document N^o 22209 on Sept. 30, 1970, 27 Min past 10 o'clock A.M.

JAMES W. SWEENEY
 County Recorder
 County of El Dorado
 State of California

By Suzanne Carr
 Deputy

TM-C22-0002/Willsey
 Exhibit B - Subdivision Map

Cert of Correction 2003-006433D JUNE 27, 2003 AB

SEE VOLUME 129 OF ORIGINAL RECORDS PAGE 81

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MAP OF TAHOE PARADISE UNIT N^o 48

COMPRISING PORTIONS OF SECTIONS 20, 21 & 28, T.12N., R.18E., M.D.M.
COUNTY OF EL DORADO, CALIF. SEPTEMBER, 1969 SCALE: 1 IN. = 100 FT.
HAROLD S. PRESCOTT JR., - CIVIL ENGINEER R.C.E. 14747

SHEET 3 OF 5 SHEETS

NOTES:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF TAHOE PARADISE UNIT N^o 46 WHICH IS TRUE NORTH.

ALL LOT CORNERS AND CURVE POINTS HAVE CAPPED IRON PIPES AT LEAST 3/4" (INCH) IN DIAMETER STAMPED "R.C.E. 14747" ON THE SIDE OF THE CAP.

ALL DISTANCES ON CURVED LINE ARE CHORD MEASUREMENTS.

ALL DISTANCES SHOWN FOR EASEMENT WIDTHS ARE FROM THE PROPERTY LINES TO EASEMENT LINE SHOWN.



No.	RADIUS	CHORD BEARING	CHORD DIST.	TAN.
1	20.00	S86°-41'-00"E	28.28	20.00
2	20.00	N09°-19'-00"E	28.28	20.00
3	20.00	N80°-41'-00"W	28.28	20.00
4	20.00	N09°-19'-00"E	28.28	20.00
5	20.00	N76°-01'-06"W	33.03	29.28
6	20.00	N07°-05'-00"E	26.37	17.54
7	75.00	S05°-14'-20"W	64.60	35.79
8	118.63	N14°-33'-29"E	66.04	34.38
9	131.00	S20°-36'-14"W	46.02	23.37
10	20.00	S20°-04'-15"W	26.34	17.50
11	20.00	N60°-10'-38"W	34.15	32.72
12	20.00	N64°-30'-00"E	28.28	20.00
13	20.00	N25°-30'-00"W	28.28	20.00
14	20.00	N25°-30'-00"W	28.28	20.00
15	20.00	N64°-30'-00"E	28.28	20.00
16	20.00	S64°-30'-00"W	28.28	20.00
17	20.00	S25°-30'-00"E	28.28	20.00
18	20.00	N13°-59'-29"E	27.15	18.49
19	20.00	N74°-48'-46"W	28.80	20.75
20	50.00	N86°-45'-06"W	67.10	45.25
21	20.00	S45°-54'-28"E	28.12	19.77
22	20.00	S43°-45'-28"W	28.28	20.00
23	20.00	N46°-14'-32"E	28.28	20.00
24	20.00	S59°-02'-30"E	28.28	20.00
25	20.00	N30°-57'-30"E	28.28	20.00
26	20.00	N39°-02'-20"W	16.90	9.32
27	20.00	N10°-57'-20"E	16.90	9.32
28	175.00	N52°-34'-30"E	15.98	8.00
29	225.00	S37°-17'-00"W	11.91	5.96
30	950.00	N20°-27'-30"E	32.11	16.06
31	830.00	N60°-20'-30"E	26.32	13.16
32	628.00	N60°-53'-10"E	7.98	3.99

- LEGEND
- SET BACK LINE
 - DRAINAGE EASEMENT LINE
 - SNOW STORAGE EASEMENT LINE
 - PUBLIC UTILITY EASEMENT LINE
 - DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT LINE
 - NON-VEHICULAR ACCESS EASEMENT LINE
 - 2" C.I.P. MONUMENT STAMPED "R.C.E. 14747"
 - EXISTING 2" C.I.P. MONUMENT STAMPED "R.C.E. 7400"
 - EXISTING 3/4" C.I.P. MONUMENT STAMPED "R.C.E. 7400"

TM-C22-0002/Willsey
Exhibit B - Subdivision Map

APPROVED
EL DORADO COUNTY
BOARD OF SUPERVISORS
DATE: October 24, 2023
EXECUTIVE SECRETARY: Karen L. Garner

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