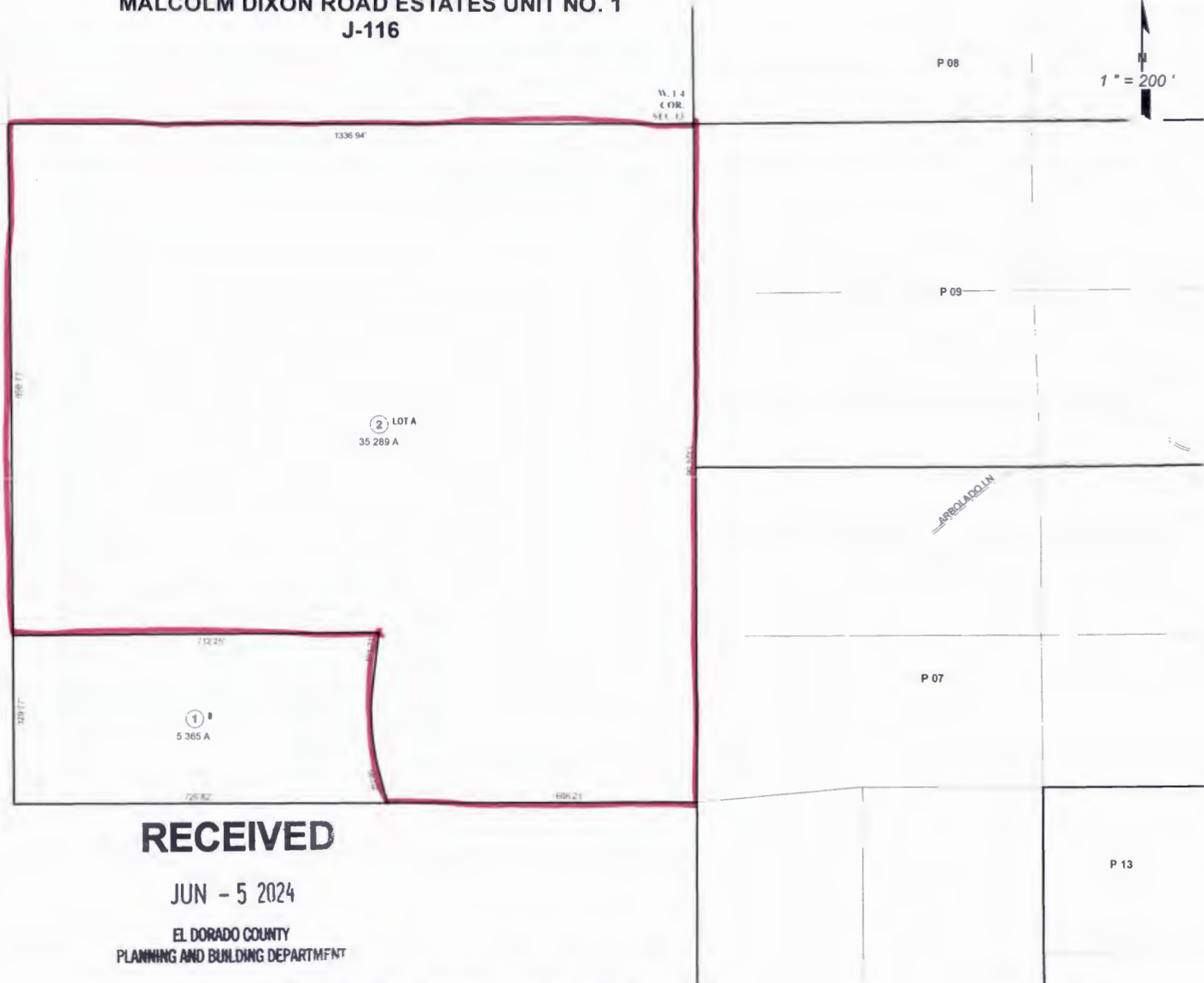


TM-F24-0003 MALCOLM DIXON ROAD ESTATES UNIT NO. 2  
EXHIBIT A - ASSESSORS PARCEL PAGE

NE 1/4 OF THE SE 1/4 OF SEC. 14, T.10N., R.8E., M.D.M.  
MALCOLM DIXON ROAD ESTATES UNIT NO. 1  
J-116

126:49

1" = 200'



RECEIVED

JUN - 5 2024

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

\* El Dorado Co  
assessors calculations  
do not verify items

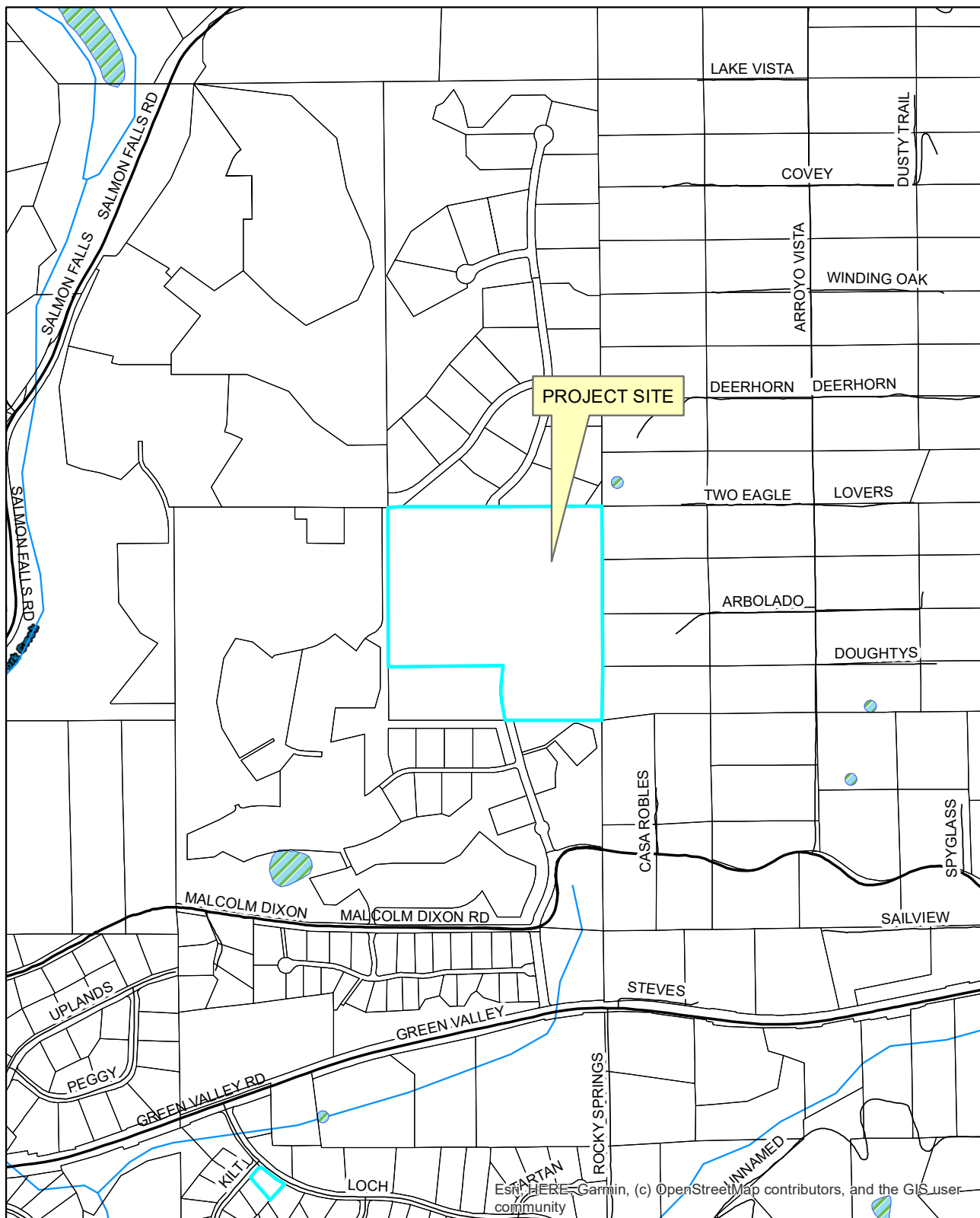
Acreages Are Estimates

TM-F24-0003

Rev. Aug 8, 2013

Assessor's Map Bk. 126, Pg. 49  
County of El Dorado, CA

**TM-F24-0003 MALCOLM DIXON ROAD ESTATES UNIT NO. 2  
FINAL MAP EXHIBIT B - LOCATION VICINITY MAP**



0 0.0476 0.095 0.19 0.285 0.38 Miles

Scale

N



**OWNER'S STATEMENT**

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

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS 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 LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50') AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THOSE STRIPS OF LAND DELINEATED 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.

DIAMANTE DEVELOPMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

CHRIS LABARBERA  
ITS MANAGING MEMBER

**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 )  
 )  
COUNTY OF \_\_\_\_\_ )

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

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME 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 CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

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

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

NAME \_\_\_\_\_

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

**BENEFICIARY'S STATEMENT**

THE UNDERSIGNED AS BENEFICIARY UNDER DEED OF TRUST DATED AUGUST 22, 2023 AND RECORDED SEPTEMBER 6, 2023 AS INSTRUMENT NO. 2023-0025051, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

PINNACLE BANK

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**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 )  
 )  
COUNTY OF \_\_\_\_\_ )

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

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME 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 CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

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

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

NAME \_\_\_\_\_

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

**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 ORDINANCES AT THE REQUEST OF DIAMANTE DEVELOPMENT, LLC IN OCTOBER, 2021. 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 BE SET BY DECEMBER, 2024 THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: \_\_\_\_\_

KEVIN A. HEENEY LS 5914



**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.

DATE: \_\_\_\_\_

BRIAN K. FRAZIER, P.L.S. 9190  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

BY: JUSTIN C. CISNEROS, P.L.S. 9539  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

**PLANNING AND BUILDING DIRECTOR'S STATEMENT**

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 15, 2010 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

KAREN L. GARNER  
DIRECTOR, PLANNING & BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

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

ASSESSOR'S FEE PARCEL NO. 126-490-002-000

FINAL MAP OF  
**MALCOLM DIXON ROAD ESTATES**  
**UNIT NO. 2**

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M. BEING LOT 'A', S.D. J-116  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
SCALE: NA APRIL, 2024



SHEET 1 OF 4

**COUNTY ENGINEER'S STATEMENT**

I, ADAM BANE, THE UNDERSIGNED, 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 THE SUBDIVISION.

DATE: \_\_\_\_\_

ADAM BANE, R.C.E. 61393  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY TAX COLLECTOR'S STATEMENT**

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

DATE: \_\_\_\_\_

KAREN E. COLEMAN  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

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

**BOARD CLERK'S STATEMENT**

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON \_\_\_\_\_, 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 AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, WHICH ARE HEREBY REJECTED.

DATE: \_\_\_\_\_

KIM DAWSON  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

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

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_:\_\_\_\_:\_\_\_\_, IN BOOK \_\_\_\_\_, OF SUBDIVISION

MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF DIAMANTE DEVELOPMENT 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.

JANELLE K. HORNE  
COUNTY RECORDER- CLERK  
COUNTY OF EL DORADO, CALIFORNIA

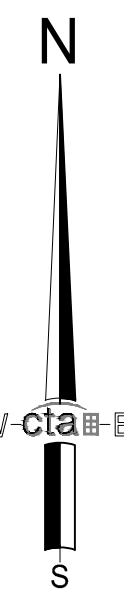
BY: \_\_\_\_\_ DEPUTY

# FINAL MAP OF MALCOLM DIXON ROAD ESTATES UNIT NO. 2

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M. BEING LOT 'A', S.D. J-116  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
SCALE: 1" = 100' APRIL, 2024

**cta** Engineering & Surveying

SHEET 2 OF 4



## LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◈ FOUND QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND 1 1/2" C.I.P. STAMPED LS 5914
- SET 3/4" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE & WASHER STAMPED LS 5914
- P.U.E. PUBLIC UTILITY EASEMENT
- (OA) OVERALL

## REFERENCES

1. R.S. 16-101
2. R.S. 23-90
3. R.S. 25-30
4. R.S. 26-30
5. P.M. 47-122
6. P.M. 49-123
7. S.D. J-116 MALCOLM DIXON ROAD ESTATES #1
8. S.D. J-148 WILSON ESTATES
9. S.D. K-29 LA CANADA
10. S.D. K-57 THE VINEYARDS

## BASIS OF BEARINGS

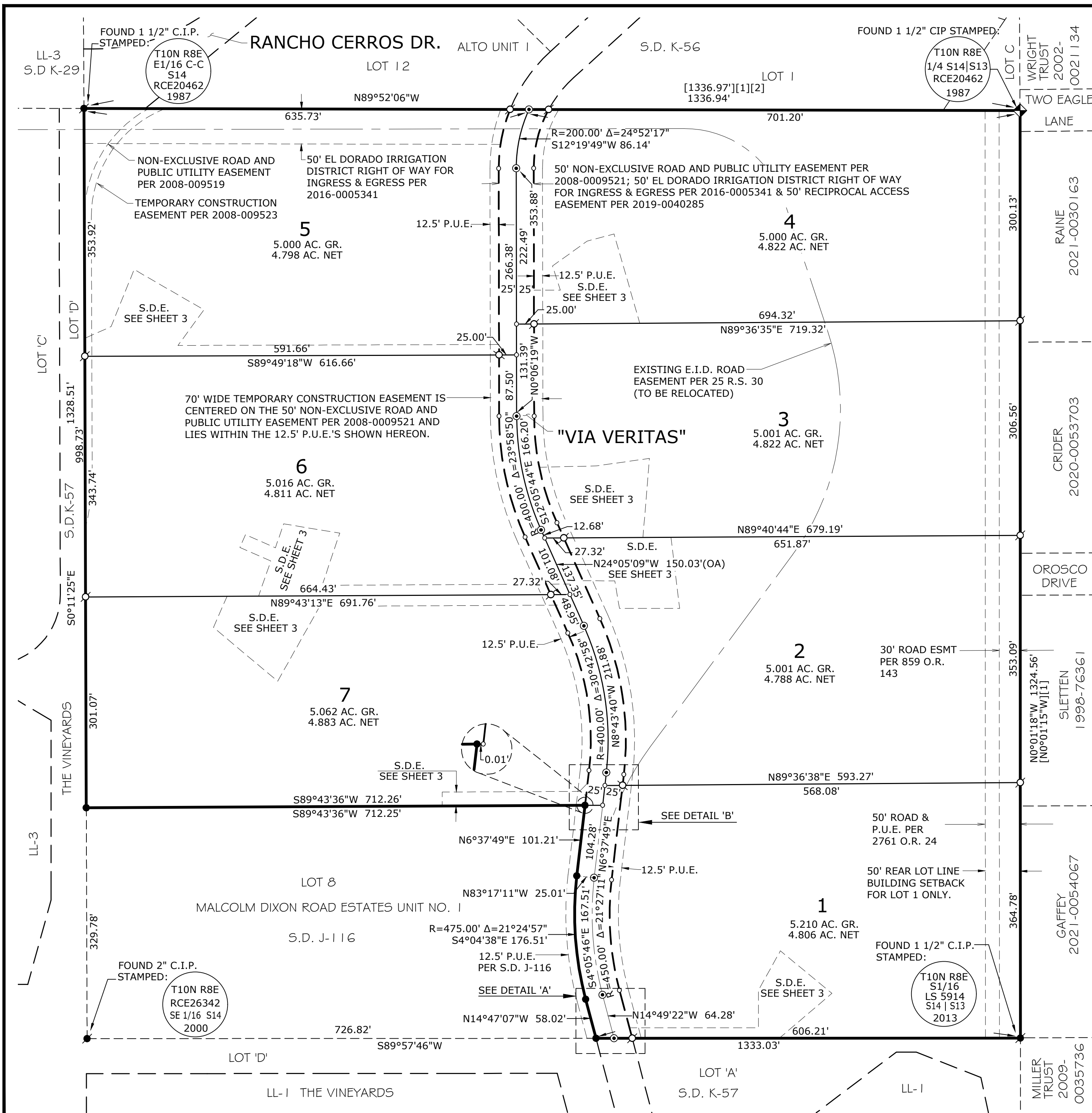
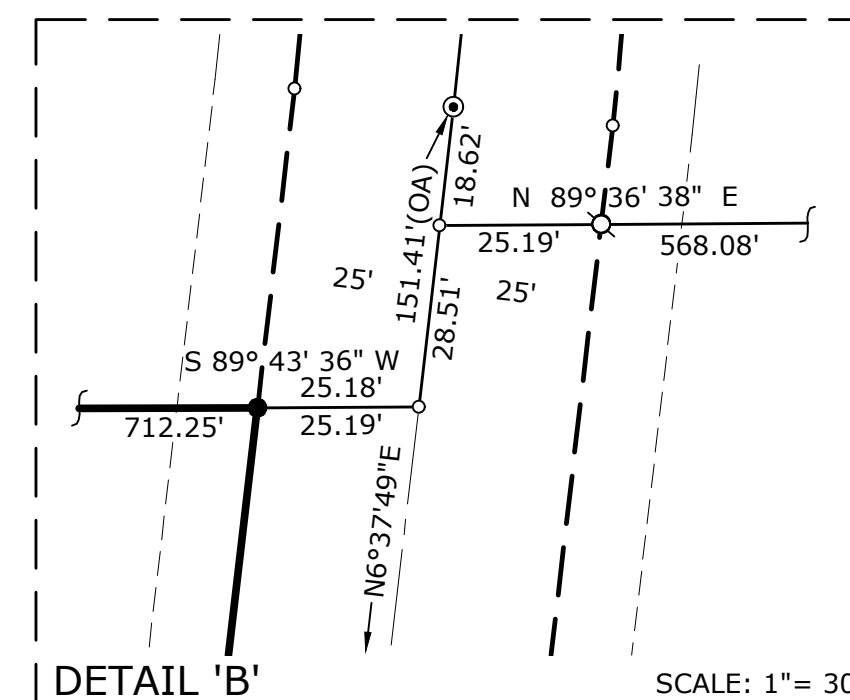
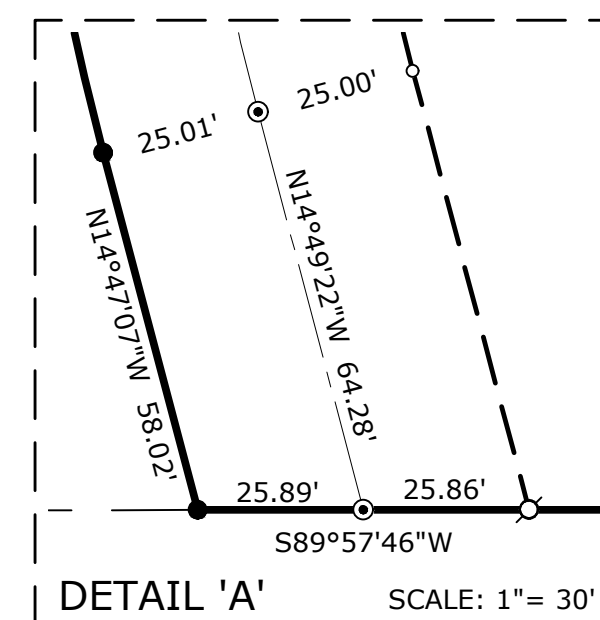
THE BASIS OF BEARINGS IS IDENTICAL WITH THE PLAT OF MALCOLM DIXON ROAD ESTATES UNIT NO. 1, AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON, AND IS GRID NORTH.

## NOTES:

1. THIS SUBDIVISION CONTAINS 35.289 ACRES GROSS, CONSISTING OF 7 RESIDENTIAL LOTS, AND IS CONSISTENT WITH THE TENTATIVE MAP TM#05-1401, APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 15, 2010.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.

## NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOC. NO. \_\_\_\_\_ AFFECTS ALL THE LOTS SHOWN HEREON FOR COMPLIANCE WITH THE WILDLAND FIRE SAFETY PLAN PREPARED FOR THIS SUBDIVISION.



# FINAL MAP OF MALCOLM DIXON ROAD ESTATES UNIT NO. 2

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 14, T. 10 N., R. 8 E., M.D.M. BEING LOT 'A', S.D. J-116  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
SCALE: 1"= 100' APRIL, 2024

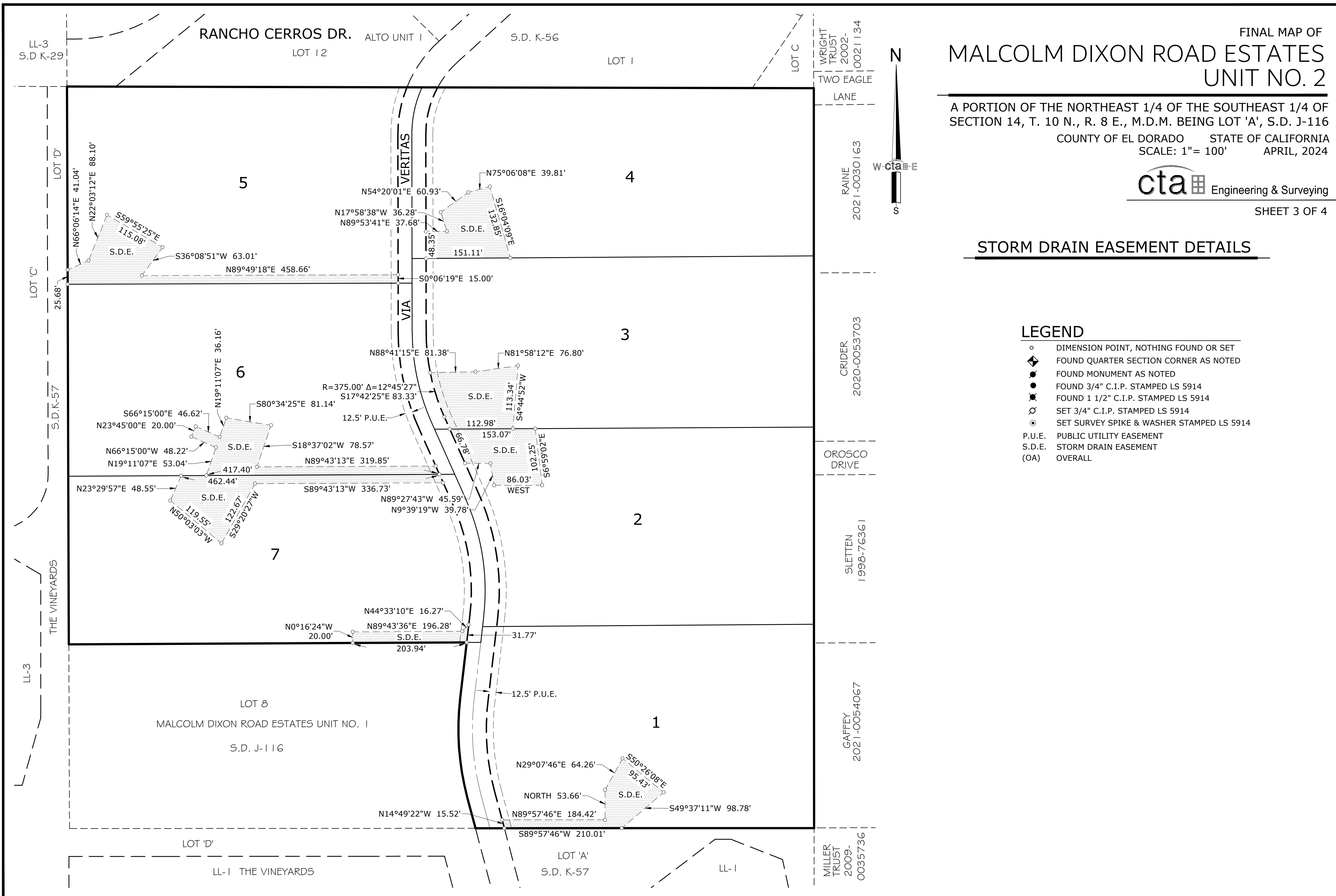


SHEET 3 OF 4

## STORM DRAIN EASEMENT DETAILS

### LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◈ FOUND QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 3/4" C.I.P. STAMPED LS 5914
- ⊗ FOUND 1 1/2" C.I.P. STAMPED LS 5914
- ⊙ SET 3/4" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE & WASHER STAMPED LS 5914
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- (OA) OVERALL





# FINAL MAP OF MALCOLM DIXON ROAD ESTATES UNIT NO. 2

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M. BEING LOT 'A', S.D. J-116  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
SCALE: 1"= 100' APRIL, 2024



SHEET 4 OF 4

## INFORMATION SHEET

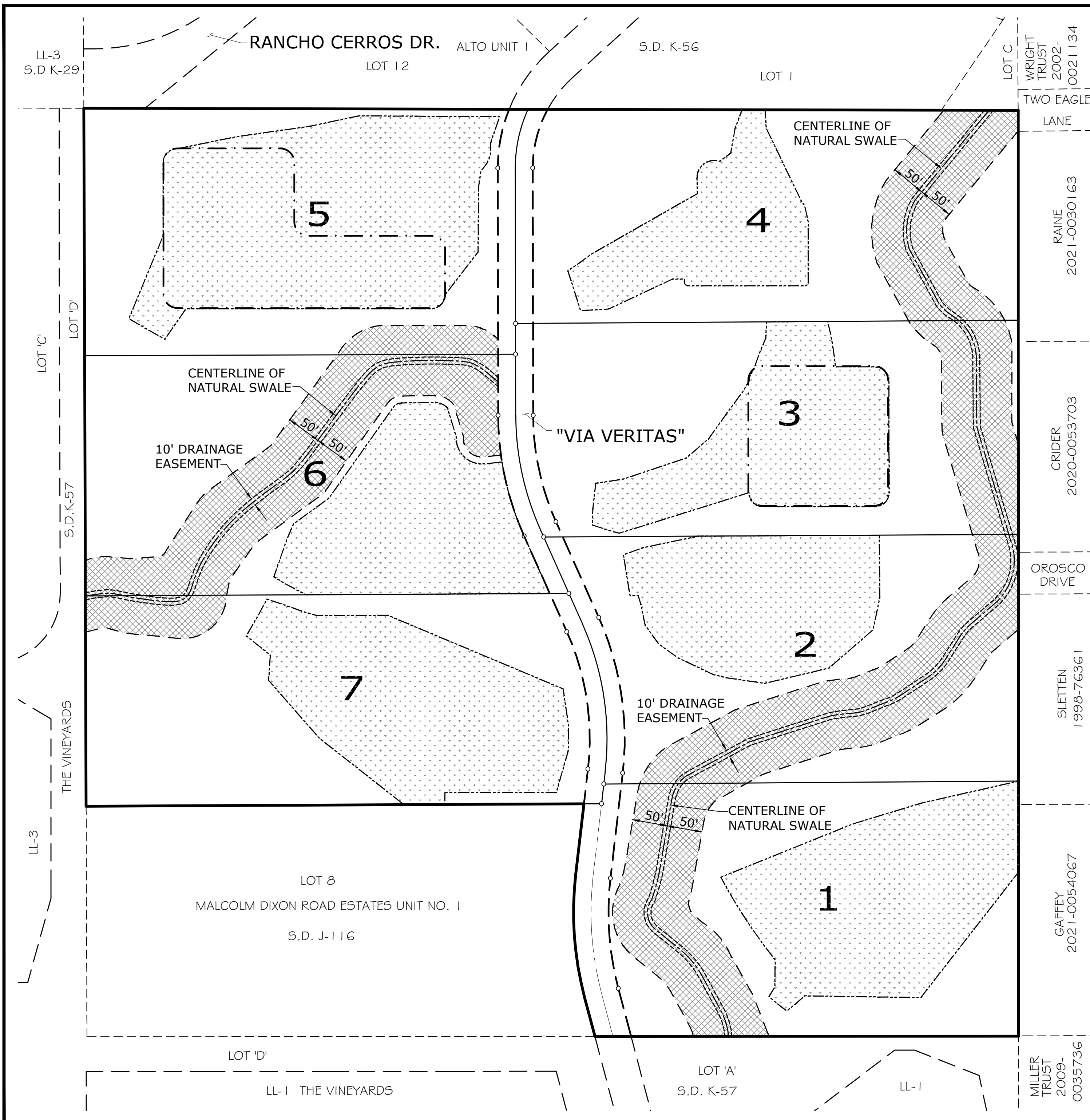
SEE SHEET 3 OF 4 FOR STORM DRAIN EASEMENTS APPURTENANT TO EACH LOT

### LEGEND:

- EXISTING NATURAL SWALE SETBACK LINE
- EXISTING NATURAL SWALE SETBACK AREA
- LIMITS OF BIO-DETENTION SHED AREA
- DRAINAGE MANAGEMENT AREA (DMA) FOR BIO-RETENTION AND/OR HYDROMODIFICATION
- 10' DRAINAGE EASEMENT AS OFFERED ON THIS MAP
- APPROXIMATE BUILDING PAD AREA

### DRAINAGE MANAGEMENT AREA (DMA) NOTES:

1. LOTS 1-7 ARE REGULATED PROJECTS PURSUANT TO SECTION 5.0 OF THE WESTERN SLOPE EL DORADO COUNTY STORM WATER MANAGEMENT PLAN. BIORETENTION BASINS ARE ONE OPTION TO ACHIEVE WATER QUALITY AND TO TREAT RUNOFF. THE REGULATED PROJECT(S) CAN INCORPORATE OTHER MEASURES, SUCH AS WATER QUALITY SWALES AS DESCRIBED IN THE STORM WATER MANAGEMENT PLAN (SWMP).
2. LOTS 2-7 REQUIRE LARGER VOLUME FOR BOTH WATER QUALITY AND HYDROMODIFICATION.
3. THE BASIN FOR LOT 1 REQUIRES A WATER QUALITY BASIN ONLY.
4. ALL BASINS AS SHOWN ARE SIZED FOR WATER QUALITY PER THE CALIFORNIA PHASE II LID SIZING.
5. THE BASINS ARE SIZED FOR NEWLY CREATED IMPERVIOUS AREAS OF 12,500 SF.
6. THE BASINS ON LOT 2-7 INCLUDE VOLUME FOR HYDROMODIFICATION TO ENSURE THAT THE PRE-PROJECT FLOW RATES FOR THE 2-YEAR 24 HR STORM DO NOT EXCEED POST PROJECT FLOW RATES.
7. REFER TO SECTION 3.12 STORMWATER QUALITY MAINTENANCE AND MONITORING OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DIAMANTE ESTATES





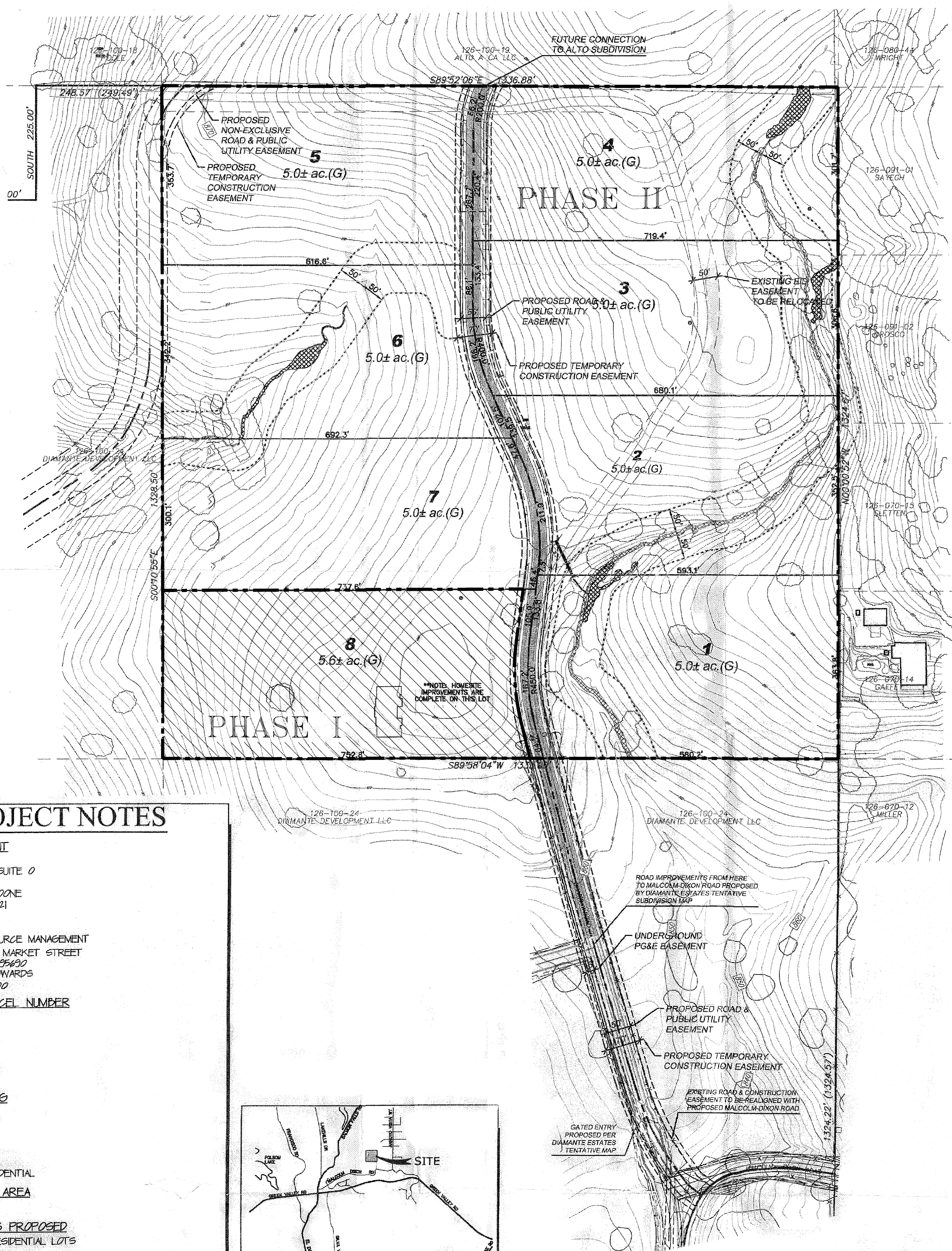
TM05-1401

MALCOLM DIXON ROAD PROPERTY

DIAMANTE DEVELOPMENT LLC  
873 BLOSSOM HILL ROAD  
SAN JOSE, CA 95123-2705

CURRENT ENGINEER  
CTA ENGINEERING & SURVEYING  
3233 MONIER CIRCLE  
RANCHO CORDOVA, CA 95742  
CONTACT: OLGA SCIORELLI  
PHONE: 916-638-0919

TENTATIVE SUBDIVISION MAP  
MALCOLM DIXON ROAD PROPERTY  
COUNTY OF EL DORADO, CALIFORNIA



PROJECT NOTES

**OWNER/APPLICANT**  
DANI FINANCIAL, LLC  
1240 WEST STREET, SUITE 0  
CAPITOLA, CA 95010  
CONTACT: MARTIN BOONE  
PHONE: (951) 464-5021

**PLANNER**  
NORTH COAST RESOURCE MANAGEMENT  
P.O. BOX 999 - 1417 MARKET STREET  
WALNUT GROVE, CA 95690  
CONTACT: KAYCE EDWARDS  
PHONE: (916) 716-4900

**ASSESSOR'S PARCEL NUMBER**  
126-100-23

**AREA**  
40± ACRES NET

**EXISTING ZONING**  
AE

**PROPOSED ZONING**  
RE-5

**EXISTING USE**  
VACANT

**PROPOSED USE**  
SINGLE FAMILY RESIDENTIAL

**MINIMUM PARCEL AREA**  
5.0± AC

**NUMBER OF LOTS PROPOSED**  
8 RURAL ESTATE RESIDENTIAL LOTS

**CONTOUR INTERVAL**  
2 FEET INTERVALS

**WATER SERVICE**  
PRIVATE WELL

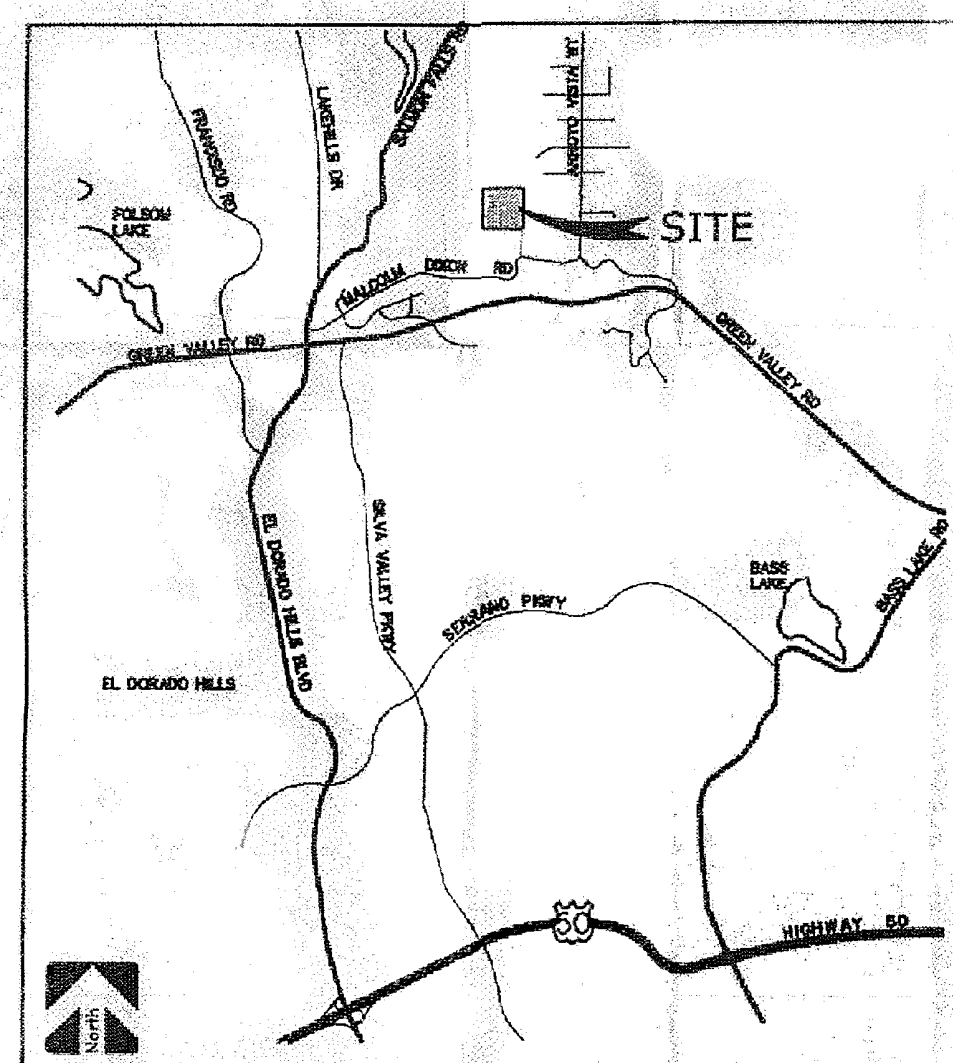
**TOPOGRAPHY SOURCE**  
AERIAL PHOTOGRAPHY & FIELD SURVEY

**SEWER SERVICE**  
PRIVATE SEPTIC

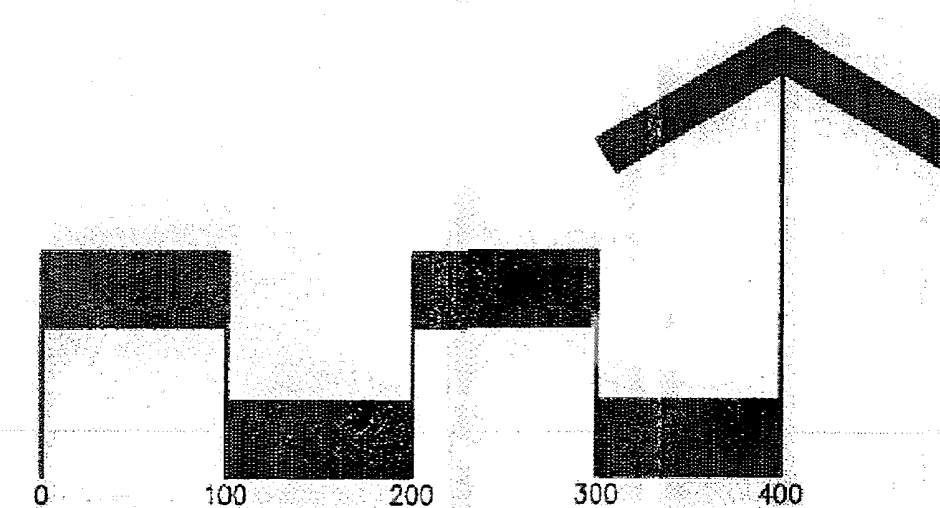
**FIRE PROTECTION**  
CALIFORNIA DEPARTMENT OF FORESTRY

**PARCEL SUMMARY (5.0± AC MIN. PARCELS):**

LOT	ACREAGE
1	5.0± AC
2	5.0± AC
3	5.0± AC
4	5.0± AC
5	5.0± AC
6	5.0± AC
7	5.0± AC
8	5.6± AC
TOTAL	40± AC



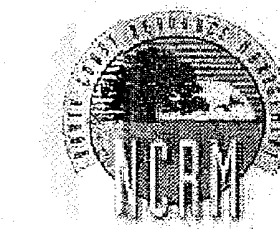
VICINITY MAP  
NOT TO SCALE



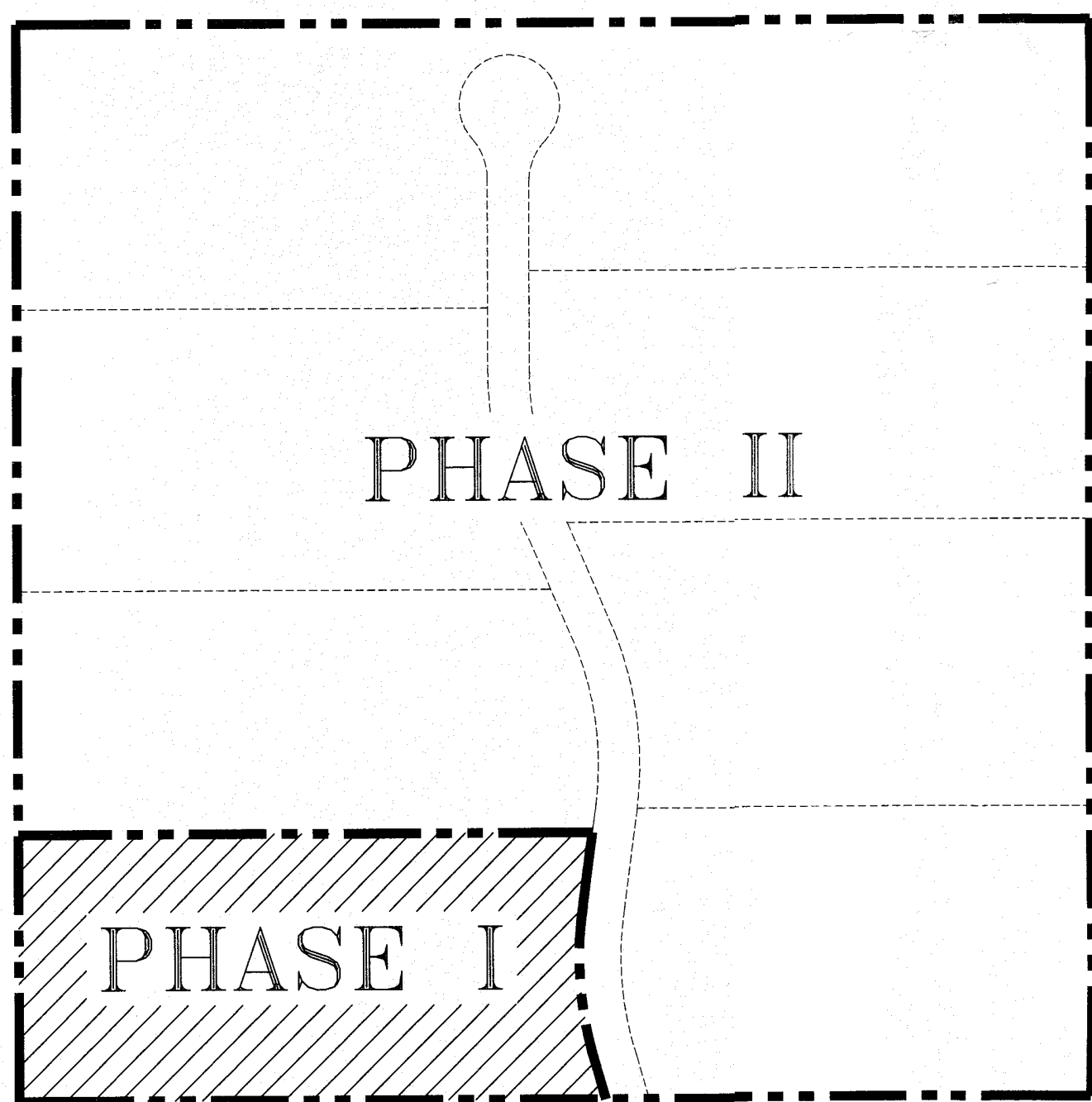
ZONING ADMINISTRATOR: \_\_\_\_\_  
APPROVAL/RECAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/RECAL DATE: \_\_\_\_\_

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: June 15, 2006  
BY: [Signature]  
EXECUTIVE SECRETARY

REVISED: JULY 22, 2009  
JULY 16, 2007  
JUNE 8, 2006  
JANUARY 6, 2006  
JULY 15, 2005



NORTH COAST RESOURCE MANAGEMENT  
CENTRAL VALLEY DIVISION  
1417 MARKET STREET  
WALNUT GROVE, CA 95690  
P 916.776.4900 F 916.776.4911



PHASING PLAN

SCALE: 1"=200'

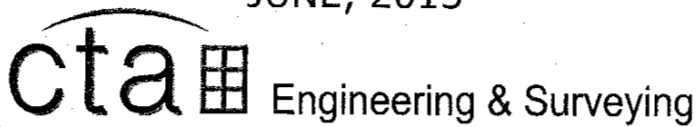


911-C

# MALCOLM DIXON ROAD ESTATES UNIT NO. 1

THE NE 1/4 OF THE SE1/4 OF SECTION 14, TOWNSHIP 10 NORTH,  
RANGE 8 EAST, M.D.M., BEING TRACT 1 OF R.S. 25-30

COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2013



911-C

## OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP. 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 LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
  - B. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO THE EAST LINE OF LOT 8 AS SHOWN HEREON.
- ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.  
DIAMANTE DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: CHRIS LABARBERA

TITLE: MANAGING MEMBER

## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF EL DORADO ) SS  
ON 6/7/13, BEFORE ME, Kelly L. Duffin, A NOTARY  
PUBLIC, PERSONALLY APPEARED CHRIS LABARBERA  
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.

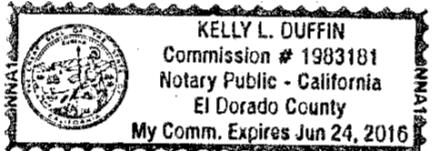
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC

COMMISSION NO.: 1983181 COMMISSION EXPIRES: 6-24-16

MY PRINCIPAL PLACE OF BUSINESS IS: EL DORADO COUNTY.



## TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST DATED FEBRUARY 4, 2011, RECORDED FEBRUARY 18, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2011-8101, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

FIRST AMERICAN TITLE COMPANY  
BY: [Signature]  
IT'S Vice President

## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF Placer ) SS  
ON June 18, 2013, BEFORE ME, Shiela P. Schua Smith, A NOTARY  
PUBLIC, PERSONALLY APPEARED Robin Nieto  
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]  
NOTARY PUBLIC

COMMISSION NO.: 1870851 COMMISSION EXPIRES: 11-9-2013

MY PRINCIPAL PLACE OF BUSINESS IS: Sacramento COUNTY.

## TRUSTEE'S STATEMENT

PINNACLE BANK, AS TRUSTEE UNDER DEED OF TRUST DATED JUNE 21, 2011, RECORDED AUGUST 12, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2011-37855, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

PINNACLE BANK  
BY: [Signature]  
IT'S Senior Vice President

## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF Santa Clara ) SS  
ON 6-12-13, BEFORE ME, J. Shelton, A NOTARY  
PUBLIC, PERSONALLY APPEARED A. Mirandos  
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.

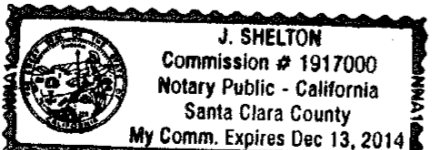
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC

COMMISSION NO.: 1917000 COMMISSION EXPIRES: 12-13-14

MY PRINCIPAL PLACE OF BUSINESS IS: Santa Clara COUNTY.



911-C

## 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 ORDINANCES AT THE REQUEST OF DIAMANTE DEVELOPMENT, LLC IN FEBRUARY, 2013. 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 AUGUST, 2014 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: JUNE 4, 2013  
[Signature]  
KEVIN A. HEENEY LS 5914



## 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 JUNE 15, 2010 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 6-26-13  
[Signature]  
ROGER TROUT  
DEVELOPMENT SERVICES DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY ENGINEER'S STATEMENT

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

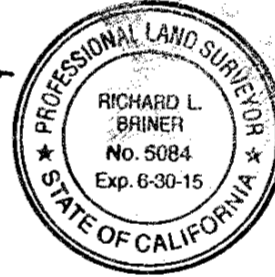
DATE: 07/09/13  
[Signature]  
JOHN KAHLING, PCE 52426  
COUNTY ENGINEER  
DEPARTMENT OF TRANSPORTATION  
COUNTY OF EL DORADO, CALIFORNIA



## 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.

DATE: JULY 9, 2013  
[Signature]  
RICHARD L. BRINER, L.S. 5084  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA



BY: [Signature]  
PHILIP R. MOSBACHER, L.S. 7189  
ASSOCIATE LAND SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY TAX COLLECTOR'S STATEMENT

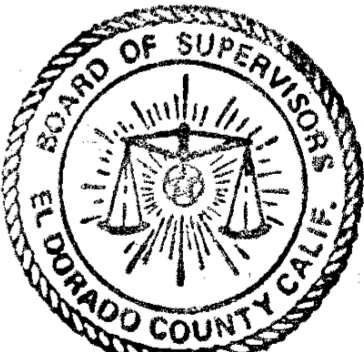
I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT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

DATE: June 25, 2013  
[Signature]  
Cami Roberts, Deputy (for)  
C.L. RAFFETY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
BY: [Signature]  
DEPUTY

## BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON August 16, 2013, 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 HEREON AND OFFERED FOR DEDICATION.

DATE: Aug. 7, 2013  
[Signature]  
JAMES S. MITRISIN  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA



## COUNTY RECORDER'S CERTIFICATE

FILED THIS 8TH DAY OF August, 2013 AT 10:06:31, IN BOOK J OF MAPS,  
AT PAGE 116, DOCUMENT NO. 2013-41898 AT THE REQUEST OF DIAMANTE DEVELOPMENT, LLC  
TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 1601-1035  
PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

J-116

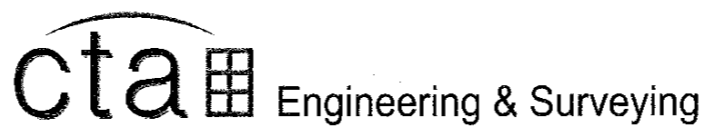


4911-C

4911-C

# MALCOLM DIXON ROAD ESTATES UNIT NO. 1

THE NE 1/4 OF THE SE1/4 OF SECTION 14, TOWNSHIP 10 NORTH,  
RANGE 8 EAST, M.D.M., BEING TRACT 1 OF R.S. 25-30  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2013 SCALE: 1" = 200'



SHEET 2 OF 2

## REFERENCES

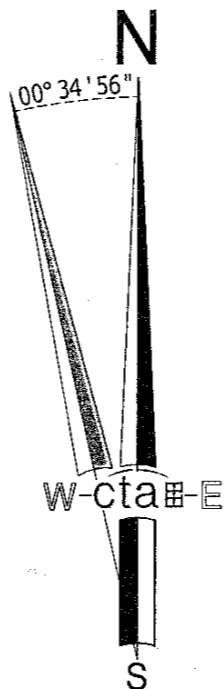
1. R.S. 25-30
2. R.S. 16-101

## LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◻ FOUND SECTION CORNER AS NOTED
- ◻ FOUND QUARTER CORNER AS NOTED
- ◻ FOUND MONUMENT AS NOTED
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED AS SHOWN
- [ ] RECORD PER R.S. 25-30
- P.U.E. PUBLIC UTILITY EASEMENT

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 25 OF SURVEYS, PAGE 30 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON, AND IS GRID NORTH.

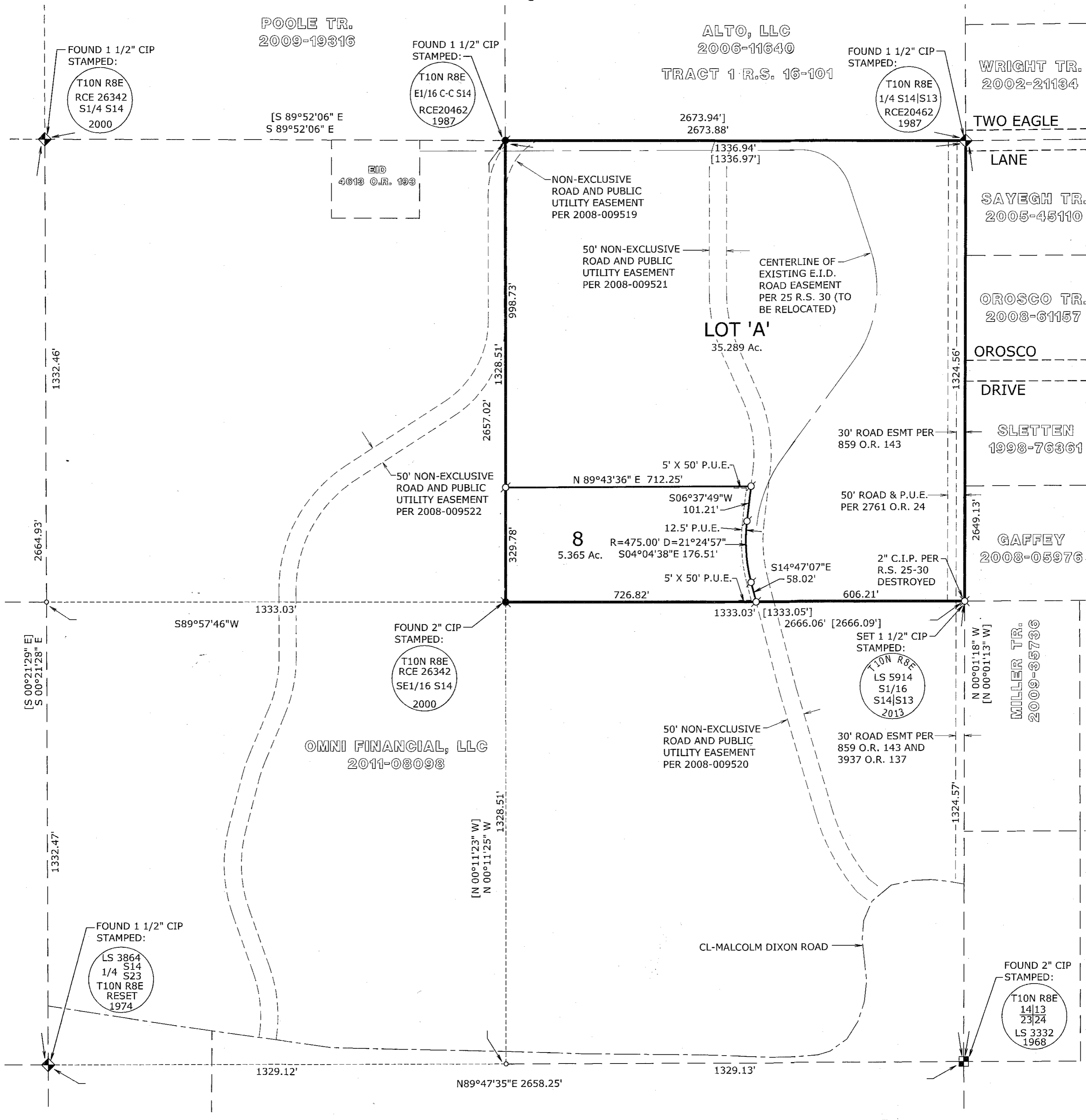


## NOTES

1. THIS SUBDIVISION CONTAINS 40.654 ACRES GROSS, CONSISTING OF 1 RESIDENTIAL LOT AND 1 LETTERED LOT AND IS CONSISTENT WITH THE TENTATIVE MAP TM# 05-1401 APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 15, 2010.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
3. TEMPORARY CONSTRUCTION EASEMENTS RECORDED IN DOCUMENTS 2008-0009523 AND 2008-0009525 AFFECT THE PARCELS SHOWN HEREON.

## NOTICE OF RESTRICTIONS

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 13-41899 AFFECTS LOT 'A' BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.



4911-C

4911-C

TM-F24-0003 MALCOLM DIXON ROAD ESTATES UNIT NO. 2  
EXHIBIT F - METER AWARD LETTER



This serves as an award for: DS0924-203 Date: September 20, 2024

SUBDIVISION  PARCEL SPLIT  OTHER

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

Diamante Development a CA LLC

Malcolm Dixon Estates Unit 2

Attn: Tulen Emery

APN: 126-490-002

Email: [temery@ctaes.net](mailto:temery@ctaes.net)

Location: Via Veritas, Lot L A, El Dorado Hills, CA

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: 7 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 0 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3577DEV 964792  
Service Purchase Project No.: 4224SP

**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