

581-135
OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO CARSON CROSSING DRIVE AND LOTS R-1 AND R-2 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS AND OTHER 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'); ACROSS LOTS "G", LOT "I" THRU "L", INCLUSIVE, LOTS "P" AND "Q", LOTS "S" THRU "V", INCLUSIVE, LOT "Y", AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOTS "R-1", "R-2" AND 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 LOT "H", LOT "M", LOT "P" AND 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.

F. EASEMENTS FOR SEWER AND APPURTENANT SEWER STRUCTURES AND PIPES WITH THE SEWER EASEMENT SHOWN HEREON

G. EASEMENTS FOR RECYCLED WATER AND APPURTENANT RECYCLED WATER STRUCTURES AND PIPES WITH THE WATER EASEMENT 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.

LENNAR HOMES OF CALIFORNIA INC.,
A CALIFORNIA CORPORATION

CARSON CREEK EL DORADO, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: LENNAR HOMES OF CALIFORNIA INC.,
A CALIFORNIA CORPORATION

BY: Larry Gualco / VP
LARRY GUALCO
VICE PRESIDENT

BY: Larry Gualco / VP
LARRY GUALCO
VICE PRESIDENT

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 Placer) SS
ON April 14, 2015, BEFORE ME, Monique Reynolds, A
NOTARY PUBLIC,

PERSONALLY APPEARED LARRY GUALCO, 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.

Monique Reynolds
NOTARY PUBLIC
My Commission # 1995824
Expiration: Nov. 24, 2016

COMMUNITY DEVELOPMENT AGENCY
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 FEBRUARY 14, 2008 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 9-1-15

Roger Trout
ROGER TROUT
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COMMUNITY DEVELOPMENT AGENCY
COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER 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: 9/14/2015

Andrew S. Gaber
ANDREW S. GABER, R.C.E. 45187
COUNTY ENGINEER
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION
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: 9-1-15

Richard L. Briner
BY: RICHARD L. BRINER, L.S. 5084
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



PHILIP R. MOSBACHER, P.L.S. 7189
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

CARSON CREEK UNIT 1-PHASE A

LOTS 1 THROUGH 9 OF THE
LARGE LOT FINAL MAP FOR CARSON CREEK, S.D. J-130
LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M.
County of El Dorado, State of California

cta Engineering & Surveying

APRIL, 2015 PAGE 1 OF 10 SCALE: NA

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 LENNAR HOMES OF CALIFORNIA INC. IN JANUARY, 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 APRIL, 2016 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: April 10, 2015

Kevin A. Heeneey
KEVIN A. HEENEY LS 5914



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: 5/12/2015

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

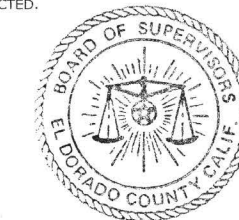
BY: Cami Roberts
DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 9/1/15 ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYORS CONSTRUCTION STANDARDS, CARSON CROSSING DRIVE AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOTS R-1 AND R-2 WHICH ARE HEREBY REJECTED.

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

DATE: 9/1/15



COUNTY RECORDER'S CERTIFICATE

FILED THIS 17 DAY OF September, 2015 AT 14:59:17, IN BOOK J

OF MAPS, AT PAGE 135, DOCUMENT NO. 2015-0043543, AT THE REQUEST OF

LENNAR HOMES OF CALIFORNIA, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 54801-15-1335446-01 PREPARED BY NORTH AMERICAN TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: M. Fisher
DEPUTY

J-135

CARSON CREEK UNIT 1-PHASE A

LOTS 1 THROUGH 9 OF THE
LARGE LOT FINAL MAP FOR CARSON CREEK, S.D. J-130
LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M.
County of El Dorado, State of California

cta Engineering & Surveying

APRIL, 2015 PAGE 2 OF 10 SCALE: 1" = 200'

J-135A

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP FOR CARSON CREEK, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF MAPS, PAGE 130, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5914
- FOUND 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
- SET 5/8" REBAR WITH CAP STAMPED LS 5914
- SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- [] RECORD DATA PER REFERENCE NUMBER
- OA OVERALL
- C.I.P. CAPPED IRON PIPE
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- P.U.E. PUBLIC UTILITY EASEMENT
- VEHICULAR ACCESS RESTRICTION

NOTES

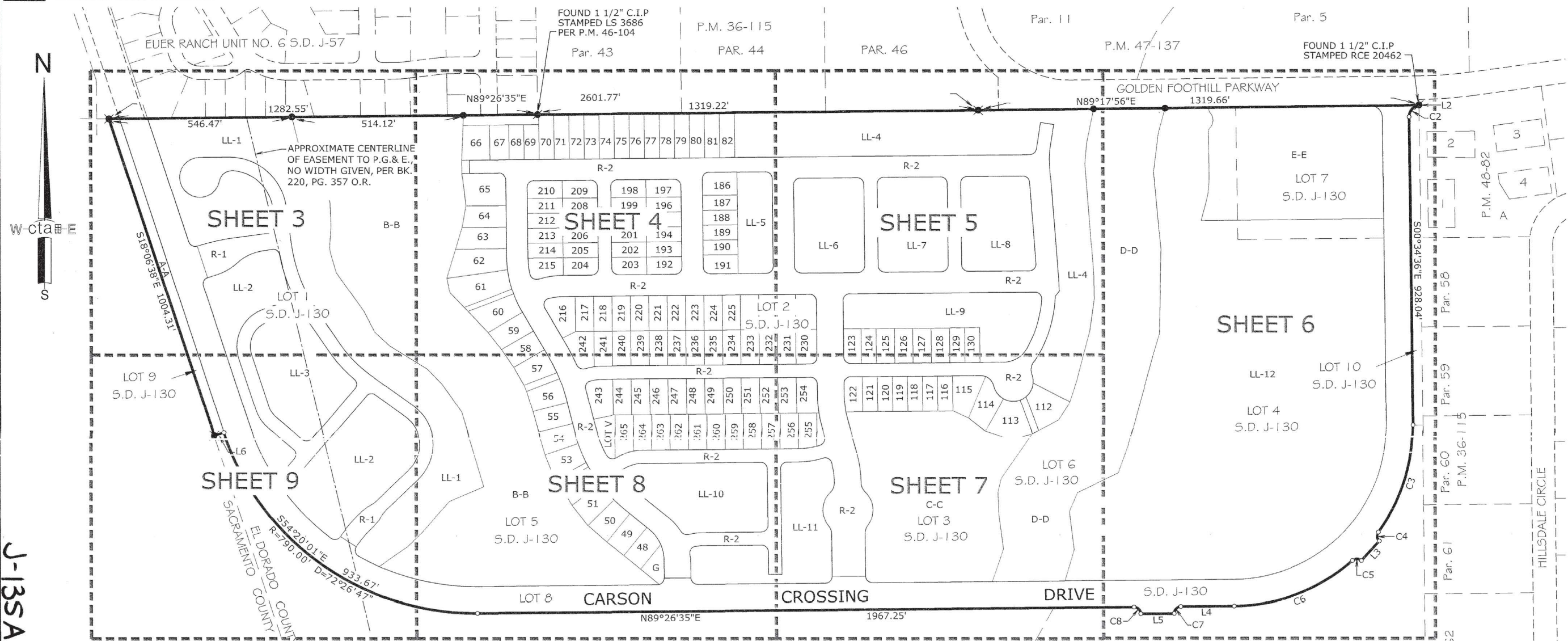
1. THIS SUBDIVISION CONTAINS 122.729 ACRES GROSS, CONSISTING OF 134 RESIDENTIAL LOTS AND 32 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 04-1391 APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 14, 2008.
2. LOTS 'R-1' & 'R-2' SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT 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 'G' THRU 'K', INCLUSIVE; LOTS 'M', 'P' & 'Q'; LOTS 'S' THRU 'V', INCLUSIVE; LOT 'Y' AND LOTS A-A, B-B AND D-D SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE. LOT C-C SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS A COMMUNITY FACILITIES SITE. LOT E-E IS FOR A PROPOSED ASSISTED LIVING FACILITY.
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 ALUMINUM 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 FOLLOWING EASEMENTS MAY AFFECT THE PROPERTY SHOWN HEREON BUT THE EXACT LOCATION AND EXTENT OF THESE EASEMENTS ARE NOT DISCLOSED IN THE RECORD DOCUMENTS:
 - EASEMENT FOR RAILWAY - BOOK T OF DEEDS, PAGE 308
 - EASEMENT TO P.T. & T. - BOOK 360, PAGE 176, O.R.

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L2	S00°34'36"E	0.67'
L3	N42°09'36"E	80.00'
L4	N89°26'35"E	159.80'
L5	N89°27'04"E	100.00'
L6	S71°53'22"W	30.00'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C2	35.00'	81°47'12"	S40°19'01"W	45.83'
C3	540.00'	36°35'10"	N17°42'59"E	338.99'
C4	20.00'	83°50'58"	S05°54'55"E	26.73'
C5	20.00'	83°50'58"	N89°45'52"W	26.73'
C6	540.00'	41°07'56"	N68°52'37"E	379.39'
C7	20.00'	90°01'11"	S44°26'00"W	28.29'
C8	20.00'	89°58'49"	N45°34'00"W	28.28'

REFERENCES

- | | |
|----------------|--------------------------|
| 1) R.S. 12-97 | 7) R.S. 17-147 |
| 2) P.M. 36-115 | 8) R.S. 28-106 |
| 3) P.M. 37-23 | 9) R.S. 17-25 |
| 4) P.M. 38-137 | 10) DOC No. 2003-0069640 |
| 5) P.M. 41-66 | 11) DOC No. 2003-0069639 |
| 6) S.D. J-57 | 12) P.M. 46-14 |



NOTICE OF RESTRICTIONS

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 15-43544

AFFECTS LOTS 'LL-1' THRU 'LL-12' INCLUSIVE BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 15-43545

AFFECTS THIS MAP AND THE LOTS SHOWN HEREON FOR THE PURPOSE OF NOTIFICATION OF THE REQUIREMENT TO ADHERE TO THE WILDFIRE SAFE PLAN PREPARED FOR THIS SUBDIVISION.

J-135A

J-135A