

FINAL MAP OF
WEST VALLEY VILLAGE
UNIT NO. 1A

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 & THE NORTHWEST 1/4
OF SECTION 24, T. 9 N., R. 8 E., M.D.M., BEING LOTS 19, 24, 25 & 26
OF "LARGE LOT FINAL MAP OF WEST VALLEY VILLAGE", S.D. J-43
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: NONE SHEET 1 OF 6 JULY, 2006

ENGINEERING & SURVEYING

06 OCT -9 11:29
RECEIVED
PLANNING DEPARTMENT

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD WILL HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY
CONVEYS AND OFFERS FOR REDEMPTION TO THE COUNTY OF EL DORADO LOT 19 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE
HEREIN FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF REDEMPTION TO THE COUNTY OF EL DORADO FOR OTHER PUBLIC WAYS AND
IMPROVEMENT FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING
IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISIONS THAT SUCH STREETS AND OTHER PUBLIC WAYS, UTILITY CONDUITS 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, UNLESSANCE SHALL BE
THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURNISH RECORD THROUGH
ANY CONVEYANCE OF TITLE IDENTIFIED HEREON, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE
BENEFICIAL TO ANY OF ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HEREON, OVER, UNDER AND ACROSS THE STREETS, OTHER
PUBLIC WAYS AND EASEMENTS SHOWN OF CONVEYED HEREON.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS
FOR THEIR COUNTY CORPORATIONS AND PUBLIC UTILITIES, WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, POLES, POLES, CUM WIRES, ARCHES AND
APPURTENANCES THEREON, WITH THE RIGHT TO TAP AND REMOVE LOGS, TREES AND BRUSH THEREON, 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 THE LOT
LINES, EXCEPT FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID ONE SIDE LOT LINES A DISTANCE OF FIFTY FEET (50'), LOTS
"A" AND "B" AS SHOWN HEREON AND THOSE STRIPS OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENTS HEREON.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS A, B AND LOT 19 FOR THE PURPOSES OF INSPECTING, MAINTAINING OR
REPLACING ON THE FACILITIES.
- C. SLOPE EASEMENTS, AS SHOWN HEREON, CONFORMING 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 APPURTENANCE DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON, OVER,
UNDER AND ACROSS LOT 19, THE BELIEVED HEREON, AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS
WHICH EXIST WITHIN THE SUBDIVISION.
- E. FENCE EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- F. EASEMENT FOR SEWER AND APPURTENANCE SEWER STRUCTURES AND PIPES WITHIN THE SEWER EASEMENT SHOWN HEREON.
- G. EASEMENT FOR RECYCLED WATER AND APPURTENANCE RECYCLED WATER STRUCTURES AND PIPES WITHIN THE WATER EASEMENT SHOWN
HEREON.

ALL OFFERS MADE HEREON ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY UNLESS A RELEASE OF SUCH OFFER BY THE
APPLICABLE PUBLIC ENTITY.

BY HEREBY PARTNER II, L.P., A CALIFORNIA LIMITED PARTNERSHIP

NAME: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF EL DORADO) SS

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID STATE PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME - OR - PROMISED TO BE ON THE BASIS OF SUBSCRIBED EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S)
HEREIN SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/THEY EXECUTED THE SAID INSTRUMENT/INSTRUMENTS
AND THAT HE/SHE/IT/WHEN SUBSCRIBED ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, IN _____.

NOTARY PUBLIC
BY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS: _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF EL DORADO) SS

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID STATE PERSONALLY APPEARED _____
PERSONALLY KNOWN TO ME - OR - PROMISED TO BE ON THE BASIS OF SUBSCRIBED EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S)
HEREIN SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/WHEN SUBSCRIBED ON THE INSTRUMENT/INSTRUMENTS
AND THAT HE/SHE/IT/WHEN SUBSCRIBED ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, IN _____.

NOTARY PUBLIC
BY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS: _____

NOTICE OF RESTRICTION

REFER TO RECORD NO. _____ FOR NOTICE OF RESTRICTION RELATING TO LOT _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTOR AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE OF THE BOARD OF SUPERVISORS OF EL DORADO COUNTY, CALIFORNIA, IN OCTOBER, 1
HEREBY STATE THAT ALL THE BOUNDARIES ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN
THOSE POSITIONS BEFORE MAY, 2007, AND THAT THE BOUNDARIES ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED,
AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED REDEMAP MAP.

DATE: _____

WENH A. HEBBY, L.S. 5014
LICENSE EXPIRES 12-31-2008



COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE REDEMAP MAP, IF
RECORDED, AND ANY APPROVED ALTERNATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL
ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE REDEMAP MAP, IF RECORDED, AND ANY APPROVED ALTERNATIONS THEREOF, I AM SATISFIED
IT IS SUBSTANTIALLY CORRECT.

DATE: _____

DAVID S. BARNETT, L.S. 5017 LICENSE EXPIRES 12-31-07
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
MICHAEL L. BERGER, L.S. 5014 LICENSE EXPIRES 06-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, _____ HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS HAVE
APPROVED AND THAT THE SUBDIVISION HAS COMPLETED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE
COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: _____

COUNTY ENGINEER
REPRESENTING THE SUBDIVISION
COUNTY OF EL DORADO, CALIFORNIA
REDEMAP EXPIRES _____

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, GREGORY L. FINE, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE REDEMAP MAP OF THIS SUBDIVISION
APPROVED ON JANUARY 23, 2004 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERNATIONS THEREOF AND THAT ALL CONDITIONS
IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

GREGORY L. FINE
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. BIFFERT, 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 LEND DATE.

DATE: _____

C.L. BIFFERT
THE COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT

I, CHRYL HICK, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER OF _____ HAS REVIEWED AND APPROVED THIS
MAP OF THIS SUBDIVISION, AND ACCEPTS ON BEHALF OF THOSE PUBLIC OFFICES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE
FURNISHING CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR REDEMPTION EXCEPT DRAINAGE EASEMENTS
AND LOT 19 WHICH WERE NOT YET RECEIVED, AND HAS ALSO APPROVED THE EASEMENT REFERENCED IN THE NOTES.

CHRYL HICK
CLERK OF THE BOARD OF SUPERVISORS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2006, AT _____, IN BOOK _____ OF MAPS, AT PAGE _____
RECORD NO. _____ AT THE REQUEST OF SAID LIMITED PARTNERSHIP II, L.P. TITLE TO THE LAND REFERRED
TO IN

SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____ FURNISHED BY PLAZER TITLE COMPANY AND IS ON FILE
IN THIS OFFICE.

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

ATTACHMENT C
TM 99-1359 F

FINAL MAP OF WEST VALLEY VILLAGE UNIT NO. 1A

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 & THE NORTHWEST 1/4
OF SECTION 24, T. 9 N., R. 8 E., M.D.M., BEING LOTS 19, 24, 25 & 26
OF "LARGE LOT FINAL MAP OF WEST VALLEY VILLAGE", S.D. J-43
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=200' SHEET 2 OF 6 JULY, 2006

 ENGINEERING & SURVEYING

NOTES

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.
2. THIS SUBDIVISION IS 62.725 ACRES GROSS, CONSISTING OF 103 RESIDENTIAL LOTS AND 5 MISCELLANEOUS LOTS AND IS CONSISTENT WITH THE UNIT 1 OF THE TENTATIVE MAP 99-1259 APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 22, 2004.
3. LOTS 'A' AND 'B' SHOWN HEREON ARE TO BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION AS LANDSCAPE CORRIDORS OR OPEN SPACE.
4. LOT 'C' IS RESERVED FOR FUTURE DEVELOPMENT AND IS LIMITED TO FINANCING PURPOSES BY NOTICE OF RESTRICTION FILED WITH THIS MAP.
5. LOT 'Y' SHOWN HEREON IS TO BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION FORMED FOR THIS SUBDIVISION, AS OPEN SPACE.
6. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914, UNLESS OTHERWISE NOTED.
7. ALL SIDE LOT LINES ARE MARKED BY A SLASH ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTED.
8. LOT 'Y' SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THAT CERTAIN LARGE LOT FINAL MAP OF WEST VALLEY VILLAGE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF SUBDIVISIONS, AT PAGE 43 AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

ABANDONMENT OF EASEMENTS










THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 64499.20 1/2 OF THE GOVERNMENT CODE:

- A. THE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AS SHOWN ON LOTS 25 & 26, LARGE LOT FINAL MAP OF WEST VALLEY VILLAGE, S.D. J-43.

REFERENCES

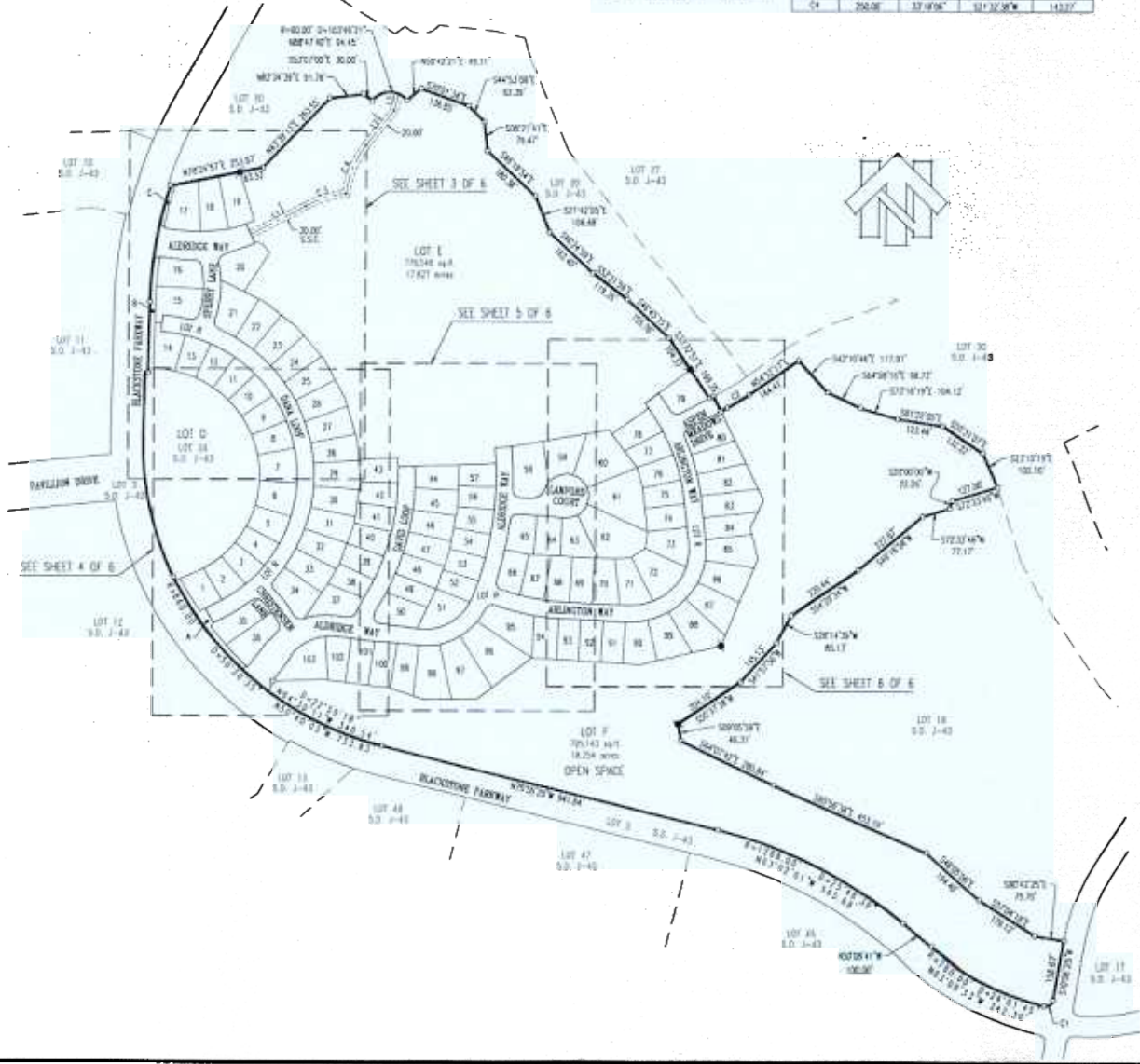
S.D. J-43

LEGEND

-  DIMENSION POINT
-  FOUND 3/4" C.I.P. STAMPED "LS 5914" PER S.D. J-43
-  SET 3/4" C.I.P. STAMPED "LS 5914"
-  SET SURVEY SPIKE AND WASHER STAMPED "LS 5914"
-  I.O.D. IRREVOCABLE OFFER OF DEDICATION
-  P.U.E./S.E. PUBLIC UTILITY EASEMENT & SLOPE EASEMENT
-  S.D.E. STORM DRAIN EASEMENT
-  S.S.E. SANITARY SEWER EASEMENT
-  VEHICULAR ACCESS RESTRICTION

LINE	BEARING	DISTANCE
L1	S82°14'30"E	186.47'
L2	S38°11'14"W	122.88'
L3	S12°52'20"W	47.84'

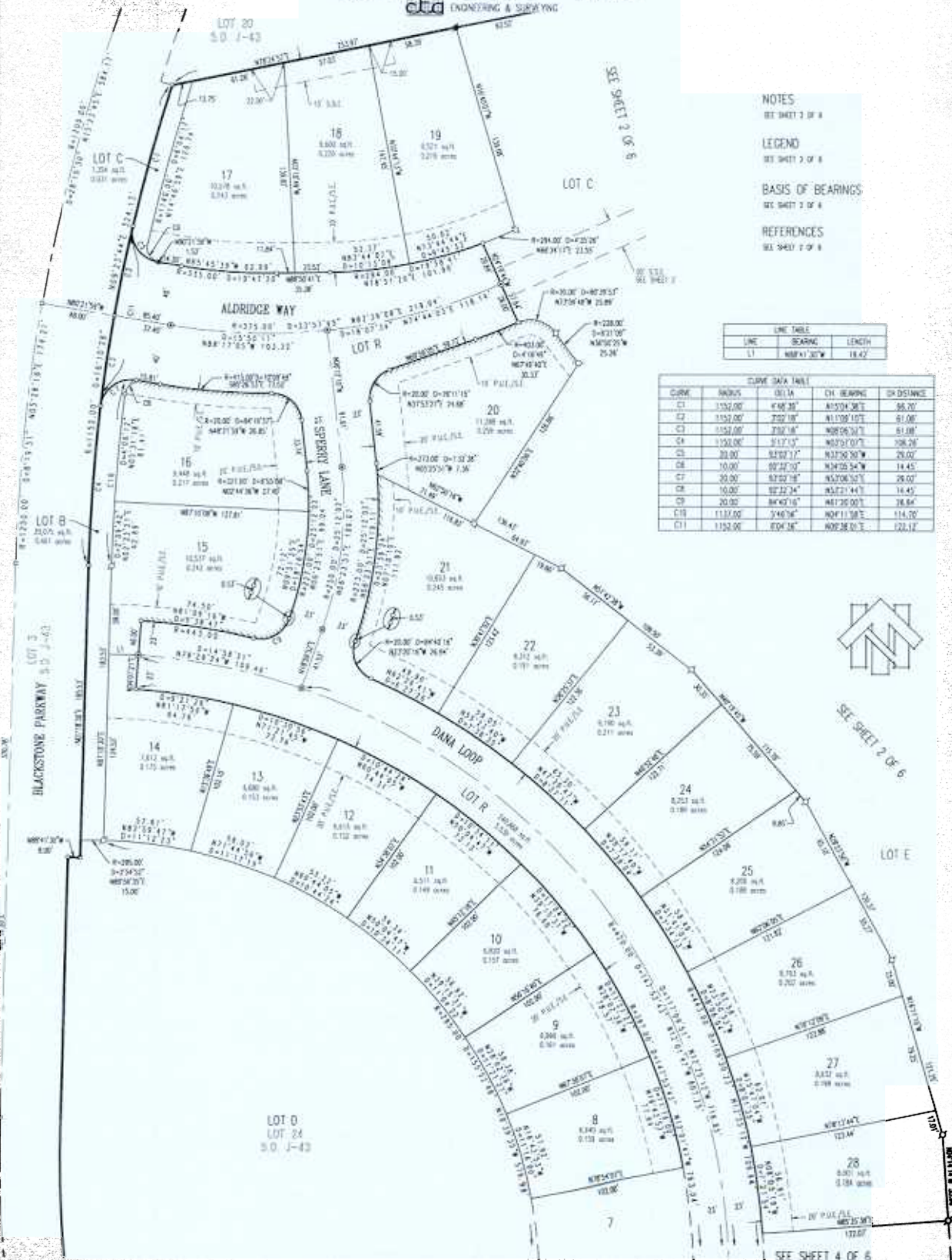
CURVE	PIECES	BEGIN	END BEARING	CHORD DISTANCE
C1	25.00'	S74°33'00"E	S69°28'00"E	25.12'
C2	323.00'	S71°14'	S69°28'17"	68.89'
C3	250.00'	S92°10'00"E	S2°08'36"W	114.82'
C4	262.00'	S3°48'00"W	S1°32'36"W	143.27'



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A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 & THE NORTHWEST 1/4
OF SECTION 24, T. 9 N., R. 8 E., M.D.M., BEING LOTS 19, 24, 25 & 26
OF "LARGE LOT FINAL MAP OF WEST VALLEY VILLAGE", S.D. J-43
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=40' SHEET 3 OF 6 JULY, 2006

cta ENGINEERING & SURVEYING



- NOTES**
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- LEGEND**
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- BASIS OF BEARINGS**
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- REFERENCES**
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°17'30"W	18.42'

CURVE DATA TABLE				
CURVE	STATION	CH. BEARING	CH. DISTANCE	CH. BEARING
C1	1552.00'	S16°30'	41520.38'	S65.20'
C2	1552.00'	S22°18'	41100.10'	S1.00'
C3	1552.00'	S22°18'	40926.24'	S1.00'
C4	1552.00'	S17°15'	40752.07'	S28.26'
C5	20.00'	S22°17'	40752.30'	25.00'
C6	10.00'	S22°18'	40425.54'	14.45'
C7	20.00'	S22°18'	40425.54'	25.00'
C8	10.00'	S22°34'	40221.44'	14.45'
C9	20.00'	S22°18'	40125.00'	25.00'
C10	1132.00'	S46°36'	40111.98'	114.00'
C11	1132.00'	S04°36'	40226.01'	122.12'



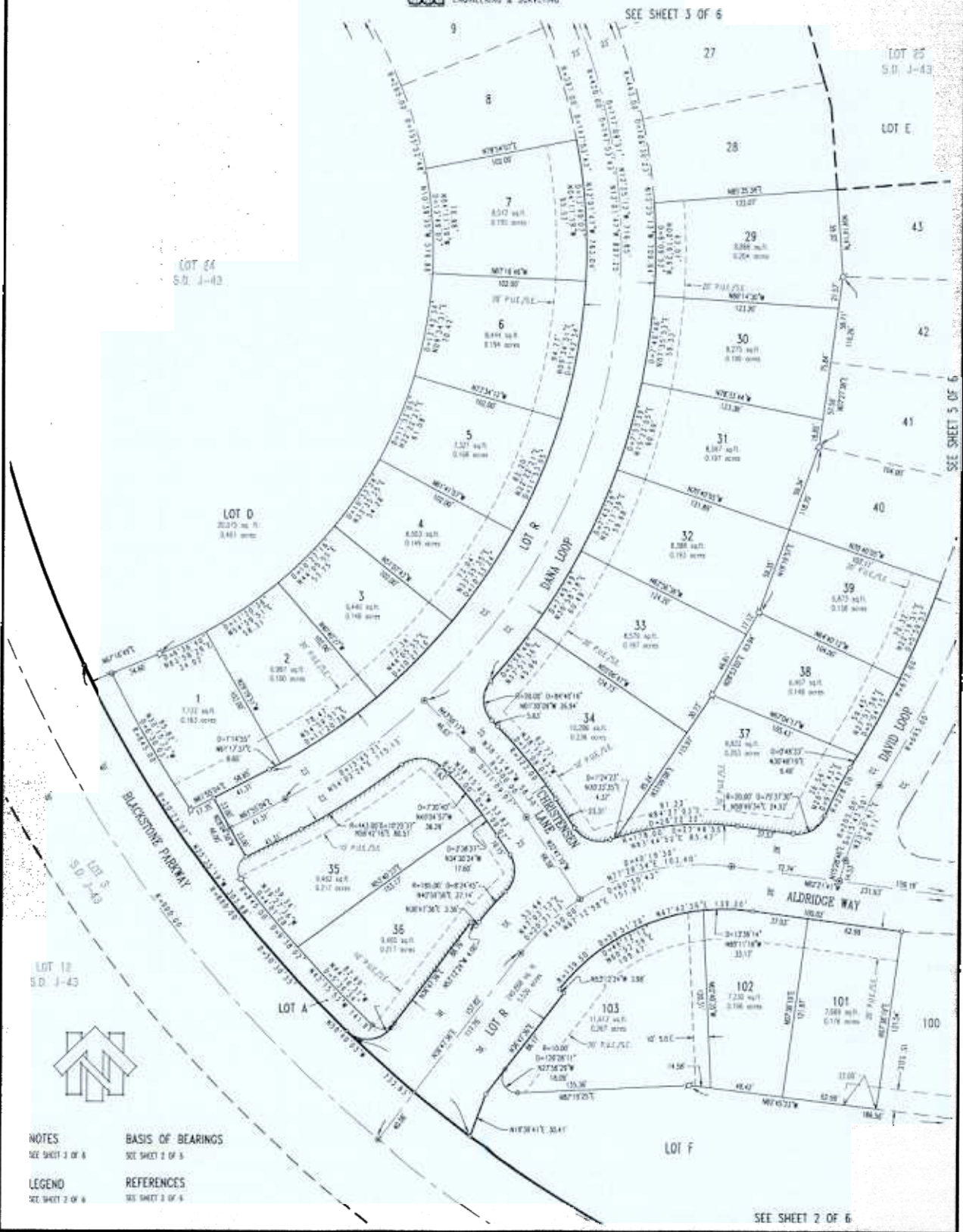
SEE SHEET 2 OF 6

SEE SHEET 4 OF 6

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COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=40' SHEET 4 OF 6 JULY, 2006

CSCE ENGINEERING & SURVEYING



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BASIS OF BEARINGS
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FINAL MAP OF WEST VALLEY VILLAGE UNIT NO. 1A

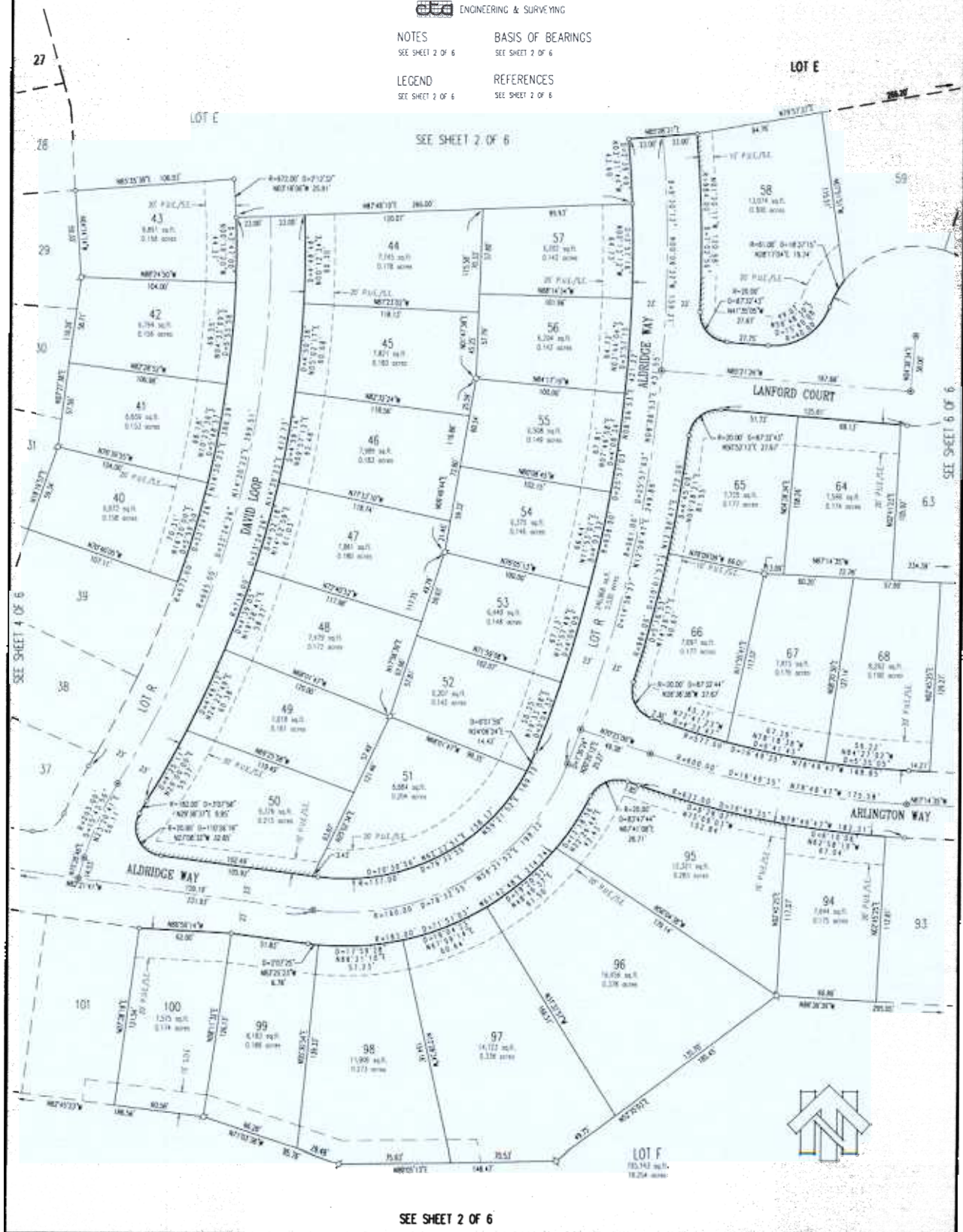
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COUNTY OF EL DORADO, STATE OF CALIFORNIA

SCALE: 1"=40' SHEET 5 OF 6 JULY, 2006



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FINAL MAP OF WEST VALLEY VILLAGE UNIT NO. 1A

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 ENGINEERING & SURVEYING

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BASIS OF BEARINGS
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