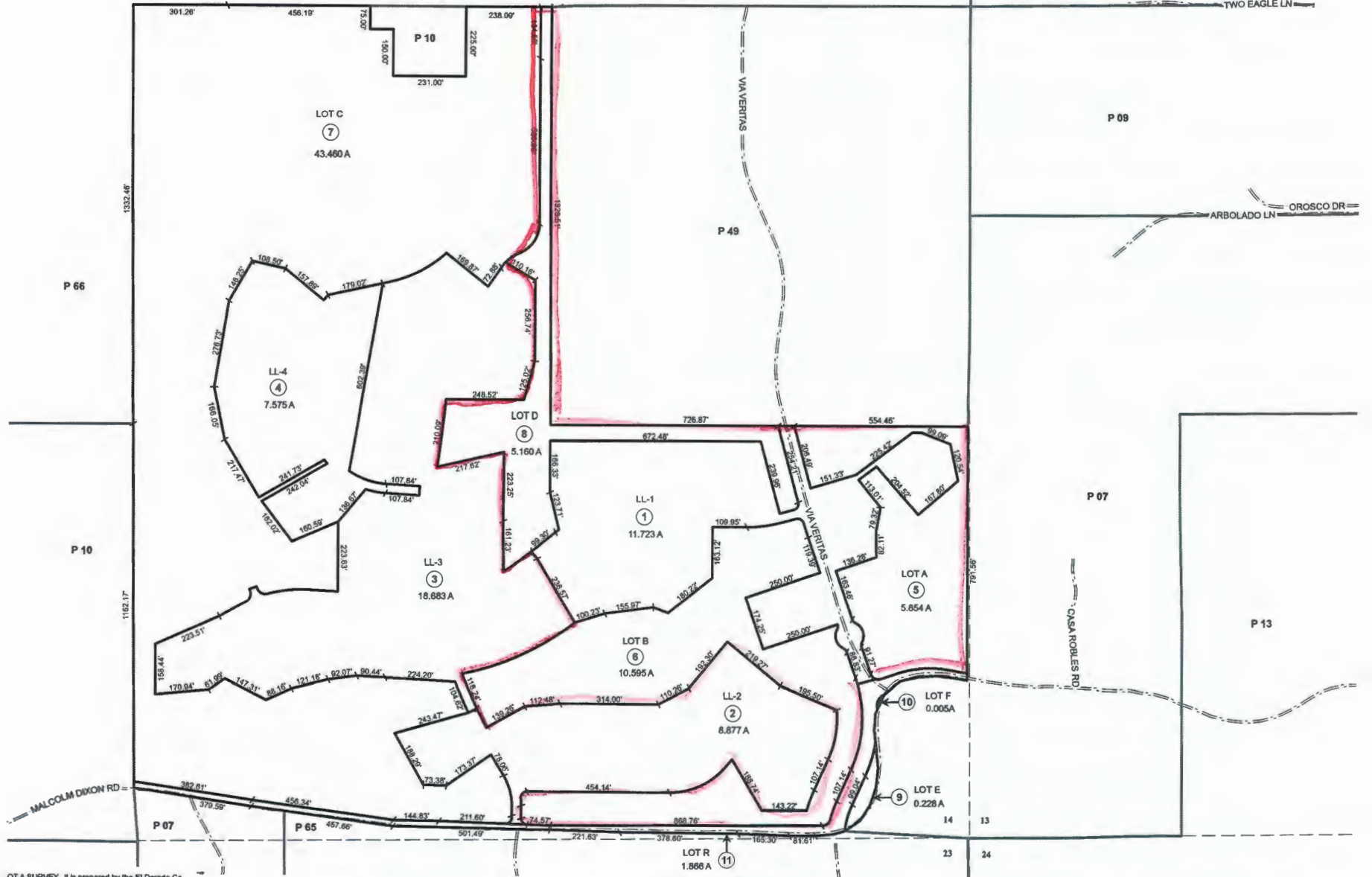


POR. SEC. 14, T.10N., R.8E., M.D.M
LARGE LOT FINAL MAP OF VINEYARDS AT EL DORADO HILLS
K-57



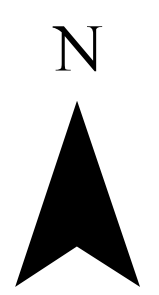
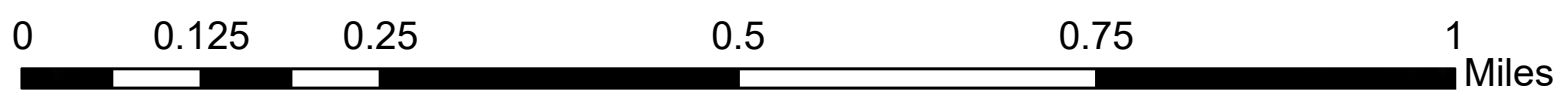
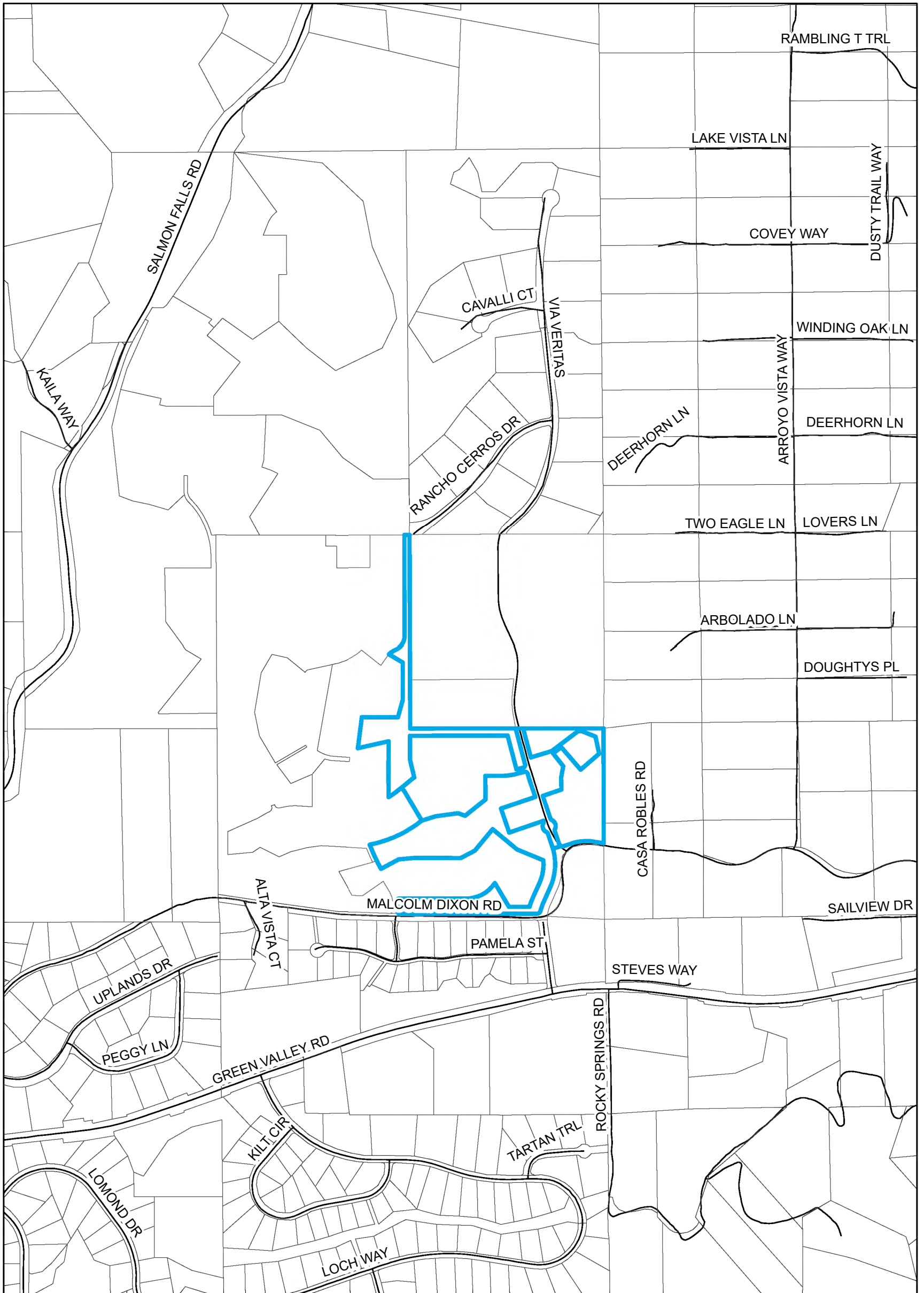
OTA SURVEY, if prepared by the El Dorado Co. for assessment purposes only. Area calculations are not guaranteed. Users should verify items and acreage. Map drafted 11/9/22.

Acreages Are Estimates

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

October 27, 2022

Assessor's Map Bk 126 I
 County of El Dorado, CA



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 LOT R AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THEREFOR 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 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 THIS 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 THE FRONT TWELVE AND ONE HALF FEET (12.5') ADJACENT TO ALL STREETS. THE P.U.E.'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS AND WELLS OF ANY KIND.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT "R" 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 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.

OMNI FINANCIAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
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)
) SS
COUNTY OF _____)
ON _____, BEFORE ME, _____, A
NOTARY PUBLIC,

PERSONALLY APPEARED _____ 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.

PRINCIPLE COUNTY OF BUSINESS _____
COMMISSION NO: _____
NAME _____ COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER DEED OF TRUST, RECORDED SEPTEMBER 27, 2012 AS INSTRUMENT NO. 2012-0049137, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

UNITED SECURITY BANK

NAME _____
TITLE _____

TENTATIVE MAP TM 16-1528 APPROVED FEBRUARY 25, 2020

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 _____ 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 CAPACITY, 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 ORDINANCE AT THE REQUEST OF OMNI FINANCIAL, 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 OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER, 2022 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____



KEVIN A. HEEBEY 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 & 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 FEBRUARY 25, 2020 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

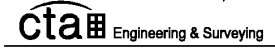
BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

PORTION OF EXISTING FEE PARCEL I.D. 126-100-024-000

FINAL MAP OF
VINEYARDS
AT EL DORADO HILLS
UNIT NO. 1

PORTION OF THE SOUTHEAST ONE-QUARTER OF SEC. 14,
TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.,
BEING LOT LL-1, LOT A, LOT B AND LOT D, S.D. K-____

COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2022



SHEET 1 OF 5

COUNTY ENGINEER'S STATEMENT

I, ADAM BANE, 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. 61363
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, SUBJECT TO IMPROVEMENT FOR PUBLIC USES, AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYORS CONSTRUCTION STANDARDS AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT "K", 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 MAPS, AT

PAGE _____, DOCUMENT NO. _____ AT THE REQUEST OF OMNI FINANCIAL, LLC.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____

PREPARED BY FIRST AMERICAN TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: _____
DEPUTY

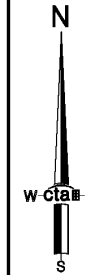
FINAL MAP OF VINEYARDS AT EL DORADO HILLS UNIT NO. 1

PORTION OF THE SOUTHEAST ONE-QUARTER OF SEC. 14,
TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.,
BEING LOT LL-1, LOT A, LOT B AND LOT D, S.D. K-___

COUNTY OF EL DORADO STATE OF CALIFORNIA
SCALE: 1"= 100' SEPTEMBER, 2022

cta Engineering & Surveying

SHEET 2 OF 5



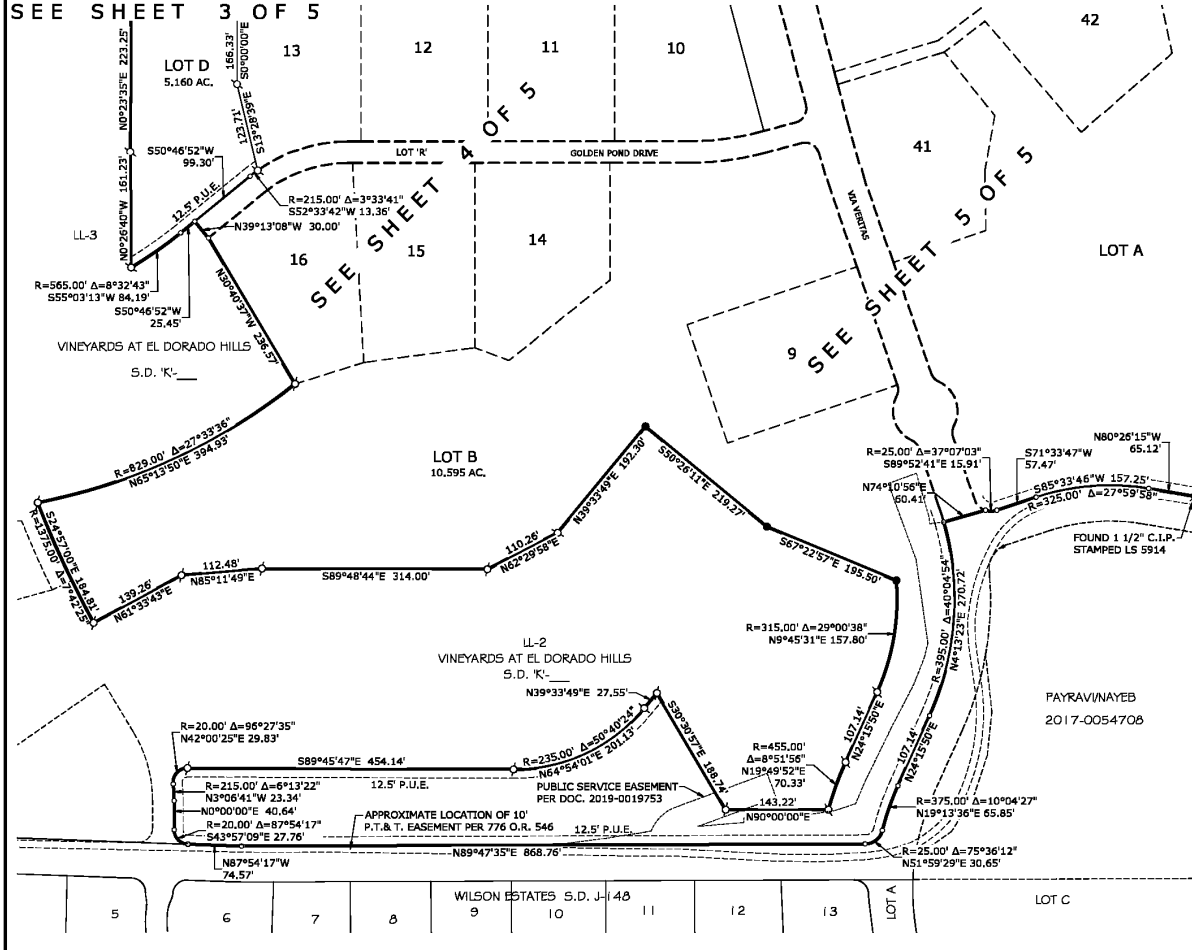
LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- ⊕ SET 3/4" C.I.P. STAMPED LS 5914
- ⊗ SET SURVEY SPIKE AND 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 LARGE LOT MAP

SEE SHEET 3 OF 5



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF THE VINEYARDS AT EL DORADO HILLS, FILED IN BOOK 'K' OF MAPS, PAGE ___, AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON, AND IS GRID NORTH.

NOTES:

1. THIS SUBDIVISION CONTAINS 33.332 ACRES GROSS, CONSISTING OF 10 RESIDENTIAL LOTS AND 4 LETTERED LOTS, AND IS CONSISTENT WITH THE TENTATIVE MAP TM16-1528, APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 25, 2020.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS A "PRIVATE STREET" 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. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO TEMPORARY CONSTRUCTION EASEMENTS, A JUDICIAL SETTLEMENT AGREEMENT AND A MEMORANDUM OF UNDERSTANDING FOR THE PRIVATE FUNDING OF THE MALCOLM DIXON AREA OF BENEFIT AS DISCLOSED IN DOCUMENT NUMBERS 2008-009524, 2008-009526, 2011-002735, 2019-0019754 AND 2019-0020254.

NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS THE LOTS SHOWN HEREON FOR COMPLIANCE WITH THE WILDLAND FIRE SAFE PLAN PREPARED FOR THIS SUBDIVISION.

ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(C) OF THE GOVERNMENT CODE:

1. THE 30' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS WITHIN LOT LL-1 OF THE LARGE LOT FINAL MAP OF THE VINEYARDS AT EL DORADO HILLS, S.D. K-___

FINAL MAP OF
**VINEYARDS
 AT EL DORADO HILLS
 UNIT NO. 1**

PORTION OF THE SOUTHEAST ONE-QUARTER OF SEC. 14,
 TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.,
 BEING LOT LL-1, LOT A, LOT B AND LOT D, S.D. K-___

COUNTY OF EL DORADO STATE OF CALIFORNIA
 SCALE: 1" = 100' SEPTEMBER, 2022

cta Engineering & Surveying

SHEET 3 OF 5

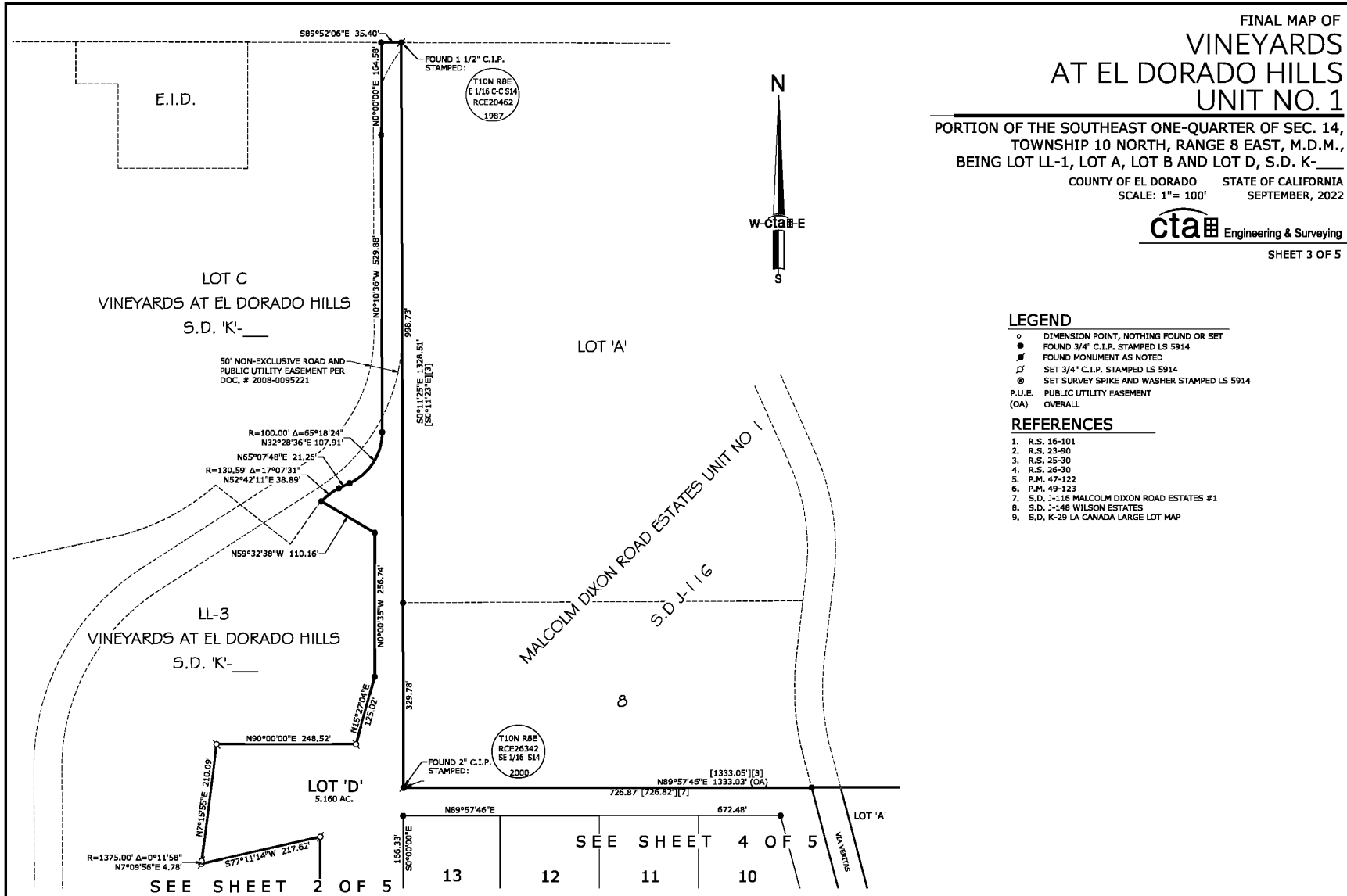


LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- ⚡ SET 3/4" C.I.R. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND 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. 36-30
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 LARGE LOT MAP



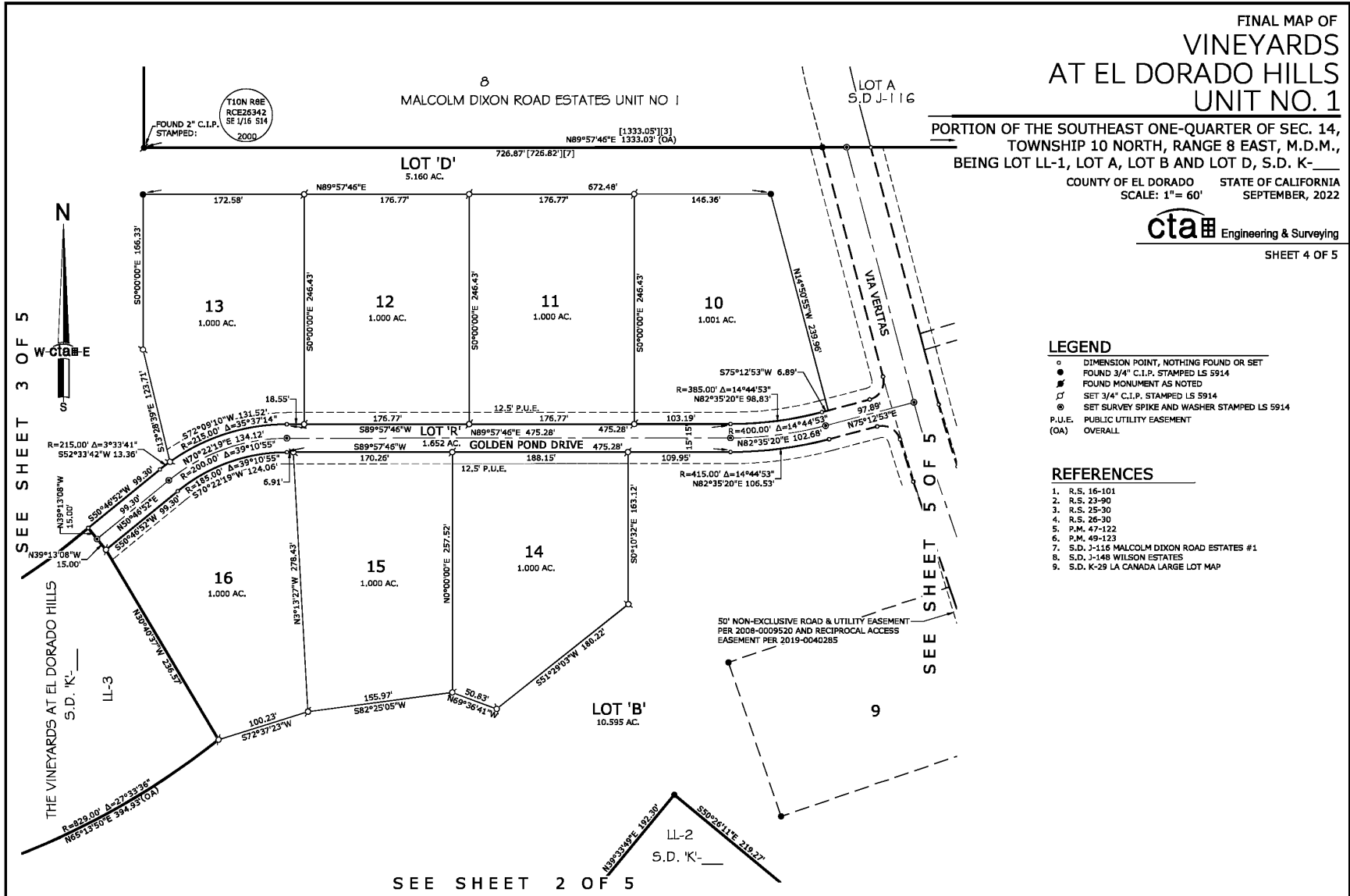
FINAL MAP OF
VINEYARDS
 AT EL DORADO HILLS
 UNIT NO. 1

PORTION OF THE SOUTHEAST ONE-QUARTER OF SEC. 14,
 TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.,
 BEING LOT LL-1, LOT A, LOT B AND LOT D, S.D. K-___

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



SHEET 4 OF 5



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND MONUMENT AS NOTED
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- ⊕ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
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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 LARGE LOT MAP

SEE SHEET 3 OF 5

SEE SHEET 5 OF 5

SEE SHEET 2 OF 5

S.D.J-116

LOT A
MALCOLM DIXON ROAD ESTATES UNIT NO 1

FINAL MAP OF
**VINEYARDS
AT EL DORADO HILLS
UNIT NO. 1**

PORTION OF THE SOUTHEAST ONE-QUARTER OF SEC. 14,
TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.,
BEING LOT LL-1, LOT A, LOT B AND LOT D, S.D. K-
COUNTY OF EL DORADO STATE OF CALIFORNIA
SCALE: 1" = 60' SEPTEMBER, 2022

cta Engineering & Surveying
SHEET 5 OF 5

10
SEE SHEET 4 OF 5

LOT 'R' 1.652 AC.
GOLDEN POND DRIVE

12.5' P.U.E.

LOT 'B'
10.595 AC.

LL-2
VINEYARDS AT EL DORADO HILLS
S.D. K-
SEE SHEET 2 OF 5

41
1.000 AC.

LOT 'A'
5.854 AC.

42
1.070 AC.

PUBLIC SERVICE EASEMENT
PER DOC. 2019-0019753

50' NON-EXCLUSIVE ROAD & UTILITY
EASEMENT PER DOC. #2008-0005520 AND
RECIPROCAL ACCESS EASEMENT PER DOC.
#2019-0040285

50' EL DORADO IRRIGATION DISTRICT
FLOATING INGRESS/EGRESS EASEMENT
PER DOC. # 2016-0003735

MALCOLM DIXON ROAD
I.O.D. 2019-0019753

30' ROAD EASEMENT PER
BK. 859 PG. 143 O.R. AND
BK. 393 PG. 137 O.R.

FOUND 1 1/2" C.I.P.
STAMPED LS 5914,
S:141513, LS 5914, 2013

FOUND 3/4" C.I.P.
STAMPED LS 5914,
S:141513, LS 5914, 2013

FOUND 1 1/2" C.I.P.
STAMPED LS 5914,
S:141513, LS 5914, 2013

MILLER TR.
2009-35736

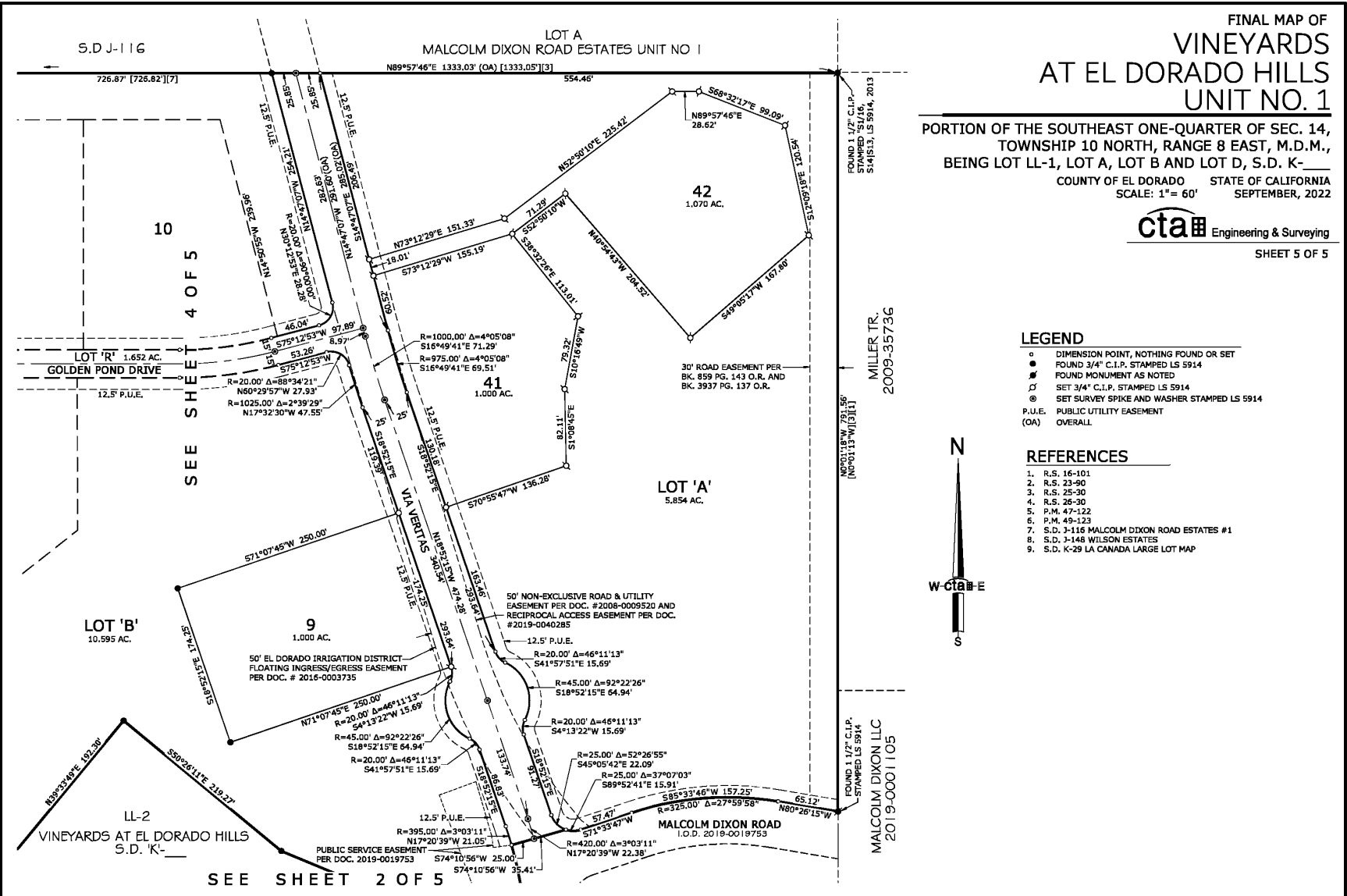
MALCOLM DIXON LLC
2019-0001105

LEGEND

- o DIMENSION POINT, NOTHING FOUND OR SET
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- FOUND MONUMENT AS NOTED
- o SET 3/4" C.I.P. STAMPED LS 5914
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- P.U.E. PUBLIC UTILITY EASEMENT
- (OA) OVERALL

REFERENCES

1. R.S. 16-101
2. R.S. 23-50
3. R.S. 25-30
4. R.S. 26-30
5. P.M. 47-122
6. P.M. 49-123
7. S.D. 3-116 MALCOLM DIXON ROAD ESTATES #1
8. S.D. 3-146 WILSON ESTATES
9. S.D. K-29 LA CANADA LARGE LOT MAP



TENTATIVE SUBDIVISION MAP

VINEYARDS AT EL DORADO HILLS

COUNTY OF EL DORADO

SEPTEMBER, 2017

STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

OWNER OF RECORD

OMG FINANCIAL A CA LLC
1380 41ST AVE STE 0
CANTONIA, CA 95010

ENGINEER

OLGA SCORRELLI P.E.
3721 DOUGLAS BLVD #130
ROSEVILLE, CA 95661

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL - 1 FEET

SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP, RANGE

SECTION 14, T.10N., R.6E., M.14

ASSESSOR'S PARCELS

APN: 126-100-24

EXISTING / PROP. ZONING

RE-5 / RE-5 PD

TOTAL AREA

114.030 ACRES

TOTAL NO. OF LOTS

42 SINGLE FAMILY LOTS (INCLUDING ROADS) 42.23 AC
1 BOUNDARY LOT 6.22 AC
5 OPEN SPACE LOTS 65.58 AC
TOTAL AREA 114.03 AC

MINIMUM LOT AREA

43,380 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO IRRIGATION DISTRICT

SEWER - ON SITE SEWER

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66605.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT SHOWN AS "VINEYARDS AT EL DORADO HILLS" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

OLGA SCORRELLI P.E. 71804 DATE



TYP. BUILDING SETBACKS
NOT TO SCALE



TYPICAL ROAD SECTION (101 C)
SCALE 1/4" = 1'



PRELIMINARY GRADING, DRAINAGE & TREE PRESERVATION PLAN

VINEYARDS AT EL DORADO HILLS

COUNTY OF EL DORADO

SEPTEMBER, 2017

STATE OF CALIFORNIA



SCALE: 1" = 100'

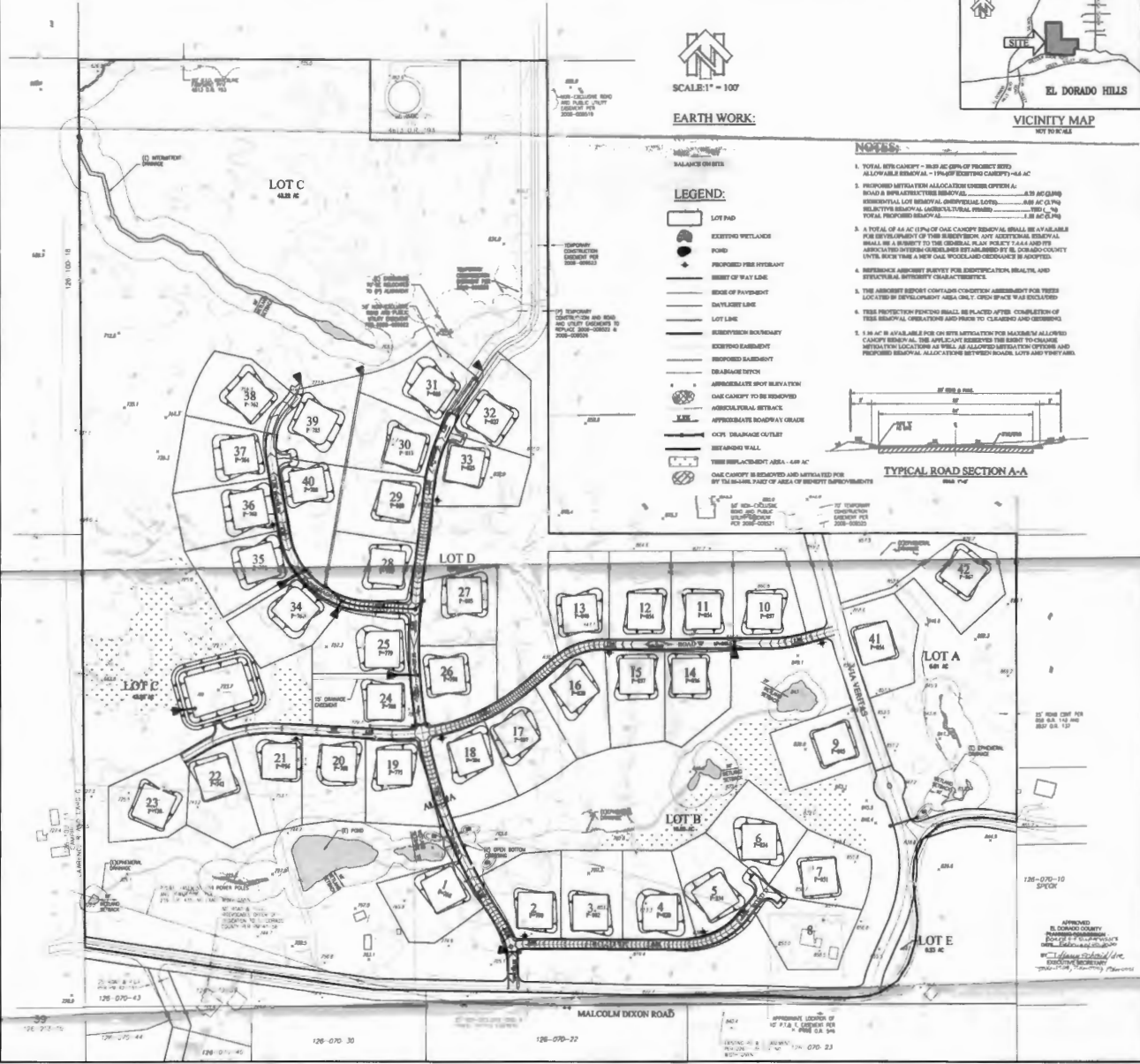
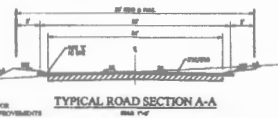
EARTH WORK:

LEGEND:

- LOT PAD
- EXISTING WETLANDS
- ROAD
- PROPOSED FIRE HYDRANT
- BOUNDARY OF TRAIL LINE
- EDGE OF PAVEMENT
- PAVEMENT
- LOT LINE
- SEWER/SANITARY BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- DRAINAGE DITCH
- APPROXIMATE SPOT ELEVATION
- OAK CANOPY TO BE REMOVED
- APPROXIMATE SETBACK
- APPROXIMATE ROADWAY GRADE
- CCP/ DRAINAGE OUTLET
- SEWER/SANITARY WALL
- TREE REPLACEMENT AREA - 400' AC
- OAK CANOPY TO BE REMOVED AND REPLANTED FOR 10% REPLACEMENT OF AREA OF BENEFIT IMPROVEMENTS

NOTES:

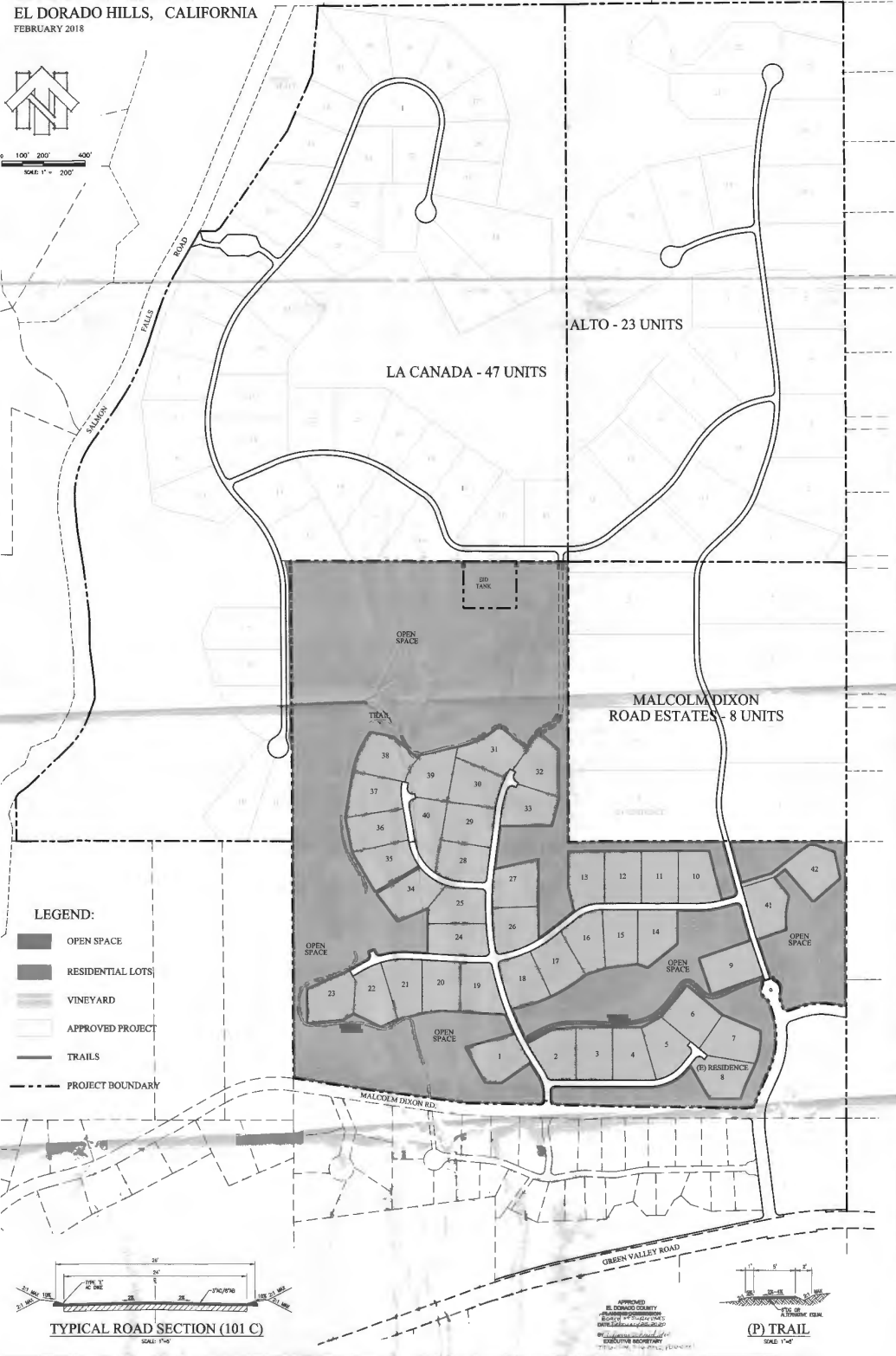
1. TOTAL REPLANTMENT - 200% AC (20% OF PROJECT AREA) ALLOWABLE REMOVAL - 10% (TOTAL OAK CANOPY) - 44 AC
2. PROPOSED REPLANTMENT ALLOCATED UNDER OPEN PAVEMENT & ROAD INFRASTRUCTURE EASEMENTS: 4.00 AC (20% REMOVAL) UNDER OPEN PAVEMENT: 4.00 AC (20% REMOVAL) UNDER ROADWAY INFRASTRUCTURE EASEMENTS: 1.00 AC (5% REMOVAL) TOTAL PROPOSED REPLANTMENT: 9.00 AC (20% REMOVAL)
3. A TOTAL OF 44 AC (20%) OF OAK CANOPY REMOVAL SHALL BE AVAILABLE FOR REPLANTMENT OF THIS AREA FROM ANY EXISTING OR NEWLY ACQUIRED OAK CANOPY. THE REPLANTMENT SHALL BE A BENEFIT TO THE GENERAL PLAN POLICY 7.4.4.4 AND ITS ASSOCIATED FERTILITY CRITERIA SET FORTH BY THE COUNTY OF EL DORADO UNTIL SUCH TIME A NEW OAK WOODLAND-CROSSLAND IS ADOPTED.
4. AN APPROPRIATE BENEFIT FOR IDENTIFICATION, HEALTH, AND STRUCTURAL INTEGRITY OF OAK TREES.
5. THE APPROPRIATE BENEFIT CONTAINS CONDITION APPROPRIATE FOR TREES LOCATED IN DEVELOPMENT AREA ONLY. OPEN SPACE WAS EXCLUDED.
6. TREE PROTECTION FENCING SHALL BE PLACED AFTER COMPLETION OF TREE REMOVAL OPERATIONS AND PRIOR TO CLEARING AND GRADING.
7. 10% IS AVAILABLE FOR ON SITE REPLANTMENT FOR MAXIMUM ALLOWED CANOPY REMOVAL. THE APPLICANT RECEIVED THE BENEFIT TO CHOOSE REPLANTMENT LOCATIONS AS WELL AS ALLOWED REPLANTMENT OPTIONS AND PROPOSED REPLANTMENT ALLOCATIONS BETWEEN ROADS, LOTS AND VINEYARDS.



VINEYARDS AT EL DORADO HILLS
SITE PLAN EXHIBIT
 EL DORADO HILLS, CALIFORNIA
 FEBRUARY 2018

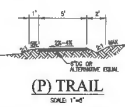
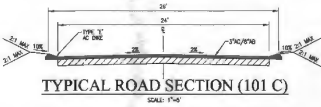


SCALE: 1" = 200'



LEGEND:

- OPEN SPACE
- RESIDENTIAL LOTS
- VINEYARD
- APPROVED PROJECT
- TRAILS
- PROJECT BOUNDARY



APPROVED
 EL DORADO COUNTY
 BOARD OF SUPERVISORS
 2/15/2018

C:\Users\paco\Documents\1_VINEYARDS\AUTOCAD\HILLS\18\1801\1801018.dwg, 2/15/2018 4:46:49 PM, c:\psb, 1:2, 17964



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for: DS0123-004 Date: 1/5/2023

SUBDIVISION PARCEL SPLIT OTHER

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

Martin Boone
831-464-5021/831-419-7580
MARTIN@SHERMANANDBOONE.COM

Vineyards Phase 1 - 3577DEV
Mother APN:126-100-024, EDH
@Via Veritas north of Malcom Dixon Rd

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: 10 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

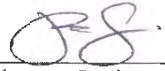
WASTEWATER: 0 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3577DEV 964792
Service Purchase Project No.: 3896SP

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