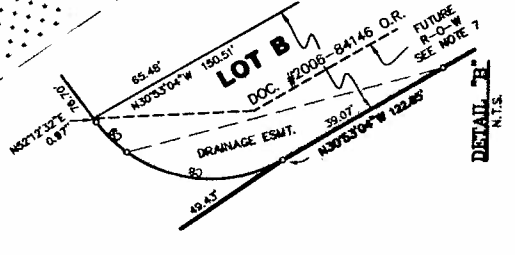
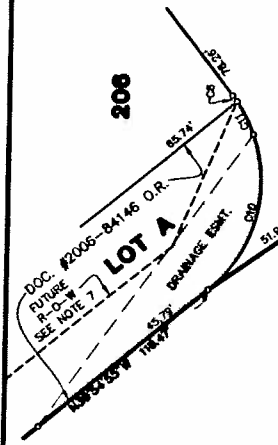
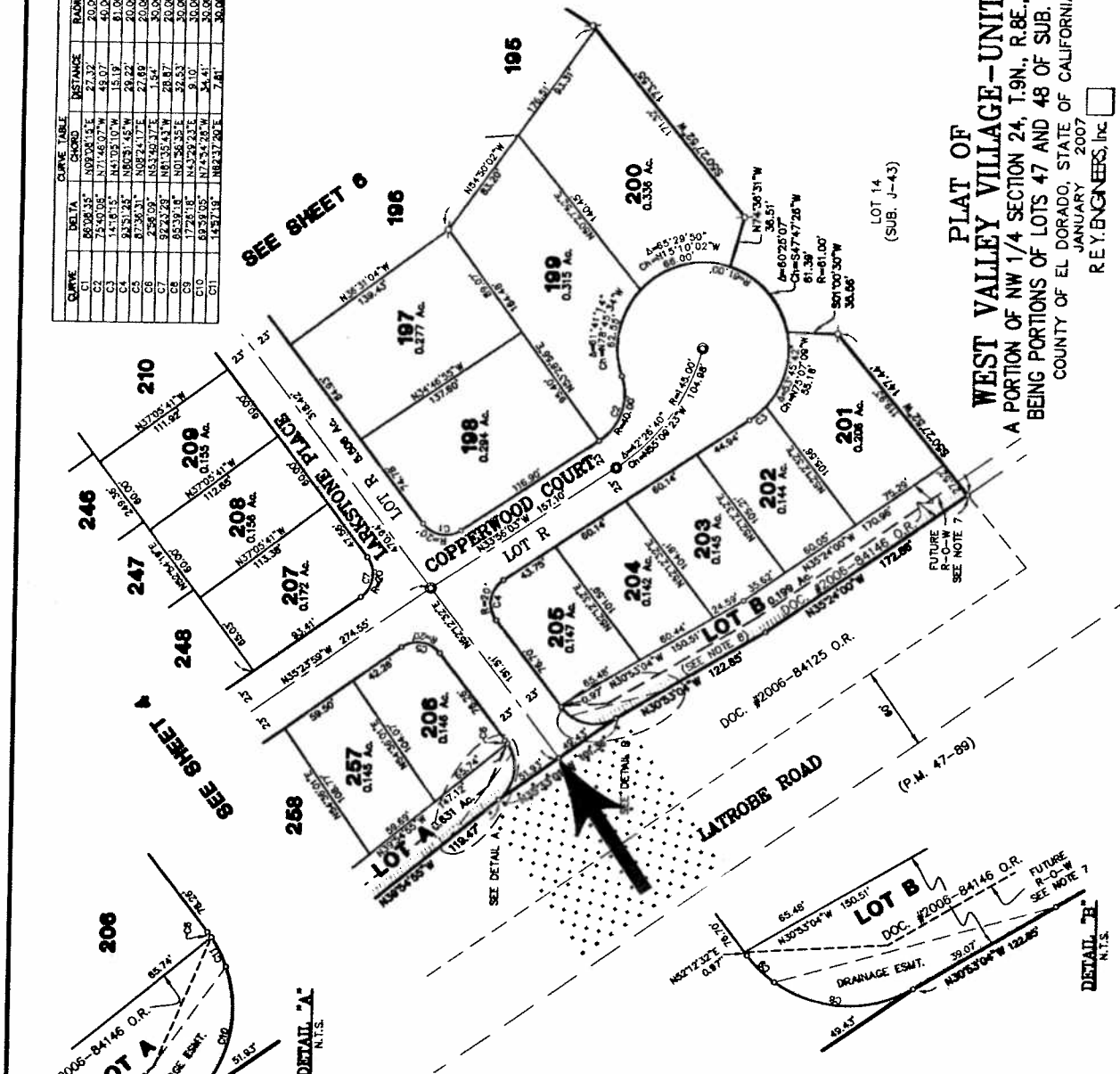




CSB/17

4317

CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	86°08'15"	107.0415'	22.07'	20.00'
C2	75°40'05"	87.146073'	22.07'	20.00'
C3	14°16'15"	84.103100'	15.19'	41.00'
C4	92°31'45"	108.30145'	29.22'	20.00'
C5	87°36'31"	108.24174'	27.88'	20.00'
C6	2°58'09"	153.269374'	1.54'	30.00'
C7	92°43'28"	101.35437'	28.87'	20.00'
C8	93°39'18"	101.35437'	28.87'	20.00'
C9	15°24'05"	11.277221'	9.10'	30.00'
C10	62°46'05"	11.277221'	9.10'	30.00'
C11	14°52'18"	104.212901'	7.81'	30.00'



**PLAT OF  
WEST VALLEY VILLAGE-UNIT 2**  
A PORTION OF NW 1/4 SECTION 24, T.9N., R.8E., M.D.M.  
BEING PORTIONS OF LOTS 47 AND 48 OF SUB. J-43  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

JANUARY 2007  
R.E.Y. ENGINEERS, INC.

SHEET 5 OF 7 SHEETS

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF WEST VALLEY VILLAGE, SUB. J-43.

**REFERENCES:**

- (1) SUB. J-43
- (2) P.M. 47-89
- (3) R.S. 21-14

**LEGEND:**

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 8886"
- ⊙ SET STRIKE AND WASHER STAMPED "L.S. 8886"
- ⊗ FOUND 3/4" CAPPED IRON PIPE STAMPED "L.S. 8914"
- (R) RADIAL LINE
- R-O-W RIGHT OF WAY
- NO VEHICULAR ACCESS

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.701 ACRES GROSS, CONSISTING OF 105 BUILDING LOTS AND 5 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES SET AT THE TOP BACK OF SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 8886" AND ADDITIONALLY STAMPED "M.C." ARE SET AT REAR LOT CORNERS OF RESIDENTIAL LOTS. THE CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS. THE MONUMENTS ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, REPORT NO. 87104E, DATED MAY 12, 1987.
6. UNIT 2 IS CONSISTENT WITH TENTATIVE MAP 89-13698 APPROVED BY THE COUNTY PLANNING DEPARTMENT JULY 2, 2004.
7. IRREVOCABLE OFFER OF DEDICATION PER DOC. #2006-84147 O.R.
8. LOTS A, B, C, AND D SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY A MASTER HOMEOWNERS ASSOCIATION.
9. LOT B SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
10. THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE WEST VALLEY VILLAGE PRELIMINARY PLAN AND AMENDMENT PREPARED BY WILLIAM F. DEARER, DATED JULY 2004, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.
11. LOT 27A IS REQUIRED TO HAVE A LOCKABLE PEDESTRIAN GATE, PROVIDING ACCESS INTO ADJACENT OPEN SPACES PROVIDED FOR IN THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENT, AND IS SUBJECT TO INGRESS & EGRESS BY EMERGENCY PERSONNEL.

09.0250.B.2

J183D