

**EL DORADO COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL  
Meeting of December 5, 2006**

**AGENDA TITLE: The Promontory Village No. 5, Unit 1 – TM 98-1356-5- Subdivision Acceptance**

**DEPARTMENT:** Transportation

**DEPT SIGNOFF:**

**CAO USE ONLY:**

**CONTACT:** Keith Harvey

**DATE:** 11-13-06

**PHONE:** 4935



*Signature* 11/21/06

**DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:** The El Dorado County Department of Transportation recommends the Board of Supervisors: 1) Accept the Subdivision Improvements in **The Promontory Village No. 5, Unit 1**, as complete. 2) Authorize the Clerk of the Board to take the following action on the **Promontory Village No. 5, Unit 1 Performance Bond**: a) Reduce **Performance Bond No 08744699** for \$2,614,514.83 by \$2,220,482.10, leaving a balance of \$394,032.73. This reduced balance is 10% of the total improvements and is to guarantee against any defective work, labor done, or defective materials furnished. b) Authorize the Clerk of the Board to release the \$394,032.73 one year after acceptance, if there are no defects or warranty claims. 3) Hold previously posted **Laborers and Materialmens Bond No. 08744699** in the amount of \$1,970,163.67 to guarantee payment to persons furnishing labor, materials or equipment and authorize the Clerk of the Board to release it six months after acceptance, if no claims are made.

**CAO RECOMMENDATIONS:** *Recommend approval. Lanna S. Glee 11/22/06*

Financial impact? ( ) Yes (X) No

Funding Source: ( ) Gen Fund ( ) Other  
Other:

**BUDGET SUMMARY:**

Total Est. Cost	0
<b>Funding</b>	
Budgeted	0
New Funding	0
Savings	0
Other	0
Total Funding	0
<b>Change in Net County Cost</b>	0

**CAO Office Use Only:**

4/5's Vote Required ( ) Yes (X) No  
Change in Policy ( ) Yes (X) No  
New Personnel ( ) Yes (X) No

**CONCURRENCES:**

Risk Management \_\_\_\_\_  
County Counsel \_\_\_\_\_  
Other \_\_\_\_\_

\*Explain

**BOARD ACTIONS:**

Vote: Unanimous \_\_\_\_\_ Or

Ayes:

Noes:

Abstentions:

Absent:

Rev. 04/05

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors

Date: \_\_\_\_\_

Attest: Cindy Keck, Board of Supervisors Clerk

By: \_\_\_\_\_



**MAINTENANCE DIVISION:**  
 2441 Headington Road  
 Placerville CA 95667  
 Phone: (530) 642-4909  
 Fax: (530) 642-9238

**RICHARD W. SHEPARD, P.E.**  
 Director of Transportation  
  
 Internet Web Site:  
<http://co.el-dorado.ca.us/dot>

**MAIN OFFICE:**  
 2850 Fairlane Court  
 Placerville CA 95667  
 Phone: (530) 621-5900  
 Fax: (530) 626-0387



November 13, 2006

Board of Supervisors  
 330 Fair Lane  
 Placerville, California 95667

**Title: The Promontory Village No. 5, Unit 1 – TM 98-1356-5  
 Subdivision Acceptance**

**Meeting Date: December 5, 2006**

**District/Supervisor: District 1 / Supervisor Rusty Dupray**

Members of the Board:

**Recommendations:**

The El Dorado County (County) Department of Transportation (Department) recommends the Board of Supervisors (Board):

1. Accept the Subdivison Improvements in **The Promontory Village No. 5, Unit 1** as complete.
2. Authorize the Clerk of the Board to take the following action on **The Promontory Village No. 5, Unit 1 Performance Bond** listed below:
  - a) Reduce **Performance Bond No 08744699** for \$2,614,514.83 by \$2,220,482.10, leaving a balance of \$394,032.73. This reduced balance is 10% of the total improvements and is to guarantee against any defective work, labor done, or defective materials furnished.
  - b) Authorize the Clerk of the Board to release the \$394,032.73 one year after acceptance, if there are no defects or warrantee claims.
3. Hold previously posted **Laborers and Materialmens Bond No. 08744699** in the amount of \$1,970,163.67 to guarantee payment to persons furnishing labor, materials or equipment and authorize the Clerk of the Board to release it six months after acceptance, if no claims are made

**Reasons for Recommendations:**

The Subdivision Improvements for **The Promontory Village No. 5, Unit 1** has been substantially completed according to the plans, specifications and conditions of the Agreement to Make Subdivision Improvements for Class 1 Subdivisions Between County and Owner dated September 27, 2005.

**Fiscal Impact:**

There is no immediate or short-term fiscal impact associated with this action. The streets associated with **The Promontory Village No. 5, Unit 1** are private and will be maintained by the Homeowners Association.


**Net County Cost:**

There is no cost to the County General Fund.

**Action to be Taken Following Approval:**

1. The Clerk of the Board will:
  - a) Reduce **Performance Bond No. 08744699** to \$394,032.73.
  - b) Hold **Laborers and Materialmens Bond No. 08744699** in the amount of \$1,970,163.67.
2. The Department will request the Clerk of the Board release the respective bonds after the required time period, if listed conditions are met.

Sincerely,

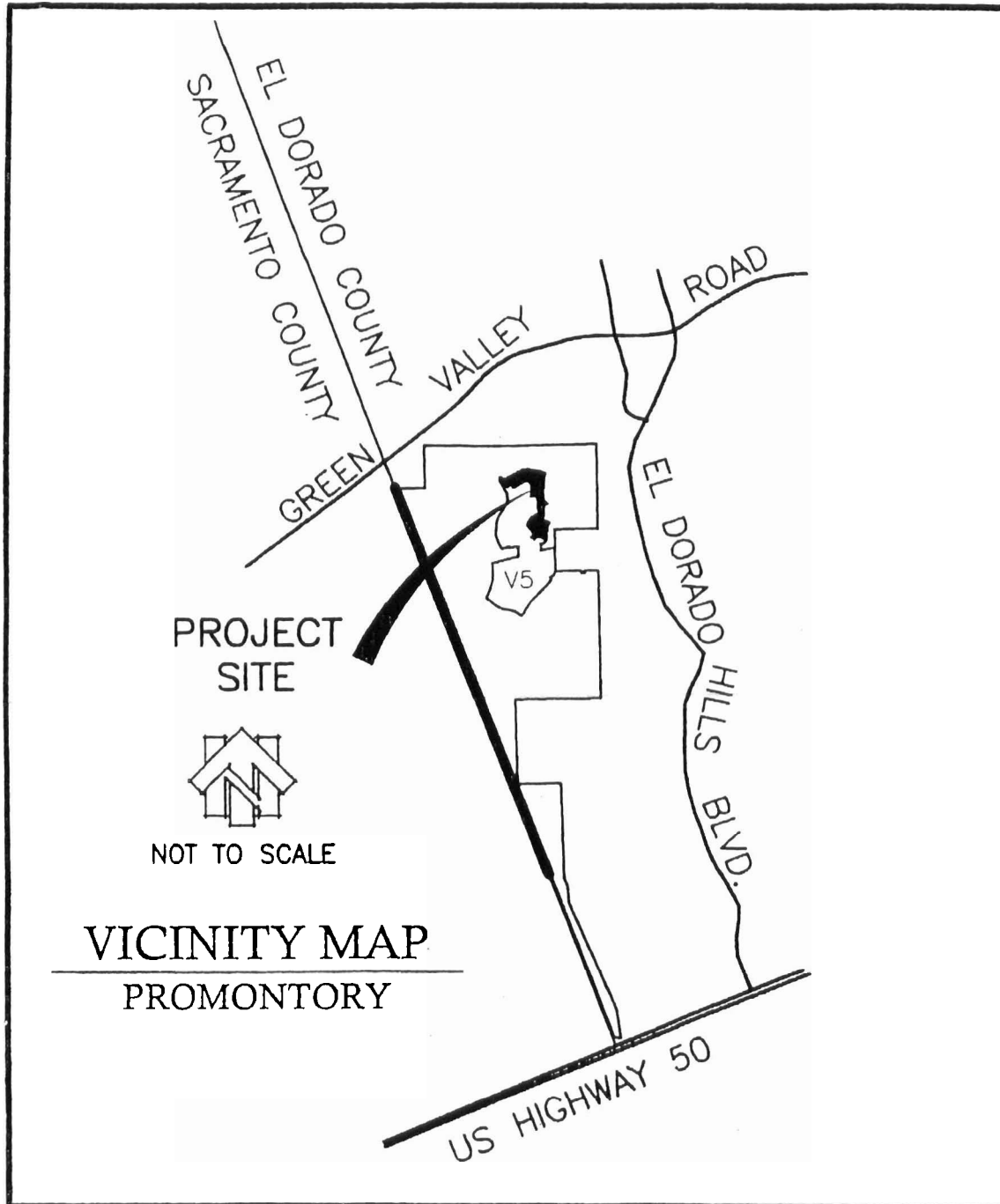


Richard W. Shepard, P. E.  
Director of Transportation

RWS:KH:km

**Attachments: Vicinity Map**  
**Final Subdivision Map, J-59 – J59G**

# THE PROMONTORY VILLAGE NO. 5, UNIT 1



T-59

J-59

J-59

J-59

**PLAT OF  
THE PROMONTORY VILLAGE NO. 5 - UNIT 1**  
PORTIONS OF SECTIONS 27 AND 28, T.10N., R.8E., M.D.M.  
A MERGER AND RESUBDIVISION OF LOTS 5B & 5D OF SUB. J-38  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SEPTEMBER 2005

**OWNER'S STATEMENT:**

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO, LOTS R1 & R2 AS SHOWN HEREON IN ACCORDANCE WITH THE UNDERLYING FILE THERE TO FOR ANY AND ALL PUBLIC PURPOSES

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS OR 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 FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO OF THE FOLLOWING:

- A. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE PIPES AND STRUCTURES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
- B. SLOPE EASEMENTS, TWELVE AND ONE HALF FEET (12.5') WIDE 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.
- C. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOTS A, B, C AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITY EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT R, THE FRONT TWELVE AND ONE HALF FEET (12.5') OF EACH LOT SHOWN HEREON AND THE FIVE (5') FEET 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')
- B. POSTAL EASEMENTS FIVE FEET (5') WIDE ADJACENT TO ALL STREET RIGHT-OF-WAYS
- C. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF SEWER PIPES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "SEWER EASEMENT"

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

**AKT PROMONTORY, LLC**  
A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: AKT DEVELOPMENT CORPORATION  
A CALIFORNIA CORPORATION  
MANAGING MEMBER

BY: Mark Enes  
MARK ENES  
EXECUTIVE VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT:**

STATE OF CALIFORNIA }  
COUNTY OF SACRAMENTO } SS  
ON 7/10/05, BEFORE ME, JEAN PERRY, PERSONALLY  
APPEARED Mark Enes, PERSONALLY  
KNOWN TO ME OR 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  
SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY, UPON BEHALF OF WHICH  
THE PERSON ACTED, EXECUTED THE INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL.  
SIGNATURE: Jeannie Perry  
PRINCIPAL PLACE OF BUSINESS: COUNTY OF SACRAMENTO  
MY COMMISSION EXPIRES: 7/10/08

TENTATIVE MAP #0498-1356, APPROVED 12-14-99

**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 AKT PROMONTORY, LLC. IN JULY, 2004, 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 JULY, 2006 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Brian Thonnet  
BRIAN THONNET L.S. 6866  
DATE: 7/10/05



**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.

Daniel S. Russell  
DANIEL S. RUSSELL L.S. 5017  
LICENSE EXPIRES 12-31-05  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA  
Richard L. Briner  
RICHARD L. BRINER L.S. 5084  
LICENSE EXPIRES: 06-30-07  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

DATE: 9-23-05  
DATE: 9-23-05



**COUNTY ENGINEER'S STATEMENT:**

I, Richard Jurtaed, 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 THIS SUBDIVISION.

Richard Jurtaed  
DATE: 9/22/05  
COUNTY ENGINEER  
DEPARTMENT OF TRANSPORTATION  
COUNTY OF EL DORADO, CALIFORNIA  
REG. EXP. DATE: 9/20/07



**NOTICE OF RESTRICTION:**

A NOTICE OF RESTRICTION HAS BEEN RECORDED FOR THIS SUBDIVISION.  
(SEE SHEET 2)

EXISTING ASSESSOR'S PARCEL NO.: 112-810-02, 05, 06

**DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:**

I, GREGORY L. FUZ, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JULY 2, 2004, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 9/19/05  
GREGORY L. FUZ  
DEVELOPMENT SERVICES DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
BY: Roger Trout  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY TAX COLLECTOR'S STATEMENT:**

I, C.L. RAFFEY, 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: 9/08/05  
C.L. RAFFEY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
BY: Janice Leshon  
DEPUTY

**BOARD CLERK'S STATEMENT:**

I, CINDY KECK, HEREBY STATE THAT THE BOARD OF SUPERVISORS BY ORDER ON 9-27-05 ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOTS R1 AND R2 WHICH ARE HEREBY REJECTED.

Cindy Keck  
CINDY KECK  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA  
BY: Glenn Gammell

**RECORDER'S STATEMENT:**

FILED THIS 28 DAY OF Sept, 2005 AT 11:50 AM IN BOOK J OF MAPS, AT PAGE 59, DOCUMENT NO. 2005-P0228, AT THE REQUEST OF TOLL BROS. INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 205-2262 PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

William E. Schultz  
WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA  
BY: Leida Pinelli  
DEPUTY

J-59A

J-59A

**OPTIONEE'S STATEMENT:**  
 WE, THE UNDERSIGNED, TOLL LAND XXIII LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ASSIGNEE UNDER THAT CERTAIN "MEMORANDUM OF ASSIGNMENT AND AGREEMENT OF OPTION AGREEMENT" RECORDED MAY 23, 2005, INSTRUMENT NO. 2005-001001, COUNTY OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.  
**TOLL LAND XXIII LIMITED PARTNERSHIP,**  
 A CALIFORNIA LIMITED PARTNERSHIP  
 BY: TOLL CA, CP, CORP.  
 A CALIFORNIA CORPORATION  
 ITS GENERAL PARTNER

BY: [Signature]  
 ITS: STEVE L. MILLER ASSISTANT SECRETARY

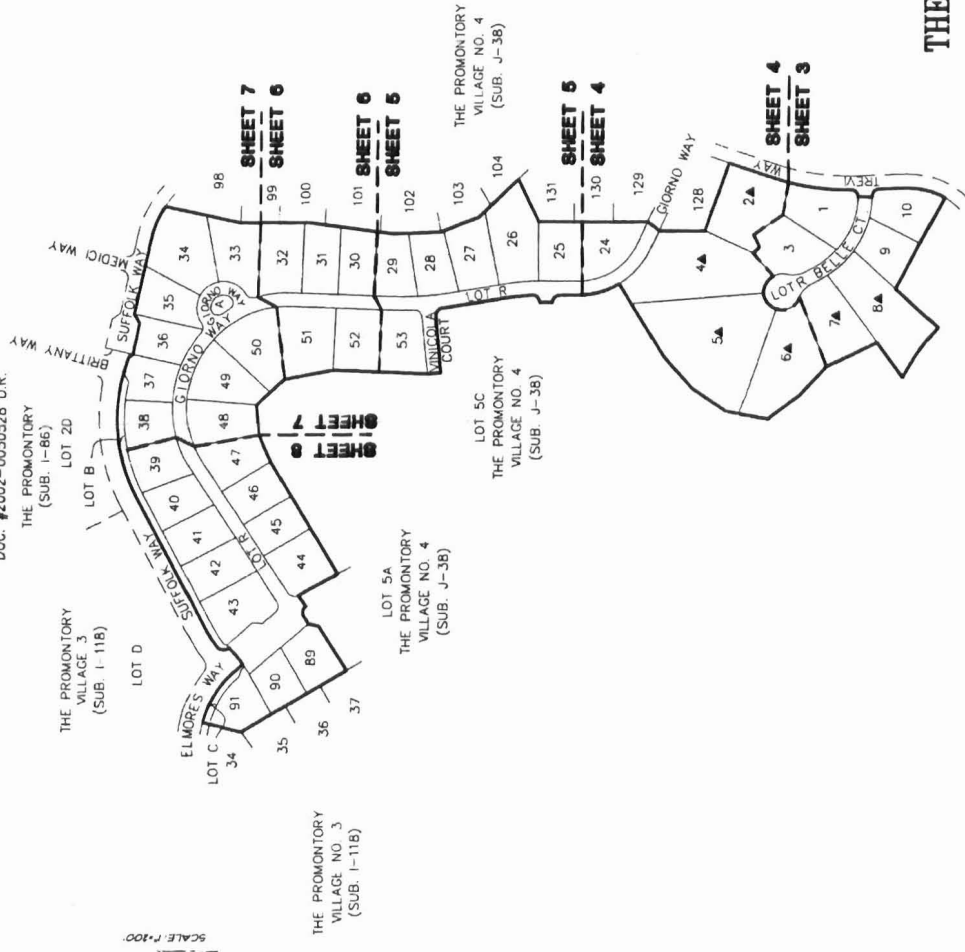
**NOTARY ACKNOWLEDGMENT:**  
 STATE OF California } :ss  
 COUNTY OF El Dorado }  
 ON Sept. 9, 2005 BEFORE ME, Victor L. Nizer, PERSONALLY APPEARED Steve L. Miller, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE WITHIN INSTRUMENT HE INTENDS TO AFFECT THE INTEREST OF THE PERSON ACTED, EXECUTED THE INSTRUMENT.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 SIGNATURE: [Signature]  
 PRINCIPAL PLACE OF BUSINESS: COUNTY OF El Dorado  
 MY COMMISSION EXPIRES: Sept. 25, 2008

**NOTICE OF RESTRICTION:**  
 A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 2005-01922-9 AFFECTS THE LOTS DESIGNATED BY THIS SOLID TRIANGLE. BY LIMITING THE "DEVELOPMENT ENVELOPE". SEE THE "LOT NOTEBOOK" FOR EACH OF THESE LOTS, ON FILE WITH THE EL DORADO COUNTY PLANNING DEPARTMENT.

**PLAT OF**  
**THE PROMONTORY VILLAGE NO. 5 - UNIT 1**  
 PORTIONS OF SECTIONS 27 AND 28, T.10N., R.8E., M.D.M.  
 A MERGER AND RESUBDIVISION OF LOTS 5B & 5D OF SUB. J-38  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 SEPTEMBER 2005  
**C.T.A. R.E.Y., INC.**

SHEET 2 OF 8 SHEETS

CERTIFICATES OF CORRECTION  
 DOC. #2002-007940 O.R.  
 DOC. #2002-005052B O.R.



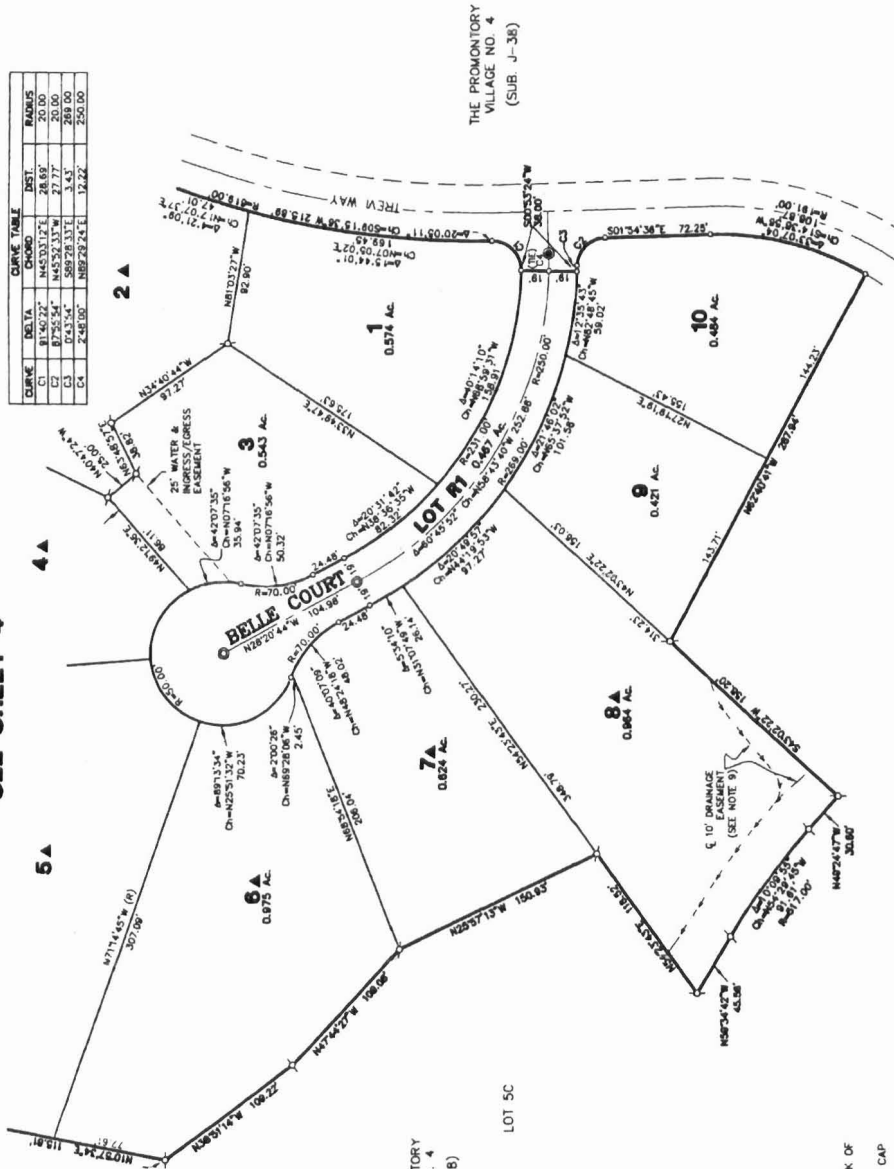
**SHEET INDEX**  
 SCALE: 1"=200'

J-59A

J-59A

CURVE	DELTA	CHORD	DIST.	RADIUS
C1	81.6272°	145.3317'	28.89'	20.00'
C2	104.3344°	186.2733'	37.17'	269.00'
C3	0.4334°	589.2833'	1.45'	250.00'
C4	2.4800°	188.2874'	17.22'	250.00'

SEE SHEET 4



THE PROMONTORY VILLAGE NO. 4 (SUB. J-38)

THE PROMONTORY VILLAGE NO. 4 (SUB. J-38)

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE BASIS OF BEARINGS FOR THE PROMONTORY VILLAGE NO. 4, SUB. J-38.

**REFERENCES:**

- (1) SUB. J-86
- (2) SUB. J-118
- (3) SUB. J-38
- (4) DEED #2000-50528 & JDC #2000-0007940 PURSUANT TO SECTION 66499 20-1/2 OF THE GOVERNMENT CODE
- (5) JDC #2004-41577 CERTIFICATE OF CORRECTION TO S.D. 1-86

**LEGEND:**

- DIMENSION POINT
- ⊗ FOUND 1-1/2" DAPPED IRON PIPE STAMPED LS 5814
- ⊕ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊖ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "LS 6866"
- ⊗ SET 1-1/2" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 6866"
- (R) RADIAL LINE
- CENTERLINE DRAINAGE EASEMENT (SEE NOTE 9)
- ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

- THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.98 ACRES GROSS, CONSISTING OF 43 RESIDENTIAL LOTS AND 3 MISCELLANEOUS LOTS.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- SIDE LOT LINES ARE MARKED BY CHISELED GASKETS ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
- REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866".
- A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT NO. 00345.4, DATED NOVEMBER 2000.
- LOTS "R1" & "R2" SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
- LOTS A, B, AND C ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS / OPEN SPACE.
- THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499 20-1/2 OF THE GOVERNMENT CODE.
- THE CROSS LOT DRAINAGE EASEMENTS SHOWN HEREON SHALL BE TEN FEET (10') WIDE AND SHALL BE BASED UPON AS-BUILT CONSTRUCTION OF THE DITCH CENTRELINE.

**PLAT OF**  
**THE PROMONTORY VILLAGE NO. 5 - UNIT 1**  
 PORTIONS OF SECTIONS 27 AND 28, T.10N., R.8E., M.D.M.  
 A MERGER AND RESUBDIVISION OF LOTS 5B & 5D OF SUB. J-38

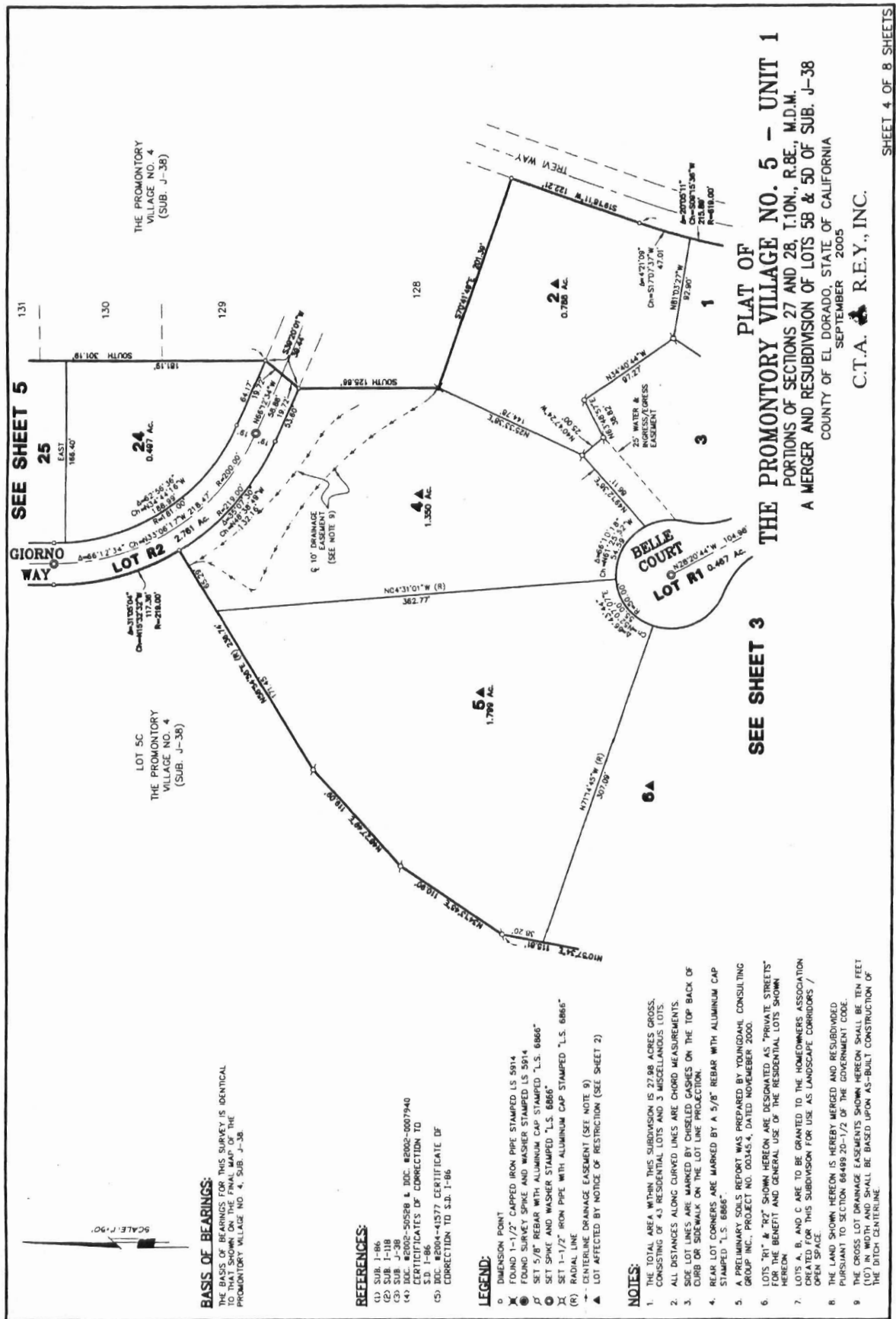
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SEPTEMBER 2005

C.T.A. R.E.Y., INC.

SHEET 3 OF 8 SHEETS

J-59-C

J-59-C



SEE SHEET 5

SEE SHEET 3

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE FINAL MAP OF THE PROMONTORY VILLAGE NO. 4, SUB. J-38

**REFERENCES:**

- (1) SUB. J-86
- (2) SUB. J-118
- (3) SUB. J-38
- (4) CERTIFICATES OF CORRECTION TO S.D. 1-86
- (5) DOC. #2004-41577 CERTIFICATE OF CORRECTION TO S.D. 1-86

**LEGEND:**

- D DIMENSION POINT
- X FOUND 1-1/2" CAPPED IRON PIPE STAMPED LS 5914
- FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- SET SPIKE AND WASHER STAMPED "L.S. 6866"
- SET 1-1/2" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (R) RADIAL LINE
- CENTERLINE DRAINAGE EASEMENT (SEE NOTE 9)
- LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.08 ACRES GROSS, CONSISTING OF 4.3 RESIDENTIAL LOTS AND 3 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHECKED CASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866".
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT NO. 020454, DATED NOVEMBER 2000.
6. LOTS "R1" & "R2" SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
7. LOTS B AND C ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION PURSUANT TO SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.
8. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.
9. THE CROSS LOT DRAINAGE EASEMENTS SHOWN HEREON SHALL BE TEN FEET (10') IN WIDTH AND SHALL BE BASED UPON AS-BUILT CONSTRUCTION OF THE DITCH CENTERLINE.

**PLAT OF  
THE PROMONTORY VILLAGE NO. 5 - UNIT 1  
PORTIONS OF SECTIONS 27 AND 28, T.10N., R.8E., M.D.M.  
A MERGER AND RESUBDIVISION OF LOTS 5B & 5D OF SUB. J-38**

COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SEPTEMBER 2005

C.T.A. R.E.Y., INC.

SHEET 4 OF 8 SHEETS

J-59-C

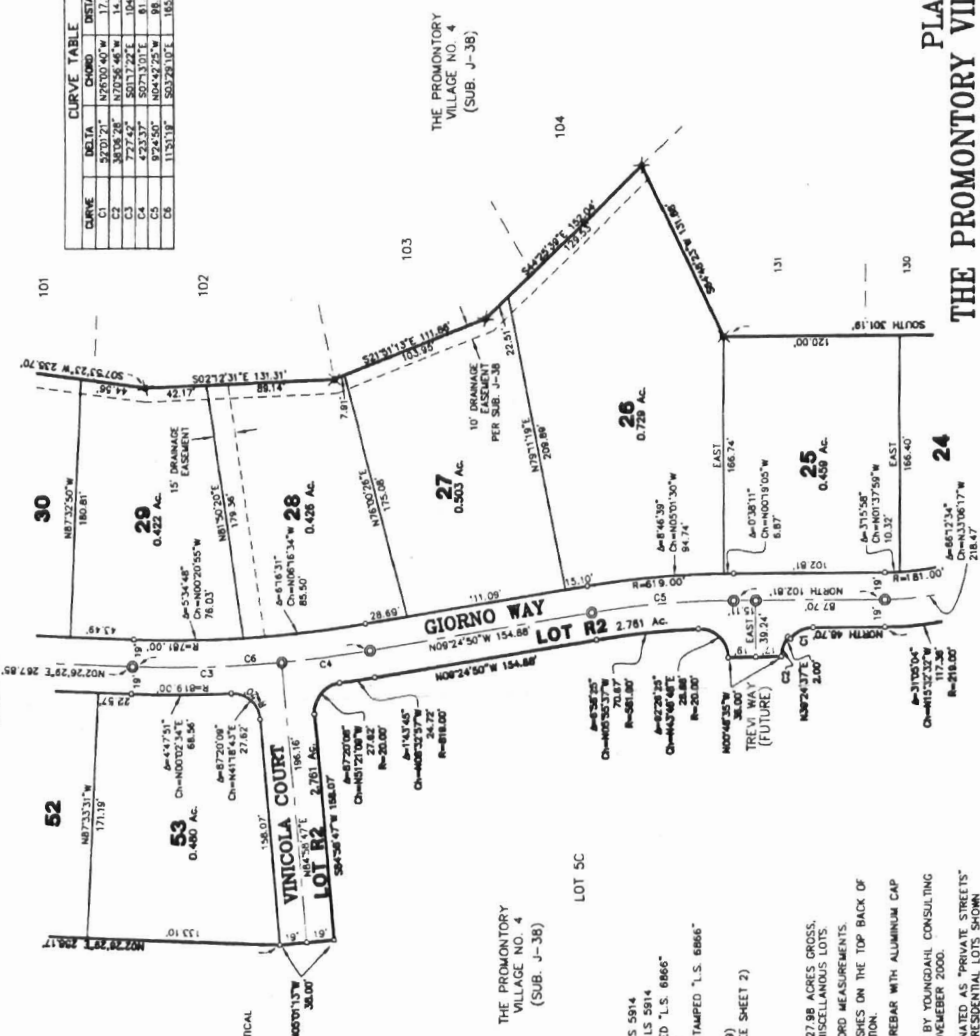
J-59-C



CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	92.01°	179.00	40.7	20.00'
C2	38.95°	137.96	46.7	22.00'
C3	77.45°	104.11	51.1	25.00'
C4	87.45°	104.25	51.1	25.00'
C5	113.01°	153.23	60.00'	30.00'

SEE SHEET 6

SEE SHEET 4



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE FINAL MAP OF THE PROMONTORY VILLAGE NO. 4, SUB. J-38

**REFERENCES:**

- (1) SUB. I-86
- (2) SUB. I-118
- (3) SUB. I-118
- (4) DDC #2002-50528 & DDC #2002-0007940
- (5) CERTIFICATES OF CORRECTION TO S.D. I-86
- (6) DDC #2004-41577 CERTIFICATE OF CORRECTION TO S.D. I-86

**LEGEND:**

- DIMENSION POINT
- ⊗ FOUND 1-1/2" CAPPED IRON PIPE STAMPED LS 5914
- ⊙ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊖ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊗ SET 1-1/2" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (R) RADIAL LINE
- CENTERLINE DRAINAGE EASEMENT (SEE NOTE 9)
- ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.98 ACRES GROSS, CONSISTING OF 43 RESIDENTIAL LOTS AND 3 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY VOLKORHAL CONSULTING GROUP INC., PROJECT NO. 00345-N, DATED NOVEMBER 2000.
6. LOTS "R1" & "R2" SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" HEREON. BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON SHALL BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS / OPEN SPACE.
7. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.
8. THE CROSS LOT DRAINAGE EASEMENTS SHOWN HEREON SHALL BE TEN FEET (10') IN WIDTH AND SHALL BE BASED UPON AS-BUILT CONSTRUCTION OF THE DITCH CENTERLINE.

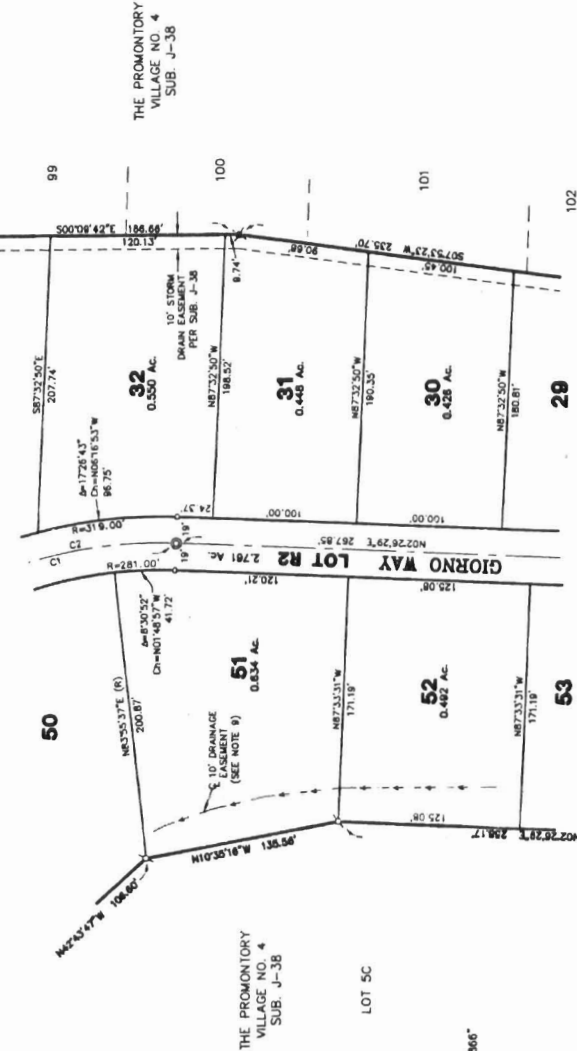
**PLAT OF THE PROMONTORY VILLAGE NO. 5 - UNIT 1**  
**PORTIONS OF SECTIONS 27 AND 28, T.10N., R.8E., M.D.M.**  
**A MERGER AND RESUBDIVISION OF LOTS 5B & 5D OF SUB. J-38**

COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 SEPTEMBER 2005

C.T.A. & R.E.Y., INC.

CURVE TABLE			
CURVE	DELTA	CHORD	RADIUS
C1	125°52'45"	46528.54' W	300.00'
C2	85°50'00"	110228.31' W	300.00'

SEE SHEET 1



**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE FINAL MAP OF THE PROMONTORY VILLAGE NO. 4, SUB. J-38.

**REFERENCES:**

- (1) SUB. J-38
- (2) SUB. J-38
- (3) SUB. J-38
- (4) CERTIFICATE OF CORRECTION TO S.D. 1-86
- (5) DOC. #2004-41577 CERTIFICATE OF CORRECTION TO S.D. 1-86

**LEGEND:**

- DIMENSION POINT
- 1/2" MARKED IRON PIPE STAMPED "LS 8866"
- 4" SAFETY SPIKE AND WASHER STAMPED "LS 8866"
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 8866"
- SET 3/4" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 8866"
- SET 1-1/2" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 8866"
- (A) RADIAL LINE
- - - CENTERLINE DRAINAGE EASEMENT (SEE NOTE 9)
- ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.86 ACRES GROSS, CONSISTING OF 43 RESIDENTIAL LOTS AND 3 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 8866".
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT NO. 000454, DATED NOVEMBER 2000.
6. LOTS "R1" & "R2" SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
7. LOTS A, B, AND C ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION OPEN SPACE FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS / OPEN SPACE.
8. LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499.20-1/2 OF THE GOVERNMENT CODE.
9. THE CROSS LOT DRAINAGE EASEMENTS SHOWN HEREON SHALL BE TEN FEET WIDE AND SHALL BE BASED UPON A 5'-BUILT CONSTRUCTION OF THE DITCH CENTERLINE.

SEE SHEET 5

**PLAT OF  
THE PROMONTORY VILLAGE NO. 5 - UNIT 1**  
PORTIONS OF SECTIONS 27 AND 28, T.10N., R.8E., M.D.M.  
A MERGER AND RESUBDIVISION OF LOTS 5B & 5D OF SUB. J-38

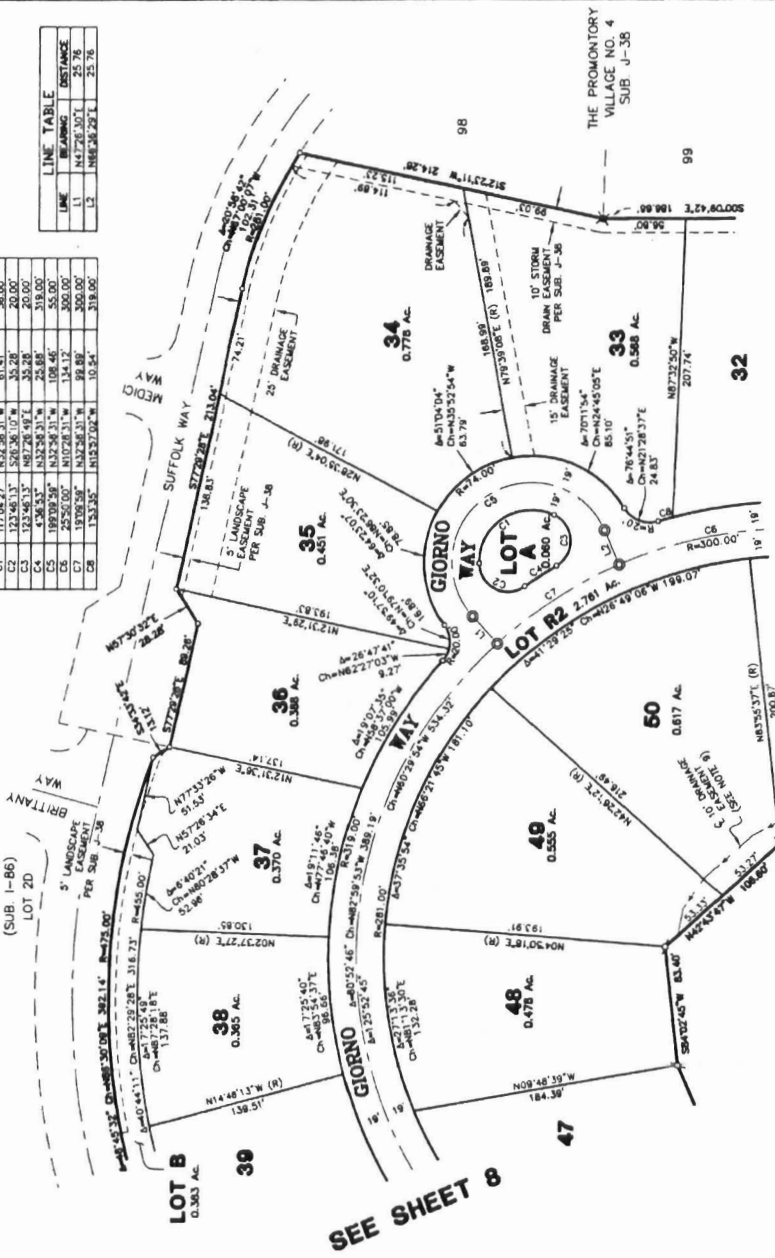
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SEPTEMBER 2005

C.T.A. R.E.Y., INC.

CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	117.0427°	1432.5831'	61.41'	36.00'
C2	122.4613°	520.3611'	35.28'	20.00'
C3	122.4613°	1492.7848'	35.28'	20.00'
C4	6.2833°	1432.5831'	25.88'	310.00'
C5	25.5200°	1432.5831'	134.12'	300.00'
C6	19.0058°	1432.5831'	88.89'	300.00'
C8	133.35°	1432.5831'	10.84'	318.00'

LINE	BEARING	DISTANCE
L1	N47.2013°W	25.76'
L2	N88.2622°E	25.76'

CERTIFICATES OF CORRECTION  
 DOC. #2002-000528 O.R.  
 DOC. #2002-0007940 O.R.  
 THE PROMONTORY  
 (SUB. 1-B6)  
 LOT 2D



PLAT OF  
**THE PROMONTORY VILLAGE NO. 5 - UNIT 1**  
 PORTIONS OF SECTIONS 27 AND 28, T.10N., R.8E., M.D.M.  
 A MERGER AND RESUBDIVISION OF LOTS 5B & 5D OF SUB. J-38

COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 SEPTEMBER 2005

C.T.A. R.E.Y., INC.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE FINAL MAP OF THE PROMONTORY VILLAGE NO. 4, SUB. J-38.

**REFERENCES:**

- (1) SUB. 1-B6
- (2) SUB. 1-118
- (3) SUB. J-38
- (4) DOC. #2002-50029 & DOC. #2002-0007940
- (5) CERTIFICATES OF CORRECTION TO S.D. 1-B6
- (6) CERTIFICATE OF CORRECTION TO S.D. 1-B6

**LEGEND:**

- DIMENSION POINT
- FOUND 1-1/2" CAPPED IRON PIPE STAMPED LS 5914
- ⊙ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊙ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "LS 6866"
- ⊙ SET 1-1/2" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 6866"
- (R) RADIAL LINE
- CENTERLINE DRAINAGE EASEMENT (SEE NOTE 9)
- ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.88 ACRES GROSS, CONSISTING OF 43 RESIDENTIAL LOTS AND 3 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT NO. 00345.4, DATED NOVEMBER 2000.
6. LOTS "R1" & "R2" SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
7. LOTS A, B, AND C ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS / OPEN SPACE.
8. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66489.20-1/2 OF THE GOVERNMENT CODE.
9. THE CROSS LOT DRAINAGE EASEMENTS SHOWN HEREON SHALL BE TEN FEET (10') IN WIDTH AND SHALL BE BASED UPON AS-BUILT CONSTRUCTION OF THE DRAIN CENTERLINE.

SEE SHEET 7

CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	82.48.51"	408.000151"	36.21'	25.00'
C2	84.21.37"	457.154874"	46.52'	275.00'
C3	83.30.38"	400.339384"	37.47'	20.00'
C4	27.53.24"	414.032228"	14.28'	22.00'
C5	80.00.00"	477.242511"	28.28'	20.00'
C6	74.02.06"	438.243555"	45.12'	300.00'
C7	53.18.19"	430.213987"	28.13'	30.00'
C8	102.52.45"	386.228244"	354.32'	300.00'

LINE	LENGTH	BEARING
L1	20.67'	N72.21.38"W
L2	13.33'	N45.74.39"W
L3	15.33'	N37.08.48"E
L4	35.12'	N65.58.45"E
L5	2.00'	N83.48.35"W
L6	32.07'	N45.74.39"W
L7	8.84'	N48.25.21"E

CERTIFICATES OF CORRECTION  
 DOC #2002-0040528 O.R.  
 DOC #2002-0007940 O.R.  
 THE PROMONTORY VILLAGE #3  
 (SUB. 1-118)  
 LOT D

THE PROMONTORY  
 VILLAGE NO. 3  
 (SUB. 1-118)

- REFERENCES:**
- (1) SUB. 1-86
  - (2) SUB. 1-118
  - (3) SUB. J-38
  - (4) DOC. #2002-50028 & DOC. #2002-0007940
  - (5) CERTIFICATES OF CORRECTION TO
  - (6) DOC. #2004-41577 CERTIFICATE OF
  - (7) CORRECTION TO S.D. 1-86

**LEGEND:**

- DIMENSION POINT
- ⊗ FOUND 1-1/2" CAPPED IRON PIPE STAMPED LS 5914
- ⊗ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊗ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊗ SET 1-1/2" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (R) RADIAL LINE
- CENTERLINE DRAINAGE EASEMENT (SEE NOTE 9)
- ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.98 ACRES GROSS, CONSISTING OF 43 RESIDENTIAL LOTS AND 3 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHASED, GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866".
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT NO. 003454, DATED NOVEMBER 2000.
6. LOTS "R1" & "R2" SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" HEREON FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
7. LOTS A, B, AND C ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS / OPEN SPACE.
8. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499 20-1/2 OF THE GOVERNMENT CODE.
9. THE CROSS LOT DRAINAGE EASEMENTS SHOWN HEREON SHALL BE TEN FEET (10') IN WIDTH AND SHALL BE BASED UPON AS-BUILT CONSTRUCTION OF THE DITCH CENTERLINE.



**PLAT OF**  
**THE PROMONTORY VILLAGE NO. 5 - UNIT 1**  
 PORTIONS OF SECTIONS 27 AND 28, T.10N., R.8E., M.D.M.  
 A MERGER AND RESUBDIVISION OF LOTS 58 & 5D OF SUB. J-38  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 SEPTEMBER 2005

C.T.A. & R.E.Y., INC.

SHEET 8 OF 8 SHEETS