



**POR. SECS. 23 & 26, T.9N., R.8E., M.D.M
CARSON CREEK
J-130**

THIS MAP IS NOT A SURVEY. It is prepared by a licensed professional surveyor. Users should verify items and characteristics are not guaranteed. Users should verify items.

**Acresages Are
in**

Adjacent Maps Page Shows in Gray, Red
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

A Assessor's Map Bk 117 Pg 57
County of El Dorado, CA

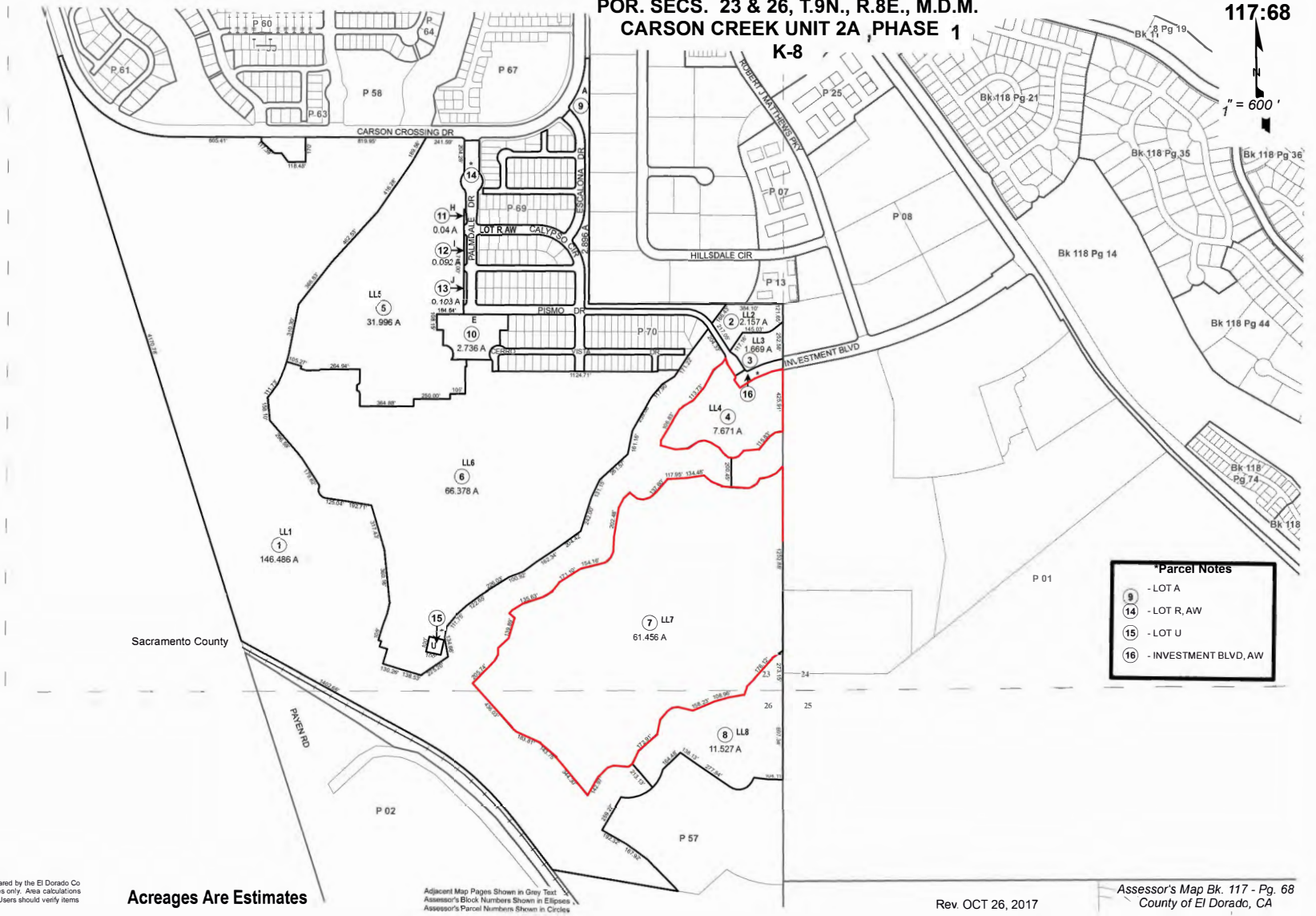
TM-F23-0006 Carson Creek Village 11B Final Map Exhibit A: Assessor's Parcel Map

117:57
1" equals 600'

**POR. SECS. 23 & 26, T.9N., R.8E., M.D.M.
CARSON CREEK UNIT 2A, PHASE 1
K-8**

117:68

 1" = 600'



***Parcel Notes**

9	- LOT A
14	- LOT R, AW
15	- LOT U
16	- INVESTMENT BLVD, AW

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

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

Rev. OCT 26, 2017

Assessor's Map Bk. 117 - Pg. 68
County of El Dorado, CA

TM-F23-0006 Carson Creek Village 11B Final Map Exhibit B: Assessor's Parcel Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

TM-F23-0006 Carson Creek Village 11B Final Map Exhibit B:
Location Map

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 DD 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 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'), LOT DD AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT DD 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.

R-HEARTHSTONE LOT OPTION POOL 05, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: R-HEARTHSTONE PBLQJV GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

NAME: STEVEN C. PORATH
TITLE: AUTHORIZED PERSONAL

NOTARY'S 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 _____ }
COUNTY OF _____ } SS
ON _____ BEFORE ME, _____

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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

PLANNING AND BUILDING DIRECTORS STATEMENT

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 13, 2012 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

KAREN L. GARNER
DIRECTOR, PLANNING AND BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

BY: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR HOMES, MAY 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2025, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: _____

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2023



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 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

TM20-0001 APPROVED 6/10/21 APN'S 117-570-017 & 117-680-007

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: _____

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, ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'DD', WHICH ARE HEREBY REJECTED.

KIM DAWSON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

DATE: _____

BY: _____
DEPUTY

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF R.E.Y. ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

JANELLE K. HORNE, COUNTY RECORDER DOCUMENT NO. _____

BY: _____
DEPUTY COUNTY RECORDER

FINAL MAP OF
CARSON CREEK
VILLAGE 11B

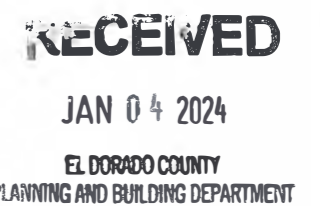
BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K - 69
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

DECEMBER 2023

SHEET 1 OF 8 7310.028



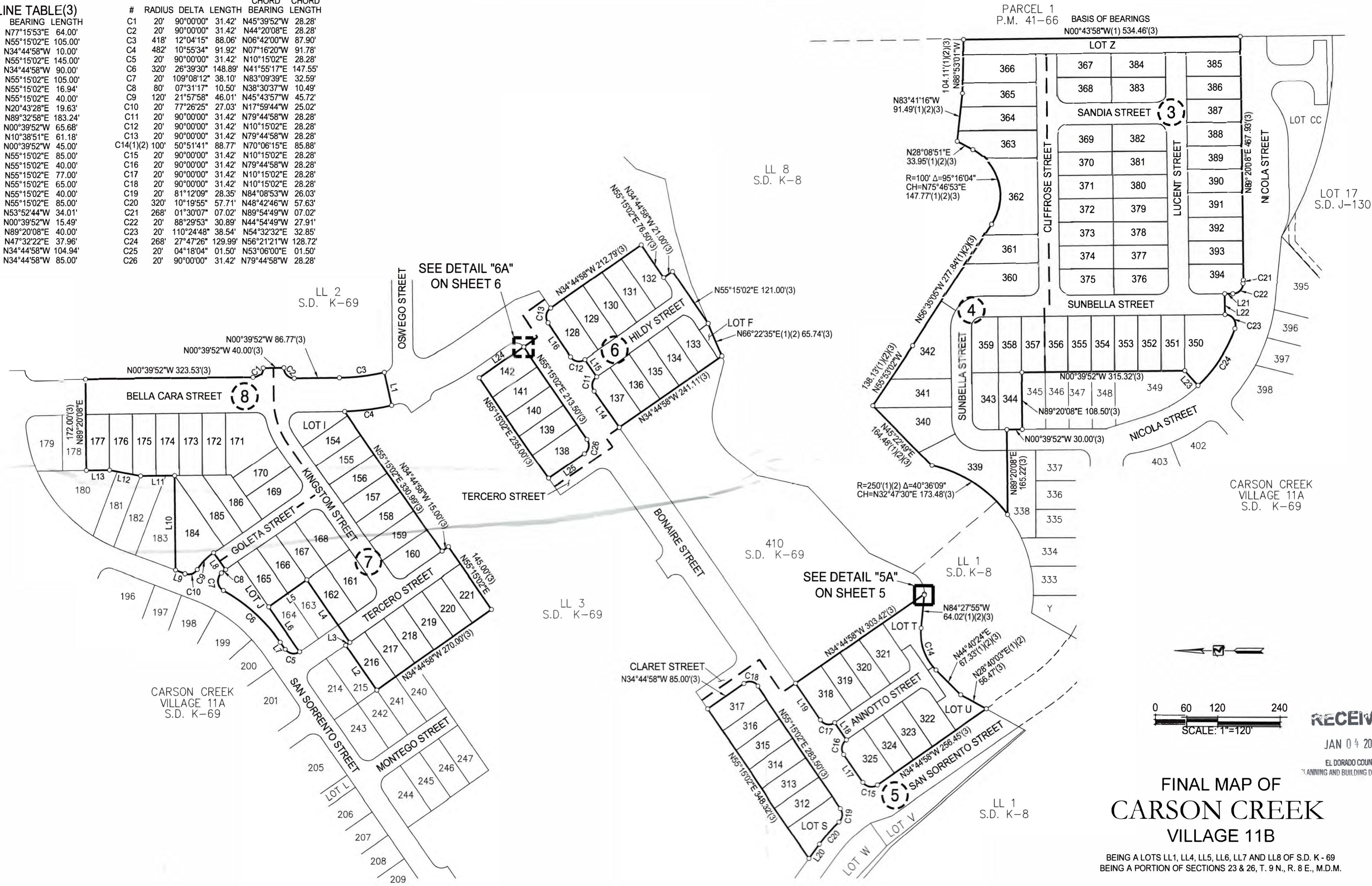
TM-F23-0006

LINE TABLE(3)

#	BEARING	LENGTH
L1	N77°15'53"E	64.00'
L2	N55°15'02"E	105.00'
L3	N34°44'58"W	10.00'
L4	N55°15'02"E	145.00'
L5	N34°44'58"W	90.00'
L6	N55°15'02"E	105.00'
L7	N55°15'02"E	16.94'
L8	N55°15'02"E	40.00'
L9	N20°43'28"E	19.63'
L10	N89°32'58"E	183.24'
L11	N00°39'52"W	65.68'
L12	N10°38'51"E	61.18'
L13	N00°39'52"W	45.00'
L14	N55°15'02"E	85.00'
L15	N55°15'02"E	40.00'
L16	N55°15'02"E	77.00'
L17	N55°15'02"E	65.00'
L18	N55°15'02"E	40.00'
L19	N55°15'02"E	85.00'
L20	N53°52'44"W	34.01'
L21	N00°39'52"W	15.49'
L22	N89°20'08"E	40.00'
L23	N47°32'22"E	37.96'
L24	N34°44'58"W	104.94'
L25	N34°44'58"W	85.00'

CURVE TABLE(3)

#	RADIUS	DELTA	LENGTH	BEARING	CHORD	CHORD LENGTH
C1	20'	90°00'00"	31.42'	N45°39'52"W	28.28'	28.28'
C2	20'	90°00'00"	31.42'	N44°20'08"E	28.28'	28.28'
C3	418'	12°04'15"	88.06'	N06°42'00"W	87.90'	87.90'
C4	482'	10°55'34"	91.92'	N07°16'20"W	91.78'	91.78'
C5	20'	90°00'00"	31.42'	N10°15'02"E	28.28'	28.28'
C6	320'	26°39'30"	148.89'	N41°55'17"E	147.55'	147.55'
C7	20'	109°08'12"	38.10'	N83°09'39"E	32.59'	32.59'
C8	80'	07°31'17"	10.50'	N38°30'37"W	10.49'	10.49'
C9	120'	21°57'58"	46.01'	N45°43'57"W	45.72'	45.72'
C10	20'	77°26'25"	27.03'	N17°59'44"W	25.02'	25.02'
C11	20'	90°00'00"	31.42'	N79°44'58"W	28.28'	28.28'
C12	20'	90°00'00"	31.42'	N10°15'02"E	28.28'	28.28'
C13	20'	90°00'00"	31.42'	N79°44'58"W	28.28'	28.28'
C14(1)(2)	100'	50°51'41"	88.77'	N70°06'15"E	85.88'	85.88'
C15	20'	90°00'00"	31.42'	N10°15'02"E	28.28'	28.28'
C16	20'	90°00'00"	31.42'	N79°44'58"W	28.28'	28.28'
C17	20'	90°00'00"	31.42'	N10°15'02"E	28.28'	28.28'
C18	20'	90°00'00"	31.42'	N10°15'02"E	28.28'	28.28'
C19	20'	81°12'09"	28.35'	N84°08'53"W	26.03'	26.03'
C20	320'	10°19'55"	57.71'	N48°42'46"W	57.63'	57.63'
C21	268'	01°30'07"	07.02'	N89°54'49"W	07.02'	07.02'
C22	20'	88°29'53"	30.89'	N44°54'49"W	27.91'	27.91'
C23	20'	110°24'48"	38.54'	N54°32'32"E	32.85'	32.85'
C24	268'	27°47'26"	129.99'	N56°21'21"W	128.72'	128.72'
C25	20'	04°18'04"	01.50'	N53°06'00"E	01.50'	01.50'
C26	20'	90°00'00"	31.42'	N79°44'58"W	28.28'	28.28'



SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

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 JAN 04 2024
 EL DORADO COUNTY
 PLANNING AND BUILDING DEPARTMENT

FINAL MAP OF
 CARSON CREEK
 VILLAGE 11B

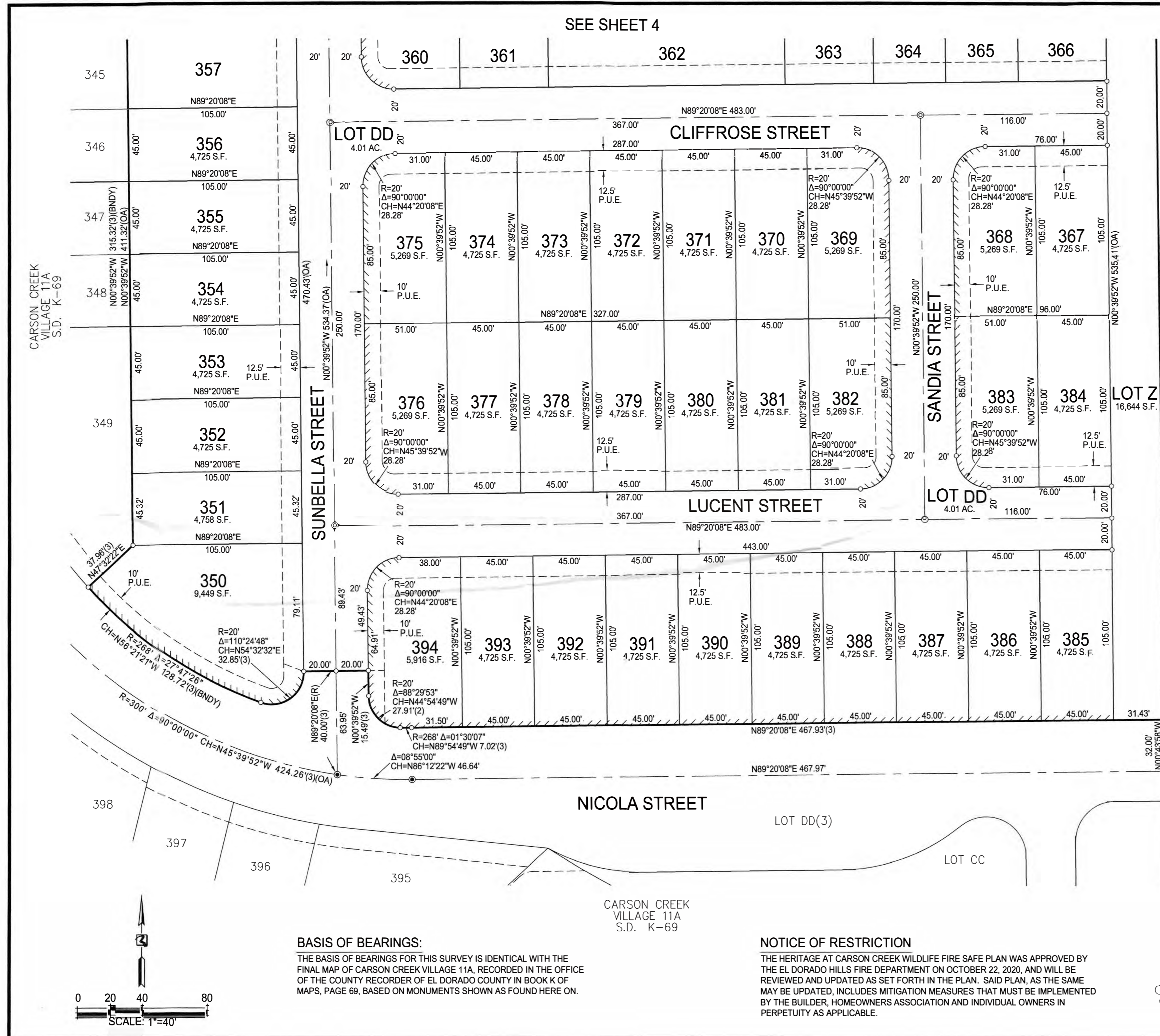
BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K-69
 BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO • CALIFORNIA

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DECEMBER 2023

SHEET 2 OF 8 7310.028



- NOTES:**
- THIS SUBDIVISION CONTAINS 18.95± ACRES GROSS, CONSISTING OF 111 RESIDENTIAL LOTS, 7 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 20-0001 APPROVED BY THE PLANNING COMMISSION ON JUNE 10, 2021.
 - LOT 'DD' 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.
 - LOTS F, I, J, S, T, U AND Z SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
 - ALL FRONT CORNERS ADJACENT TO SIDEWALK WILL BE SET IN THE SIDEWALK WITH A 1.50 FOOT OFFSET ON THE SIDE LOT LINE, WHERE NO SIDEWALK IS CONSTRUCTED THEY SHALL BE SET ON 6.00 FOOT OR 18.00 FOOT OFFSET ON THE GUTTER PAN WITH A 1" DIAMETER BRASS MARKER STAMPED "LS 7944".
 - ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944", WHERE REAR CORNER FALLS WITH IN A MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OF A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AN OFFSET MONUMENT CANNOT BE SET.
 - ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.

- LEGEND**
- FOUND SECTION CORNER AS NOTED
 - FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
 - FOUND 3/4" C.I.P. STAMPED LS 5914
 - FOUND SURVEY SPIKE AND WASHER STAMPED "LS 7944"
 - SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 7944"
 - SET SURVEY SPIKE AND WASHER STAMPED "LS 7944"
 - DIMENSION POINT NOTHING FOUND OR SET
 - R RADICAL
 - AC ACRES
 - BNDY BOUNDARY
 - E.I.D. EL DORADO IRRIGATION DISTRICT
 - E.V.A. EMERGENCY VEHICLE ACCESS EASEMENT
 - OA OVERALL
 - P.E. PEDESTRIAN EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT OF WAY EASEMENT
 - S.E. SLOPE EASEMENT
 - S.F. SQUARE FEET
 - T.C.E. TEMPORARY CONSTRUCTION EASEMENT
 - () RECORD INFORMATION
 - VEHICULAR ACCESS EASEMENT

REFERENCES:

- S.D. J-130
- S.D. K-8
- S.D. K-69

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JAN 04 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

**FINAL MAP OF
CARSON CREEK
VILLAGE 11B**

BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K - 69
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

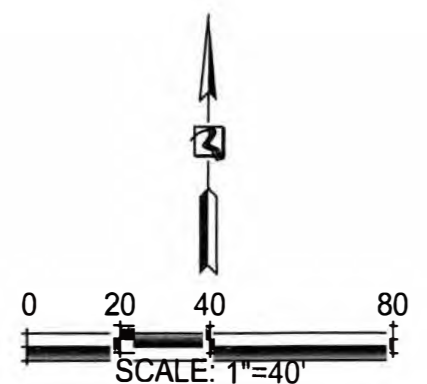
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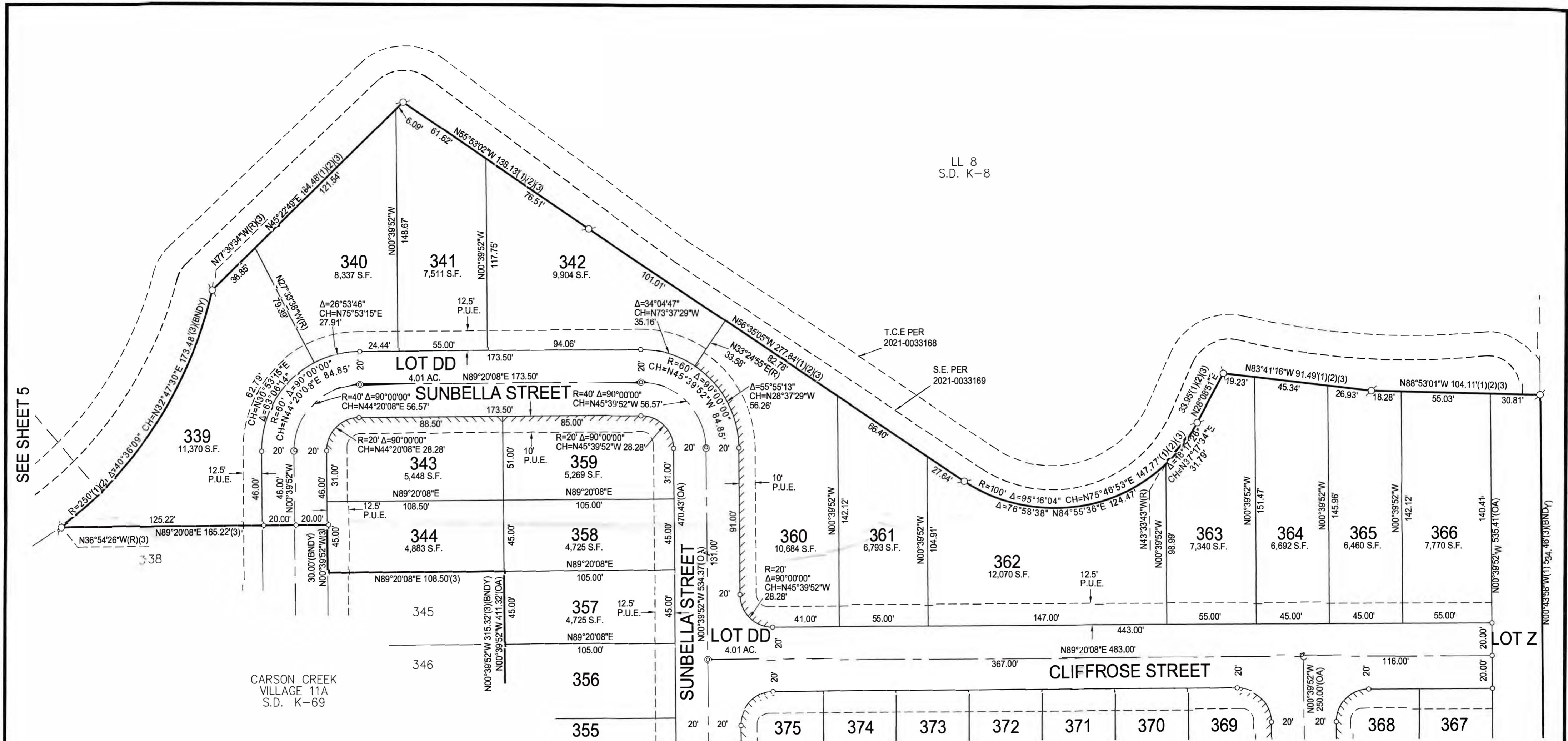
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DECEMBER 2023
SHEET 3 OF 8 7310.028

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF CARSON CREEK VILLAGE 11A, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK K OF MAPS, PAGE 69, BASED ON MONUMENTS SHOWN AS FOUND HERE ON.

NOTICE OF RESTRICTION
THE HERITAGE AT CARSON CREEK WILDLIFE FIRE SAFE PLAN WAS APPROVED BY THE EL DORADO HILLS FIRE DEPARTMENT ON OCTOBER 22, 2020, AND WILL BE REVIEWED AND UPDATED AS SET FORTH IN THE PLAN. SAID PLAN, AS THE SAME MAY BE UPDATED, INCLUDES MITIGATION MEASURES THAT MUST BE IMPLEMENTED BY THE BUILDER, HOMEOWNERS ASSOCIATION AND INDIVIDUAL OWNERS IN PERPETUITY AS APPLICABLE.

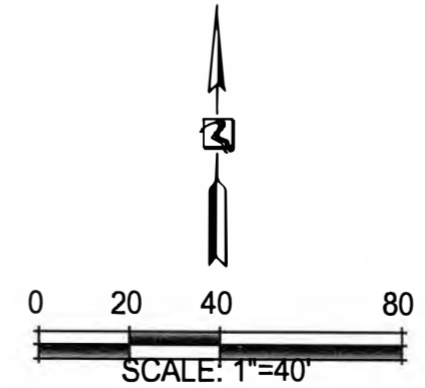




SEE SHEET 5

SEE SHEET 3

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



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 PLANNING AND BUILDING DEPARTMENT

**FINAL MAP OF
 CARSON CREEK
 VILLAGE 11B**

BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K - 69
 BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

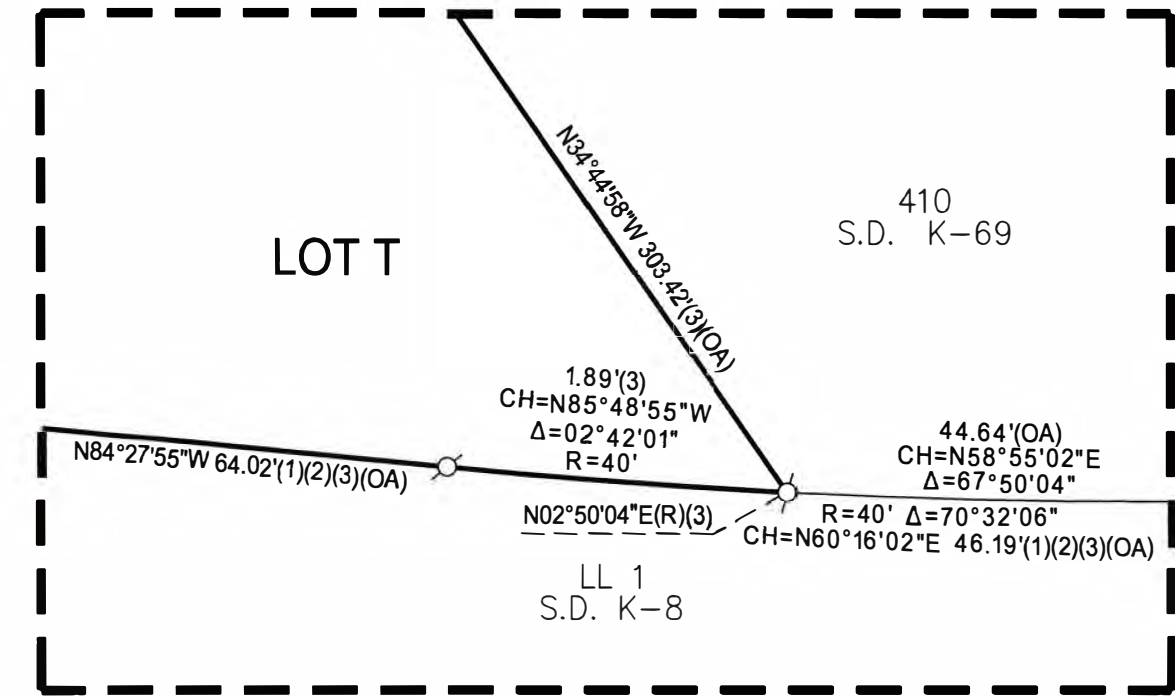
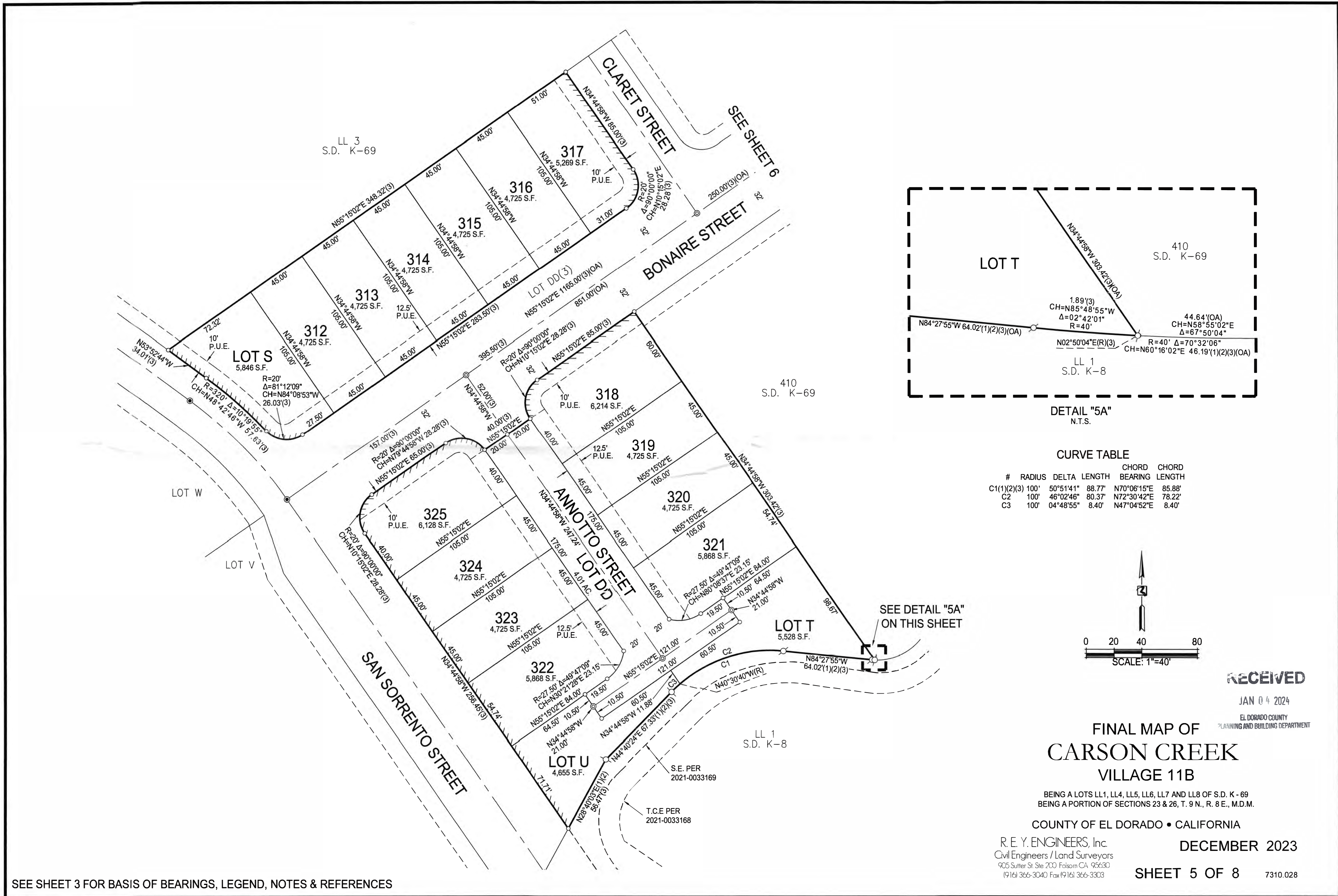
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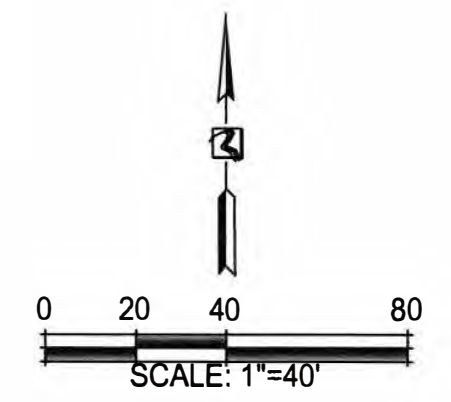
SHEET 4 OF 8

7310 028



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(1)(2)(3)	100'	50°51'41"	88.77'	N70°06'15"E	85.88'
C2	100'	46°02'46"	80.37'	N72°30'42"E	78.22'
C3	100'	04°48'55"	8.40'	N47°04'52"E	8.40'



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 BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

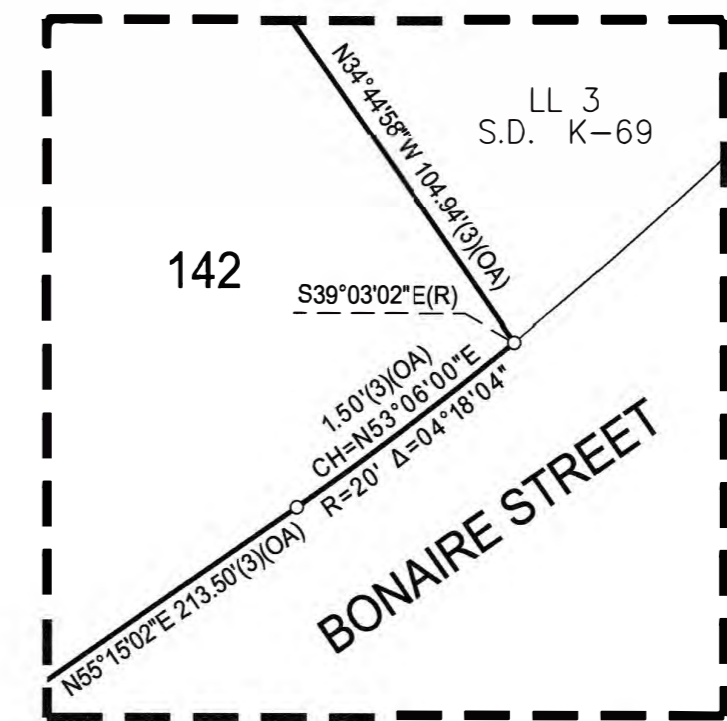
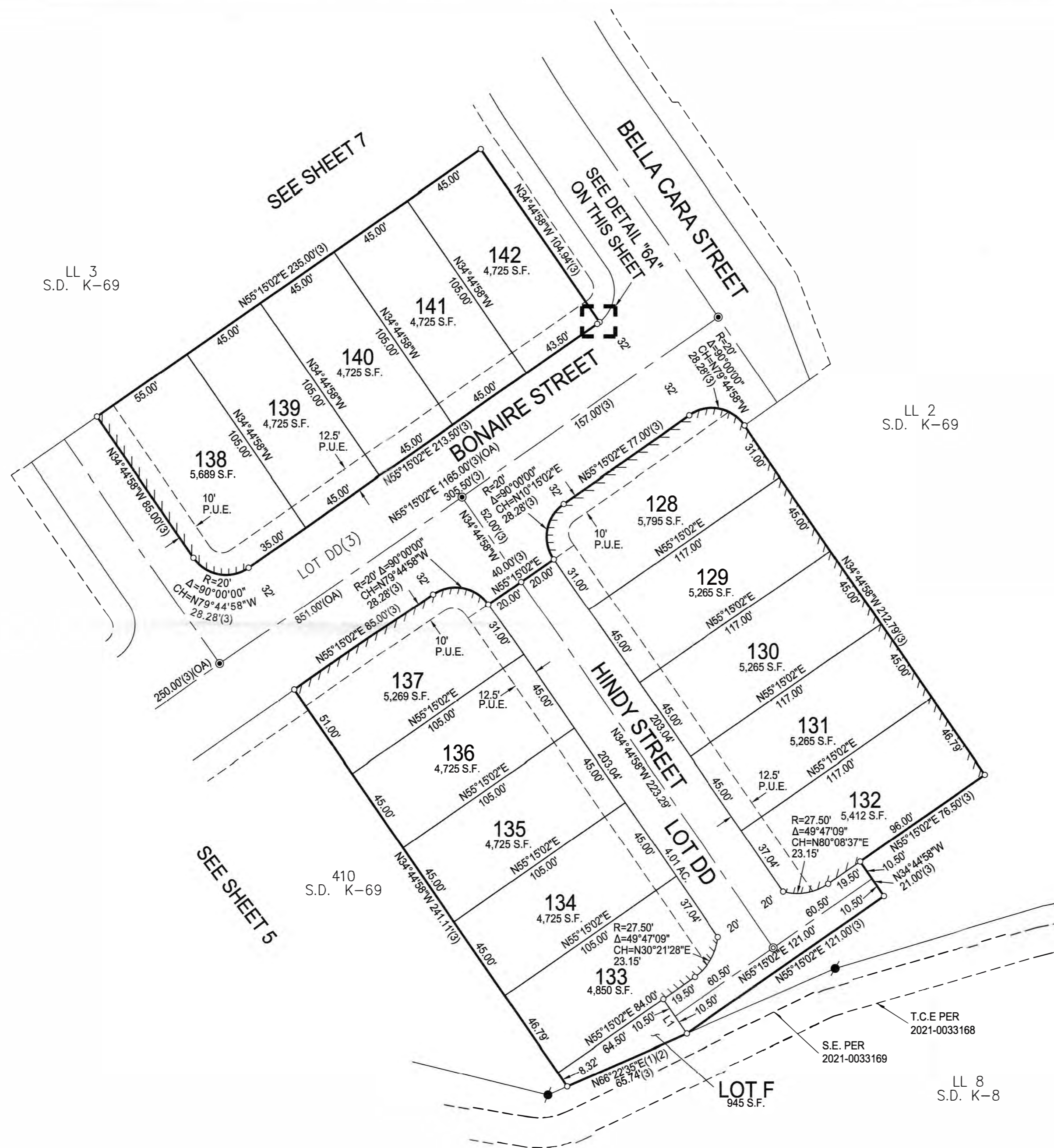
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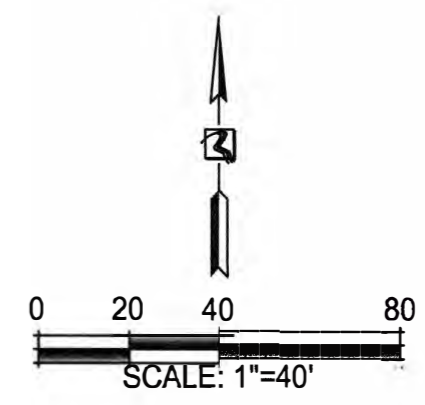
SHEET 5 OF 8 7310.028

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



Line Table

#	BEARING	LENGTH
L1	N34°44'58"W	21.00'



RECEIVED

JAN 04 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

FINAL MAP OF
CARSON CREEK
VILLAGE 11B

BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K - 69
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

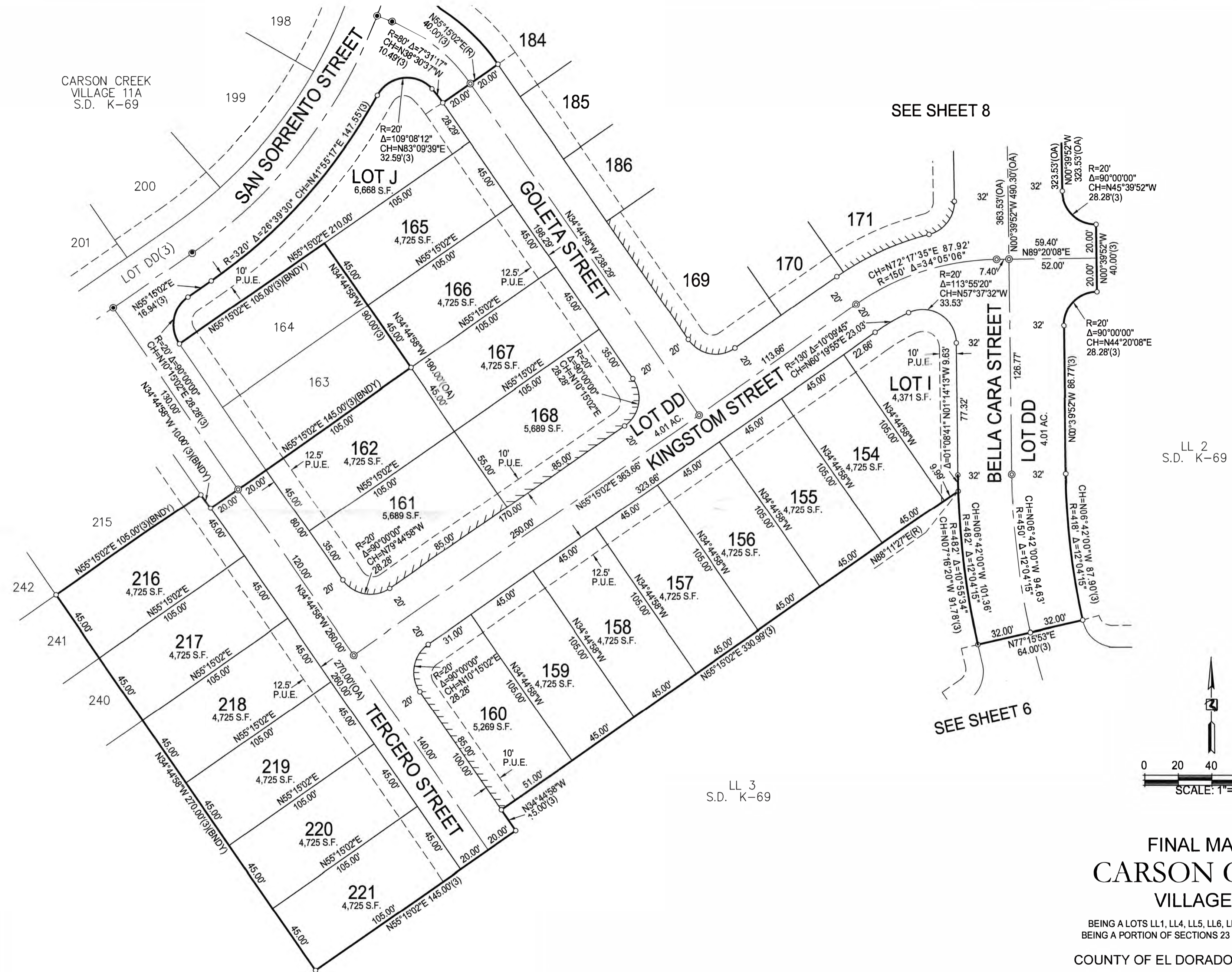
COUNTY OF EL DORADO • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

DECEMBER 2023

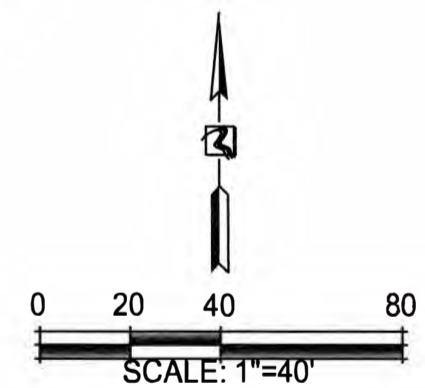
SHEET 6 OF 8 7310.028

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



SEE SHEET 8

SEE SHEET 6



RECEIVED

JAN 04 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

FINAL MAP OF
CARSON CREEK
VILLAGE 11B

BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K - 69
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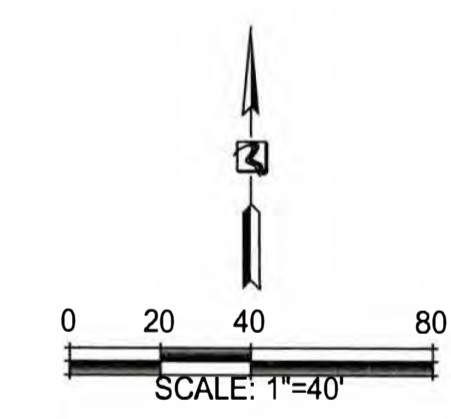
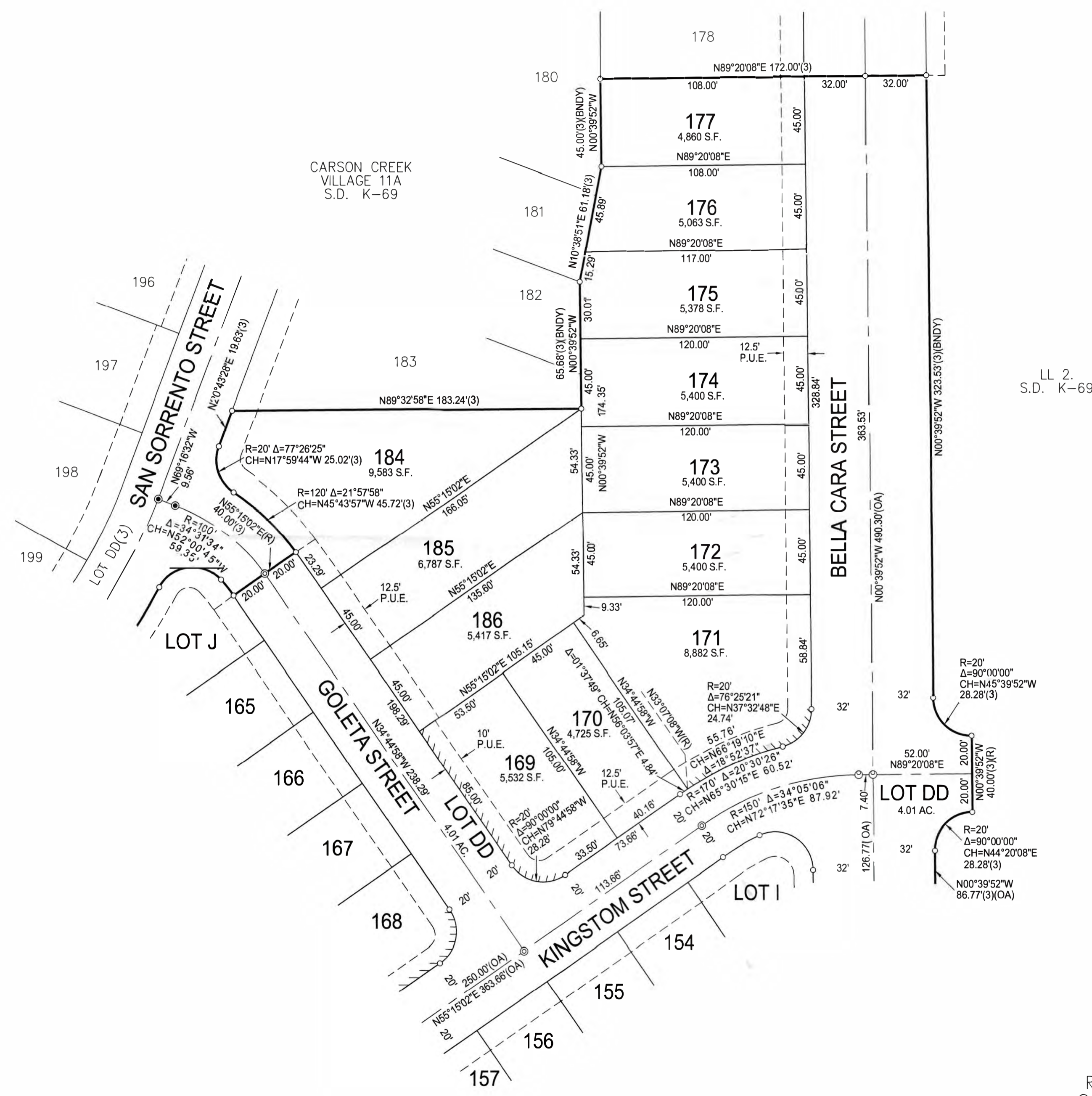
COUNTY OF EL DORADO • CALIFORNIA

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(916) 366-3040 Fax (916) 366-3303

DECEMBER 2023

SHEET 7 OF 8 7310.028

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



RECEIVED
 JAN 04 2024
 EL DORADO COUNTY
 PLANNING AND BUILDING DEPARTMENT

**FINAL MAP OF
 CARSON CREEK
 VILLAGE 11B**

BEING A LOTS LL1, LL4, LL5, LL6, LL7 AND LL8 OF S.D. K - 69
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DECEMBER 2023

SHEET 8 OF 8 7310.028

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SEE SHEET 7

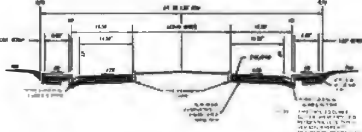
TM-F23-0006

TM-F23-0006 Carson Creek Village 11B Final Map Exhibit C: Final Map for Carson Creek Village 11B

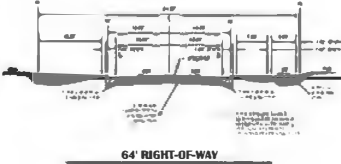
HERITAGE AT CARSON CREEK

TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY, CALIFORNIA
MAY 2021

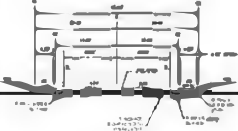
REY ENGINEERS INC.
REGISTERED PROFESSIONAL ENGINEERS
CALIFORNIA LICENSE NO. 44517



TYPICAL SECTION
RESIDENTIAL COLLECTOR ENTRY
67' TO 130'
RIGHT-OF-WAY-TRACT



64' RIGHT-OF-WAY



40' RIGHT-OF-WAY

OWNER/APPLICANT
TERRARI HOMES OF CALIFORNIA
1025 CREEK SIDE RIDGE DR. SUITE 240
ROSELVILLE, CA 95978
CONTACT LARRY GUARDO
PHONE: (916) 740-9500

ENGINEER
REY ENGINEERS INC.
925 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

MAP SCALE
1"=80'

CONTOUR INTERVAL
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
POR OF SEC 23&25, T 9N, R 9E, M 0 W

ASSESSOR'S PARCEL NUMBERS
117-080-003 117-070-004 117-080-007 117-080-008
117-080-015 117-070-013 117-070-017 & 117-070-018

EXISTING/PROPOSED GENERAL PLAN
LAND-USE DESIGNATIONS
APRESIDENTIAL VILLAGE - OPEN SPACE - PARK

EXISTING/PROPOSED ZONING
RD & RD & PARKS/SPF/LC & PARK

TOTAL AREA
132.15 AC

TOTAL NUMBER OF LOTS
442

TOTAL NUMBER OF LETTERED LOTS
23

MINIMUM PARCEL AREA
4,593 SF - RESIDENTIAL LOT

WATER, RECYCLED WATER
SUPPLY & SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION
EL DORADO FIRE DISTRICT

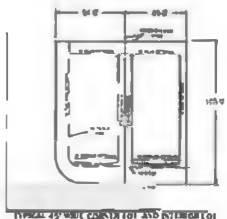
DATE OF PREPARATION
05/07/2021

PARK AND RECREATION
EL DORADO'S COMMUNITY
SERVICES DISTRICT

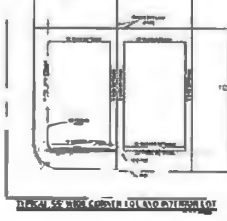
SCHOOL DISTRICT
EL DORADO UNIFIED SCHOOL DISTRICT

ENGINEER'S CERTIFICATE
I, LARRY GUARDO, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 44517, DO HEREBY CERTIFY THAT THE LAND SUBDIVISION SHOWN ON HERETO AS HERITAGE AT CARSON CREEK IN EL DORADO COUNTY, CALIFORNIA, HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND REGULATIONS THEREUNDER BY THE COUNTY OF EL DORADO.

PHASING PLAN NOTICE
THE PROJECT IS DIVIDED INTO PHASING PLAN 1110 FOR THE PROJECT. THE PHASING PLAN IS APPROVED BY THE COUNTY OF EL DORADO. THE PHASING PLAN IS APPROVED BY THE COUNTY OF EL DORADO. THE PHASING PLAN IS APPROVED BY THE COUNTY OF EL DORADO.



TYPICAL 24' WIDE CURB AND 10' WIDE STREET



TYPICAL 36' WIDE CURB AND 10' WIDE STREET

LAND USE SUMMARY	
RESIDENTIAL LOTS (400 - ARU S) & LANDSCAPE/WATER QUALITY (23 LOTS - (LOTS A-C))	83.0 AC
RESIDENTIAL LOT 410 (CULHOUSE SITE)	2.0 AC
TOTAL SINGLE FAMILY RESIDENTIAL	85.0 AC
OPEN SPACE (LOTS EE & FF)	13.5 AC
LOCAL COMMERCIAL (LOT DD)	1.7 AC
PARK (LOT GG)	30.0 AC
INVESTMENT BLVD	0.5 AC
EXISTING ROADWAY (APN 117-080-010)	0.5 AC
TOTAL	132.15 AC

LETTERED LOTS (A-C) ARE INTENDED FOR THE USE OF LANDSCAPING AND/OR WATER QUALITY FEATURES AND MAY BE COMBINED WITH ONE ANOTHER ROLLED INTO LETTERED LOTS AND WATER QUALITY REQUIREMENTS





El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for: DS0424-075 Date: April 3, 2024

SUBDIVISION PARCEL SPLIT OTHER

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

R-Hearthstone Lot Option Pool 05, L.P.
Attn: Rachel Corona
Email: Rachel.Corona@Lennar.com

Carson Creek Village 11B
APN:117-680-007 & 117-570-017
Location: S. of Investment Blvd, EDH

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: 111 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 111 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3656DEV 981832
Service Purchase Project No.: 4159SP

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

System: 4/3/2024 4:34:56 PM
 User Date: 4/3/2024

El Dorado Irrigation District
 SALES POSTING JOURNAL
 Sales Order Processing

Page: 1
 User ID: gpike

Batch ID: gpike
 Batch Comment:

Audit Trail Code: SLSTE00001728

Approved: Batch Total Actual: \$0.00 Batch Total Control: \$0.00
 Approved By: Trx Total Actual: 0 Trx Total Control: 0
 Approval Date: 0/0/0000

415950

Type	Document Number	Doc Date	Post Date	Customer ID	Name	Salesperson	Subtotal	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Document Total	Discount Avail
INV	0002014	4/3/2024	4/3/2024	DS-LENNAR	LENNAR HOMES OF CALIFORNIA, INC		\$4,893,768.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,893,768.00	\$0.00

Item Number	Description	U of M	Site	Quantity	Markdown Unit Price	Extended Price
DS-WATER FCC	Water FCC's				\$0.00	
	EA DEV SERV			111.00	\$24,508.00	\$2,720,388.00
DS-GABBRO SOILS	Gabbro Soils				\$0.00	
	EA DEV SERV			111.00	\$345.00	\$38,295.00
DS-LINE/COVER PH III	Line/Cover Surcharge PH III				\$0.00	
	EA DEV SERV			111.00	\$325.00	\$36,075.00
DS-POTABLE METER - 1"	Potable Meter 1' Flat Fee				\$0.00	
	EA DEV SERV			111.00	\$776.00	\$86,136.00
DS-WASTEWATER FCC	Wastewater FCC's				\$0.00	
	EA DEV SERV			111.00	\$17,934.00	\$1,990,674.00
DS-WASTEWATER INSPECTION	Wastewater Inspection Fee				\$0.00	
	EA DEV SERV			111.00	\$200.00	\$22,200.00
						\$4,893,768.00

Account Number	Account Description	Account Type	Debit Amount	Credit Amount
370-0000-0000-41020	FCC-EL DORADO HILLS	SALES	\$0.00	\$2,720,388.00
325-0000-0000-41050	FCC-GABBRO SOILS	SALES	\$0.00	\$38,295.00
356-0000-0000-40202	SERVICE CHARGE-RESERVOIR SUR PHASE I	SALES	\$0.00	\$36,075.00
310-0000-0000-40290	MISCELLANEOUS FEES	SALES	\$0.00	\$86,136.00
470-0000-0000-41020	FCC-EL DORADO HILLS	SALES	\$0.00	\$1,990,674.00
410-0000-0000-40220	INSPECTION FEES	SALES	\$0.00	\$22,200.00
110-0000-0000-11125	CASH IN BANK - BANK OF AMERICA-PAYRO	CASH	\$4,893,768.00	\$0.00
			\$4,893,768.00	\$4,893,768.00

Cash Receipt/Payment No.	Type	Card Name/Check Number	Amount
PYMNT000000003529	Check Payment	2206147	\$4,893,768.00
			\$4,893,768.00

Subtotal	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Document Total	Discount Avail
\$4,893,768.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,893,768.00	\$0.00

Lennar Corporation
 Lennar Homes of California .LLC
 Sacramento Division
 1025 Creekside Ridge Dr Ste 240
 Roseville, CA 95678

CHECK NUMBER 2206147

70-2322
 719

March 22, 2024

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF: EL DORADO IRRIGATION DISTRICT
 2890 MOSQUITO ROAD
 PLACERVILLE, CA 95667

CHECK AMOUNT

\$4,893,768.00

EXACTLY *****4,893,768 DOLLARS AND 00 CENTS



JPMorgan Chase Bank, N.A.
 Chicago, IL

Debra Smith

Authorized Signature

D122061472206147

PAGE: 1 of 1

DATE: March 22, 2024
 CHECK NUMBER: 2206147
 AMOUNT PAID: \$4,893,768.00

Lennar Corporation
 Lennar Homes of California, LLC
 Sacramento Division
 1025 Creekside Ridge Dr Ste 240
 Roseville, CA 95678

00003 21999 CKS SF 24062 - 0002206147 NNNNNNNNNN 0625100004205 XIP301 C
 EL DORADO IRRIGATION DISTRICT
 2890 MOSQUITO ROAD
 PLACERVILLE CA 95667



Vendor No: 6878412

Date	CO. #	Invoice Number	Payment Advice	Gross Amount	Discount	Net Amount
03/18/24	02376	202403 489376800 FEE	CARSON CREEK 11B	\$4,893,768.00	\$0.00	\$4,893,768.00
TOTALS				\$4,893,768.00	\$0.00	\$4,893,768.00

3650DEV
 4159SP

PLEASE DETACH BEFORE DEPOSITING CHECK

TM-F23-0006 Carson Creek Village 11B Final Map Exhibit E: Meter Award Letter