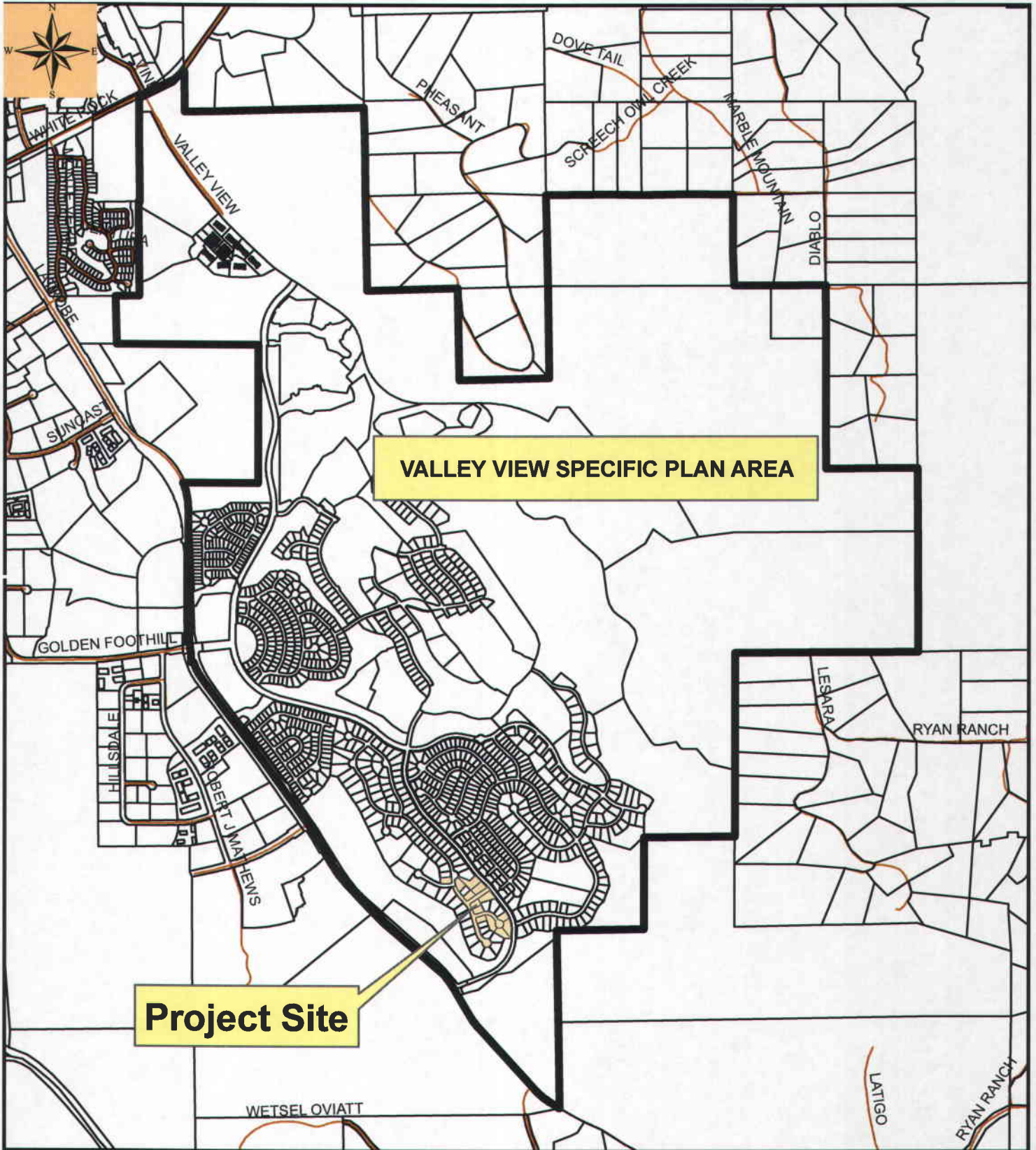


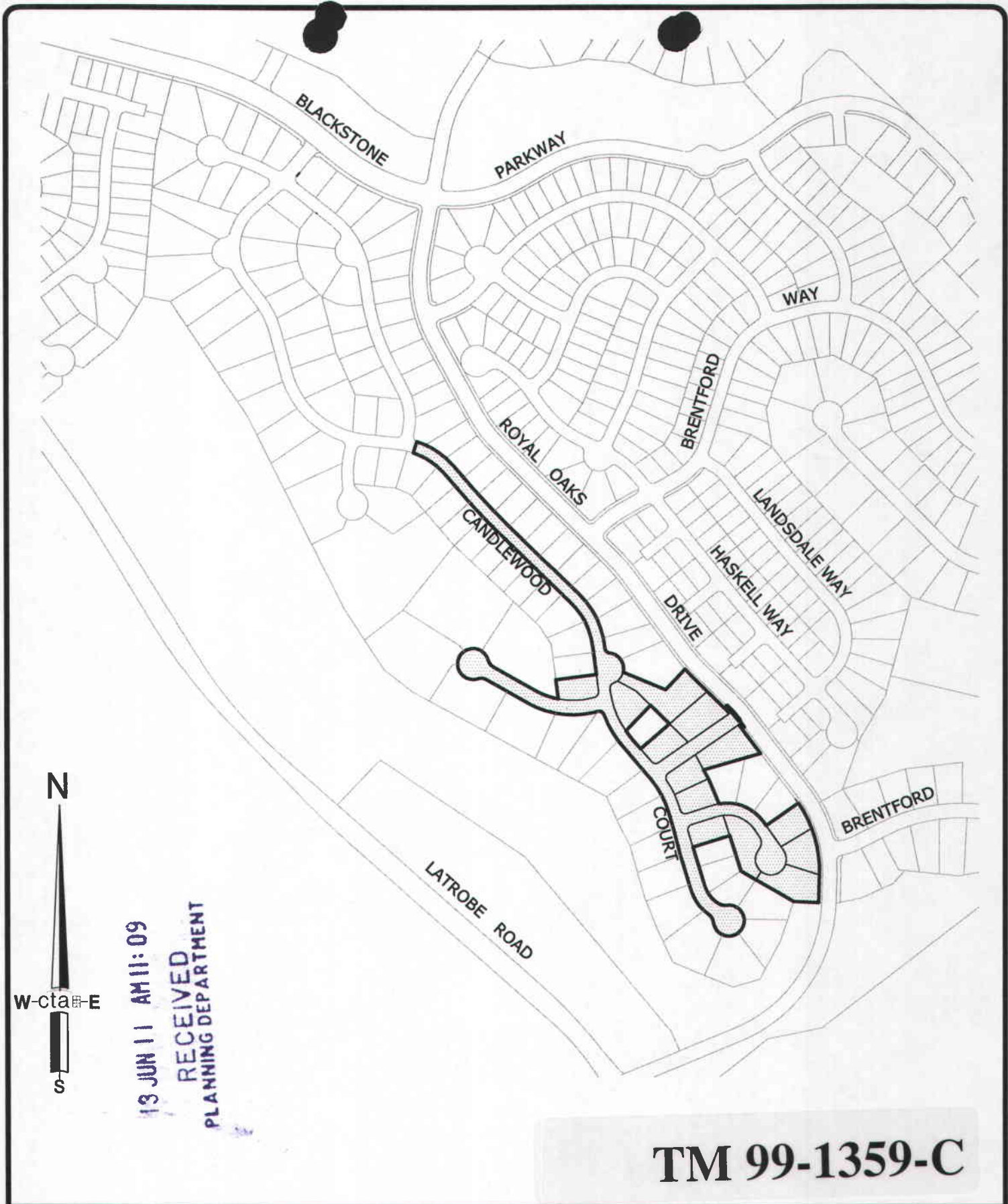
Correction to West Valley Village Unit 3B Final Map File No. TM99-1359-C



0 375 750 1,500 Feet

Map prepared by
Neil Parsons
© Dorado County
Development Services-Planning

Attachment A- Location Map



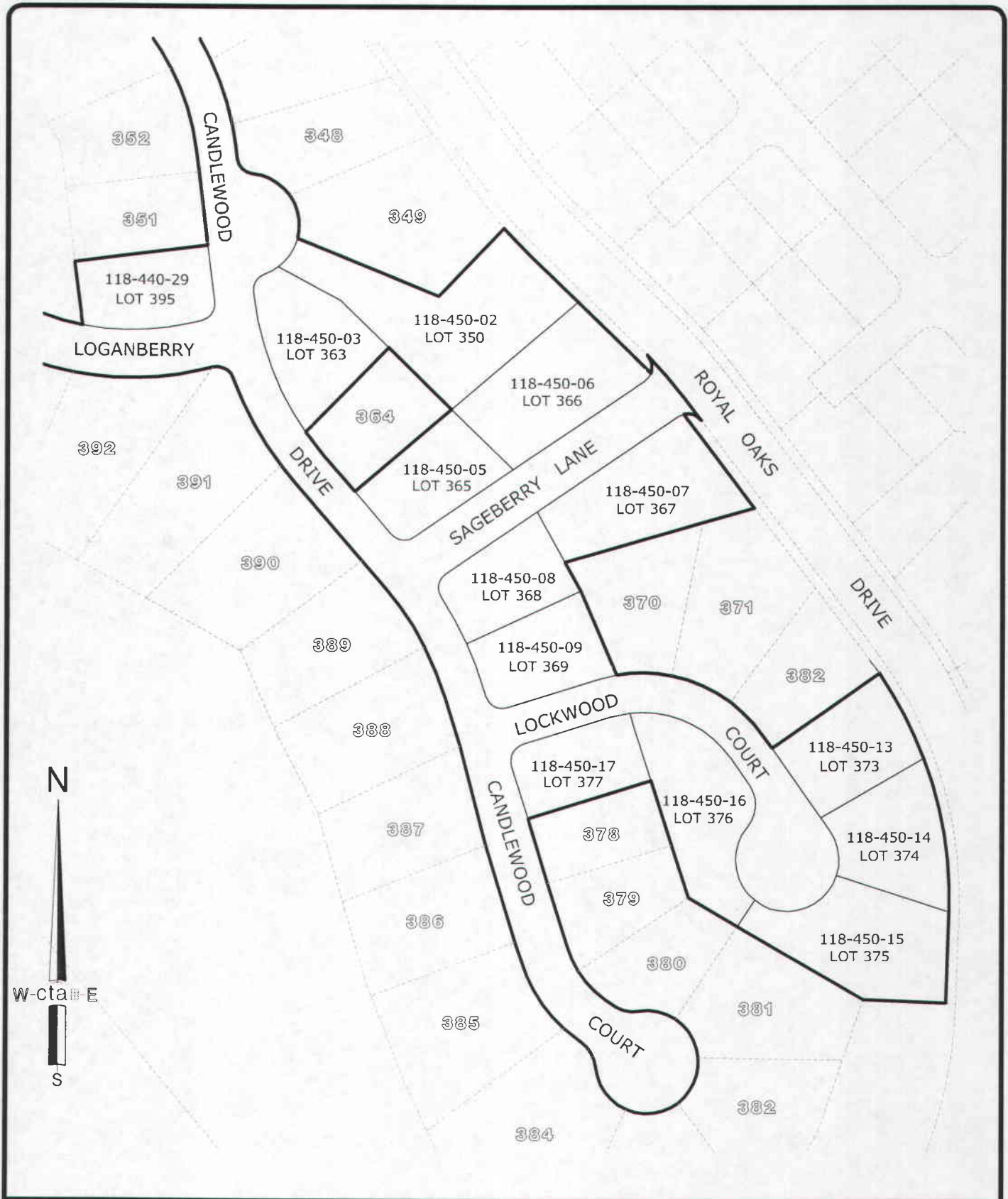
13 JUN 11 AM 11:09
 RECEIVED
 PLANNING DEPARTMENT


TM 99-1359-C

ATTACHMENT B

cta Engineering & Surveying

AMENDED FINAL MAP APPLICATION
 LOTS 363,365-369,373-375,377, 395 & LOT 'R'
 WEST VALLEY VILLAGE UNIT NO. 3B
 S.D. 13-0974 B 2 of 21



cta  Engineering & Surveying

AMENDED FINAL MAP APPLICATION
 LOTS 363,365-369,373-375,377, 395 & LOT 'R'
 WEST VALLEY VILLAGE UNIT NO. 3B
 S.D. J-96

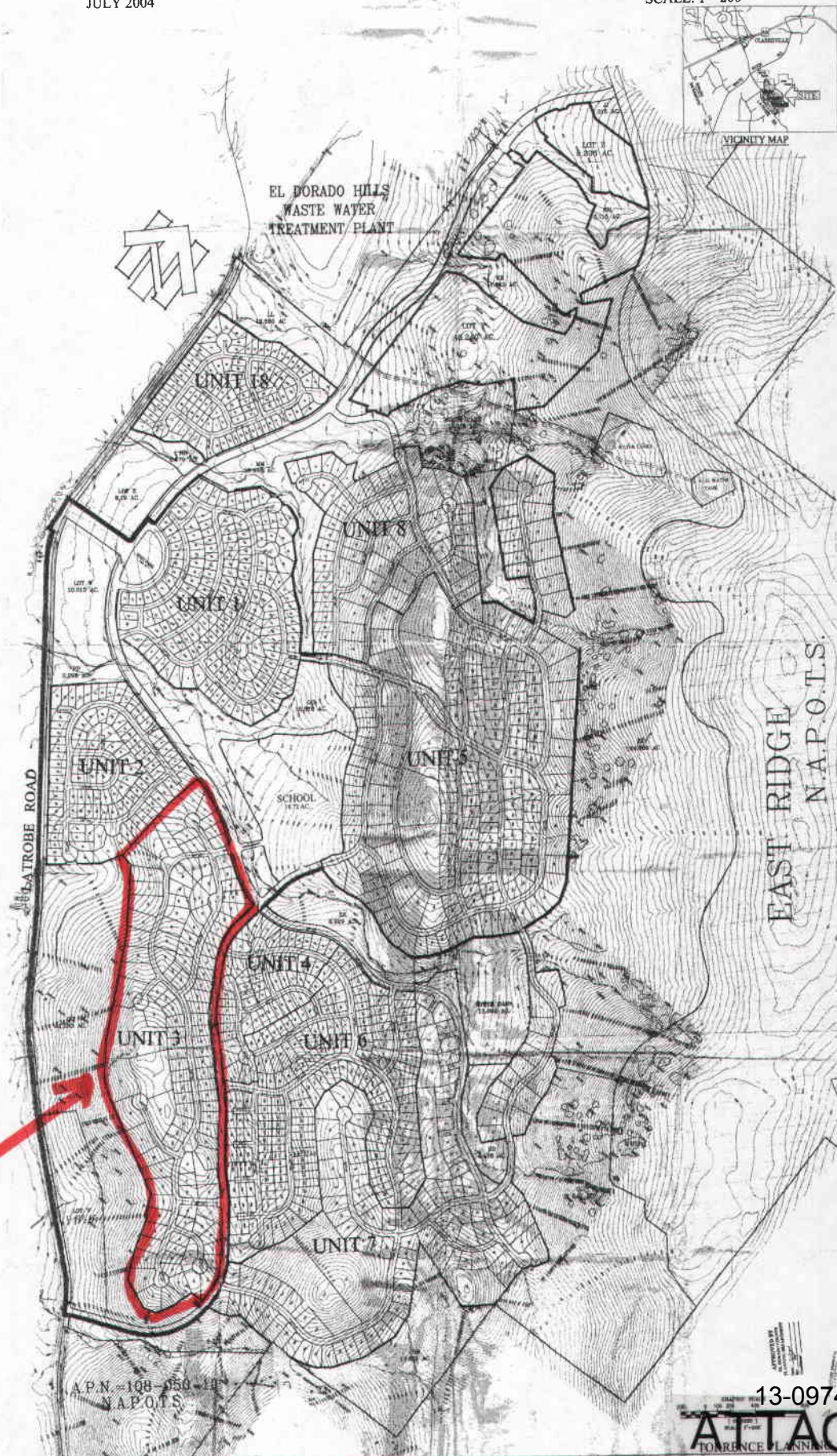
REVISED TENTATIVE MAP
WEST VALLEY VILLAGE

A PORTION OF "VALLEY VIEW SPECIFIC PLAN"

ORDINANCE NO. 4517, RESOLUTION NO. 298-98

COUNTY OF EL DORADO
JULY 2004

STATE OF CALIFORNIA
SCALE: 1"=200'



WVV
UNIT
3

A.P.N. 108-080-11
N.A.P.O.T.S.

13-0974 B 4 of 21

ATTACHMENT C

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 FEES THERE TO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED OWNER 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 ALL STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

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

- 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') CONTIGUOUS TO ALL STREETS.
- B) RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT A, LOT B, AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C) SLOPE EASEMENTS, TWELVE AND ONE HALF FEET (12.5') WIDE CONTIGUOUS TO ALL STREETS OR FIVE (5) FEET 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.

LAND SOURCE HOLDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF CALIFORNIA, INC. A CALIFORNIA CORPORATION, IT'S CALIFORNIA MANAGER

BY: Laury Guales
PRINT NAME: Laury Guales
TITLE: VP

NOTARY ACKNOWLEDGEMENT

STATE OF California 155
COUNTY OF PLACER

ON THIS 24 DAY OF June, 2007, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Laury Guales PERSONALLY KNOWN TO ME OR 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/IT/ 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.

WITNES MY HAND AND OFFICIAL SEAL.

BY: James G. Willson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-28-07 # 1523273
MY PRINCIPAL PLACE OF BUSINESS IS Placer County

TM 99-1008 APPROVED 01/22/2004

EXISTING ASSESSORS PARCELS NUMBER 100-140-00, 100-140-06, AND 100-140-07

7-96

West Valley Village, Unit 3B

A PORTION OF THE WEST 1/2 OF SECTION 24,
T.9N., R.8E., M.D.M.
BEING LOT 43, 44, AND 45 OF SD J-43
COUNTY OF EL DORADO STATE OF CALIFORNIA

JULY, 2007
SHEET 1 OF 9

CARLTON ENGINEERING INC. TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE COMPANY, AS TRUSTEE UNDER THE DEED OF TRUST DATED FEBRUARY 27, 2007, RECORDED IN FEBRUARY 20, 2007, SERIES NO. 2007-0013925-00 AND THE DEED OF TRUST DATED FEBRUARY 27, 2007, RECORDED IN FEBRUARY 20, 2007, SERIES NO. 2007-0013925-00, HEREBY CONSENTS TO THE OFFERS OF DEDICATION, THE PREPARATION AND THE FILING OF THIS MAP.

NORTH AMERICAN TITLE COMPANY
A CALIFORNIA CORPORATION

BY: Nancy Paell
ITS Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF California 155
COUNTY OF Placer

ON THIS 24 DAY OF June, 2007, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Nancy Paell PERSONALLY KNOWN TO ME OR 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/IT/ 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.

WITNES MY HAND AND OFFICIAL SEAL.

BY: James G. Willson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-28-07 Comm # 1477493
MY PRINCIPAL PLACE OF BUSINESS IS: Placer County, CA

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 LAND SOURCE HOLDING COMPANY, LLC A DELAWARE LIMITED LIABILITY COMPANY ON AUGUST 28, 2007. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY June 2007 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: James G. Willson
JAMES G. WILLSON P.L.S. 4663
LIC. EXP. DATE: 09-30-08



COUNTY ENGINEER'S STATEMENT

I, Charles S. Pizzi 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 TO THIS SUBDIVISION.

BY: Charles S. Pizzi
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
REG. EXP. DATE: 12/31/08



DATED: 7/16/07

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.

BY: Daniel S. Russell
DANIEL S. RUSSELL L.S. 5017 LICENSE EXPIRES 12-31-07
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



BY: Richard L. Briner
RICHARD L. BRINER L.S. 5004 LICENSE EXPIRES 06-30-09
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, GREGORY I. FUZ, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JANUARY 22, 2007, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

GREGORY I. FUZ
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: Gina Hunter
GINA HUNTER
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

DATE: 7/9/07

COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. RAFFETY, 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: 6/28/07

BY: Anne Billingsley

C.L. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT

I, CINDY RECK, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER, ON AUGUST 28, 07, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED, AND DID ALSO ABRANDON THE EASEMENT REFERENCED IN THE NOTES.

BY: Cindy Reck
CINDY RECK
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA



DATE: 8/29/07

RECORDER'S STATEMENT

FILED THIS 30th DAY OF August, 2007 AT 8:43 AM IN BOOK J, OF MAPS, AT PAGE 96, DOCUMENT NO. 001-0004505 AT THE REQUEST OF LAND SOURCE HOLDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 804-281004 PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

BY: William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO

BY: Cindy Gray
CINDY GRAY
DEPUTY

7-96

7-96

7-96

Cert of Correction 2008-0016284 4/8/08 AB Cert of Correction 2012-0033141 7/11/12

West Valley Village, Unit 3B

A PORTION OF THE WEST 1/2 OF SECTION 24,
T.9N., R.8E., M.D.M.
BEING LOTS 43, 44, AND 45 OF SD J-43
COUNTY of EL DORADO STATE of CALIFORNIA

JULY, 2007
SHEET 2 OF 9

CARLTON ENGINEERING INC.

NOTES

1. THIS SUBDIVISION IS 39.15 ACRES GROSS, CONSISTING OF 63 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND 1 ROAD LOT AND IS CONSISTENT WITH THE UNIT 3B OF THE TENTATIVE MAP 99-1359K APPROVED BY THE BOARD OF SUPERVISORS ON JULY 2, 2004

2. LOT 'R' SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.

3. ALL FRONT LOT CORNERS TO BE BRASS TAGS STAMPED "L.S. 4663" EPOXIED TO A CHISELED CURB ON FACE OF CURB ON LOT LINE PROJECTED.

4. THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.22 1/2 OF THE GOVERNMENT CODE: THE NON EXCLUSIVE ROAD AND PUBLIC UTILITIES AS SHOWN ON LOT 46 OF THE "LARGE LOT FINAL MAP OF WEST VALLEY VILLAGE", RECORDED IN BOOK J OF MAPS, PAGE 43

5. THIS MAP AND THE PARCELS SHOWN HEREON ARE SUBJECT TO THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENT, PREPARED BY WILLIAM F. DRAPER, DATED JULY 2006, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.

6. LOTS 381, 383, 386, 389, 392, 398, AND 399 ARE REQUIRED TO HAVE LOCKABLE PEDESTRIAN GATES, PROVIDING ACCESS INTO ADJACENT OPEN SPACE PARCELS, AS PROVIDED FOR IN THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENT, AND ARE SUBJECT TO INGRESS & EGRESS BY EMERGENCY PERSONNEL. THESE LOTS ARE DESIGNATED HEREON WITH AN ASTERISK.

7. THE FOLLOWING SETBACK INFORMATION IS TAKEN FROM THE VALLEY VIEW SPECIFIC PLAN CHAPTER 4.

ESTATE RESIDENTIAL-2 BUILDING SETBACK LINES
FRONT 20'
SIDE 7'
REAR 35'

REFERENCES

SD J-43
J-88

LEGEND

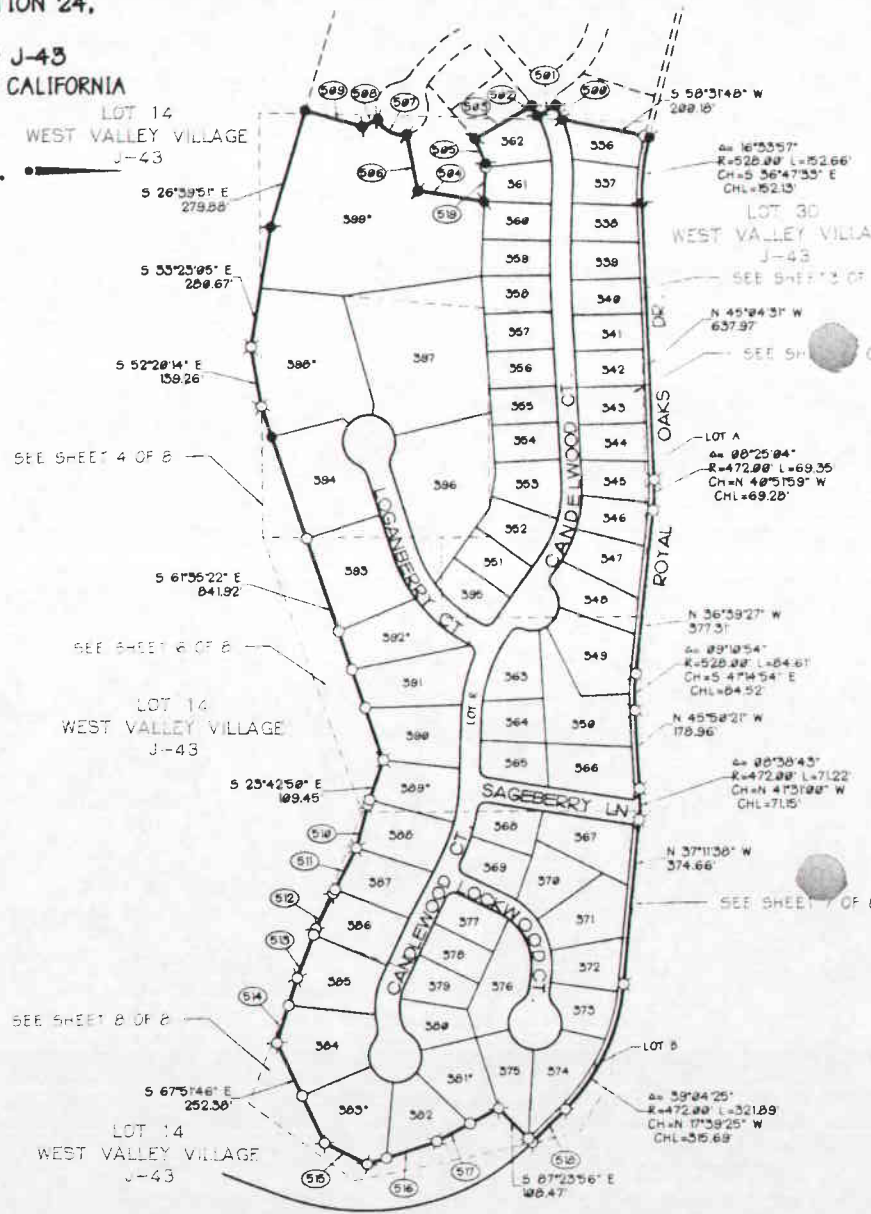
- DIMENSION POINT-NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED "LS 594"
- ⊙ FOUND 1-1/2" C.I.P. STAMPED "LS 4663"
- SET 3/4" C.I.P. STAMPED "LS 4663"
- ⊙ SET 1-1/2" WASHER WITH MAG NAIL "LS 4663"
- ⊠ SET 1-1/2" C.I.P. STAMPED "LS 4663"

TABULATION

No	CHORD DIRECTION & DIST	LENGTH	RADIUS	DELTA
500	N 68°26'29" W	34.90	34.99	523.00 06°12'27"
501	S 10°27'17" W	46.00	46.00	
502	N 74°06'23" W	24.77	24.78	277.00 05°07'32"
503	S 17°02'28" W	150.09	150.09	
504	S 55°31'50" W	152.87	152.87	
505	S 66°48'19" E	60.56	60.56	
506	N 53°45'25" E	132.92	132.92	
507	N 74°09'34" E	73.74	73.41	60.00 75°43'50"
508	S 22°04'33" W	49.00	49.00	
509	S 63°33'07" W	135.03	135.03	
510	S 27°20'55" E	101.25	101.25	
511	S 15°34'56" E	116.40	116.40	
512	S 16°34'07" E	90.00	90.00	
513	S 27°31'12" E	110.55	110.55	
514	S 24°58'43" E	155.24	155.24	
515	N 74°01'09" E	100.54	100.54	
516	N 20°26'13" E	160.16	160.16	
517	N 10°48'04" E	160.44	160.44	
518	N 07°52'47" E	106.50	106.50	
519	S 48°30'39" E	00.76	00.76	

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF SD J-43 AS DETERMINED BY FOUND MONUMENTS.



13-0974 B 6 of 21

S-96A

W

TABULATION

No	CHORD DIRECTION & DIST	LENGTH	RADIUS	DELTA
1	N 68°21'40" W	107.46	100.14'	277.00' 22°22'06"
2	N 44°54'30" W	41.21	41.25	277.00' 00°31'50"
3	S 47°15'14" E	53.60	53.60	2523.00' 07°13'09"
4	S 42°46'05" E	79.60	79.60	2523.00' 07°40'05"
5	S 44°37'23" E	83.67	83.67	2523.00' 07°54'00"
6	S 45°42'23" E	11.74	11.74	2523.00' 00°16'00"
73	S 44°53'46" E	81.59	81.60	2477.00' 07°53'15"
74	S 42°53'29" E	91.72	91.72	2477.00' 02°07'10"
75	S 47°14'15" E	51.29	51.29	2477.00' 07°11'11"
77	N 44°30'52" W	45.10	45.14	323.00' 00°00'25"
78	N 56°59'40" W	93.74	94.07	323.00' 16°41'12"
79	S 32°30'15" E	74.00	74.06	540.00' 07°51'20"
80	S 40°45'15" E	81.37	81.45	540.00' 00°30'31"
85	N 60°25'03" W	32.74	32.75	300.00' 06°15'19"
86	N 52°50'02" W	120.05	120.04	300.00' 24°30'45"
87	S 43°14'31" E	226.62	226.70	2500.00' 05°11'44"
94	N 56°05'41" W	147.59	149.39	277.00' 30°54'04"
95	N 52°59'20" W	130.13	130.21	323.00' 24°41'37"
96	S 43°14'31" E	220.70	220.70	2523.00' 05°11'44"
97	S 43°14'31" E	224.53	224.61	2477.00' 05°11'44"

NOTES

SEE SHEET 2 of 9

West Valley Village, Unit 3B

A PORTION OF THE WEST 1/2 OF SECTION 24,
T.9N., R.0E., MD.M.
BEING LOTS 43, 44, AND 45 OF SD J-43
COUNTY of EL DORADO STATE of CALIFORNIA
JULY, 2007 1"=50'
SHEET 3 OF 9
• CARLTON ENGINEERING INC. •



LEGEND

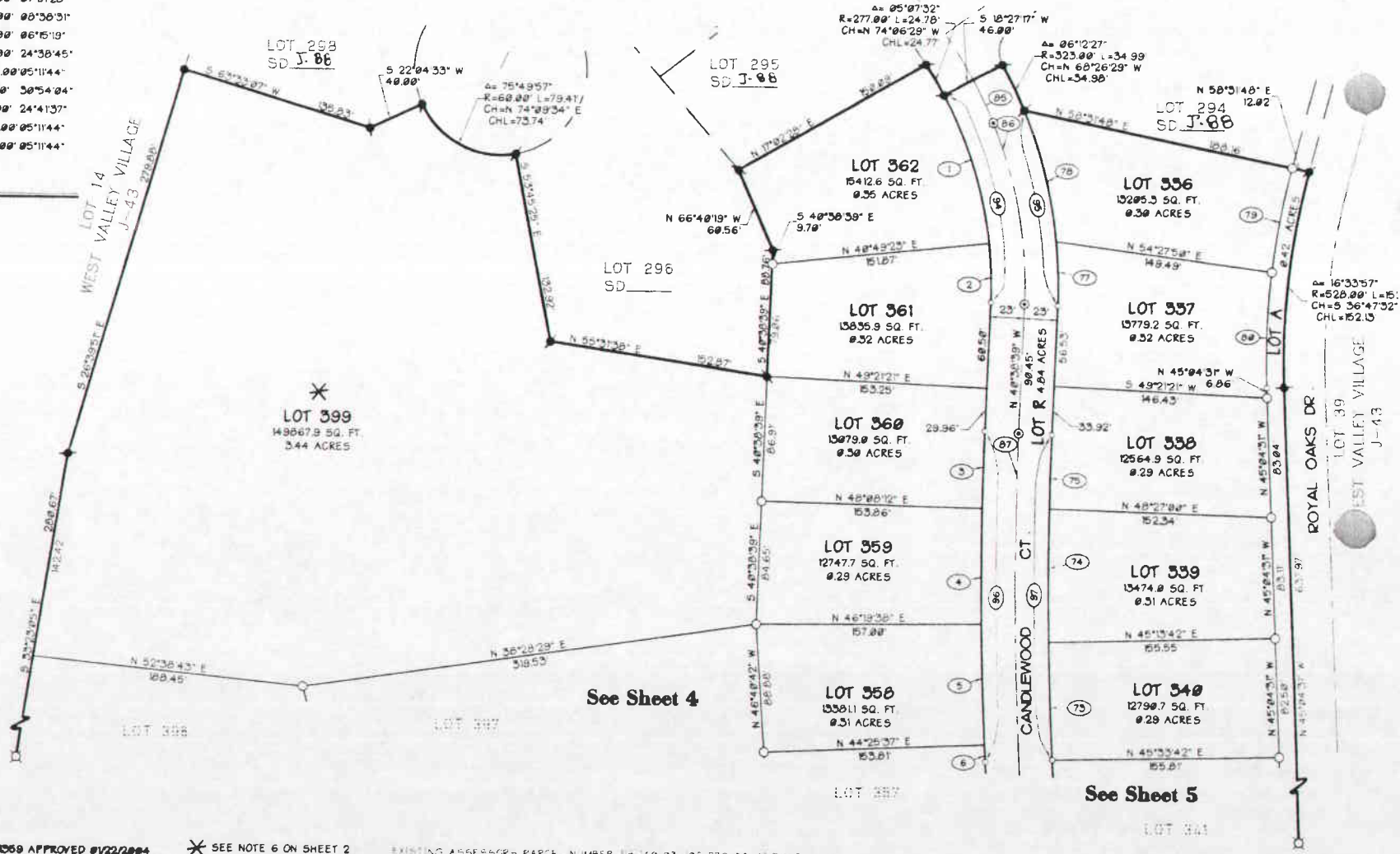
- DIMENSION POINT-NOTHING FOUND OR SET
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- FOUND 1-1/2" C.I.P. STAMPED 'LS 4663'
- SET 3/4" C.I.P. STAMPED 'LS 4663'
- ⊙ SET 1-1/2" WASHER WITH MAG NAIL 'LS 4663'
- ⊠ SET 1-1/2" C.I.P. STAMPED 'LS 4663'

BASIS OF BEARINGS

SEE SHEET 2 of 9

REFERENCES

SEE SHEET 2 of 9



13-0974 B 7 of 21

T-01, R



TPM 39-1069 APPROVED 01/22/2004

SEE NOTE 6 ON SHEET 2

EXISTING ASSESSORS PARCEL NUMBER 126 140 03, 06, 730 06, AND 120 730 07

West Valley Village, Unit 3B

A PORTION OF THE WEST 1/2 OF SECTION 24,
T.9N., R.8E., M.D.M.
BEING LOTS 43, 44, AND 45 OF SD J-43
COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2007 1"=50'
SHEET 4 OF 9

CARLTON ENGINEERING INC.

LEGEND

- o DIMENSION POINT-NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED "LS 5314"
- ⊠ SET 1-1/2" C.I.P. STAMPED "LS 4663"
- SET 3/4" C.I.P. STAMPED "LS 4663"
- ⊙ SET 1-1/2" WASHER WITH MAG NAIL "LS 4665"

BASIS OF BEARINGS

SEE SHEET 2 of 9

NOTES

SEE SHEET 2 of 9

REFERENCES

SEE SHEET 2 of 9

TABULATION

No	CHORD DIRECTION & DIST	LENGTH	RADIUS	DELTA
10	N 00°57'15" E 123.94	124.05'	297.00'	24°05'11"
11	S 69°53'25" E 94.00	94.40'	297.00'	10°13'34"
12	S 37°11'57" E 52.00	52.92'	40.00'	47°09'23"
13	N 35°07'10" W 43.00	45.03'	60.00'	42°59'48"
14	S 09°00'11" W 67.76	72.00'	60.00'	68°45'32"
15	S 26°30'51" W 56.54	58.87'	60.00'	56°13'00"
16	S 54°45'53" E 96.05	111.36'	60.00'	106°20'10"
17	N 04°21'20" W 52.00	52.92'	40.00'	47°09'23"
18	S 01°56'01" E 214.50	219.33'	297.00'	42°10'44"



13-0974 B 8 of 21
5-962



West Valley Village, Unit 3E

A PORTION OF THE WEST 1/2 OF SECTION 24,
T.9N., R.8E., M.D.M.
BEING LOTS 43, 44, AND 45 OF SD J-43
COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2007
SHEET 5 OF 9

CARLTON ENGINEERING INC.

LEGEND

- DIMENSION POINT-NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED "LS 594"
- ⊠ SET 1-1/2" C.I.P. STAMPED "LS 4663"
- SET 3/4" C.I.P. STAMPED "LS 4663"
- ⊙ SET 1-1/2" WASHER WITH MAG NAIL "LS 4663"

NOTES

SEE SHEET 2 OF 9

BASIS OF BEARINGS

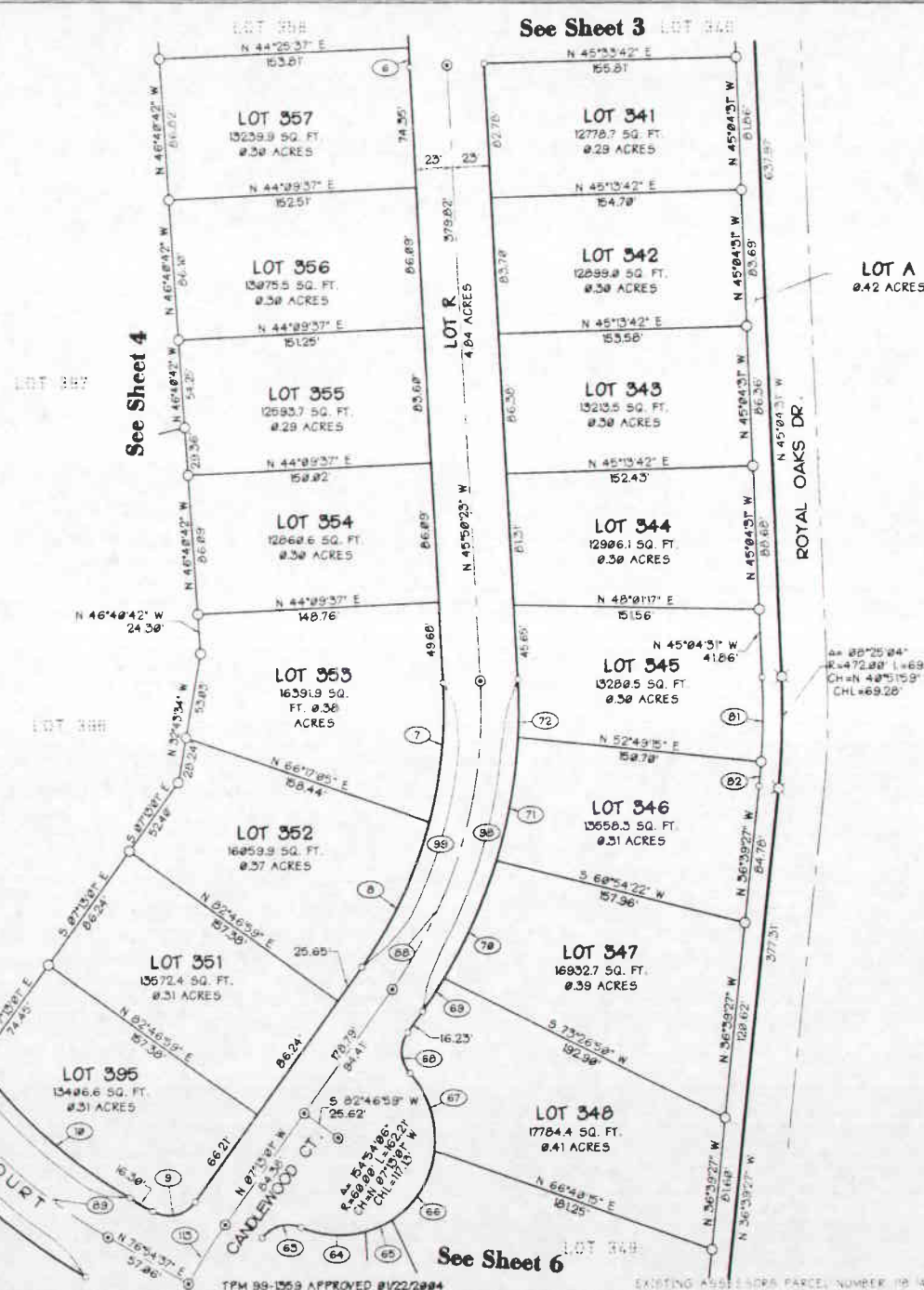
SEE SHEET 2 OF 9

REFERENCES

SEE SHEET 2 OF 9

TABULATION

No.	CHORD DIRECTION & DIST	LENGTH	RADIUS	DELTA
6	S 45°42'23" E 117.4'	117.4'	2525.00'	00°16'00"
7	N 36°40'15" W 87.01'	87.37'	277.00'	10°04'20"
8	N 17°29'32" W 90.82'	99.35'	277.00'	20°33'02"
9	N 34°50'40" E 26.00'	29.37'	20.00'	04°07'39"
10	N 00°57'13" E 123.94'	124.05'	297.00'	24°05'11"
11	N 60°07'56" E 49.03'	51.39'	60.00'	49°04'17"
12	S 45°56'33" E 25.82'	27.04'	20.00'	77°27'03"
13	N 09°22'10" W 24.29'	24.29'	325.00'	04°10'33"
14	N 10°33'00" W 79.02'	79.22'	325.00'	14°03'00"
15	N 32°30'24" W 77.92'	70.11'	325.00'	15°51'23"
16	N 42°30'14" W 56.09'	56.11'	325.00'	06°24'10"
17	N 4°40'25" W 52.45'	52.48'	460.00'	06°32'11"
18	N 37°35'54" W 15.10'	15.10'	460.00'	07°52'53"
19	N 26°31'42" W 190.42'	202.25'	300.00'	30°37'22"
20	S 01°56'01" E 234.59'	240.01'	325.00'	42°10'44"
21	N 26°31'42" W 215.63'	217.73'	325.00'	30°37'22"
22	N 26°31'42" W 103.21'	106.72'	277.00'	30°37'22"
23	S 01°56'01" E 214.30'	219.33'	297.00'	42°10'44"
24	S 10°30'00" E 42.95'	42.97'	375.00'	06°33'50"



See Sheet 3

See Sheet 4

See Sheet 6

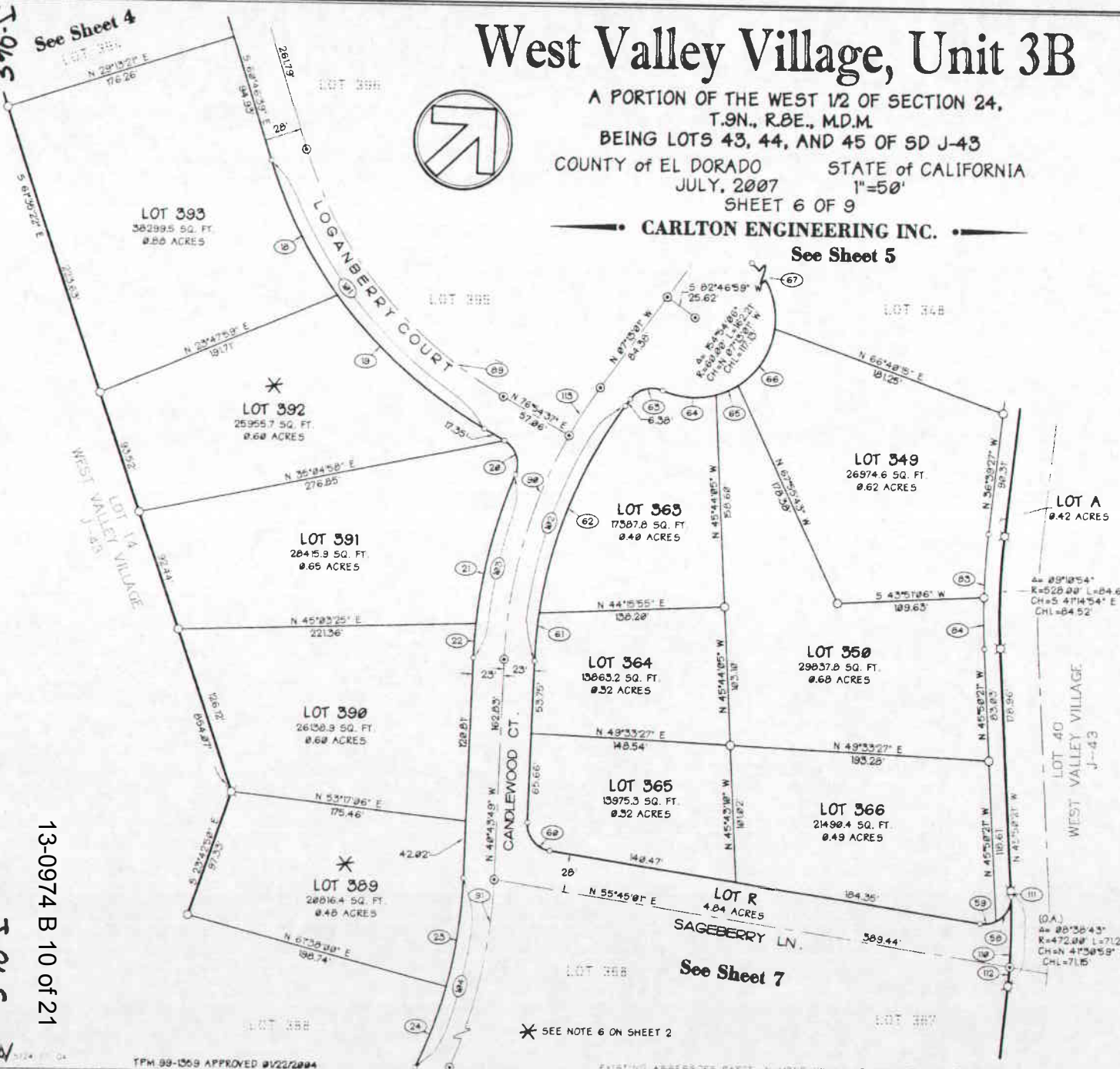
13-0974 B 9 of 21
5-9615

West Valley Village, Unit 3B

A PORTION OF THE WEST 1/2 OF SECTION 24,
T.9N., R.8E., M.D.M.
BEING LOTS 43, 44, AND 45 OF SD J-43
COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2007
SHEET 6 OF 9
1"=50'

CARLTON ENGINEERING INC.

See Sheet 5



LEGEND

- DIMENSION POINT-NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED 'LS 5914'
- ⊗ SET 1-1/2" C.I.P. STAMPED 'LS 4663'
- SET 3/4" C.I.P. STAMPED 'LS 4663'
- ⊙ SET 1-1/2" WASHER WITH MAG NAIL 'LS 4663'

BASIS OF BEARINGS

SEE SHEET 2 OF 9

NOTES

SEE SHEET 2 OF 9

REFERENCES

SEE SHEET 2 OF 9

TABULATION

No	CHORD DIRECTION & DIST	LENGTH	RADIUS	DELTA
10	S 69°54'15" E 111.98'	112.46'	353.00'	18°15'12"
19	N 80°56'23" E 147.14'	148.23'	353.00'	24°03'32"
20	N 67°42'00" W 26.45'	28.98'	20.00'	82°46'46"
21	S 28°48'37" E 115.82'	116.24'	398.00'	16°44'00"
22	S 38°53'13" E 25.68'	25.61'	398.00'	03°41'12"
23	N 34°08'57" W 81.05'	82.83'	357.00'	13°09'56"
50	N 12°23'04" W 21.73'	22.97'	28.00'	65°48'10"
59	N 38°08'01" E 12.11'	12.38'	28.00'	35°14'00"
60	S 82°29'24" E 26.64'	29.15'	28.00'	83°31'48"
61	S 37°46'57" E 36.21'	36.22'	352.00'	05°53'45"
62	S 21°01'33" E 168.83'	169.67'	352.00'	27°37'03"
63	S 31°58'38" W 25.02'	27.84'	28.00'	77°27'05"
64	N 58°58'16" E 39.85'	48.62'	68.00'	38°47'31"
65	N 22°53'35" E 17.84'	17.98'	68.00'	17°05'51"
66	N 18°37'34" W 58.66'	52.38'	68.00'	48°56'28"
67	N 68°07'56" W 49.83'	51.39'	68.00'	49°04'17"
68	S 45°56'33" E 25.82'	27.84'	28.00'	77°27'05"
69	S 39°11'53" E 47.87'	47.89'	548.00'	05°04'51"
84	S 43°47'19" E 38.64'	38.65'	548.00'	84°06'03"
89	S 81°56'01" E 234.59'	248.81'	325.00'	42°
90	S 27°15'24" E 174.75'	176.37'	375.00'	26°
91	N 28°57'36" W 155.83'	156.13'	388.00'	23°32'26"
101	S 81°56'01" E 268.88'	268.69'	353.00'	42°18'44"
102	S 23°58'25" E 282.97'	285.89'	352.00'	33°38'48"
103	S 38°31'13" E 141.18'	141.85'	398.00'	28°25'12"
104	N 28°57'36" W 145.65'	146.68'	357.00'	23°32'26"
108	N 42°06'32" W 52.32'	52.35'	472.00'	06°21'16"
111	N 45°33'45" W 4.56'	4.56'	472.00'	08°33'11"
112	N 38°38'46" W 14.32'	14.32'	472.00'	01°44'16"

* SEE NOTE 6 ON SHEET 2

See Sheet 7

13-0974 B 10 of 21

T-01A E



West Valley Village, Unit 3B

A PORTION OF THE WEST 1/2 OF SECTION 24,
T.9N., R.0E., M.D.M.
BEING LOTS 43, 44, AND 45 OF SD J-43
COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2007 1"=50'
SHEET 7 OF 9

LEGEND

- DIMENSION POINT - NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED "LS 594"
- ⊠ SET 1-1/2" C.I.P. STAMPED "LS 4663"
- SET 3/4" C.I.P. STAMPED "LS 4663"
- ⊙ SET 1-1/2" WASHER WITH MAG NAIL "LS 4663"

BASIS OF BEARINGS

SEE SHEET 2 OF 9

TABULATION

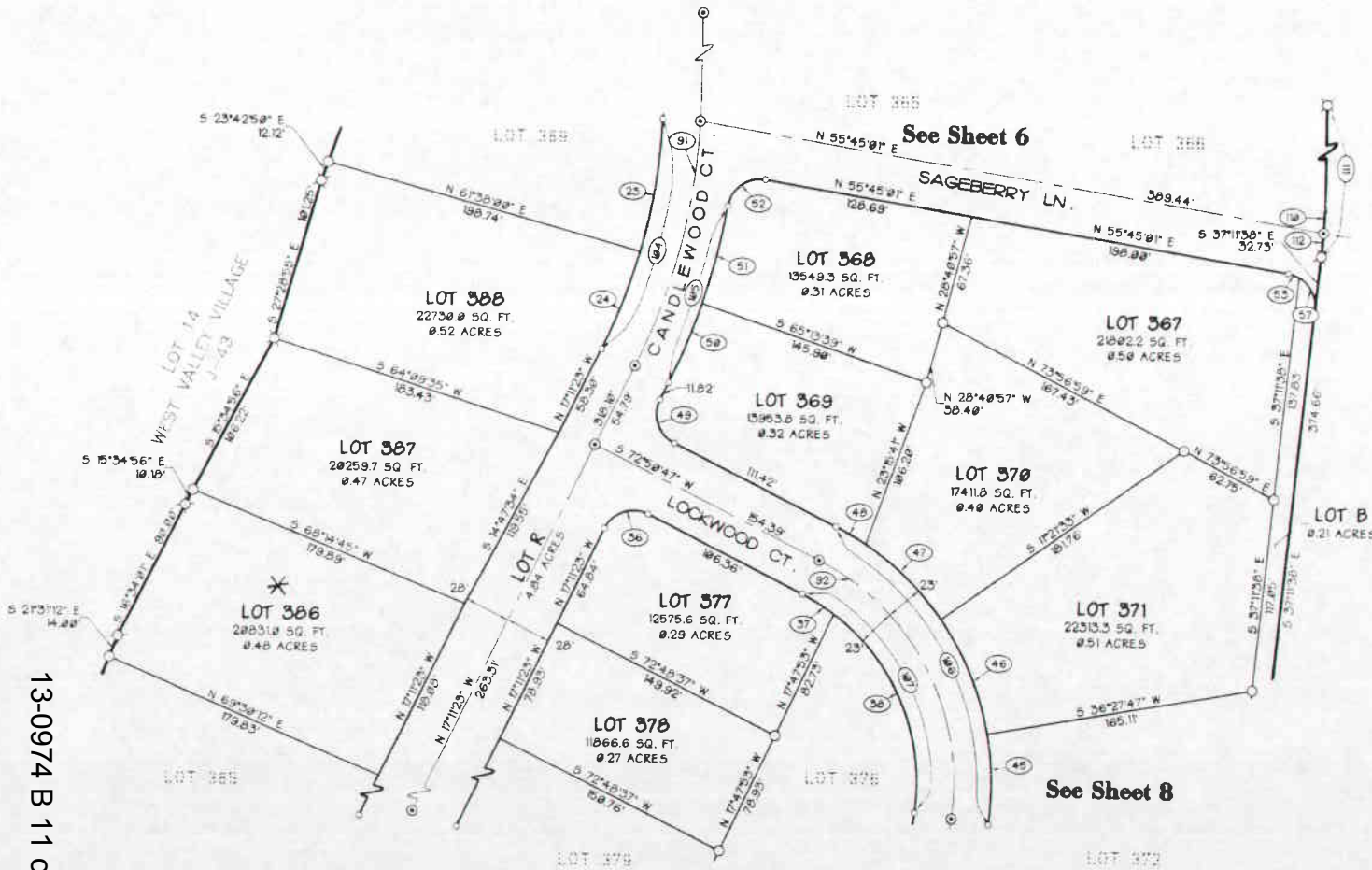
No.	CHORD DIRECTION & DIST.	LENGTH	RADIUS	DELTA
25	N 34°05'51" W 81.85	82.03	357.00	13°09'56"
24	N 22°22'30" W 64.56	64.64	357.00	10°22'30"
36	S 27°43'42" W 28.29	31.43	28.00	30°02'40"
57	S 77°59'17" W 22.76	22.79	127.00	10°17'00"
46	N 66°05'20" W 75.19	75.60	173.00	25°06'13"
47	N 89°25'25" W 64.73	65.12	173.00	27°33'57"
48	S 76°19'12" W 20.96	20.98	173.00	06°56'49"
49	S 62°10'10" E 20.20	31.40	20.00	09°57'50"
50	N 20°50'52" W 53.29	53.33	403.00	07°34'57"
51	N 29°09'54" W 61.73	61.79	403.00	00°47'06"
52	S 11°05'47" W 20.11	31.17	20.00	09°04'20"
53	S 66°04'02" W 7.16	7.20	20.00	00°00'12"
54	N 70°24'17" W 21.91	23.19	20.00	00°00'19"
91	N 20°57'30" W 55.03	55.13	360.00	23°32'26"
92	N 77°04'00" W 176.69	188.94	350.00	72°10'00"
94	N 20°57'30" W 145.65	146.68	357.00	23°32'26"
95	N 25°22'25" W 114.73	115.13	403.00	16°22'04"
104	N 42°06'32" W 52.32	52.35	472.00	06°21'16"
111	N 45°33'45" W 4.56	4.56	472.00	00°33'11"
112	N 30°03'46" W 14.32	14.32	472.00	07°44'16"

NOTES

SEE SHEET 2 OF 9

REFERENCES

SEE SHEET 2 OF 9



13-0974 B 11 of 21

* SEE NOTE 6 ON SHEET 2

T-01A E

West Valley Village, Unit 3B

A PORTION OF THE WEST 1/2 OF SECTION 24,
T.9N., R.0E., MD.M.
BEING LOTS 43, 44, AND 45 OF SD J-43

COUNTY of EL DORADO STATE of CALIFORNIA
JULY, 2007 1"=50'
SHEET 8 OF 9

CARLTON ENGINEERING INC.



LEGEND

- DIMENSION POINT-NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. STAMPED "LS 5914"
- ⊗ SET 1-1/2" C.I.P. STAMPED "LS 4663"
- SET 3/4" C.I.P. STAMPED "LS 4663"
- ⊙ SET 1-1/2" WASHER WITH MAG NAIL "LS 4663"

BASIS OF BEARINGS

SEE SHEET 2 of 9

NOTES

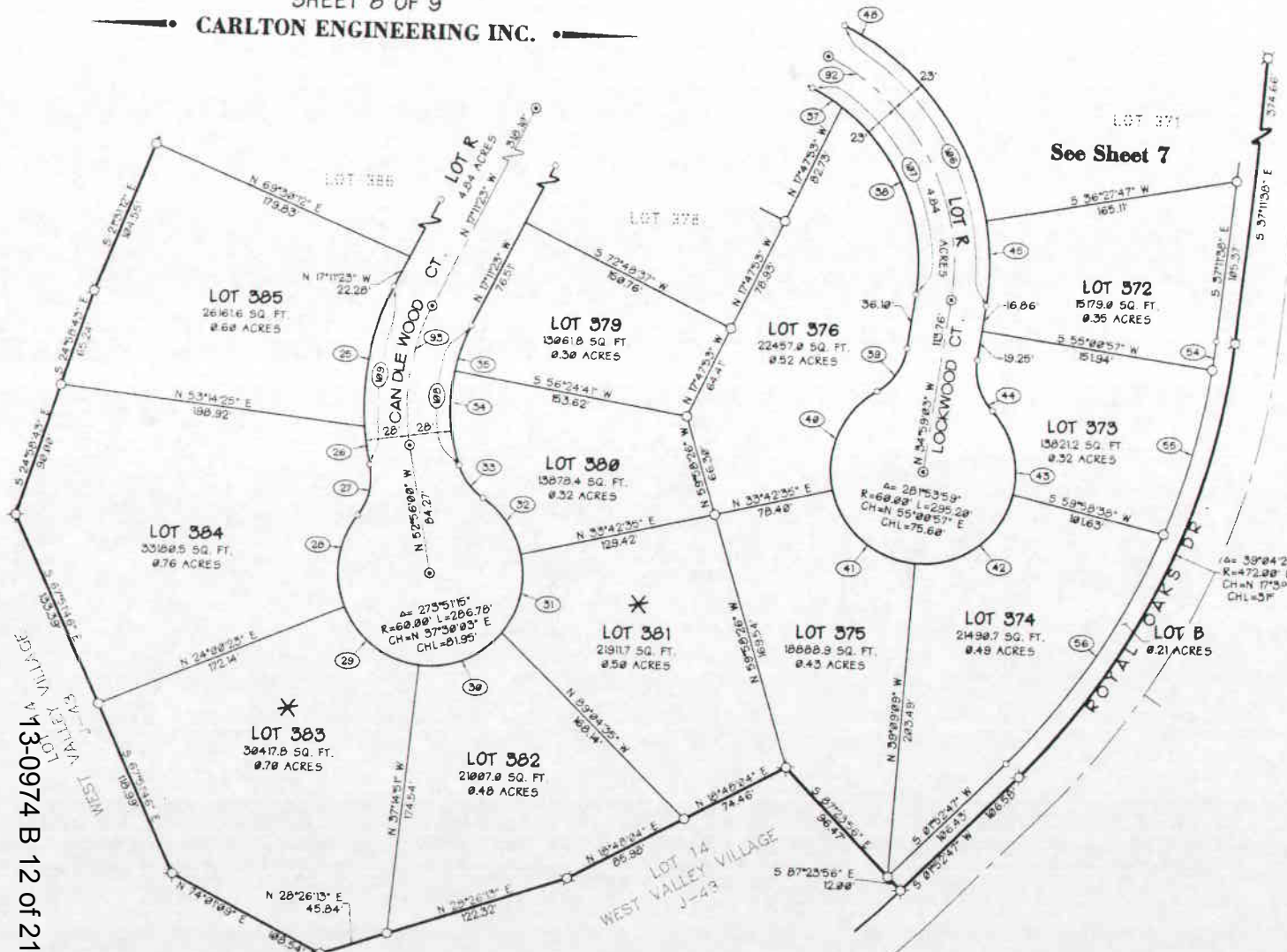
SEE SHEET 2 of 9

REFERENCES

SEE SHEET 2 of 9

TABULATION

No.	CHORD DIRECTION & DIST.	LENGTH	RADIUS	DE- TA
25	S 32°26'31" E 93.65'	94.77'	178.00'	5.00'
26	S 51°43'15" E 25.80'	25.82'	178.00'	06°05'13"
27	N 30°38'35" W 33.92'	35.83'	40.00'	50°10'32"
28	S 35°46'58" E 60.38'	63.27'	60.00'	60°25'18"
29	N 83°22'46" E 61.13'	64.14'	60.00'	61°15'14"
30	N 24°00'21" E 57.71'	60.21'	60.00'	57°29'56"
31	N 30°38'56" W 52.18'	53.98'	60.00'	51°52'57"
32	N 77°51'29" W 44.11'	45.17'	60.00'	43°08'10"
33	S 80°17'42" E 26.22'	26.71'	40.00'	30°15'46"
34	S 46°36'06" E 61.39'	62.81'	122.00'	29°27'25"
35	S 24°36'54" E 31.53'	31.62'	122.00'	14°51'01"
37	S 77°59'17" W 22.76'	22.79'	127.00'	10°17'00"
38	N 65°55'30" W 130.68'	137.10'	127.00'	61°53'10"
39	N 09°30'33" W 34.41'	35.57'	40.00'	50°57'00"
40	S 20°09'44" E 70.75'	75.67'	60.00'	72°15'22"
41	N 07°17'33" E 71.24'	76.27'	60.00'	72°50'04"
42	N 10°25'36" E 77.05'	84.72'	60.00'	80°53'53"
43	N 57°50'42" W 56.25'	58.55'	60.00'	55°54'40"
44	S 60°27'32" E 34.41'	35.57'	40.00'	50°57'00"
45	N 44°15'30" W 55.77'	56.82'	173.00'	10°53'11"
46	S 76°19'12" W 20.96'	20.98'	173.00'	06°56'49"
5A	N 36°00'04" W 19.15'	19.15'	460.00'	02°23'06"
55	N 27°49'53" W 111.75'	112.83'	460.00'	13°57'15"
56	N 09°29'14" W 101.33'	102.52'	460.00'	11°05'33"
92	N 71°04'00" W 176.69'	180.94'	150.00'	35°44'37"
93	S 30°03'42" E 92.07'	93.58'	150.00'	70°08'00"
96	N 71°04'00" W 203.79'	217.91'	173.00'	72°10'10"
97	N 71°04'00" W 149.60'	159.97'	127.00'	72°10'10"
98	S 39°10'36" E 91.35'	93.63'	122.00'	43°58'25"
99	S 36°20'07" E 117.54'	119.79'	178.00'	30°53'28"



5-966

T-012

SEE NOTE 6 ON SHEET 2

TFM 99-1350 APPROVED 01/22/2004

EXISTING 488555005 PARCEL NUMBER 10 40 23 20 730 26 AND 00 712 21

5-964



West Valley Village, Unit 3I

A PORTION OF THE WEST 1/2 OF SECTION 24,
T.9N., R.8E., MD.M.
BEING LOTS 43, 44, AND 45 OF SD J-43
COUNTY of EL DORADO STATE of CALIFORNIA
JULY, 2007 1"=200'
SHEET 9 OF 9

CARLTON ENGINEERING INC.

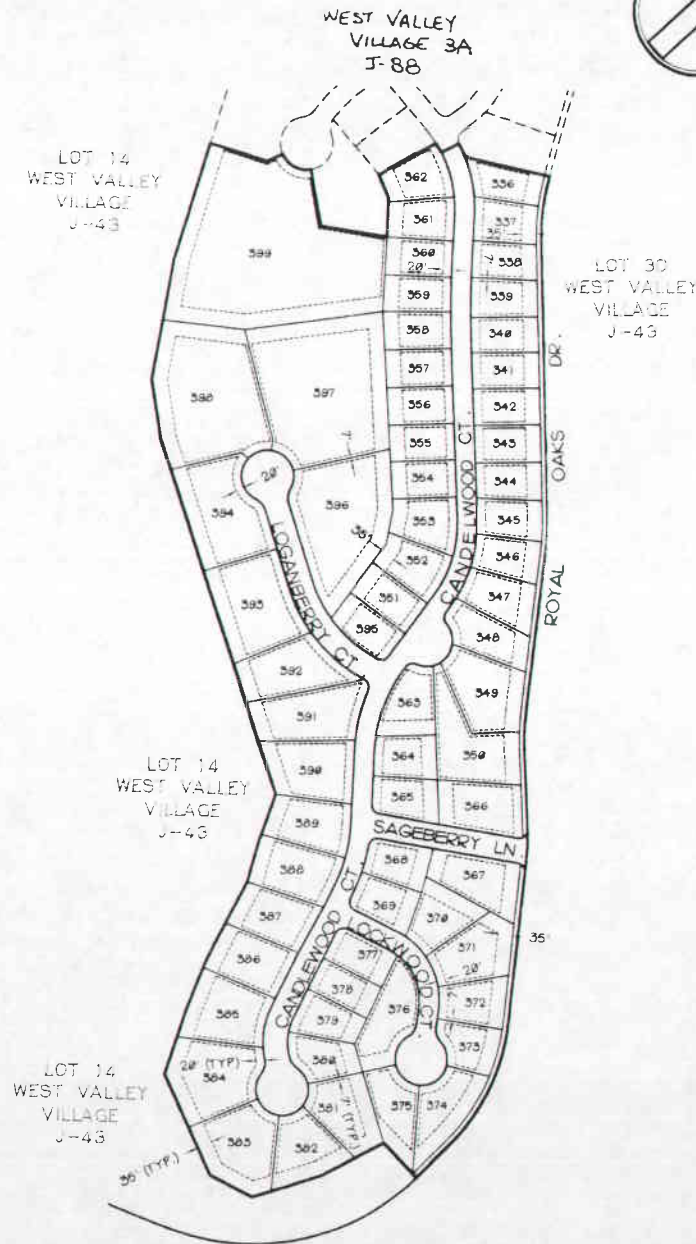
NOTES

THE FOLLOWING ITEMS ARE FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND ARE NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

- BUILDING SET BACK LINES
- FRONT - 20'
- SIDE - 7'
- REAR - 35'

LEGEND

----- SET BACK LINE



13-0974 B 13 of 21

5-964

AMENDED FINAL MAP FOR WEST VALLEY VILLAGE UNIT NO. 3B

LOTS 350, 363, 365-369, 373-377, 395 AND LOT 'R' OF S.D. J-96, BEING A PORTION OF THE WEST 1/2 OF SECTION 24, T. 9 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA JULY, 2013



SHEET 1 OF 5

OWNER'S STATEMENT

THE ORIGINAL FINAL MAP ENTITLED "WEST VALLEY VILLAGE UNIT 3B" WAS FILED ON AUGUST 30, 2007 IN BOOK 'J' OF MAPS, AT PAGE 96, EL DORADO COUNTY RECORDS.

THIS AMENDED MAP AFFECTS LOTS 350, 363, 365-369, 373-377, 395 AND LOT 'R' INCLUSIVELY. THE PURPOSE OF THIS AMENDED MAP IS TO CREATE NEW LOT LINES ON SAID LOTS, INCLUDING NEW FRONT AND SIDE PUBLIC UTILITY EASEMENTS AND NEW POSTAL EASEMENTS. ALL PREVIOUSLY EXISTING EASEMENTS NOT SHOWN ON SAID AFFECTED LOTS ARE TO BE CONSIDERED ABANDONED PER SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT. ALL PORTIONS OF THE ORIGINAL MAP THAT DO NOT FALL WITHIN THE SPECIFIED AFFECTED LOTS ARE TO BE CONSIDERED UNCHANGED FROM THE ORIGINAL "WEST VALLEY VILLAGE UNIT 3B".

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS AMENDED MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOTS 'R' 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') 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 "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.

STANDARD PACIFIC HOMES

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF _____) SS

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.

NOTARY PUBLIC

COMMISSION NO.:

COMMISSION EXPIRES:

MY PRINCIPAL PLACE OF BUSINESS IS: _____ COUNTY.

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 ORDINANCES AT THE REQUEST OF STANDARD PACIFIC HOMES IN APRIL, 2013. 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 AUGUST, 2014 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE:

KEVIN A. HEENEY LS 5914



DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 11, 2008 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE:

ROGER TROUT
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY:

PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, _____ THE UNDERSIGNED, 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:

COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
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:

RICHARD L. BRINER, L.S. 5084
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. RAFFETY, 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:

C.L. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES AND LOT 'R', WHICH ARE HEREBY REJECTED, AND DID HEREBY ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

JAMES S. MITRISIN
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY:

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____, IN BOOK _____

OF MAPS, AT PAGE _____, DOCUMENT NO. _____ AT THE REQUEST OF

STANDARD PACIFIC HOMES. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS

GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY

_____ TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: DEPUTY

ATTACHMENT E

13-0974 B 14 of 21

AMENDED FINAL MAP FOR WEST VALLEY VILLAGE UNIT NO. 3B

LOTS 350, 363, 365-369, 373-377, 395 AND LOT 'R' OF S.D. J-96, BEING A
PORTION OF THE WEST 1/2 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
3. THIS MAP AND THE PARCELS SHOWN HEREON ARE SUBJECT TO THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENT, PREPARED BY WILLIAM F. DRAPER, DATED JULY 2006, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.
4. THE FOLLOWING SETBACK INFORMATION IS TAKEN FROM THE VALLEY VIEW SPECIFIC PLAN CHAPTER 4, ESTATE RESIDENTIAL-2 BUILDING SETBACKS:
FRONT - 20'
SIDE - 7'
REAR - 35'

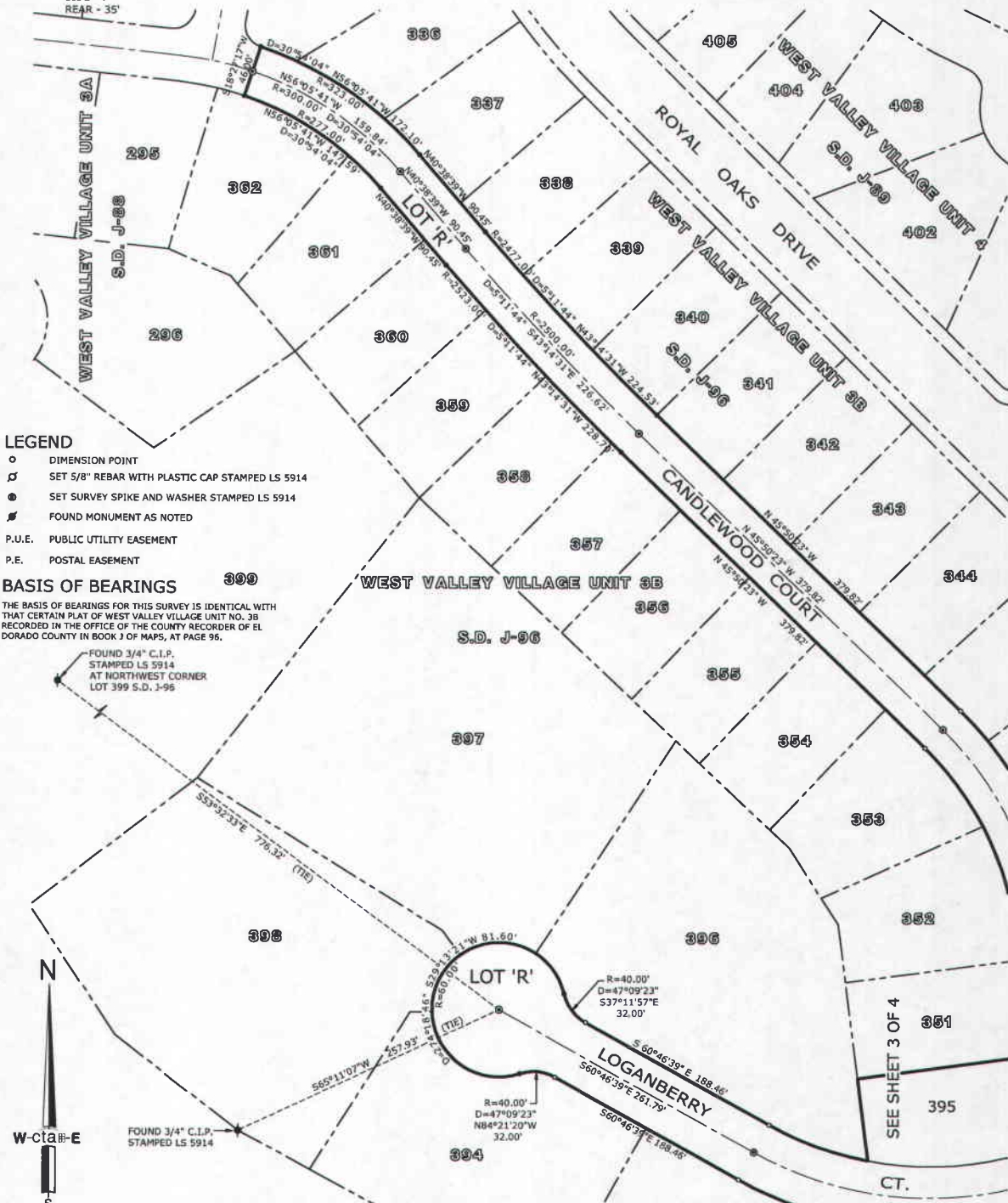
COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2013 SCALE: 1"= 60'



SHEET 2 OF 5

ABANDONMENT OF EASEMENTS

- THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434 (G) OF THE GOVERNMENT CODE:
1. PORTIONS OF THE PUBLIC UTILITY EASEMENTS ADJACENT TO THE SIDE STREET ON LOTS 363, 365, 366, 367, 368, 369, 377 AND 395 ORIGINALLY 12.5' WIDE PER S.D. J-96 AND REDUCED TO 10' WIDE HEREON AND LABELED AS 10' P.U.E.
 2. THE FIVE FEET (5') ON BOTH SIDES OF THE LOT LINES COMMON TO LOTS 350 AND 363, 373 AND 374, 374 AND 375 PER S.D. J-96, EXTENDING FROM THE STREET RIGHT-OF-WAY ALONG THE PARCEL LINES A DISTANCE OF FIFTY FEET (50')
 3. PORTIONS OF THE PUBLIC UTILITY EASEMENT ADJACENT TO LOCKWOOD COURT ALONG THE FRONTAGE OF LOTS 373 AND 374 PER S.D. J-96
 4. THAT PORTION OF LOT 'R' AS SHOWN ON S.D. J-96 WHICH WOULD LIE WITHIN THE LIMITS OF LOTS 373 AND 374 SHOWN HEREON.



LEGEND

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⚡ FOUND MONUMENT AS NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.E. POSTAL EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN PLAT OF WEST VALLEY VILLAGE UNIT NO. 3B RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF MAPS, AT PAGE 95.

FOUND 3/4" C.I.P. STAMPED LS 5914 AT NORTHWEST CORNER LOT 399 S.D. J-96



AMENDED FINAL MAP FOR WEST VALLEY VILLAGE UNIT NO. 3B

LOTS 350, 363, 365-369, 373-377, 395 AND LOT 'R' OF S.D. J-96, BEING A
PORTION OF THE WEST 1/2 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN PLAY OF WEST VALLEY VILLAGE UNIT NO. 3B RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF MAPS, AT PAGE 96.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2013 SCALE: 1"= 60'



SHEET 3 OF 5

LEGEND

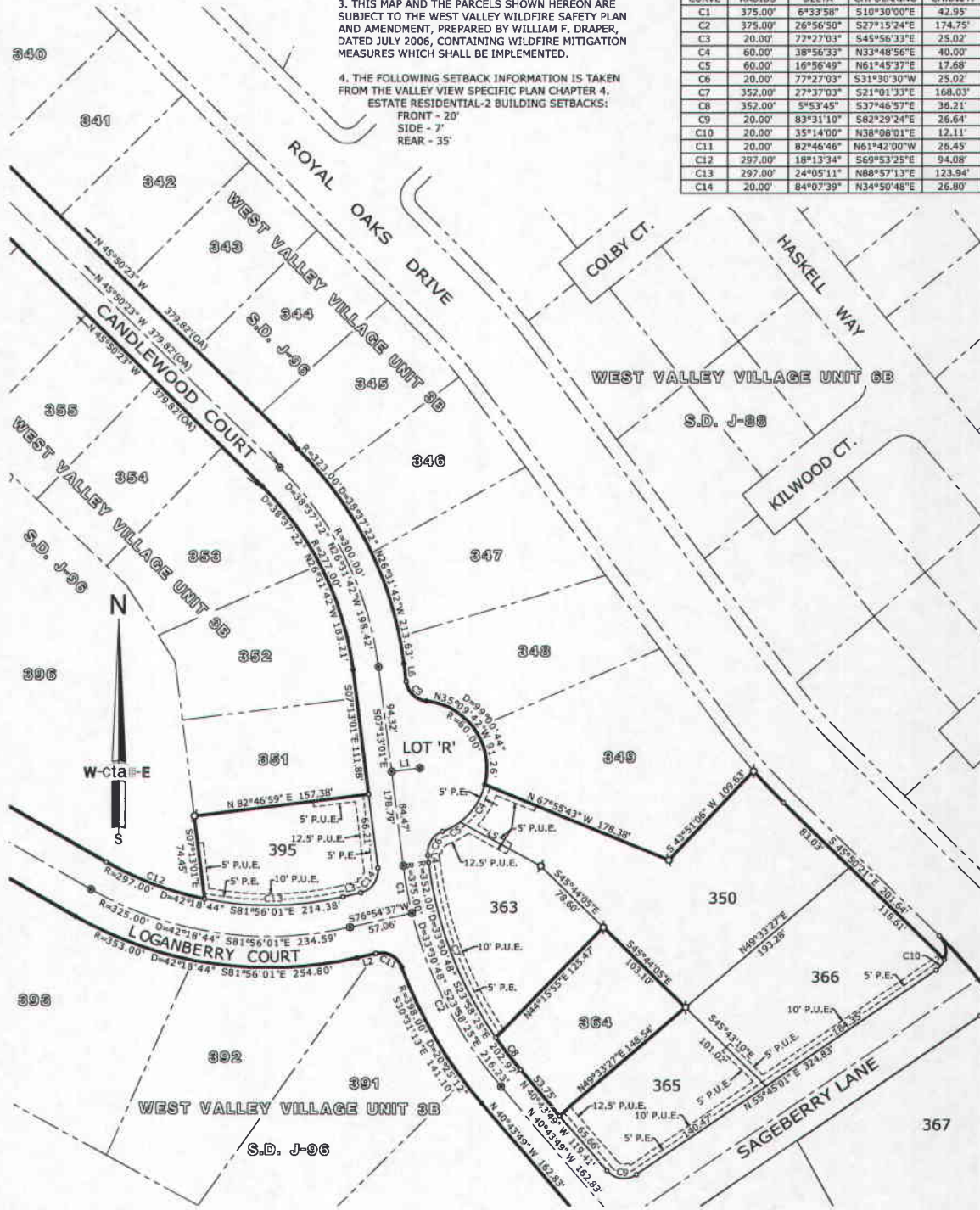
- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.E. POSTAL EASEMENT

NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
3. THIS MAP AND THE PARCELS SHOWN HEREON ARE SUBJECT TO THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENT, PREPARED BY WILLIAM F. DRAPER, DATED JULY 2006, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.
4. THE FOLLOWING SETBACK INFORMATION IS TAKEN FROM THE VALLEY VIEW SPECIFIC PLAN CHAPTER 4, ESTATE RESIDENTIAL-2 BUILDING SETBACKS:
FRONT - 20'
SIDE - 7'
REAR - 35'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S82°46'59"W	25.62'
L2	S76°54'37"W	17.35'
L3	S76°54'37"W	16.30'
L4	S07°13'01"E	6.38'
L5	N61°44'09"W	82.44'
L6	S07°13'01"E	16.23'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	375.00'	6°33'58"	S10°30'00"E	42.95'
C2	375.00'	26°56'50"	S27°15'24"E	174.75'
C3	20.00'	77°27'03"	S45°56'33"E	25.02'
C4	60.00'	38°56'33"	N33°48'56"E	40.00'
C5	60.00'	16°56'49"	N61°45'37"E	17.68'
C6	20.00'	77°27'03"	S31°30'30"W	25.02'
C7	352.00'	27°37'03"	S21°01'33"E	168.03'
C8	352.00'	5°53'45"	S37°46'57"E	36.21'
C9	20.00'	83°31'10"	S82°29'24"E	26.64'
C10	20.00'	35°14'00"	N38°08'01"E	12.11'
C11	20.00'	82°46'46"	N61°42'00"W	26.45'
C12	297.00'	18°13'34"	S69°32'35"E	94.08'
C13	297.00'	24°05'11"	N88°57'13"E	123.94'
C14	20.00'	84°07'39"	N34°50'48"E	26.80'



AMENDED FINAL MAP FOR WEST VALLEY VILLAGE UNIT NO. 3B

LOTS 350, 363, 365-369, 373-377, 395 AND LOT 'R' OF S.D. J-96, BEING A
PORTION OF THE WEST 1/2 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN PLAT OF WEST VALLEY VILLAGE UNIT NO. 3B RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF MAPS, AT PAGE 96.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2013 SCALE: 1" = 60'

NOTES

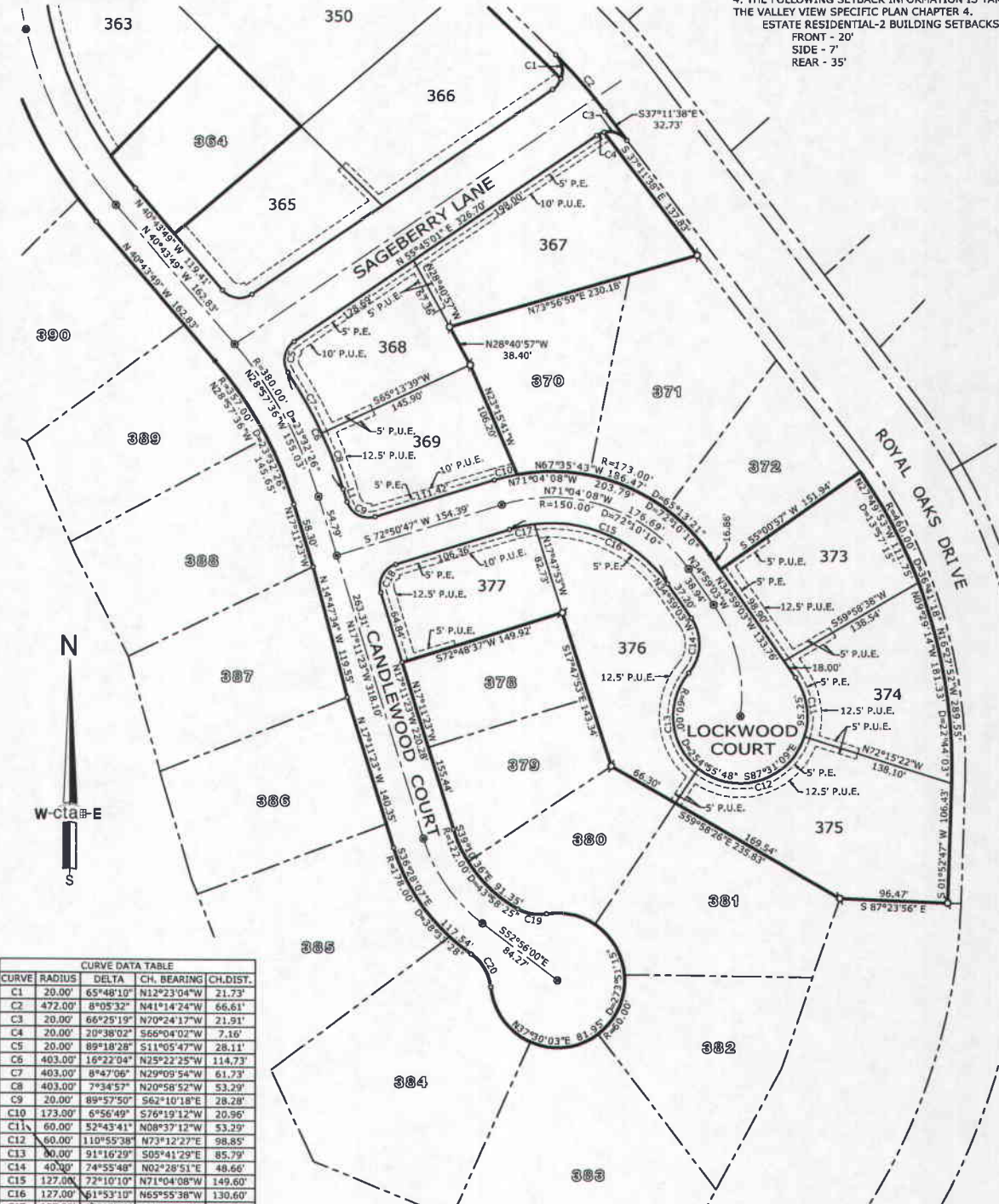
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ESTATE RESIDENTIAL-2 BUILDING SETBACKS:
FRONT - 20'
SIDE - 7'
REAR - 35'

LEGEND

- DIMENSION POINT
- ◊ SET 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- ✦ FOUND MONUMENT AS NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.E. POSTAL EASEMENT

cta Engineering & Surveying

SHEET 4 OF 5



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	20.00'	65°48'10"	N12°23'04"W	21.73'
C2	472.00'	8°05'32"	N41°14'24"W	66.61'
C3	20.00'	66°25'19"	N70°24'17"W	21.91'
C4	20.00'	20°38'02"	S66°04'02"W	7.16'
C5	20.00'	89°18'28"	S11°05'47"W	28.11'
C6	403.00'	16°22'04"	N25°22'25"W	114.73'
C7	403.00'	8°47'06"	N29°09'54"W	61.73'
C8	403.00'	7°34'57"	N20°58'52"W	53.29'
C9	20.00'	89°57'50"	S62°10'18"E	28.28'
C10	173.00'	6°56'49"	S76°19'12"W	20.96'
C11	60.00'	52°43'41"	N08°37'12"W	53.29'
C12	60.00'	110°55'39"	N73°12'27"E	98.85'
C13	40.00'	91°16'29"	S05°41'29"E	85.79'
C14	40.00'	74°55'48"	N02°28'51"E	48.66'
C15	127.00'	72°10'10"	N71°04'08"W	149.60'
C16	127.00'	61°53'10"	N65°55'38"W	130.60'
C17	127.00'	10°17'00"	S77°59'17"W	22.76'
C18	20.00'	90°02'10"	S77°49'42"W	28.29'
C19	40.00'	38°15'46"	S86°17'43"E	26.22'
C20	40.00'	50°10'32"	N30°39'35"W	33.92'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N17°11'23"W	11.82'

AMENDED FINAL MAP FOR WEST VALLEY VILLAGE UNIT NO. 3B

LOTS 350, 363, 365-369, 373-377, 395 AND LOT 'R' OF S.D. J-96, BEING A
PORTION OF THE WEST 1/2 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2013 SCALE: 1"= 60'

NOTES

THE FOLLOWING ITEMS ARE FOR INFORMATIONAL PURPOSES ONLY,
DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND ARE NOT
INTENDED TO AFFECT RECORD TITLE INTEREST.

1. BUILDING SET BACK LINES:
FRONT - 20'
SIDE - 7'
REAR - 35'

cta Engineering & Surveying

SHEET 5 OF 5

LEGEND

----- SET BACK LINE

"INFORMATIONAL SHEET ONLY"





**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION**

INTEROFFICE MEMORANDUM

Date: July 2, 2013
To: Eileen Crawford P.E.
From: Ron Conway P.E.
Subject: **West Valley View Unit 3B map correction TM99-1359-C**

I have completed my review of the map correction for West Valley View Unit 3B, and I take no exceptions to the map.

**COUNTY OF EL DORADO
COUNTY SURVEYOR
INTERDEPARTMENTAL MEMORANDUM**

DATE: 7-29-13

TO: Mel Pabalinas, Planner, El Dorado County Planning Division.

FROM: Rich Briner, County Surveyor

SUBJECT: Amended Map of West Valley Village Unit 3B / TM99-1359 Amended

This memo is to inform you that the "Amended Map of West Valley Village Unit 3B" final map is in our office and that all the signatures required by the Subdivision Map Act are on the map. We believe the map is ready for approval by the Board of Supervisors.

If you have any questions, please call the Surveyors office at extension 5440.

COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR

MEMO

DATE: July 8, 2013

TO: Mel Pabalinas, Project Planner

FROM: Rich Briner - phone (530) 621-5441 fax (530) 626-8731



SUBJECT: TM 99-1359-C West Valley Village 3B Amended Map: Standard Pacific Homes / CTA Engineering and Surveying.

We have looked over the application and have no new or revised conditions from the original approval Jan 22, 2004.