

**EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** July 12, 2007  
**Item No.:** 11.  
**Staff:** Patricia Kelly

**SUBDIVISION MAP CORRECTION**

**FILE NUMBER:** TM 91-1239C/Serrano Village H, Unit 3

**APPLICANT:** John and Patricia Grigsby

**REQUEST:** Map correction to the recorded final map for Serrano/Village H, Unit 3, Lot 117, to remove the recorded vehicular access restriction adjacent to Gresham Drive to allow for a secondary driveway.

**LOCATION:** East side of Gresham Drive approximately 600 feet northwest of the intersection with Bent Creek Court, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

**APN:** 123-110-22

**ACREAGE:** .95 acre

**GENERAL PLAN:** Serrano El Dorado Hills Area Plan (AP) (Exhibit B)

**ZONING:** One-family Residential-Planned Development (R1-PD) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Statutorily Exempt from CEQA pursuant to Section 15268(b) (3)

**SUMMARY RECOMMENDATION:** Recommend conditional approval

**BACKGROUND:** Serrano Village H was created with Planned Development PD 91-05 which was approved by the Planning Commission on March 3, 1992. The portion of Tentative Parcel Map TM91-1239 that created Village H, Unit 3, was approved by the Board of Supervisors on May 13, 1997, and recorded on June 2, 1997, as Subdivision Map H-129.

A grading permit was issued for the property on March 8, 2005, and a building permit for a single-family dwelling was issued on July 6, 2005. During the review process for these permits it was found that a secondary driveway access was prohibited until the vehicular access restriction adjacent to Gresham Drive was removed.

Serrano Associates submitted map correction TM91-1239C on May 2, 2005, with the intent to remove the vehicular access restriction at the rear of the property.

The Planning Commission reviewed the map correction request on September 8, 2005, and forwarded a recommendation to the Board of Supervisors that the request be denied because the necessary findings in Section 16.72.040 of the County Zoning Ordinance could not be made, specifically 16.72.040 (C) that the modifications proposed do not alter any right, title or interest in the real property reflected in the recorded map. The Planning Commission found that the removal of the vehicular access restriction to allow the proposed design and grading for a circular driveway spanning Lot 117 and adjoining Lot 118 would alter the title. At the November 8, 2005, Board of Supervisor hearing, the applicant's agent requested the matter be withdrawn; no action was taken by the Board.

#### STAFF ANALYSIS

**Project Description:** The applicant is requesting reconsideration of the map correction to remove the portion of the recorded vehicular access restriction from Gresham Drive that is adjacent to the westerly boundary of Lot 117 to allow for a secondary access. The balance of the easements would remain as recorded. Those easements include a 5-foot postal easement, 10-foot drainage and public utility easements, and a 20-foot slope easement. Lot 118 adjoins to the north and is under the same ownership but it is not encumbered by a recorded vehicular access restriction.

**Site Description:** The parcel has been graded, and a single family residence is currently being constructed. The eastern portion of Lot 117 has 0 to 10 percent slopes that increase to approximately 30 percent to the westerly boundary adjacent to Gresham Drive. The driveway proposed to encroach onto Gresham Drive has been graded and graveled and has a less than 20 percent slope.

#### Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1- PD	AP	Developed Single Family Residential Lots
North	PD	HDR	Developed Single-Family Residential Lots
South	PD	HDR	Developed Single-Family Residential Lots
East	PD	HDR	Developed Single-Family Residential Lots
West	PD	HDR	Developed Single-Family Residential Lots

**Discussion:** The subject parcel and surrounding project parcels are part of an approved developing subdivision. The drainage easements have been maintained and the easements to support utility infrastructure of the subdivision would not be affected by the subject map correction.

**General Plan:** The subject parcel is designated on the General Plan Land Use Map as Area Plan (AP). This designation is suitable for single-family residences and the approved Serrano Village H, Unit 3, is consistent with the designation.

The General Plan designates the project parcel as Area Plan (AP). This designation recognizes areas for which specific land use plans have been adopted. These plans are accepted and incorporated by reference, and the respective land use map associated with each plan is hereby adopted as the General Plan Map for each area. The AP designation is suitable for single-family residences, and the approved Serrano Village H, Unit 3, is consistent with the designation.

**Zoning Ordinance:** The subject parcel is zoned One-family Residential-Planned Development (R1-PD). No new conflicts with setbacks or easements relative to the structure under construction or any other development standard or requirements of the Zoning Ordinance would be created by the elimination of the vehicular access restriction as proposed by this project. Accordingly, based on comments received from public agencies, as discussed below and included in the analysis contained within this report, staff finds that the project would not be detrimental to the public health, safety and welfare and not be injurious to the neighborhood.

**Subdivisions Ordinance:** Section 16.72.040 of the County Subdivision Ordinance allows the modification of a Final Map by a Certificate of Correction or amending of a recorded map. As detailed in Attachment 2, the proposed request to remove the vehicle access restriction is found to be consistent with Section 16.72.040 of the County Subdivisions Ordinance. The location of the proposed driveway, as depicted in the 1995 Map Amendment Application proposed a circular driveway originally proposed near the common property line of Lots 116 and Lot 117 and to the south at the common property lines of Lot 117 and Lot 118. Lot 116 is not owned by the applicant. This application driveway design proposes to locate on Lot 117 only and is approximately 60% of the length of the original design proposed in 2005. Access from Lot 118 was eliminated. The proposed driveway location reduces the amount of grading required and visual impacts in the vicinity as compared to the proposed design in 2005

**Agency and Public Comments:** No comments were received from solicited private parties. The comments received from public agencies solicited on the proposed project are listed below. Copies of their written comments are available at the Development Services Department.

El Dorado County, Office of the County Surveyor: The applicant shall be required to submit a Certificate of Correction to the County Surveyor's Office prior to recordation. This requirement is included in Attachment 2, Conditions of Approval.

El Dorado County Department of Transportation (DOT): DOT supports the removal of the vehicular access restriction provided a deed restriction is placed on the subject property along the entire frontage of Gresham Drive to maintain a minimum sight distance for access to the site. This restriction shall limit the height of landscaping, or any obstruction, to a maximum height of six (6) inches above the existing ground and shall be confined to the remaining right-of-way behind the curb and gutter and the 20-foot wide slope easement along Gresham Drive.

The encroachment, to access the site of Gresham Drive, shall meet the provisions of El Dorado County Standard Plan 103A-1.

El Dorado Hills Community Services District: The CSD recommended approval of the application.

El Dorado Hills Fire Department: The El Dorado Hills Fire Department requested the driveway be designed to a slope of 20 percent or less and serve one single-family dwelling only. This requirement is included in Attachment 2, Conditions of Approval.

## ENVIRONMENTAL REVIEW

This request for a Certificate of Map Correction has been found to be Statutorily Exempt from the requirements of CEQA pursuant to Section 15268(b)(3) stating that the approval of a Final Subdivision Map is presumed to be ministerial and is exempt from further environmental review. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County recorder to file the Notice of Exemption.

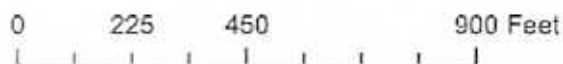
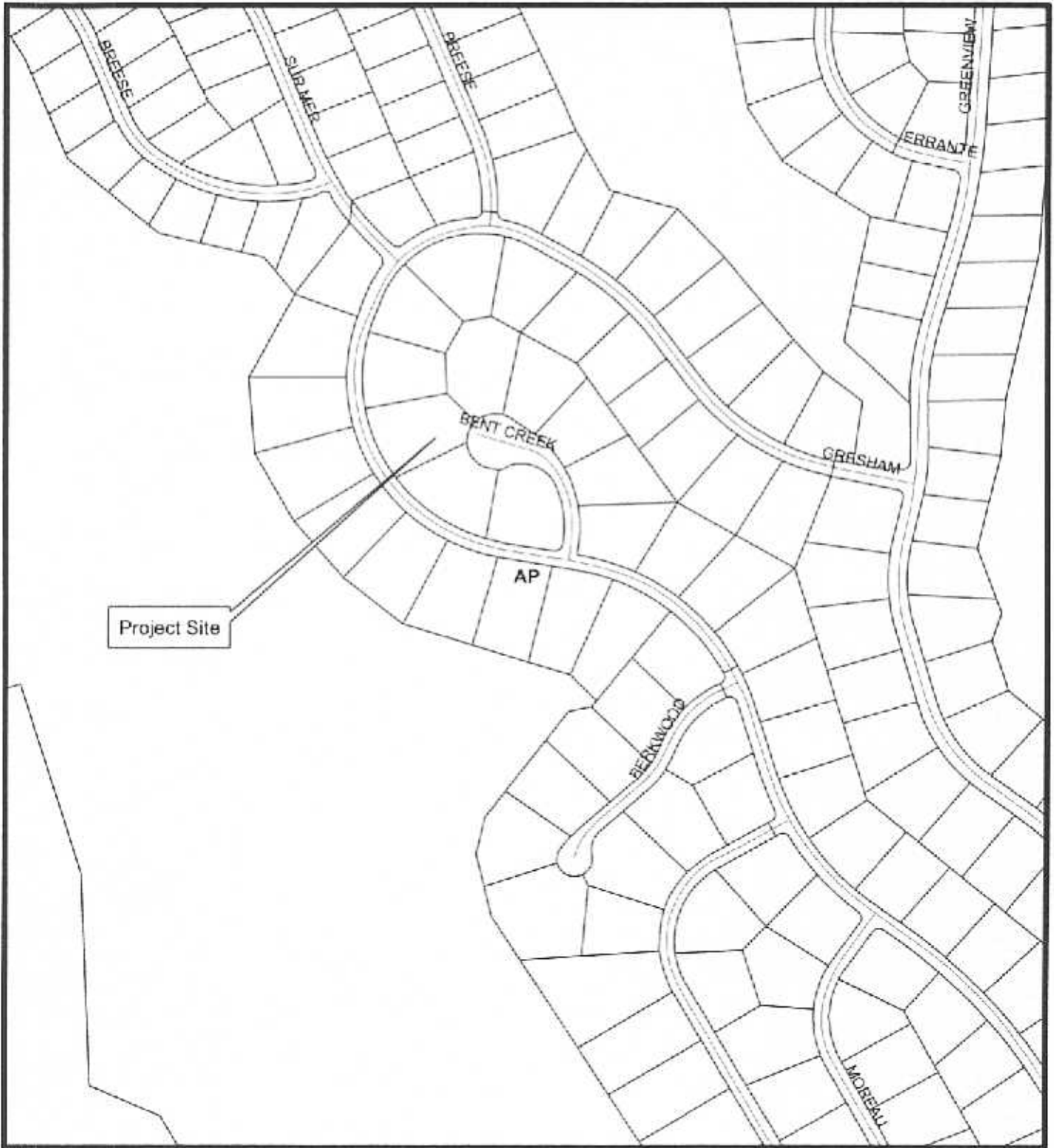
**RECOMMENDATION** Conditional approval

## SUPPORT INFORMATION

### Attachments to Staff Report:

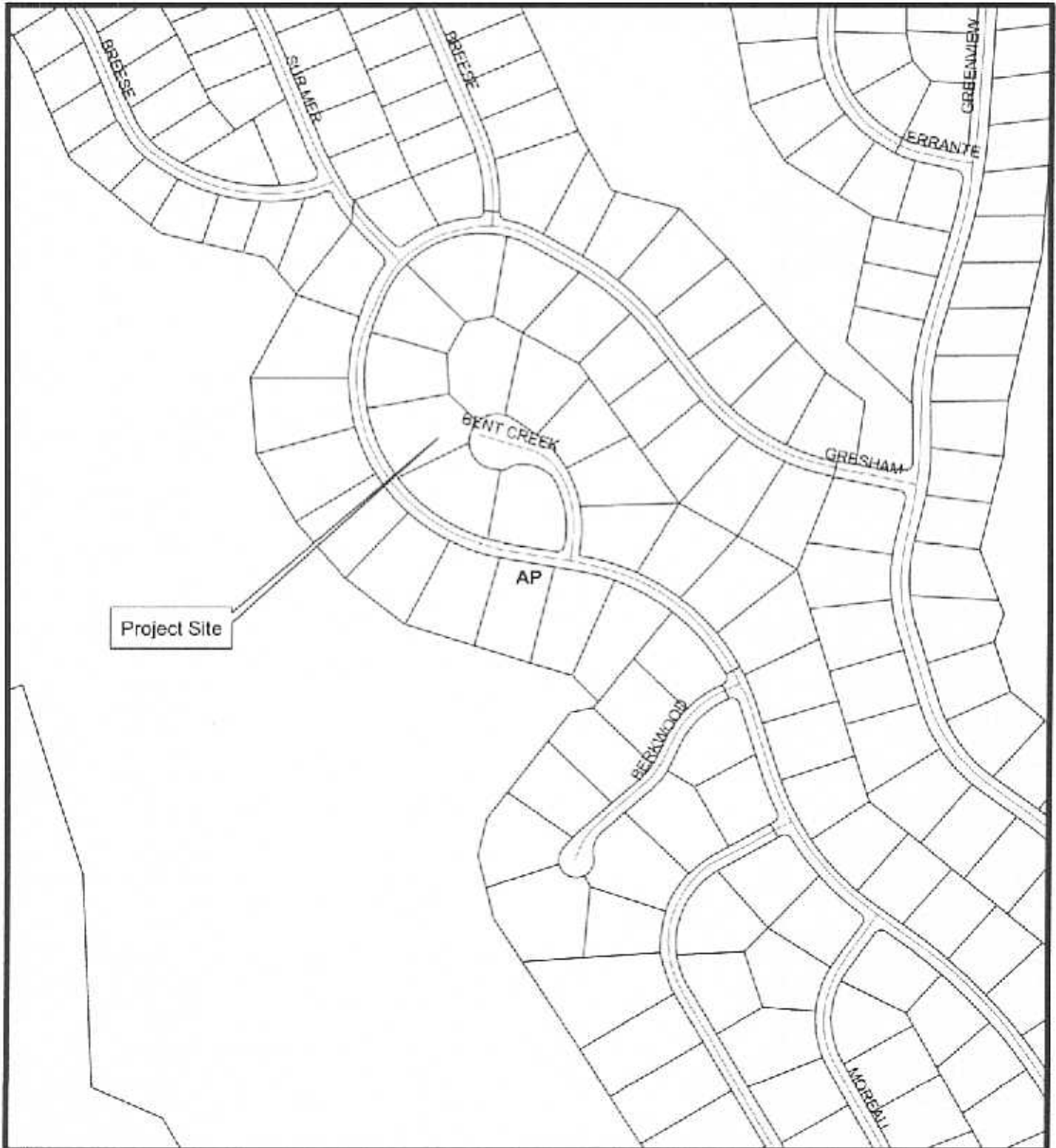
Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Assessor's Map
Exhibit E.....	Applicant's Proposed Map Amendment
Exhibit F.....	Serrano Village H Unit 3 Subdivision Map
Exhibit F.....	Site Visit Photos

John and Patricia Grigsby  
Subdivision Map Correction  
(TM91-1239C)  
Exhibit A- Vicinity Map

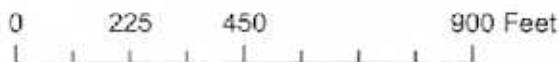




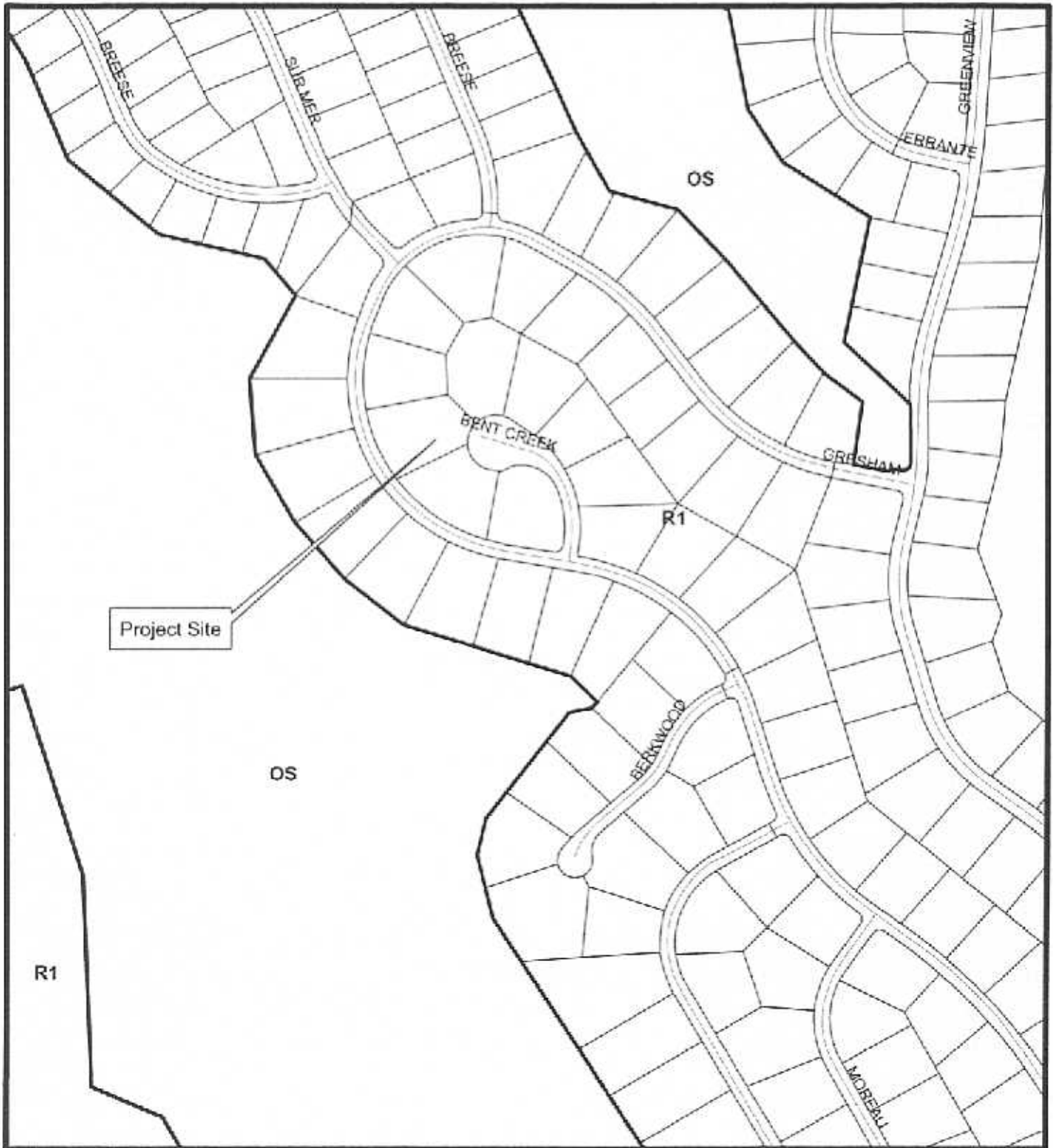
John and Patricia Grigsby  
Subdivision Map Correction  
(TM91-1239C)  
Exhibit B- General Plan Land Use Map



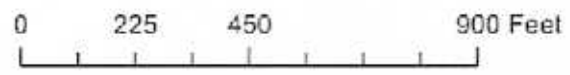
Map prepared by:  
Mel Pabalinas  
El Dorado County  
Planning Services



John and Patricia Grigsby  
Subdivision Map Correction  
(TM91-1239C)  
Exhibit C- Zoning Map



Map prepared by:  
Mel Pabalnas  
El Dorado County  
Planning Services







MAP AMENDMENT FOR SUBDIVISION MAP H-129

**OWNER OF RECORD:**  
 ANDREW J. BIRCH  
 1115 S. 10th St.  
 EL PASO, TEXAS 79902

**NAME OF APPLICANT:**  
 ANDREW J. BIRCH  
 1115 S. 10th St.  
 EL PASO, TEXAS 79902

**MAP DISCHARGED BY:**  
 JOHN P. BIRCH  
 1115 S. 10th St.  
 EL PASO, TEXAS 79902

**SCALE:**  
 AS SHOWN

**SECTION, TOWNSHIP & RANGE:**  
 SECTION 10, TOWNSHIP 33N, RANGE 10E

**ADJACENT'S INTEREST, NUMBER:**  
 NONE

**PRESENT ZONING:**  
 R-1

**WATER SURVEY:**  
 NONE

**SEWAGE DISPOSAL:**  
 NONE

**FEASIBILITY STUDY:**  
 NONE

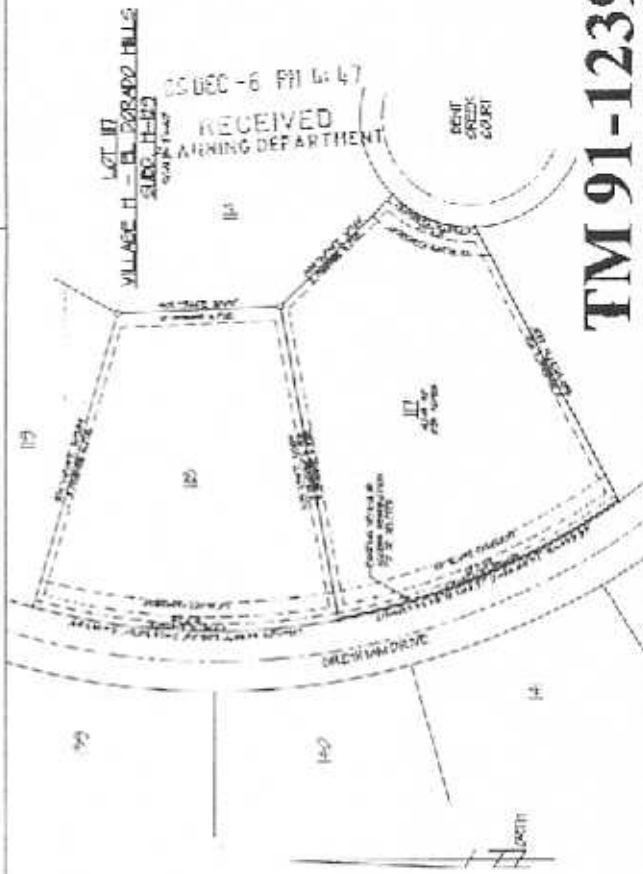
**PLANNING DEPARTMENT:**  
 NONE

**DATE:**  
 NOVEMBER 9, 1991

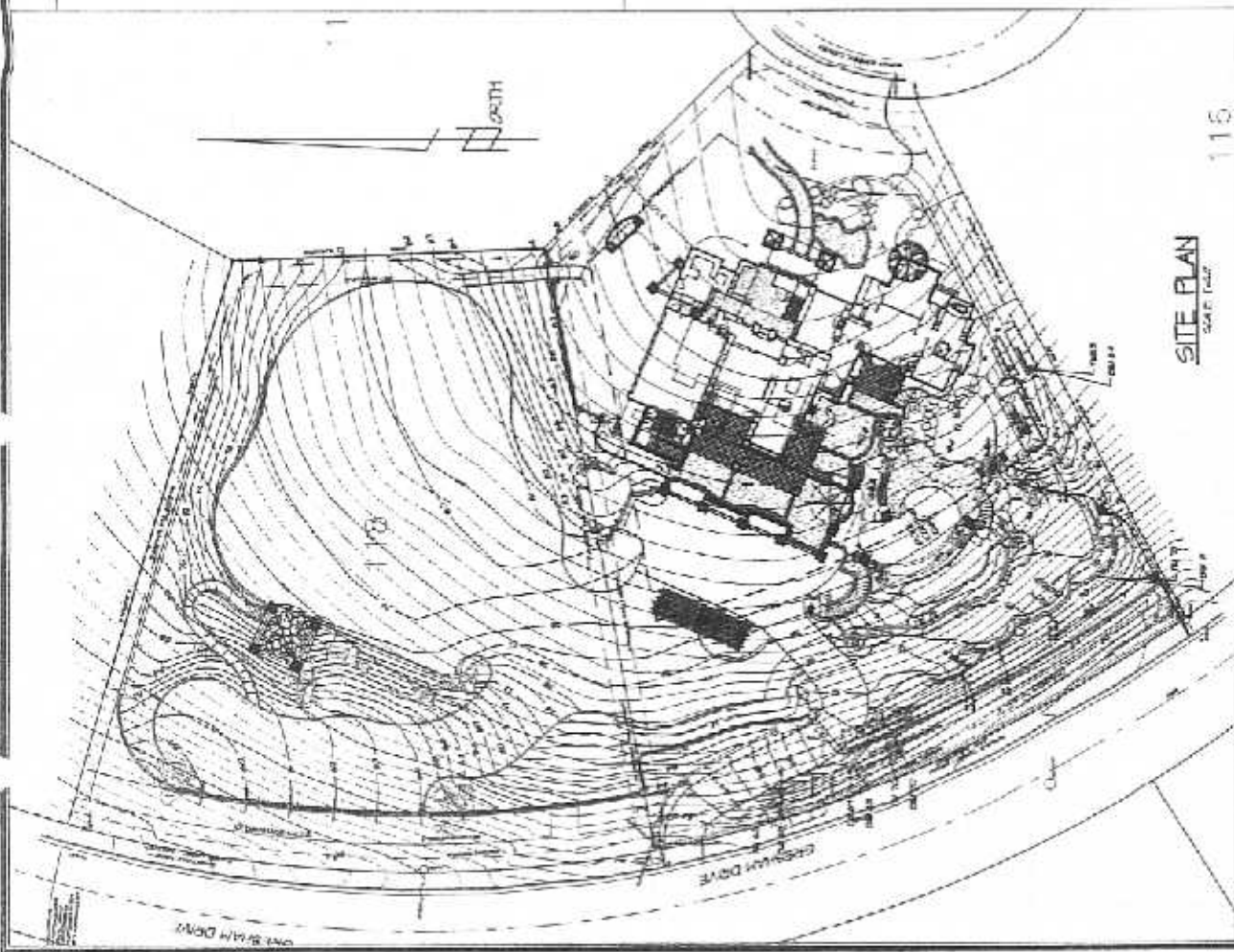


VICINITY MAP  
 SCALE: AS SHOWN

**RECEIVED:**  
 PLANNING DEPARTMENT  
 NOVEMBER 9, 1991



TM 91-1239C



SITE PLAN  
 SCALE: AS SHOWN

MAP AMENDMENT FOR SUBDIVISION MAP H-129

OWNER OF RECORD:  
 THE BOSTON TRUST CO.  
 100 STATE STREET  
 BOSTON, MASS. 02109

MAP OF RECORD:  
 MAP H-129  
 100 STATE STREET  
 BOSTON, MASS. 02109

MAP PREPARED BY:  
 JOHN J. HANCOCK & ASSOCIATES  
 100 STATE STREET  
 BOSTON, MASS. 02109

SECTION, TOWNSHIP & RANGE:  
 SECTION 11, TOWNSHIP 1 N., RANGE 1 E., 11th DISTRICT

ASSESSOR'S PARCEL NUMBER:  
 011 0-0-0-0

DEED NO. & DATE:  
 100-100-100

WATER BODIES:  
 TO BE OPENED: [blank]

SEWERAGE SYSTEM:  
 TO BE OPENED: [blank]

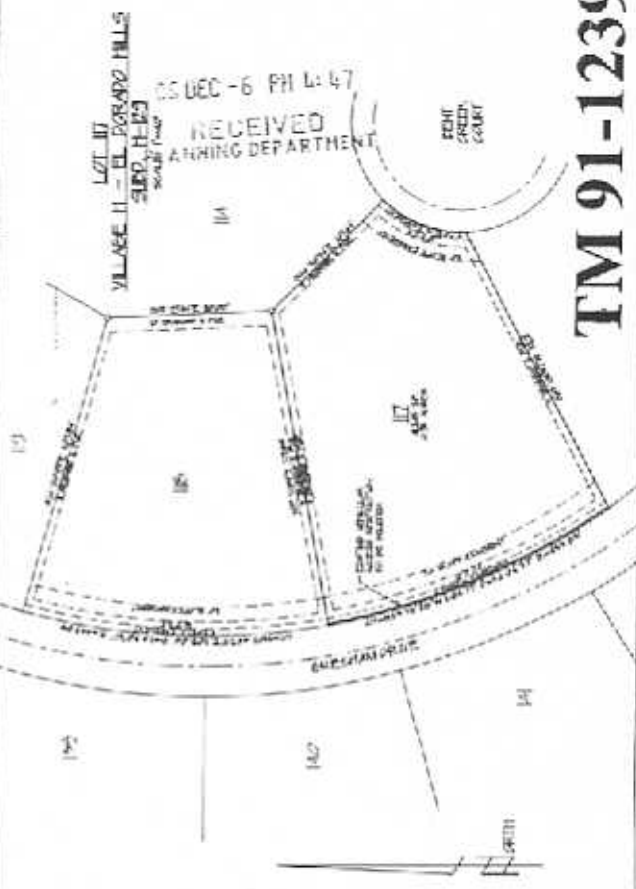
EXISTING UTILITIES:  
 TO BE OPENED: [blank]

DATE:  
 FEBRUARY 1, 1967

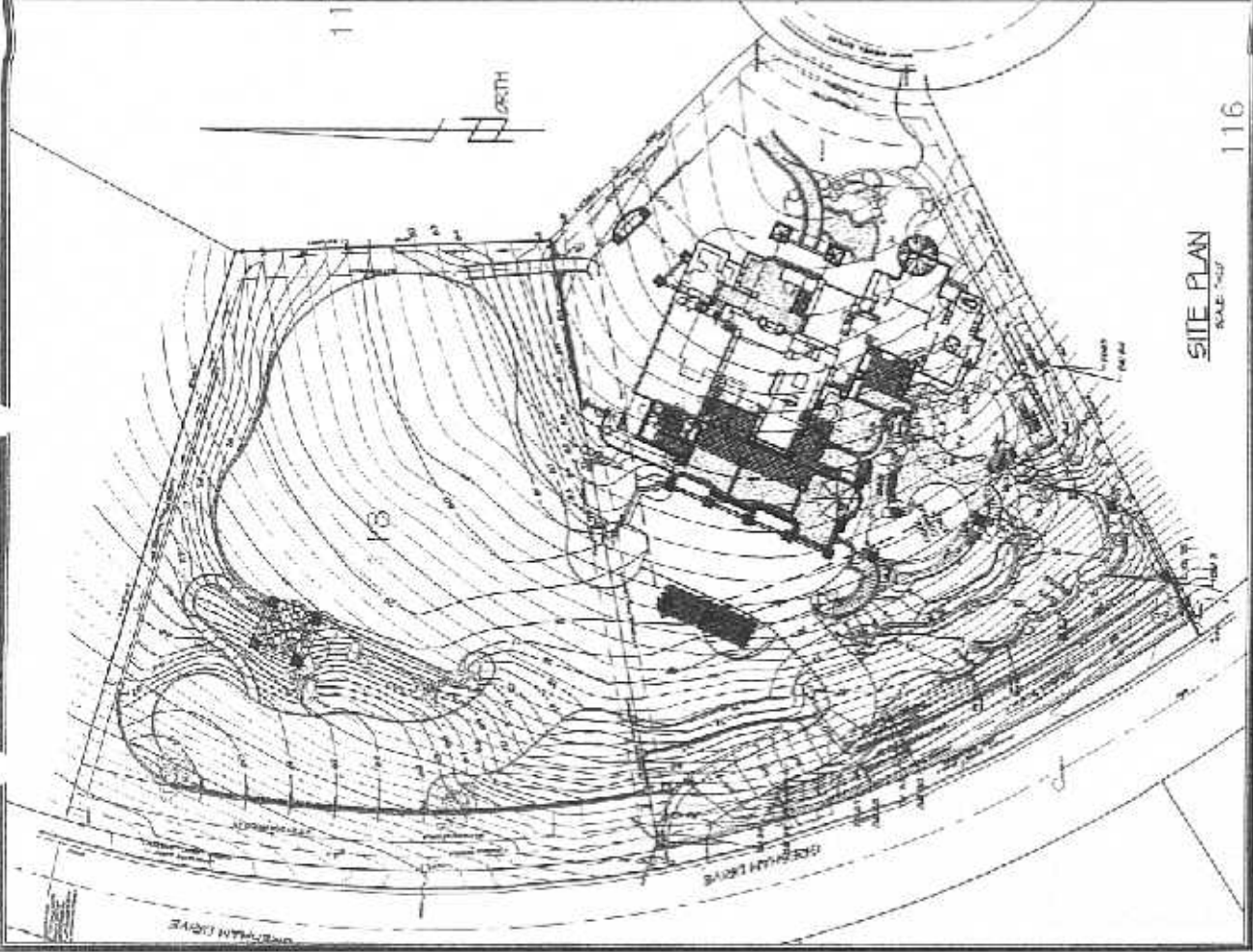
AMENDMENT:  
 TO BE OPENED: [blank]



CONTEXT MAP  
 MAP H-129



TMI 91-1239C



MAP AMENDMENT FOR SUBDIVISION MAP H-129

GRADE OF RECORD  
 1. 1950  
 2. 1955  
 3. 1960  
 4. 1965  
 5. 1970  
 6. 1975  
 7. 1980  
 8. 1985  
 9. 1990  
 10. 1995  
 11. 2000  
 12. 2005  
 13. 2010  
 14. 2015  
 15. 2020

NAME OF ATTORNEY  
 JAMES W. WILSON  
 1000 W. 10TH ST.  
 SUITE 100  
 DENVER, CO 80202

MAP PREPARED BY  
 JAMES W. WILSON  
 1000 W. 10TH ST.  
 SUITE 100  
 DENVER, CO 80202

SCALE  
 1" = 100'

SECTION, TOWNSHIP & RANGE  
 35-10-35, 11-10-35, 12-10-35

ADJACENT PARCELS, NAMED  
 WITH PERMITS

PERSONS, ZONING  
 MAP

WATER SUPPLY  
 1. 1950  
 2. 1955  
 3. 1960  
 4. 1965  
 5. 1970  
 6. 1975  
 7. 1980  
 8. 1985  
 9. 1990  
 10. 1995  
 11. 2000  
 12. 2005  
 13. 2010  
 14. 2015  
 15. 2020

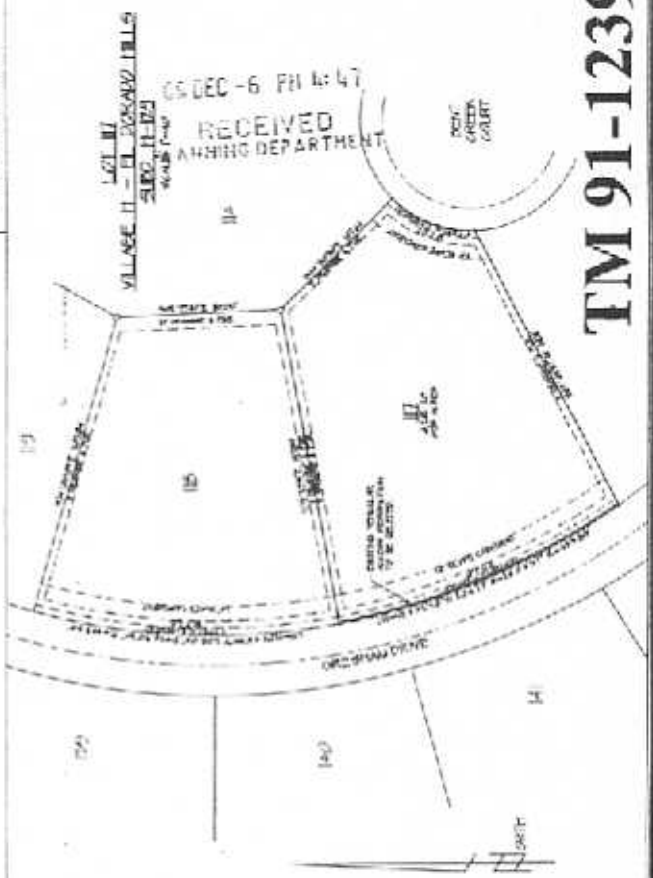
ENGINEER, STRUTICAL  
 ENGINEER  
 1. 1950  
 2. 1955  
 3. 1960  
 4. 1965  
 5. 1970  
 6. 1975  
 7. 1980  
 8. 1985  
 9. 1990  
 10. 1995  
 11. 2000  
 12. 2005  
 13. 2010  
 14. 2015  
 15. 2020

DATE  
 12/15/2020

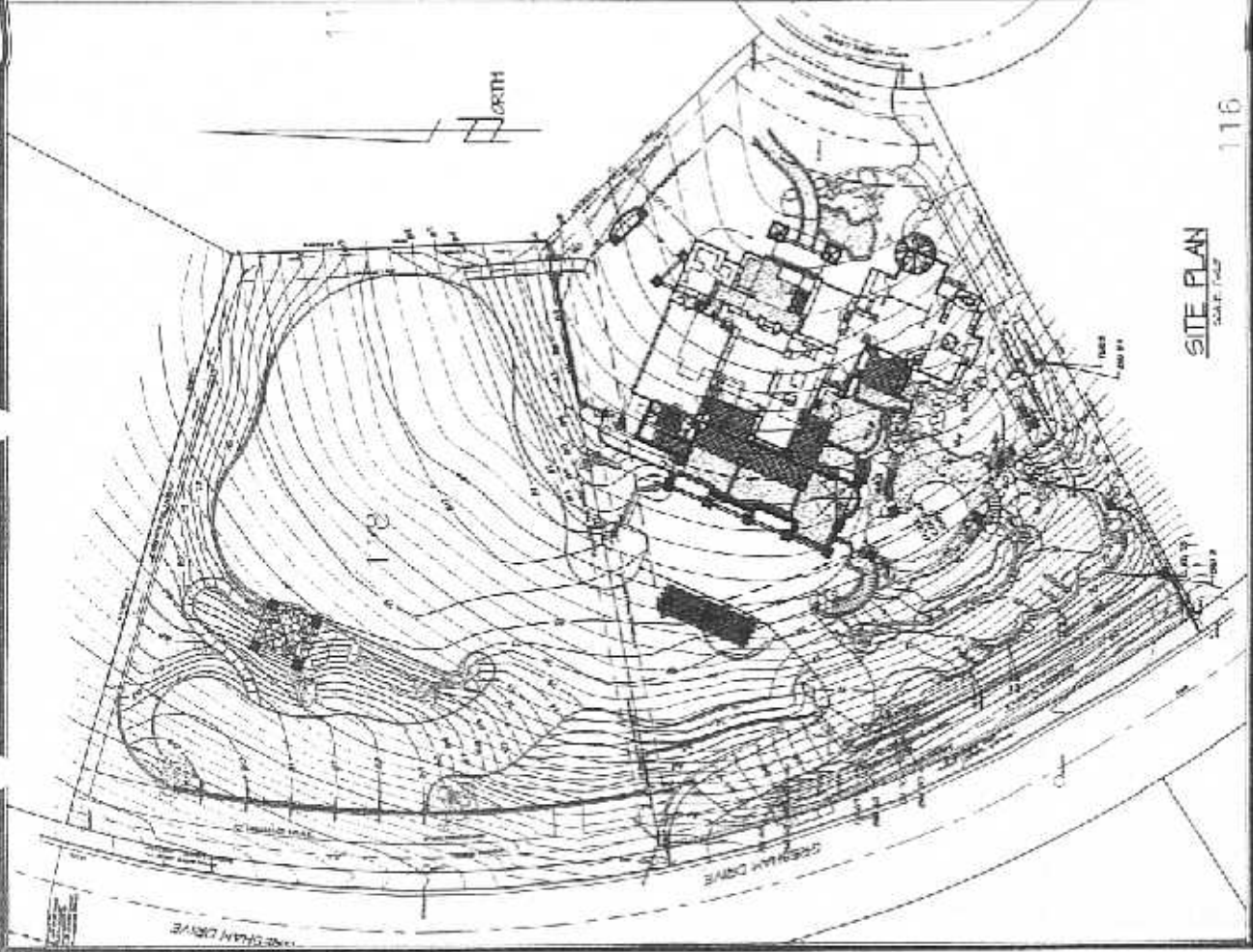
REVISIONS  
 1. 12/15/2020  
 2. 12/15/2020



VICINITY MAP  
 SCALE 1" = 1/2 MILE



TM 91-1239C



SITE PLAN  
 SCALE 1" = 100'

EXHIBIT E





MAP AMENDMENT FOR SUBDIVISION MAP H-129

OWNER OF RECORD  
 COUNTY OF LOS ANGELES  
 PLAT NO. 1129  
 MAP H-129

NAME OF APPLICANT  
 AND ADDRESS  
 (If different from owner)

MAP PREPARED BY  
 NAME AND ADDRESS  
 (If different from owner)

SCALE  
 AS SHOWN

SECTION, TOWNSHIP & RANGE  
 COUNTY OF LOS ANGELES

ADJACENT PARCELS, NAMES  
 AND OWNERS

PERSONAL ADDRESS  
 OF APPLICANT

WATER SUPPLY  
 SYSTEM, NAME, LOCATION  
 AND CAPACITY

SEWERAGE SYSTEM,  
 NAME, LOCATION AND  
 CAPACITY

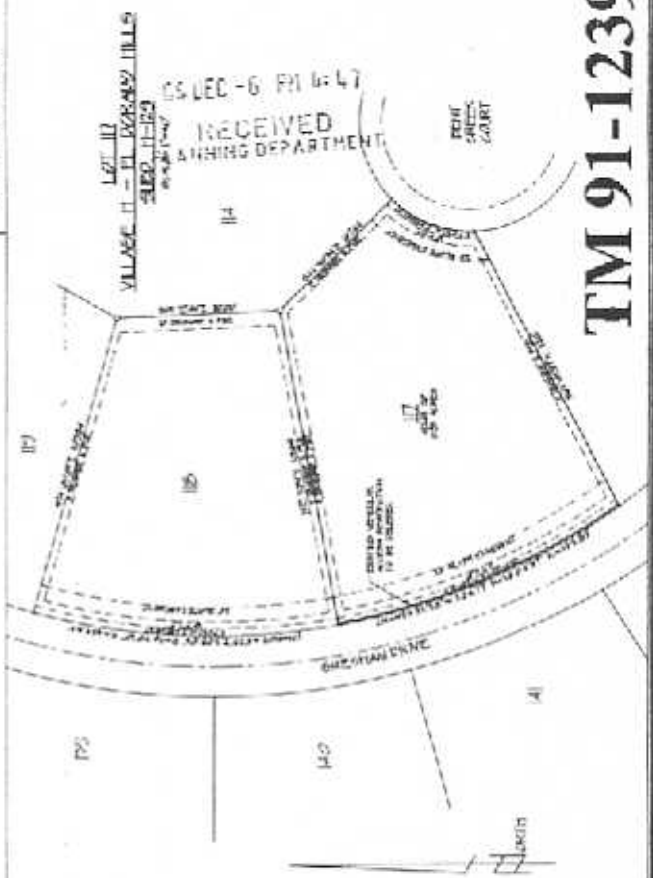
EXISTING UTILITIES,  
 NAME, LOCATION AND  
 DEPTH

DATE  
 PREPARED

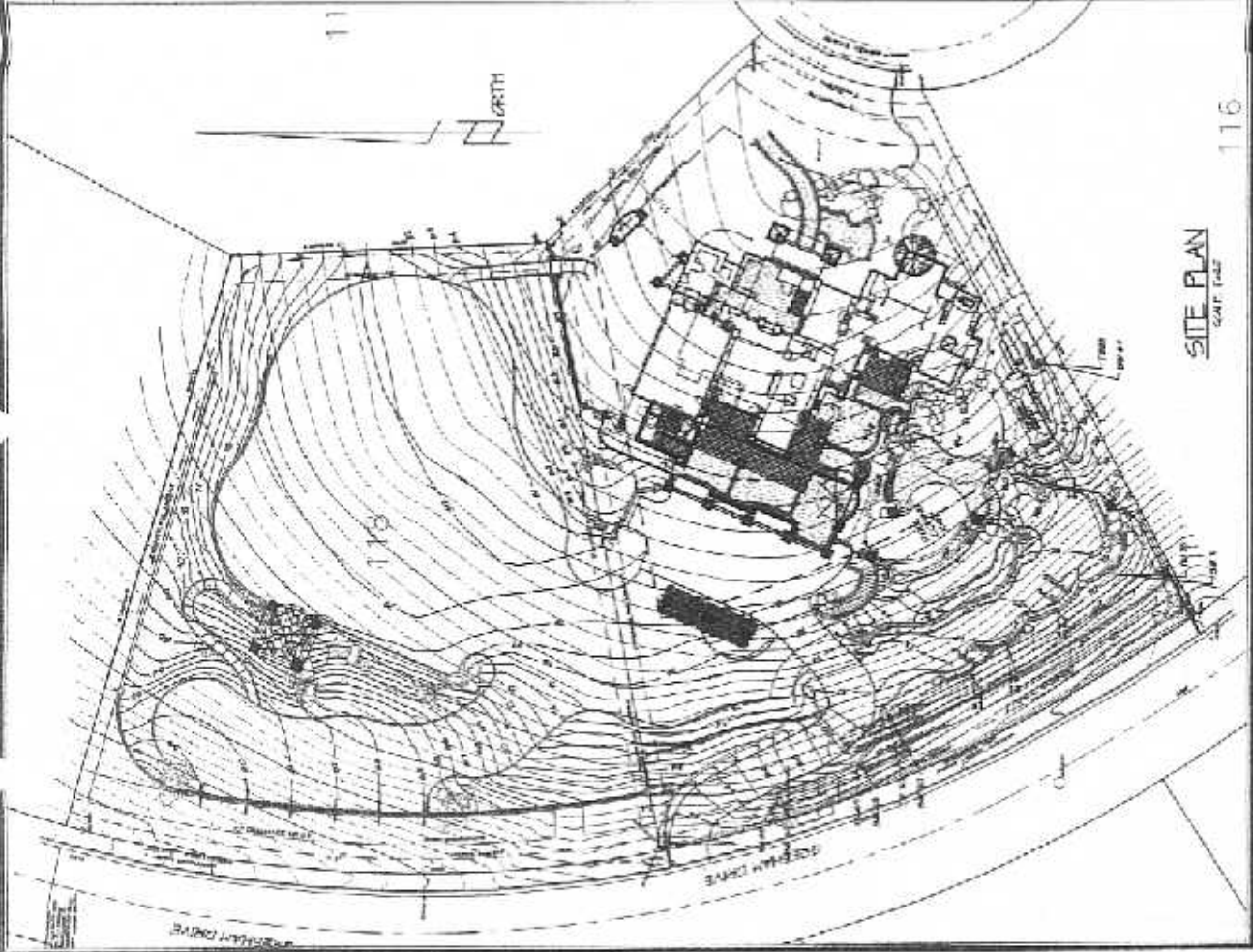
APPROVED  
 BY THE BOARD OF SUPERVISORS



VICINITY MAP  
 MAP H-129



TM 91-1239C



SITE PLAN  
 MAP H-129

MAP AMENDMENT FOR SUBDIVISION MAP H-129

OWNER OF RECORD  
 TRAVIS & ASSOCIATES, L.L.C.  
 10000 HILLS OF 794  
 TEL: 281-251-4000 FAX: 281-251-4000

NAME OF ATTORNEY  
 STEVEN R. WATSON, L.L.C.  
 10000 HILLS OF 794  
 TEL: 281-251-4000 FAX: 281-251-4000

MAP PREPARED BY  
 WATSON & THORNTON ASSOCIATES, INC.  
 10000 HILLS OF 794  
 TEL: 281-251-4000 FAX: 281-251-4000

SCALE  
 AS SHOWN

SECTIONAL CORNER & RANGE  
 SECTION 16 T. 10 N. R. 12 E. S. 12 NW

ADJACENT PARCELS, NAMES  
 AND NUMBERS

EXISTENT ZONING  
 TYPE

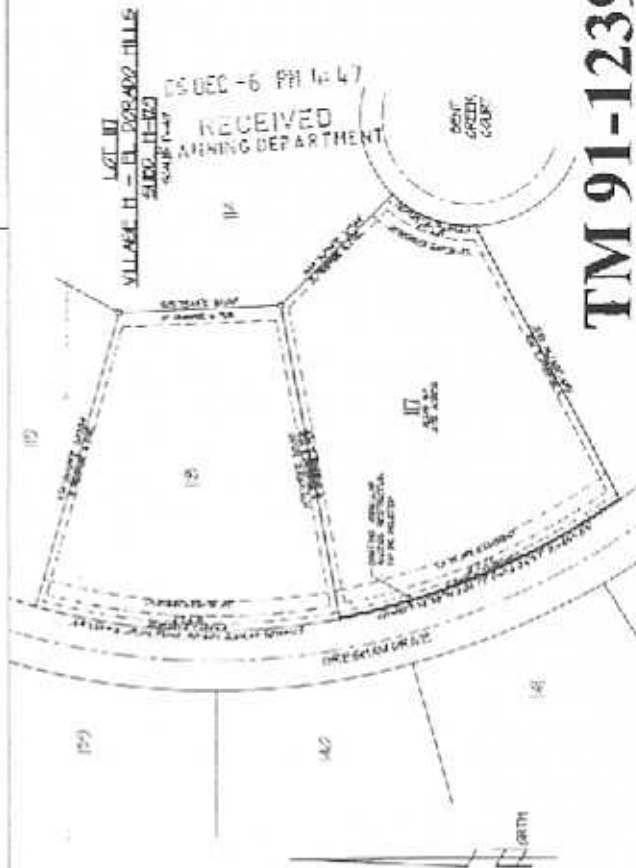
WATERS, DUTY  
 TO, LOCATION AND DEPTH

SEWAGE DISPOSAL  
 SYSTEM, LOCATION AND DEPTH

STANDARD STRUCTURAL  
 FIRE PROTECTION  
 IN EXISTING BLDG. FOOTINGS

DATE  
 NOVEMBER 3, 2009

AMENDMENT  
 TO SUBDIVISION MAP H-129



TM 91-1239 C

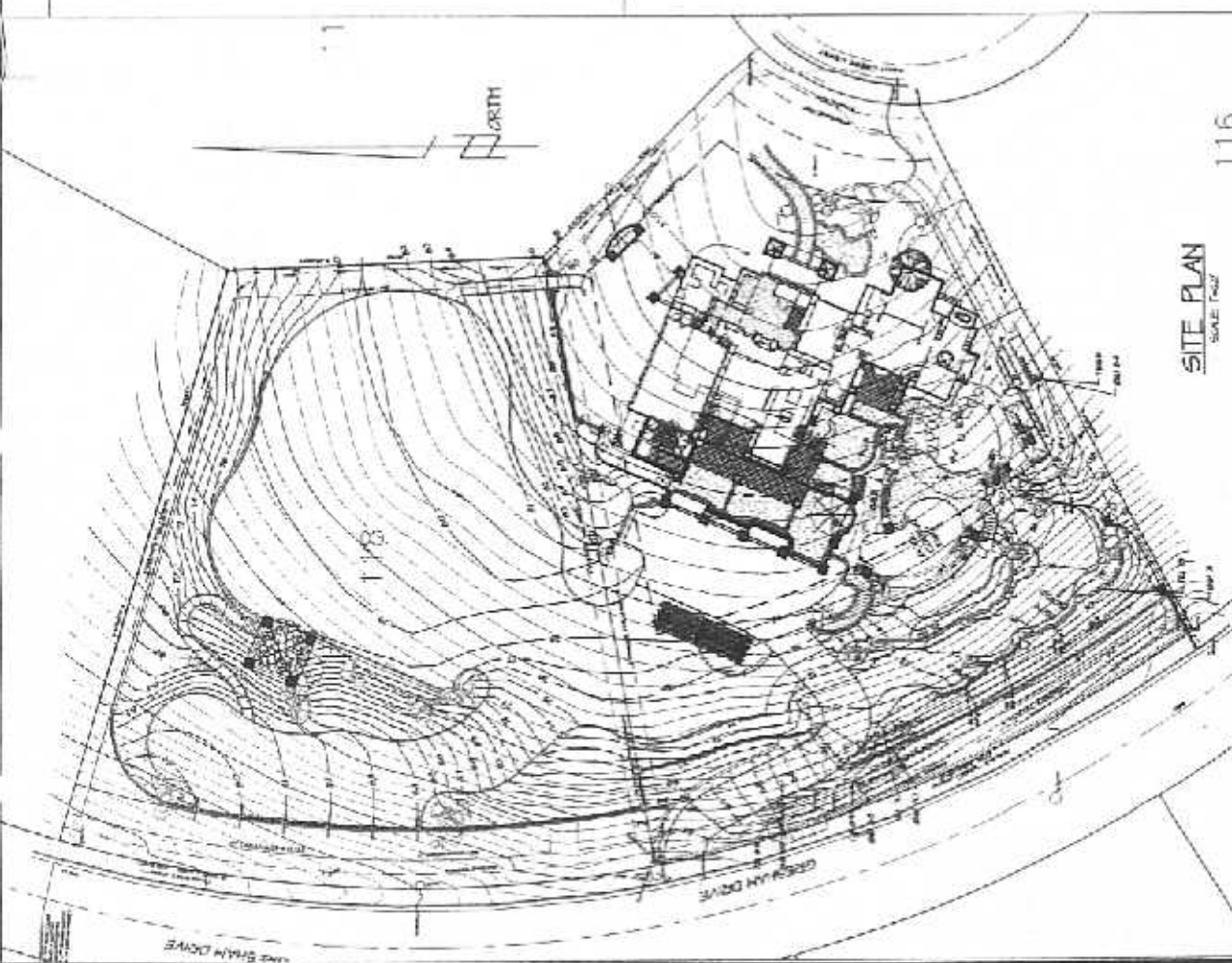


EXHIBIT E



# VILLAGE H EL DORADO HILLS

UNIT 3

PORTION OF THE S.E. 1/4, SEC. 36 AND NE 1/4, SEC. 35, T.10N, R.8E, M.10M BEING A PORTION OF PARCEL 1 OF P.M. 43-42 COUNTY OF EL DORADO, STATE OF CALIFORNIA

EARL MASQUINE P.L.  
CONSULTING CIVIL ENGINEER  
OCTOBER, 1989

COUNTY ENGINEER'S STATEMENT  
I, WALTER F. HERRON, COUNTY ENGINEER, HAVE REVIEWED THE REQUIRED CONSTRUCTION MAP, AND THE INSTRUMENTS THEREON, AND HAVE APPROVED AND THAT THE SUBMITTER HAS DECIDED THE NECESSARY ABATEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THIS SUBMISSION.

DATE: September 29, 1989 ORDER: 54-87  
SUBMITTED BY: Robert E. Masquine, P.L.  
COUNTY ENGINEER  
DEPARTMENT OF TRANSPORTATION  
COUNTY OF EL DORADO  
STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT  
I, EARL MASQUINE, COUNTY SURVEYOR, HAVE EXAMINED THIS FINAL MAP AND FIND THAT IT IS SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP OF THIS SUBMISSION APPROVED BY THE BOARD OF SUPERVISORS OF EL DORADO COUNTY ON 09/27/89, AND APPROVED BY THE BOARD OF SUPERVISORS OF EL DORADO COUNTY ON 09/27/89. THE TECHNICAL CORRECT AND THE NECESSARY ABATEMENTS OF THE SUBMISSION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH.



DATE: September 29, 1989  
SUBMITTED BY: Robert E. Masquine, P.L.  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

BOARD CLERK'S STATEMENT  
I, DONALD L. FLORES, BOARD CLERK, HEREBY STATE THAT THE BOARD OF SUPERVISORS OF EL DORADO COUNTY HAS REVIEWED AND APPROVED THE INSTRUMENTS AND MAPS OF THIS SUBMISSION AND ACCEPTED THE INSTRUMENTS AND MAPS AS BEING IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.



DATE: September 29, 1989  
SUBMITTED BY: Robert E. Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

RECORDER'S CERTIFICATE  
I, WILLIAM L. BARNETT, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Robert E. Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

BY: William L. Barnett  
COUNTY CLERK

SHEET 1 OF 6

UNIT 3 IS A PORTION OF "PHASE 3" AS SHOWN ON THE APPROVED VESTING TENTATIVE MAP.

COUNTY ASSESSOR'S PARCEL NO. PORTION OF 111-420-13

DATE: 5/1/17  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY ASSESSOR  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

NOTARY PUBLIC STATEMENT  
I, EARL MASQUINE, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: 5/1/17  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

TRUSTEE'S STATEMENT  
THE UNDERSIGNED, TRUSTEE OF THE TRUST, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

NOTARY ACKNOWLEDGEMENT  
I, EARL MASQUINE, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

ENGINEER'S STATEMENT  
I, EARL MASQUINE, COUNTY ENGINEER, HAVE REVIEWED THE REQUIRED CONSTRUCTION MAP, AND THE INSTRUMENTS THEREON, AND HAVE APPROVED AND THAT THE SUBMITTER HAS DECIDED THE NECESSARY ABATEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THIS SUBMISSION.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY ENGINEER  
DEPARTMENT OF TRANSPORTATION  
COUNTY OF EL DORADO  
STATE OF CALIFORNIA



EXPIRATION DATE: 11/21/91

TAX COLLECTOR'S STATEMENT  
I, EARL MASQUINE, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

PLANNING DIRECTOR'S STATEMENT  
I, EARL MASQUINE, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

OWNER'S STATEMENT  
THE UNDERSIGNED, OWNER, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

NOTARY PUBLIC STATEMENT  
I, EARL MASQUINE, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

ENGINEER'S STATEMENT  
I, EARL MASQUINE, COUNTY ENGINEER, HAVE REVIEWED THE REQUIRED CONSTRUCTION MAP, AND THE INSTRUMENTS THEREON, AND HAVE APPROVED AND THAT THE SUBMITTER HAS DECIDED THE NECESSARY ABATEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THIS SUBMISSION.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY ENGINEER  
DEPARTMENT OF TRANSPORTATION  
COUNTY OF EL DORADO  
STATE OF CALIFORNIA



EXPIRATION DATE: 11/21/91

TAX COLLECTOR'S STATEMENT  
I, EARL MASQUINE, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

PLANNING DIRECTOR'S STATEMENT  
I, EARL MASQUINE, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

NOTARY ACKNOWLEDGEMENT  
I, EARL MASQUINE, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

NOTARY PUBLIC STATEMENT  
I, EARL MASQUINE, COUNTY CLERK, HEREBY CERTIFY THAT THE INSTRUMENTS AND MAPS OF THIS SUBMISSION WERE FILED WITH THE COUNTY CLERK'S OFFICE FOR RECORDATION AND THAT THE INSTRUMENTS AND MAPS HAVE BEEN RECORDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMISSION AND THAT THE INSTRUMENTS AND MAPS ARE HEREBY RECORDED.

DATE: September 29, 1989  
SUBMITTED BY: Earl Masquine, P.L.  
COUNTY CLERK  
COUNTY OF EL DORADO, CALIFORNIA

EXPIRATION DATE: 11/21/91

# VILLAGE H EL DORADO HILLS

## UNIT 3

PORTIONS OF THE S.E. 1/4, SEC. 26 AND  
 NE 1/4, SEC. 22, T.10N, R.9E, M.D.M.  
 BEING A PORTION OF PARCEL 1 OF P.M. 45-82  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

EARL MAGUIRE P.E.  
 CONSULTING CIVIL ENGINEER  
 OCTOBER, 1985

SCALE: 1" = 200'

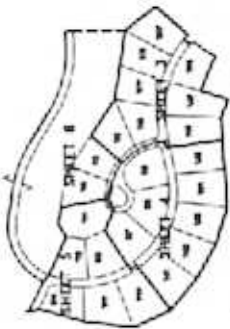
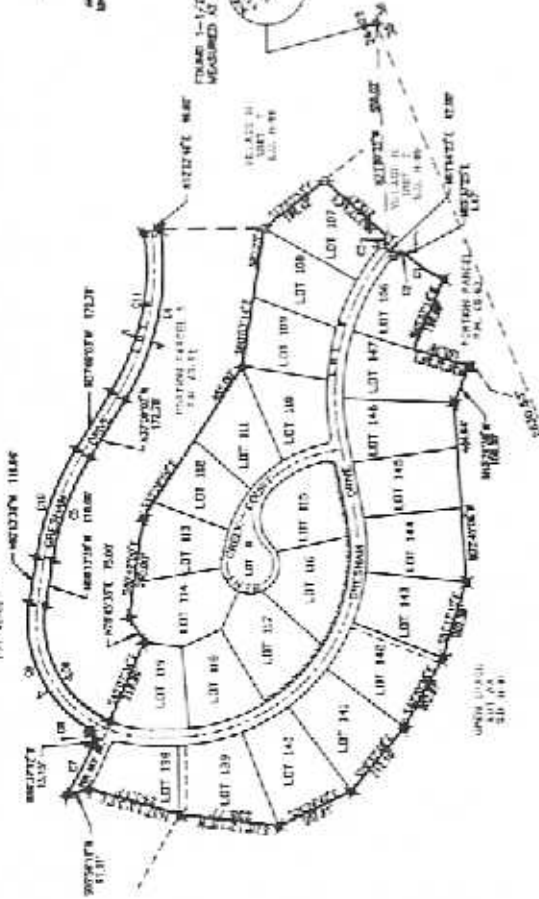
### BASIS OF BEARINGS

THE BEARINGS OF THE LINES IS CORRECT TO THE  
 G. DORADO HILLS PLAT P.M. 45-82, SUBDIVISION 2-2  
 AND IS THE BEARING FROM THE POINT OF BEGINNING OF THE LOT-ACRE  
 AND BEARING SECTION 24.13 ACRES KNOWN CLOSURE QUANTITY  
 OF PARCEL 1 OF P.M. 45-82



CURVE	POINTS	LENGTH	CHORD	BEARING	AREA
C1	26.82	13.40	11.48	81°00'00"	142.75
C2	26.82	26.82	23.36	81°00'00"	285.50
C3	26.82	40.23	34.80	81°00'00"	428.25
C4	26.82	53.64	46.24	81°00'00"	571.00
C5	26.82	67.05	57.68	81°00'00"	713.75
C6	26.82	80.46	69.12	81°00'00"	856.50
C7	26.82	93.87	80.56	81°00'00"	999.25
C8	26.82	107.28	92.00	81°00'00"	1142.00
C9	26.82	120.69	103.44	81°00'00"	1284.75
C10	26.82	134.10	114.88	81°00'00"	1427.50
C11	26.82	147.51	126.32	81°00'00"	1570.25
C12	26.82	160.92	137.76	81°00'00"	1713.00
C13	26.82	174.33	149.20	81°00'00"	1855.75
C14	26.82	187.74	160.64	81°00'00"	1998.50
C15	26.82	201.15	172.08	81°00'00"	2141.25
C16	26.82	214.56	183.52	81°00'00"	2284.00
C17	26.82	227.97	194.96	81°00'00"	2426.75
C18	26.82	241.38	206.40	81°00'00"	2569.50
C19	26.82	254.79	217.84	81°00'00"	2712.25
C20	26.82	268.20	229.28	81°00'00"	2855.00
C21	26.82	281.61	240.72	81°00'00"	2997.75
C22	26.82	295.02	252.16	81°00'00"	3140.50
C23	26.82	308.43	263.60	81°00'00"	3283.25
C24	26.82	321.84	275.04	81°00'00"	3426.00
C25	26.82	335.25	286.48	81°00'00"	3568.75
C26	26.82	348.66	297.92	81°00'00"	3711.50
C27	26.82	362.07	309.36	81°00'00"	3854.25
C28	26.82	375.48	320.80	81°00'00"	3997.00
C29	26.82	388.89	332.24	81°00'00"	4139.75
C30	26.82	402.30	343.68	81°00'00"	4282.50
C31	26.82	415.71	355.12	81°00'00"	4425.25
C32	26.82	429.12	366.56	81°00'00"	4568.00
C33	26.82	442.53	378.00	81°00'00"	4710.75
C34	26.82	455.94	389.44	81°00'00"	4853.50
C35	26.82	469.35	400.88	81°00'00"	4996.25
C36	26.82	482.76	412.32	81°00'00"	5139.00
C37	26.82	496.17	423.76	81°00'00"	5281.75
C38	26.82	509.58	435.20	81°00'00"	5424.50
C39	26.82	522.99	446.64	81°00'00"	5567.25
C40	26.82	536.40	458.08	81°00'00"	5710.00
C41	26.82	549.81	469.52	81°00'00"	5852.75
C42	26.82	563.22	480.96	81°00'00"	5995.50
C43	26.82	576.63	492.40	81°00'00"	6138.25
C44	26.82	590.04	503.84	81°00'00"	6281.00
C45	26.82	603.45	515.28	81°00'00"	6423.75
C46	26.82	616.86	526.72	81°00'00"	6566.50
C47	26.82	630.27	538.16	81°00'00"	6709.25
C48	26.82	643.68	549.60	81°00'00"	6852.00
C49	26.82	657.09	561.04	81°00'00"	6994.75
C50	26.82	670.50	572.48	81°00'00"	7137.50
C51	26.82	683.91	583.92	81°00'00"	7280.25
C52	26.82	697.32	595.36	81°00'00"	7423.00
C53	26.82	710.73	606.80	81°00'00"	7565.75
C54	26.82	724.14	618.24	81°00'00"	7708.50
C55	26.82	737.55	629.68	81°00'00"	7851.25
C56	26.82	750.96	641.12	81°00'00"	7994.00
C57	26.82	764.37	652.56	81°00'00"	8136.75
C58	26.82	777.78	664.00	81°00'00"	8279.50
C59	26.82	791.19	675.44	81°00'00"	8422.25
C60	26.82	804.60	686.88	81°00'00"	8565.00
C61	26.82	818.01	698.32	81°00'00"	8707.75
C62	26.82	831.42	709.76	81°00'00"	8850.50
C63	26.82	844.83	721.20	81°00'00"	8993.25
C64	26.82	858.24	732.64	81°00'00"	9136.00
C65	26.82	871.65	744.08	81°00'00"	9278.75
C66	26.82	885.06	755.52	81°00'00"	9421.50
C67	26.82	898.47	766.96	81°00'00"	9564.25
C68	26.82	911.88	778.40	81°00'00"	9707.00
C69	26.82	925.29	789.84	81°00'00"	9849.75
C70	26.82	938.70	801.28	81°00'00"	9992.50
C71	26.82	952.11	812.72	81°00'00"	10135.25
C72	26.82	965.52	824.16	81°00'00"	10278.00
C73	26.82	978.93	835.60	81°00'00"	10420.75
C74	26.82	992.34	847.04	81°00'00"	10563.50
C75	26.82	1005.75	858.48	81°00'00"	10706.25
C76	26.82	1019.16	869.92	81°00'00"	10849.00
C77	26.82	1032.57	881.36	81°00'00"	10991.75
C78	26.82	1045.98	892.80	81°00'00"	11134.50
C79	26.82	1059.39	904.24	81°00'00"	11277.25
C80	26.82	1072.80	915.68	81°00'00"	11420.00
C81	26.82	1086.21	927.12	81°00'00"	11562.75
C82	26.82	1099.62	938.56	81°00'00"	11705.50
C83	26.82	1113.03	950.00	81°00'00"	11848.25
C84	26.82	1126.44	961.44	81°00'00"	11991.00
C85	26.82	1139.85	972.88	81°00'00"	12133.75
C86	26.82	1153.26	984.32	81°00'00"	12276.50
C87	26.82	1166.67	995.76	81°00'00"	12419.25
C88	26.82	1180.08	1007.20	81°00'00"	12562.00
C89	26.82	1193.49	1018.64	81°00'00"	12704.75
C90	26.82	1206.90	1030.08	81°00'00"	12847.50
C91	26.82	1220.31	1041.52	81°00'00"	12990.25
C92	26.82	1233.72	1052.96	81°00'00"	13133.00
C93	26.82	1247.13	1064.40	81°00'00"	13275.75
C94	26.82	1260.54	1075.84	81°00'00"	13418.50
C95	26.82	1273.95	1087.28	81°00'00"	13561.25
C96	26.82	1287.36	1098.72	81°00'00"	13704.00
C97	26.82	1300.77	1110.16	81°00'00"	13846.75
C98	26.82	1314.18	1121.60	81°00'00"	13989.50
C99	26.82	1327.59	1133.04	81°00'00"	14132.25
C100	26.82	1341.00	1144.48	81°00'00"	14275.00

SUBDIVISION PARCEL 1  
 P.M. 45-82



### SHEET INDEX

SEE SHEET

### LEGEND

- COMPUTED POINT
- ⊙ FOUND 1-1/2" CP STAMPED  
SEE 14463 - 1985
- ⊙ FOUND 1-1/2" CP STAMPED  
AS SHOWN
- ⊙ FOUND 3/4" CP STAMPED  
SEE 14463 - 1985
- ⊙ FOUND 1-1/2" CP STAMPED  
SEE 14463 - 1985
- ⊙ EC / BC CURVE BEAT-OF-WAY
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- M.E.E. WATER MAIN EASEMENT
- ////// VEHICULAR ACCESS RESTRICTION

### NOTES

1. ALL END OF CURVES AND BEGINNING OF CURVES ALONG RIGHTS-OF-WAY, AND ALL ROAD LOT CORNERS ARE MARKED BY A 3/4" DIA. IRON PIPE OR IRON ROD. UNLESS OTHERWISE NOTED, ALL ROAD LOT CORNERS ARE MARKED BY SLASH IN TOP BACK OF CURVE AT THE PROPERTY LINE EXTENDED.
2. A PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE-KUHL & ASSOCIATES, INC. REPORT NO. WKA 8-200, DATED JUNE 1980. A COPY OF THIS REPORT IS ENCLOSED WITH THIS PLAT. THE REPORT IS THE PROPERTY OF WALLACE-KUHL & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WALLACE-KUHL & ASSOCIATES, INC.
3. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE COUNTY OF EL DORADO AND D. DORADO HILLS INVESTORS LTD. ON JANUARY 3, 1985, RECORDED IN BOOK 3108 AT PAGE 115. A.R.

UNIT 3 IS A PORTION OF "PARCEL 1" AS SHOWN ON THE APPROVED SETTING TENTATIVE MAP

H-1292

# VILLAGE H EL DORADO HILLS

## UNIT 3

PORTIONS OF THE S.E. 1/4, SEC. 26 AND  
 NE 1/4, SEC. 35, T10N, R16E, M.D.M.  
 BEING A PORTION OF PARCEL 1 OF P.M. 45-82  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

CARL MASURE, P.E.  
 CONSULTING CIVIL ENGINEER  
 OCTOBER, 1993



SCALE: 1" = 50'

### BASIS OF HEARINGS

THE HEARINGS AT THE DORADO HILLS DEVELOPMENT AND  
 EL DORADO HILLS PHASE 3A AND 3B AND  
 AND E. AND NORTH HILLS OTHER PHASES WERE HELD IN THE COURSE  
 OF THE HEARING HEARD IN A. J. STATE RECORDS EVIDENCE SHEET  
 TO SHOW THE HEARINGS WERE HELD.

### LEGEND

- COMPUTED POINT
- FOUND 1-1/2" CP STAMPED  
LS 1040 (1993)
- ✕ FOUND MONUMENT STAMPED  
AS SHOWN
- SET 3/4" CP STAMPED  
TCE 1543 - 1990
- ✕ SET 1-1/2" CP STAMPED  
TCE 1543 - 1990
- ⌒ 1/2" OR CURVE HEART-OF-WAY
- STORM DRAIN EASEMENT
- SANITARY SEWER EASEMENT
- WATER MAIN EASEMENT
- VEHICULAR ACCESS RESTRICTION

### NOTES

1. ALL END OF CURVES AND BEGINNING OF CURVES ALONG RIGHTS-OF-WAY ARE ALL 3/4" OR 1-1/2" CURVES ARE MARKED BY A 3/4" OR 1-1/2" CP STAMPED AS SHOWN IN THIS PLAN.
2. ALL FRONT LOT CORNERS ARE MARKED BY A 3/4" OR 1-1/2" CP STAMPED AS SHOWN IN THIS PLAN.
3. A PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE-ALLEN & ASSOCIATES, INC. REPORT NO. WA-8-100 DATED JUNE 1989 AT THE OFFICE OF THE EL DORADO COUNTY PLANNING DEPARTMENT.
4. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE PREVIOUSLY OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE COUNTY OF EL DORADO AND E. DORADO HILLS INVESTORS LTD. ON JANUARY 3, 1989, RECORDED IN BOOK 3126 AT PAGE 115, O.R.

DATE	BOOK	PAGE	DESCRIPTION	BY
10/15/93	3126	115	DEVELOPMENT AGREEMENT	WALLACE-ALLEN & ASSOCIATES, INC.
10/15/93	3126	116	DEVELOPMENT AGREEMENT	WALLACE-ALLEN & ASSOCIATES, INC.
10/15/93	3126	117	DEVELOPMENT AGREEMENT	WALLACE-ALLEN & ASSOCIATES, INC.
10/15/93	3126	118	DEVELOPMENT AGREEMENT	WALLACE-ALLEN & ASSOCIATES, INC.
10/15/93	3126	119	DEVELOPMENT AGREEMENT	WALLACE-ALLEN & ASSOCIATES, INC.
10/15/93	3126	120	DEVELOPMENT AGREEMENT	WALLACE-ALLEN & ASSOCIATES, INC.

THIS IS A PORTION OF PHASE 3A AS SHOWN ON THE APPROVED VEHICULAR TRAFFIC MAP

H-1292

H-1292

H-1289

# VILLAGE H EL DORADO HILLS

## UNIT 3

PORTIONS OF THE S.E. 1/4, SEC. 28 AND NE 1/4, SEC. 35, T10N, R9E, M.D.M. BEING A PORTION OF PARCEL 1 OF P.M. 45-02 COUNTY OF EL DORADO, STATE OF CALIFORNIA

EARL MOORE P.E.  
CONSULTING CIVIL ENGINEER  
OCTOBER, 1985

### REFERENCE

- S.D. 4-79 P.M. 45-02
- S.D. 4-81 S.D. H-95
- S.D. 4-84

### LEGEND

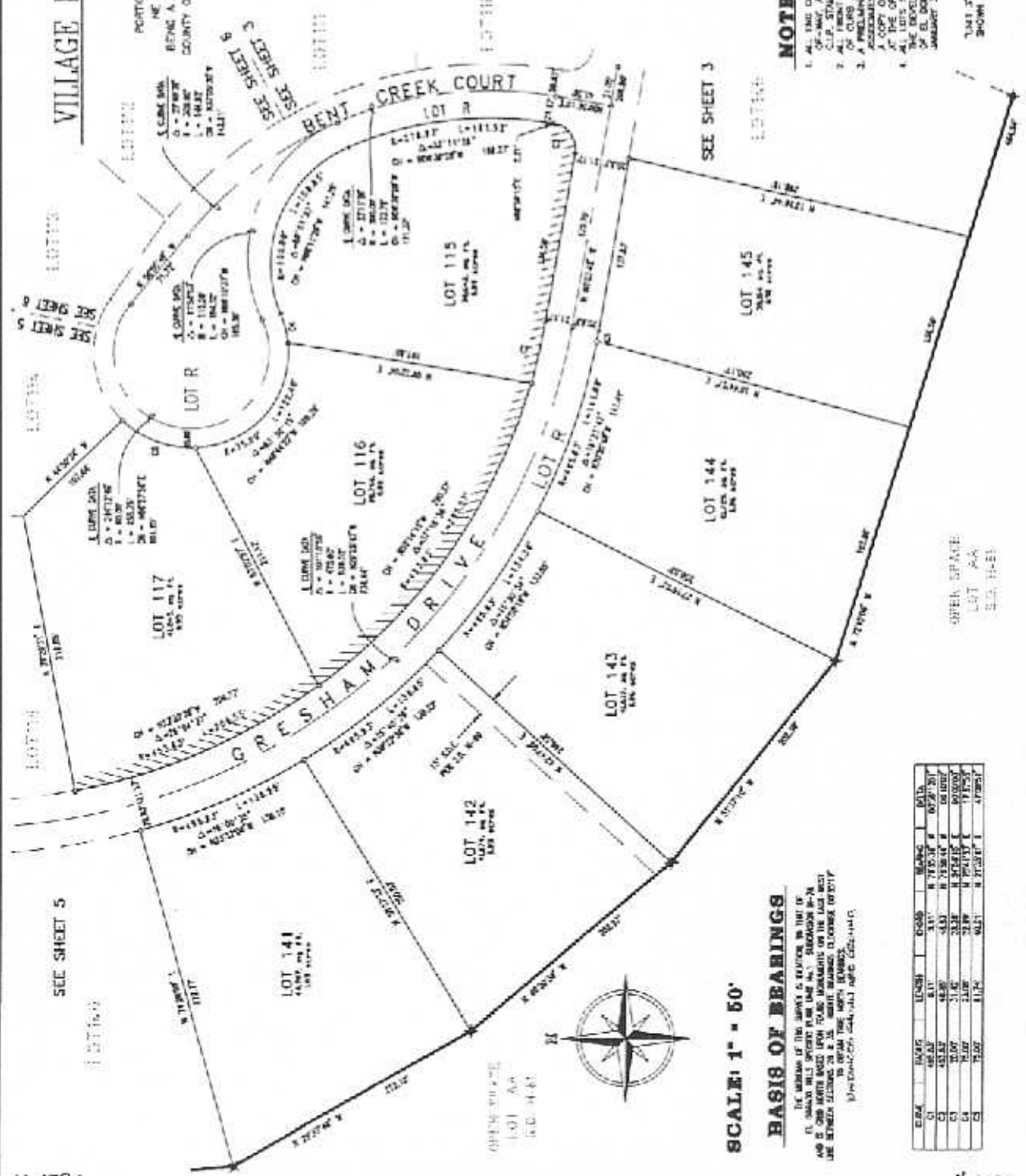
- COMPUTED POINT
- ⊕ FOUND 1-1/2" CP STAMPED L.S. 6048 (1945)
- ✕ FOUND MONUMENT STAMPED AS FOUND
- ⊕ SET 3/4" CP STAMPED REE 18443 - 1984
- ✕ SET 1-1/2" CP STAMPED REE 18443 - 1984
- ⊕ EC / BC CURVE RIGHT-OF-WAY
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.A.L. WATER MAIN EASEMENT

VEHICULAR ACCESS RESTRICTION

### NOTES

- ALL END OF CURVES AND BEGINNING OF CURVES ALONG RIGHTS-OF-WAY AND ALL REAR LOT CORNERS ARE MARKED BY A 3/4" C.P. STAMPED REE 18443, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS ARE TO BE SET TO THE CORNER OF EACH 1/2" TOP BACK AS CURVE AT THE PROPERTY LINE EXTENDED.
- A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-HUMPHREYS, INC., REPORT NO. WHA 8-200, DATED JUNE 1985. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ENGINEER, COUNTY OF EL DORADO, 1000 SOUTH MAIN STREET, SACRAMENTO, CALIFORNIA 95833.
- THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE COUNTY OF EL DORADO AND EL DORADO HILLS INVESTORS LTD ON JANUARY 1, 1986, RECORDED IN BOOK 3708 AT PAGE 105 O.R.

THIS IS A PORTION OF TRAIL 3 AS SHOWN ON THE APPROVED SETTING TENTATIVE MAP



### BASIS OF BEARINGS

THE BEARINGS OF THE LINES & CURVES IN THIS PLAN FOR EL DORADO HILLS WERE OBTAINED FROM THE SURVEY OF THE LAND AND 200 NORTH WIDE FROM TOPOGRAPHIC MONUMENTS ON THE EAST WEST LINE BEARING 212° 30' 00" N 21.20' W DISTANCE 1.00000000

LINE	BEARING	LENGTH	CURVE	CHORD	BEARING	CHORD
1	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'
2	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'
3	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'
4	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'
5	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'
6	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'
7	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'
8	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'
9	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'
10	212° 30' 00" N	21.20'	0	21.20'	212° 30' 00" N	21.20'

H-1289

H-1289

H-1290

# VILLAGE H EL DORADO HILLS

UNIT 3

PORTIONS OF THE S.E. 1/4, SEC. 28 AND  
N.E. 1/4, SEC. 35, T10N, R12E, P.M.M.,  
BEING A PORTION OF PARCEL 1 OF P.M.M. 45-82  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

EARL WASHBURN P.E.  
CONSULTING CIVIL ENGINEER  
OCTOBER, 1995

### REFERENCE

- S.D. H-78 P.M. 45-82
- S.D. H-81 S.D. H-88
- S.D. H-89

### LEGEND

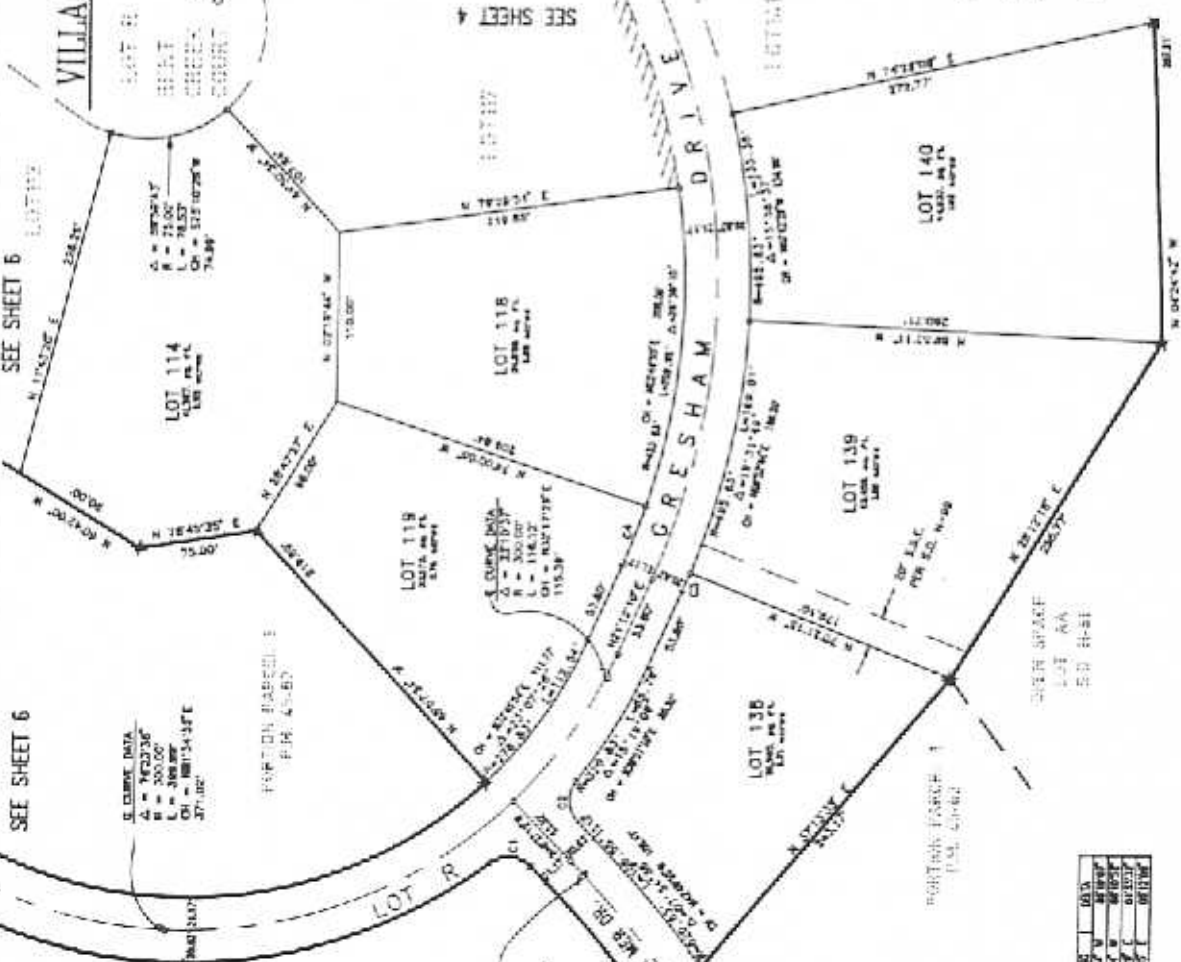
- COMPUTED POINT
- FOUND 1-1/2" CP STAMPED  
13 6048 (1945)
- FOUND 1-1/2" CP STAMPED  
AS SHOWN
- SET 1/4" CP STAMPED  
MAY 1944 - 1945
- SET 1-1/2" CP STAMPED  
MAY 1945 - 1948
- 1/4" / 1/2" CURVE MEAS. OF WAY
- STORM DRAIN EASEMENT
- SANITARY SEWER EASEMENT
- P.A.C. WATER MAIN EASEMENT
- VEHICULAR ACCESS RESTRICTION

### NOTES

- ALL END OF CURVES AND BEGINNING OF CURVES ALONG ROADS, OF WAY, AND ALL REAR LOT CORNERS ARE MARKED BY A 3/4" C.P. STAMPED MAY 1944, UNLESS OTHERWISE NOTED.
- ALL FRONT LOT CORNERS ARE MARKED BY A SLASH IN THE BACK OF THE STAMP.
- A PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE-KILG & ASSOCIATES, INC., REPORT NO. W-04-200 DATED JUNE 1982. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE EL DORADO COUNTY PLANNING DEPARTMENT.
- THE DEVELOPMENT AGREEMENT BETWEEN THE COUNTY OF EL DORADO AND EL DORADO HILLS INVESTORS LTD. ON JANUARY 3, 1984, RECORDED IN BOOK 2108 AT PAGE 102.04

UNIT 3 IS A PORTION OF "PHASE 3" AS SHOWN ON THE APPROVED PRELIMINARY MAP

SHEET 5 OF 6



SEE SHEET 6

SEE SHEET 6

SEE SHEET 4

LOT 114  
 S. CURVE DATA  
 Δ = 200.00'  
 R = 300.00'  
 L = 300.00'  
 CH = 180°54'37"  
 37'.00'

PORTION SHARED BY  
 P.M. 45-82

LOT 115  
 S. CURVE DATA  
 Δ = 60.0000'  
 R = 60.0000'  
 L = 180.0000'  
 CH = 182°14'50"  
 138.78'

LOT 118  
 S. CURVE DATA  
 Δ = 317.00'  
 R = 100.00'  
 L = 100.00'  
 CH = 182°17'56"  
 115.38'

SCALE: 1" = 50'

### BASIS OF BEARINGS

THE BEARINGS IN THIS MAP ARE BASED ON THE  
 EL DORADO MERIDIAN. THE MERIDIAN IS DEFINED BY THE  
 MERIDIAN OF THE TOWNSHIP AND RANGE COORDINATES  
 AND IS BASED UPON THE NATIONAL MAGNETIC MERIDIAN  
 FOR THE YEAR 1983.00. THE BEARINGS ARE LISTED  
 IN DEGREES, MINUTES AND SECONDS.

LINE	BEARING	LENGTH	AREA	DATE
1	N 0°00'00" E	100.00'	100.00'	1/1/83
2	S 90°00'00" W	100.00'	100.00'	1/1/83
3	N 0°00'00" E	100.00'	100.00'	1/1/83
4	S 90°00'00" W	100.00'	100.00'	1/1/83

H-1290

H-1290

3621-H

# VILLAGE H EL DORADO HILLS

## UNIT 3

PORTIONS OF THE S.E. 1/4, SEC. 26 AND  
N.E. 1/4, SEC. 25, T10N, R12E, M.D.M.  
BEING A PORTION OF PARCEL 1 OF P.M. 45-42  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

EARL MACGURE P.E.  
CONSULTING CIVIL ENGINEER  
OCTOBER, 1985

### REFERENCE

- S.D. 81-78 P.M. 40-82
- S.D. 81-81 P.M. 44-82
- S.D. 81-96

### LEGEND

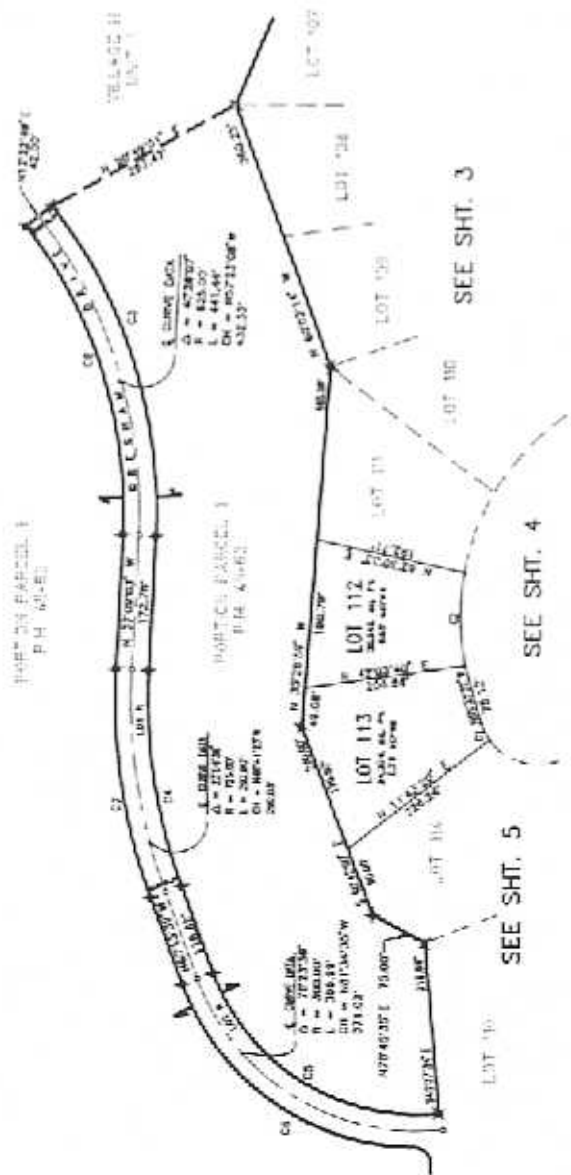
- COMPUTED POINT
- POINT 1-1/2" OF STAMPED  
L.S. 8042 - 1985
- POINT 1-1/2" OF STAMPED  
AS SHOWN
- SET 3/4" OF STAMPING  
MAY 1943 - 1950
- SET 1-1/2" OF STAMPING  
MAY 1943 - 1950
- CC / RC CURVE RIGHT-OF-WAY
- S.S.E. STORM DRAIN EXPOSURE
- S.S.E. SANITARY SEWER EXPOSURE
- WALL, WATER MAIN EXPOSURE
- VEHICULAR ACCESS RESTRICTION

### NOTES

1. ALL LOTS OF CURVES AND BEARINGS OF CURVES ALONG RIGHT-OF-WAY AND ALL LOT CORNERS ARE MARKED BY A 3/4" OR 1" IRON NAIL OR IRON PIPE CAP. BEARINGS AND DISTANCES OF CURVES AT THE PRESENT LINE LISTED IN THE BACK OF THIS REPORT.
2. A PRELIMINARY SURVEY REPORT WAS PREPARED BY WALLACE-KOHL ASSOCIATES, INC., REPORT NO. WM 8-200, DATED JUNE 1984, AT THE REQUEST OF THE EL DORADO COMMUNITY DEVELOPMENT DEPARTMENT.
3. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE COUNTY OF EL DORADO AND EL DORADO HILLS INVESTORS LTD. ON JANUARY 2, 1984, RECORDED IN BOOK 3132 AT PAGE 108 D.R.

### BASIS OF BEARINGS

THE BEARING OF THE JUNE 8 BOTTOM TO THE  
E. CORNER OF THE JUNE 8 BOTTOM TO THE  
AND S. END CORNER TO THE N.W. CORNER OF THE EAST-WEST  
LINE BEARING SECTION 31 & 32, WAVE BEARING CLOSURE SURVEY  
IN BOOK 1887 BEARING  
BY WALLACE-KOHL ASSOCIATES, INC.



SCALE: 1" = 100'

CHAIN	BEARS	LENGTH	BEARS	BEARS	BEARS
1	118.17	118.17	118.17	118.17	118.17
2	118.17	118.17	118.17	118.17	118.17
3	118.17	118.17	118.17	118.17	118.17
4	118.17	118.17	118.17	118.17	118.17
5	118.17	118.17	118.17	118.17	118.17
6	118.17	118.17	118.17	118.17	118.17
7	118.17	118.17	118.17	118.17	118.17
8	118.17	118.17	118.17	118.17	118.17
9	118.17	118.17	118.17	118.17	118.17
10	118.17	118.17	118.17	118.17	118.17

THIS IS A PORTION OF PHASE 3 AS SHOWN ON THE APPROVED PLATTING MAP

H-128E

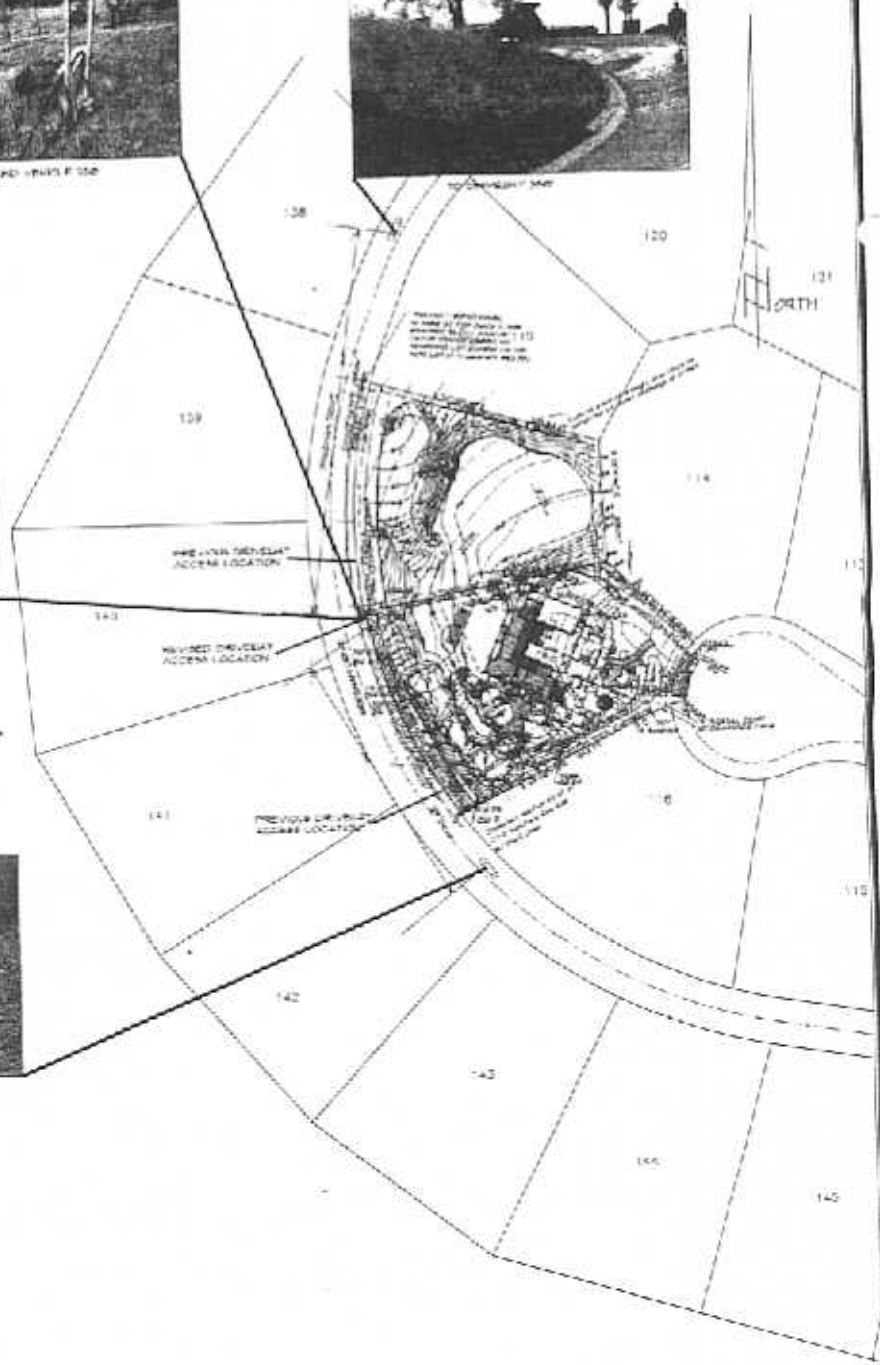
H-128E



MAP AMENDMENT FOR SUBDIVISION MAP H-129

GRIGSBY DRIVEWAY ACCESS AND SIGHT DISTANCES  
REVISED SINGLE DRIVEWAY LOCATION

ST-002-6 PM 8-87  
PLANNING DEPARTMENT



SITE PLAN  
SCALE 1"=40'

TM 91-1239 C

EXHIBIT G

MAP AMENDMENT FOR SUBDIVISION MAP H-129

GRIGSBY DRIVEWAY ACCESS AND SIGHT DISTANCES  
REVISED SINGLE DRIVEWAY LOCATION

VIEW NORTH FROM DRIVEWAY



TO ROUTHROAD VEHICLE VIEW

VIEW FROM SOUTHBOUND VEHICLE



FILED-6 PM 4:17  
RECEIVED  
PLANNING DEPARTMENT

VIEW FROM DRIVEWAY

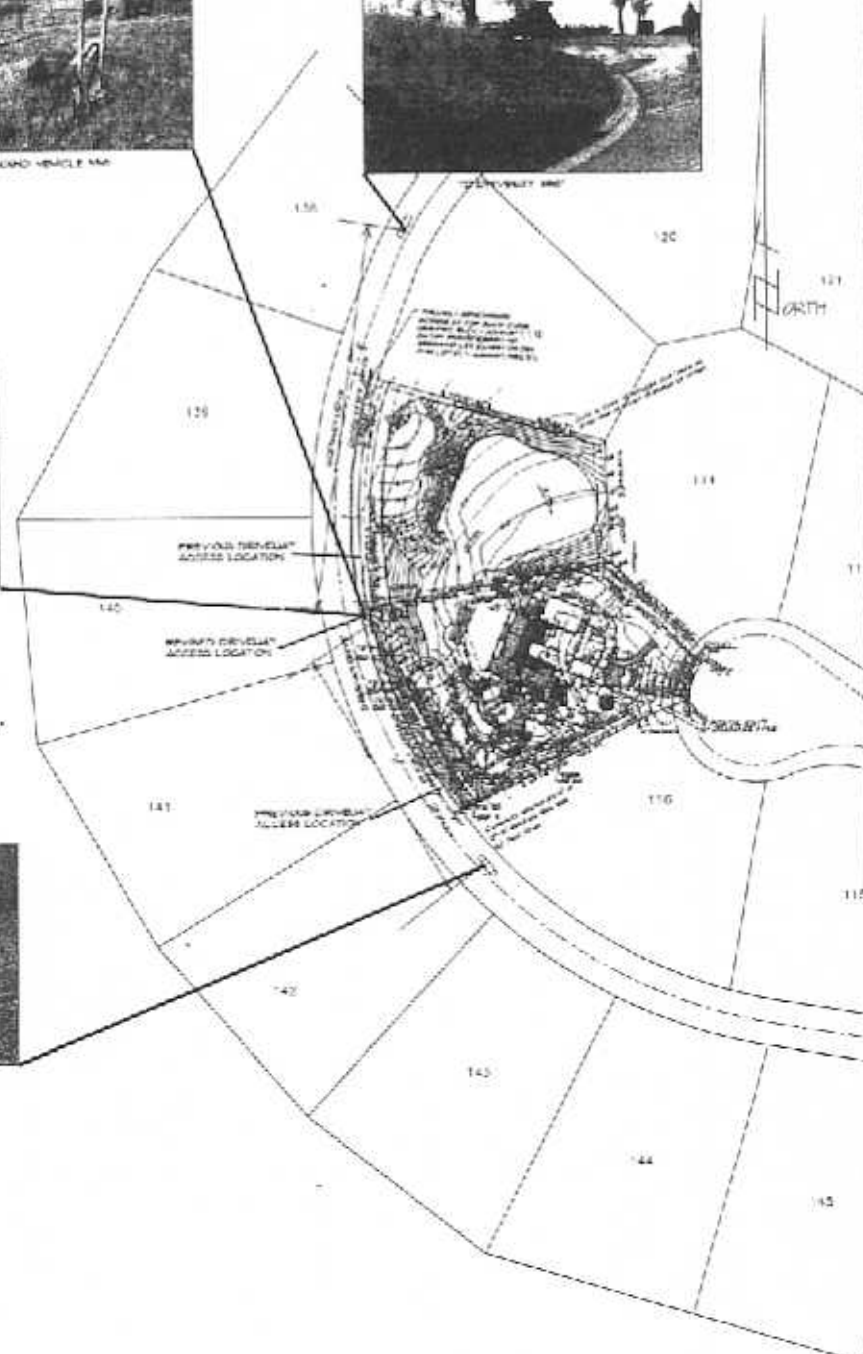


TO ROUTHROAD VEHICLE VIEW

VIEW FROM NORTHBOUND VEHICLE



TO DRIVEWAY DE



SITE PLAN  
DATE 1/90

TM 91-1239 C

EXHIBIT G

# MAP AMENDMENT FOR SUBDIVISION MAP H-129

## GRIGSBY DRIVEWAY ACCESS AND SIGHT DISTANCES REVISED SINGLE DRIVEWAY LOCATION

VIEW NORTH FROM DRIVEWAY



TO SOUTHBOUND VEHICLE 200'

VIEW FROM SOUTHBOUND VEHICLE



TO DRIVEWAY 200'

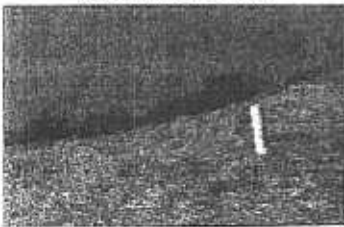
RECEIVED  
PLANNING DEPARTMENT  
DEC-5 PM 4:47

VIEW FROM DRIVEWAY

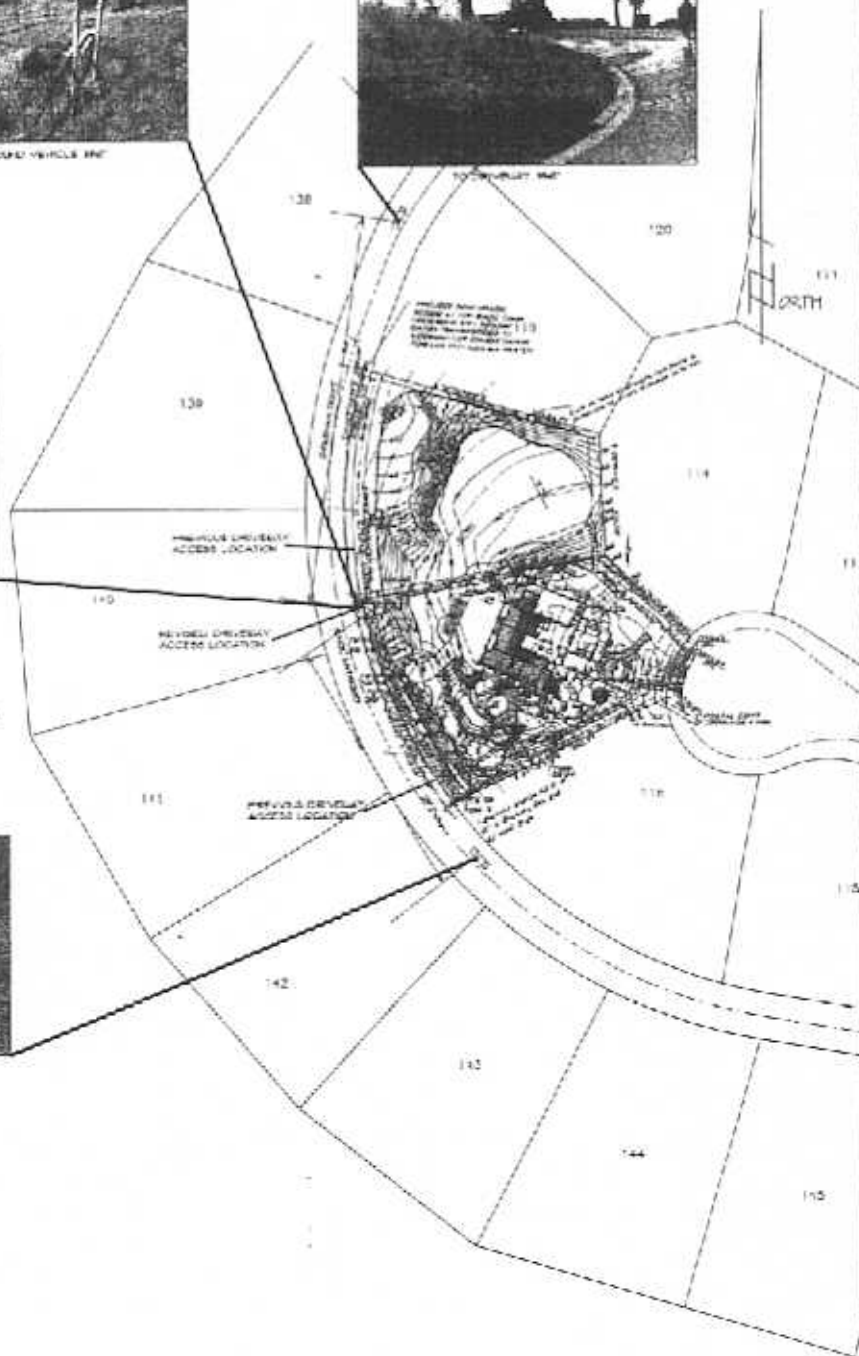


TO NORTHBOUND VEHICLE 200'

VIEW FROM NORTHBOUND VEHICLE



TO DRIVEWAY 200'



SITE PLAN  
SCALE 1"=40'

TM 91-1239 C

EXHIBIT G

MAP AMENDMENT FOR SUBDIVISION MAP H-129

GRIGSBY DRIVEWAY ACCESS AND SIGHT DISTANCES  
REVISED SINGLE DRIVEWAY LOCATION

VIEW FROM FRONT DRIVEWAY



TO SOUTHBOUND TRAFFIC LANE

VIEW FROM SOUTHWEST VEHICLE



TO DRIVEWAY ENTR

REC'D - 6 PM 4/17  
RECEIVED  
PLANNING DEPARTMENT

VIEW FROM DRIVEWAY

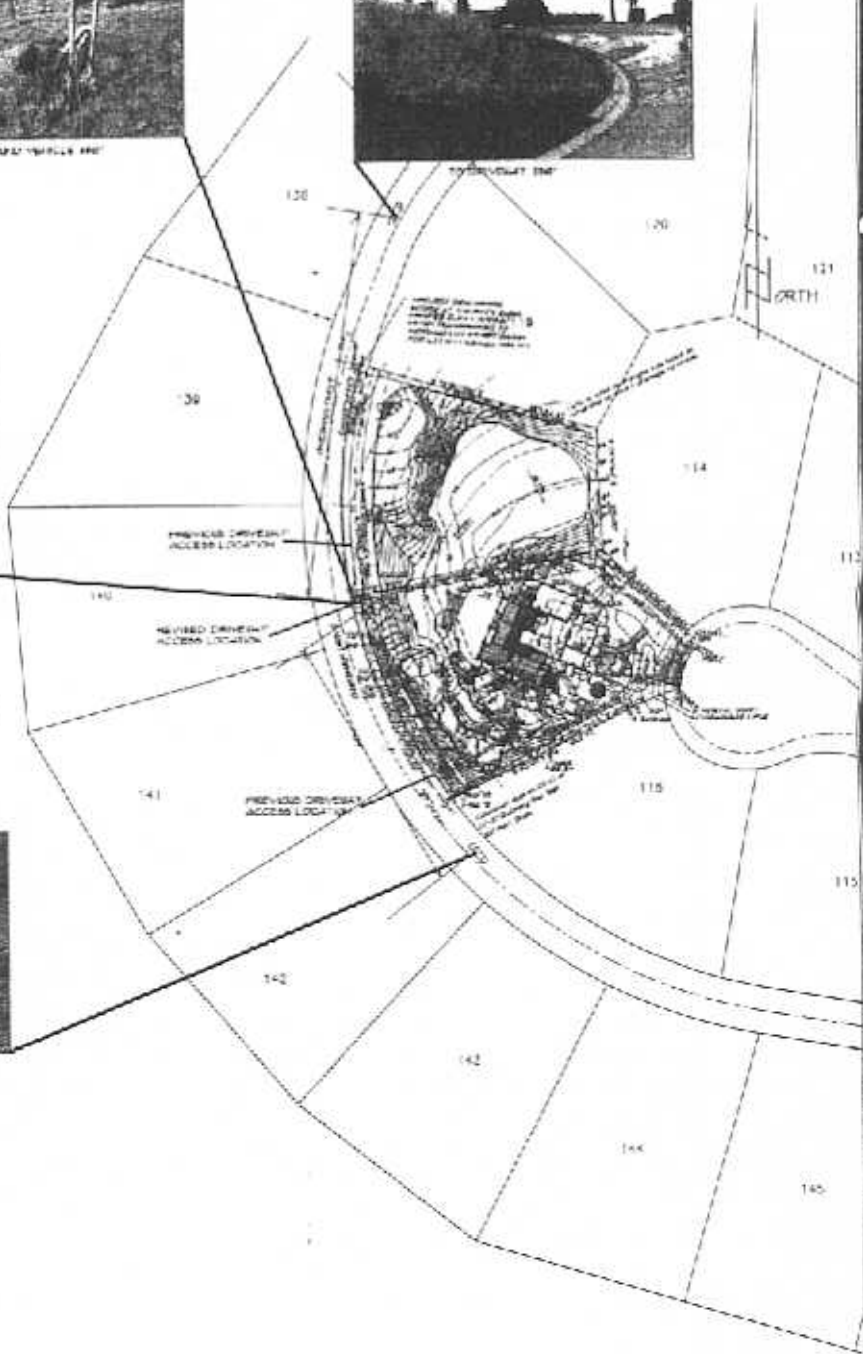


TO NORTHBOUND TRAFFIC LANE

VIEW FROM NORTHBOUND VEHICLE



TO DRIVEWAY ENTR



SITE PLAN  
SCALE 1/8" = 1'

TM 91-1239 C

EXHIBIT G

MAP AMENDMENT FOR SUBDIVISION MAP H-129

GRIGSBY DRIVEWAY ACCESS AND SIGHT DISTANCES  
REVISED SINGLE DRIVEWAY LOCATION

VISUAL NORTH PROPERTY DRIVEWAY



TO SOUTHBOUND VEHICLE PATH

VISUAL NORTH BOUNDING VEHICLE



TO DRIVEWAY END

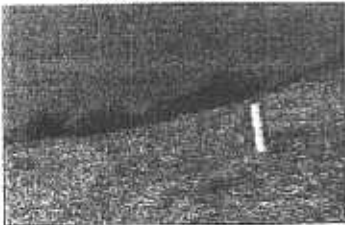
REC'D - 5 PM 4/17  
RECEIVED  
PLANNING DEPARTMENT

VISUAL WEST DRIVEWAY

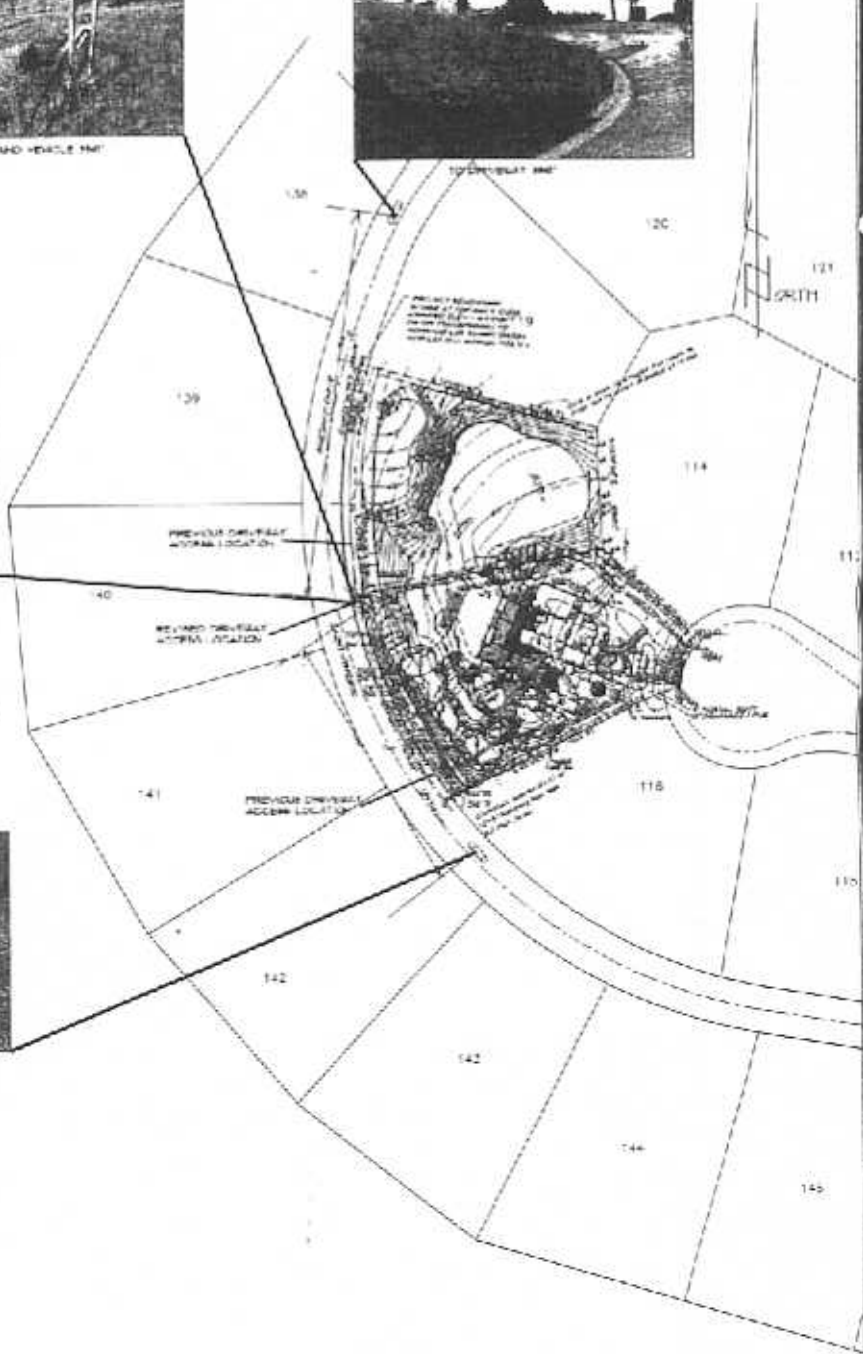


TO NORTHBOUND VEHICLE ISB

VISUAL WEST BOUNDING VEHICLE



TO DRIVEWAY END

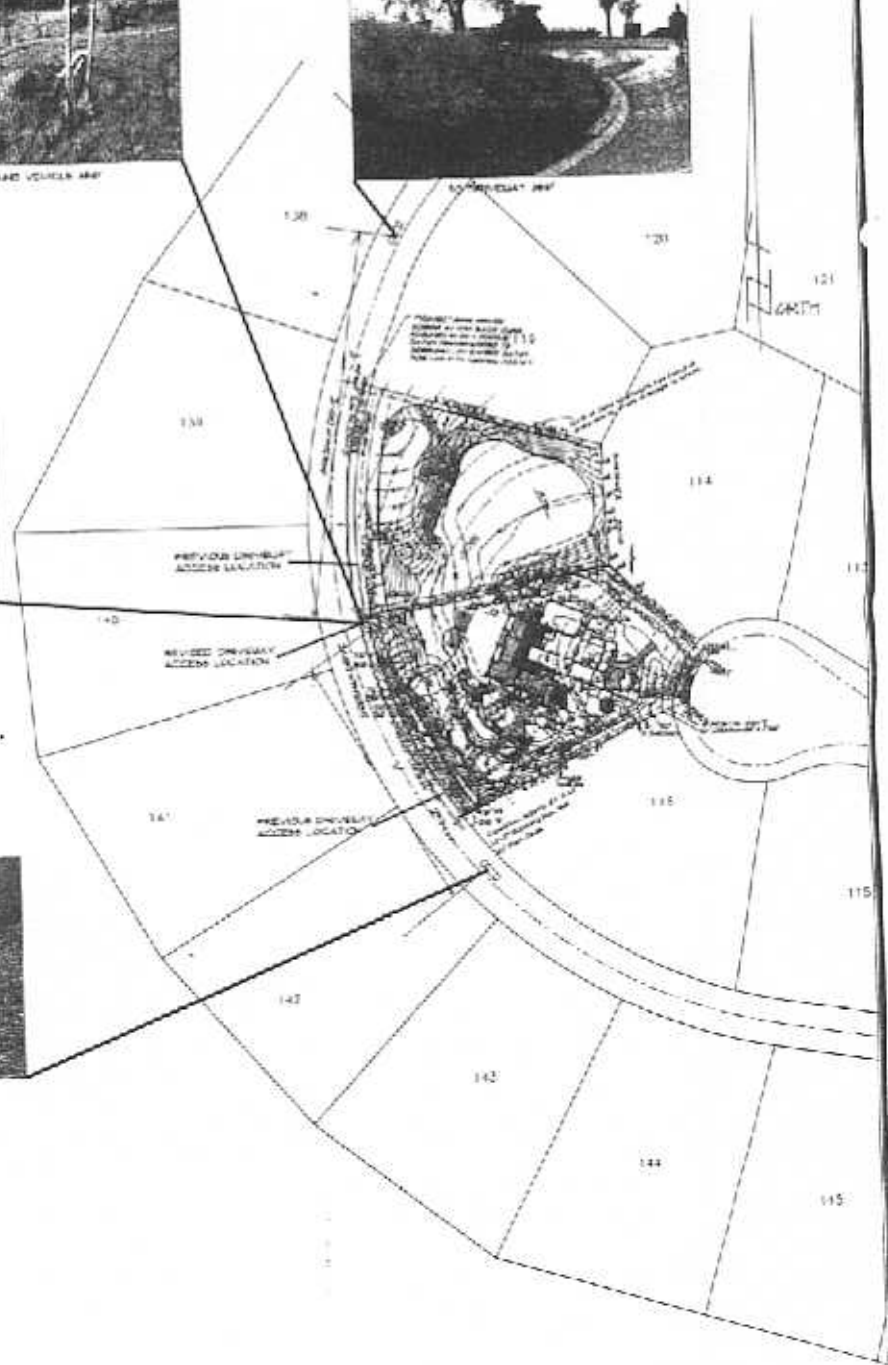


SITE PLAN  
SCALE 1/8" = 1'

TM 91-1239 C

EXHIBIT G

MAP AMENDMENT FOR SUBDIVISION MAP H-129  
 GRIGSBY DRIVEWAY ACCESS AND SIGHT DISTANCES  
 REVISED SINGLE DRIVEWAY LOCATION



RECEIVED  
 PLANNING DEPARTMENT  
 DEC-6 PM 4:17

SITE PLAN  
 SCALE 1" = 10'

TM 91-1239 C

EXHIBIT G