

TM-F24-0004 Carson Creek Village 11C Final Map

Exhibit C - Final Map for Carson Creek Village 11C

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 R2 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEES 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 LOT D, LOT R2 AND OTHER PUBLIC WAYS AND ON THE PUBLIC SIDE OF THE PUBLIC WAYS, FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAY SHOWN HEREON ALONG 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 R2 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, TWELVE AND ONE HALF FEET (12.5') WIDE, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENT 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') WIDE 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.

BY: R. HEARTHSTONE LOT OPTION POOL, LP,

A DELAWARE LIMITED PARTNERSHIP
BY: R. HEARTHSTONE PELLOW GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: STEVEN C. PORATH
AUTHORIZED PERSON

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 _____ }
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/IS/ 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.: _____

PLAT OF CARSON CREEK VILLAGE 11C

BEING LOT 12 OF SUB. K-69
PORTIONS 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

AUGUST 2024

SHEET 1 OF 6

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 IN 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: _____

BRIAN THIONNET, PLS 6866



PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 10, 2021 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: DEPUTY DIRECTOR

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. 61963
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
COUNTY OF EL DORADO, CALIFORNIA

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: DEPUTY

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 PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT R2, WHICH ARE HEREBY REJECTED.

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

DATE: _____

BY: DEPUTY

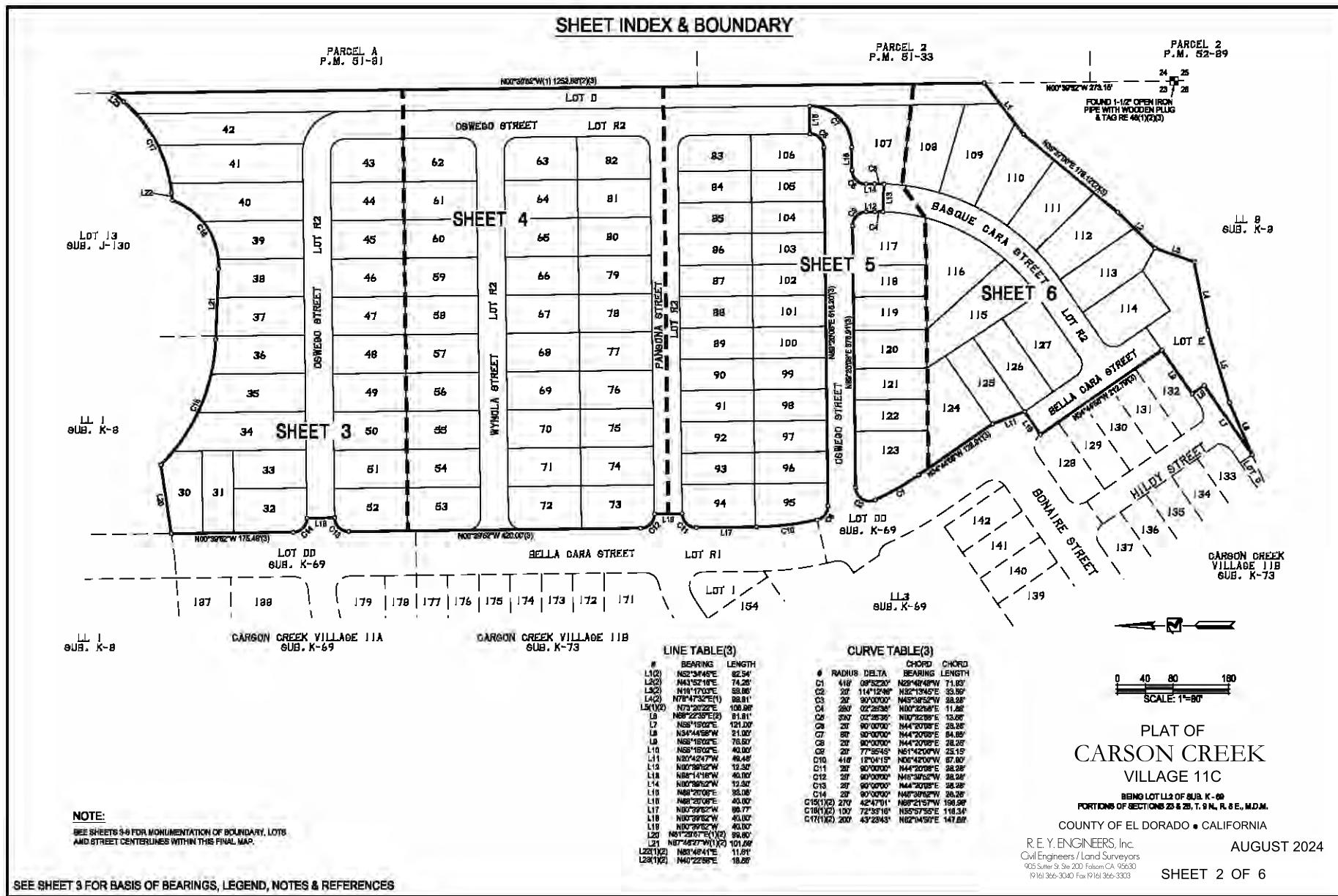
COUNTY RECORDER'S STATEMENT

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

**TM-F24-0004 Carson Creek Village 11C Final Map
Exhibit C - Final Map for Carson Creek Village 11C**



NOTE

SEE SHEETS 3-6 FOR MONUMENTATION OF BOUNDARY, LOTS AND STREET CENTERLINES WITHIN THIS FINAL MAP.

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

N:\7310 - Lennar\028 - Carson Creek Village 11 Improvements\10 - CAD Drawings\Final Maps\Village 11C\7310.028-CC-V11C-SHT2.dwg, 8/29/2024 3:10:25 PM, Sub #1

BEING LOT 112 OF SUB. K-60
PORTIONS OF SECTIONS 23 & 29, T. 9 N., R. 8 E., M.D.M.

BEING LOT 112 OF SUB. K-60

PORTIONS OF SECTIONS 23 & 29, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO • CALIFORNIA

REF: ENGINEERS, Inc. AUGUST

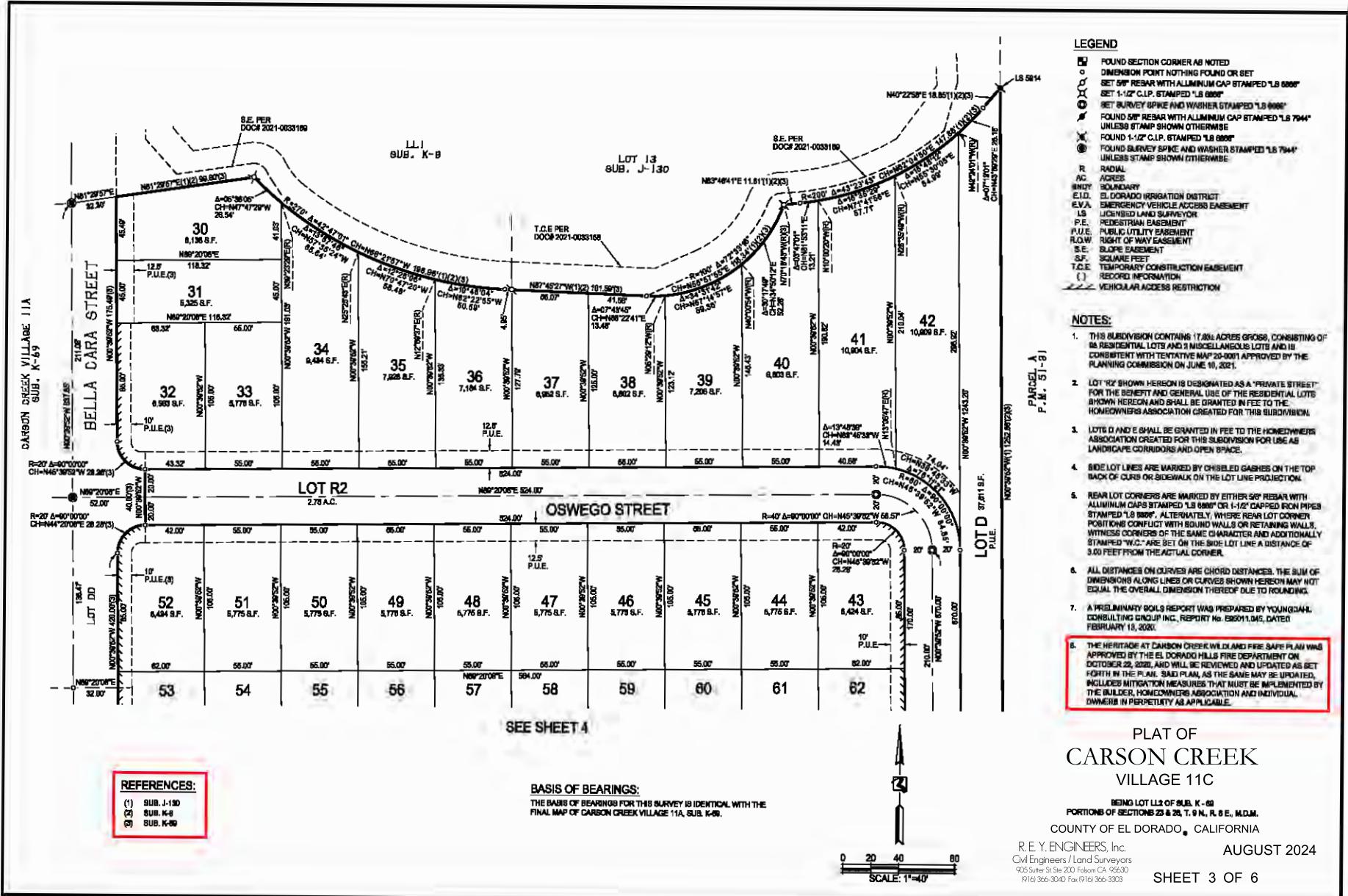
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

Civil Engineers / Land Surveyors
905 Sutter St, Ste 200, Folsom, CA 95630

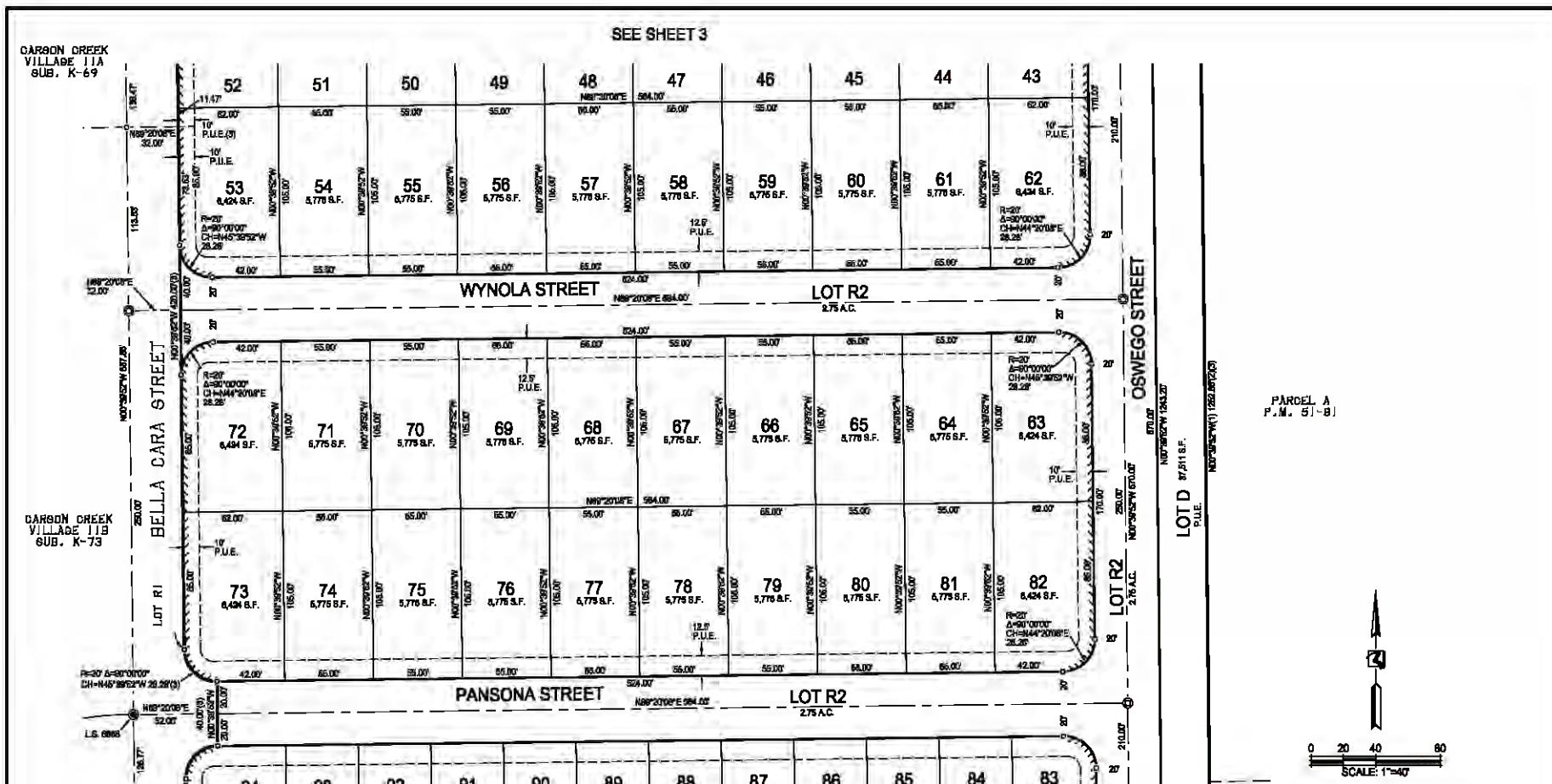
AUGUST 2024

SHEET 2 OF 6

TM-F24-0004 Carson Creek Village 11C Final Map
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**TM-F24-0004 Carson Creek Village 11C Final Map
Exhibit C - Final Map for Carson Creek Village 11C**



PLAT OF
CARSON CREEK
VILLAGE 11C

BEING LOT 112 OF SUB. K-60
PORTIONS OF SECTIONS 21 & 29, T. 8 N. R. 45 W.

COUNTY OF EL DORADO • CALIFORNIA

Y. ENGINEERS, Inc. AUGUST 12

AUGUST 2024

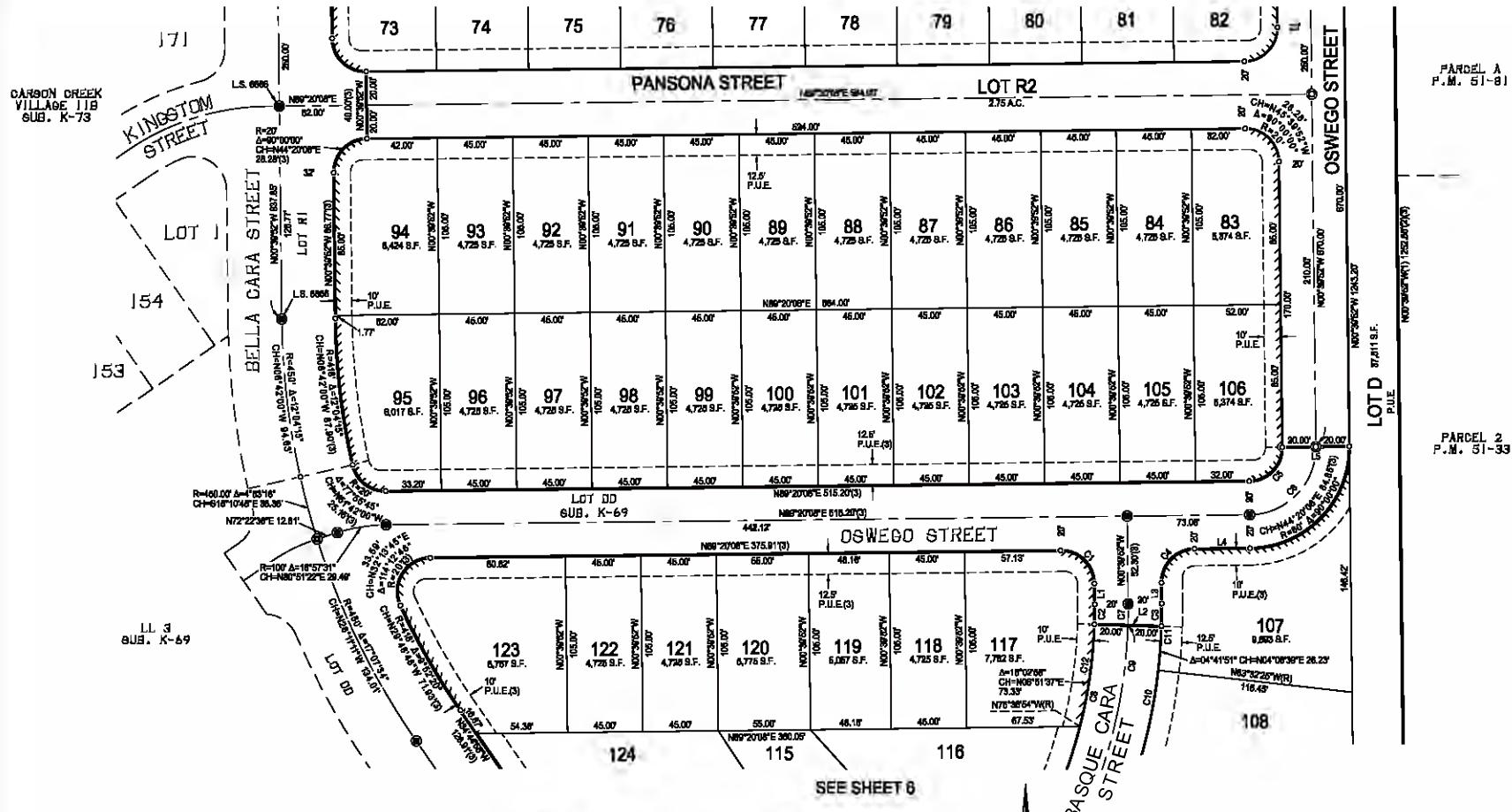
4 OF 6

SHEET 4 OF 6

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

TM-F24-0004 Carson Creek Village 11C Final Map
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SEE SHEET 4



LINE TABLE(S)		CURVE TABLE	
#	BEARING LENGTH	RADIUS	CHORD
L1	N08°36'29"E 12.90'	C1 (2) 261 00'00" 000	N08°36'29"E 12.90'
L2	N08°14'18"W 40.00'	C2 (2) 261 00'00" 000	N08°36'29"E 11.88'
L3	N08°36'29"W 12.90'	C3 (3) 261 00'00" 000	N08°36'29"E 13.88'
L4	N08°36'29"E 38.00'	C4 (3) 261 00'00" 000	N08°36'29"E 24.00'
L5	N08°36'29"E 40.00'	C5 (3) 261 00'00" 000	N08°36'29"E 24.00'
		C6 (3) 261 00'00" 000	N08°36'29"E 24.00'
		C7 (3) 261 00'00" 000	N08°36'29"E 12.71'
		C8 (3) 261 00'00" 000	N08°36'29"E 25.00'
		C9 (3) 261 00'00" 000	N08°36'29"E 27.00'
		C10 (3) 261 00'00" 000	N08°36'29"E 28.00'
		C11 (3) 261 00'00" 000	N08°36'29"E 28.75'
		C12 (3) 261 00'00" 000	N08°36'29"E 29.00'

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

N:\7310 - Lennar\028 - Carson Creek Village 11 Improvements\10 - CAD Drawings\Final Maps\Carson Creek Village 11C\7310.028-CC-V11C-SHT5.dwg, 8/29/2024 3:10:47 PM, Sub #1

PLAT OF
CARSON CREEK
VILLAGE 11C

BEING LOT LL3 OF SUB. K-60
PORTIONS OF SECTIONS 23 & 23, T. 9 N., R. 6 E., M.D.M.

COUNTY OF EL DORADO • CALIFORNIA

AUGUST 2024

SHEET 5 OF 6

0 20 40 60
SCALE: 1-40'

R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St Ste 200, Felton, CA 95010
(831) 366-3040 Fax (831) 366-3303

26-0066 H 5 of 6

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