

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 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 HEREFTER 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:

- 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 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.
- 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.
- 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.
- 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.
- 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.

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

BY: R-HEARTHSTONE PEOLO JV, 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 \_\_\_\_\_ } SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

PERSONALLY APPEARED,  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HES/HE/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 11.2 OF SUB. K - 68  
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  
925 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. 61363  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

TM20-0001 APPROVED 8/10/21 APN 117-820-088-000

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. 9639  
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 SURVEYORS 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

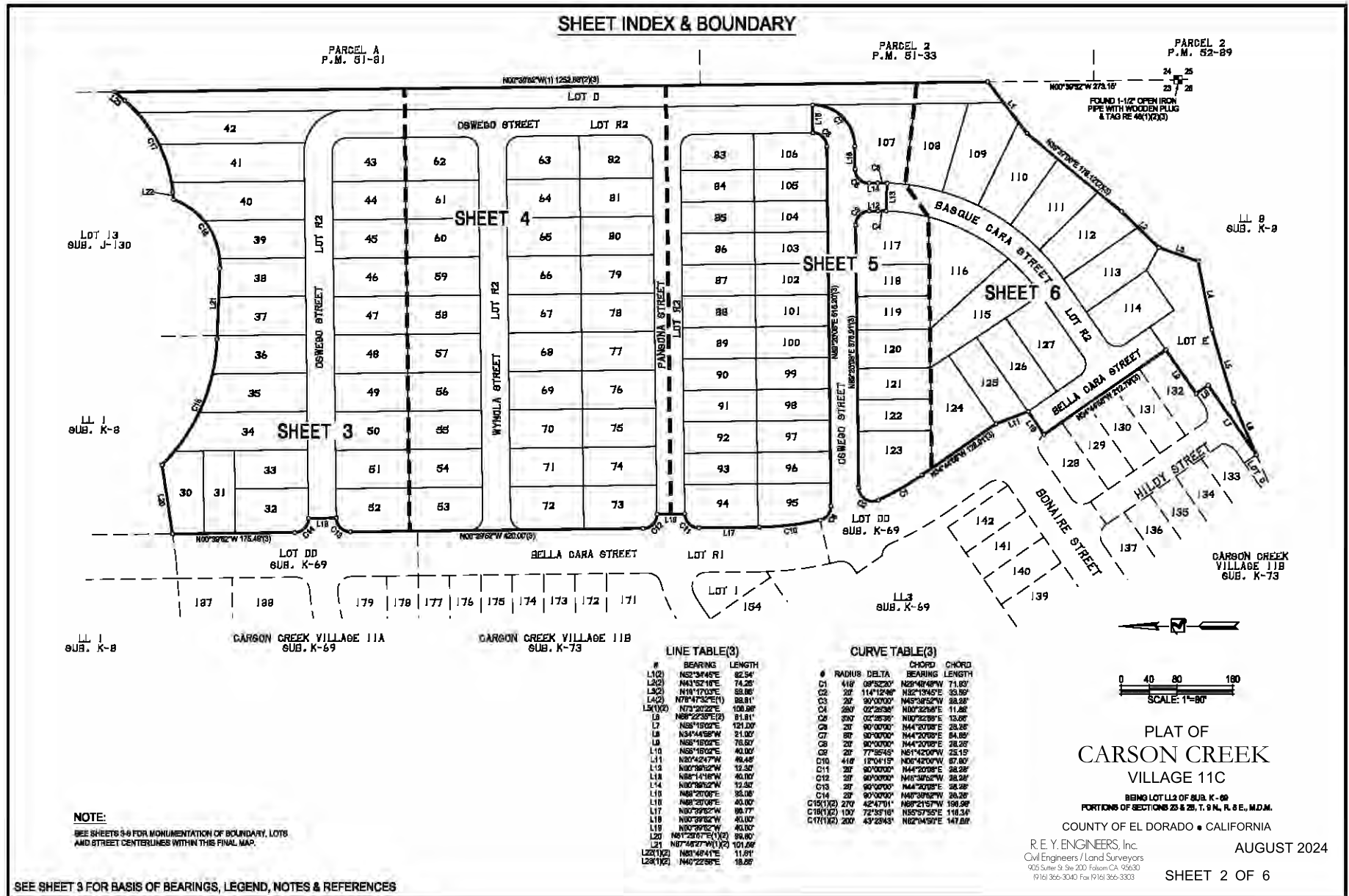
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF R.E.Y. ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

JANELLE K. HORNE, COUNTY RECORDER

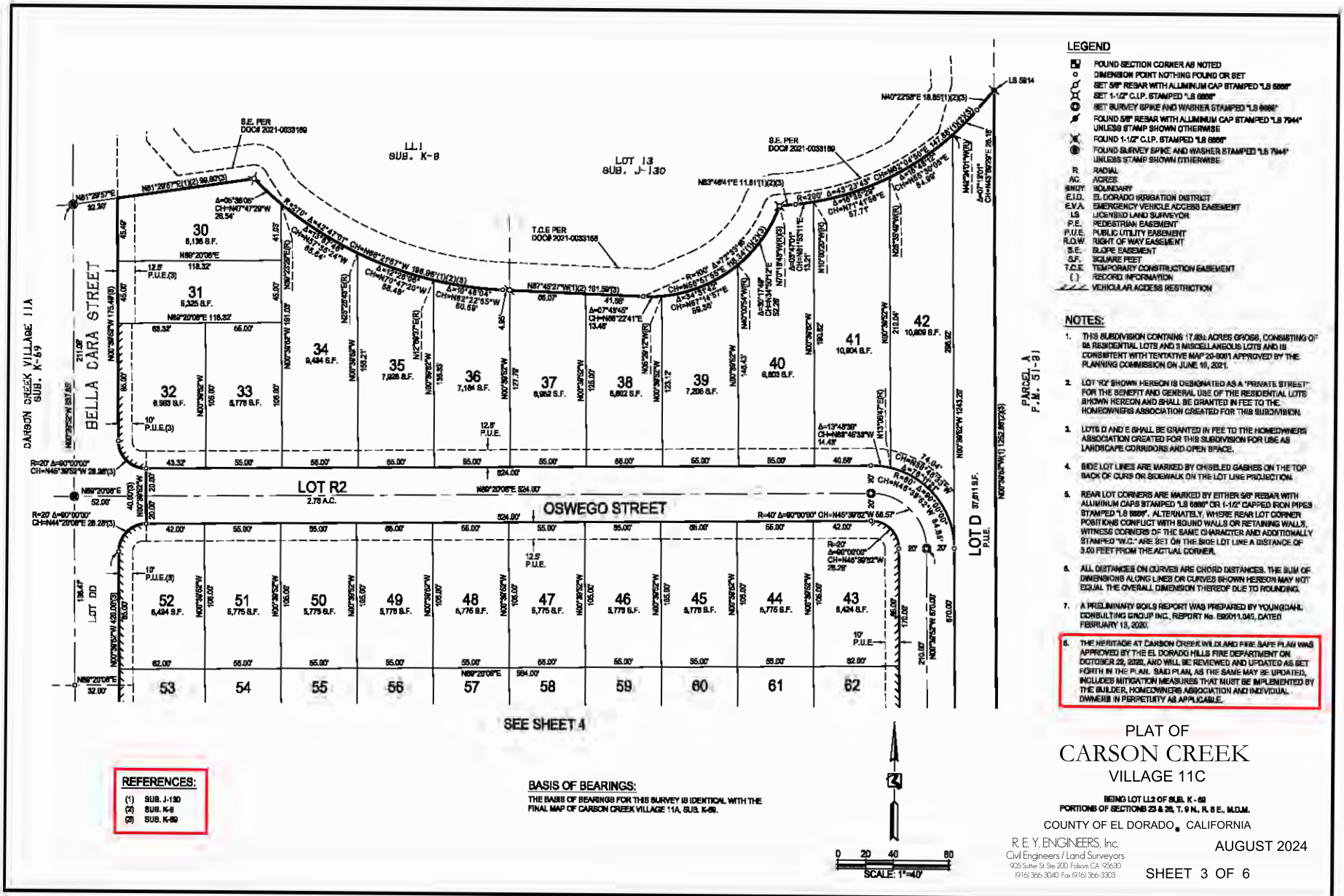
DOCUMENT NO. \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

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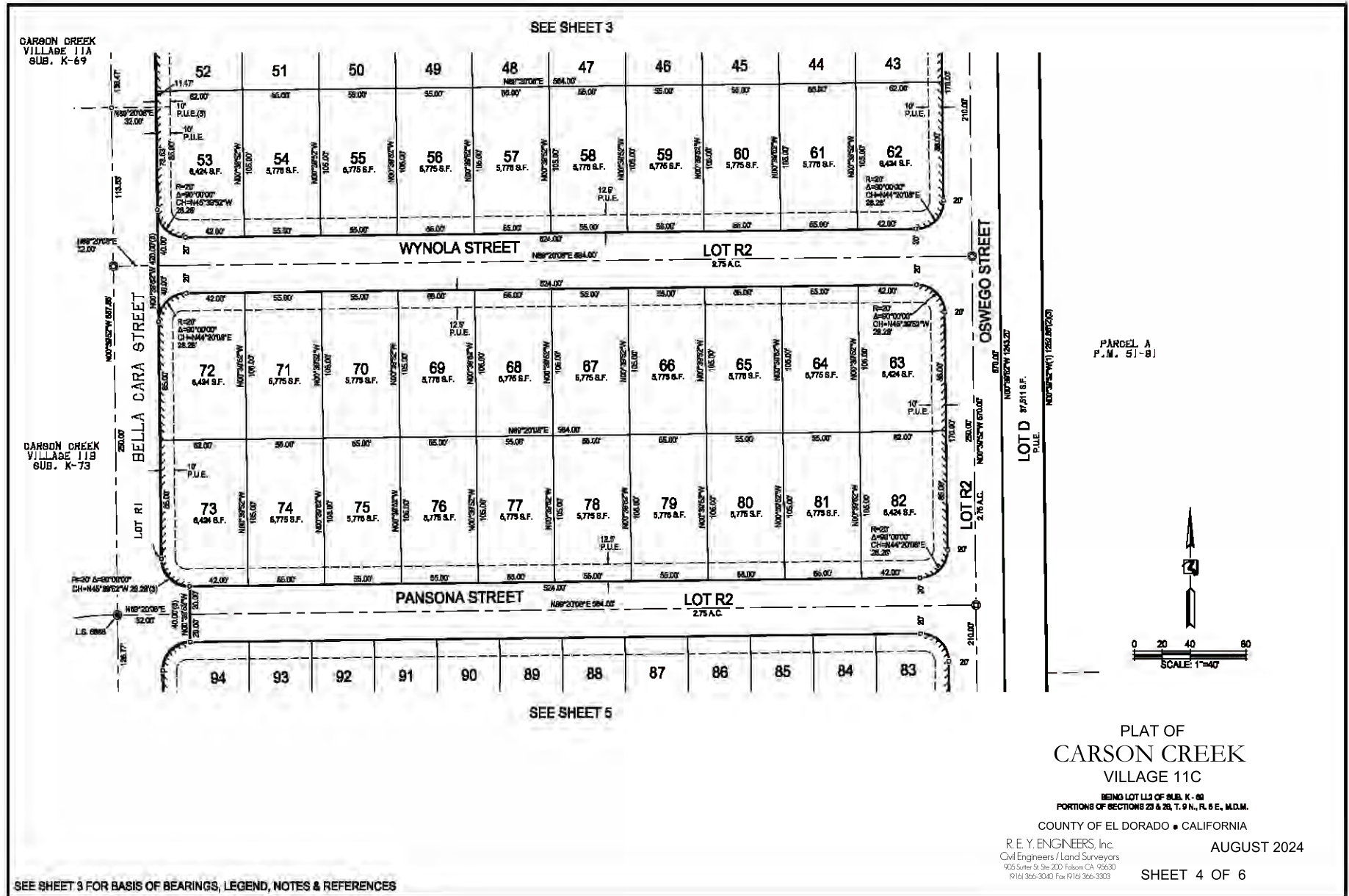
# TM-F24-0004 Carson Creek Village 11C Final Map Exhibit C - Final Map for Carson Creek Village 11C



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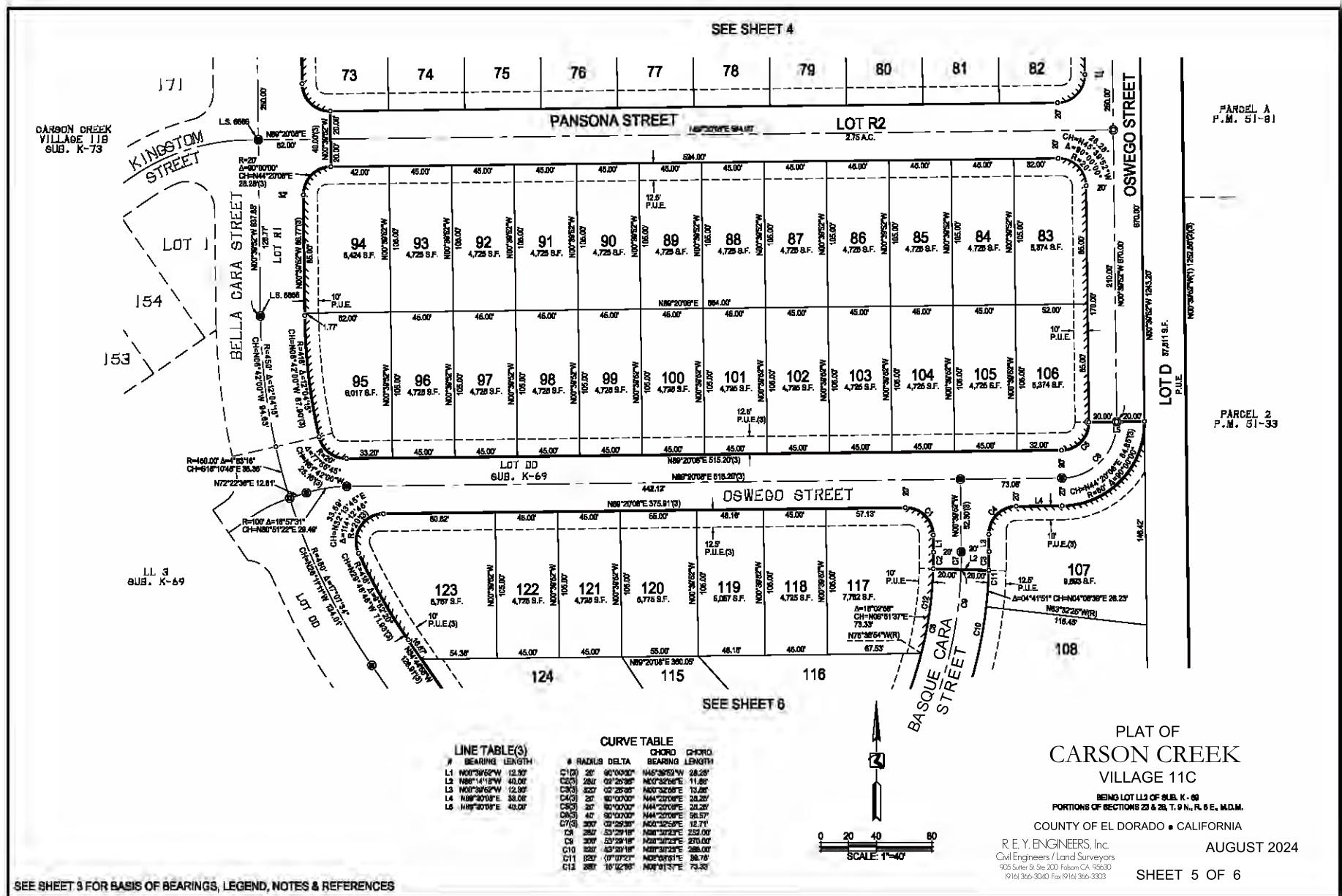


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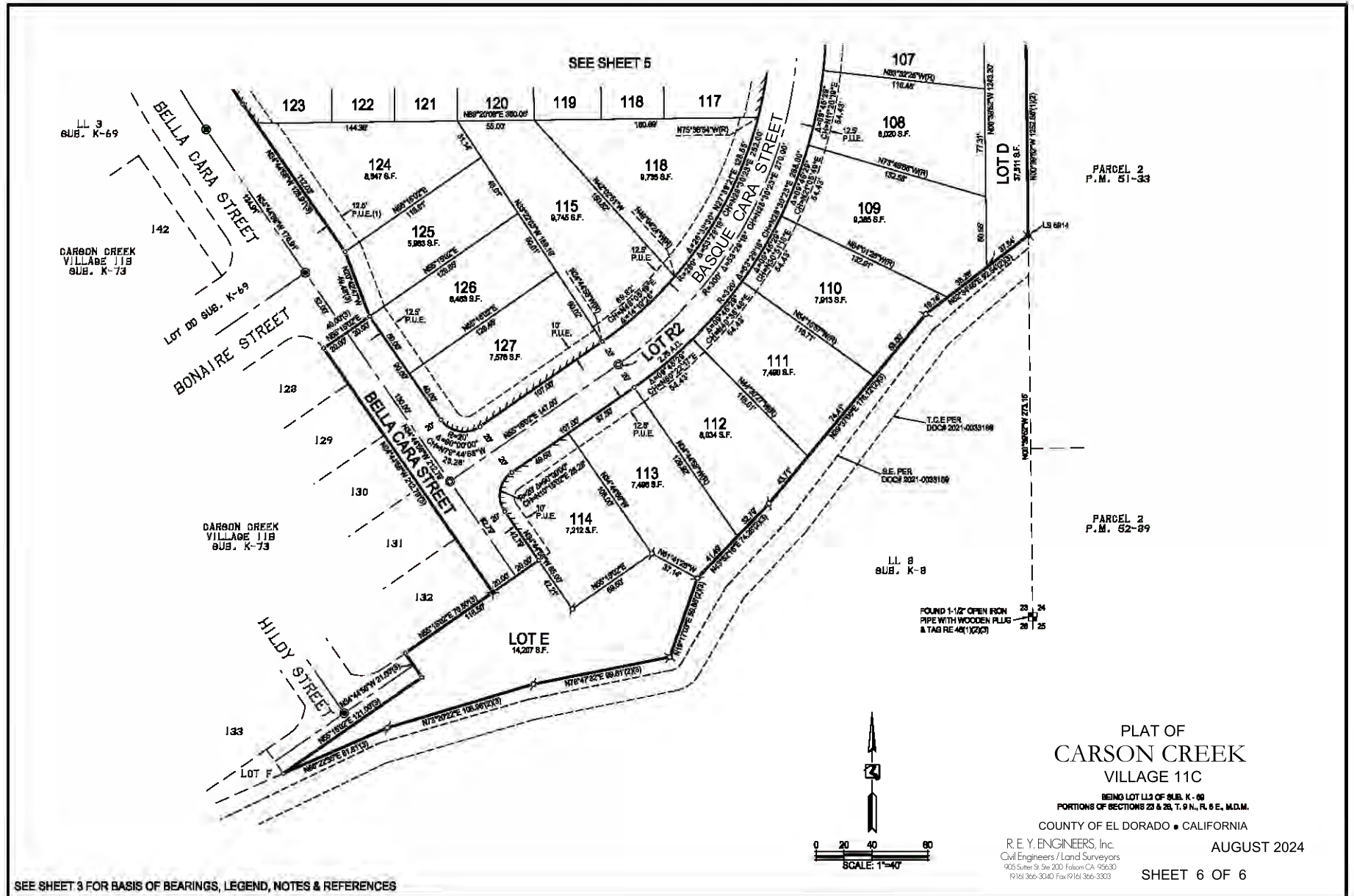


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TM-F24-0004 Carson Creek Village 11C Final Map  
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