

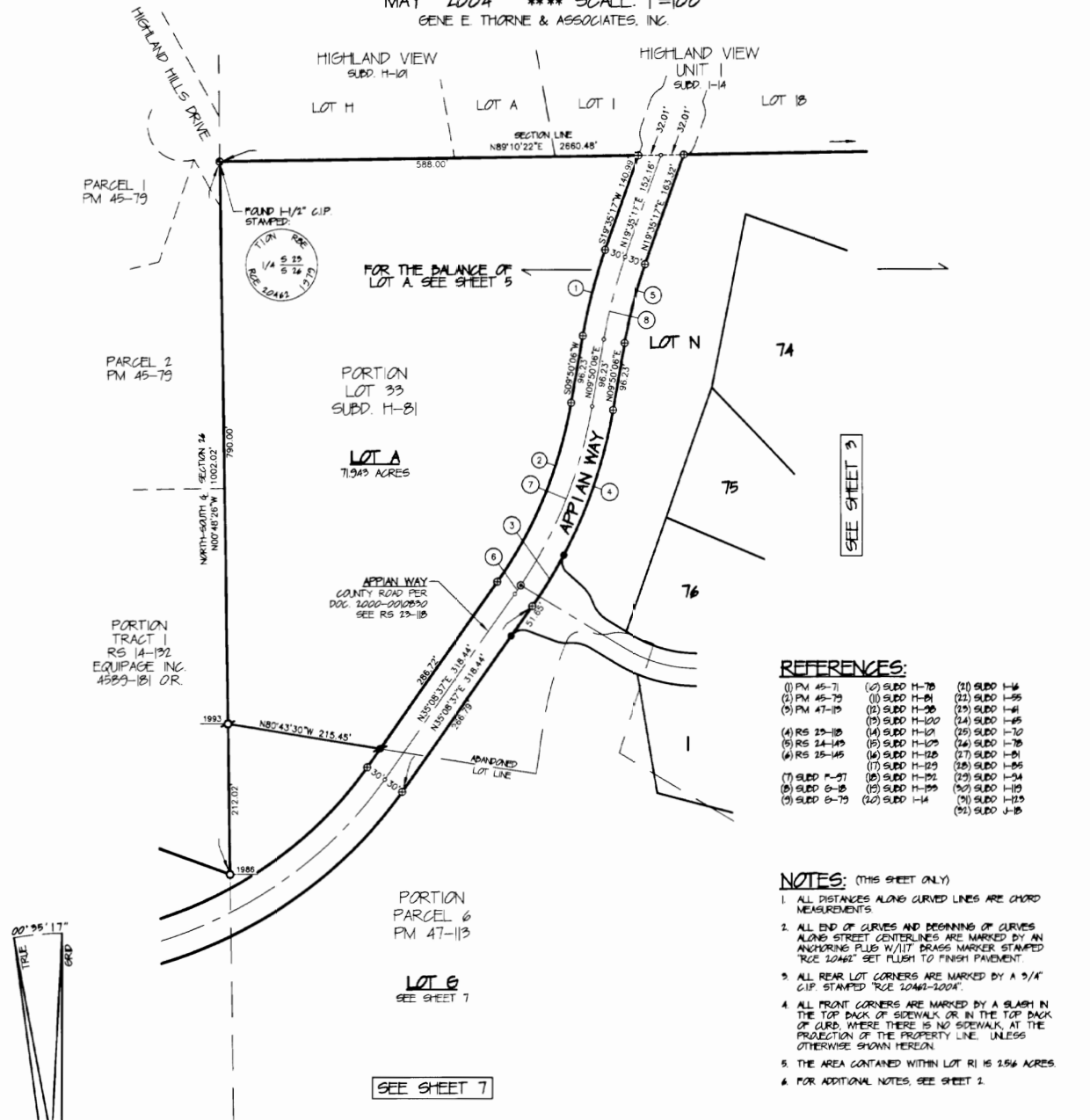
39E-S

SERRANO VILLAGE M, UNIT NO. 1

39E-S

PORTIONS OF SECTIONS 25 & 26, THE E 1/2 OF SECTION 35 AND
 THE W 1/2 OF SECTION 36, T. 10 N., R. 8 E., M.D.M.
 BEING PORTIONS OF LOTS 33 & XX OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, (SUBD. H-81),
 LOTS 7, 8 & 9 OF SERRANO NORTH UPLANDS, UNIT NO. 1, (SUBD. J-13)
 AND PARCEL 6 OF PM 47-113

COUNTY OF EL DORADO ***** STATE OF CALIFORNIA
 MAY 2004 *** SCALE: 1"=100'
 GENE E. THORNE & ASSOCIATES, INC.



00° 55' 17" TRUE GRID
 NORTH
 00° 55' 17" @ STATE OF CALIFORNIA
 DIVISION OF HIGHWAYS MONUMENT
 25-11, GRID COORDINATES:
 (N) 990,818.48; (E) 2,246,364.01

BASIS OF BEARINGS:
 THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF
 RS 14-192 AND IS GRID NORTH. ROTATE BEARINGS
 CLOCKWISE 00° 55' 17" TO OBTAIN TRUE NORTH BEARINGS.
 ALL DISTANCES ARE GROUND DISTANCES.

CURVE DATA TABLE
 (THIS SHEET ONLY)

NUMBER	CHORD BEARING & DISTANCE	DELTA	RADIUS
1	S14°42'42"W 124.11	09°45'11"	730.00'
2	S22°29'21"W 271.64	25°18'31"	620.00'
3	N31°34'29"E 84.66	07°08'5"	680.00'
4	N18°55'13"E 214.75	18°10'5"	680.00'
5	N14°42'42"E 113.95	09°45'11"	670.00'
6	N34°29'30"E 14.79	01°18'14"	650.00'
7	N21°50'15"E 270.34	24°00'17"	650.00'
8	N14°42'42"E 119.01	09°45'11"	700.00'

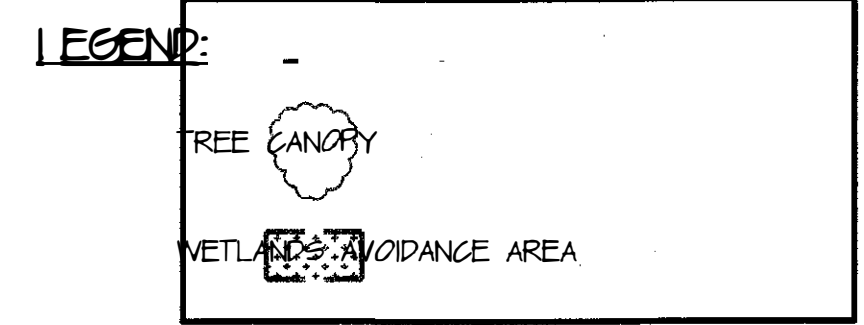
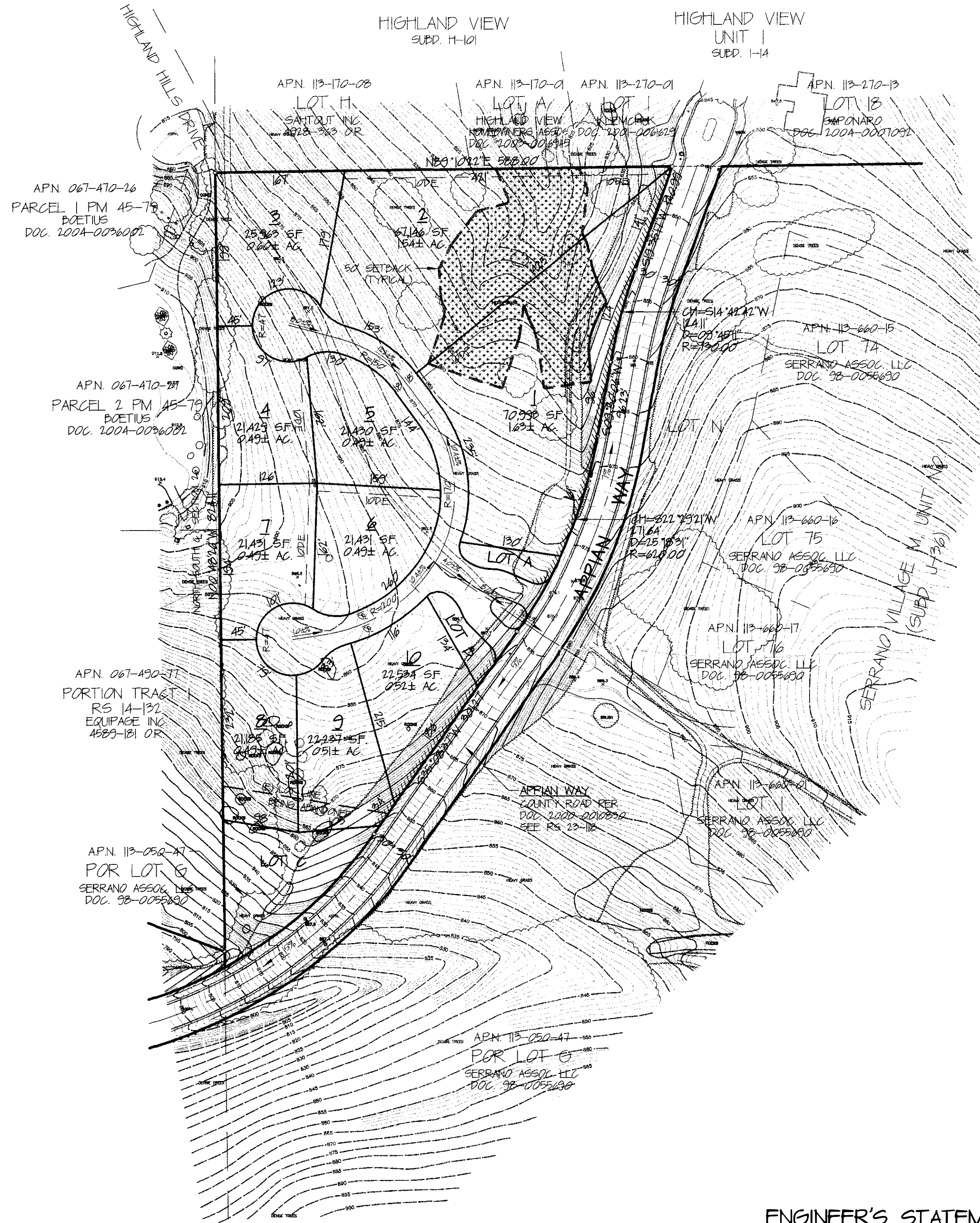
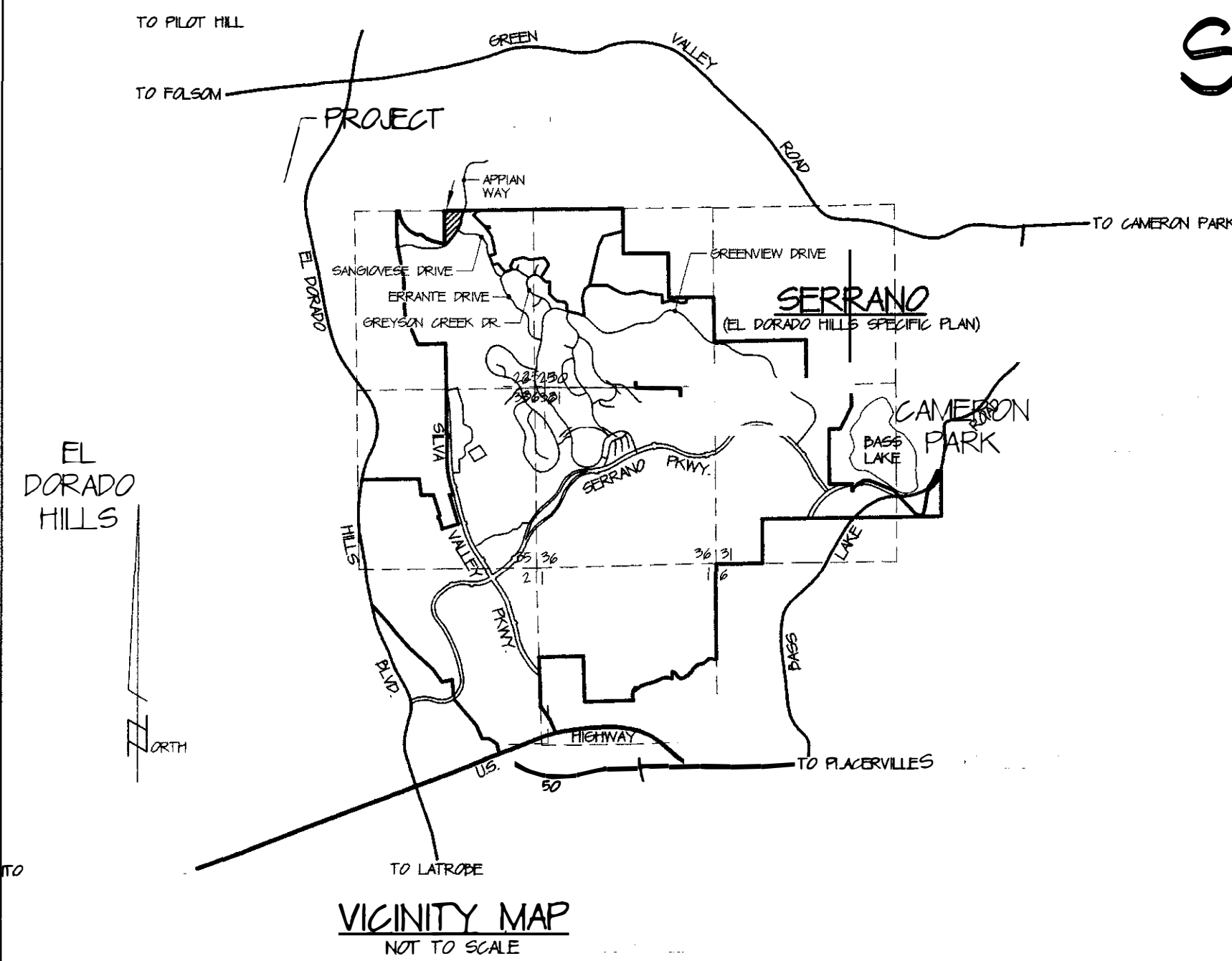
- REFERENCES:**
- (1) PM 45-71
 - (2) PM 45-79
 - (3) PM 47-13
 - (4) RS 23-105
 - (5) RS 24-143
 - (6) RS 25-145
 - (7) SUBD H-97
 - (8) SUBD H-92
 - (9) SUBD G-16
 - (10) SUBD G-79
 - (11) SUBD H-78
 - (12) SUBD H-81
 - (13) SUBD H-26
 - (14) SUBD H-100
 - (15) SUBD H-102
 - (16) SUBD H-128
 - (17) SUBD H-123
 - (18) SUBD H-94
 - (19) SUBD H-139
 - (20) SUBD H-14
 - (21) SUBD I-16
 - (22) SUBD I-55
 - (23) SUBD I-44
 - (24) SUBD I-45
 - (25) SUBD I-10
 - (26) SUBD I-78
 - (27) SUBD I-81
 - (28) SUBD I-85
 - (29) SUBD I-34
 - (30) SUBD I-19
 - (31) SUBD I-123
 - (32) SUBD J-15

- NOTES:** (THIS SHEET ONLY)
- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
 - ALL END OF CURVES AND BEGINNING OF CURVES ALONG STREET CENTERLINES ARE MARKED BY AN ANCHORING PLUS W/11T BRASS MARKER STAMPED "RCE 10462" SET FLUSH TO FINISH PAVEMENT.
 - ALL REAR LOT CORNERS ARE MARKED BY A 3/4" C.I.P. STAMPED "RCE 10462-1004".
 - ALL FRONT CORNERS ARE MARKED BY A SLASH IN THE TOP BACK OF SIDEWALK OR IN THE TOP BACK OF CURB, WHERE THERE IS NO SIDEWALK, AT THE PROJECTION OF THE PROPERTY LINE, UNLESS OTHERWISE SHOWN HEREON.
 - THE AREA CONTAINED WITHIN LOT R1 IS 2.56 ACRES.
 - FOR ADDITIONAL NOTES, SEE SHEET 2.

- LEGEND:** (THIS SHEET ONLY)
- COMPUTATION POINT, NO MONUMENTATION. REGARDING FRONT CORNERS, SEE NOTE NO. 4.
 - FOUND MONUMENT AS SHOWN HEREON.
 - FOUND 3/4" C.I.P. STAMPED "RCE 10462" AND "1992", UNLESS YEAR IS OTHERWISE SHOWN.
 - FOUND 1/2" C.I.P. STAMPED "RCE 10462" AND "1992", UNLESS YEAR IS OTHERWISE SHOWN.
 - FOUND 3/4" C.I.P. STAMPED "LS 3206", SHOWN AS SET ON RS 23-105.
 - ANCHORING PLUS W/11T BRASS MARKER STAMPED "RCE 10462", SET FLUSH TO FINISH GRADE.
 - SET 3/4" C.I.P. STAMPED "RCE 10462-1004".
 - SET 1/2" C.I.P. STAMPED "RCE 10462-1004".
 - CURVE NUMBER, SEE DATA TABLE THIS SHEET.
 - SDE STORM DRAINAGE EASEMENT
 - ||||||| NON-VEHICULAR ACCESS

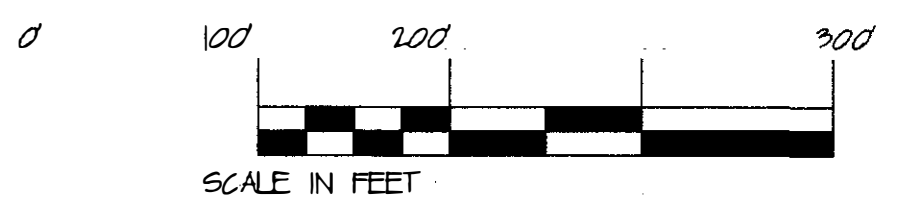
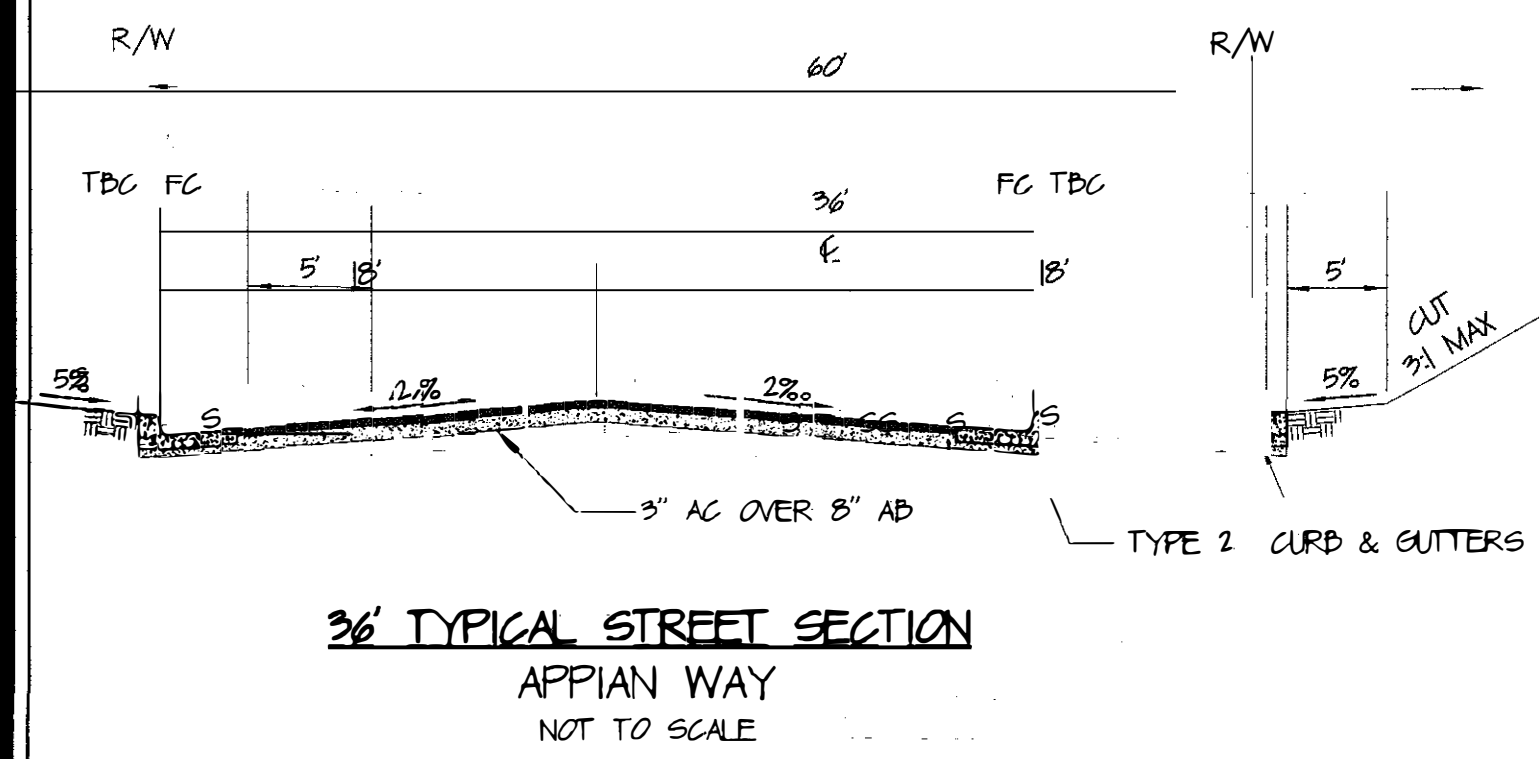
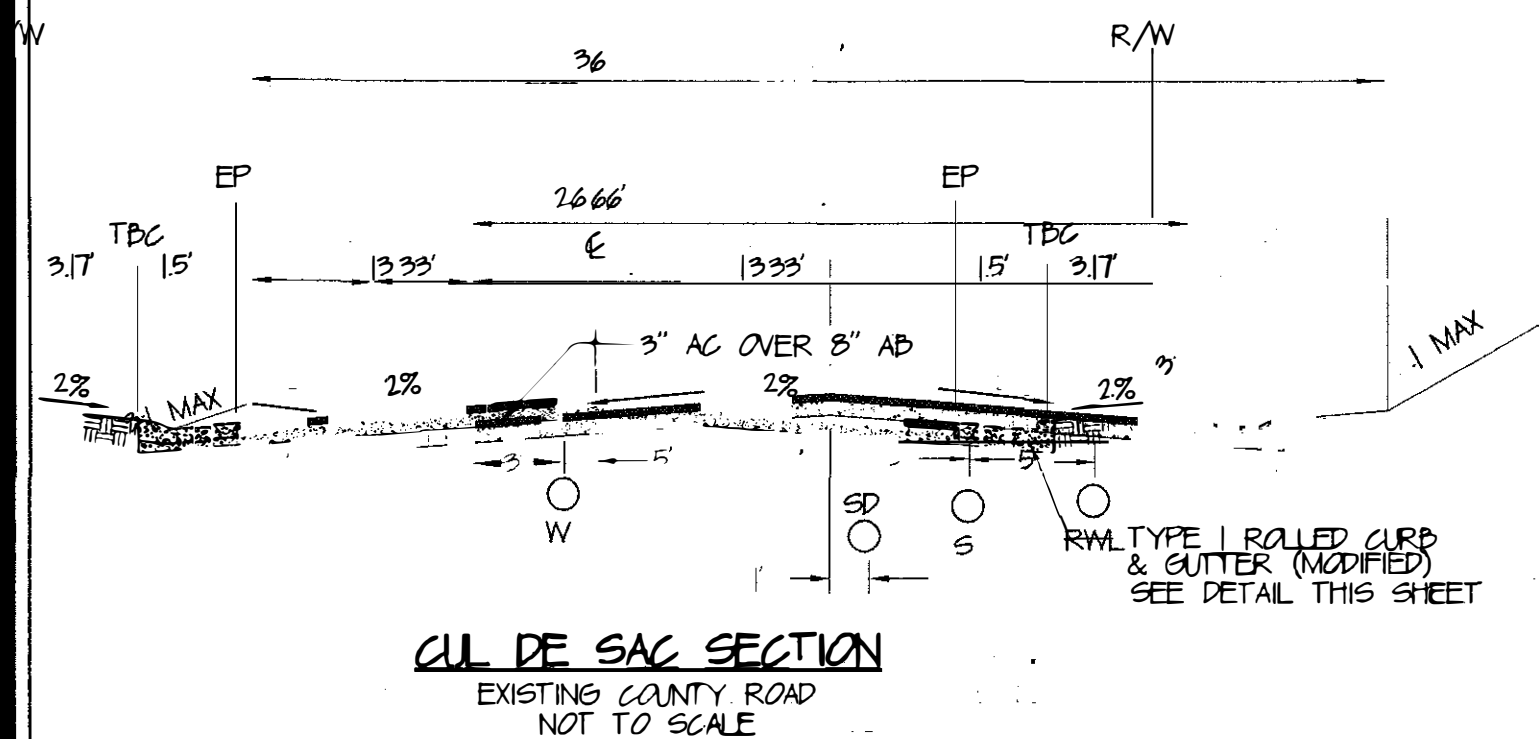
TM25-0003/PD25-0005 Serrano Village M5
Exhibit P- 2007 Approved M5 TM- Not Recorded

TENTATIVE MAP SERRANO VILLAGE M, PHASE 5 COUNTY OF EL DORADO, CALIFORNIA



GENERAL NOTES:

- EASEMENTS WILL BE PROVIDED AS NEEDED AND CONSISTANT WITH THE FINAL MAP FOR PHASE 1 OF VILLAGE M, WHICH FILED FOR RECORD IN BOOK J OF MAPS AT PAGE 365
- THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PURVEYORS
- DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTIONS 16009.010 OF THE EL DORADO COUNTY SUBDIVISION ORDINANCES
- THE LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN ELS DORADO HILLS INVESTORS, LTD, AND THE COUNTY OF EL DORADO ON JANUARY 9, 1999, RECORDED IN BOOK 9005 AT PAGE 105 OR S
- THE LOTS SHOWN HEREON ARE SUBJECT THE COVENANTS, CONDITIONS & RESTRICTIONS AND RESERVATION OF EASEMENTS PER 4527-69 OR S AND ALL SUBSEQUENT MODIFICATIONS THEREOF
- LOTS A, B & C ARE NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS



OWNER OF RECORD:
SERRANO ASSOCIATES, LLC
4515 SERRANO PARKWAY
EL DORADO HILLS, CA 95762
TEL: 916-993-4060 FAX: 916-993-4116

NAME OF APPLICANT:
SERRANO ASSOCIATES, LLC
4515 SERRANO PARKWAY
EL DORADO HILLS, CA 95762
TEL: 916-993-4060 FAX: 916-993-4116

MAP PREPARED BY:
GENE E THORNE & ASSOCIATES, INC.
3215 ALHAMBRA DRIVE, SUITE A
CAMERON PARK, CA 95682
(916) 671-1147 FAX: (916) 676-4105
EMAIL: mapping@thornecivil.com

SCALE:
1" = 100'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
RADMAN AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
SECTION 26, T. 10 N, R. 8 E, MDM

ASSESSOR'S PARCEL NUMBER:
APN 113-050 45 & A PORTION OF 47

PRESENT ZONING:
MIXED: OS, R10K

TOTAL AREA:
8.36± ACRES

TOTAL NUMBER OF PARCELS:
10 CUSTOM LOTS
3 OPEN SPACE LOTS

MINIMUM PARCEL AREA:
10,000 SQ. FT.

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
EL DORADO HILLS WATER/FIRES

DATE:
MAY 30, 2006

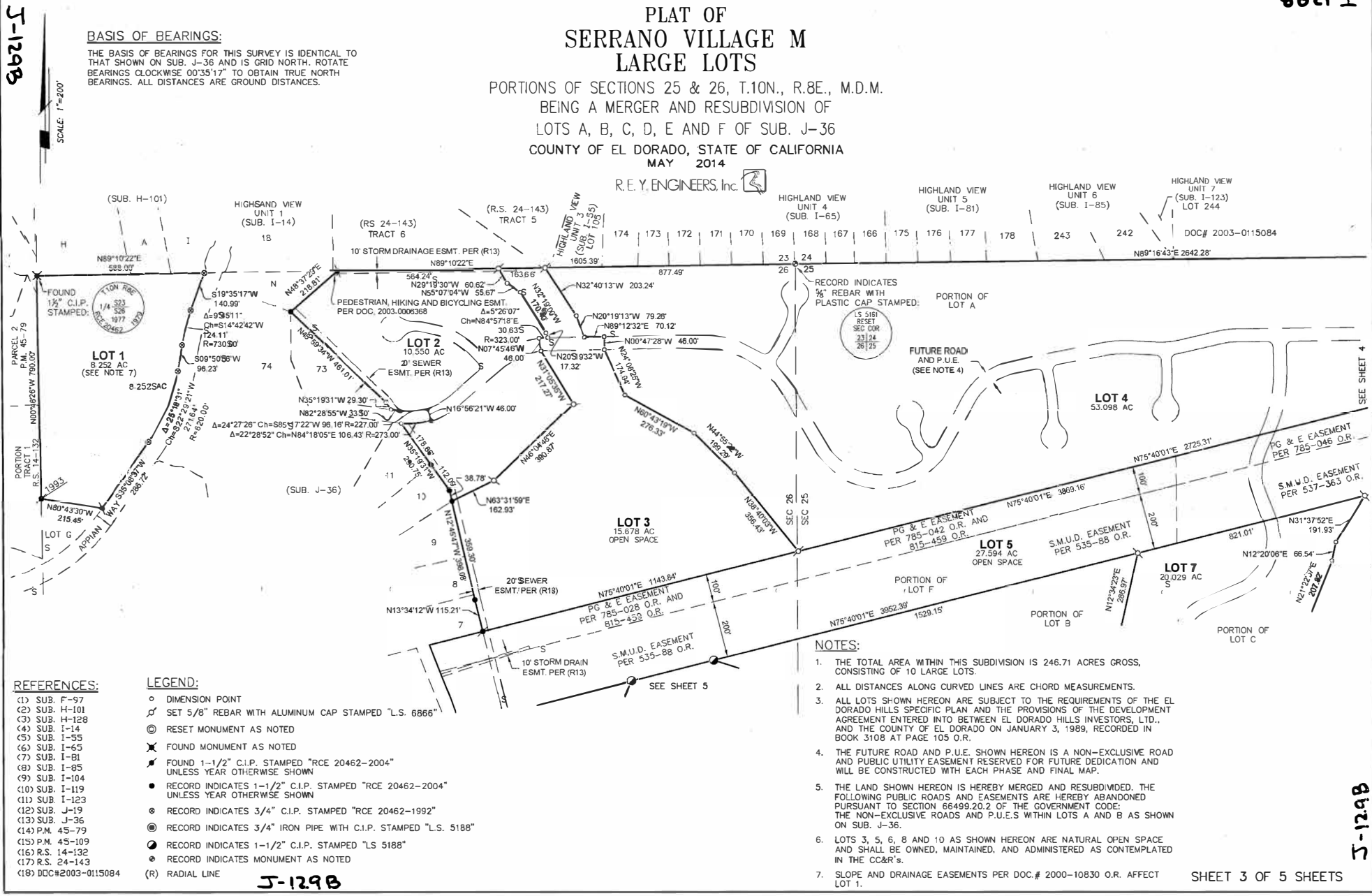
ENGINEER'S STATEMENT:
I, GENE E THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS SERRANO VILLAGE M, PHASE 5, HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E THORNE, PCE 10461
REG. EXP. DATE: 02/20/17

PLANNING COMMISSION:
APPROVAL/DENIAL DATE: July 12, 2007

BOARD OF SUPERVISORS:
APPROVAL/DENIAL DATE: 4/11

TENTATIVE MAP
MAY 30, 2006



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-36 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

**PLAT OF
SERRANO VILLAGE M
LARGE LOTS**
PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.
BEING A MERGER AND RESUBDIVISION OF
LOTS A, B, C, D, E AND F OF SUB. J-36
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2014
R.E.Y. ENGINEERS, Inc.

J-1298
SCALE: 1"=200'

- REFERENCES:**
- (1) SUB. F-97
 - (2) SUB. H-101
 - (3) SUB. H-128
 - (4) SUB. I-14
 - (5) SUB. I-55
 - (6) SUB. I-65
 - (7) SUB. I-81
 - (8) SUB. I-85
 - (9) SUB. I-104
 - (10) SUB. I-119
 - (11) SUB. I-123
 - (12) SUB. J-19
 - (13) SUB. J-36
 - (14) P.M. 45-79
 - (15) P.M. 45-109
 - (16) R.S. 14-132
 - (17) R.S. 24-143
 - (18) DOC# 2003-0115084

- LEGEND:**
- DIMENSION POINT
 - ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
 - ⊙ RESET MONUMENT AS NOTED
 - ✕ FOUND MONUMENT AS NOTED
 - ▲ FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
 - RECORD INDICATES 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
 - ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "RCE 20462-1992"
 - ⊙ RECORD INDICATES 3/4" IRON PIPE WITH C.I.P. STAMPED "L.S. 5188"
 - RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS 5188"
 - ⊙ RECORD INDICATES MONUMENT AS NOTED
 - (R) RADIAL LINE

- NOTES:**
1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 246.71 ACRES GROSS, CONSISTING OF 10 LARGE LOTS.
 2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
 3. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
 4. THE FUTURE ROAD AND P.U.E. SHOWN HEREON IS A NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH PHASE AND FINAL MAP.
 5. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC ROADS AND EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROADS AND P.U.E.S WITHIN LOTS A AND B AS SHOWN ON SUB. J-36.
 6. LOTS 3, 5, 6, 8 AND 10 AS SHOWN HEREON ARE NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE CC&R'S.
 7. SLOPE AND DRAINAGE EASEMENTS PER DOC.# 2000-10830 O.R. AFFECT LOT 1.

J-1298

SHEET 3 OF 5 SHEETS

J-1298

8761-09

52-7443

PARCEL MAP

PORTIONS OF SECTIONS 25, 26, THE EAST 1/2
 OF SECTION 35 AND THE WEST 1/2
 OF SECTION 36 T.10N., R.8E., M.D.M.
 BEING LOT 1 OF SERRANO VILLAGE M LARGE LOTS, SUB. J-129 &
 LOTS G & R1 OF SERRANO VILLAGE M, UNIT NO. 1, SUB. J-36

EL DORADO COUNTY CALIFORNIA
 FEBRUARY 2019

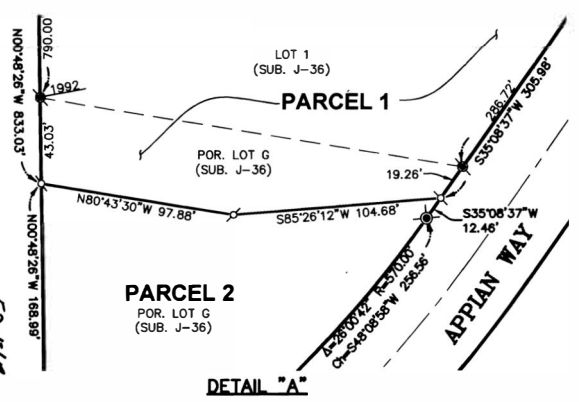
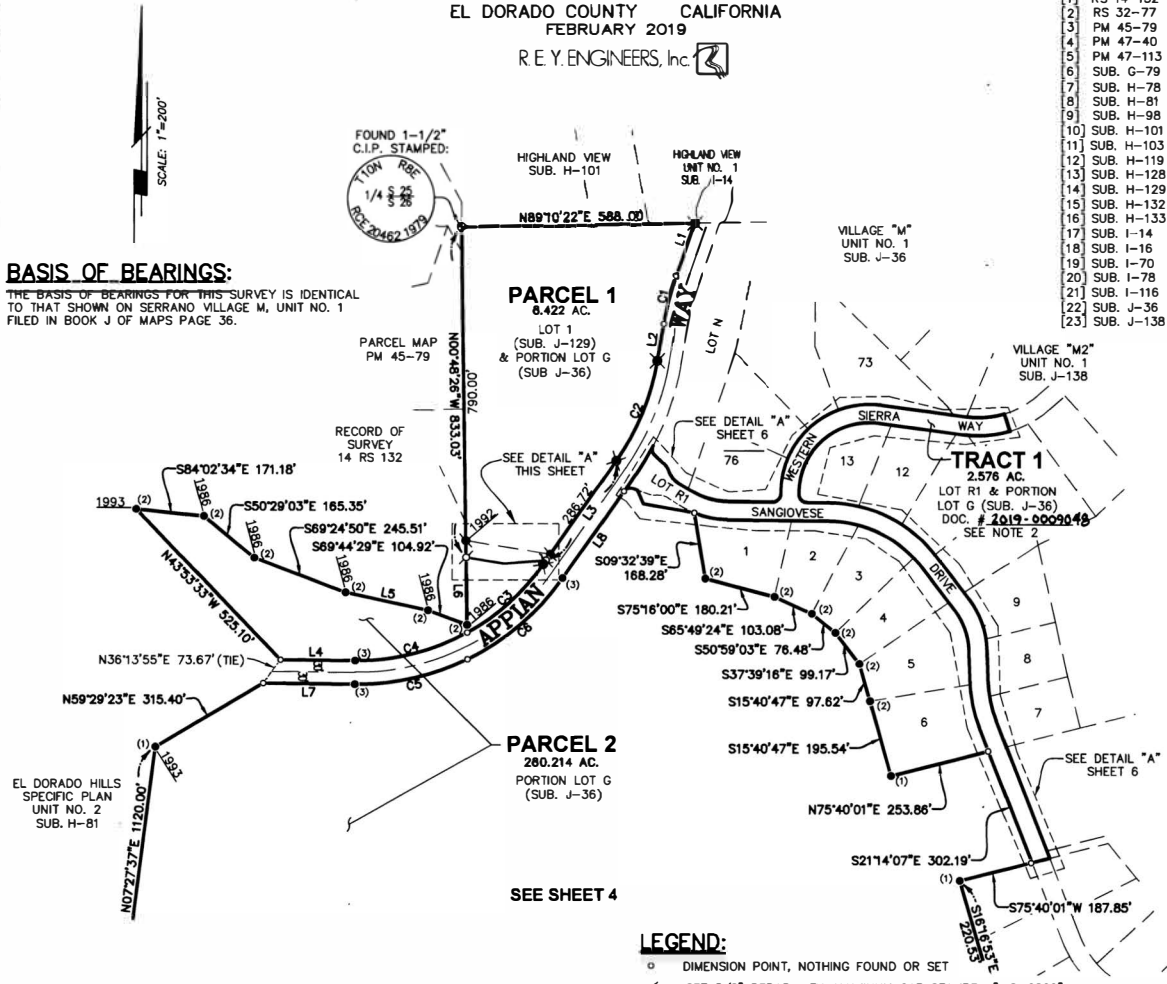
R. E. Y. ENGINEERS, Inc.

REFERENCES:

- 1] RS 14-132
- 2] RS 32-77
- 3] PM 45-79
- 4] PM 47-40
- 5] PM 47-113
- 6] SUB. G-79
- 7] SUB. H-78
- 8] SUB. H-81
- 9] SUB. H-98
- 10] SUB. H-101
- 11] SUB. H-103
- 12] SUB. H-119
- 13] SUB. H-128
- 14] SUB. H-129
- 15] SUB. H-132
- 16] SUB. H-133
- 17] SUB. I-14
- 18] SUB. I-16
- 19] SUB. I-70
- 20] SUB. I-78
- 21] SUB. I-116
- 22] SUB. J-36
- 23] SUB. J-138

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SERRANO VILLAGE M, UNIT NO. 1 FILED IN BOOK J OF MAPS PAGE 36.



LEGEND:

- DIMENSION POINT, NOTHING FOUND OR SET
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ FOUND 3/4" C.I.P. STAMPED "RCE 20462-2004"
- ⊙ FOUND 3/4" C.I.P. STAMPED "L.S. 3686"
- ⊙ FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE NOTED
- ⊙ FOUND ANCHORING PLUG WITH BRASS MARKER STAMPED "RCE 20462"
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ RECORD INDICATES MONUMENT AS SHOWN HEREON
- ⊙(1) RECORD INDICATES MONUMENT OF CHARACTER LISTED BELOW:
 - (1) 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE NOTED
 - (2) 3/4" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE NOTED
 - (3) 3/4" C.I.P. STAMPED "L.S. 3686"
 - (4) 3/4" C.I.P. STAMPED "LS 6046-1995" UNLESS YEAR OTHERWISE NOTED
 - (5) 1-1/2" C.I.P. STAMPED "LS 6046-1995" UNLESS YEAR OTHERWISE NOTED
 - (6) 1-1/2" C.I.P. STAMPED "R.C.E. 16463-1996" UNLESS YEAR OTHERWISE NOTED
 - (7) ANCHORING PLUG WITH BRASS MARKER STAMPED "RCE 20462"

NOTES:

1. THE TOTAL AREA WITHIN THIS PARCEL MAP IS 268.636 ACRES GROSS.
2. TRACT 1 AS SHOWN HEREON IS FOR REFERENCE TO THE LOT LINE ADJUSTMENT BETWEEN SERRANO ASSOCIATES, LLC AND SERRANO EL DORADO OWNERS' ASSOCIATION. IT IS FOR INFORMATION PURPOSES AND NOT A PART OF THE PARCEL MAP.
3. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
5. FOR THE DELINEATION OF EXISTING EASEMENTS THAT AFFECT THE PARCELS AND TRACT SHOWN HEREON, SEE THE MAPS AND OFFICIAL RECORDS LISTED UNDER REFERENCES. THE OMISSION OF ANY EASEMENT DOES NOT CONSTITUTE ITS ABANDONMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°35'17"W	140.99'
L2	N9°50'06"E	96.23'
L3	N35°08'37"E	305.98'
L4	N89°14'06"W	187.94'
L5	S77°51'38"E	212.99'
L6	N0°48'26"W	168.99'
L7	S89°14'06"E	230.69'
L8	N35°08'37"E	266.79'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	730.00'	9°45'11"	S14°42'42"W 124.11'
C2	620.00'	25°18'31"	S22°29'21"W 271.64'
C3	570.00'	26°00'42"	N48°08'58"E 256.56'
C4	570.00'	29°36'35"	N75°57'37"E 291.30'
C5	630.00'	26°44'26"	N77°23'41"E 291.37'
C6	630.00'	28°52'51"	N49°35'02"E 314.21'

THIS MAP IS INTENDED AS A GENERAL DESCRIPTION OF LAND USE AND LOT LOCATIONS. FURTHER SUBDIVISION, RE-SUBDIVISION OR LOT LINE ADJUSTMENTS MAY AFFECT LOT SIZES AND OTHER CONFIGURATIONS SHOWN.

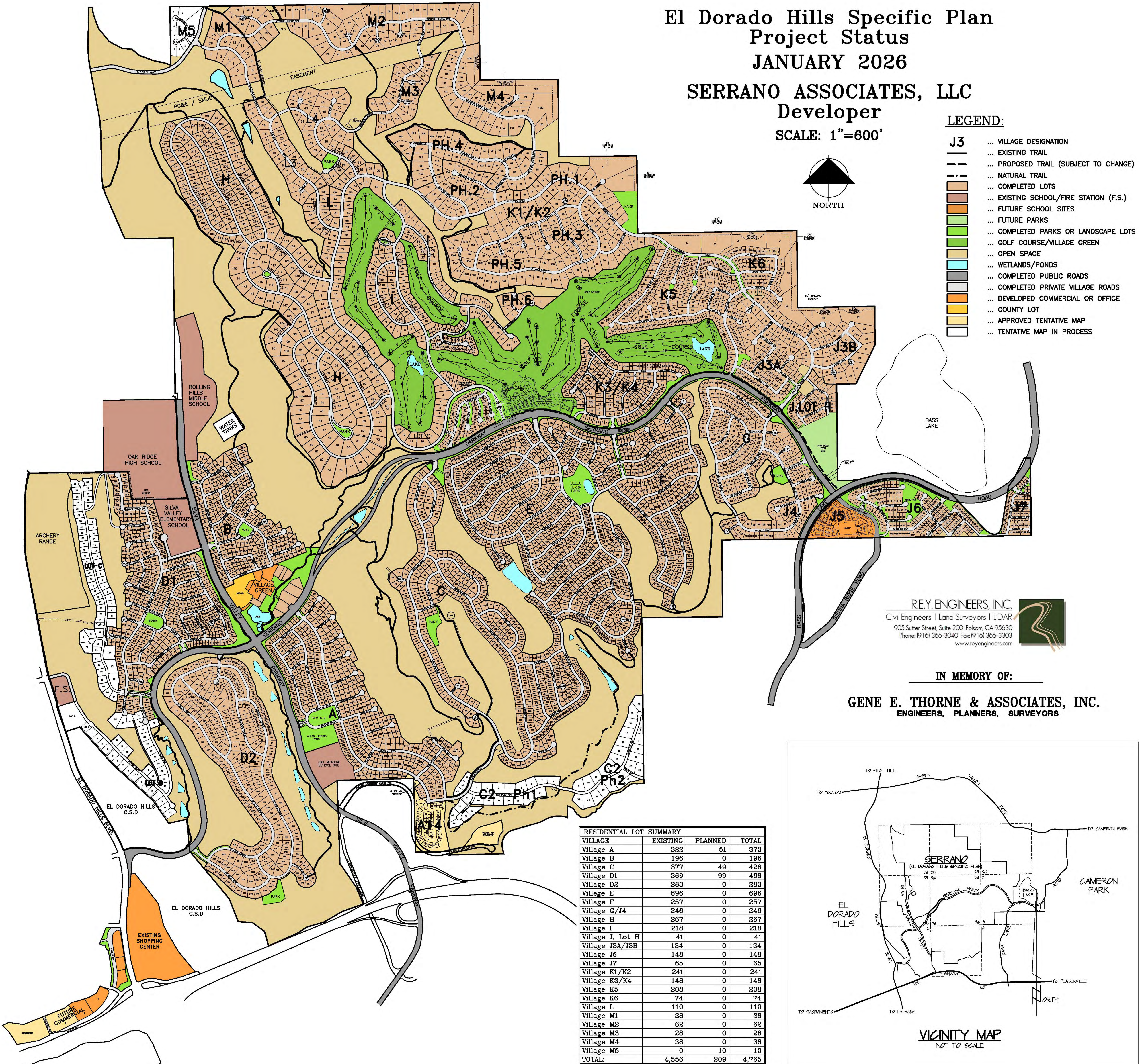
TM25-0003/PD25-0005 Serrano Village M5
Exhibit S - 2026 Project Status Map (Applicant)

Exhibit Map
—SERRANO—
El Dorado County, California
El Dorado Hills Specific Plan
Project Status
JANUARY 2026

SERRANO ASSOCIATES, LLC
Developer
SCALE: 1"=600'

LEGEND:

- J3** ... VILLAGE DESIGNATION
- ... EXISTING TRAIL
- - - ... PROPOSED TRAIL (SUBJECT TO CHANGE)
- ... NATURAL TRAIL
- ... COMPLETED LOTS
- ... EXISTING SCHOOL/FIRE STATION (F.S.)
- ... FUTURE SCHOOL SITES
- ... FUTURE PARKS
- ... COMPLETED PARKS OR LANDSCAPE LOTS
- ... GOLF COURSE/VILLAGE GREEN
- ... OPEN SPACE
- ... WETLANDS/PONDS
- ... COMPLETED PUBLIC ROADS
- ... COMPLETED PRIVATE VILLAGE ROADS
- ... DEVELOPED COMMERCIAL OR OFFICE
- ... COUNTY LOT
- ... APPROVED TENTATIVE MAP
- ... TENTATIVE MAP IN PROCESS



R.E.Y. ENGINEERS, INC.
Civil Engineers | Land Surveyors | LIDAR
905 Sutter Street, Suite 200 Folsom, CA 95630
Phone: (916) 366-3040 Fax: (916) 366-3303
www.reyengineers.com

IN MEMORY OF:
GENE E. THORNE & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS

VILLAGE	EXISTING	PLANNED	TOTAL
Village A	322	51	373
Village B	196	0	196
Village C	377	49	426
Village D1	369	99	468
Village D2	283	0	283
Village E	696	0	696
Village F	257	0	257
Village G/J4	246	0	246
Village H	287	0	287
Village I	218	0	218
Village J, Lot H	41	0	41
Village J3A/J3B	134	0	134
Village J6	148	0	148
Village J7	65	0	65
Village K1/K2	241	0	241
Village K3/K4	148	0	148
Village K5	208	0	208
Village K6	74	0	74
Village L	110	0	110
Village M1	28	0	28
Village M2	62	0	62
Village M3	28	0	28
Village M4	38	0	38
Village M5	0	10	10
TOTAL:	4,556	209	4,765

