

**PLAT OF  
WEST VALLEY VILLAGE-UNIT 2**  
A PORTION OF NW 1/4 SECTION 24, T.9N., R.8E., M.D.M.  
BEING PORTIONS OF LOTS 47 AND 48 OF SUB. J-43  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JANUARY 2007

R.E.Y. ENGINEERS, Inc. 

**OWNER'S STATEMENT:**

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO, LOT 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:

- 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 (5') FEET 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, LOTS A, B, C, D, AND R.
- RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOTS A, B, C, D, AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- SLOPE EASEMENTS, TEN FEET (10') WIDE CONTIGUOUS TO ALL STREETS OR FIVE (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD SLOPE MAINTENANCE PURPOSES.
- POSTAL EASEMENTS FIVE FEET (5') WIDE ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- 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.
- EASEMENT FOR SEWER AND APPURTENANT SEWER STRUCTURES AND PIPES WITHIN THE SEWER EASEMENTS SHOWN HEREON.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

**CENTEX HOMES**  
A NEVADA GENERAL PARTNERSHIP

BY: **CENTEX REAL ESTATE CORPORATION**  
A NEVADA CORPORATION  
IT'S MANAGING PARTNER

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ } :SS  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, PERSONALLY

APPEARED \_\_\_\_\_, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY, UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS: COUNTY OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**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 ORDINANCE AT THE REQUEST OF CENTEX HOMES, IN MARCH, 2006. 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 OCTOBER 31, 2007 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN THIONNET L.S. 6866

DATE: \_\_\_\_\_



**COUNTY ENGINEER'S STATEMENT:**

I, JAMES W. WARE, 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 THIS SUBDIVISION.

JAMES W. WARE R.C.E. 61036  
COUNTY ENGINEER  
DEPARTMENT OF TRANSPORTATION  
COUNTY OF EL DORADO, CALIFORNIA

REG. EXP DATE: \_\_\_\_\_

**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.

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

BY: \_\_\_\_\_  
DEPUTY

EXISTING ASSESSOR'S PARCEL NO.: 118-140-09 & 10.

**DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:**

I, GREGORY L. FUZ, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JULY 2, 2004, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

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

BY: \_\_\_\_\_  
PRINCIPAL PLANNER  
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.

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

DATE: \_\_\_\_\_

RICHARD L. BRINER L.S. 5084  
LICENSE EXPIRES: 06-30-07  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

DATE: \_\_\_\_\_

**BOARD CLERK'S STATEMENT:**

I, CINDY KECK, 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 SURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED.

CINDY KECK  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_

**RECORDER'S STATEMENT:**

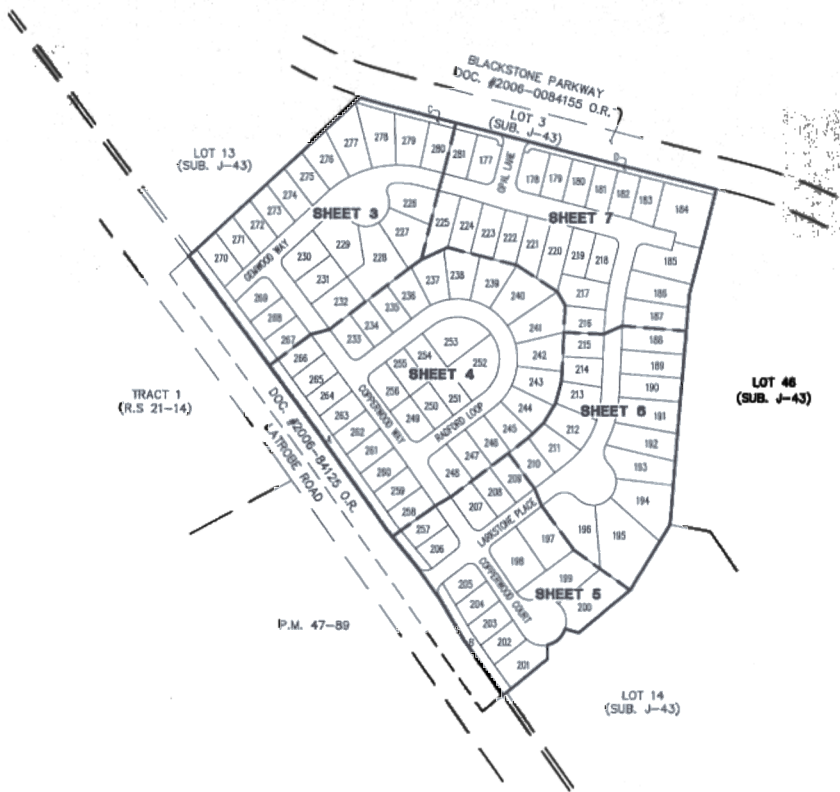
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF CENTEX HOME, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_ PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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


BY: \_\_\_\_\_  
DEPUTY

ATTACHMENT C

SCALE: 1"=200'



**SHEET INDEX**  
SCALE: 1"=200'

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JANUARY 2007  
R.E.Y. ENGINEERS, INC. 

SHEET 2 OF 7 SHEETS





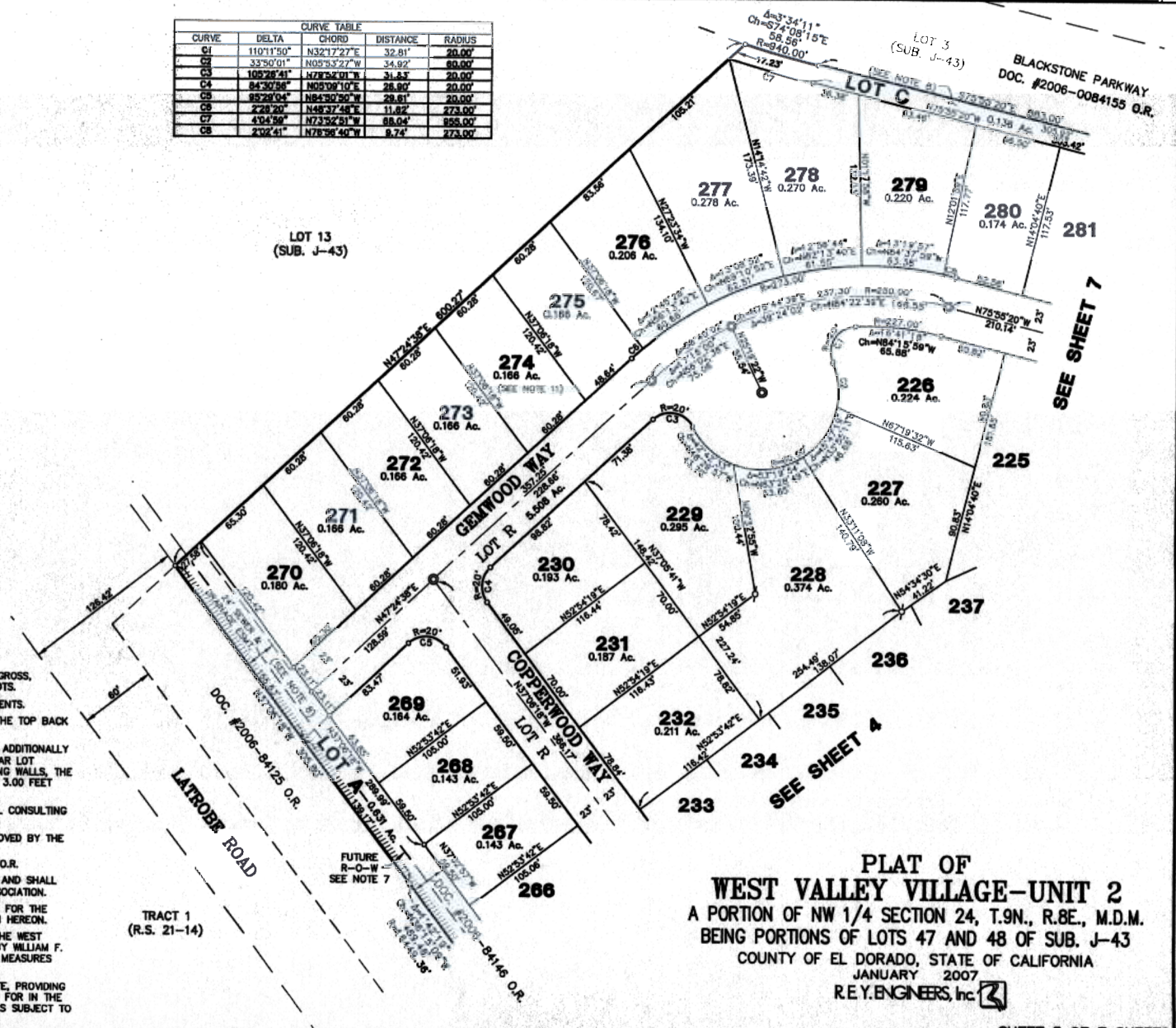
CURVE TABLE			
CURVE	DELTA	CHORD	DISTANCE
C1	110°11'50"	N32°12'27"E 32.81'	20.00'
C2	33°50'01"	N05°32'22"W 34.92'	80.00'
C3	108°28'41"	N78°54'01"W 31.43'	20.00'
C4	84°30'56"	N08°09'10"E 28.80'	20.00'
C5	89°28'04"	N84°30'50"W 28.81'	20.00'
C6	2°28'20"	N48°37'48"E 11.82'	273.00'
C7	404°59'	N73°52'51"W 88.04'	858.00'
C8	202°41'	N78°36'40"W 9.74'	273.00'

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF WEST VALLEY VILLAGE, SUB. J-43.

**REFERENCES:**  
 (1) SUB. J-43  
 (2) P.M. 47-89  
 (3) R.S. 21-14

**LEGEND:**  
 o DIMENSION POINT  
 ⚡ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"  
 ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"  
 X FOUND 3/4" CAPPED IRON PIPE STAMPED "L.S. 5914"  
 (R) RADIAL LINE  
 R-O-W RIGHT OF WAY  
 // NO VEHICULAR ACCESS

- NOTES:**
- THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.701 ACRES GROSS, CONSISTING OF 105 BUILDING LOTS AND 5 MISCELLANEOUS LOTS.
  - ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
  - SIDE LOT LINES ARE MARKED BY CHISELED GASHES SET AT THE TOP BACK OF SIDEWALK ON THE LOT LINE PROJECTION.
  - 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET AT REAR LOT CORNERS. WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, THE MONUMENTS ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
  - A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, REPORT No. 87104E, DATED MAY 12, 1987.
  - UNIT 2 IS CONSISTENT WITH TENTATIVE MAP 98-1358R APPROVED BY THE COUNTY PLANNING DEPARTMENT JULY 2, 2004.
  - IRREVOCABLE OFFER OF DEDICATION PER DOC. #2006-84147 O.R.
  - LOTS A, B, C, AND D SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY A MASTER HOMEOWNER'S ASSOCIATION.
  - LOT R SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
  - THIS MAP AND THE LOTS 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.
  - LOT 274 IS REQUIRED TO HAVE A LOCKABLE PEDESTRIAN GATE, PROVIDING ACCESS INTO ADJACENT OPEN SPACE PARCELS, AS PROVIDED FOR IN THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENT, AND IS SUBJECT TO INGRESS & EGRESS BY EMERGENCY PERSONNEL.



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 R.E.Y. ENGINEERS, Inc.



CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	142°19'	N38°18'08"W	29.76'	1000.00'
C2	92°00'00"	N02°08'18"E	20.25'	20.00'
C3	84°52'29"	N07°46'20"E	25.82'	153.50'
C4	123°01'58"	S72°23'00"E	22.78'	153.50'
C5	104°42'48"	N07°28'32"E	52.28'	153.50'
C6	202°11'10"	N07°42'34"E	55.63'	153.00'
C7	233°32'48"	N44°50'08"E	52.48'	153.00'
C8	100°24'28"	N04°20'08"E	50.70'	153.00'
C9	211°52'28"	N04°20'07"E	56.45'	153.00'
C10	182°26'27"	N18°45'08"E	50.52'	153.00'
C11	184°32'25"	N34°38'06"E	46.78'	153.00'
C12	87°04'48"	N48°20'17"E	23.87'	153.00'
C13	00°17'41"	N08°44'50"E	27.88'	20.00'
C14	301°02'00"	S82°06'18"E	28.28'	20.00'
C15	301°02'00"	S07°37'42"E	28.28'	20.00'
C16	142°19'	N38°18'08"W	28.07'	877.00'

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF WEST VALLEY VILLAGE, SUB. J-43.

**REFERENCES:**

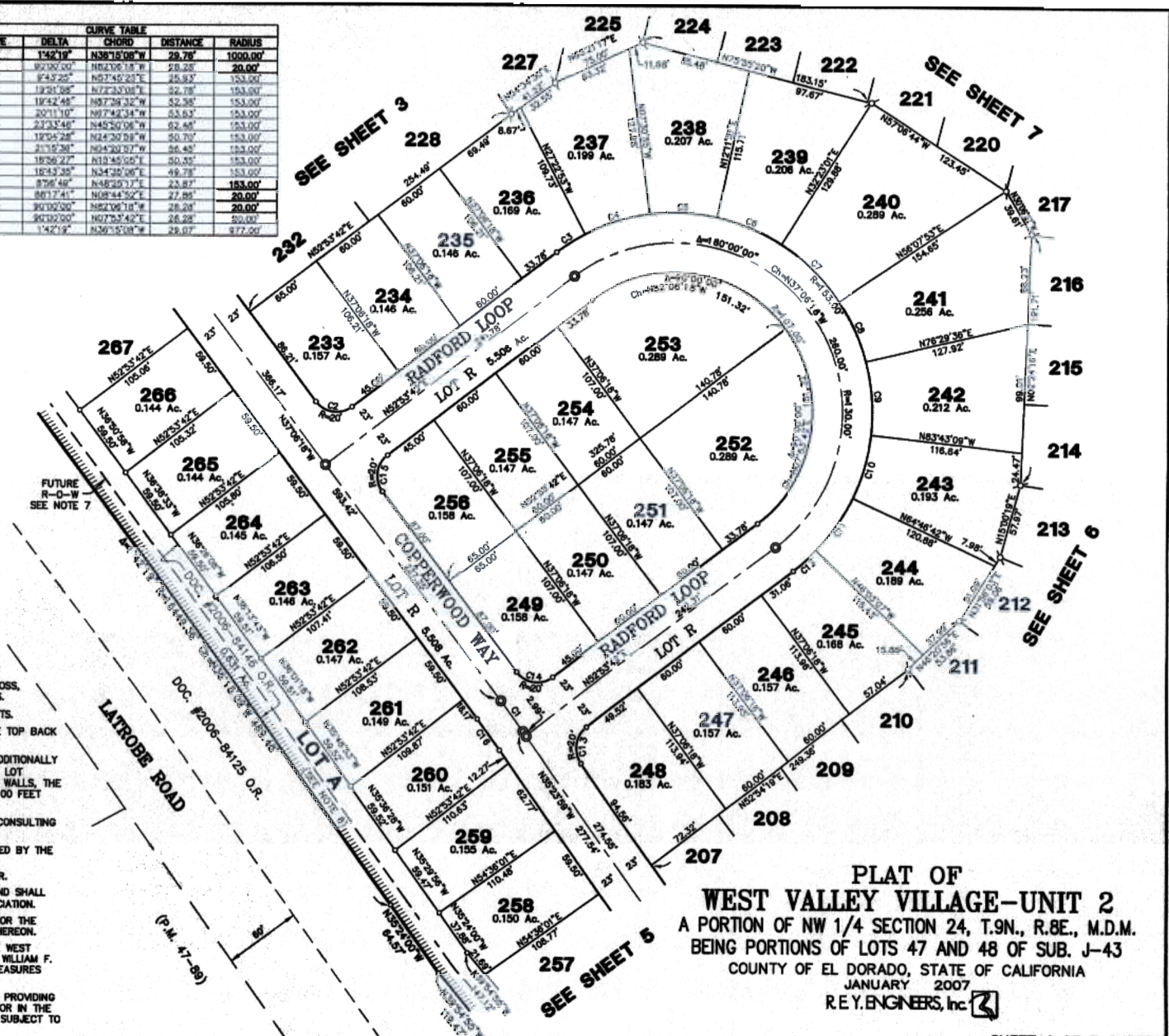
- (1) SUB. J-43
- (2) P.M. 47-89
- (3) R.S. 21-14

**LEGEND:**

- o DIMENSION POINT
- o SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6886"
- o SET SPIKE AND WASHER STAMPED "L.S. 6886"
- x FOUND 3/4" CAPPED IRON PIPE STAMPED "L.S. 5914"
- (R) RADIAL LINE
- R-O-W RIGHT OF WAY
- //// NO VEHICULAR ACCESS

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.701 ACRES GROSS, CONSISTING OF 105 BUILDING LOTS AND 5 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES SET AT THE TOP BACK OF SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6886" AND ADDITIONALLY STAMPED "W.C." ARE SET AT REAR LOT CORNERS. WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, THE MONUMENTS ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, REPORT No. 87104E, DATED MAY 12, 1987.
6. UNIT 2 IS CONSISTENT WITH TENTATIVE MAP 99-1359R APPROVED BY THE COUNTY PLANNING DEPARTMENT JULY 2, 2004.
7. IRREVOCABLE OFFER OF DEDICATION PER DOC. #2006-84125 O.R.
8. LOTS A, B, C, AND D SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY A MASTER HOMEOWNER'S ASSOCIATION.
9. LOT R SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
10. THIS MAP AND THE LOTS 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.
11. LOT 274 IS REQUIRED TO HAVE A LOCKABLE PEDESTRIAN GATE, PROVIDING ACCESS INTO ADJACENT OPEN SPACE PARCELS, AS PROVIDED FOR IN THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENT, AND IS SUBJECT TO INGRESS & EGRESS BY EMERGENCY PERSONNEL.



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- (3) R.S. 21-14

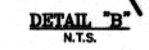
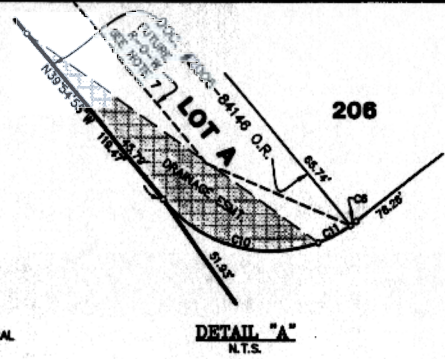
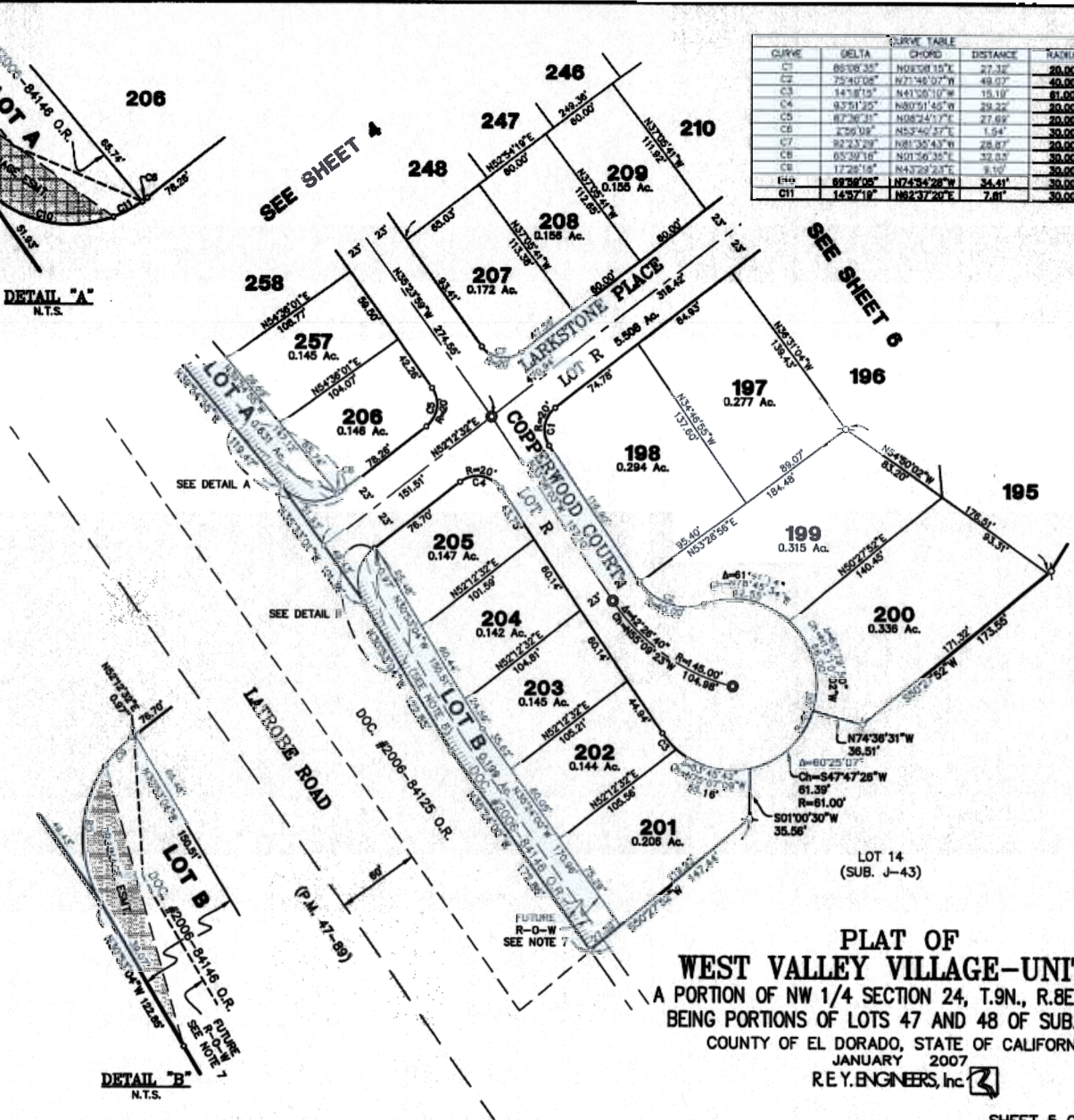
**LEGEND:**

- o DIMENSION POINT
- ⌀ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊗ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊗ FOUND 3/4" CAPPED IRON PIPE STAMPED "L.S. 5914"
- (R) RADIAL LINE
- R-O-W RIGHT OF WAY
- |||| NO VEHICULAR ACCESS

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.701 ACRES GROSS, CONSISTING OF 105 BUILDING LOTS AND 5 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES SET AT THE TOP BACK OF SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET AT REAR LOT CORNERS. WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, THE MONUMENTS ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
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CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	85°38'25"	N02°38'15"E	27.32'	20.00'
C2	72°40'08"	N71°48'07"W	49.07'	40.00'
C3	14°38'15"	S41°38'10"W	15.10'	61.00'
C4	93°31'22"	S80°31'45"W	29.22'	20.00'
C5	87°36'31"	S08°24'17"E	27.69'	30.00'
C6	82°58'08"	S52°46'37"E	1.94'	30.00'
C7	82°23'29"	S81°35'43"W	28.67'	20.00'
C8	65°39'18"	N01°56'35"E	32.67'	30.00'
C9	17°28'16"	S43°28'21"E	8.50'	30.00'
E10	88°58'06"	N74°54'28"W	24.41'	30.00'
E11	145°7'18"	N62°37'20"E	7.81'	30.00'



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 R.E.Y. ENGINEERS, Inc.





SEE SHEET 7

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**REFERENCES:**

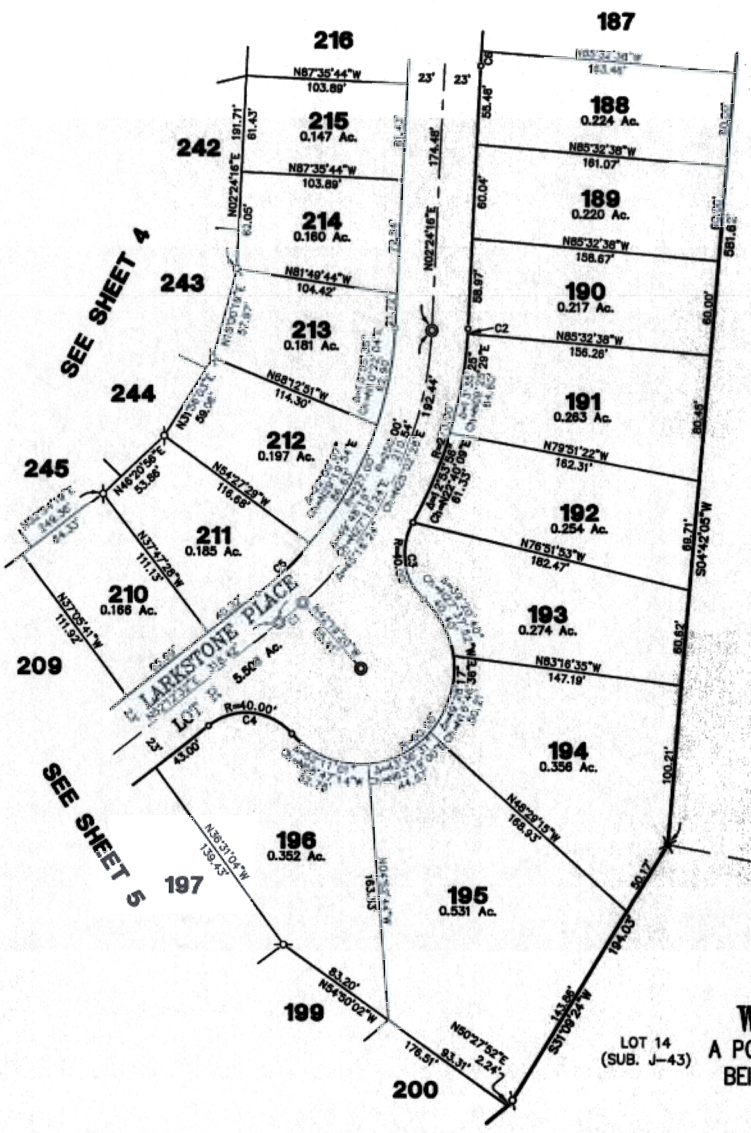
- ① SUB. J-43
- ② P.M. 47-89
- ③ R.S. 21-14

**LEGEND:**

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
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- (R) RADIAL LINE
- R-0-W RIGHT OF WAY
- |||| NO VEHICULAR ACCESS

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27.701 ACRES GROSS, CONSISTING OF 106 BUILDING LOTS AND 5 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES SET AT THE TOP BACK OF SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET AT REAR LOT CORNERS. WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, THE MONUMENTS ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, REPORT No. 87104E, DATED MAY 12, 1987.
6. UNIT 2 IS CONSISTENT WITH TENTATIVE MAP 98-1359R APPROVED BY THE COUNTY PLANNING DEPARTMENT JULY 2, 2004.
7. IRREVOCABLE OFFER OF DEDICATION PER DOC. #2006-84147 O.R.
8. LOTS A, B, C, AND D SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY A MASTER HOMEOWNER'S ASSOCIATION.
9. LOT R SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
10. THIS MAP AND THE LOTS 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.
11. LOT 274 IS REQUIRED TO HAVE A LOCKABLE PEDESTRIAN GATE, PROVIDING ACCESS INTO ADJACENT OPEN SPACE PARCELS, AS PROVIDED FOR IN THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENT, AND IS SUBJECT TO INGRESS & EGRESS BY EMERGENCY PERSONNEL.



LOT 46  
(SUB. J-43)

CURVE	CURVE TABLE		
	DELTA	CHORD	RADIUS
C1	431°52'	N48°54'38"E	19.77'
C2	013°30'	N02°31'01"E	1.07'
C3	78°25'19"	N08°05'32"W	48.48'
C4	85°05'46"	N85°14'35"W	54.10'
C5	11°52'34"	N48°16'15"E	48.97'
C6	023°11'	N02°35'51"E	4.58'

**PLAT OF**  
**WEST VALLEY VILLAGE-UNIT 2**  
 A PORTION OF NW 1/4 SECTION 24, T.9N., R.8E., M.D.M.  
 BEING PORTIONS OF LOTS 47 AND 48 OF SUB. J-43  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 JANUARY 2007  
 R.E.Y. ENGINEERS, Inc.





**PLAT OF  
WEST VALLEY VILLAGE - UNIT 2**  
A PORTION OF NW 1/4 SECTION 24, T.9N., R.8E., M.D.M.  
BEING PORTIONS OF LOTS 47 AND 48 OF SUB. J-43  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JANUARY 2007  
R.E.Y. BUCKNEERS, Inc.

CURVE DATA	CHORD	DEFINITE	RADIUS
C1	8000000'	8000000'	20.00'
C2	8000000'	8000000'	20.00'
C3	8000000'	8000000'	20.00'
C4	8000000'	8000000'	20.00'
C5	8000000'	8000000'	20.00'
C6	8000000'	8000000'	20.00'
C7	8000000'	8000000'	20.00'
C8	8000000'	8000000'	20.00'
C9	8000000'	8000000'	20.00'
C10	8000000'	8000000'	20.00'

LINE	LENGTH	BEARING
L1	2.50'	S14°15'00"E
L2	12.50'	S72°30'00"W
L3	7.00'	S14°15'00"E
L4	12.50'	S72°30'00"W
L5	2.62'	N14°14'40"E

**SCALE: 1"=40'**

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF WEST VALLEY VILLAGE SUB. J-43.

**REFERENCES:**  
G3 SUB. J-43  
G2 PK 47-89  
G3 S.S. 21-14

**LEGEND:**  
○ DIMENSION POINT  
⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 8868"  
⊙ SET SPIKE AND WASHER STAMPED "L.S. 8868"  
✕ FOUND 3/4" CAPPED IRON PIPE STAMPED "L.S. 5814"  
(R) RADIAL LINE  
R-O-W RIGHT OF WAY  
- - - - - NO VEHICULAR ACCESS

- NOTES:**
- THE TOTAL AREA WITHIN THIS SUBDIVISION IS 27,701 ACRES GROSS, CONSISTING OF 105 BUILDING LOTS AND 5 MISCELLANEOUS LOTS.
  - ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
  - SIDE LOT LINES ARE MARKED BY CHISELED GASHEES SET AT THE TOP BACK OF SIDEWALK ON THE LOT LINE PROJECTION.
  - 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 8868" AND ADDITIONALLY STAMPED "R.C." ARE SET AT REAR LOT CORNERS WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS. THE MARKERS ARE SET ON THE 300' LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
  - A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, REPORT NO. 87104L, DATED MAY 12, 1997.
  - UNIT 2 IS CONSISTENT WITH TENTATIVE MAP 89-13586 APPROVED BY THE COUNTY PLANNING DEPARTMENT JULY 2, 2004.
  - REVOCABLE OFFER OF DEDICATION PER DOC. #2006-84147 O.R.
  - LOTS A, B, C, AND D SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY A MASTER HOMEOWNER'S ASSOCIATION.
  - LOT B SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
  - THIS AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE WEST VALLEY WILDFIRE MITIGATION PLAN, DATED JULY 2004, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.
  - LOT 274 IS REQUIRED TO HAVE A LOCKABLE PEDESTRIAN GATE, PROVIDING ACCESS INTO ADJACENT OPEN SPACE PARCELS, AS PROVIDED FOR IN THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENT, AND IS SUBJECT TO INGRESS & EGRESS BY EMERGENCY PERSONNEL.