

**POR. SEC. 29 T.10N., R.9E., M.D.M.  
SILVER SPRINGS, I-133**

**115:37**



Bk 123 Pg 41  
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

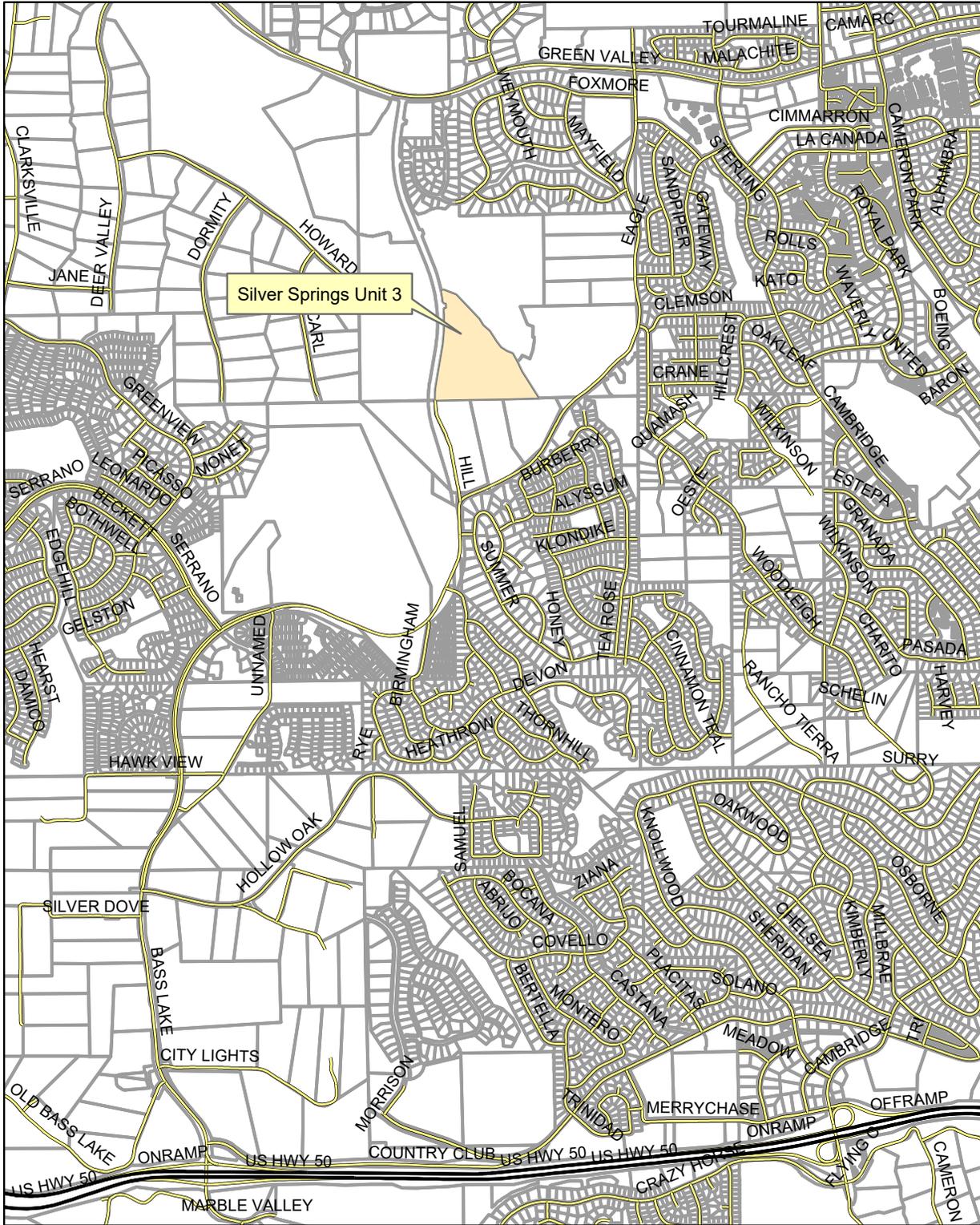
**Acreages Are Estimates**

Adjacent Map Pages Shown in Grey Text  
Assessor's Parcel Numbers Shown in Circles



Rev. Sept. 28, 2006

Assessor's Map Bk. 115, Pg. 37  
County of El Dorado, CA



# TM-F23-0005 - Silver Springs Unit 3 Vicinity Map

- Silver Springs Unit 3
- Highway 50
- Roads
- Parcels

**Exhibit B**



**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, IN FEE, FOR ANY AND ALL PURPOSES, TO THE COUNTY OF EL DORADO THE ROAD AND LANE SHOWN HEREON AS LOT R, SUBJECT TO THE PROVISION THAT SAID LOT R 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 SILVER SPRINGS ZONE OF BENEFIT 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 SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS LOT R AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

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 UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS, AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES, AND BRUSH THEREFROM, OVER, UNDER, AND ACROSS THE COMMON AREAS, LOTS L, M, N, AND THE FRONT TWELVE AND ONE-HALF (12.50) FEET FROM EACH LOT SHOWN HEREON AND THE FIVE (5.00) 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 (50.00) FEET, AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS, AND LOTS L, M, AND N FOR THE PURPOSE OF INSPECTING MAINTAINING OR REPLACING ONSITE FACILITIES.

C. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE STORM DRAINAGE EASEMENTS SHOWN HEREON AND ALL CONSTRUCTED OR NATURAL DRAINAGE SWALES OF VARYING WIDTHS WHICH EXIST WITHIN THE SUBDIVISION.

D. POSTAL EASEMENTS FIVE (5.00) ADJACENT TO ALL STREET RIGHT-OF-WAYS.

E. SLOPE EASEMENTS FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5) FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD OR SLOPE MAINTENANCE PURPOSES.

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

OWNER: SILVER SPRINGS, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: WILLIAM C. SCOTT, JR.  
TITLE: MANAGING MEMBER

DATE

**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 SILVER SPRINGS, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY IN APRIL, 2015. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THOSE POSITIONS BEFORE DECEMBER 31, 2023, THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: \_\_\_\_\_, 2023

ANGELA E. DORF, L.S. 8010  
LICENSE EXPIRES: 12/31/2024

**COUNTY ENGINEER'S STATEMENT:**

I, ADAM BANE, HEREBY STATE THAT ALL OF 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.

ADAM BANE RCE 61363  
COUNTY ENGINEER  
COMMUNITY DEVELOPMENT AGENCY  
TRANSPORTATION DIVISION  
COUNTY OF EL DORADO, CALIFORNIA

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

**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 DECEMBER 15, 1998, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED ON SAID APPROVALS HAVE BEEN SATISFIED.

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

KAREN L. GARNER  
DIRECTOR, PLANNING AND  
BUILDING DEPARTMENT  
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.

BRIAN K. FRAZIER, L.S. 9190  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

DATED: \_\_\_\_\_

BY: \_\_\_\_\_  
JUSTIN C. CISNEROS, L.S. 9539  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

**FINAL MAP  
SILVER SPRINGS UNIT 3**

LOT 3 OF THE SILVER SPRINGS LARGE LOT SUBDIVISION FILED IN BOOK I OF  
MAPS AT PAGE 133, EL DORADO COUNTY RECORDS  
BEING A PORTION OF SECTION 29, T. 10 N., R. 9 E., M.D.M.  
IN THE COUNTY OF EL DORADO, CALIFORNIA

JANUARY 2024  
SHEET 1 OF 9

STANTEC CONSULTING SERVICES, INC.

**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 ACCEPTS SUBJECT TO IMPROVEMENT FOR PUBLIC USE AND SUBJECT TO INCLUSION IN SILVER SPRINGS ZONE OF BENEFIT APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO, HAVING THE POWER OF ASSESSMENT, FOR MAINTENANCE PURPOSES, THE ROAD AND LANES SHOWN AS LOT R, AND FURTHER ACCEPTS 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 WHICH ARE HEREBY REJECTED.

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

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

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

**COUNTY RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_: \_\_\_\_\_: \_\_\_\_\_ IN  
BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ AT THE  
REQUEST OF SILVER SPRINGS L.L.C. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS  
GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_ PREPARED BY FIRST  
AMERICAN TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

JANELLE K. HORNE  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

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

**NOTARY 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, \_\_\_\_\_, NOTARY PUBLIC,

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/SHE/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 \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

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

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

MY COMMISSION NO. IS \_\_\_\_\_

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

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

**FINAL MAP**  
**SILVER SPRINGS UNIT 3**  
LOT 3 OF THE SILVER SPRINGS LARGE LOT SUBDIVISION FILED IN BOOK I OF  
MAPS AT PAGE 133, EL DORADO COUNTY RECORDS  
BEING A PORTION OF SECTION 29, T. 10 N., R. 9 E., M.D.M.  
IN THE COUNTY OF EL DORADO, CALIFORNIA  
JANUARY 2024  
SHEET 2 OF 9  
STANTEC CONSULTING SERVICES, INC.

**NOTES:**

1. THE TOTAL AREA WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS 29.416± ACRES GROSS, CONSISTING OF 47 RESIDENTIAL LOTS AND 3 LETTERED LOTS.
2. ALL DISTANCES ARE U.S. SURVEY FEET AND DECIMAL FRACTIONS THEREOF.
3. ALL BEARINGS AND DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
4. ALL BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD DATA.
5. ALL FRONT LOT CORNERS AND CURVE POINTS ARE MARKED WITH A SLASH AT THE TOP BACK OF CURB OR SIDEWALK AT THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED WITH A 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "L.S. 8010".
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY ENGED INCORPORATED, REPORT NO. 7125.000.000, DATED OCTOBER 9, 2015.
7. THIS MAP WAS PREPARED WITH REFERENCE TO FIRST AMERICAN TITLE COMPANY REPORT, ORDER NO. 0131-626819ALA, DATED OCTOBER 25, 2022.
8. LOT R SHOWN HEREON IS OFFERED AS A DEDICATION TO THE COUNTY OF EL DORADO FOR ANY AND ALL PUBLIC PURPOSES.
9. LOTS L, M, AND N ARE OPEN SPACE, LANDSCAPE, SLOPE, AND DRAINAGE EASEMENTS AND ARE TO BE GRANTED TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION.
10. ALL LOTS SHOWN ON THIS MAP OF SILVER SPRINGS UNIT 3 ARE SUBJECT TO AN "AVIGATION AND NOISE EASEMENT" GRANTED TO THE COUNTY OF EL DORADO RECORDED IN DOCUMENT 2006-0026889.
11. ALL LOTS SHOWN ON THIS MAP OF SILVER SPRINGS UNIT 3 MAY OR MAY NOT BE SUBJECT TO A NOTICE OF RESTRICTION AS DESCRIBED IN THAT DOCUMENT RECORDED NOVEMBER 16, 1995 IN BOOK 4582 AT PAGE 187, EL DORADO COUNTY OFFICIAL RECORDS. SAID DOCUMENT IS UNCLEAR AS TO THE PROPERTIES AFFECTED.
12. REFER TO DOCUMENT NO. 2006-34984 FOR SCHOOL MITIGATION FEE.
13. REFER TO DOCUMENT NO. 2005-106608 FOR CSA ZONE OF BENEFIT.
14. A NO-BUILD/NO-GRADING EASEMENT ON LOT 11 FOR THE PURPOSE OF RESERVING THE LAND WITHIN FOR PRESERVATION IN-PLACE OF AN ELDERBERRY BUSH(ES). THIS NO-BUILD/NO-GRADING EASEMENT IS IDENTIFIED ON THIS FINAL MAP WITH "NBE". THE RESERVATION INDICATED BY THE EASEMENT SHALL EXIST IN PERPETUITY BUT CAN OTHERWISE BE EXTINGUISHED UPON CONFIRMED MORTALITY OF THE ELDERBERRY BUSH BY RECORDED, WRITTEN STATEMENT OF A CONSULTING QUALIFIED BIOLOGIST. NO-BUILD/NO-GRADING EASEMENTS (NBE) ARE SHOWN HEREON FOR CONVENIENCE FOR REFERENCE BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION TO THIS MAP.

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**FINAL MAP  
SILVER SPRINGS UNIT 3**

LOT 3 OF THE SILVER SPRINGS LARGE LOT SUBDIVISION FILED IN BOOK I OF  
MAPS AT PAGE 133, EL DORADO COUNTY RECORDS  
BEING A PORTION OF SECTION 29, T. 10 N., R. 9 E., M.D.M.  
IN THE COUNTY OF EL DORADO, CALIFORNIA

JANUARY 2024  
SHEET 3 OF 9  
STANTEC CONSULTING SERVICES, INC.

FOR THE LINE TABLE FOR  
THIS SHEET SEE SHEET 5



CURVE TABLE (APPLIES TO THIS SHEET ONLY)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2075.00'(R5)	30°51'12"(R5)	1117.37'(R5)	N05°59'49"W	1103.92'
C2	2075.00'(R5)	19°18'53"(R5)	699.49'(R5)	N11°45'59"W	696.19'
C3	2075.00'(R5)	11°32'19"(R5)	417.88'(R5)	N03°39'37"E	417.17'
C4	2250.00'(R5)	31°44'34"(R5)	1246.54'(R5)	N05°33'08"W	1230.66'
C5	2250.00'(R5)	15°54'49"(R5)	624.93'(R5)	N02°21'45"E	622.92'
C6	2250.00'(R5)	15°49'45"(R5)	621.61'(R5)	N13°30'33"W	619.64'
C7	1400.00'(R5)	10°26'13"(10°26'59"(R5))	255.02'(255.34'(R5))	N05°06'03"E	254.67'
C8	1532.00'(R5)	27°14'13"(27°13'54"(R5))	728.27'(728.13'(R5))	N82°47'08"E	721.44'
C9	1680.00'(R5)	2°44'30"(R5)	80.39'(R5)	N76°31'44"W	80.38'
C10	2300.00'(R5)	3°48'42"(3°48'35"(R5))	153.01'(152.94'(R5))	N09°09'14"W	152.98'
C11	35.00'(R5)	73°09'52"(R5)	44.69'(R5)	N43°49'49"W	41.72'
C12	35.00'(R5)	83°22'47"(83°22'46"(R5))	50.93'(R5)	N37°51'06"E	46.56'
C13	2300.00'(R5)	14°09'26"(14°09'25"(R5))	568.31'(568.30'(R5))	N03°14'26"E	566.86'
C14	1350.00'(R5)	10°25'14"(10°26'03"(R5))	245.53'(245.85'(R5))	N05°06'32"E	245.19'
C15	327.00'(R5)	11°35'45"(R5)	66.18'(R5)	N84°24'33"E	66.07'
C16	273.00'(R5)	13°55'55"(R5)	66.38'(R5)	N83°14'28"E	66.22'

**MONUMENT NOTES**

- (A) MONUMENT FOUND S31°45'39"E 0.59' OF CALCULATED POSITION ON SECTION LINE. HELD FOR WEST LINE OF LOT 1, I MAPS 33
- (B) FOUND 1 1/4" IRON PIPE WITH TAG STAMPED LS 2651 ON SECTION LINE
- (C) FOUND 1 1/2" BRASS CAP W/CENTER PUNCH ON IRON PIPE STAMPED LS 4533 S68°32'32"W 0.23' FROM RECORD POSITION
- (D) FOUND APPROXIMATELY 1" IRON PIPE WITH CAP UNDER WATER UNABLE TO READ MARKINGS PIPE IS LOOSE AND LOCATED N29°10'57"W 0.35' FROM RECORD POSITION
- (E) FOUND 3/4" IRON PIPE WITH ILLEGIBLE CAP ACCEPTED AS PER (R5)
- (F) FOUND 2-1/2" CAPPED IRON PIPE WITH CENTER PUNCH; STAMPING ILLEGIBLE; ACCEPTED AS WEST 1/4 CORNER OF SECTION 29 PER (R1)(R4)

**LEGEND**

- o DIMENSION POINT; NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- ⊕ FOUND 3/4" IRON PIPE WITH CAP STAMPED L.S. 3404 (PER R3)
- ⊕ FOUND 3/4" IRON PIPE WITH 2" ALUMINUM CAP STAMPED L.S. 4533
- ⊕ FOUND 3/4" IRON PIPE WITH 1-1/4" ALUMINUM CAP STAMPED RCE 20462-2003
- ⊕ SET 5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 8010
- ⊕ FOUND 1-1/2" IRON PIPE WITH CAP STAMPED L.S. 5614
- SECTION CORNER
- ◆ QUARTER CORNER
- SDE STORM DRAINAGE EASEMENT
- NBE NO-BUILD/NO-GRADING EASEMENT

- BOUNDARY
- ADJACENT PROPERTY LINE
- - - CENTERLINE
- - - RIGHT OF WAY

FOUND 60d NAIL IN TOP CENTER OF A 6"x6" WOOD FENCE CORNER AS DESCRIBED PER (R1), (R2), (R3), (R4), & (R5); ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 29



FOUND 2" BRASS CAP MARKED AS SHOWN FOR WITNESS CORNER S07°59'14"E 2.95' FROM SECTION CORNER (N05°34'59"W 2.84'(R5))

**REFERENCES**

- (R1) BOOK 1 OF RECORD OF SURVEYS, MAP NO. 180
- (R2) BOOK 2 OF RECORD OF SURVEYS, PAGE 70
- (R3) BOOK 6 OF PARCEL MAPS, PAGE 127
- (R4) BOOK 16 OF RECORD OF SURVEYS, PAGE 147
- (R5) BOOK I OF SUBDIVISION MAPS, PAGE 133
- (R6) BOOK 8 OF PARCEL MAPS, PAGE 33
- (R7) BOOK J OF SUBDIVISION MAPS, PAGE 5
- (R8) BOOK 3 OF PARCEL MAPS, PAGE 62
- (R9) BOOK 32 OF PARCEL MAPS, PAGE 19



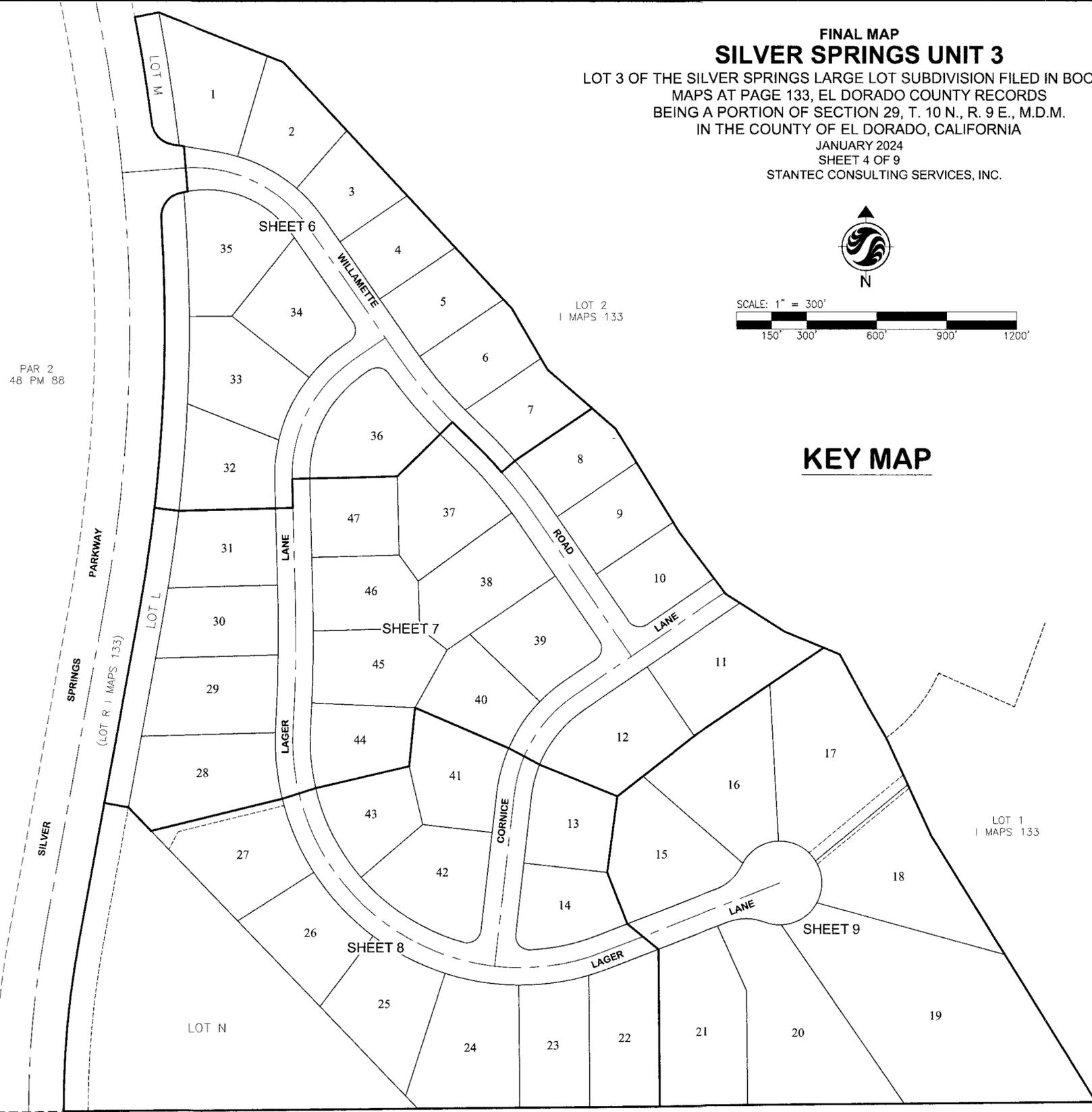
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FINAL MAP  
**SILVER SPRINGS UNIT 3**

LOT 3 OF THE SILVER SPRINGS LARGE LOT SUBDIVISION FILED IN BOOK I OF  
MAPS AT PAGE 133, EL DORADO COUNTY RECORDS  
BEING A PORTION OF SECTION 29, T. 10 N., R. 9 E., M.D.M.  
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JANUARY 2024  
SHEET 4 OF 9  
STANTEC CONSULTING SERVICES, INC.



**KEY MAP**



PAR 2  
48 PM 88

LOT 2  
I MAPS 133

LOT 1  
I MAPS 133

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**FINAL MAP**  
**SILVER SPRINGS UNIT 3**  
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 IN THE COUNTY OF EL DORADO, CALIFORNIA  
 JANUARY 2024  
 SHEET 5 OF 9  
 STANTEC CONSULTING SERVICES, INC.

CURVE TABLE (APPLIES TO SHEETS 6-9)

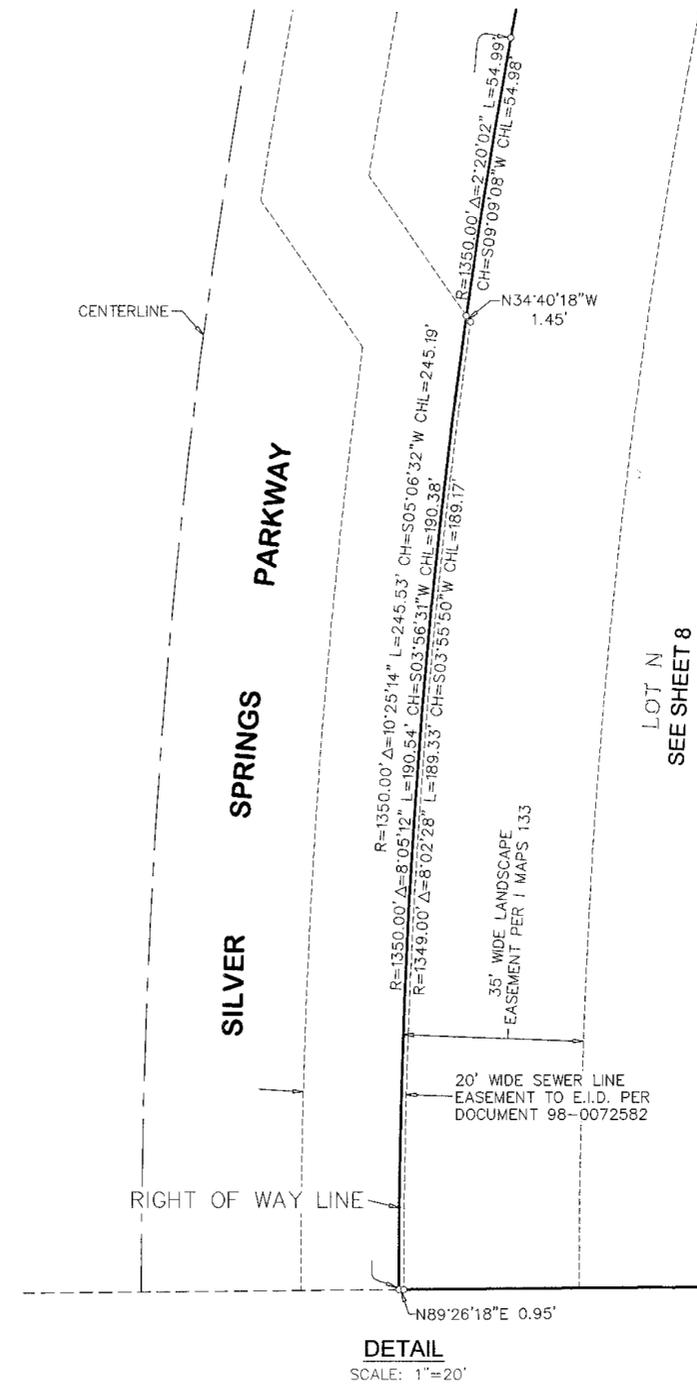
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'(R5)	73°09'52"(R5)	44.69'(R5)	S43°49'49"E	41.72'
C2	35.00'(R5)	83°22'47"(83°22'46"(R5))	50.93'(R5)	S37°51'06"W	46.56'
C3	2300.00'	3°48'42"	153.01'	N09°09'14"W	152.98'
C4	225.00'	6°44'22"	26.47'	N77°02'35"W	26.45'
C5	175.00'	14°55'11"	45.57'	N42°07'54"W	45.44'
C6	225.00'	14°27'31"	56.78'	N41°54'04"W	56.63'
C7	20.00'	90°00'00"	31.42'	N10°19'42"E	28.28'
C8	20.00'	89°08'05"	31.11'	N80°06'16"W	28.07'
C9	225.00'	16°45'02"	65.78'	S46°57'11"W	65.55'
C10	200.00'	59°51'23"	208.94'	N64°35'59"W	199.57'
C11	200.00'	58°32'21"	204.34'	N63°56'29"W	195.57'
C12	200.00'(R5)	1°19'02"(1°20'44"(R5))	4.60'(4.70'(R5))	S86°07'50"W	4.60'
C13	675.00'	1°21'37"	16.03'	S35°21'07"E	16.03'
C14	675.00'	2°14'29"	26.41'	S45°41'42"E	26.40'
C15	725.00'	5°56'27"	75.17'	N43°50'42"W	75.14'
C16	225.00'	14°27'21"	56.77'	S05°44'33"W	56.62'
C17	725.00'	2°16'48"	28.85'	S45°40'32"E	28.85'
C18	675.00'	1°59'56"	23.55'	N35°21'00"W	23.55'
C19	20.00'	90°00'00"	31.42'	S79°21'02"E	28.28'
C20	20.00'	90°00'00"	31.42'	N10°38'58"E	28.28'
C21	225.00'	11°44'40"	46.12'	S49°46'38"W	46.04'
C22	225.00'	20°28'51"	80.43'	S33°39'53"W	80.00'
C23	350.00'	1°44'46"	10.67'	S02°41'35"W	10.67'
C24	2025.00'	0°59'37"	35.12'	N03°04'09"E	35.12'
C25	1975.00'	2°08'01"	73.55'	N00°25'07"W	73.54'
C26	2025.00'	1°08'41"	40.46'	N00°54'47"W	40.46'
C27	2335.00'	1°04'04"	43.52'	N09°47'07"E	43.52'
C28	225.00'	16°59'10"	66.70'	S14°55'52"W	66.46'
C29	175.00'	15°37'18"	47.71'	S14°14'56"W	47.57'
C30	20.00'	99°14'54"	34.64'	S43°11'10"E	30.47'
C31	20.00'	99°14'55"	34.64'	N56°03'44"E	30.47'
C32	350.00'	5°01'44"	30.72'	N71°12'19"E	30.71'
C33	70.00'	43°02'57"	52.59'	N47°09'58"E	51.37'
C34	60.00'	266°05'54"	278.66'	N21°18'33"W	87.69'
C35	70.00'	43°02'57"	52.59'	N89°47'05"W	51.37'
C36	60.00'	2°31'41"	2.65'	S26°54'20"W	2.65'
C37	60.00'	60°00'00"	62.83'	S58°10'11"W	60.00'
C38	60.00'	60°00'00"	62.83'	N61°49'49"W	60.00'
C39	60.00'	60°00'00"	62.83'	N01°49'49"W	60.00'
C40	60.00'	60°00'00"	62.83'	N58°10'11"E	60.00'
C41	60.00'	23°34'13"	24.68'	S80°02'43"E	24.51'

LINE TABLE  
 (APPLIES TO SHEETS 6-9)

LINE	BEARING	DISTANCE
L1	S80°24'46"E	10.29'
L2	N79°32'30"E	3.80'
L3	N79°32'30"E	0.71'
L4	N04°31'41"W	65.05'
L5	N04°31'41"W	34.17'
L6	N04°31'41"W	30.88'
L7	N85°28'19"E	86.23'(86.13(R5))
L8	N79°32'30"E	5.48'

LINE TABLE  
 (APPLIES TO SHEET 3 ONLY)

LINE	BEARING	DISTANCE
L1	S89°18'47"E(R5)	88.61'(88.57(R5))
L2	N86°09'24"E(R5)	93.87'(R5)
L3	N37°07'23"E(R5)	115.93'(R5)
L4	N31°47'27"E(R5)	224.00'(R5)
L5	N45°49'37"E(R5)	28.86'(R5)
L6	N33°03'50"E(R5)	90.02'(R5)
L7	N22°14'48"E(R5)	132.68'(R5)
L8	N33°58'58"E(R5)	1.22'(R5)
L9	N64°31'10"E	101.66'
L10	N45°49'11"W	101.20'
L11	N09°25'47"E(R5)	148.85'(R5)
L12	N09°25'47"E(R5)	354.10'(R5)
L13	N10°19'09"E(R5)	476.15'(R5)
L14	N21°25'25"W(R5)	861.88'(R5)
L15	N21°25'25"W(R5)	472.98'
L16	N21°25'25"W(R5)	388.90'
L17	N80°24'46"W(R5)	17.12'(R5)
L18	N04°31'41"W(R5)	30.88'(R5)
L19	N04°31'41"W(R5)	34.17'(R5)
L20	N04°31'41"W(R5)	65.05'(R5)
L21	N79°32'30"E(R5)	9.27'(9.28'(R5))
L22	N10°19'09"E(R5)	476.15'(R5)
L23	N00°12'25"E(R5)	178.96'(R5)
L24	N89°47'35"W(R5)	59.27'(R5)
L25	N00°12'25"E(R5)	54.00'(R5)
L26	S89°47'35"E(R5)	59.27'(R5)
L27	N78°56'25"E(N78°56'31"E(R5))	35.10'(35.00'(R5))
L28	S68°20'13"E(R5)	191.31'(R5)
L29	S42°45'10"E(R5)	480.13'(R5)
L30	S30°18'53"E(R5)	101.24'(R5)
L31	S48°58'43"E(R5)	128.88'(R5)
L32	S31°37'29"E(R5)	174.51'(R5)
L33	S36°50'42"E(R5)	110.10'(R5)
L34	S57°19'12"E(R5)	100.00'(R5)
L35	S67°36'56"E(R5)	84.84'(R5)
L36	N28°17'59"W(R5)	86.49'(R5)
L37	N30°29'36"W(R5)	50.25'(R5)
L38	N24°43'30"W(R5)	154.22'(R5)
L39	N31°45'39"W(R5)	447.46'(448.05'(R5))

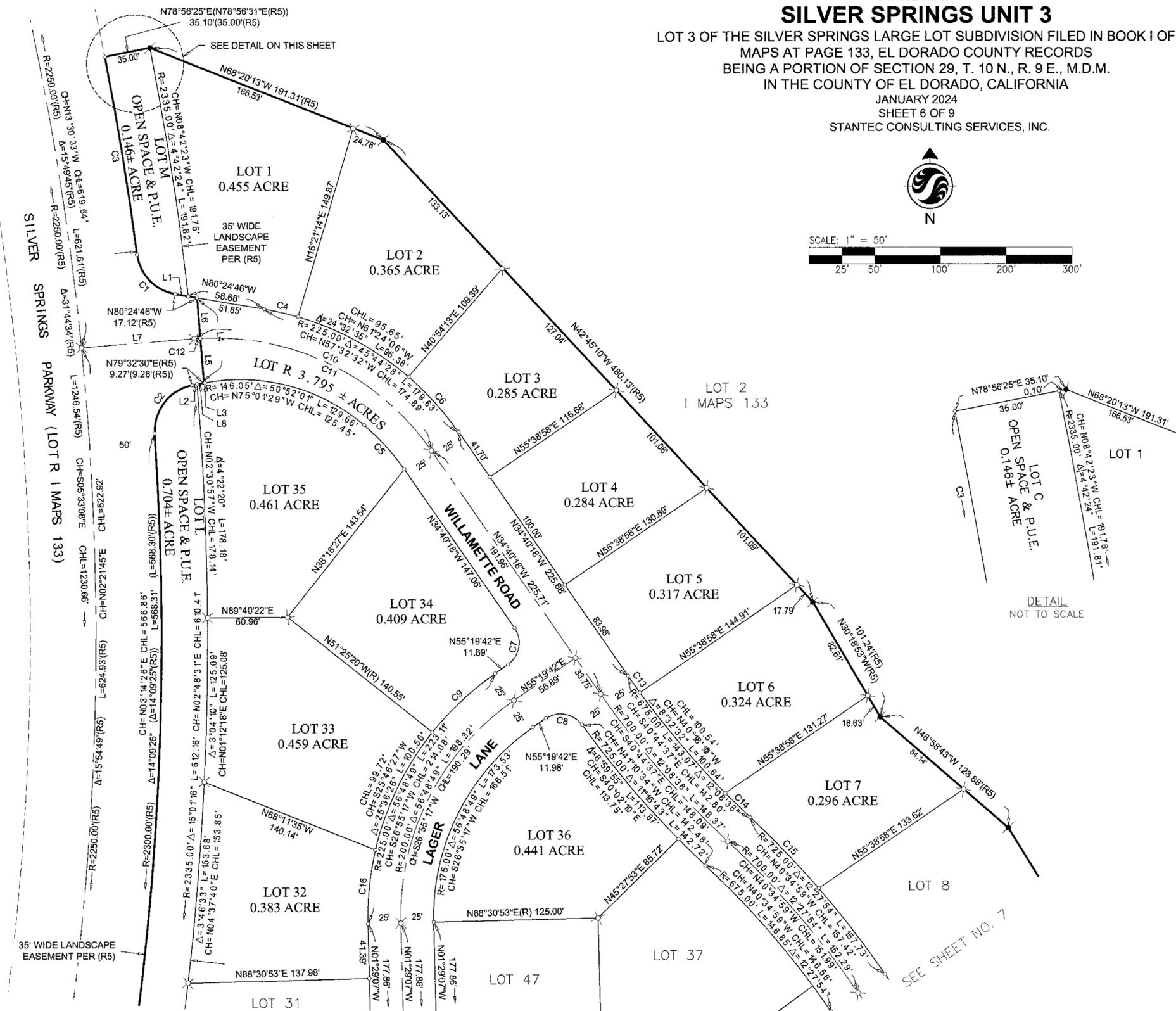
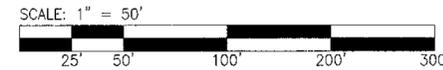


**DETAIL**  
 SCALE: 1"=20'

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**FINAL MAP  
SILVER SPRINGS UNIT 3**

LOT 3 OF THE SILVER SPRINGS LARGE LOT SUBDIVISION FILED IN BOOK I OF  
MAPS AT PAGE 133, EL DORADO COUNTY RECORDS  
BEING A PORTION OF SECTION 29, T. 10 N., R. 9 E., M.D.M.  
IN THE COUNTY OF EL DORADO, CALIFORNIA  
JANUARY 2024  
SHEET 6 OF 9  
STANTEC CONSULTING SERVICES, INC.



SEE SHEET NO. 7

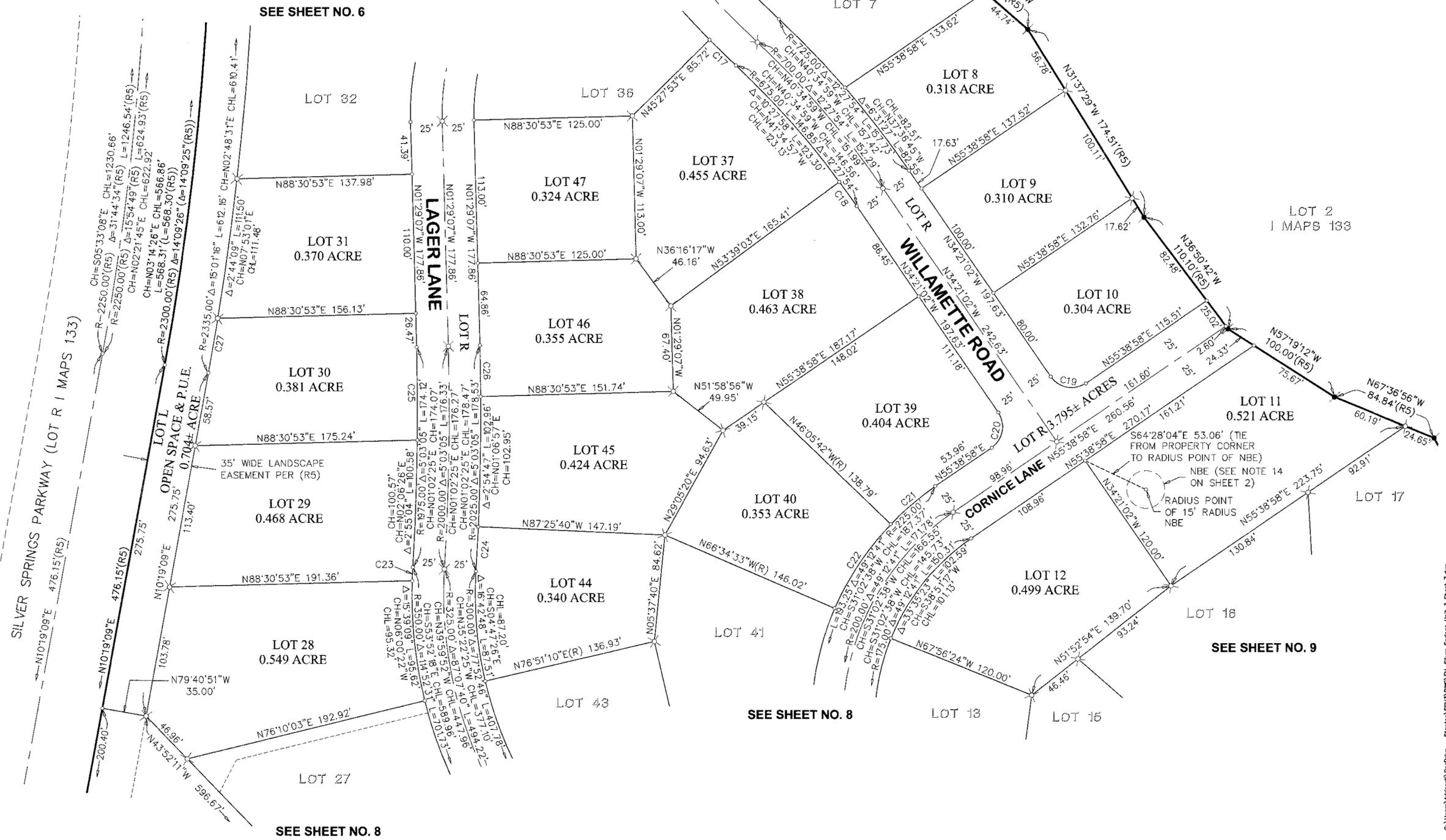
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**FINAL MAP  
SILVER SPRINGS UNIT 3**

LOT 3 OF THE SILVER SPRINGS LARGE LOT SUBDIVISION FILED IN BOOK I OF  
MAPS AT PAGE 133, EL DORADO COUNTY RECORDS  
BEING A PORTION OF SECTION 29, T. 10 N., R. 9 E., M.D.M.  
IN THE COUNTY OF EL DORADO, CALIFORNIA

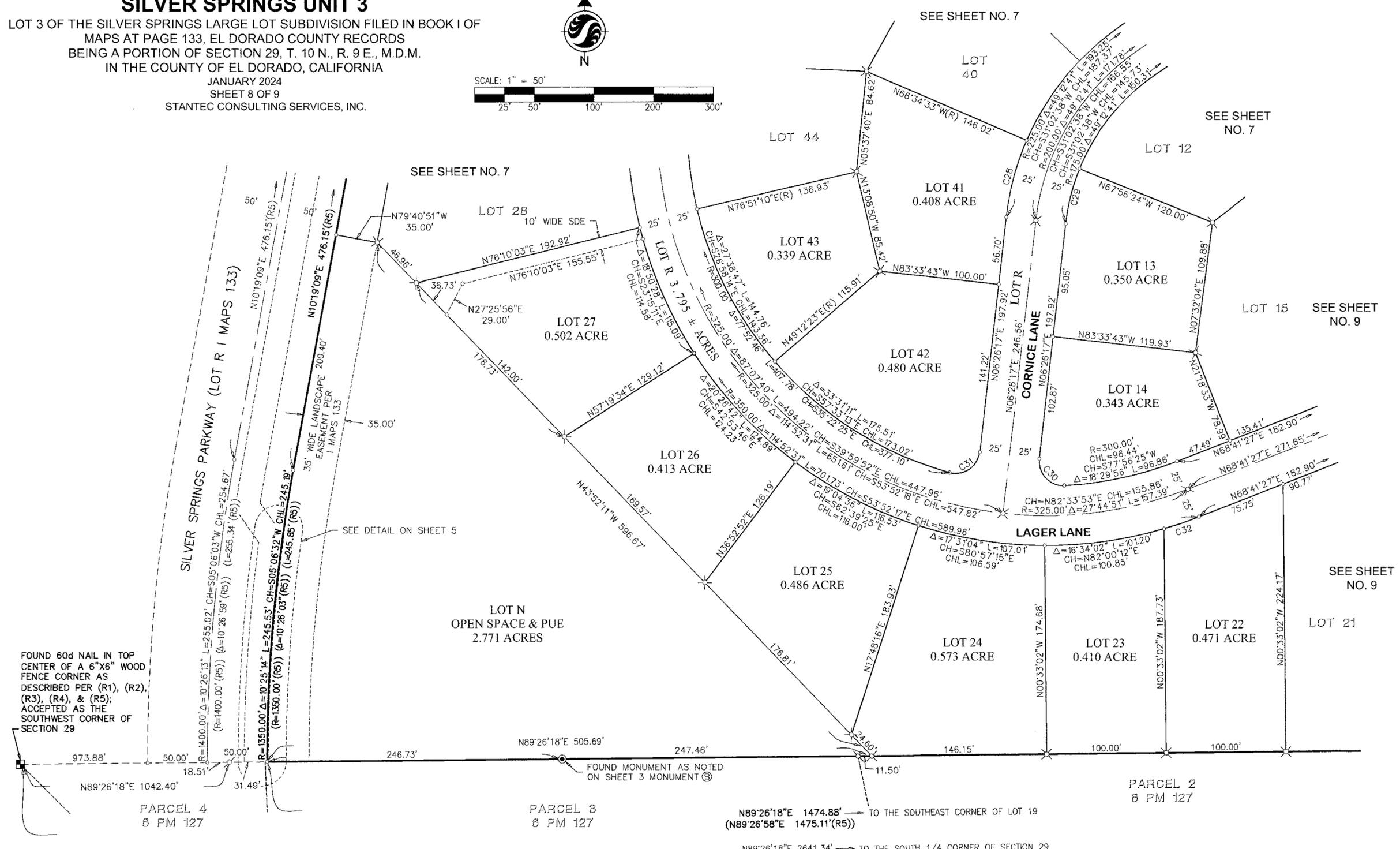
JANUARY 2024  
SHEET 7 OF 9  
STANTEC CONSULTING SERVICES, INC.



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**FINAL MAP  
SILVER SPRINGS UNIT 3**

LOT 3 OF THE SILVER SPRINGS LARGE LOT SUBDIVISION FILED IN BOOK I OF  
MAPS AT PAGE 133, EL DORADO COUNTY RECORDS  
BEING A PORTION OF SECTION 29, T. 10 N., R. 9 E., M.D.M.  
IN THE COUNTY OF EL DORADO, CALIFORNIA  
JANUARY 2024  
SHEET 8 OF 9  
STANTEC CONSULTING SERVICES, INC.



FOUND 60d NAIL IN TOP CENTER OF A 6"x6" WOOD FENCE CORNER AS DESCRIBED PER (R1), (R2), (R3), (R4), & (R5); ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 29

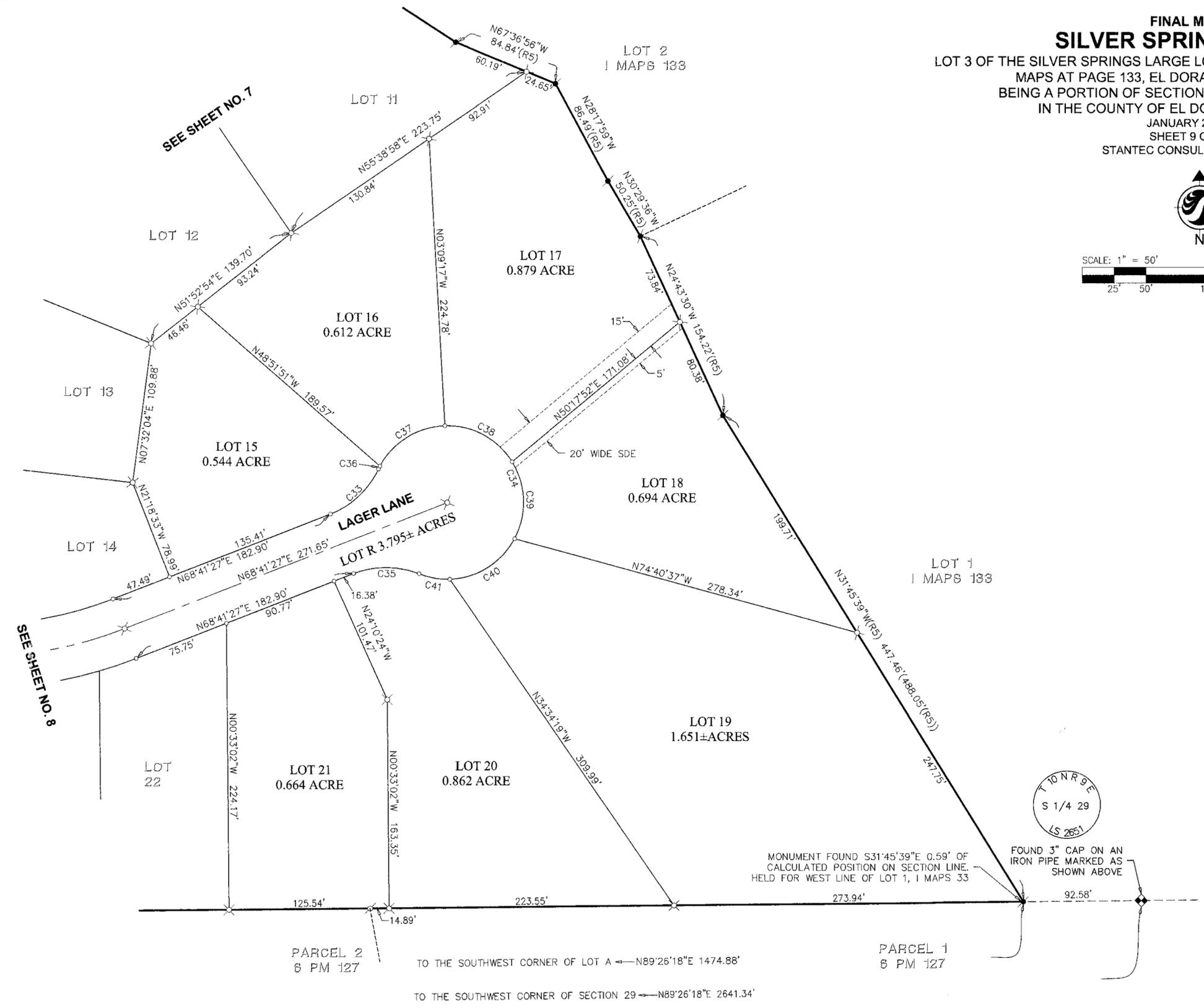
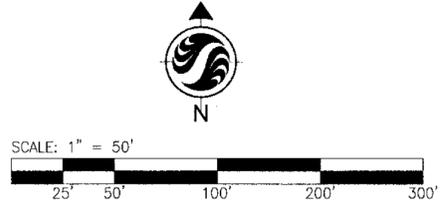
FOUND MONUMENT AS NOTED ON SHEET 3 MONUMENT

N89°26'18"E 1474.88' TO THE SOUTHEAST CORNER OF LOT 19  
(N89°26'58"E 1475.11'(R5))

N89°26'18"E 2641.34' TO THE SOUTH 1/4 CORNER OF SECTION 29

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**FINAL MAP**  
**SILVER SPRINGS UNIT 3**  
 LOT 3 OF THE SILVER SPRINGS LARGE LOT SUBDIVISION FILED IN BOOK I OF  
 MAPS AT PAGE 133, EL DORADO COUNTY RECORDS  
 BEING A PORTION OF SECTION 29, T. 10 N., R. 9 E., M.D.M.  
 IN THE COUNTY OF EL DORADO, CALIFORNIA  
 JANUARY 2024  
 SHEET 9 OF 9  
 STANTEC CONSULTING SERVICES, INC.

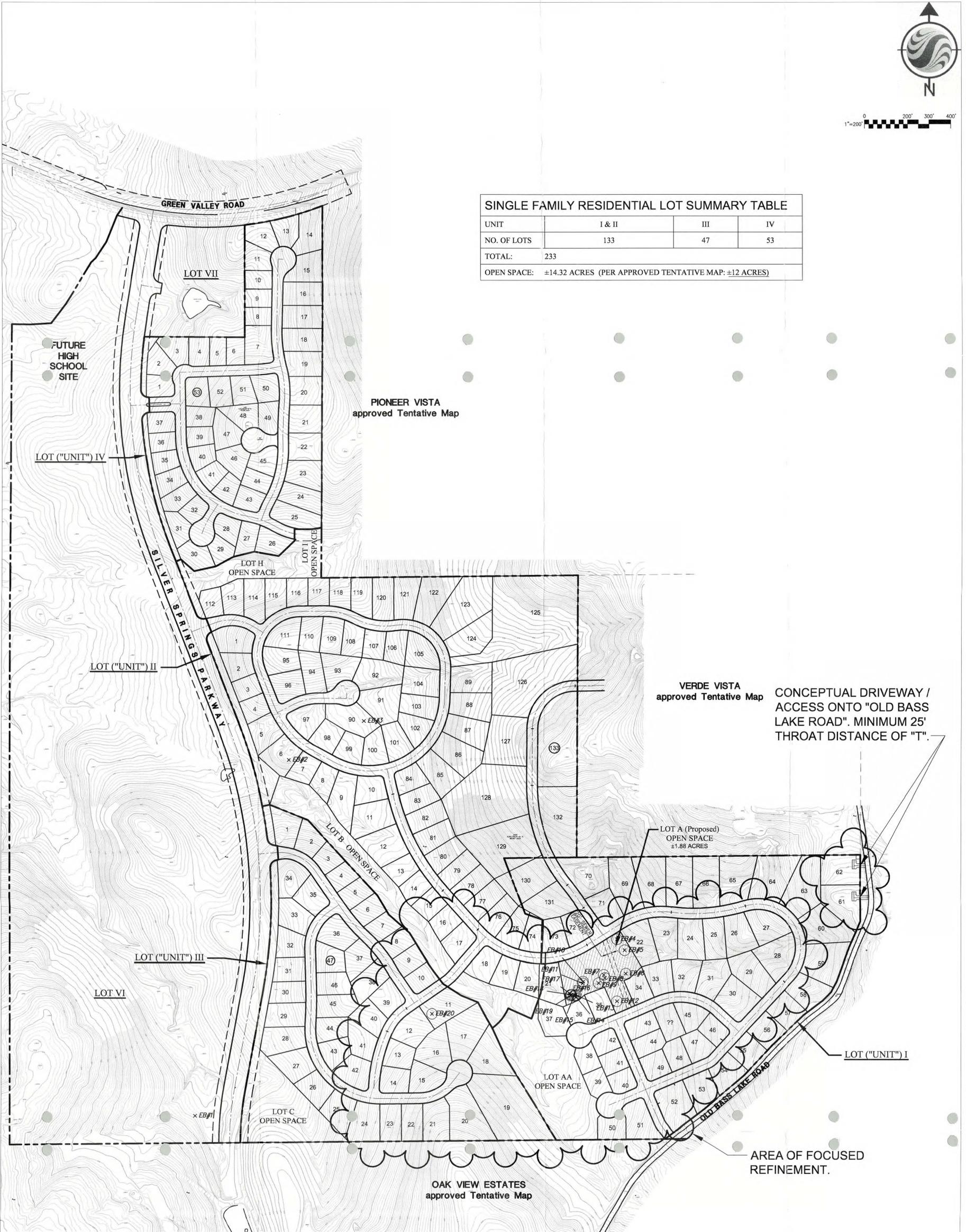


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**SINGLE FAMILY RESIDENTIAL LOT SUMMARY TABLE**

UNIT	I & II	III	IV
NO. OF LOTS	133	47	53
TOTAL:	233		
OPEN SPACE:	±14.32 ACRES (PER APPROVED TENTATIVE MAP: ±12 ACRES)		



**VERDE VISTA**  
approved Tentative Map

CONCEPTUAL DRIVEWAY /  
ACCESS ONTO "OLD BASS  
LAKE ROAD". MINIMUM 25'  
THROAT DISTANCE OF "T".

AREA OF FOCUSED  
REFINEMENT.

**OAK VIEW ESTATES**  
approved Tentative Map

**APPROVED BY**  
EL DORADO COUNTY  
PLANNING DEPARTMENT

Date: 5-24-09  
By: Roger Smith  
Conditions: TM97-1330



**Stantec**

Stantec Consulting Inc.  
2590 Venture Oaks Way  
Sacramento, CA  
95833  
Tel. 916.569.2500  
Fax. 916.921.9274  
www.stantec.com

**SILVER SPRINGS**  
**El Dorado County**  
**Tentative Map Number TM 97-1330**  
**Substantial Conformance and Sensitive**  
**Environment Avoidance Exhibit**

Client/Project  
SILVER SPRINGS LLC

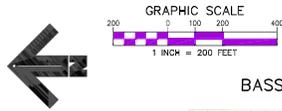
Figure No.  
**1.0**

Title  
**Substantial Conformance  
and Sensitive Environment  
Avoidance Exhibit**

May 17, 2005  
1 843 12002

05 MAY 18 AM 10:13  
RECEIVED  
PLANNING DEPARTMENT

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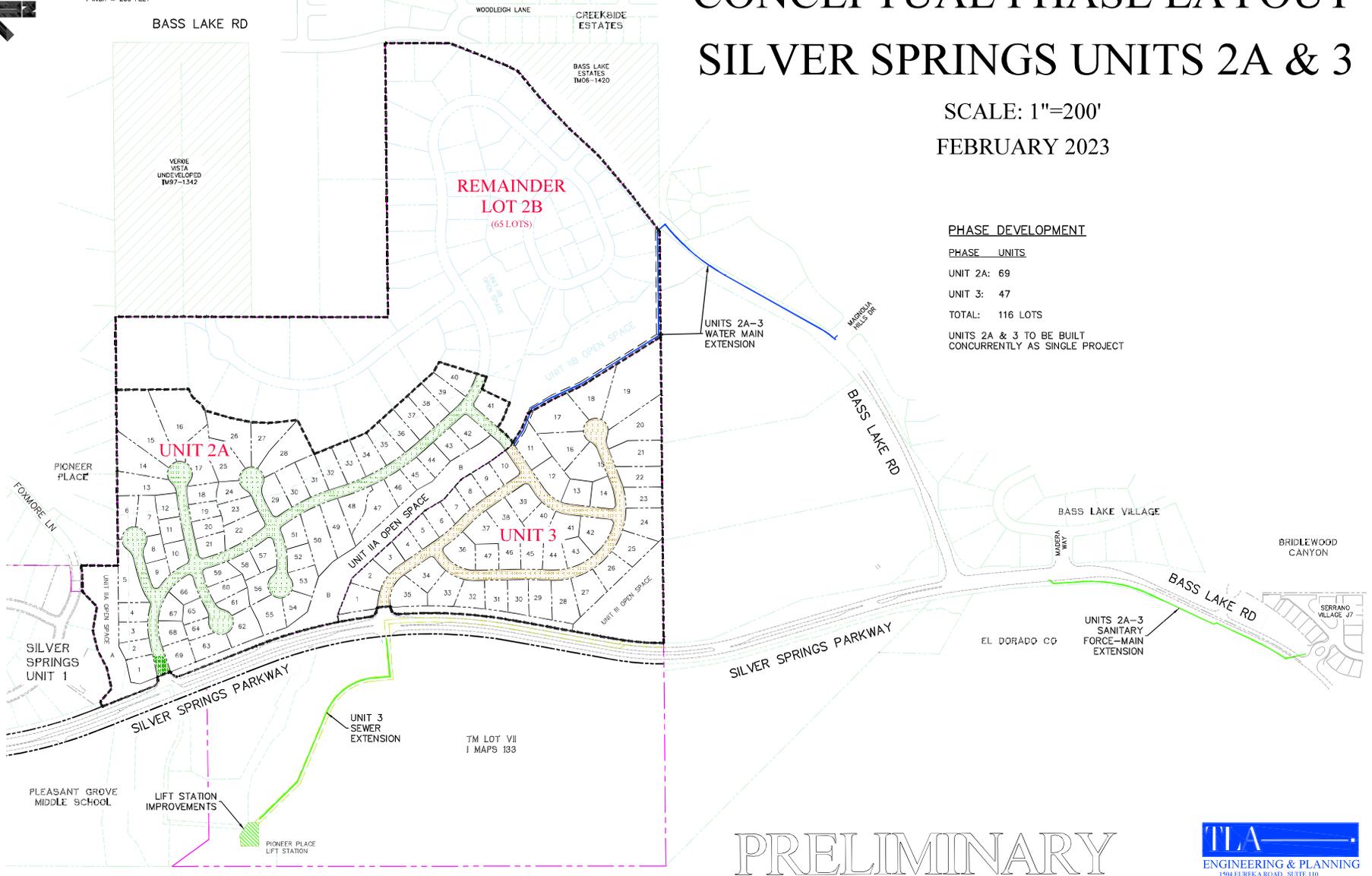


# CONCEPTUAL PHASE LAYOUT SILVER SPRINGS UNITS 2A & 3

SCALE: 1"=200'  
FEBRUARY 2023

### PHASE DEVELOPMENT

PHASE	UNITS
UNIT 2A:	69
UNIT 3:	47
<b>TOTAL:</b>	<b>116 LOTS</b>
UNITS 2A & 3 TO BE BUILT CONCURRENTLY AS SINGLE PROJECT	



P:\VIA PROJECTS\148022 SSU 2A&3 TASK 8 Title LINA\148022 DMS\CONCEPT UNIT 2A3 REPHASE\148022A3 CONCEPT.dwg, 02/13/23 10:51AM

PRELIMINARY

**TLA**  
ENGINEERING & PLANNING  
1504 EL REBECA ROAD, SUITE 410  
ROSEVILLE, CA 95661 916.786.0685

