

**\*Parcel Notes**

- ① - LOT 1, 7.32 A
- ② - LOT 2, 2.878 A
- ③ - LOT 3, 0.737 A
- ⑤ - LOT 5, 1.998 A
- ⑧ - LOT 8, 2.09 A
- ⑨ - LOT 9, 2.052 A
- ⑰ - LOT 17, 1.643 A
- ⑳ - LOT 21, 1.785 A
- ㉔ - POR LOT 26, ADM, 1.6 A
- ㉕ - POR LOT 35, ADM, 3.05 A
- ④① - LOT 40, 1.465 A
- ④⑥ - LOT 46, 0.158 A
- ⑤⑧ - LOT 58, 2.191 A
- ⑥⑥ - POR LOT 11, ADM, 6.3 A
- ⑥⑦ - POR LOT 14, ADM, 2.68 A
- ⑥⑧ - POR LOT 15, ADM, 1.63 A
- ⑦② - POR LOT 34, ADM, 2.9 A
- ⑦③ - POR LOT 35, ADM, 1.8 A
- ⑦④ - POR LOT 63, ADM, 2.5 A

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

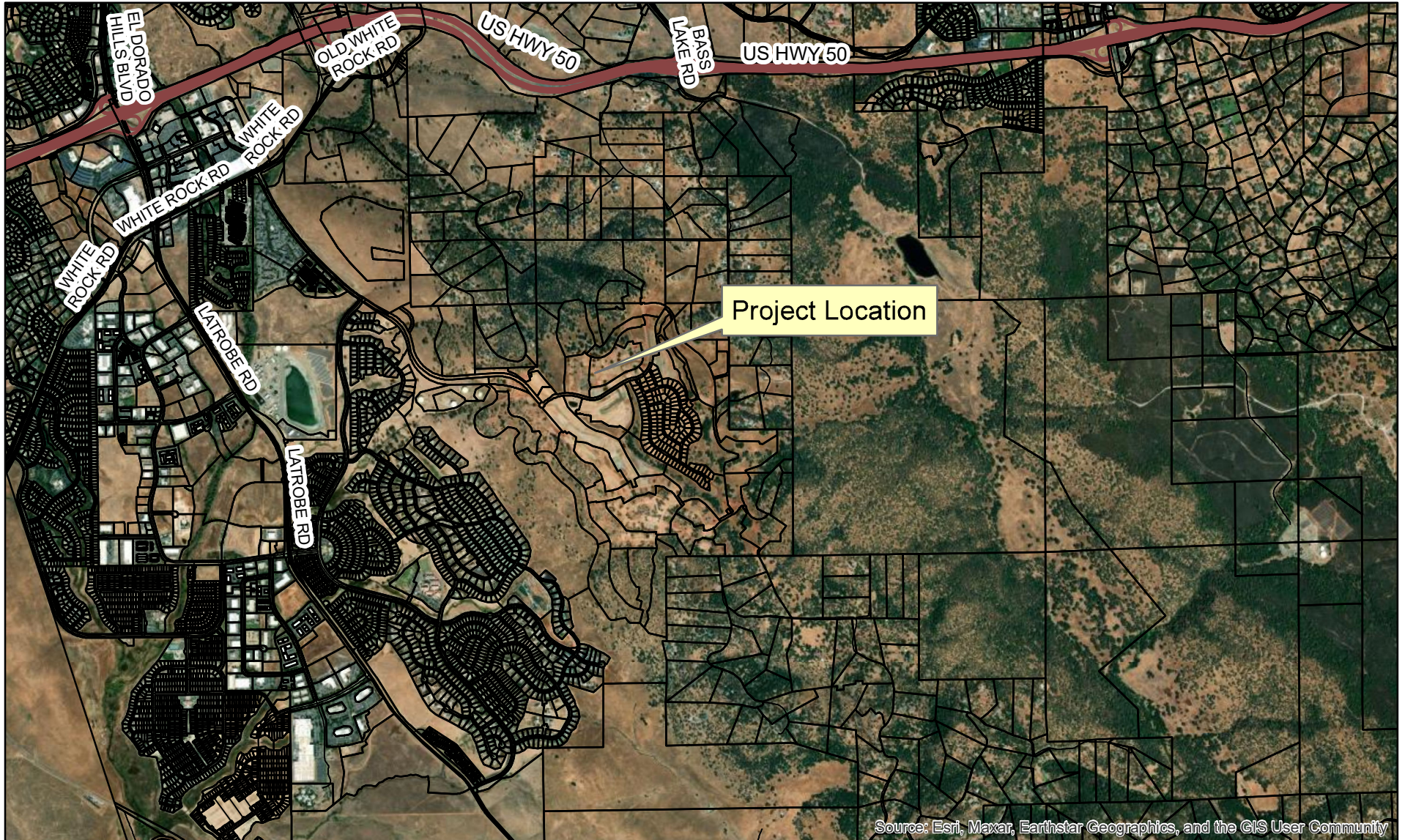
**Acreages Are Estimates**

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

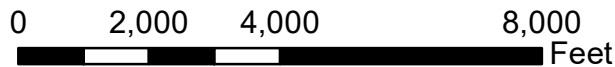
# TM-F25-0005 East Ridge Village Unit 4 Final Map

## Exhibit B - Vicinity Map

### APNs 119-390-036, 119-390-037, and 119-390-038



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



#### Legend

 Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created February 19, 2026

# PLAT OF EAST RIDGE VILLAGE UNIT NO. 4

LOTS 36, 37 & 38, AS SHOWN ON THE LARGE LOT FINAL MAP OF  
EASTRIDGE VILLAGE, S.D. J-142 AND LYING WITHIN SECTION 18,  
TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M.  
COUNTY OF EL DORADO, STATE OF CALIFORNIA



FEBRUARY, 2026 SHEET 1 OF 6

## 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 '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:

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 THE STREETS 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 AND LOTS L34, L37, AND L38 SHOWN HEREON. THE P.U.E.'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT 'R' 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, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. 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.

E. POSTAL EASEMENTS, FIVE FEET (5') 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.

MILROSE PROPERTIES CALIFORNIA, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY:

NAME:  
TITLE:

## 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 CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_, WHO 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 CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

PRINCIPLE COUNTY OF BUSINESS \_\_\_\_\_  
COMMISSION NO: \_\_\_\_\_  
NAME \_\_\_\_\_ 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 ORDINANCES AT THE REQUEST OF VALLEY VIEW IMPROVEMENT COMPANY, LLC, IN JANUARY, 2024. 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 DECEMBER, 2026 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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

KEVIN A. HEENEY P.L.S. 5914



## 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 ENGINEER'S STATEMENT

I, ADAM BANE, THE UNDERSIGNED, 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

## 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 11, 2015 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

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

KAREN L. GARNER, DIRECTOR,  
PLANNING & BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

BY: PRINCIPAL PLANNER  
PLANNING AND BUILDING DEPARTMENT  
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 ACCEPTS 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 AND HEREBY REJECT THE OFFERS OF DEDICATION TO THE COUNTY OF EL DORADO OF LOT R AND DRAINAGE EASEMENTS AND FACILITIES SHOWN HEREON AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

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

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

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

## COUNTY RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_: \_\_\_\_\_: \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF SUBDIVISION MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF VALLEY VIEW IMPROVEMENT COMPANY, LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION MAP IS GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_

PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

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

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF MAPS, PAGE 142, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

**REFERENCES**

1. S.D. J-142 "LARGE LOT FINAL MAP EASTRIDGE VILLAGE"
2. P.M. 51-29
3. S.D. \_\_\_ - \_\_\_ "EAST RIDGE VILLAGE UNIT NO. 1"
4. S.D. \_\_\_ - \_\_\_ "EAST RIDGE VILLAGE UNIT NO. 2"

**LEGEND**

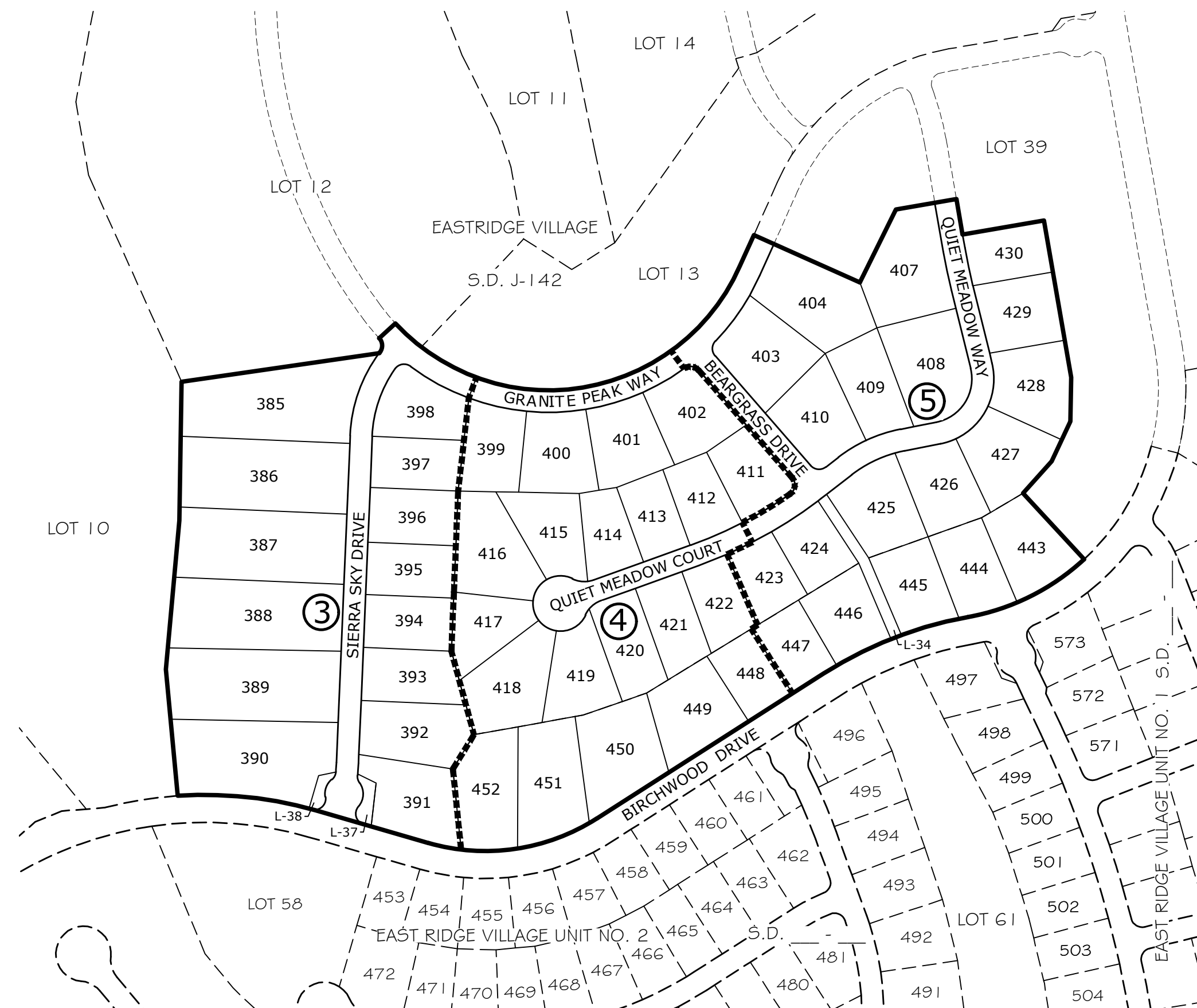
- ◆ FOUND QUARTER CORNER AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
- SET 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
- ⊗ SET 1 1/2" IRON PIPE W/ ALUMINUM CAP, STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER, STAMPED LS 5914
- //// VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- E.I.D. EL DORADO IRRIGATION DISTRICT
- (OA) OVERALL
- (R) RADIAL BEARING
- ④ SHEET INDEX NUMBER

**PLAT OF  
EAST RIDGE VILLAGE UNIT NO. 4**

LOTS 36, 37 & 38, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING WITHIN SECTION 18, TOWNSHIP 9 NORTH, RANGE 9 EAST., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA



FEBRUARY, 2026 SHEET 2 OF 6 SCALE: 1"= 200'



**ABANDONMENT OF EASEMENTS**

THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434 OF THE GOVERNMENT CODE:

1. THE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AS SHOWN WITHIN LOTS 36, 37 & 38 AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, FILED IN BOOK J OF SUBDIVISIONS, PAGE 142, OFFICIAL RECORDS OF EL DORADO COUNTY

**RESTRICTIVE COVENANT**

ALL PARCELS WITHIN THE EAST RIDGE VILLAGE UNIT NO. 4 SUBDIVISION SHALL COMPLY FULLY WITH ALL PROVISIONS DESCRIBED IN THE EASTRIDGE WUI FIRE PROTECTION PLAN, AND ALL AMENDMENTS THERETO, AS DESCRIBED IN SECTIONS 1.59 and 14.01(c), OF THE CCR'S FOR EASTRIDGE VILLAGE, ALONG WITH ALL FIRE SAFE REGULATIONS OF THE STATE OF CALIFORNIA, COUNTY OF EL DORADO AND THE EL DORADO HILLS COUNTY WATER DISTRICT. THE ENFORCEMENT OF THIS RESTRICTIVE COVENANT SHALL BE THE OBLIGATION OF THE APPROPRIATE OWNER'S ASSOCIATION AND SHALL NOT BE WAIVED OR MODIFIED WITHOUT APPROVAL OF THE RELEVANT GOVERNMENT AGENCIES WHO HAVE APPROVED THE FIRE SAFE PLAN.

**NOTES**

1. THIS SUBDIVISION CONTAINS 29.016 ACRES GROSS, CONSISTING OF 54 RESIDENTIAL LOTS AND 4 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP TM14-1521 APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 10, 2015.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS A "PRIVATE STREET" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
3. LOTS L-34, L-37 AND L-38 SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
5. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON HAVE A 7.50' RADIUS AT STREET INTERSECTIONS UNLESS NOTED OTHERWISE.
6. EL DORADO IRRIGATION DISTRICT SEWER & WATER EASEMENT PER DOCUMENT NUMBER 2024-0020487.

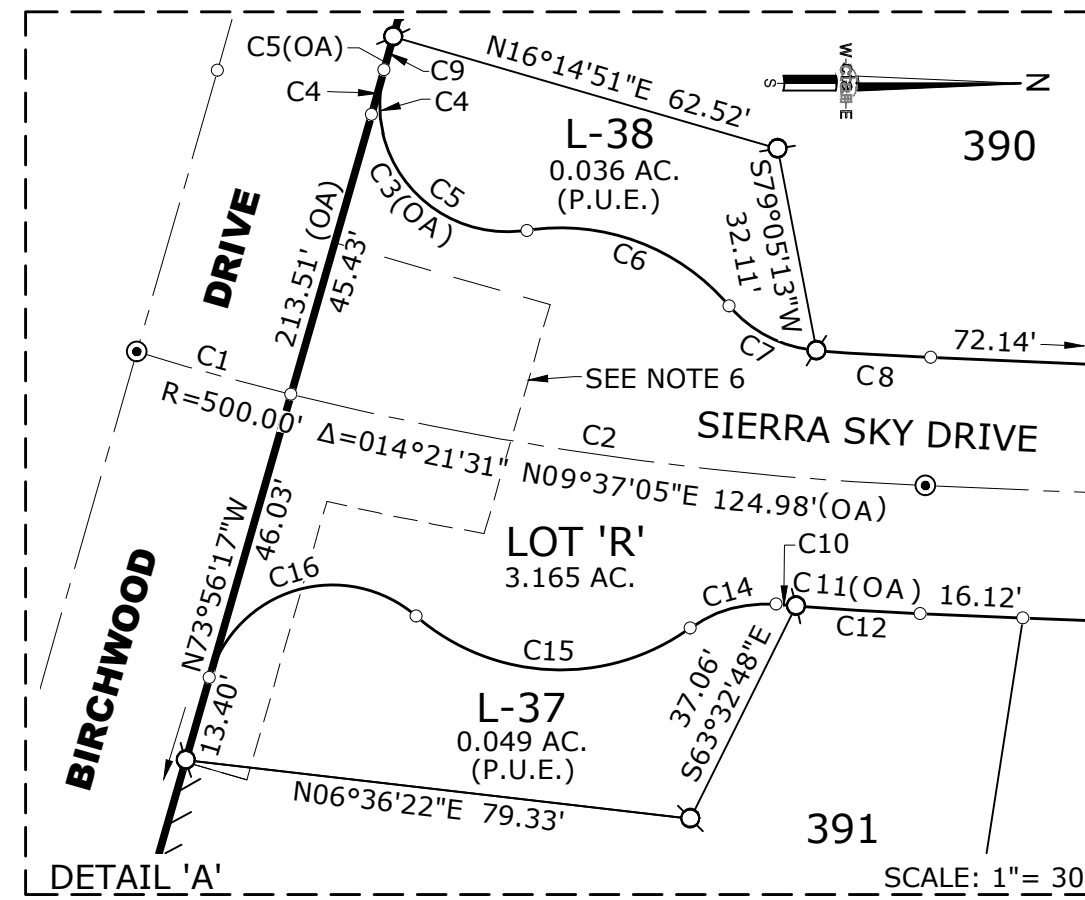
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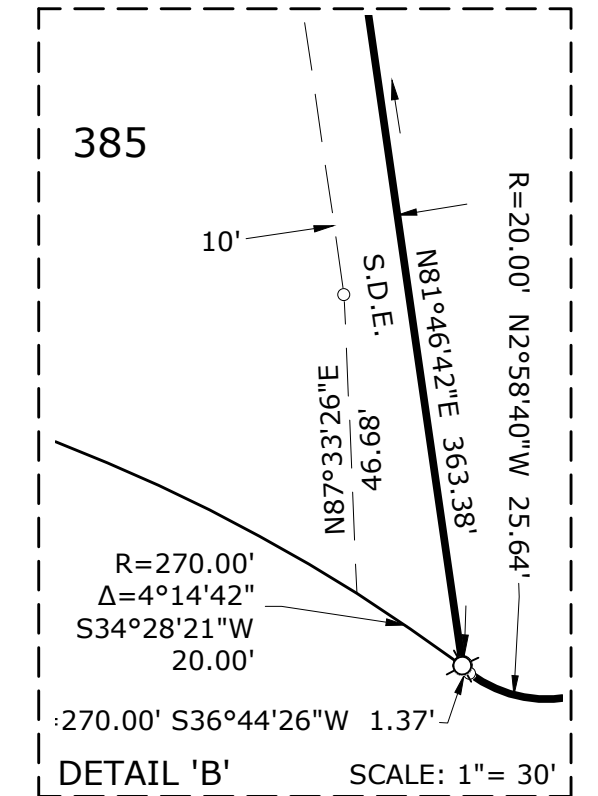
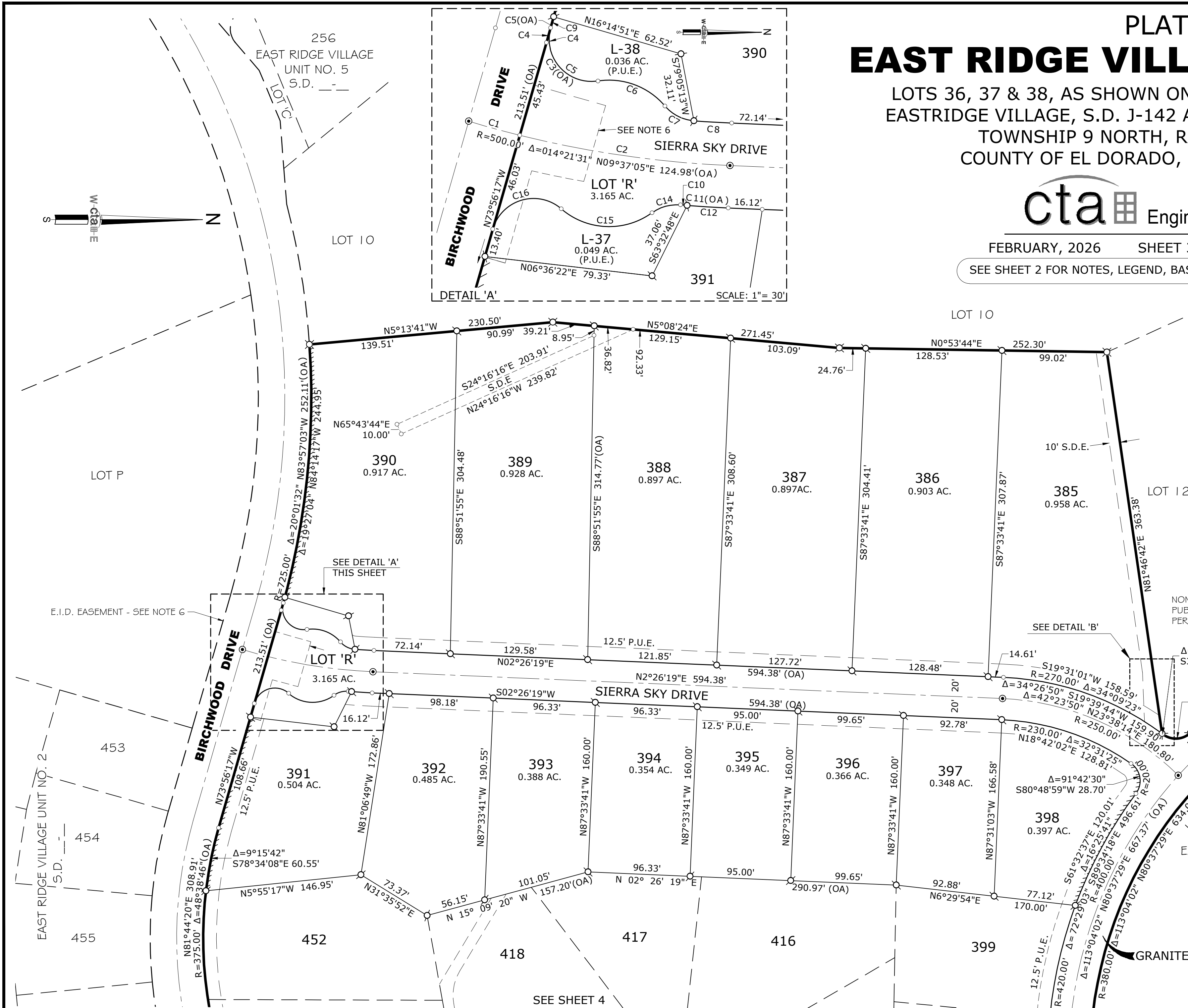
**cta** Engineering & Surveying

FEBRUARY, 2026 SHEET 3 OF 6 SCALE: 1" = 60'

SEE SHEET 2 FOR NOTES, LEGEND, BASIS OF BEARINGS AND REFERENCES



CURVE DATA TABLE - THIS SHEET ONLY				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=500.00'	$\Delta=02^{\circ}51'55''$	N15 $^{\circ}$ 21'53"E	25.00'
C2	R=500.00'	$\Delta=11^{\circ}29'36''$	N08 $^{\circ}$ 11'07"E	100.13'
C3	R=20.00'	$\Delta=114^{\circ}16'32''$	N48 $^{\circ}$ 20'59"E	33.60'
C4	R=725.00'	$\Delta=0^{\circ}34'28''$	N74 $^{\circ}$ 13'31"W	7.27'
C5	R=725.00'	$\Delta=20^{\circ}01'32''$	N83 $^{\circ}$ 57'03"W	252.11'
C6	R=34.50'	$\Delta=58^{\circ}24'25''$	S20 $^{\circ}$ 24'55"W	33.67'
C7	R=20.00'	$\Delta=45^{\circ}02'23''$	N27 $^{\circ}$ 05'56"E	15.32'
C8	R=480.00'	$\Delta=02^{\circ}08'26''$	N03 $^{\circ}$ 30'32"E	17.93'
C9	R=725.00'	$\Delta=00^{\circ}25'32''$	N04 $^{\circ}$ 16'59"E	5.39'
C10	R=520.00'	$\Delta=00^{\circ}20'27''$	N04 $^{\circ}$ 44'59"E	3.09'
C11	R=520.00'	$\Delta=02^{\circ}28'53''$	N03 $^{\circ}$ 40'46"E	22.52'
C12	R=520.00'	$\Delta=02^{\circ}08'26''$	N03 $^{\circ}$ 30'32"E	19.43'
C13	R=520.00'	$\Delta=00^{\circ}55'58''$	N04 $^{\circ}$ 27'13"E	8.47'
C14	R=20.00'	$\Delta=40^{\circ}46'47''$	S15 $^{\circ}$ 28'12"E	13.94'
C15	R=34.50'	$\Delta=76^{\circ}43'43''$	N02 $^{\circ}$ 30'16"E	42.83'
C16	R=20.00'	$\Delta=114^{\circ}48'24''$	S16 $^{\circ}$ 32'05"E	33.70'

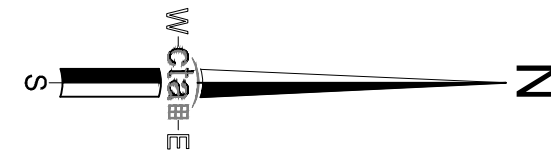


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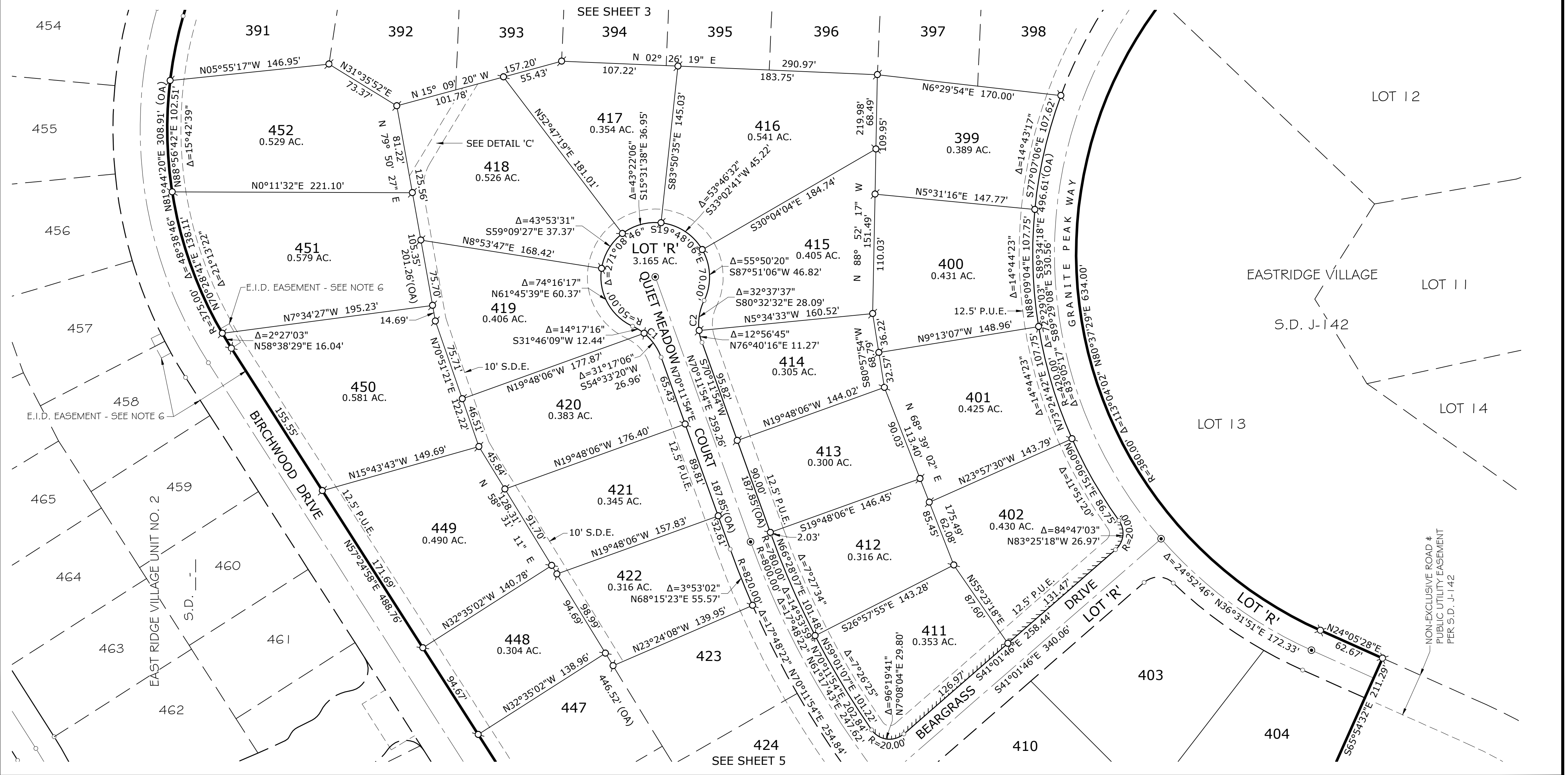
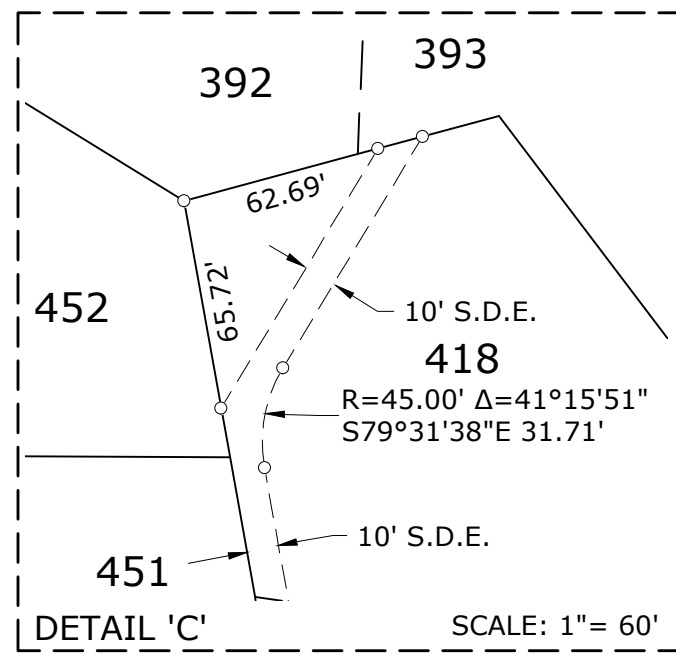


FEBRUARY, 2026 SHEET 4 OF 6 SCALE: 1" = 60'



SEE SHEET 2 FOR NOTES, LEGEND, BASIS OF BEARINGS AND REFERENCES

CURVE DATA TABLE - THIS SHEET ONLY				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=50.00'	Δ=45°34'23"	S47°24'42"W	38.73'
C2	R=50.00'	Δ=45°34'23"	S87°00'55"E	38.73'



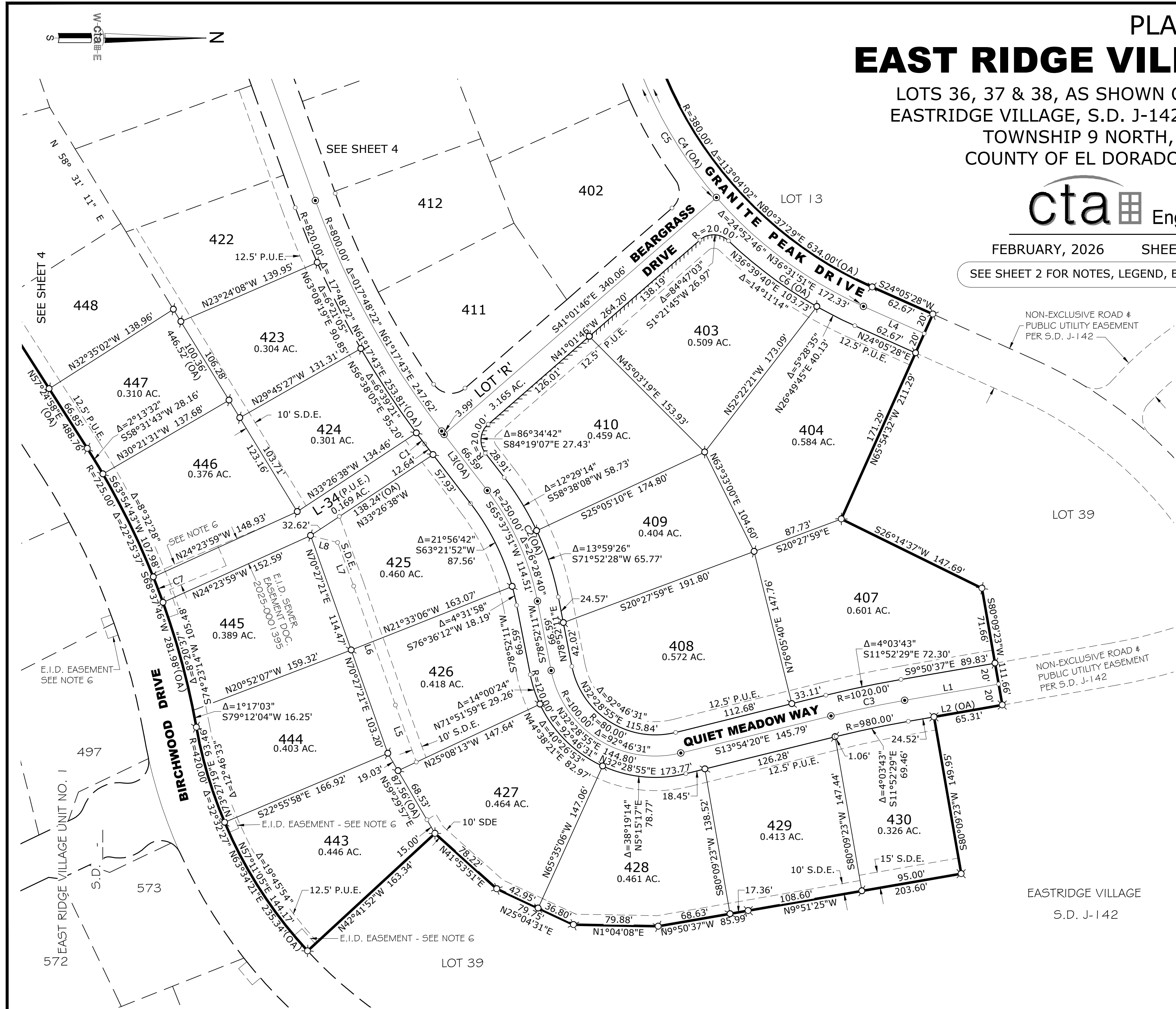
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FEBRUARY, 2026 SHEET 5 OF 6 SCALE: 1" = 60'

SEE SHEET 2 FOR NOTES, LEGEND, BASIS OF BEARINGS AND REFERENCES



CURVE DATA TABLE - THIS SHEET ONLY

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=820.00'	Δ=00°54'53"	N52°50'58"E	13.09'
C2	R=270.00'	Δ=26°28'40"	S65°37'51"W	123.67'
C3	R=1000.00'	Δ=04°03'43"	S11°52'29"E	70.88'
C4	R=400.00'	Δ=113°04'02"	N80°37'29"E	667.37'
C5	R=400.00'	Δ=83°05'17"	S89°29'08"E	530.56'
C6	R=420.00'	Δ=19°39'49"	N33°55'22"E	143.43'
C7	R=725.00'	Δ=02°01'58"	S69°11'57"W	25.72'

LINE DATA TABLE - THIS SHEET ONLY

LINE	BEARING	DISTANCE
L1	S09°50'37"E	89.83'
L2	S09°50'37"E	89.83'
L3	S52°23'31"W	70.57'
L4	N24°05'28"E	62.67'
L5	N69°51'11"E	57.23'
L6	N70°38'36"E	118.76'
L7	N69°51'03"E	43.80'
L8	N14°20'36"E	26.38'

# PLAT OF EAST RIDGE VILLAGE UNIT NO. 4

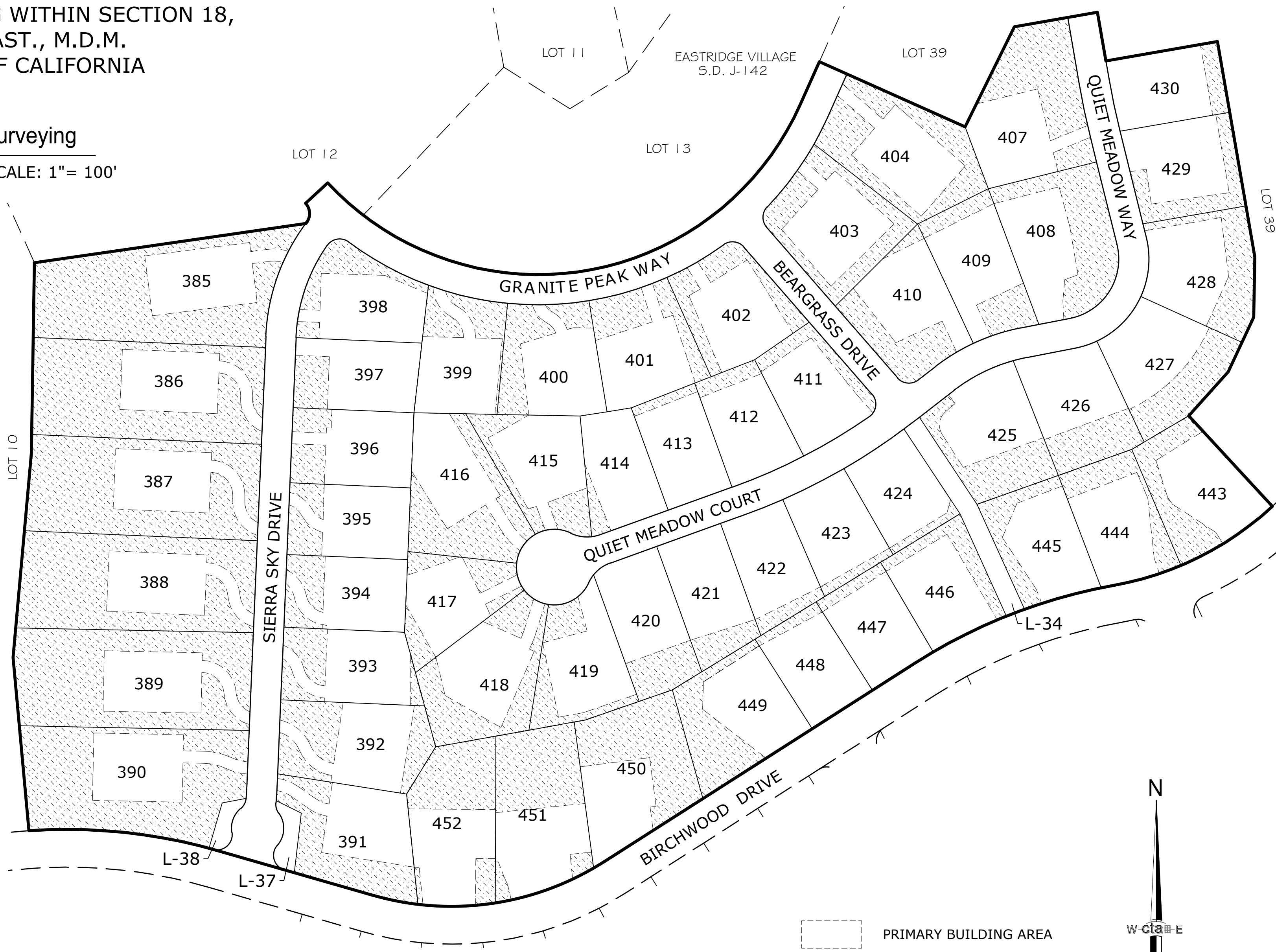
# INFORMATION SHEET

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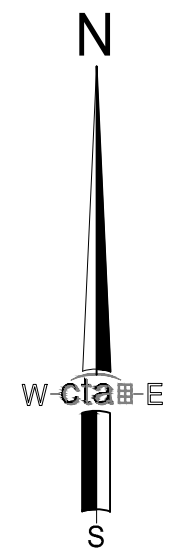
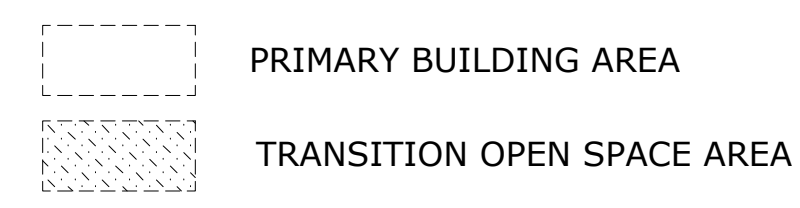
FEBRUARY, 2026 SHEET 6 OF 6 SCALE: 1"= 100'

MODIFIED BUILDING SETBACKS					
LOT NO	SPECIFIC PLAN LAND USE	FRONT YARD / PRIMARY FRONT YARD	SIDE YARD	SECONDARY FRONT YARD	REAR YARD
386-390	ER-1	20'	-	-	-
391-397	ER-2	-	-	-	25'
399 & 401	ER-2	-	-	-	15'
405	ER-2	-	5' (SW)	-	25'
407	ER-2	-	-	-	15'
408	ER-2	-	5' (W)	-	-
410	ER-2	-	5' (E)	-	-
411	ER-2	-	-	15'	-
415 & 416	ER-2	-	-	-	25'
417	ER-2	-	5'	-	15'
418	ER-2	-	5'	-	-
419	ER-2	-	-	-	25'
443	ER-2	-	5' (NE)	-	-
444	ER-2	-	5' (W)	-	-
449	ER-2	-	5' (NE)	-	-
450	ER-2	-	5' (W)	-	-



**NOTES:**

1. PRIMARY BUILDING AREA CONTAINS THOSE AREAS WITHIN THE PRIVATE LOTS WHERE THE DRIVEWAY, HOUSE, YARD, OUTBUILDINGS (e.g. TOOL SHEDS), POOLS, AND INTENSIVE LANDSCAPING ARE PERMITTED. INFRASTRUCTURE NEEDED (GRADING, RETAINING WALLS, UTILITY SERVICES, ETC...) TO PROVIDE REASONABLE USE OF THE PRIMARY BUILDING AREA MAY BE CONSTRUCTED OUTSIDE OF THE DEFINED LIMIT.
2. PRIMARY BUILDING AREAS SHOWN ARE NO MORE THAN 12,000 SF, OR 25% OF THE INDIVIDUAL LOT, WHICHEVER IS GREATER. VARIATIONS FROM LIMITS OF PRIMARY BUILDING AREAS AND TRANSITION OPEN SPACE AREAS SHALL BE SUBJECT TO EL DORADO COUNTY (EDC) PLANNING STAFF REVIEW AND APPROVAL AT TIME OF BUILDING PERMIT.
3. ACTIVITIES THAT ARE PERMITTED WITHIN TRANSITION OPEN SPACE AREAS MAY INCLUDE PLANTING AND PRUNING OF COMPATIBLE LANDSCAPE PLANTINGS, LIMITED IRRIGATION OUTSIDE THE DRIP LINES OF EXISTING OAKS, PATHS AND MINOR TEMPORARY IMPROVEMENTS SUCH AS BIRD BLINDS, BENCHES AND TABLES. THE LAND OWNER MAY OCCASIONALLY PRUNE TREES IN ORDER TO IMPROVE VIEWSHEDS FROM THEIR HOUSE AND TO CONTROL WILDLAND FIRE FUEL, BUT IT IS RECOMMENDED THAT NO MORE THAN 10% OF THE TREES (OR CANOPY AREA) BE PRUNED, EXCEPT AS REQUIRED BY THE FIRE SAFE PLAN.



TM-F25-0005 East Ridge Village Unit 4 Final Map  
Exhibit D - East Ridge Village Large Lot Final Map

LARGE LOT FINAL MAP OF  
**EASTRIDGE VILLAGE**

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77  
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 1 OF 9 SCALE: NA

**OWNER'S STATEMENT**

THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

EL DORADO LAND VENTURES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

EAST RIDGE HOLDINGS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: HBT EAST RIDGE, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGING MEMBER

BY: HBT EAST RIDGE, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGING MEMBER

BY: \_\_\_\_\_  
WILLIAM B. BUNCE  
MANAGING MEMBER

BY: \_\_\_\_\_  
WILLIAM B. BUNCE  
MANAGING MEMBER

VALLEY VIEW REALTY INVESTMENTS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: HBT EAST RIDGE, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGING MEMBER

BY: \_\_\_\_\_  
WILLIAM B. BUNCE  
MANAGING MEMBER

**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 CALIFORNIA )  
  ) SS  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY  
PUBLIC, \_\_\_\_\_

PERSONALLY APPEARED WILLIAM B. BUNCE, WHO 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 SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

NOTARY PUBLIC \_\_\_\_\_  
COMMISSION NO. \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_

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

**BENEFICIARY'S STATEMENT**

THE UNDERSIGNED AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 5, 2014, SERIES NO. 2014-4864, OFFICIAL RECORDS OF EL DORADO COUNTY, AND FIRST AMENDMENT RECORDED JUNE 23, 2015, SERIES NO. 2015-28468 HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

EAST RIDGE INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

**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 CALIFORNIA )  
  ) SS  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY  
PUBLIC, \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_, WHO 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 SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

NOTARY PUBLIC \_\_\_\_\_  
COMMISSION NO. \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_

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

**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 ORDINANCES AT THE REQUEST OF EAST RIDGE HOLDINGS, LLC, ET AL. IN MAY, 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
KEVIN A. HEENEY LS 5514



TENTATIVE MAP TM14-1521 APPROVED 06-11-2015

EXISTING ASSESSOR'S PARCEL NO.'S 118-130-31, 47, 48, 49, 56, 57 & 58

**NOTICE OF RESTRICTION**

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS LOTS 1-65,  
LIMITING DEVELOPMENT TO PHASING & FINANCING PURPOSES ONLY.

**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: \_\_\_\_\_  
\_\_\_\_\_  
RICHARD L. BRINER, L.S. 5084  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

\_\_\_\_\_  
PHILIP R. MOSBACHER, P.L.S. 7189  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

**COMMUNITY DEVELOPMENT AGENCY  
COUNTY ENGINEER'S STATEMENT**

I, ANDREW S. GABER THE UNDERSIGNED, HEREBY STATE THAT THERE ARE NO IMPROVEMENTS REQUIRED AT THIS TIME, AND THAT THE ROADS SHOWN HEREON SHALL BE CONSTRUCTED WITH THE FILING OF EACH SUBSEQUENT FINAL MAP FOR THIS PROJECT.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
ANDREW S. GABER, RCE 45187  
COUNTY ENGINEER  
COMMUNITY DEVELOPMENT AGENCY  
TRANSPORTATION DIVISION  
COUNTY OF EL DORADO, CALIFORNIA

**COMMUNITY DEVELOPMENT AGENCY  
DEVELOPMENT SERVICES DIRECTOR'S STATEMENT**

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON 06-11-2015 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
ROGER TROUT  
COMMUNITY DEVELOPMENT AGENCY  
DEVELOPMENT SERVICES DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

**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.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
C.L. RAFFETY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
BY: \_\_\_\_\_  
DEPUTY

**BOARD CLERK'S STATEMENT**

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON \_\_\_\_\_, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
JAMES S. MITRISIN  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF MAPS,  
AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF EASTRIDGE HOLDINGS, LLC, ET. AL.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS \_\_\_\_\_ PREPARED BY \_\_\_\_\_  
PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

\_\_\_\_\_  
WILLIAM E. SCHATZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA  
BY: \_\_\_\_\_  
DEPUTY

**EXHIBIT D**

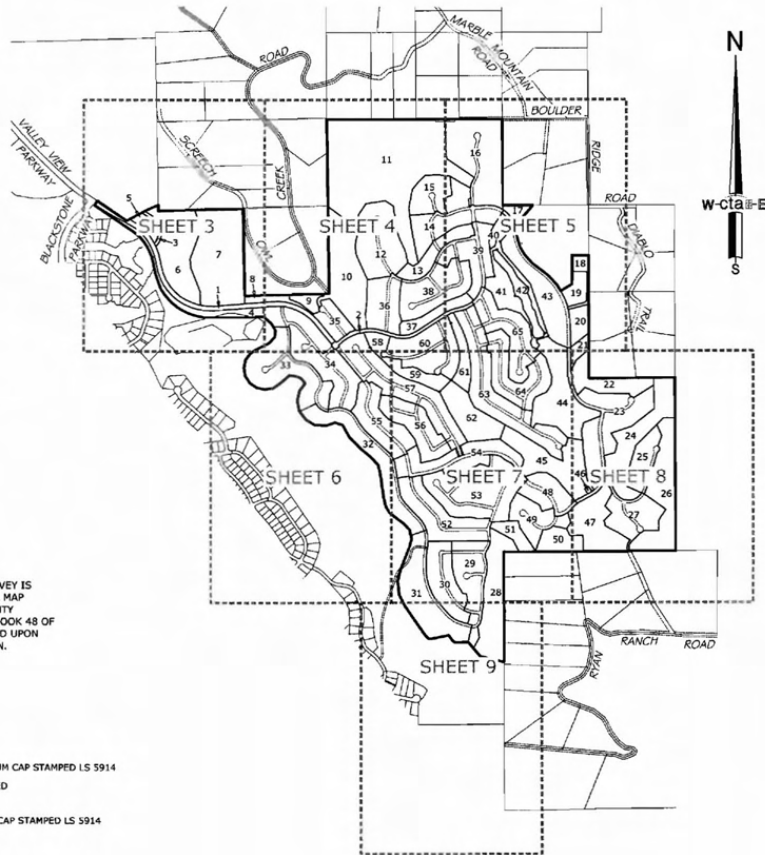
M:\11-056-002\SURVEY\FINAL MAP\EASTRIDGE LARGE LOT FM.dwg 10/29/2015 1:02:21 PM 4x6 1:1

LARGE LOT FINAL MAP OF  
**EASTRIDGE VILLAGE**

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77  
 LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

**cta** Engineering & Surveying

NOVEMBER, 2015 PAGE 2 OF 9 SCALE: 1" = 1000'



**REFERENCES**

- |               |               |
|---------------|---------------|
| 1. PM 51-77   | 13. PM 19-39  |
| 2. PM 48-70   | 14. PM 29-142 |
| 3. PM 47-97   | 15. PM 10-117 |
| 4. PM 47-145  | 16. PM 10-100 |
| 5. SD 3-43    | 17. PM 17-92  |
| 6. SRS 17-45  | 18. PM 10-58  |
| 7. PM 22-80   | 19. PM 19-139 |
| 8. PM 22-81   | 20. PM 48-139 |
| 9. RS 9-118   | 21. SD 3-111  |
| 10. PM 31-28  | 22. RS 29-87  |
| 11. PM 10-66  | 23. RS 31-111 |
| 12. PM 19-116 |               |

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 48 OF PARCEL MAPS, AT PAGE 70 AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

**LEGEND**

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- ◆ FOUND SECTION CORNER AS NOTED
- ◇ FOUND 1/4 CORNER AS NOTED
- ⌈ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- [ ] RECORD DATA REFERENCE
- OA OVERALL
- C.I.P. CAPPED IRON PIPE
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- P.U.E. PUBLIC UTILITY EASEMENT

**NOTES**

1. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 733.979 ACRES, CONSISTING OF 65 LARGE LOTS.
3. THE STREETS SHOWN HEREON, INCLUDING LOTS 1 AND 2, ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE APPROXIMATE DELINEATIONS. THE EXACT ALIGNMENTS, LOCATIONS, CONSTRUCTION AND OFFERS WILL BE FORMALLY MADE WITH EACH SUBSEQUENT PHASE AND FINAL MAP.
4. ALL LOTS SHOWN HEREON ARE CREATED FOR FINANCING PURPOSES ONLY.
5. LOTS 4, 5, 6, 10, 11, 17, 21, 24, 40, 42, 44, 45, 47, 51, 59, 61 AND 62 ARE OPEN SPACE LOTS AND WILL BE INCLUDED WITH SUBSEQUENT PHASES AND FINAL MAPS.
6. REFER TO DOC. NO. 2004-27111 FOR DECLARATION OF RESTRICTION REGARDING WETLAND PRESERVES
7. REFER TO DOC. NO. 2004-27112 FOR DECLARATION OF RESTRICTION REGARDING ELDERBERRY AVOIDANCE.

**ABANDONMENT OF EASEMENTS**

THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE:

1. THE 96' ROAD AND UTILITY EASEMENT AS SHOWN ON THE PARCEL MAPS FILED IN BOOK 48 OF PARCEL MAPS, PAGE 70; BOOK 51 OF PARCEL MAPS, PAGE 29 AND BOOK 51 OF PARCEL MAPS, PAGE 77, LYING WITHIN THE BOUNDARIES OF THIS MAP.

TM-F25-0005 East Ridge Village Unit 4 Final Map  
 Exhibit D - East Ridge Village Large Lot Final Map

LARGE LOT FINAL MAP OF  
**EASTRIDGE VILLAGE**

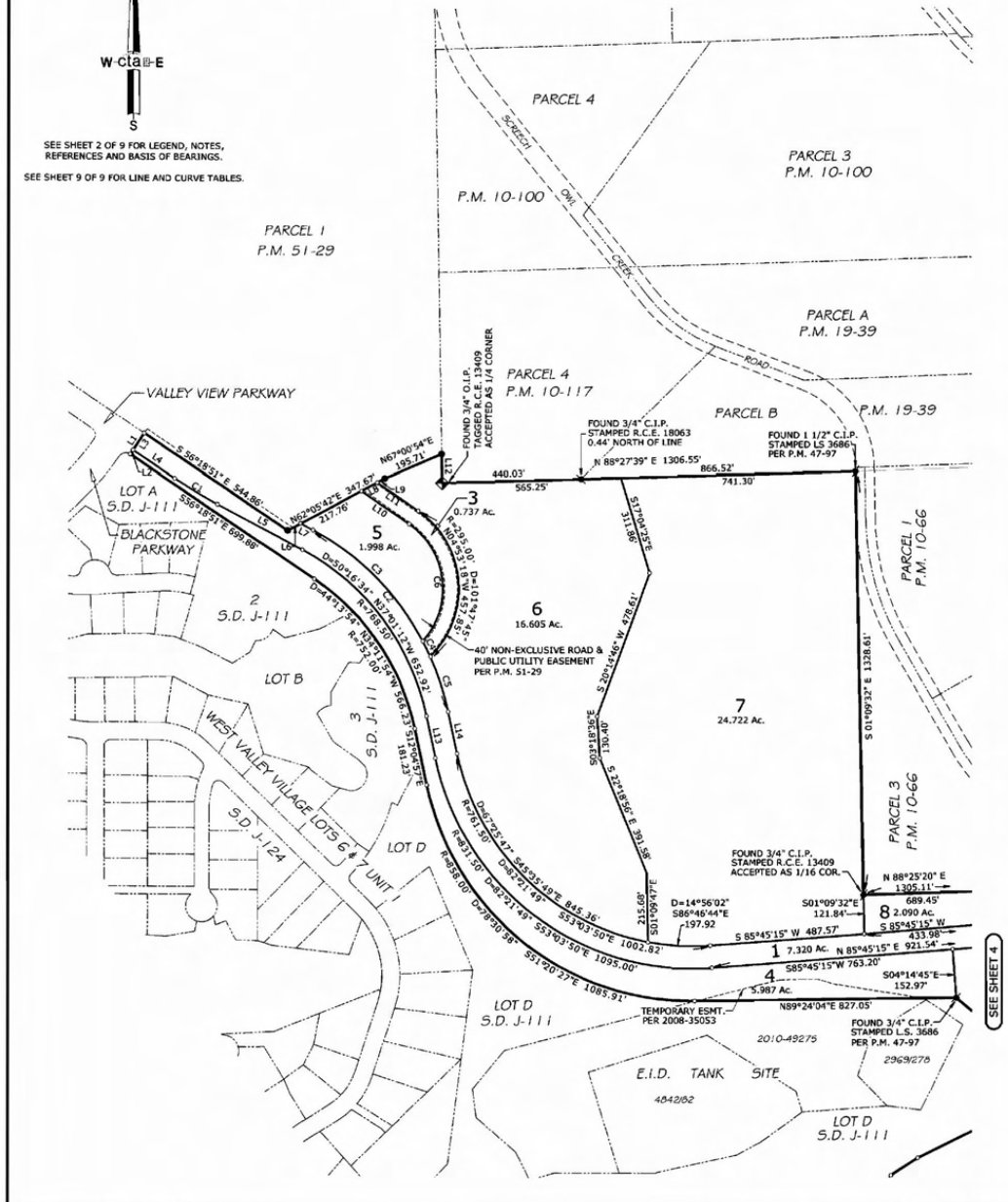
PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77  
 LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 3 OF 9 SCALE: 1"= 200'



SEE SHEET 2 OF 9 FOR LEGEND, NOTES,  
 REFERENCES AND BASIS OF BEARINGS.  
 SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.



SEE SHEET 8

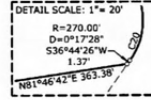
TM-F25-0005 East Ridge Village Unit 4 Final Map  
 Exhibit D - East Ridge Village Large Lot Final Map

LARGE LOT FINAL MAP OF  
**EASTRIDGE VILLAGE**

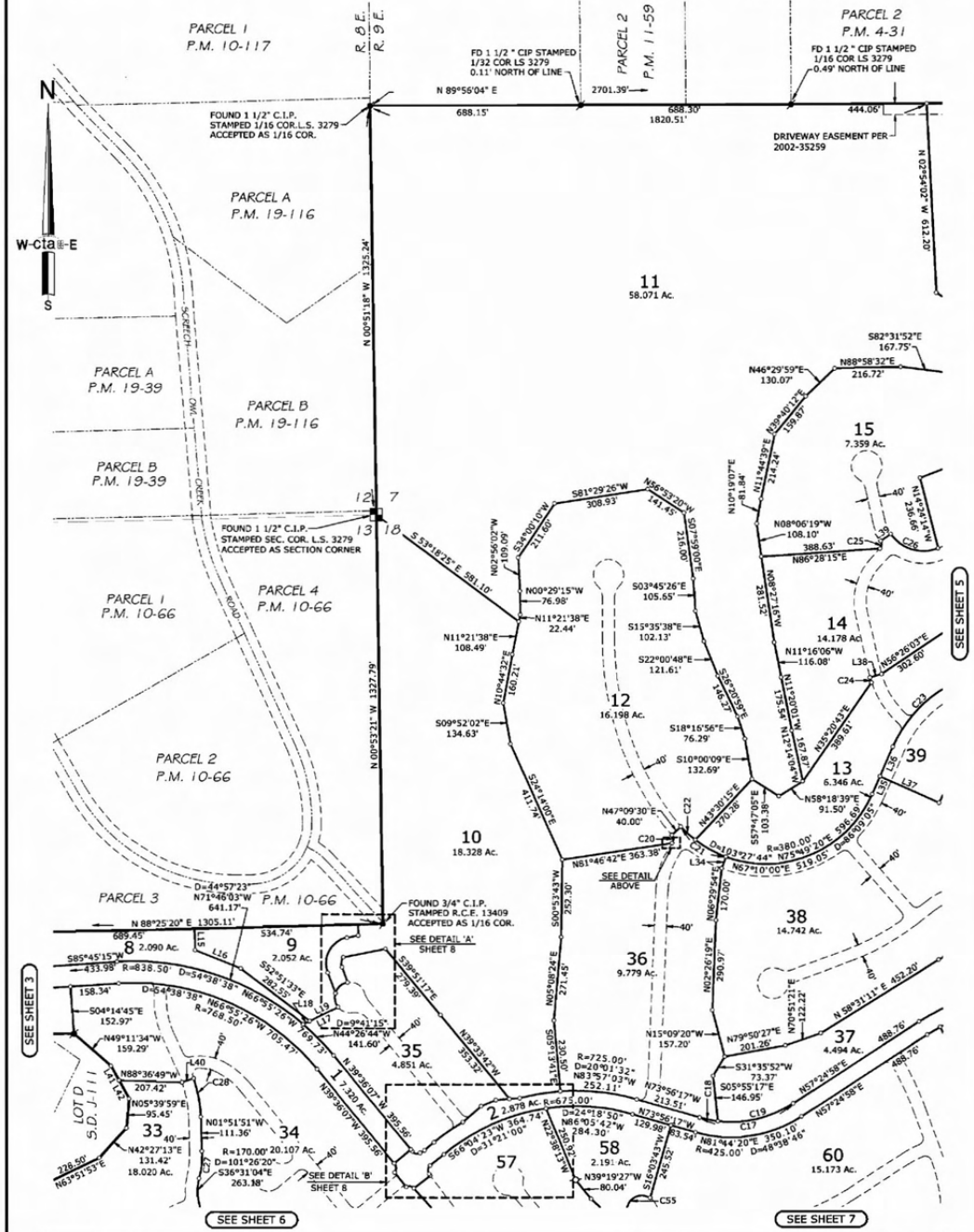
PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77  
 LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 4 OF 9 SCALE: 1" = 200'



SEE SHEET 2 OF 9 FOR LEGEND, NOTES,  
 REFERENCES AND BASIS OF BEARINGS.  
 SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.



TM-F25-0005 East Ridge Village Unit 4 Final Map  
 Exhibit D - East Ridge Village Large Lot Final Map

LARGE LOT FINAL MAP OF  
**EASTRIDGE VILLAGE**

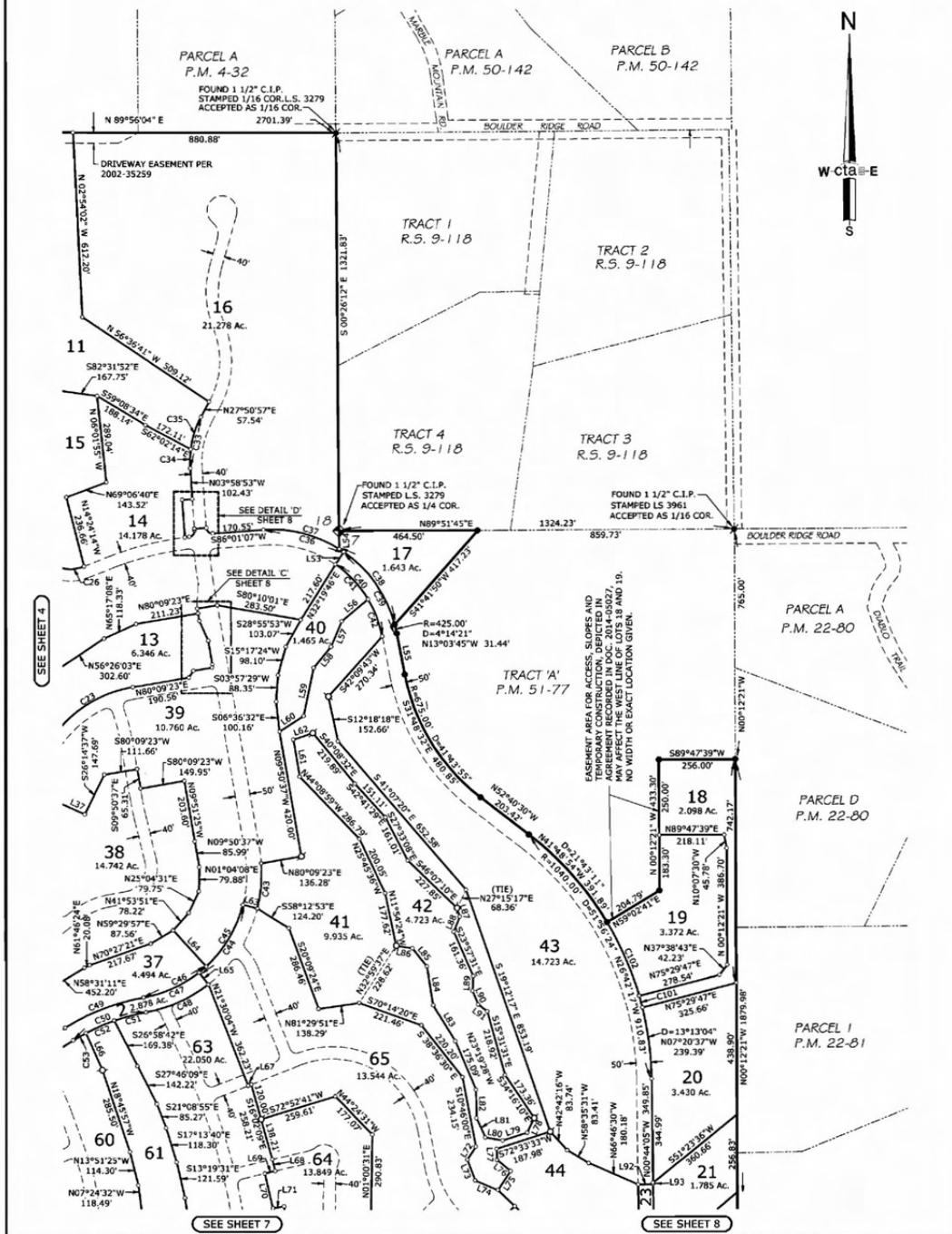
PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77  
 LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 5 OF 9 SCALE: 1"= 200'

SEE SHEET 2 OF 9 FOR LEGEND, NOTES,  
 REFERENCES AND BASIS OF BEARINGS.

SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.



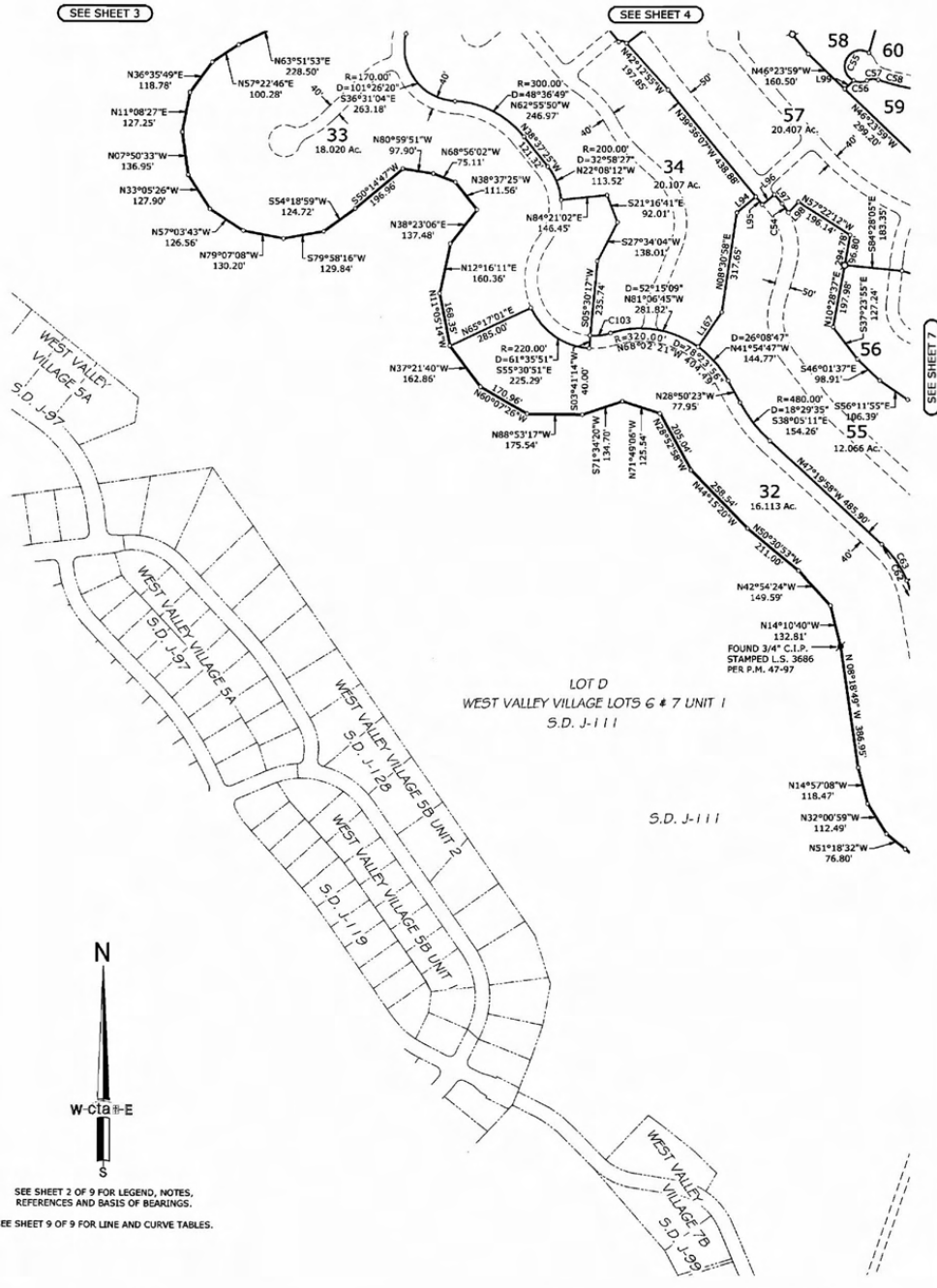
M:\11-058-0005\SURVEY\FINAL MAP\EASTRIDGE LARGE LOT FINAL 10/29/15 1:28:42 PM hwpj 1:1

# LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77  
 LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

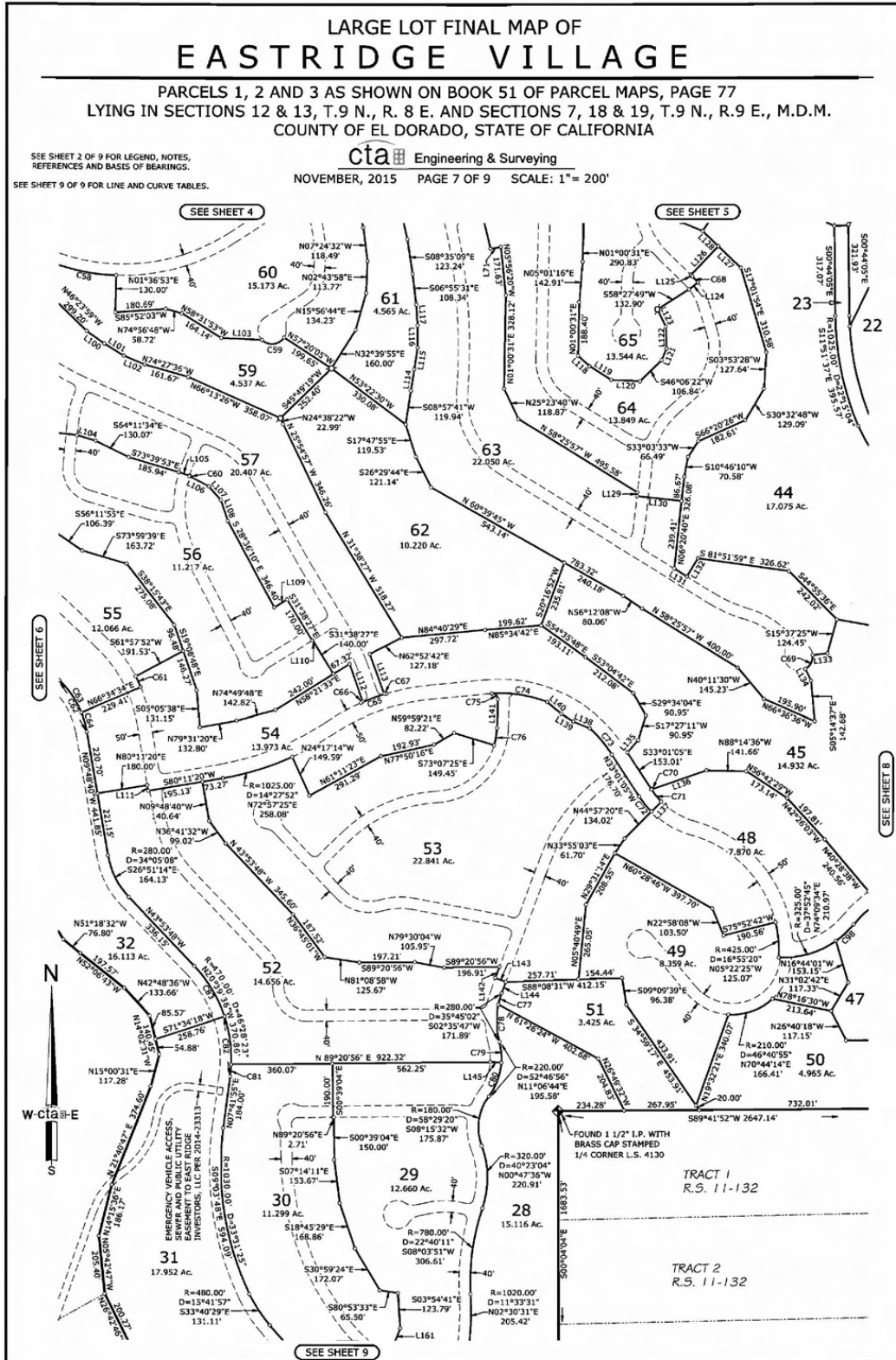
**cta** Engineering & Surveying

NOVEMBER, 2015 PAGE 6 OF 9 SCALE: 1" = 200'



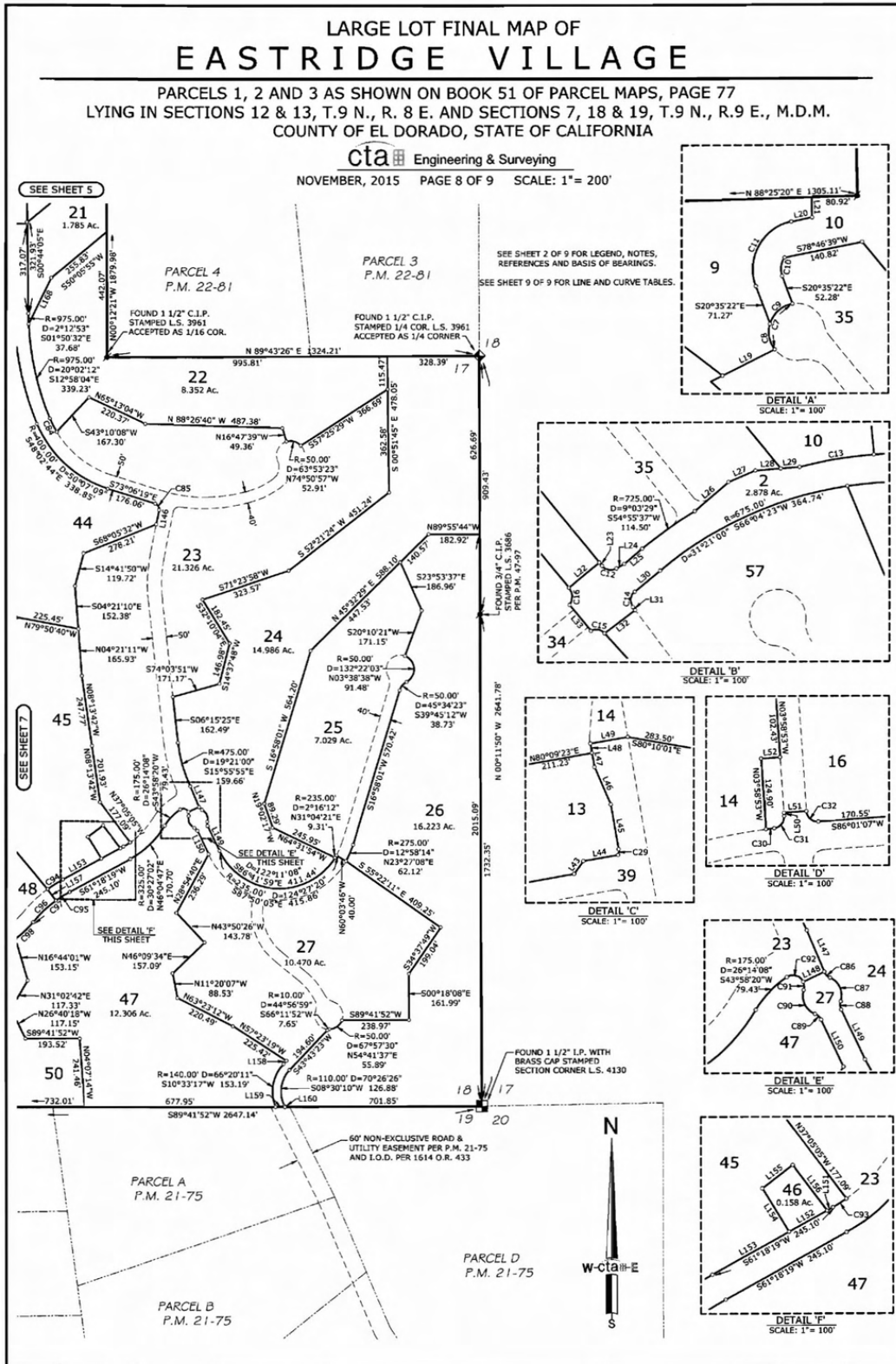
SEE SHEET 2 OF 9 FOR LEGEND, NOTES,  
 REFERENCES AND BASIS OF BEARINGS.  
 SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.

TM-F25-0005 East Ridge Village Unit 4 Final Map  
 Exhibit D - East Ridge Village Large Lot Final Map



M:\11-000-000\SURVEY\PLAN MAP\EASTRIDGE LARGE LOT FM.dwg, 10/26/2015 1:20:52 PM, sheet: 11

TM-F25-0005 East Ridge Village Unit 4 Final Map  
 Exhibit D - East Ridge Village Large Lot Final Map



M:\11-008-000\SURVEY\FINAL MAP\EASTRIDGE LARGE LOT FM.dwg, 10/29/2015 1:28:57 PM, PAGE 11

TM-F25-0005 East Ridge Village Unit 4 Final Map  
 Exhibit D - East Ridge Village Large Lot Final Map

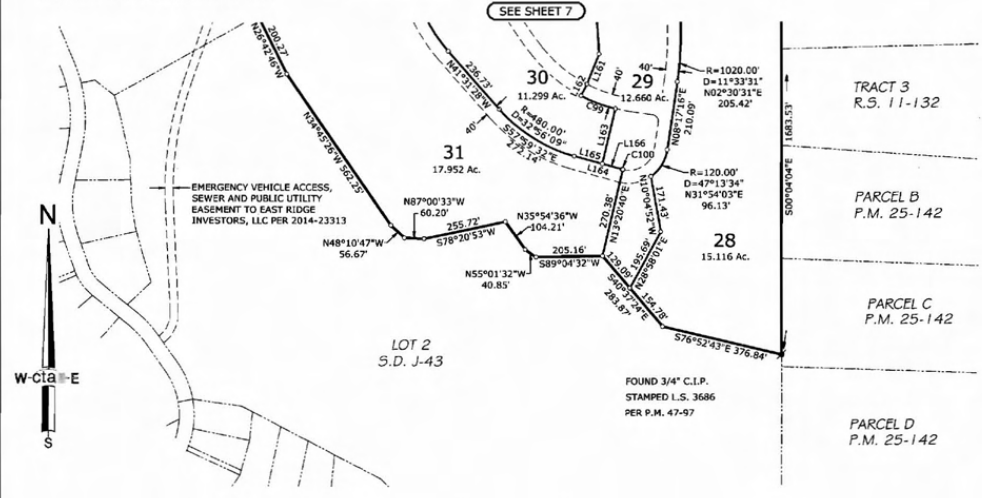
LARGE LOT FINAL MAP OF  
**EASTRIDGE VILLAGE**

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77  
 LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 9 OF 9 SCALE: 1" = 200'

SEE SHEET 2 OF 9 FOR LEGEND, NOTES,  
 REFERENCES AND BASIS OF BEARINGS.  
 SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.



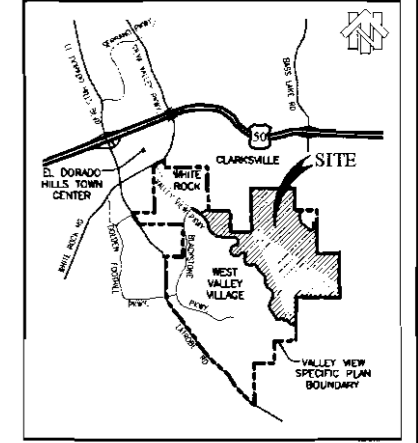
LINE DATA TABLE

LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N33°41'09"E	80.20'	L57	N22°50'09"E	92.05'
L2	N33°41'09"E	16.50'	L58	N39°40'38"E	91.47'
L3	N33°41'09"E	63.50'	L59	N12°07'01"E	163.93'
L4	S56°18'51"E	158.67'	L60	N56°32'53"E	95.15'
L5	N62°09'29"W	305.03'	L61	N09°50'37"W	124.62'
L6	N62°05'42"E	46.21'	L62	N71°06'28"E	68.45'
L7	N62°09'29"W	44.30'	L63	N75°45'22"W	50.00'
L8	N62°05'42"E	56.57'	L64	N42°41'52"W	163.34'
L9	N62°05'42"E	27.14'	L65	N38°20'21"W	50.00'
L10	S55°47'10"E	183.55'	L66	N24°12'41"W	134.70'
L11	S55°47'10"E	157.10'	L67	N68°29'56"E	11.02'
L12	S00°59'29"E	89.93'	L68	S13°22'22"E	40.00'
L13	N11°52'56"W	134.35'	L69	S76°36'38"W	35.89'
L14	S11°52'56"W	103.26'	L70	N13°23'22"W	117.49'
L15	S01°34'40"E	69.23'	L71	S80°24'52"W	37.80'
L16	S68°24'21"E	160.33'	L72	S32°25'01"W	51.83'
L17	N63°41'38"E	126.88'	L73	S26°38'44"E	73.42'
L18	N63°41'38"E	23.62'	L74	S07°31'52"E	82.93'
L19	N63°41'38"E	103.26'	L75	S34°15'00"W	74.94'
L20	S78°46'39"W	38.01'	L76	S50°48'13"E	58.31'
L21	N01°34'40"W	25.71'	L77	S01°44'46"E	37.68'
L22	N50°23'53"E	70.00'	L78	S25°22'34"W	54.04'
L23	S39°26'07"E	7.72'	L79	S72°33'33"W	86.06'
L24	S59°51'37"W	160.10'	L80	N80°02'08"W	59.42'
L25	S50°23'53"W	41.21'	L81	N24°50'46"W	70.79'
L26	S49°19'49"W	78.91'	L82	N00°43'20"W	94.56'
L27	S67°26'42"W	51.52'	L83	N31°17'27"W	140.99'
L28	S85°33'35"W	45.18'	L84	N09°20'58"W	131.35'
L29	S85°33'35"W	73.87'	L85	N38°41'01"W	72.13'
L30	N50°23'53"E	58.21'	L86	N80°35'49"W	54.98'
L31	N52°58'01"E	6.46'	L87	S18°11'12"E	30.61'
L32	N39°36'07"W	59.77'	L88	S27°23'15"W	53.76'
L33	N29°14'33"E	45.00'	L89	S23°02'28"E	49.98'
L34	N24°05'28"E	62.67'	L90	S52°53'03"E	38.15'
L35	N65°54'32"W	211.29'	L91	N08°14'05"E	4.86'
L36	S74°40'01"W	40.00'	L92	N50°23'53"E	78.48'
L37	N55°33'38"E	40.30'	L93	N39°36'07"W	32.62'
L38	N70°50'42"E	86.24'	L94	N58°09'09"W	80.65'
L39	S23°52'48"E	72.15'	L95	N106°740'37"W	80.03'
L40	S09°50'37"E	25.31'	L96	N80°11'15"W	145.74'
L41	S09°50'37"E	57.77'	L97	S41°35'53"E	68.98'
L42	N35°09'23"E	62.86'	L98	N54°25'25"E	38.45'
L43	N80°09'23"E	62.86'	L99	N54°25'28"W	77.04'
L44	S09°50'37"E	86.24'	L100	S60°59'28"E	77.58'
L45	S23°52'48"E	72.15'	L101	N106°740'37"W	80.03'
L46	S09°50'37"E	25.31'	L102	N80°11'15"W	145.74'
L47	S09°50'37"E	57.77'	L103	S41°35'53"E	68.98'
L48	N35°09'23"E	62.86'	L104	N54°25'25"E	38.45'
L49	N80°09'23"E	62.86'	L105	N54°25'28"W	77.04'
L50	S09°50'37"E	86.24'	L106	S60°59'28"E	77.58'
L51	S23°52'48"E	72.15'	L107	N106°740'37"W	80.03'
L52	S09°50'37"E	25.31'	L108	N80°11'15"W	145.74'
L53	S09°50'37"E	57.77'	L109	S41°35'53"E	68.98'
L54	N35°09'23"E	62.86'	L110	N54°25'25"E	38.45'
L55	N80°09'23"E	62.86'	L111	N54°25'28"W	77.04'
L56	S09°50'37"E	86.24'	L112	S60°59'28"E	77.58'
L57	S23°52'48"E	72.15'	L113	N106°740'37"W	80.03'
L58	S09°50'37"E	25.31'	L114	N80°11'15"W	145.74'
L59	S09°50'37"E	57.77'	L115	S41°35'53"E	68.98'
L60	N35°09'23"E	62.86'	L116	N54°25'25"E	38.45'
L61	N80°09'23"E	62.86'	L117	N54°25'28"W	77.04'
L62	S09°50'37"E	86.24'	L118	S60°59'28"E	77.58'
L63	S23°52'48"E	72.15'	L119	N106°740'37"W	80.03'
L64	S09°50'37"E	25.31'	L120	N80°11'15"W	145.74'
L65	S09°50'37"E	57.77'	L121	S41°35'53"E	68.98'
L66	N35°09'23"E	62.86'	L122	N54°25'25"E	38.45'
L67	N80°09'23"E	62.86'	L123	N54°25'28"W	77.04'
L68	S09°50'37"E	86.24'	L124	S60°59'28"E	77.58'
L69	S23°52'48"E	72.15'	L125	N106°740'37"W	80.03'
L70	S09°50'37"E	25.31'	L126	N80°11'15"W	145.74'
L71	S09°50'37"E	57.77'	L127	S41°35'53"E	68.98'
L72	N35°09'23"E	62.86'	L128	N54°25'25"E	38.45'
L73	N80°09'23"E	62.86'	L129	N54°25'28"W	77.04'
L74	S09°50'37"E	86.24'	L130	S60°59'28"E	77.58'
L75	S23°52'48"E	72.15'	L131	N106°740'37"W	80.03'
L76	S09°50'37"E	25.31'	L132	N80°11'15"W	145.74'
L77	S09°50'37"E	57.77'	L133	S41°35'53"E	68.98'
L78	N35°09'23"E	62.86'	L134	N54°25'25"E	38.45'
L79	N80°09'23"E	62.86'	L135	N54°25'28"W	77.04'
L80	S09°50'37"E	86.24'	L136	S60°59'28"E	77.58'
L81	S23°52'48"E	72.15'	L137	N106°740'37"W	80.03'
L82	S09°50'37"E	25.31'	L138	N80°11'15"W	145.74'
L83	S09°50'37"E	57.77'	L139	S41°35'53"E	68.98'
L84	N35°09'23"E	62.86'	L140	N54°25'25"E	38.45'
L85	N80°09'23"E	62.86'	L141	N54°25'28"W	77.04'
L86	S09°50'37"E	86.24'	L142	S60°59'28"E	77.58'
L87	S23°52'48"E	72.15'	L143	N106°740'37"W	80.03'
L88	S09°50'37"E	25.31'	L144	N80°11'15"W	145.74'
L89	S09°50'37"E	57.77'	L145	S41°35'53"E	68.98'
L90	N35°09'23"E	62.86'	L146	N54°25'25"E	38.45'
L91	N80°09'23"E	62.86'	L147	N54°25'28"W	77.04'
L92	S09°50'37"E	86.24'	L148	S60°59'28"E	77.58'
L93	S23°52'48"E	72.15'	L149	N106°740'37"W	80.03'
L94	S09°50'37"E	25.31'	L150	N80°11'15"W	145.74'
L95	S09°50'37"E	57.77'	L151	S41°35'53"E	68.98'
L96	N35°09'23"E	62.86'	L152	N54°25'25"E	38.45'
L97	N80°09'23"E	62.86'	L153	N54°25'28"W	77.04'
L98	S09°50'37"E	86.24'	L154	S60°59'28"E	77.58'
L99	S23°52'48"E	72.15'	L155	N106°740'37"W	80.03'
L100	S09°50'37"E	25.31'	L156	N80°11'15"W	145.74'
L101	S09°50'37"E	57.77'	L157	S41°35'53"E	68.98'
L102	N35°09'23"E	62.86'	L158	N54°25'25"E	38.45'
L103	N80°09'23"E	62.86'	L159	N54°25'28"W	77.04'
L104	S09°50'37"E	86.24'	L160	S60°59'28"E	77.58'
L105	S23°52'48"E	72.15'	L161	N106°740'37"W	80.03'
L106	S09°50'37"E	25.31'	L162	N80°11'15"W	145.74'
L107	S09°50'37"E	57.77'	L163	S41°35'53"E	68.98'
L108	N35°09'23"E	62.86'	L164	N54°25'25"E	38.45'
L109	N80°09'23"E	62.86'	L165	N54°25'28"W	77.04'
L110	S09°50'37"E	86.24'	L166	S60°59'28"E	77.58'
L111	S23°52'48"E	72.15'	L167	N106°740'37"W	80.03'
L112	S09°50'37"E	25.31'	L168	N80°11'15"W	145.74'
L113	S09°50'37"E	57.77'	L169	S41°35'53"E	68.98'
L114	N35°09'23"E	62.86'	L170	N54°25'25"E	38.45'
L115	N80°09'23"E	62.86'	L171	N54°25'28"W	77.04'
L116	S09°50'37"E	86.24'	L172	S60°59'28"E	77.58'
L117	S23°52'48"E	72.15'	L173	N106°740'37"W	80.03'
L118	S09°50'37"E	25.31'	L174	N80°11'15"W	145.74'
L119	S09°50'37"E	57.77'	L175	S41°35'53"E	68.98'
L120	N35°09'23"E	62.86'	L176	N54°25'25"E	38.45'
L121	N80°09'23"E	62.86'	L177	N54°25'28"W	77.04'
L122	S09°50'37"E	86.24'	L178	S60°59'28"E	77.58'
L123	S23°52'48"E	72.15'	L179	N106°740'37"W	80.03'
L124	S09°50'37"E	25.31'	L180	N80°11'15"W	145.74'
L125	S09°50'37"E	57.77'	L181	S41°35'53"E	68.98'
L126	N35°09'23"E	62.86'	L182	N54°25'25"E	38.45'
L127	N80°09'23"E	62.86'	L183	N54°25'28"W	77.04'
L128	S09°50'37"E	86.24'	L184	S60°59'28"E	77.58'
L129	S23°52'48"E	72.15'	L185	N106°740'37"W	80.03'
L130	S09°50'37"E	25.31'	L186	N80°11'15"W	145.74'
L131	S09°50'37"E	57.77'	L187	S41°35'53"E	68.98'
L132	N35°09'23"E	62.86'	L188	N54°25'25"E	38.45'
L133	N80°09'23"E	62.86'	L189	N54°25'28"W	77.04'
L134	S09°50'37"E	86.24'	L190	S60°59'28"E	77.58'
L135	S23°52'48"E	72.15'	L191	N106°740'37"W	80.03'
L136	S09°50'37"E	25.31'	L192	N80°11'15"W	145.74'
L137	S09°50'37"E	57.77'	L193	S41°35'53"E	68.98'
L138	N35°09'23"E	62.86'	L194	N54°25'25"E	38.45'
L139	N80°09'23"E	62.86'	L195	N54°25'28"W	77.04'
L140	S09°50'37"E	86.24'	L196	S60°59'28"E	77.58'
L141	S23°52'48"E	72.15'	L197	N106°740'37"W	80.03'
L142	S09°50'37"E	25.31'	L198	N80°11'15"W	145.74'
L143	S09°50'37"E	57.77'	L199	S41°35'53"E	68.98'
L144	N35°09'23"E	62.86'	L200	N54°25'25"E	38.45'
L145	N80°09'23"E	62.86'	L201	N54°25'28"W	77.04'
L146	S09°50'37"E	86.24'	L202	S60°59'28"E	77.58'
L147	S23°52'48"E	72.15'	L203	N106°740'37"W	80.03'
L148	S09°50'37"E	25.31'	L204	N80°11'15"W	145.74'
L149	S09°50'37"E	57.77'	L205	S41°35'53"E	68.98'
L150	N35°09'23"E	62.86'	L206	N54°25'25"E	38.45'
L151	N80°09'23"E	62.86'	L207	N54°25'28"W	77.04'
L152	S09°50'37"E	86.24'	L208	S60°59'28"E	77.58'
L153	S23°52'48"E	72.15'	L209	N106°740'37"W	80.03'
L154	S09°50'37"E	25.31'	L210	N80°11'15"W	145.74'
L155	S09°50'37"E	57.77'	L211	S41°35'53"E	68.98'
L156	N35°09'23"E	62.86'	L212	N54°25'25"E	38.45'
L157	N80°09'23"E	62.86'	L213	N54°25'28"W	77.04'
L158	S09°50'37"E	86.24'	L214	S60°59'28"E	77.58'
L159	S23°52'48"E	72.15'	L215	N106°740'37"W	80.03'
L160	S09°50'37"E	25.31'	L216	N80°11'15"W	145.74'
L161	S09°50'37"E	57.77'	L217	S41°35'53"E	68.98'
L162	N35°09'23"E	62.86'	L218	N54°25'25"E	38.45'
L163	N80°09'23"E	62.86'	L219	N54°25'28"W	77.04'
L164	S09°50'37"E	86.24'	L220	S60°59'28"E	77.58'
L165	S23°52'48"E	72.15'	L221	N106°740'37"W	80.03'
L166	S09°50'37"E	25.31'	L222	N80°11'15"W	145.74'
L167	S09°50'37"E	57.77'	L223	S41°35'53"E	68.98'
L168	N35°09'23"E	62.86'	L224	N54°25'25"E	38.45'
L169	N80°09'23"E	62.86'	L225	N54°25'28"W</	

# TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO OVERALL LAYOUT - SHEET 1 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014  
 REVISED: MAY, 2015



**KEY NOTES:**

- 118-570-06, BLACKSTONE MASTER ASSOCIATION
- 118-570-02, ART WEST VALLEY INV.
- 118-570-07, BLACKSTONE MASTER ASSOCIATION
- 118-570-03, ART WEST VALLEY INV.
- 118-570-09, BLACKSTONE MASTER ASSOCIATION
- 118-020-11, E.I.D.
- 118-020-07, E.I.D.
- 118-020-08, E.I.D.
- 118-020-09, E.I.D.
- 118-020-10, E.I.D.
- 118-020-12, E.I.D.
- 118-020-13, E.I.D.
- 118-020-14, E.I.D.
- 118-020-15, E.I.D.
- 118-020-16, E.I.D.
- 118-020-17, E.I.D.
- 118-020-18, E.I.D.
- 118-020-19, E.I.D.
- 118-020-20, E.I.D.
- 118-020-21, E.I.D.
- 118-020-22, E.I.D.
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- 118-020-34, E.I.D.
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- 118-020-37, E.I.D.
- 118-020-38, E.I.D.
- 118-020-39, E.I.D.
- 118-020-40, E.I.D.
- 118-020-41, E.I.D.
- 118-020-42, E.I.D.
- 118-020-43, E.I.D.
- 118-020-44, E.I.D.
- 118-020-45, E.I.D.
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- 118-020-94, E.I.D.
- 118-020-95, E.I.D.
- 118-020-96, E.I.D.
- 118-020-97, E.I.D.
- 118-020-98, E.I.D.
- 118-020-99, E.I.D.
- 118-020-100, E.I.D.

**GENERAL NOTES:**

- SEE FIRE SAFE PLAN FOR REQUIRED FIRE TREATMENT ZONES, EASEMENTS TO BE PROVIDED WHERE REQUIRED.
- SEE BUILDING ENVELOPE DIAGRAM FOR SETBACK INFORMATION.
- SEE SHEET 2 FOR TYPICAL ROAD SECTIONS.

**LEGEND**

- FIRE HYDRANT
- PROJECT BOUNDARY

**OWNERS OF RECORD**

VALLEY VIEW REALTY INVESTMENTS, LLC  
 EL DORADO LAND VENTURES, LLC  
 EAST RIDGE HOLDINGS, LLC  
 3907 PARK DRIVE, SUITE 235  
 EL DORADO HILLS, CA 95762

**APPLICANT**

EAST RIDGE HOLDINGS, LLC  
 BY HBT EAST RIDGE, LLC  
 3907 PARK DRIVE, SUITE 235  
 EL DORADO HILLS, CA 95762

**ENGINEER**

cta Engineering & Surveying  
 Civil Engineering Land Surveying Land Planning  
 3233 Marina Court, Redondo Beach, CA 90742  
 (310) 892-0910 FAX (310) 892-0911 www.cta.net

**MAP SCALE**  
 1" = 300'

**CONTOUR INTERVAL**  
 CONTOUR INTERVAL = 5' FEET

**SOURCE OF TOPOGRAPHY**  
 AERIAL PHOTOGRAMMETRY

**SECTION, TOWNSHIP and RANGE**  
 S 1/2 LOTS 1 & 2,  
 SECTION 7, T.9 N., R. 9 E.

**ASSESSOR'S PARCEL NUMBERS**

A.P.N. 118-130-28  
 A.P.N. 118-130-31  
 A.P.N. 118-130-35  
 A.P.N. 118-130-40

**PRESENT & PROPOSED ZONING**

VALLEY VIEW SPECIFIC PLAN  
 ER-1, ER-2, ER-L, M0S & OS

**TOTAL AREA**  
 733.98 ACRES

**TOTAL NUMBER OF PARCELS**

**RESIDENTIAL LOTS**

SINGLE FAMILY LOTS - 701 ..... 451.02 AC

**LETTERED LOTS**

PARKS - LOTS P & Q ..... 12.12 AC  
 OPEN SPACE - LOTS A THRU D, V, & W ..... 192.52 AC  
 LANDSCAPE - LOTS L1 THRU L41 ..... 7.76 AC  
 ROADWAY - LOTS P, R1 THRU R12 ..... 68.28 AC  
 LIFT STATION - LOT S ..... 0.12 AC  
 WATER TANK - LOT T ..... 2.10 AC  
 PUMP STATION - LOT U ..... 0.05 AC

**MINIMUM RESIDENTIAL LOT AREA**  
 8,470 SQUARE FEET

**WATER SUPPLY and SEWAGE DISPOSAL**  
 EL DORADO IRRIGATION DISTRICT

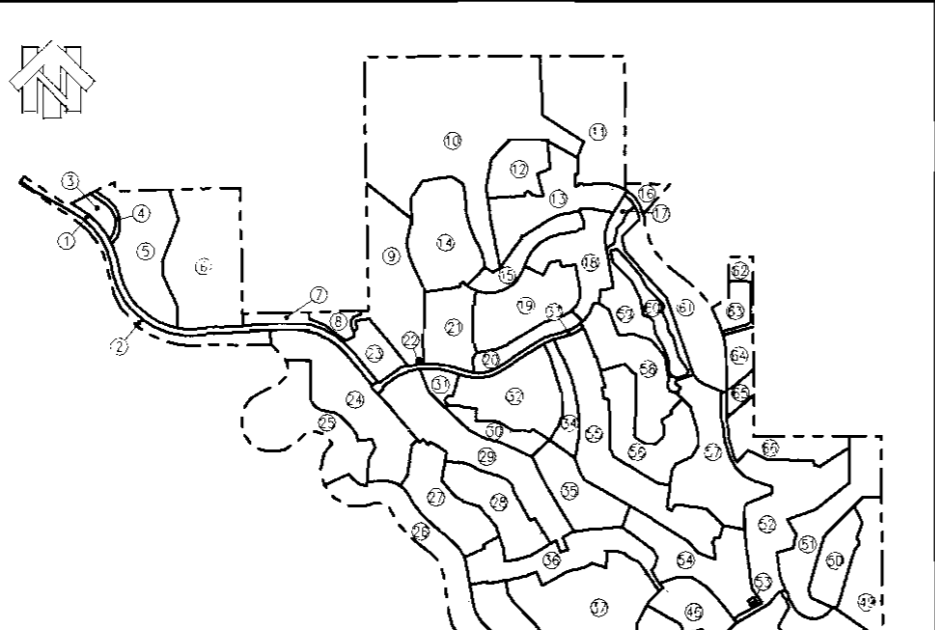
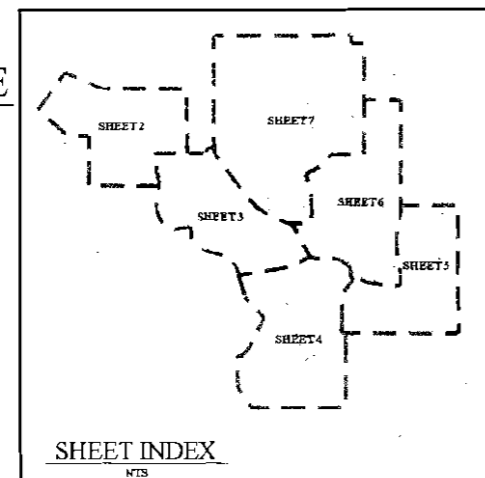
**PROPOSED STRUCTURAL FIRE PROTECTION**  
 EL DORADO HILLS COUNTY WATER DISTRICT  
 (FIRE DEPARTMENT)

**DATE OF PREPARATION**  
 SEPTEMBER, 2014  
 REVISED: MARCH, 2015

**ENGINEER'S CERTIFICATE**

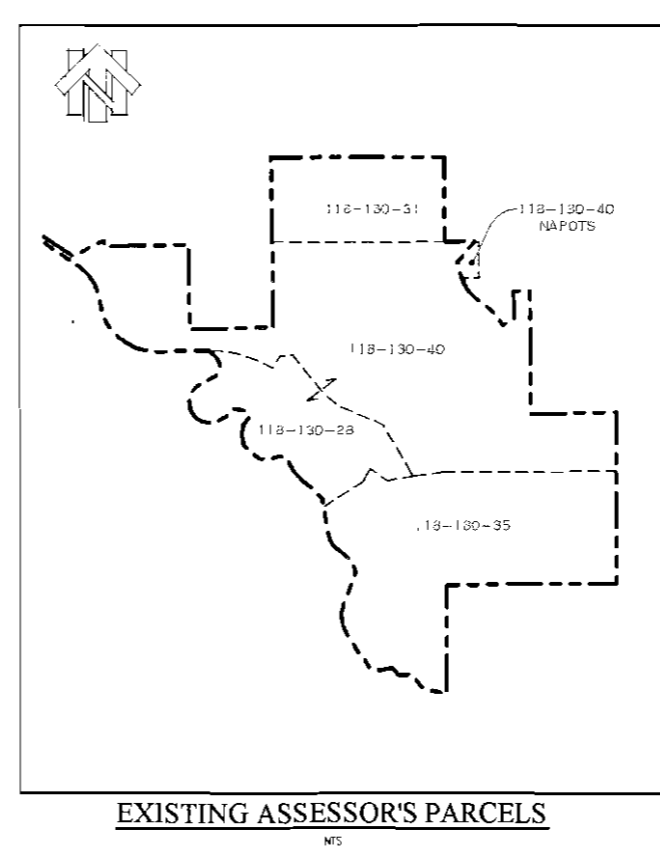
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "DIXON RANCH" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY EL DORADO COUNTY

BRIAN M. ALLEN P.E. 60764 DATE



**PHASING PLAN NOTICE**  
 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS (PER THE SUBDIVISION MAP ACT, SECTION 65456.1) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE, MULTI-USE OPEN SPACE, AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

NO	AREA	PHASE	NO	AREA	PHASE	NO	AREA	PHASE	NO	AREA	PHASE
1	2.44 AC	--	18	16.76 AC	1P	35	3.87 AC	--	52	7.02 AC	1P
2	3.98 AC	--	19	18.74 AC	1P	36	4.57 AC	--	53	14.89 AC	--
3	3.26 AC	--	20	14.74 AC	1P	37	10.23 AC	--	54	21.32 AC	1C
4	6.74 AC	--	21	4.48 AC	1P	38	13.98 AC	1P	55	8.36 AC	--
5	14.62 AC	--	22	3.79 AC	1B	39	22.84 AC	2D	56	14.89 AC	--
6	24.70 AC	1B	23	5.96 AC	--	40	14.60 AC	2I	57	22.27 AC	1A
7	2.88 AC	--	24	4.82 AC	1D	41	17.91 AC	2M	58	13.87 AC	1B
8	2.09 AC	1B	25	20.13 AC	2A	42	11.30 AC	2M	59	17.87 AC	--
9	18.34 AC	--	26	18.81 AC	1C	43	12.66 AC	2E	60	13.30 AC	1C
10	58.99 AC	--	27	14.11 AC	2D	44	15.17 AC	1E	61	9.84 AC	--
11	21.28 AC	1P	28	13.86 AC	1B	45	3.43 AC	--	62	4.72 AC	--
12	7.35 AC	1B	29	11.22 AC	1P	46	8.37 AC	1P	63	14.71 AC	1A
13	14.19 AC	1B	30	20.39 AC	1B	47	4.78 AC	--	64	2.16 AC	--
14	16.30 AC	1D	31	4.24 AC	--	48	7.87 AC	2K	65	1.37 AC	1B
15	4.34 AC	1D	32	2.19 AC	--	49	12.31 AC	--	66	3.43 AC	1B
16	1.44 AC	--	33	11.17 AC	1D	50	10.49 AC	1B	67	1.49 AC	--
			34	16.21 AC	1D	51	16.21 AC	1D	68	8.44 AC	1D



**PROJECT BOUNDARY DIMENSIONS**

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	499.88	N08°18'51.22"W	L17	111.56	N38°37'25.22"W	L31	258.00	N07°02'32.92"W	L45	180.45	N14°02'19.02"W
L2	181.23	N07°04'57.49"W	L18	137.48	N08°23'08.09"W	L32	255.04	N08°52'37.88"W	L46	112.28	N15°00'31.09"W
L3	327.05	S08°24'04.03"W	L19	160.38	N12°18'11.90"E	L33	284.54	N07°15'23.67"W	L47	112.28	N07°04'57.49"W
L4	159.29	N08°11'34.25"W	L20	166.35	N11°05'13.73"W	L34	149.50	N07°04'57.49"W	L48	186.17	N14°15'38.38"E
L5	121.62	N07°27'04.14"W	L21	182.86	N13°21'40.12"W	L35	129.64	N07°15'23.67"W	L49	205.40	N07°42'45.79"W
L6	95.42	N07°30'59.87"E	L22	175.95	N07°21'26.44"W	L36	131.42	N07°21'26.44"W	L50	200.27	N07°42'45.79"W
L7	131.42	N07°21'26.44"W	L23	175.95	N07°33'19.02"E	L37	131.42	N07°33'19.02"E	L51	561.25	N34°45'25.91"W
L8	228.52	N08°51'32.34"E	L24	134.20	S11°34'20.56"W	L38	134.20	S11°34'20.56"W	L52	561.25	N34°45'25.91"W
L9	180.20	N07°52'45.97"E	L25	125.54	N11°44'25.96"W	L39	125.54	N11°44'25.96"W	L53	440.37	N07°02'32.92"W
L10	118.78	N06°59'29.84"E	L26	205.04	N09°52'37.88"W	L40	205.04	N09°52'37.88"W	L54	255.72	S10°20'52.69"W
L11	122.26	N11°08'33.97"E	L27	210.21	N09°52'37.88"W	L41	210.21	N09°52'37.88"W	L55	154.11	N07°54'35.83"W
L12	136.95	N07°33'19.02"E	L28	211.00	N09°52'37.88"W	L42	211.00	N09°52'37.88"W	L56	154.11	N07°54'35.83"W
L13	127.90	N07°00'26.90"E	L29	149.50	N07°04'57.49"W	L43	149.50	N07°04'57.49"W	L57	200.18	S09°04'31.60"W
L14	129.64	N07°00'26.90"E	L30	132.81	N07°10'40.39"W	L44	132.81	N07°10'40.39"W	L58	284.74	S09°04'31.60"W
L15	130.20	N07°07'08.25"W	L31	130.20	N07°10'40.39"W	L45	130.20	N07°10'40.39"W	L59	175.75	N08°17'39.80"E
L16	124.72	S14°18'58.78"W	L32	112.47	N14°57'02.92"E	L46	112.47	N14°57'02.92"E	L60	99.11	S07°58'29.28"E
L17	124.72	S14°18'58.78"W	L33	78.86	N01°18'31.00"W	L47	78.86	N01°18'31.00"W	L61	175.11	N07°00'32.92"E
L18	124.72	S14°18'58.78"W	L34	119.57	N07°05'42.89"W	L48	119.57	N07°05'42.89"W	L62	175.11	N07°00'32.92"E
L19	97.80	N07°59'51.97"W	L35	133.64	N07°58'35.51"W	L49	133.64	N07°58'35.51"W	L63	175.11	N07°00'32.92"E
L20	25.11	N08°58'35.51"W	L36	133.64	N07°58'35.51"W	L50	133.64	N07°58'35.51"W	L64	175.11	N07°00'32.92"E

**APPROVED**  
 EL DORADO COUNTY  
 PLANNING COMMISSION

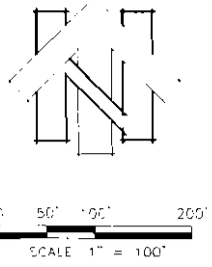
DATE: June 11, 2015  
 BY: Roger Tranter  
 EXECUTIVE SECRETARY

PLANNING COMMISSION  
 APPROVAL/DENIAL DATE: \_\_\_\_\_  
 BOARD OF SUPERVISORS  
 APPROVAL/DENIAL DATE: \_\_\_\_\_

# TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 2 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014  
 REVISED: MAY, 2015

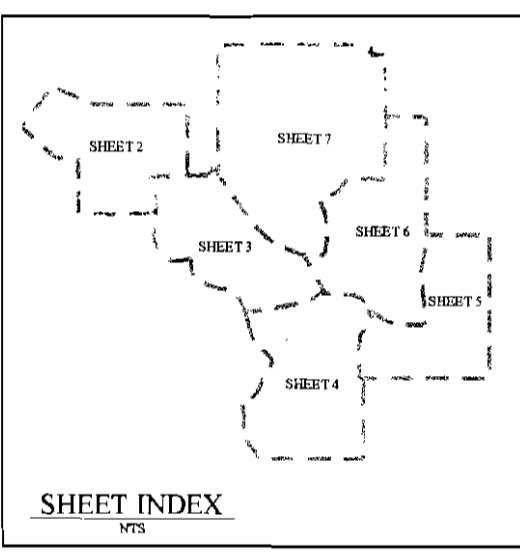
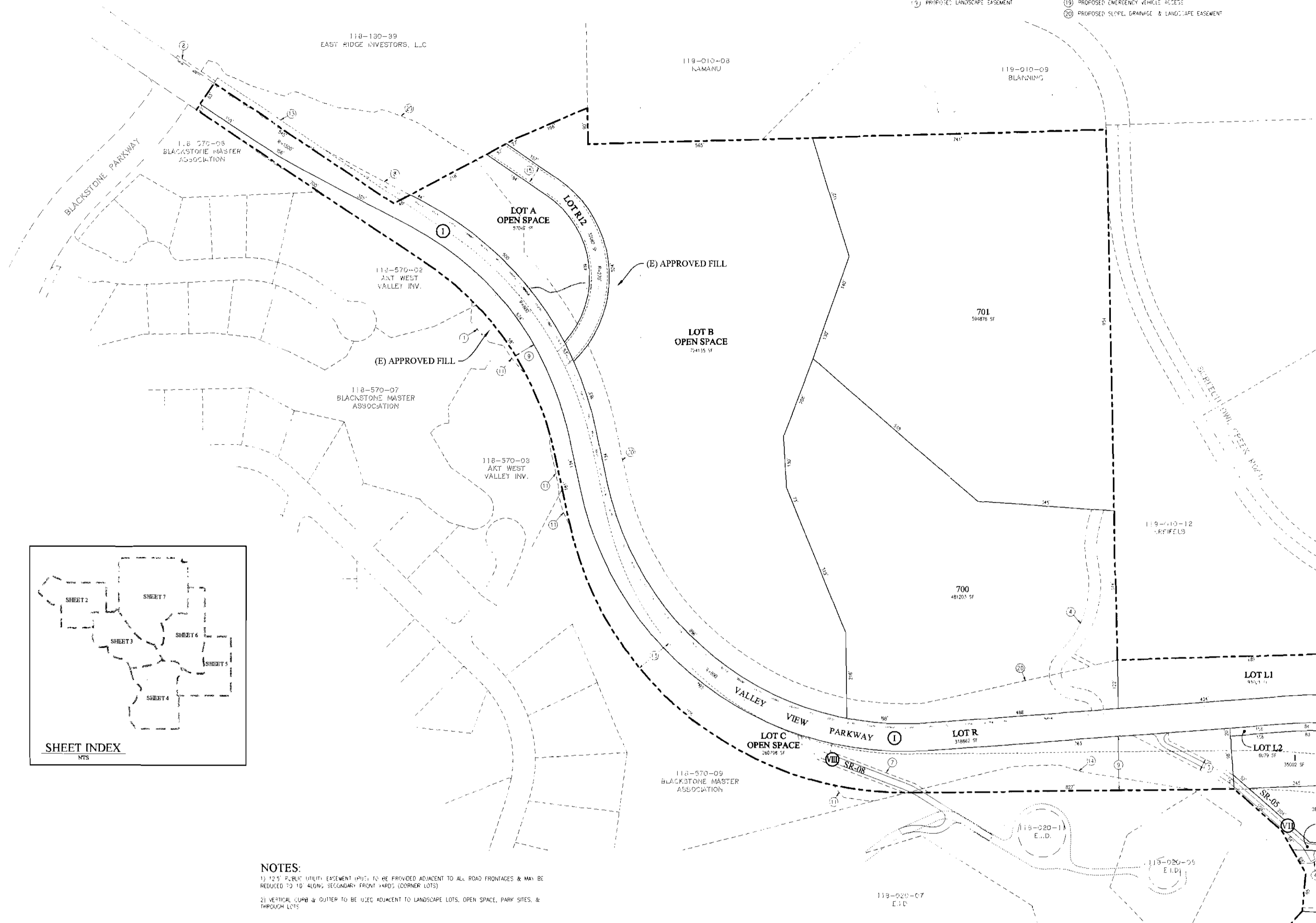


### LEGEND

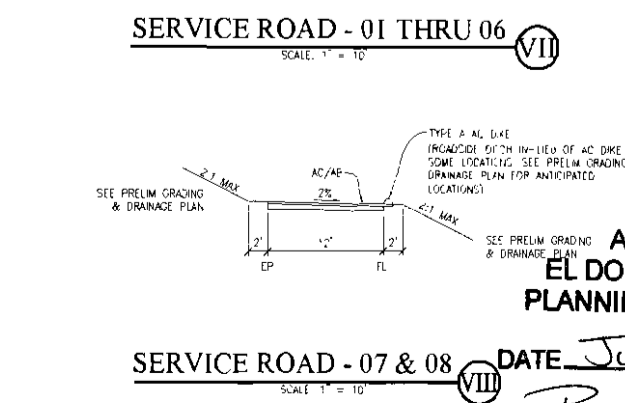
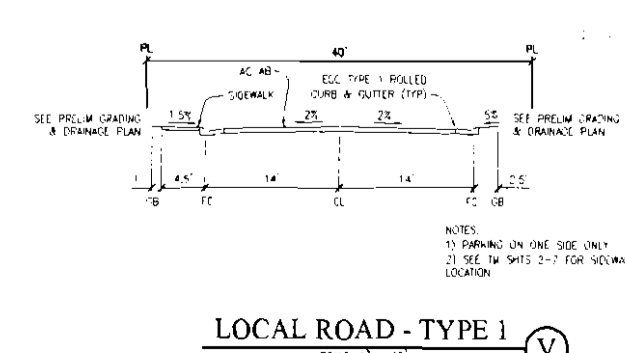
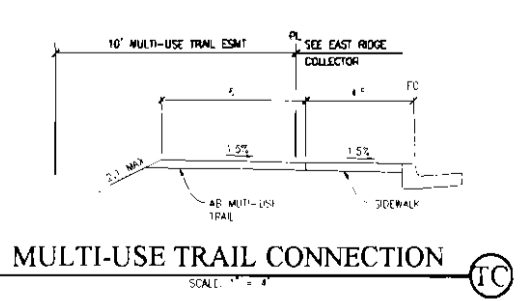
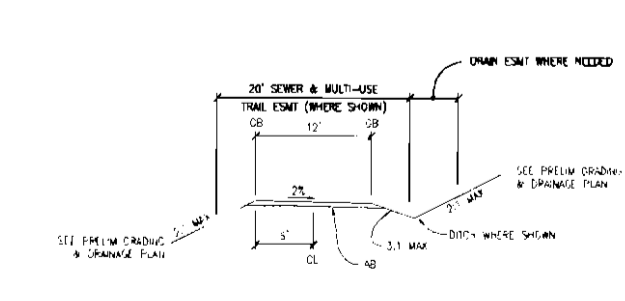
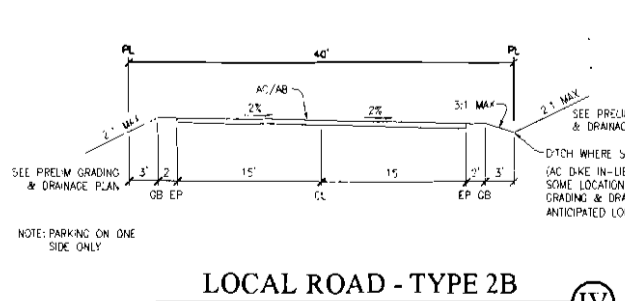
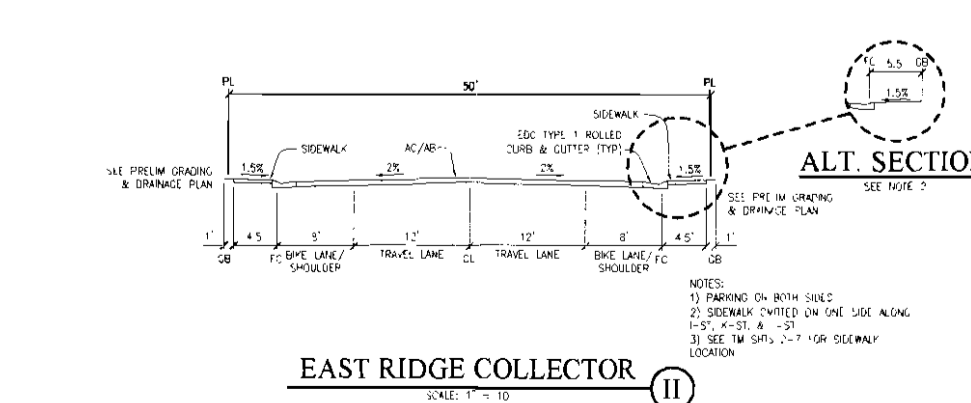
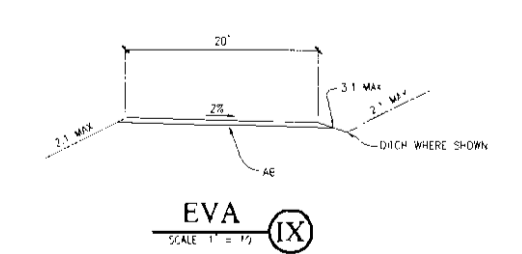
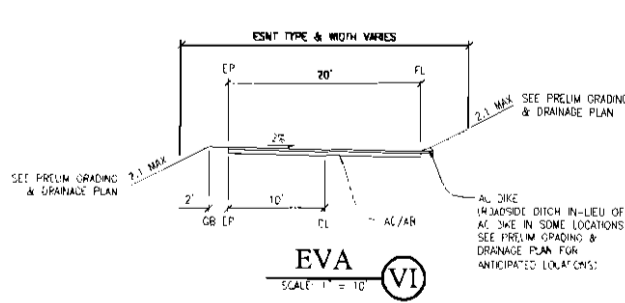
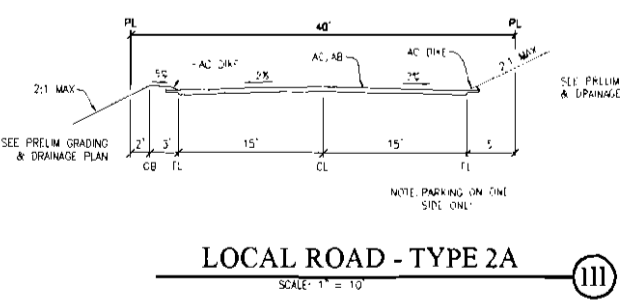
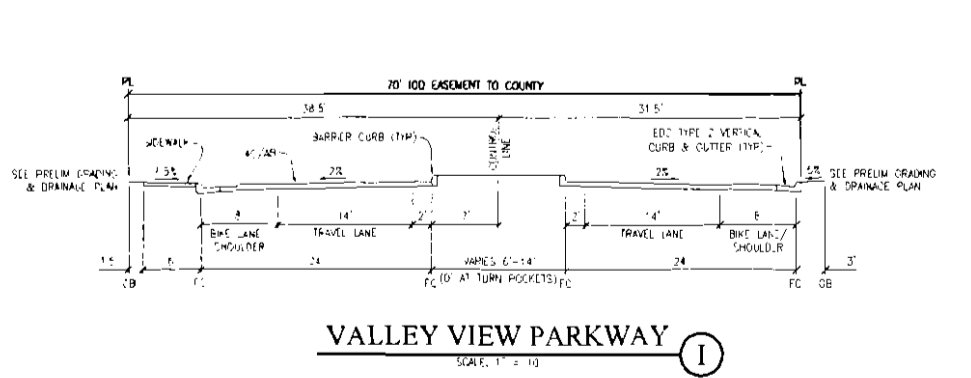
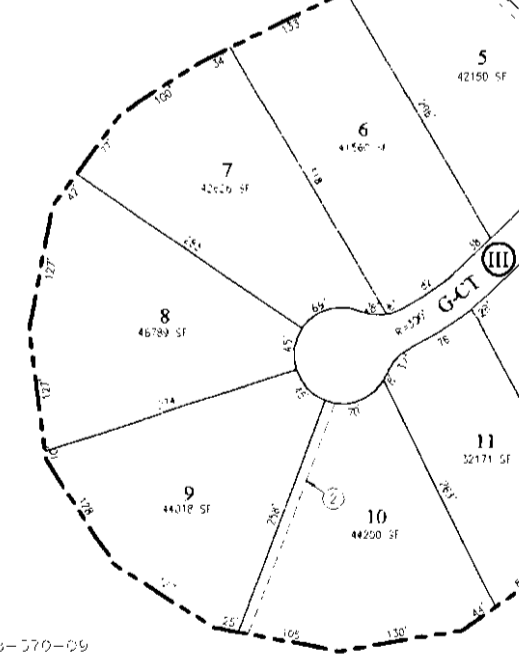
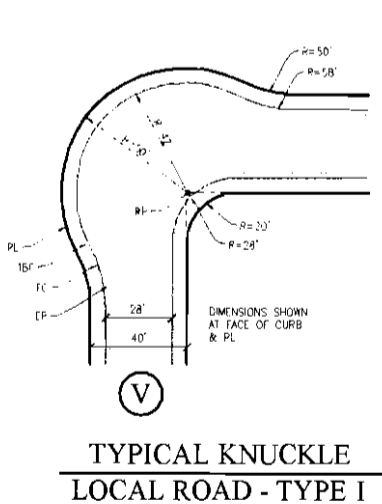
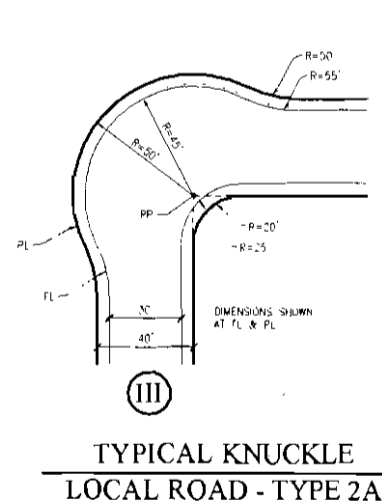
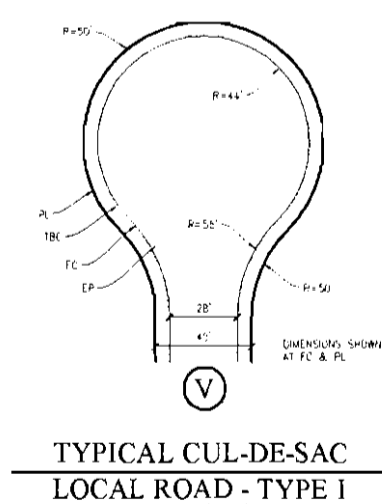
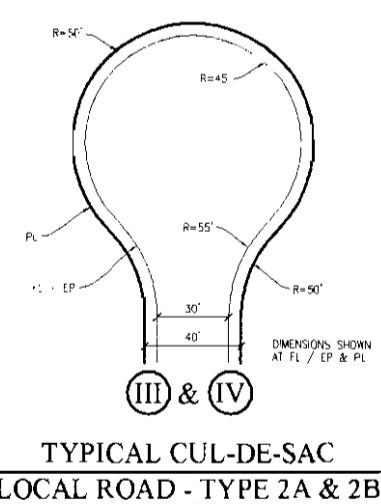
	JURISDICTIONAL WATERS		ROAD SECTION DESIGNATION SEE DETAILS THIS SHEET
	SIDEWALK LOCATION		PROPOSED GATE
			PROPOSED GATE - EXIT ONLY

### KEY NOTES:

- |  |   |
|--|---|
| 1) PROPOSED SLOPE & DRAINAGE EASEMENT      | 11) PROPOSED SLOPE EASEMENT                       |
| 2) PROPOSED DRAINAGE EASEMENT              | 12) E.O.D., ROAD & PUE                            |
| 3) PROPOSED SEWER EASEMENT                 | 13) E.T. ROAD / UTILITY EASEMENT                  |
| 4) PROPOSED ACCESS EASEMENT                | 14) E.T. REMEDIATION EASEMENT                     |
| 5) PROPOSED PUBLIC UTILITY EASEMENT        | 15) E.T. ADJ. NON-EXCLUSIVE ROAD & PUE            |
| 6) PROPOSED SEWER & WATER EASEMENT         | 16) PROPOSED 20" SEWER & MULTI-USE TRAIL EASEMENT |
| 7) PROPOSED WATER EASEMENT                 | 17) PROPOSED EMERGENCY VEHICLE ACCESS & PUE       |
| 8) PROPOSED ROAD & PUBLIC UTILITY EASEMENT | 18) PROPOSED MULTI-USE TRAIL EASEMENT             |
| 9) PROPOSED LANDSCAPE EASEMENT             | 19) PROPOSED EMERGENCY VEHICLE ACCESS             |
|  | 20) PROPOSED SLOPE, DRAINAGE & LANDSCAPE EASEMENT |



- NOTES:**
- 1) 12" PUBLIC UTILITY EASEMENT (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTS & MAY BE REDUCED TO 10' ALONG SECONDARY FRONT YARDS (CORNER LOTS)
  - 2) VERTICAL CURB & GUTTER TO BE 1/2" ADVANTAGE TO LANDSCAPE LOTS, OPEN SPACE, PARK SITES, & THROUGH LOTS



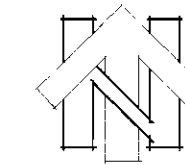
APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE June 11, 2015  
 BY *Roger Trout*  
 EXECUTIVE SECRETARY

cta  
 Engineering & Surveying  
 Civil Engineering Land Surveying Land Planning  
 3023 Markway Circle, Riverside, California, CA 92506  
 (951) 508-0919 F (951) 508-3479 www.cta.com

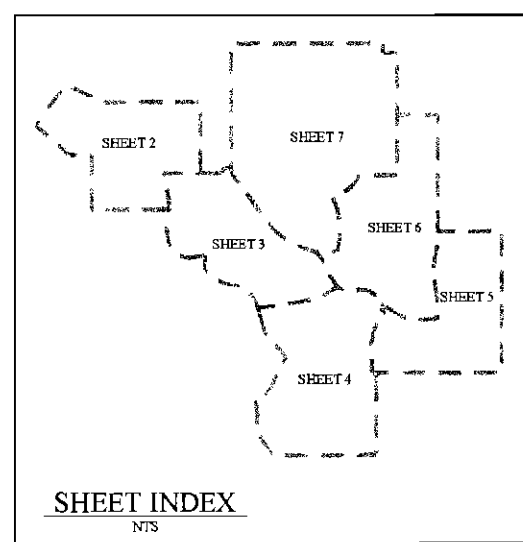
# TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 3 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014  
 REVISED: MAY, 2015

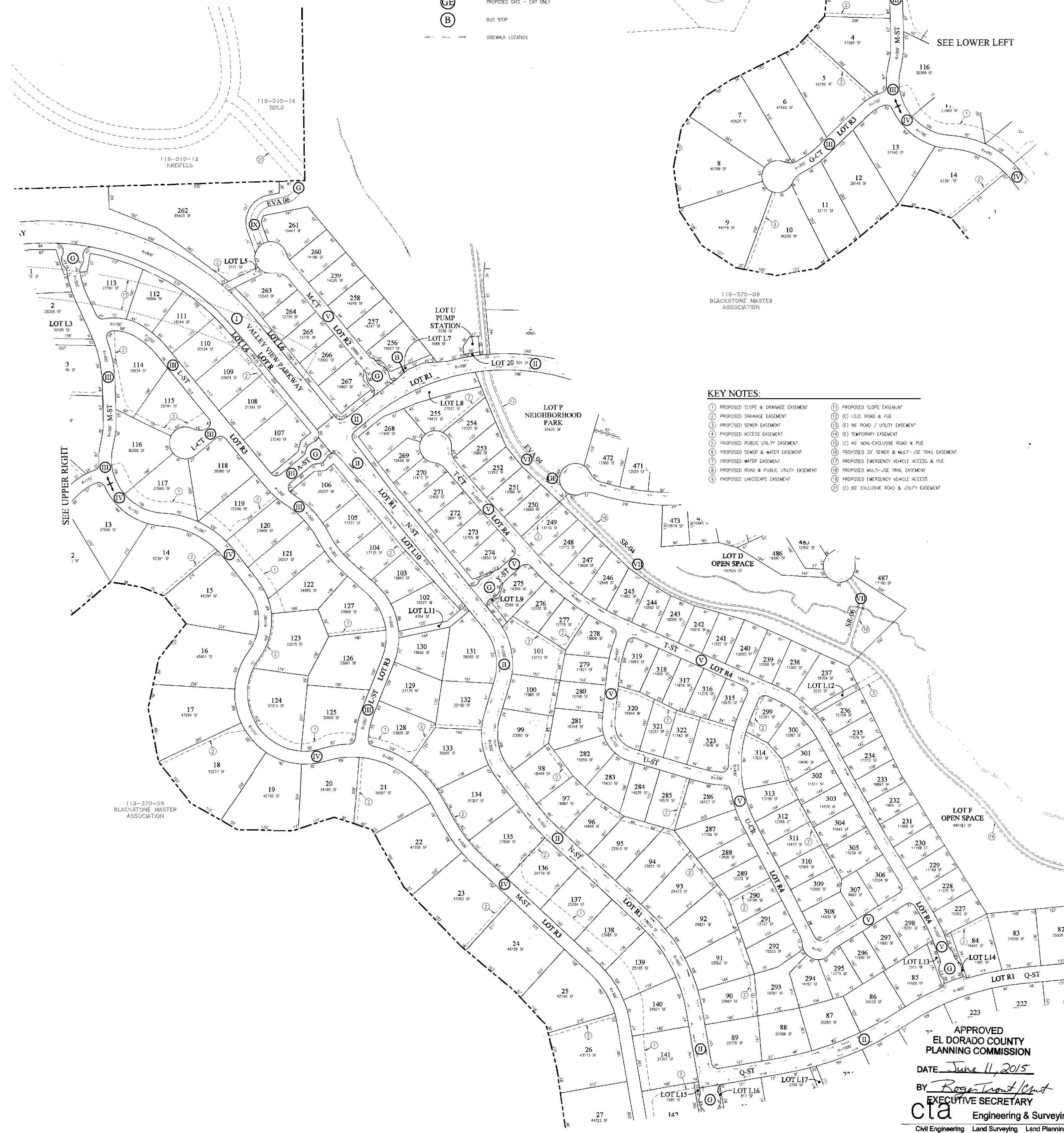
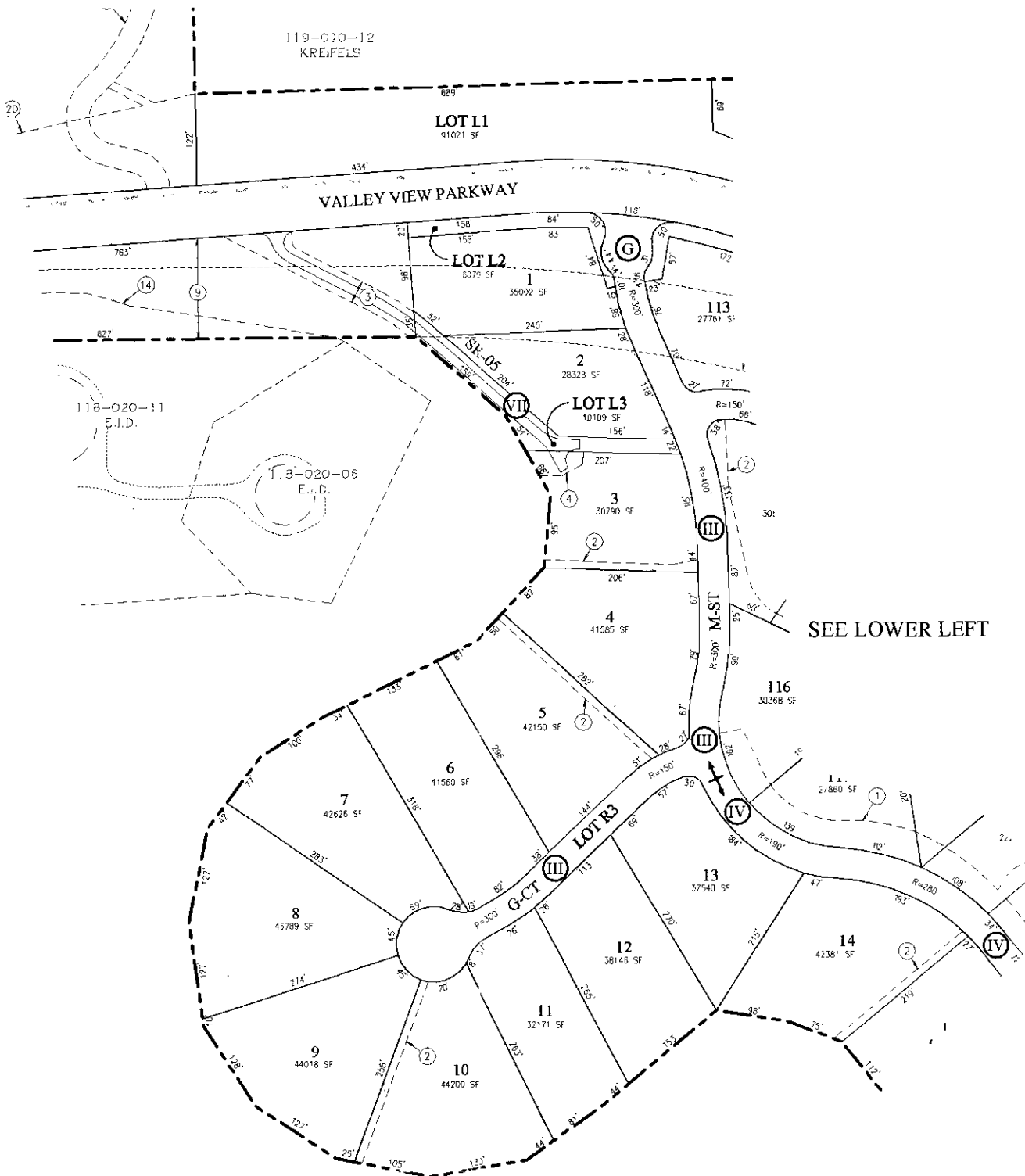


0 50 100 200  
 SCALE: 1" = 100'



**LEGEND**

- JURISDICTIONAL WATERS
- ROAD SECTION RESERVATION  
SEE DETAILS ON TM SHEET 2 OF 7
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY
- BUS STOP
- SIDEWALK LOCATION



**KEY NOTES:**

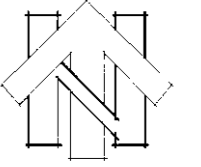
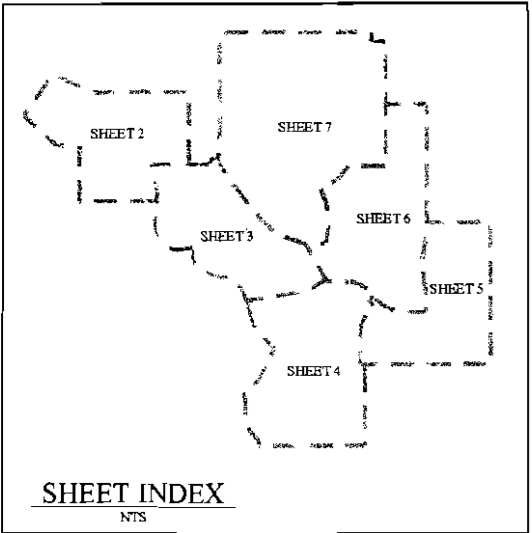
- ① PROPOSED SLOPE & DRAINAGE EASEMENT
- ② PROPOSED DRAINAGE EASEMENT
- ③ PROPOSED SEWER EASEMENT
- ④ PROPOSED ACCESS EASEMENT
- ⑤ PROPOSED PUBLIC UTILITY EASEMENT
- ⑥ PROPOSED SEWER & WATER EASEMENT
- ⑦ PROPOSED WATER EASEMENT
- ⑧ PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- ⑨ PROPOSED LANDSCAPE EASEMENT
- ⑩ PROPOSED "SLOPE" EASEMENT
- ⑪ (E) LOD, ROAD & PUE
- ⑫ (E) 96' ROAD / UTILITY EASEMENT
- ⑬ (E) TEMPORARY EASEMENT
- ⑭ (E) 40' NON-EXCLUSIVE ROAD & PUE
- ⑮ PROPOSED 20' SEWER & MULT-USE TRAIL EASEMENT
- ⑯ PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- ⑰ PROPOSED MULTI-USE TRAIL EASEMENT
- ⑱ PROPOSED EMERGENCY VEHICLE ACCESS
- ⑳ (E) 60' EXCLUSIVE ROAD & UTILITY EASEMENT

APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE June 11, 2015  
 BY Roger Trout  
 EXECUTIVE SECRETARY  
 cta Engineering & Surveying  
 Civil Engineering Land Surveying Land Planning  
 3223 Market Circle, Rancho Cordova, CA 95742  
 916.886.8215 F 916.886.8275 www.cta.com

# TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 4 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014  
 REVISED: MAY, 2015



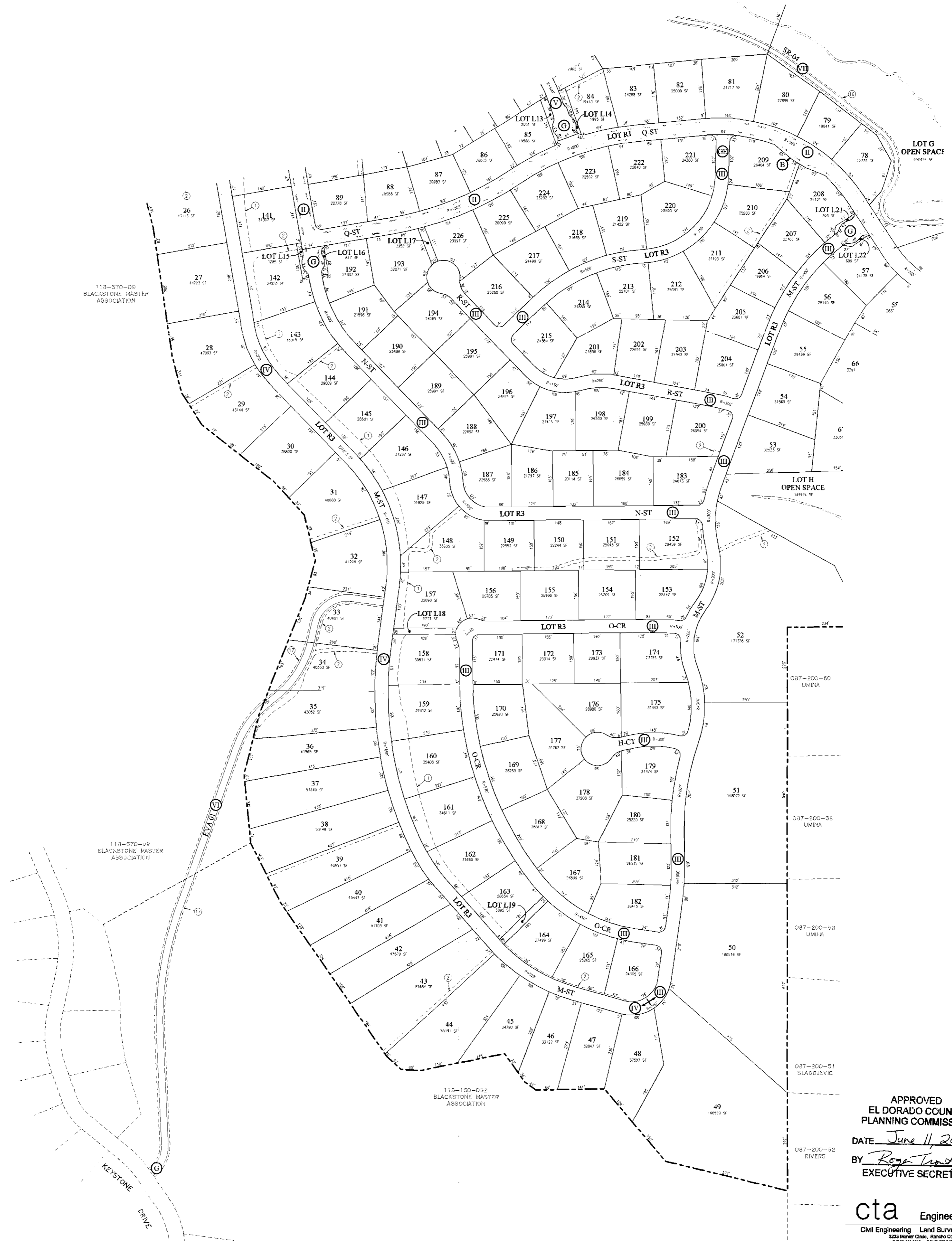
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 SCALE: 1" = 100'

### LEGEND

- JURISDICTIONAL WATERS
- ROAD SECTION DESIGNATION  
SEE DETAILS ON TM SHEET 2 OF 7
- PROPOSED DATE
- PROPOSED DATE - END ONLY
- BUS STOP
- SIDEWALK LOCATION

### KEY NOTES:

- ① PROPOSED SLOPE & DRAINAGE EASEMENT
- ② PROPOSED DRAINAGE EASEMENT
- ③ PROPOSED SEWER EASEMENT
- ④ PROPOSED ACCESS EASEMENT
- ⑤ PROPOSED PUBLIC UTILITY EASEMENT
- ⑥ PROPOSED SEWER & WATER EASEMENT
- ⑦ PROPOSED WATER EASEMENT
- ⑧ PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- ⑨ PROPOSED LANDSCAPE EASEMENT
- ⑩ PROPOSED SLOPE EASEMENT
- ⑪ 1'-0" ROAD & PUE
- ⑫ 1'-0" ROAD / UTILITY EASEMENT
- ⑬ 1'-0" TEMPORARY EASEMENT
- ⑭ 40' NON-EXCLUSIVE ROAD & PUE
- ⑮ PROPOSED 20' SEWER & MULTI-USE TRAIL EASEMENT
- ⑯ PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- ⑰ PROPOSED MULTI-USE TRAIL EASEMENT
- ⑱ PROPOSED EMERGENCY VEHICLE ACCESS



118-570-09  
 BLACKSTONE MASTER  
 ASSOCIATION

118-570-09  
 BLACKSTONE MASTER  
 ASSOCIATION

118-130-032  
 BLACKSTONE MASTER  
 ASSOCIATION

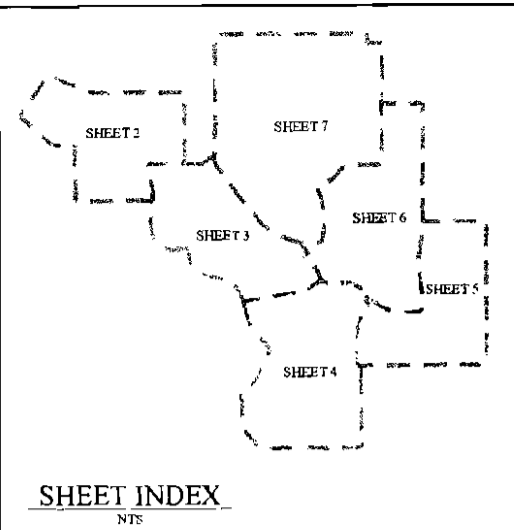
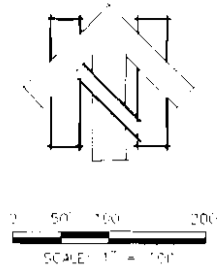
APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE: June 11, 2015  
 BY: Roger Trond/Cmt  
 EXECUTIVE SECRETARY

**cta** Engineering & Surveying  
 Civil Engineering Land Surveying Land Planning  
 3233 Monter Circle, Rancho Cordova, CA 95742  
 916.852.2010 F 916.852.2012 www.cta.com

# TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 5 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014  
 REVISED: MAY, 2015



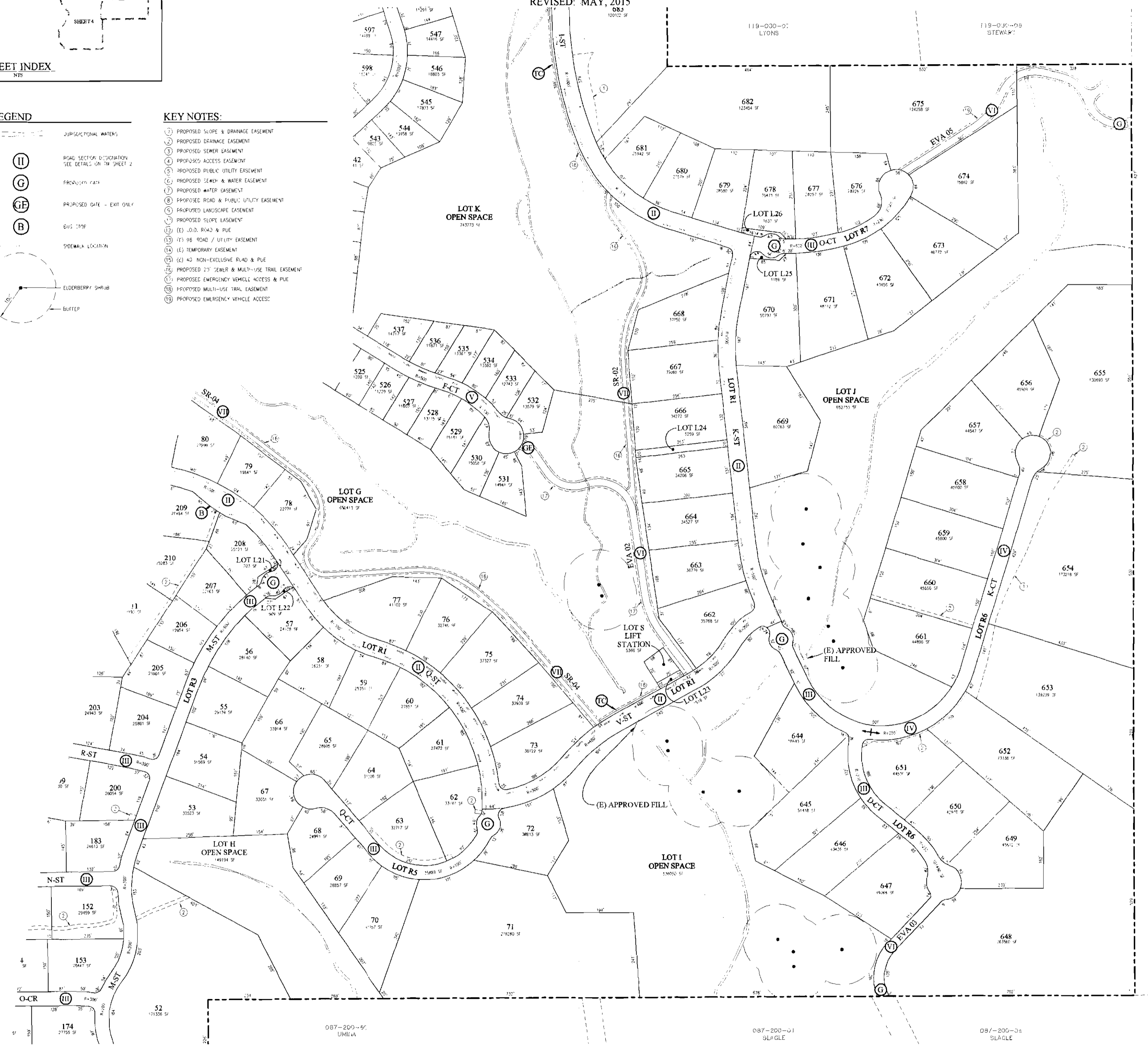
SHEET INDEX  
 NTS

**LEGEND**

- JURISDICTIONAL WATERS
- ROAD SECTION ELEVATION (SEE DETAILS ON TM SHEET 2)
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY
- BUS STOP
- SIDEWALK LOCATION
- ELDERBERRY SHRUB
- BUFFER

**KEY NOTES:**

- (1) PROPOSED SLOPE & DRAINAGE EASEMENT
- (2) PROPOSED DRAINAGE EASEMENT
- (3) PROPOSED SEWER EASEMENT
- (4) PROPOSED ACCESS EASEMENT
- (5) PROPOSED PUBLIC UTILITY EASEMENT
- (6) PROPOSED SEWER & WATER EASEMENT
- (7) PROPOSED WATER EASEMENT
- (8) PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- (9) PROPOSED LANDSCAPE EASEMENT
- (10) PROPOSED SLOPE EASEMENT
- (11) (E) J.O.D. ROAD & PUE
- (12) 7'x 96' ROAD / UTILITY EASEMENT
- (13) (E) TEMPORARY EASEMENT
- (14) (E) 40' NON-EXCLUSIVE ROAD & PUE
- (15) PROPOSED 20" SEWER & MULTI-USE TRAIL EASEMENT
- (16) PROPOSED EMERGENCY VEHICLE ACCESS & PUE
- (17) PROPOSED MULTI-USE TRAIL EASEMENT
- (18) PROPOSED EMERGENCY VEHICLE ACCESS
- (19) PROPOSED EMERGENCY VEHICLE ACCESS



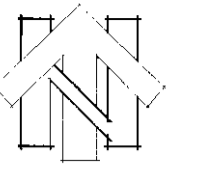
**cta** Engineering & Surveying  
 Civil Engineering Land Surveying Land Planning  
 3023 Mosier Circle, Rancho Cordova, CA 95742  
 T (916) 538-0210 F (916) 638-2470 www.cta.net

APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE: June 11, 2015  
 BY: Roger Trout/Cmt  
 EXECUTIVE SECRETARY

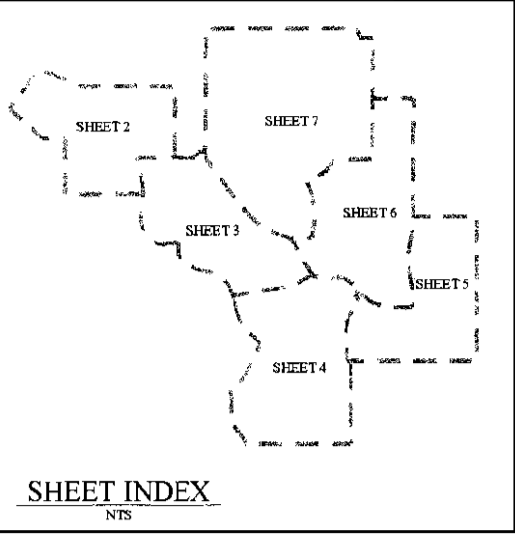
# TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 6 OF 7 STATE OF CALIFORNIA

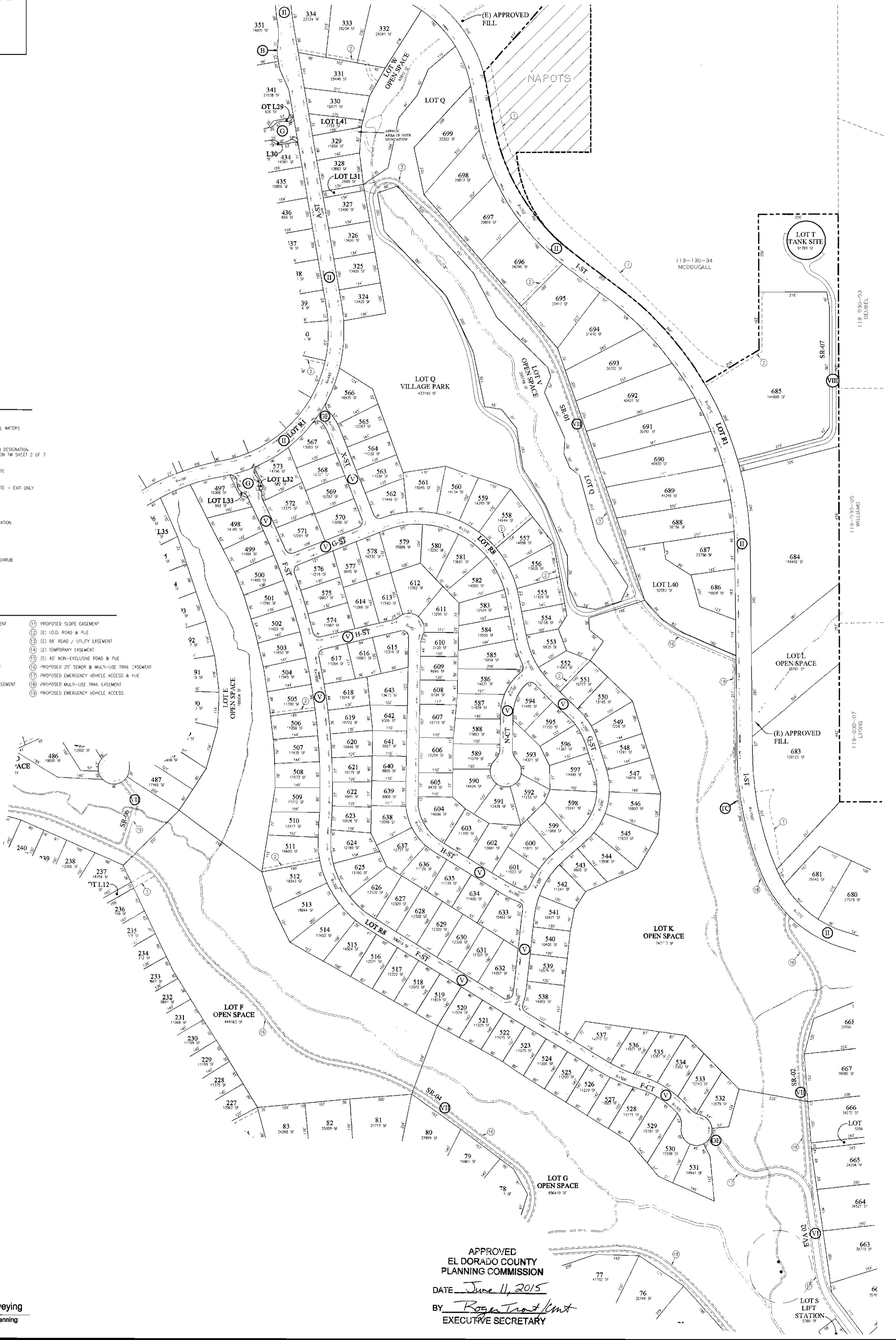
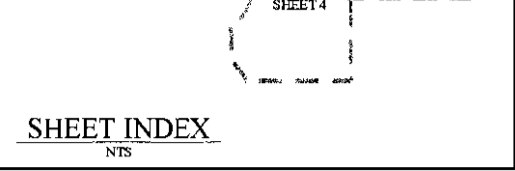
SEPTEMBER, 2014  
REVISED: MAY, 2015



0 40 100 200  
SCALE: 1" = 100'



SHEET INDEX  
NTS



### LEGEND

- JURISDICTIONAL WATERS
- ROAD SECTION DESIGNATION. SEE DETAILS ON TM SHEET 2 OF 7
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY
- BUS STOP
- SIDEWALK LOCATION
- ELDERBERRY SHRUB
- BUFFER

### KEY NOTES:

- 1) PROPOSED SLOPE & DRAINAGE EASEMENT
- 2) PROPOSED DRAINAGE EASEMENT
- 3) PROPOSED SEWER EASEMENT
- 4) PROPOSED ACCESS EASEMENT
- 5) PROPOSED PUBLIC UTILITY EASEMENT
- 6) PROPOSED SEWER & WATER EASEMENT
- 7) PROPOSED WATER EASEMENT
- 8) PROPOSED ROAD & PUBLIC UTILITY EASEMENT
- 9) PROPOSED LANDSCAPE EASEMENT
- 10) PROPOSED SLOPE EASEMENT
- 11) (E) L.O.D. ROAD & P.U.E.
- 12) (E) 96' ROAD / UTILITY EASEMENT
- 13) (E) TEMPORARY EASEMENT
- 14) (E) 40' NON-EXCLUSIVE ROAD & P.U.E.
- 15) PROPOSED 20' SEWER & MULTI-USE TRAIL EASEMENT
- 16) PROPOSED EMERGENCY VEHICLE ACCESS & P.U.E.
- 17) PROPOSED MULTI-USE TRAIL EASEMENT
- 18) PROPOSED EMERGENCY VEHICLE ACCESS

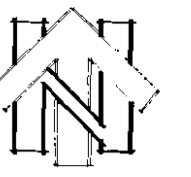
**cta** Engineering & Surveying  
CMI Engineering Land Surveying Land Planning  
3253 Marshall Circle, Rancho Cordova, CA 95742  
T (916) 526-8919 F (916) 526-2619 www.cta.net

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE June 11, 2015  
BY Roger Trout  
EXECUTIVE SECRETARY

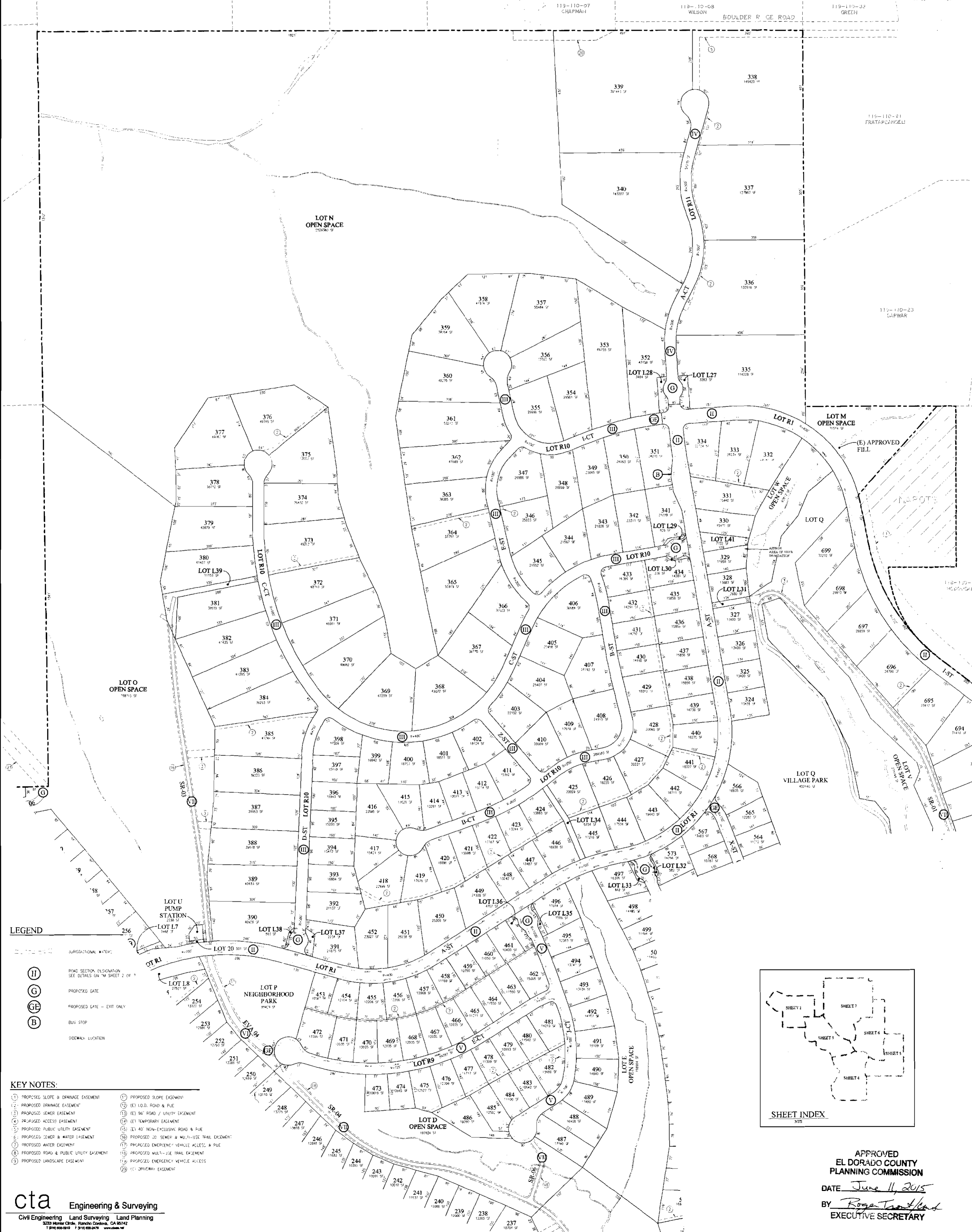
# TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 7 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014  
 REVISED: MAY, 2015

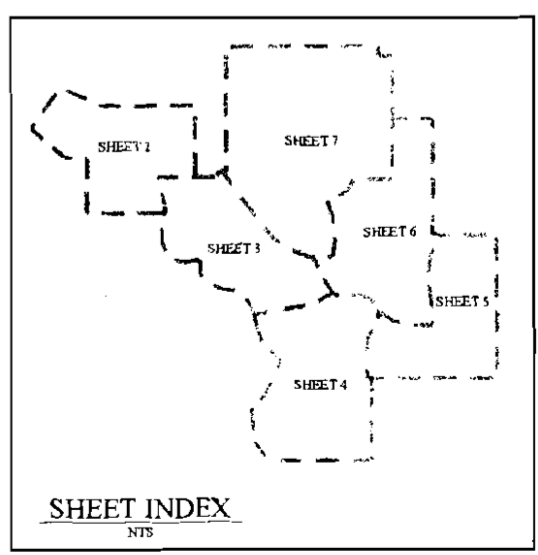


0 50' 100' 200'  
 SCALE 1" = 100'



- LEGEND**
- JURISDICTIONAL BOUNDARY
  - (II) ROAD SECTION DISLOCATION  
SEE DETAILS ON "A" SHEET 2 OF 7
  - (G) PROPOSED GATE
  - (GE) PROPOSED GATE - EXIT ONLY
  - (B) BUS STOP
  - (S) SIDEWALK LOCATION

- KEY NOTES:**
- (1) PROPOSED SLOPE & DRAINAGE EASEMENT
  - (2) PROPOSED DRAINAGE EASEMENT
  - (3) PROPOSED SEWER EASEMENT
  - (4) PROPOSED ACCESS EASEMENT
  - (5) PROPOSED PUBLIC UTILITY EASEMENT
  - (6) PROPOSED SEWER & WATER EASEMENT
  - (7) PROPOSED WATER EASEMENT
  - (8) PROPOSED ROAD & PUBLIC UTILITY EASEMENT
  - (9) PROPOSED LANDSCAPE EASEMENT
  - (10) PROPOSED SLOPE EASEMENT
  - (11) (E) I.O.D. ROAD & PUE
  - (12) (E) 96" ROAD / UTILITY EASEMENT
  - (13) (E) TEMPORARY EASEMENT
  - (14) (E) 40' NON-EXCLUSIVE ROAD & PUE
  - (15) PROPOSED 20' SEWER & MULTI-USE TRAIL EASEMENT
  - (16) PROPOSED EMERGENCY VEHICLE ACCESS & PUE
  - (17) PROPOSED MULTI-USE TRAIL EASEMENT
  - (18) PROPOSED EMERGENCY VEHICLE ACCESS
  - (19) (E) DRIVEWAY EASEMENT



APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE June 11, 2015  
 BY Roger Tambo  
 EXECUTIVE SECRETARY

**cta** Engineering & Surveying  
 Civil Engineering Land Surveying Land Planning  
 3293 Menlo Circle, Rancho Cordova, CA 95742  
 T (916) 850-0919 F (916) 850-2478 www.cta.com

TM-F25-0005 - East Ridge Unit 4 Final Map  
Exhibit F - East Ridge Village Unit 4 Meter Award Letter



**El Dorado Irrigation District**  
**METER AWARD LETTER**

This serves as an award for: DS0226-025 Date: February 27, 2026

SUBDIVISION  PARCEL SPLIT  OTHER

APPLICANT/S NAME AND CONTACT INFO PROJECT NAME, LOCATION & APN

Millrose Properties CA LLC

EAST RIDGE VILLAGE UNIT 4

Attn: Tulen Emery

Mother APN:119-390-038

Email: temerv@ctaes.net

Location: North of Wells Ct. EDH

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)  
**Note:** If the agent is making the application, a duly notarized authorization must be attached.

SUBDIVISION - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

PARCEL SPLIT - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

**The District hereby grants this award for:**

WATER: 54 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 54 EDUs (Equivalent Dwelling Unit).

Project No.: 4141DEV

Service Purchase Project No.: 4446SP

**Please Note:** Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection. It is the property owner's responsibility to notify the District upon final map.

\*\*\*\*\*  
Applicant has read the above information and acknowledges receipt of a copy of this Meter Award Letter.

  
\_\_\_\_\_  
Owner/Applicant Signature



\_\_\_\_\_  
Development Services