

OWNER'S STATEMENT:

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP AND HEREBY MAKES AN IRREVOCABLE ORDER OF DEDICATION IN FEE FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PORTION OF SECTION 31, T.10N., R.9E., M.D.M. BEING PARCEL B OF P.M. 48-137

PLAT OF SERRANO VILLAGE J4 A PORTION OF SECTION 31, T.10N., R.9E., M.D.M. BEING PARCEL B OF P.M. 48-137 COUNTY OF EL DORADO, STATE OF CALIFORNIA

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS COUNTY OF PLACER } SS ON August 31, 2009 before me, Chris A. Downham, personally known to me as being the person whose name is subscribed to the within instrument and acknowledged to me that he executed the instrument, the person or the person or the person acting executed the instrument.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS COUNTY OF EL DORADO } SS On August 31, 2009 before me, William E. Boyce, personally known to me as being the person whose name is subscribed to the within instrument and acknowledged to me that he executed the instrument, the person or the person or the person acting executed the instrument.

COUNTY ENGINEER'S STATEMENT:

I, Richard Steyer, hereby state that all the required construction plans and specifications were approved and that the subdivisor has executed the necessary agreement and submitted the required security to secure completion of the required improvements for this subdivision.

COUNTY TAX COLLECTOR'S STATEMENT:

I, CL RANTNY, hereby state that, according to the records of this office, the State, County, Municipal, or Local Assessments collected as taxes, except taxes or special assessments not yet provided, provided that the final map is accepted for record and filed with the next succeeding lien date.

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:

I, Gregory L. Fule, hereby state that this final map conforms substantially to the provisions of the Act of the State of California, Chapter 10, 2004, of the Statutes of the State of California, and that all conditions imposed upon said approvals have been satisfied.

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 recorded, and any approved alterations thereto. All provisions of Chapter 2 of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map, if recorded, have been complied with in as satisfied that the map is technically correct.

BOARD CLERK'S STATEMENT:

I, David Klox, hereby state that the board of supervisors by order on May 15, 2009, adopted and approved this final map of this subdivision and accept on behalf of those public entities which will provide services, including but not limited to, fire, police, and other services, shown hereon and as offered for dedication except drainage easements, which are hereby rejected.

RECORDER'S STATEMENT:

I, William E. Schwilz, recorder of the County of El Dorado, California, do hereby certify that this instrument was duly recorded in book 15, page 63, document no. 005-004812-00 at the request of Serrano Associates, LLC, title to the land included in this subdivision is guaranteed by title certificate no. 6-2051-894 prepared by



PULTE HOME CORPORATION

VP Land Acquisition by Dan Ch... SERRANO ASSOCIATES, LLC A REAL ESTATE INVESTMENT COMPANY BY PARKER DEVELOPMENT COMPANY A CALIFORNIA CORPORATION BY PARKER DEVELOPMENT COMPANY BY SERRANO ASSOCIATES, LLC TITLE: President



**SURVEYOR'S STATEMENT:**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND CORRECT, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC AND PULTE HOME IN JANUARY, 2005. I HEREBY STATE THAT THIS TITLE AND SURVEY INFORMATION WAS PREPARED BY ME OR UNDER MY DIRECTION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA AND THAT I AM NOT PROVIDING ANY PROFESSIONAL OPINION AS TO THE CHARACTER AND VALUE OF THE PROPERTY OR THE POSITIONS INDICATED AND WILL BE SET BY JUNE 30, 2006 AND THAT SAID MEASUREMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRAVED.



*Brian Thibault*  
 Brian Thibault, C.S. 6886  
 DATE: 8/1/05

**SHEET INDEX**  
 SCALE 1"=100'

**PLAT OF**  
**SERRANO VILLAGE J4**  
 A PORTION OF SECTION 31, T.10N., R.9E., M.D.M. 17  
 BEING PARCEL B OF P.M. 48-137  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 OCTOBER 2005  
 R.I.V. ENGINEERS, INC.

J-63b



**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THE SURVEY IS QUANTICA TO TOWN OF P.M. 48-137 AND IS 620 NORTH. LOCAL BEARINGS CLOCKWISE 0025177° TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE DRIVING DISTANCES.

**REFERENCES:**

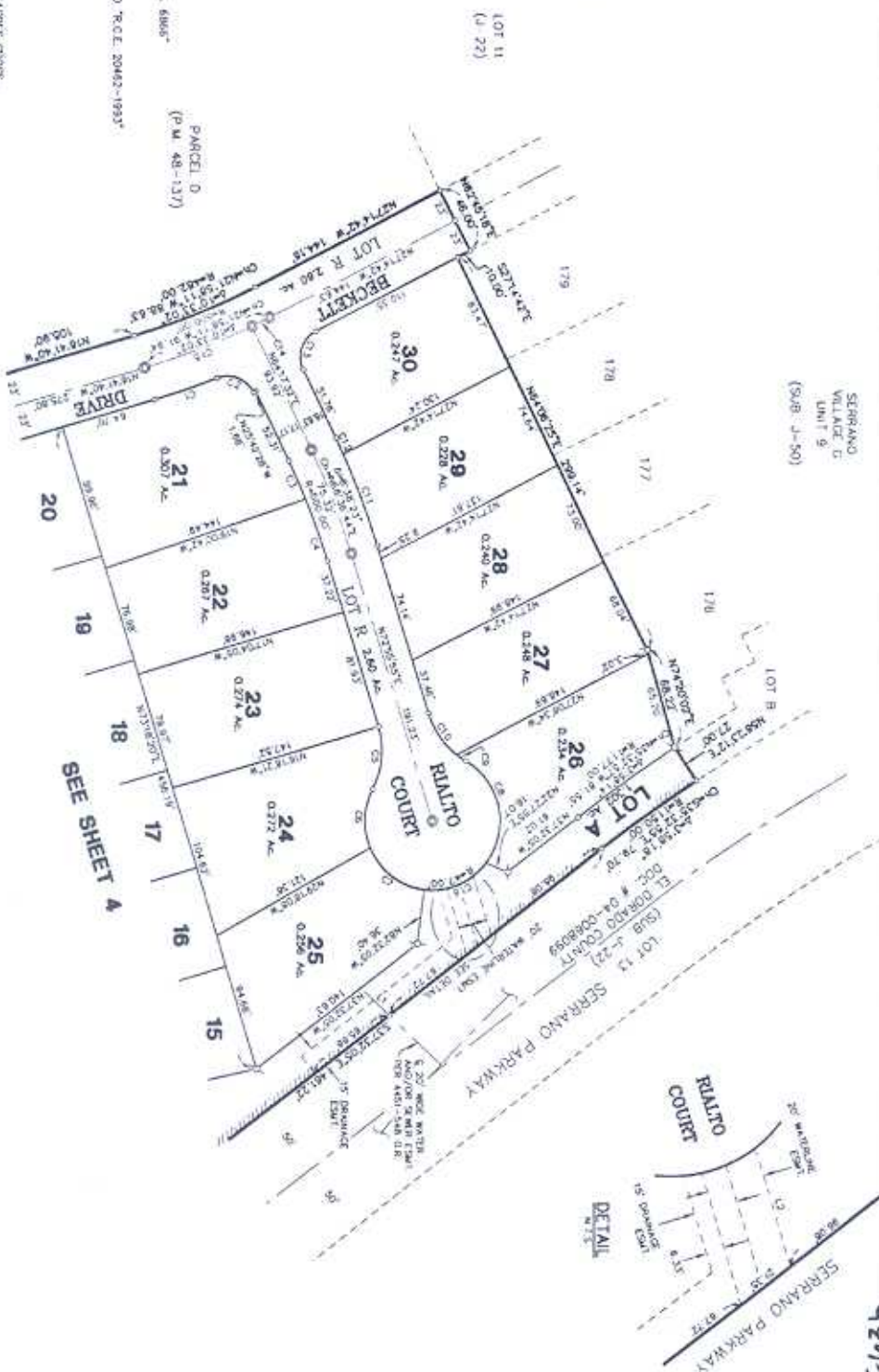
- (0) 808, 14-81
- (1) 508, 14-81
- (2) 508, 14-81
- (3) 508, 14-81
- (4) 508, 14-81
- (5) P.M. 18-80
- (6) P.M. 48-137

**LEGEND:**

- DIRECTION POINT
- P SET 5/8" REBAR WITH ALUMINUM CAP STAMPED 'T.S. 8866'
- SET 5/8" AND WAGON STAMPED 'T.S. 8866'
- RECORD INDICATES 3/4" CAPTED IRON PIPE STAMPED 'R.C.E. 20462-1993'
- (r) RADIAL LINE
- NO VEHICULAR ACCESS PER (1)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 16.508 ACRES GROSS, CONSISTING OF 47 BUILDING LOTS AND 1 RECREATIONAL LOT.
2. ALL DISTANCES ALONG CHANGED LINES ARE CHANGD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHANGED GAUGES ON THE TOP BACK OR CORNER SET STAMPED ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED 'T.S. 8866'.
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 2, 1998, RECORDED IN BOOK 13681 PAGE 15 OF 18.
6. A PRELIMINARY 50% REPORT WAS PREPARED BY WALLACE-KANE, A ASSOCIATES, REPORT NO. 006846, DATED MAY 23, 2002.
7. VILLAGE J4 IS CONSISTENT WITH TENTATIVE MAP 03-1388 APPROVED BY THE COUNTY PLANNING DEPARTMENT MAY 13, 2004.
8. LOT A SHOWN HEREON IS A LANDSCAPE LOT AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.



SERRANO VILLAGE J4 UNIT 9 (SUB J-150)

CURVE TABLE

CHORD	DELTA	CHORD	DISTANCE	ROUND
C1	43.94°	119.0000274	44.83	512.00
C2	63.53°	162.30343	21.20	202.00
C3	73.52°	185.57713	20.00	462.83
C4	83.82°	207.64273	44.17	462.83
C5	94.32°	228.33528	62.00	500.00
C6	105.02°	247.57272	82.00	413.00
C7	115.92°	265.27471	103.00	417.00
C8	126.92°	281.45301	125.00	52.00
C9	138.02°	296.12011	147.00	52.00
C10	149.22°	309.28532	170.00	50.00
C11	160.52°	320.94871	193.00	52.83
C12	171.92°	331.11712	217.00	51.83
C13	183.42°	339.78954	241.00	50.00
C14	195.02°	347.06597	265.00	50.00
C15	206.72°	353.04634	289.00	50.00
C16	218.52°	357.83165	313.00	51.00

LINE TABLE

LINE	LENGTH	BEARING
L1	23.87	N43°13'41\"/>

**PLAT OF**  
**SERRANO VILLAGE J4**  
 A PORTION OF SECTION 31, T.10N., R.9E., M.D.M.  
 BEING PARCEL B OF P.M. 48-137  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 OCTOBER 2005  
 REY ENCINERAS, INC.

J-63b

J-63b



**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SHEET IS IDENTICAL TO THAT OF P.M. 48-137 AND IS DEDU NORTH. ROTATE BEARINGS CLOCKWISE 007517" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

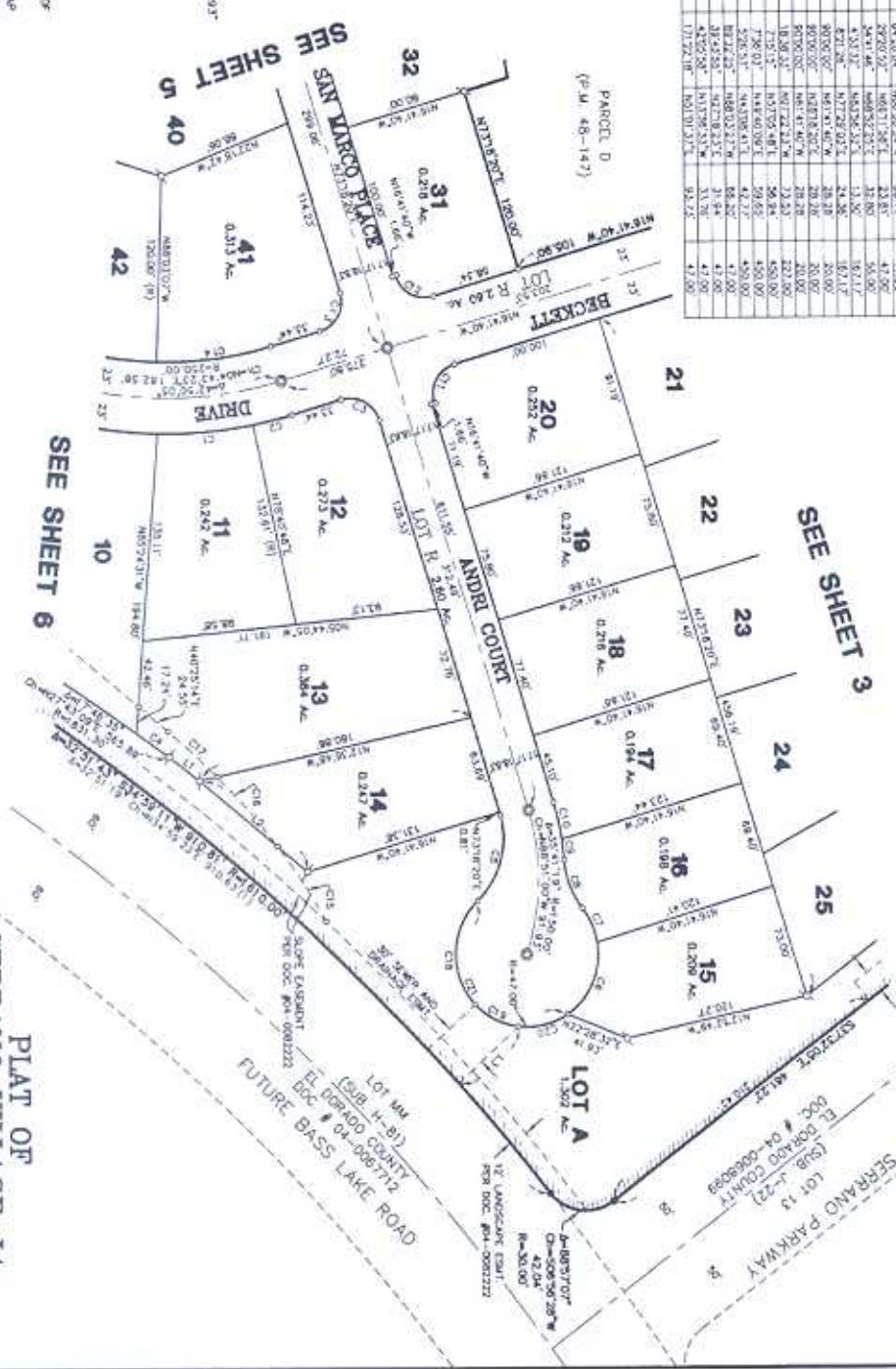
CURVE	DELTA	CHORD	PERCENTAGE	ARC LENGTH
C1	143.33°	165.01247'	21.46%	273.97'
C2	172.28°	148.818207'	21.46%	273.97'
C3	92.67°	148.818207'	20.29%	202.00'
C4	87.48°	150.17145'	20.29%	181.00'
C5	83.24°	151.97427'	20.29%	222.00'
C6	64.28°	165.53747'	20.14%	41.00'
C7	29.92°	165.17881'	22.81%	47.00'
C8	24.11°	168.82212'	25.00%	55.00'
C9	4.33°	163.825153'	31.00%	161.17'
C10	8.71°	167.24001'	28.28%	203.00'
C11	16.42°	168.818207'	28.28%	203.00'
C12	32.84°	167.24001'	27.42%	222.00'
C13	65.68°	161.41467'	27.42%	222.00'
C14	131.36°	167.24001'	25.84%	450.00'
C15	71.91°	167.24001'	25.84%	450.00'
C16	7.28°	168.460987'	29.65%	450.00'
C17	5.28°	168.460987'	42.77%	450.00'
C18	BEYOND	168.460987'	58.50%	47.00'
C19	BEYOND	168.460987'	58.50%	47.00'
C20	BEYOND	168.460987'	58.50%	47.00'
C21	BEYOND	168.460987'	58.50%	47.00'
C22	BEYOND	168.460987'	58.50%	47.00'

LINE	LENGTH	BEARING
L1	25.49'	N 89° 50' 22.1" W
L2	90.91'	S 89° 50' 22.1" E
L3	24.01'	N 89° 50' 22.1" W

- REFERENCES:**
- (1) SUB 4-81
  - (2) SUB 2-22
  - (3) SUB 2-20
  - (4) SUB 2-23
  - (5) P.M. 48-81
  - (6) P.M. 48-137

- LEGEND:**
- DIMENSION POINT
  - ⊕ SET 3/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 8866"
  - SET SPIKE AND WAGON STAMPED "L.S. 6966"
  - RECORD INDICATES 3/4" CAPTED FROM THE STAMPED "N.C.T. 20402-1993"
  - (P) SIGNAL LINE
  - NO VEHICULAR ACCESS PER (1)

- NOTES:**
1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 16,505 ACRES GROSS, CONSISTING OF 47 BUILDING LOTS AND 1 MISCELLANEOUS LOT.
  2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
  3. SINE LOT LINES ARE MARKED BY CHISELED CAPS ON THE TOP BACK OF DRIVE OR SIGNALS ON THE LOT LINE PROJECTION.
  4. REBAR LOT CORNERS ARE MARKED BY A 3/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 8866".
  5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS AND THE COUNTY OF EL DORADO ON JANUARY 31, 1992, RECORDED IN BOOK 110641 PAGE 159.05.
  6. PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE-KIMBLE ASSOCIATES, REPORT NO. 4066.61, DATED JULY 23, 2002.
  7. WALKER IS CONSISTENT WITH TENTATIVE MAP CS-1288 APPROVED BY THE COUNTY PLANNING DEPARTMENT MAY 13, 2004.
  8. LOT A SHOWN HEREON IS A LANDSCAPE LOT AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO VILLAGE HOMEOWNERS ASSOCIATION.



PLAT OF  
**SERRANO VILLAGE J4**  
 A PORTION OF SECTION 31, T.10N., R.9E., M.D.M.  
 BEING PARCEL B OF P.M. 48-137  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 OCTOBER 2005  
 REY BUCKMEYER INC.



**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT OF P.M. 48-137 AND IS GRID NORTH. ROTARY BEARINGS CLOCKWISE 00°00'01" TO GRID N. TRUE NORTH BEARINGS. ALL DISTANCES ARE PROXIMOUS DISTANCES.

**REFERENCES:**

- (1) SUB. H-81
- (2) SUB. J-28
- (3) SUB. J-50
- (4) SUB. J-53
- (5) P.M. 18-80
- (6) P.M. 40-137

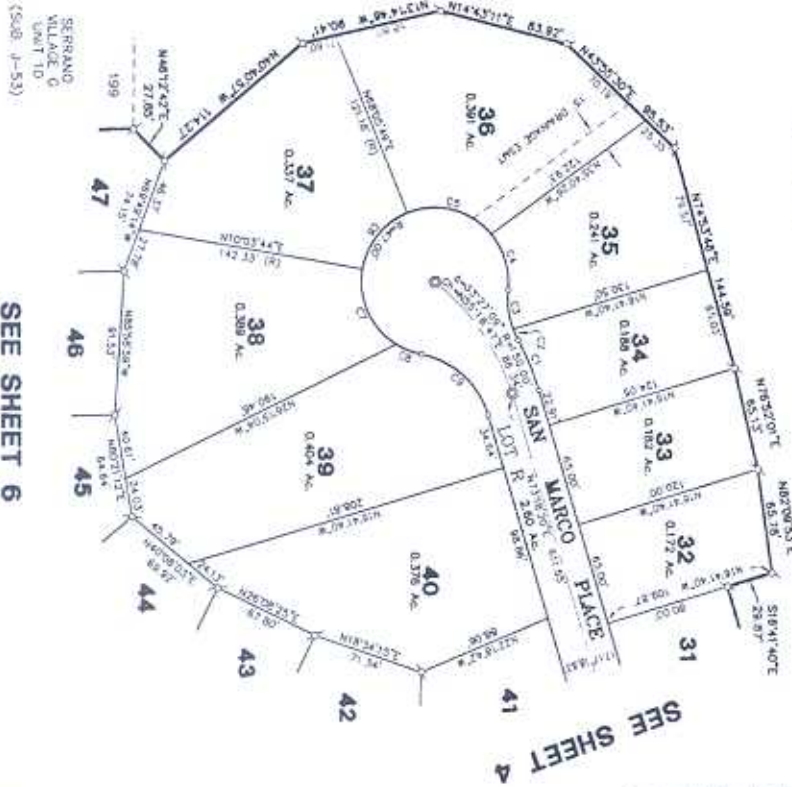
**LEGEND:**

- D DIMENSION POINT
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- SET 3/8" AND WASHER STAMPED "L.S. 6866"
- RECORD INDICATES 3/4" CAPRED IRON PIPE STAMPED "R.C. 20467-1997"
- (H) RAILWAY LINE
- NO VEHICULAR ACCESS PER (1)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS THE SUB. ACCESS CROSS-CORRIDOR OF 47' BOUNDING LINES AND 1' BOUNDING LINES LOT.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SICE LOT LINES ARE MARKED BY CHISELED CASHELS ON THE TOP BACK OF CURB OR SODWALK ON THE LOT LINE PROJECTION.
4. RETAIL LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO PLANNING DEPARTMENT AND THE PROVISIONS OF THE GENERAL ORDINANCE ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 109 OR.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-HULL, A ASSOCIATES, REPORT NO. 400663, DATED JULY 23, 2002.
7. VALUE "A" IS CONSISTENT WITH TENTATIVE MAP 03-1386 APPROVED BY THE COUNTY PLANNING DEPARTMENT MAY 13, 2004.
8. LOT A SHOWN HEREON IS A LANSCHOOL LOT AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO VILLAGE OWNERS ASSOCIATION.

PARCEL D  
(P.M. 48-137)



GRADE	INLET	SPREAD	DISTANCE	MARKS
C1	115'4.02'	181'23.19'	54.66'	163.17'
C2	870'4.47'	1672'44.67'	7.89'	35.00'
C3	28'20.16'	1672'44.17'	23.54'	35.00'
C4	455'37.18'	872'58.507'	36.64'	47.00'
C5	270'4.12'	1470'15.57'	33.30'	47.00'
C6	807'0.02'	1652'50.17'	49.69'	47.00'
C7	207'0.02'	1613'51.63'	37.51'	47.00'
C8	207'0.02'	1613'51.63'	37.51'	47.00'
C9	822'7.92'	1612'04.31'	37.03'	30.00'

SEE SHEET 6

SEE SHEET 4

PLAT OF  
 SERRANO VILLAGE J4  
 A PORTION OF SECTION 31, T.10N., R.9E., M.D.M.  
 BEING PARCEL B OF P.M. 48-137  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 OCTOBER 2005  
 RE: Y. ENGINEERS, INC.





**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS DENONCE TO THAT OF P.M. 48-137 AND TO OTHER NORTH BEARINGS CLOCKWISE DISTANT TO OTHER TRUE NORTH BEARINGS ALL DISTANCES ARE GROUND DISTANCES.

**REFERENCES:**

- (C) SUB H-81
- (C) SUB J-22
- (C) SUB J-56
- (C) SUB J-53
- (C) PM 48-80
- (C) PM 48-137

**LEGEND:**

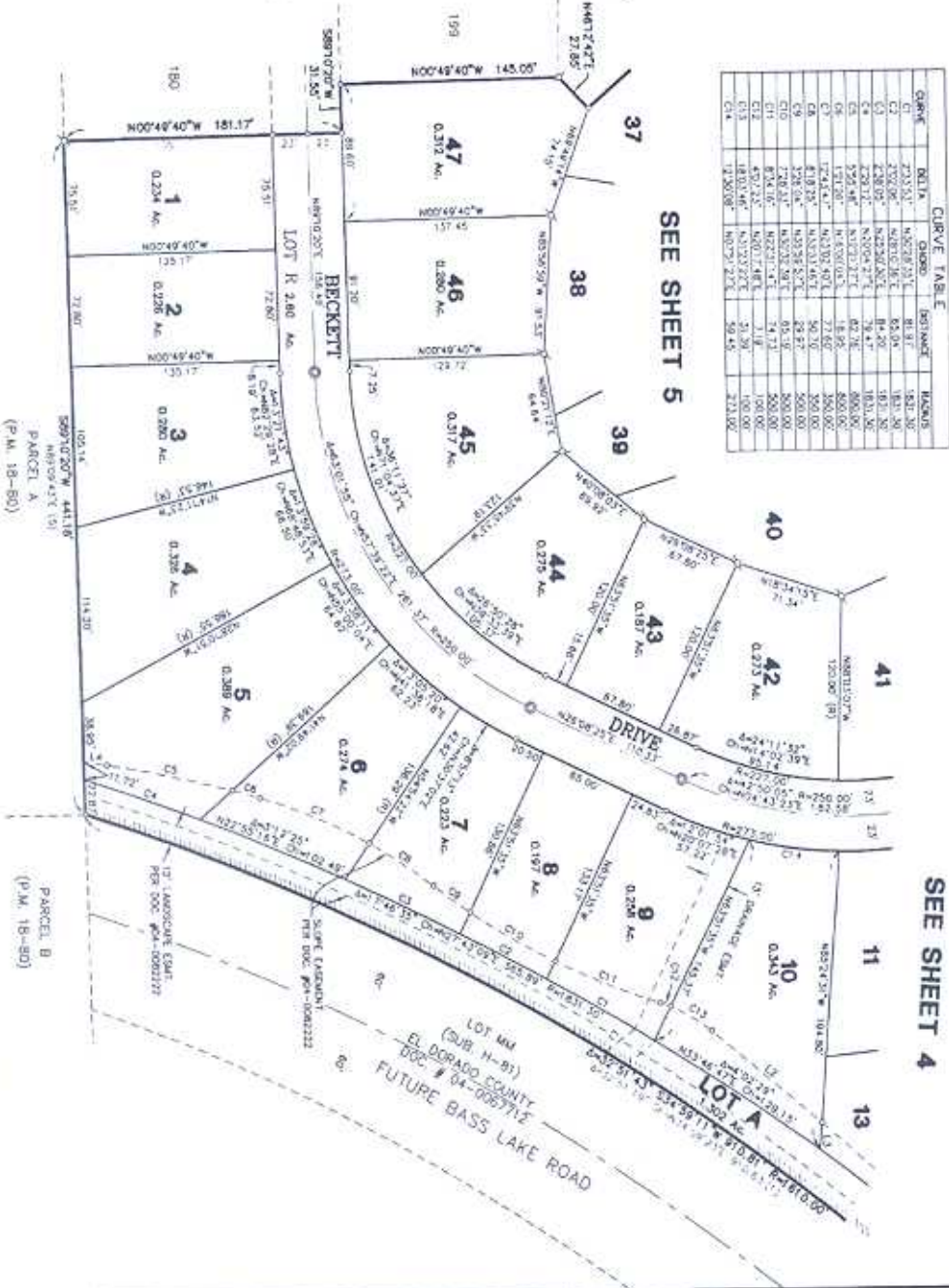
- DIMENSION POINT
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 8886"
- SET SPINE AND ANCHOR STAMPED "L.S. 8886"
- RECORD MONUMENTS 3/4" CAPRED FROM PPL STAMPED "R.C.E. 20443-1993"
- (H) RADIAL LINE
- NO VEHICULAR ACCESS PER (1)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 16,500 ACRES GROSS, CONSISTING OF 47 BUILDING LOTS AND 1 MISCELLANEOUS LOT.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SOME LOT LINES ARE MARKED BY CHISELED BASHES ON THE TOP BACK OR CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 8886".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF INVESTORS' RIGHTS AGREEMENT DATED 11/08/00 ON JANUARY 1, 1998, RECORDED IN BOOK 3108 AT PAGE 105 OR.
6. A PRELIMINARY SOIL REPORT WAS PREPARED BY WILLACE-KHUN, A ASSOCIATES, REPORT NO. 4069 G3, DATED JULY 23, 2002.
7. WILLACE-KHUN IS A CONSULTANT WITH DESIGNATE MAP 03-1386 APPROVED BY THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, MAY 13, 2004.
8. LOT 4 SHOWN HEREON IS A LARGESIZE LOT AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.

**CURVE TABLE**

CURVE	BEARING	CHORD	PERCENTAGE	ARC LENGTH
C1	N00°49'40"W	145.00'	18.11%	181.17'
C2	N00°49'40"W	181.17'	22.75%	224.84'
C3	N00°49'40"W	181.17'	22.75%	224.84'
C4	N00°49'40"W	181.17'	22.75%	224.84'
C5	N00°49'40"W	181.17'	22.75%	224.84'
C6	N00°49'40"W	181.17'	22.75%	224.84'
C7	N00°49'40"W	181.17'	22.75%	224.84'
C8	N00°49'40"W	181.17'	22.75%	224.84'
C9	N00°49'40"W	181.17'	22.75%	224.84'
C10	N00°49'40"W	181.17'	22.75%	224.84'
C11	N00°49'40"W	181.17'	22.75%	224.84'
C12	N00°49'40"W	181.17'	22.75%	224.84'
C13	N00°49'40"W	181.17'	22.75%	224.84'
C14	N00°49'40"W	181.17'	22.75%	224.84'



**LINE TABLE**

LINE	LENGTH	BEARING
1	24.62'	N02°27'48"W
2	9.22'	N02°03'10"E
3	17.24'	S00°24'51"W
4	70.19'	N02°23'25"E

**PLAT OF**  
**SERRANO VILLAGE J4**  
 A PORTION OF SECTION 31, T.10N., R.9E., M.D.M.,  
 BEING PARCEL B OF P.M. 48-137  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 OCTOBER 2005  
 R E Y ENGINEERS INC.