

POR. SEC. 34, T.10N., R.8E., M.D.M.

120:01



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

Acreages Are Estimates

Rev. June 12, 2006

Assessor's Map Bk. 120, Pg. 01
County of El Dorado, CA

TM-F22-0007 Exhibit A: Assessor's Parcel Map



TM-F22-0007 Exhibit B: Location/Vicinity Map

TENTATIVE MAP

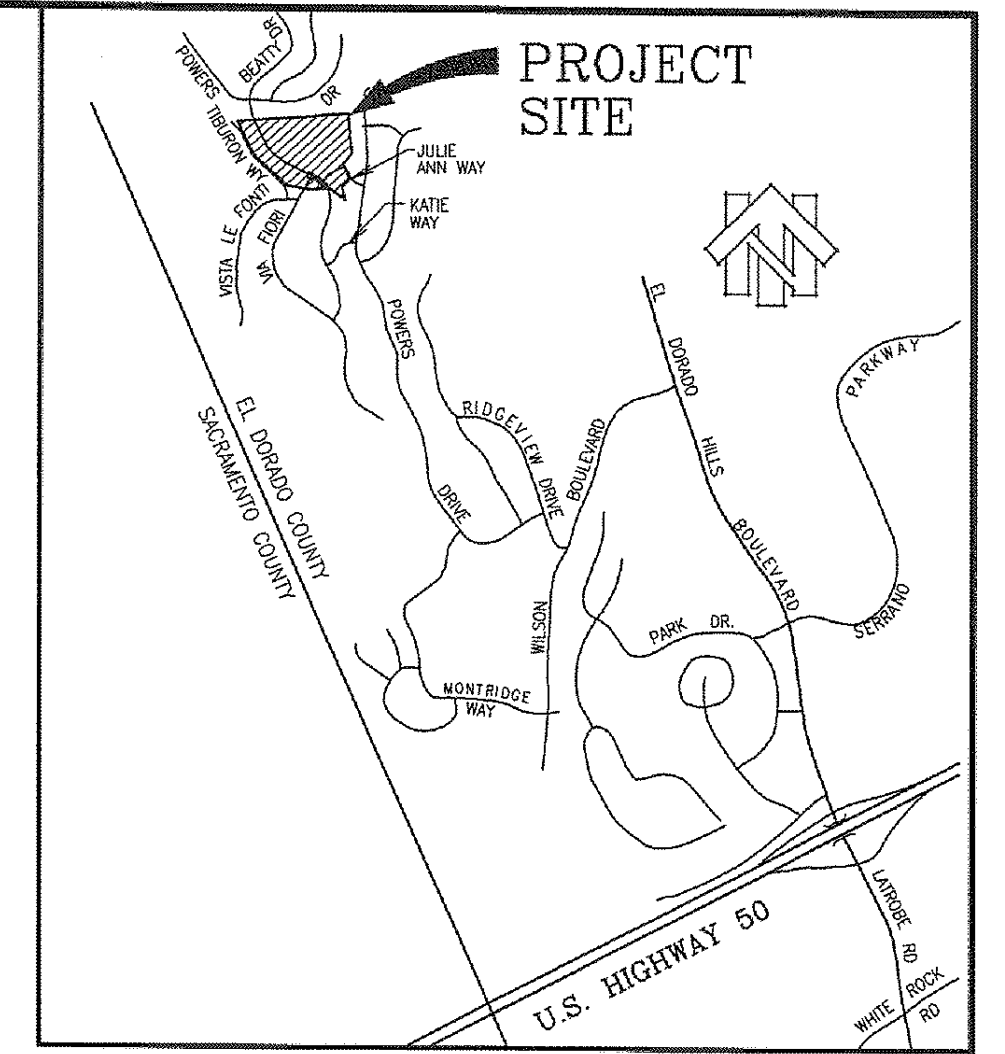
RIDGEVIEW VILLAGE UNIT 9

SECTION 34, T.10 N., R.8 E., M.D.M.

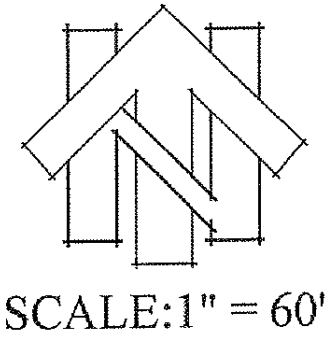
COUNTY OF EL DORADO

JULY, 2013

STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



OWNER OF RECORD

PACIFIC STATES DEVELOPMENT
991 GOVERNOR DRIVE, STE. 103
EL DORADO HILLS CA 95762

APPLICANT

PACIFIC STATES DEVELOPMENT
991 GOVERNOR DRIVE, STE. 103
EL DORADO HILLS CA 95762

ENGINEER

CTA Engineering - Surveying
3203 Meador Circle
Riverside, California, CA 92503
(951) 434-9999
(951) 434-2999 Fax

MAP SCALE

1" = 60'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP & RANGE

SECTIONS 34, T.10N., R.8E., M.D.M.

ASSESSOR'S PARCEL NUMBER

A.P.N. 120-010-01

PROPOSED ZONING

R1

TOTAL AREA

22.4 ACRES

TOTAL NO. of LOTS

44 SINGLE FAMILY LOTS

MINIMUM LOT AREA

12,889 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO IRRIGATION DISTRICT
SEWER - EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

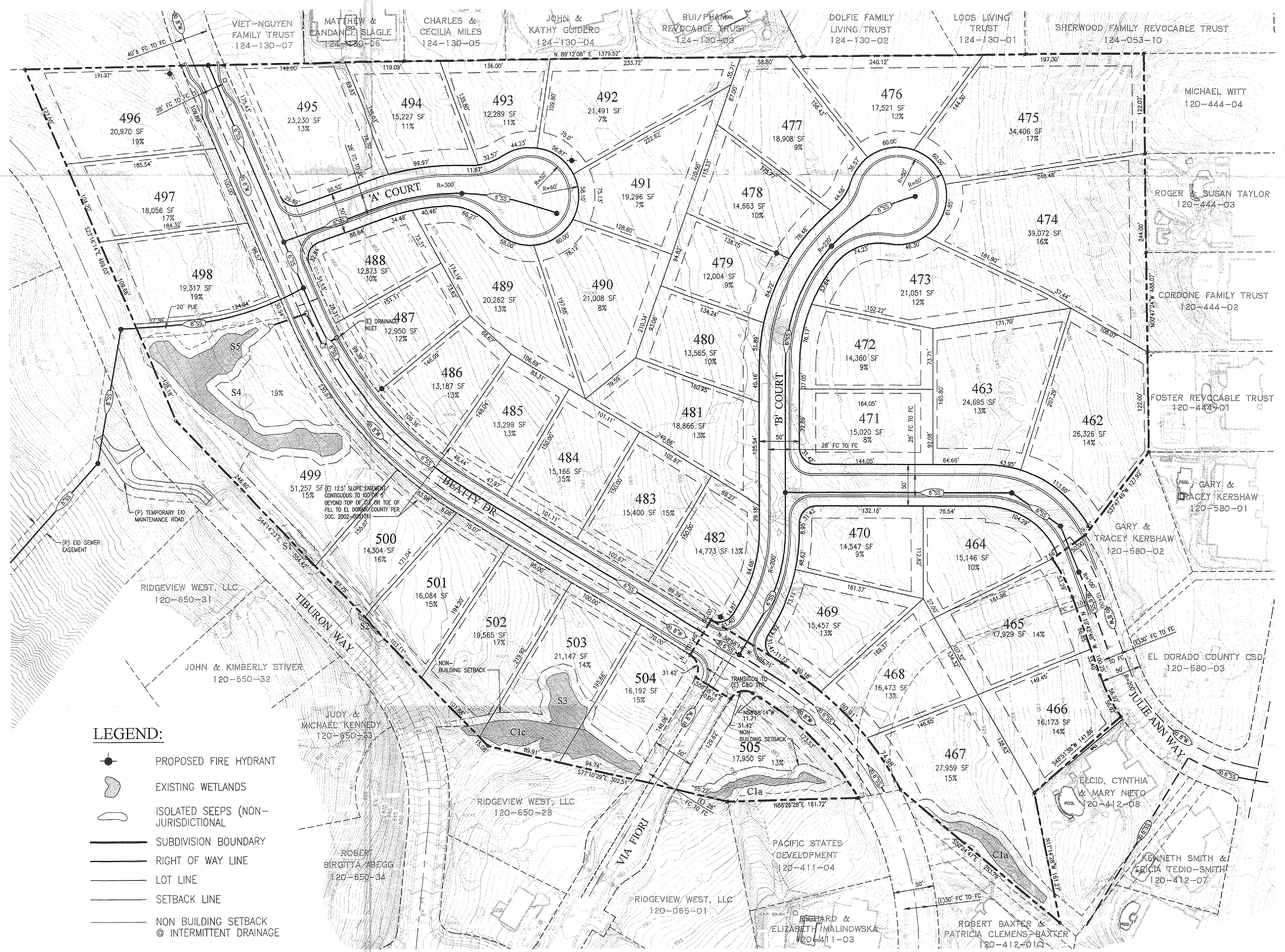
PHASING PLAN NOTICE

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 66456.1)

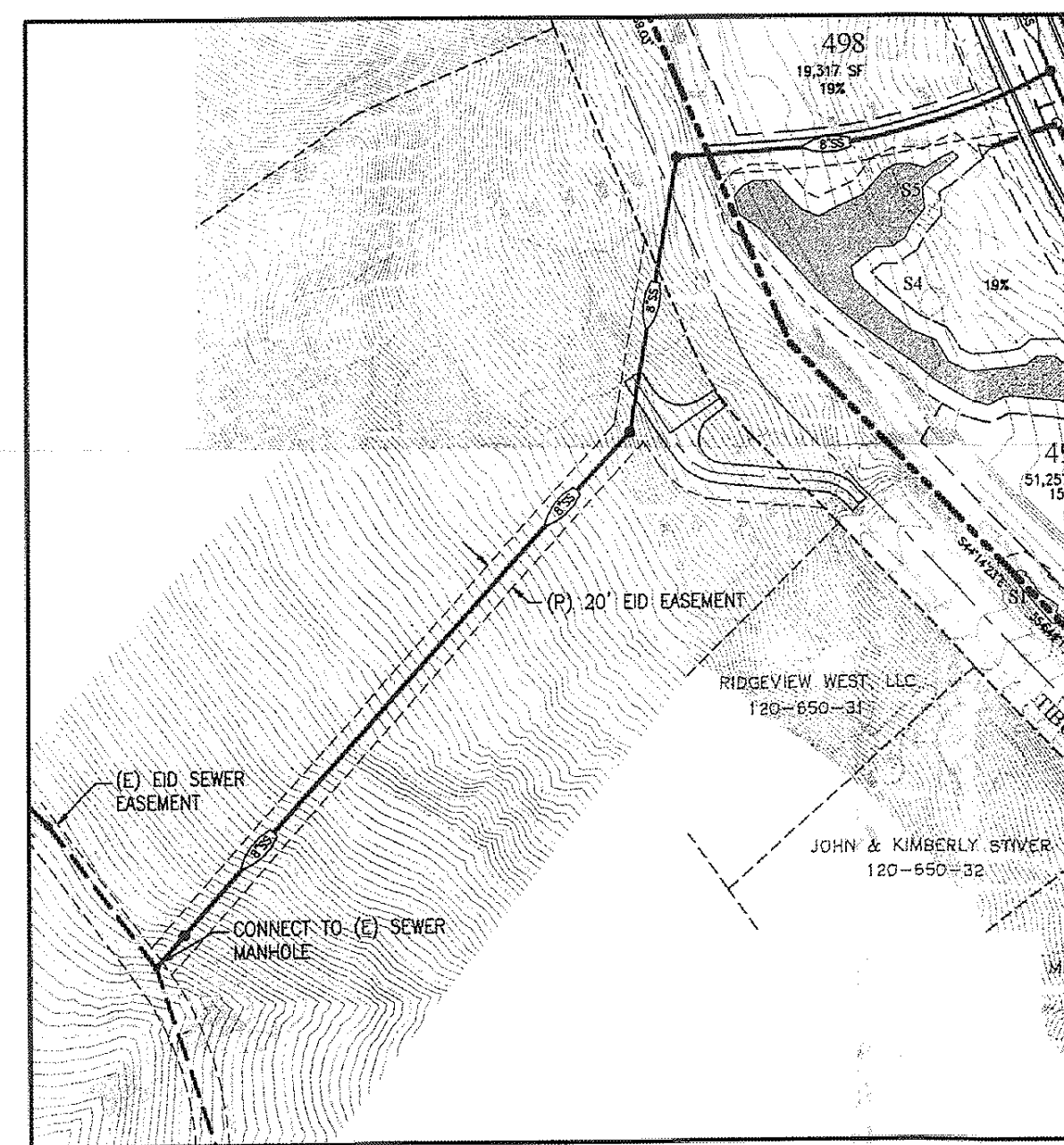
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "RIDGEVIEW VILLAGE UNIT 9" HAS BEEN DESIGNED IN ACCORDANCE WITH THE REGULATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

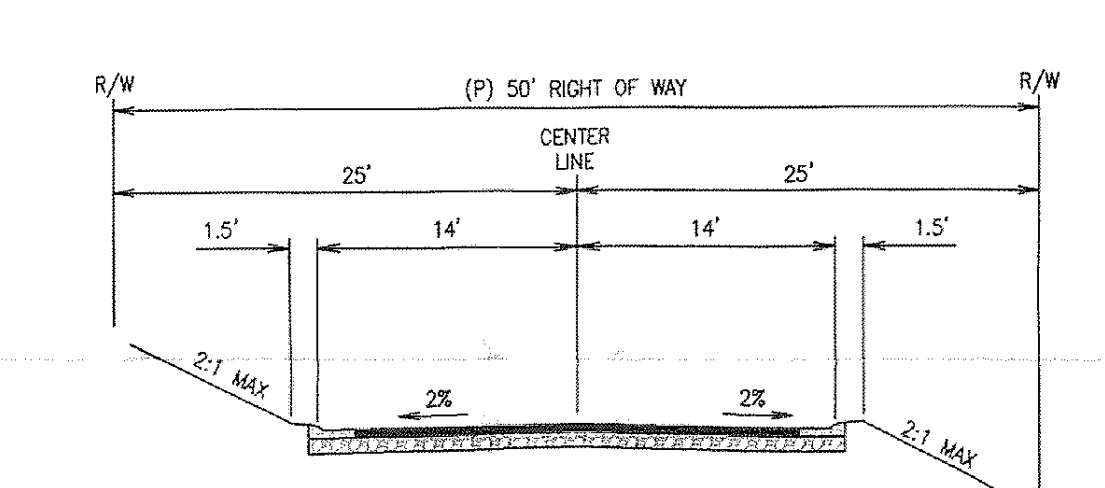
Olga Sciorelli
71204
E-14-15
7/8/13
DATE
OLGA SCIORELLI P.E. 71204
STATE OF CALIFORNIA



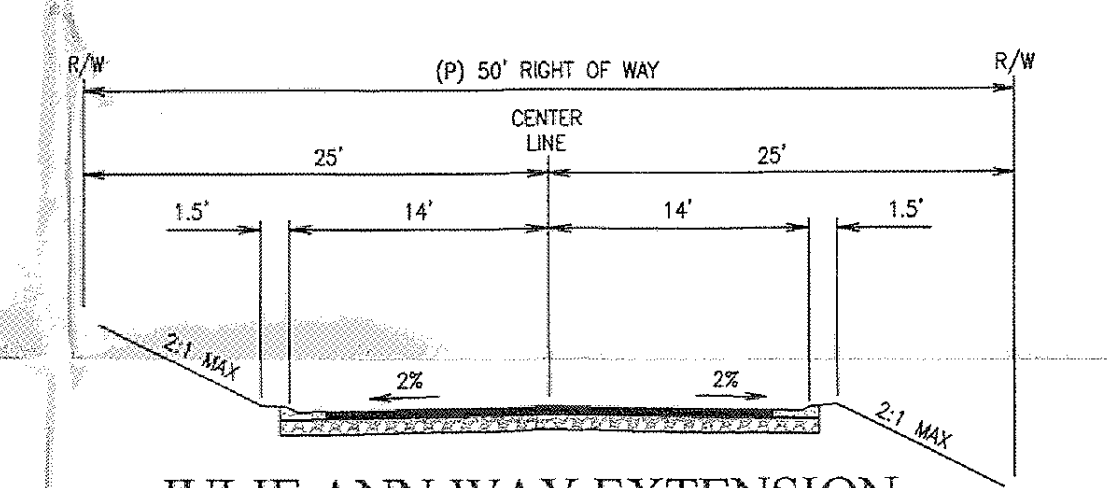
- LEGEND:**
- PROPOSED FIRE HYDRANT
 - EXISTING WETLANDS
 - ISOLATED SEEPS (NON-JURISDICTIONAL)
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - LOT LINE
 - SETBACK LINE
 - NON BUILDING SETBACK
 - INTERMITTENT DRAINAGE



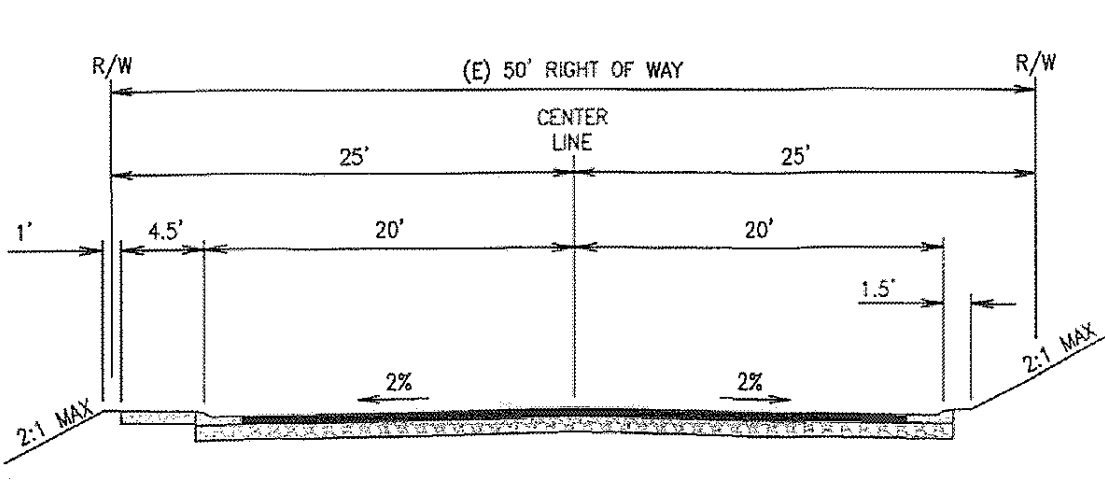
OFFSITE SEWER EXHIBIT
SCALE: 1"=100'



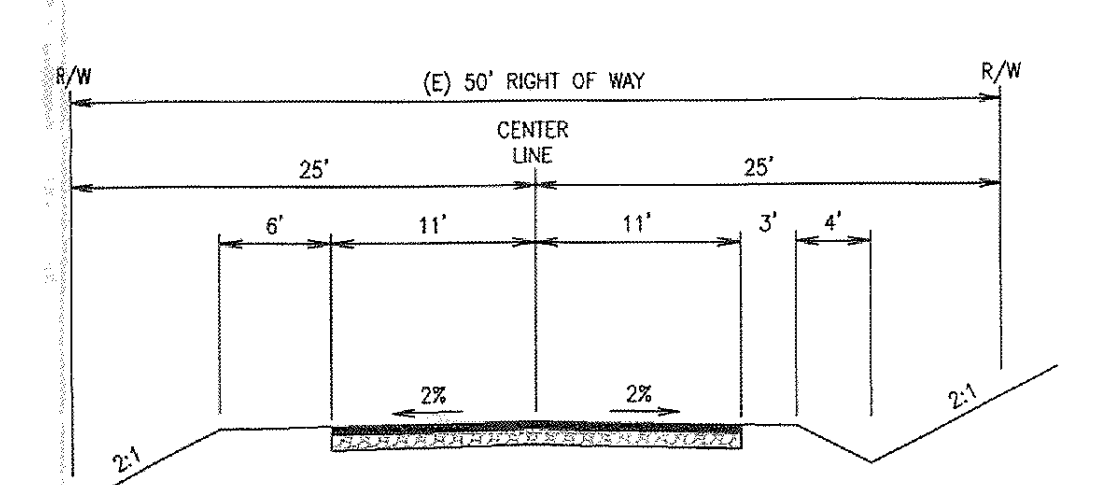
A & B COURT
SCALE: 1"=100'



JULIE ANN WAY EXTENSION
SCALE: 1"=100'



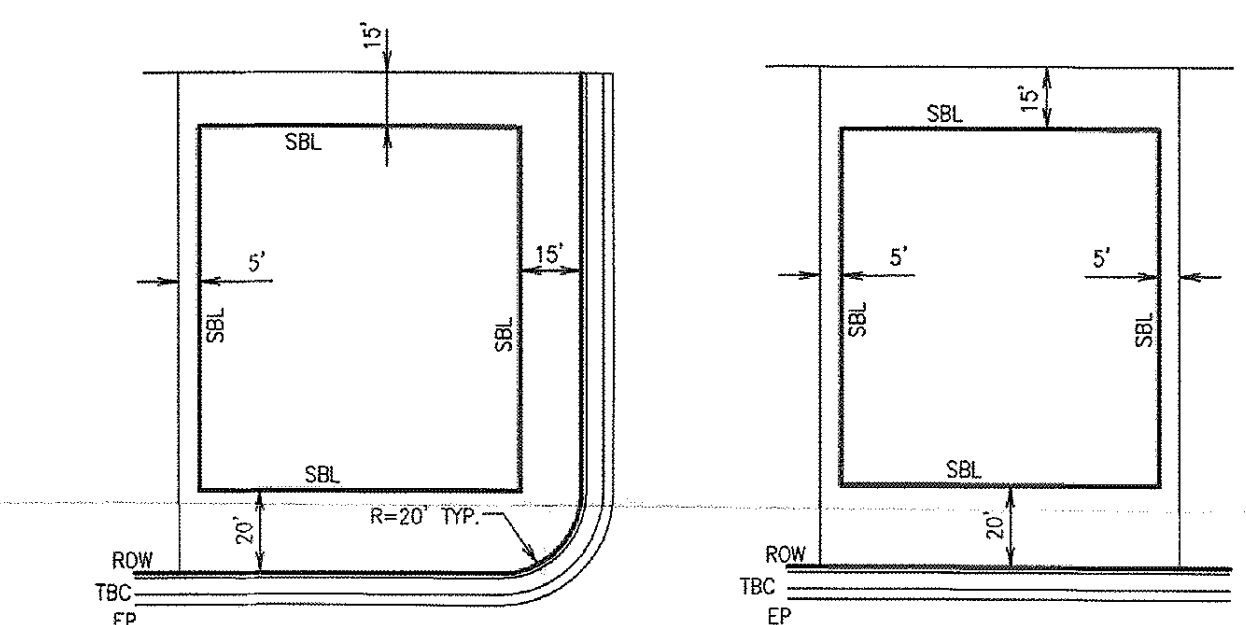
BEATTY DRIVE IMPROVEMENTS
SCALE: 1"=100'



(E) BEATTY DRIVE
SCALE: 1"=100'

GROSS AND NET* LOT AREAS

Lot No.	Gross Area (S.F.)	Net Area (S.F.)	Lot No.	Gross Area (S.F.)	Net Area (S.F.)
496	20,970	19,317	476	17,521	12,520
497	18,056	17,004	477	18,908	9,911
498	19,317	12,873	478	14,663	10,134
499	51,257	19,875	479	12,004	7,872
500	14,304	9,911	480	13,565	9,114
501	16,084	11,549	481	18,866	13,521
502	19,565	14,449	482	14,773	9,023
503	21,147	9,269	483	15,457	8,611
504	16,192	8,202	484	16,473	12,565
505	17,950	6,580	485	13,299	9,948
			486	13,187	7,579
			487	12,950	8,736
			488	12,873	7,579
			489	20,262	13,593
			490	21,008	15,259
			491	19,296	13,005
			492	21,491	14,844
			493	12,289	7,804
			494	15,227	10,156
			495	23,230	15,177
			496	20,970	16,491
			497	18,056	13,474
			498	19,317	12,703
			499	51,257	19,875
			500	14,304	9,911
			501	16,084	11,549
			502	19,565	14,449
			503	21,147	9,269
			504	16,192	8,202
			505	17,950	6,580



TYPICAL BUILDING SETBACKS
ONE-FAMILY RESIDENTIAL (R1)

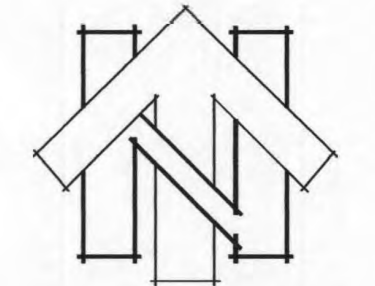
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: July 11, 2013
BY: *Rose Tenthoff*
EXECUTIVE SECRETARY
TMO8-1477

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

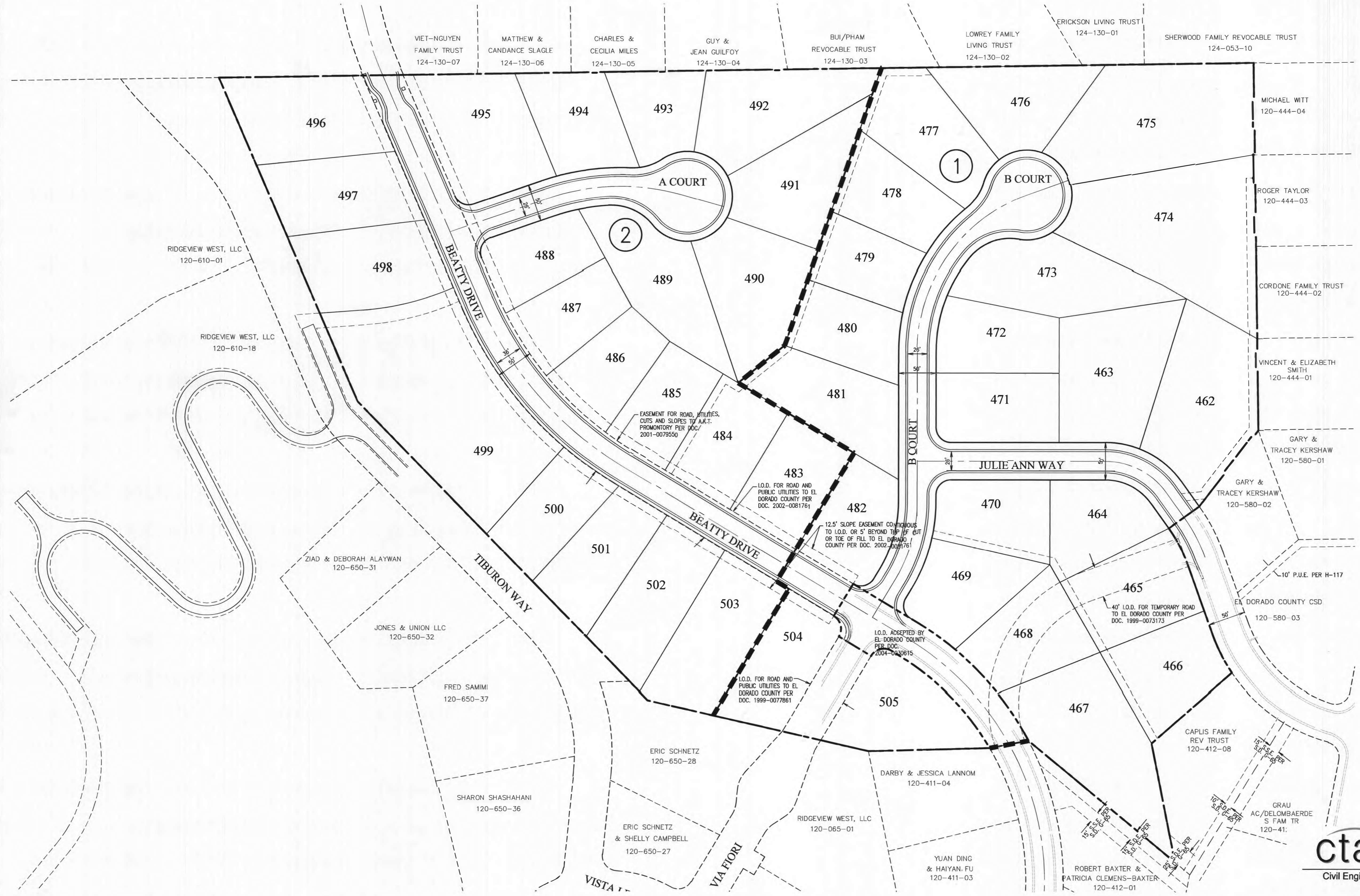
* NET AREA OF THE LOT EXCLUDES NON-BUILDABLE AREAS SUCH AS BUILDING SETBACKS, EASEMENTS, AND SLOPES ABOVE 30%.

RIDGEVIEW VILLAGE UNIT 9 PHASE 0 PROPOSED PHASING PLAN

EL DORADO HILLS, CALIFORNIA
SCALE: 1"=100' FEBRUARY, 2018



0 30' 60' 120'
SCALE: 1" = 60'



LEGEND:
 - - - - - SUBDIVISION BOUNDARY
 _____ LOT LINE
 - - - - - PHASE LINE

PHASE	LOT COUNT
①	23
②	21

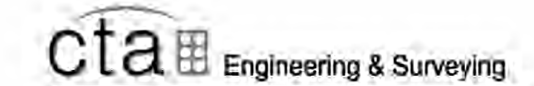
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: October 24, 2018
BY: [Signature]
EXECUTIVE SECRETARY

cta Engineering & Surveying
 Civil Engineering ■ Land Surveying ■ Land Planning
 3233 Monier Circle, Rancho Cordova, CA 95742
 T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaes.net

TM-F22-0007 Exhibit D: Approved Revised Tentative Map Ridgeview Village Unit 9 (TM08-1477-R)

FINAL MAP OF:
RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,
T. 10 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2022



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 BEATTY DRIVE, LOT R-1, LOT R-2 AND LOT R-3, 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. THE PUBLIC UTILITY EASEMENTS 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 THE STREETS OR OTHER PUBLIC WAYS 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, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES 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.

AG EHC II (NWHM) CA 2, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: EHC ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: AUTHORIZED AGENT

BY:

STEVEN S. BENSON, ITS MANAGER

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(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 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 ORDINANCE AT THE REQUEST OF PACIFIC STATES DEVELOPMENT IN JULY, 2021. 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, 2022 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____



KEVIN A. HEENEY LS 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

PLANNING & 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 OCTOBER 24, 2019 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
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ADAM BANE, 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

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 ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC USES BEATTY DRIVE IN FEE TITLE, AS SHOWN HEREON 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 AND FACILITIES & LOTS R-1, R-2 AND R-3, WHICH ARE HEREBY REJECTED.

DATE: _____

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

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____:____:____, IN BOOK _____, OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION 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

RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,

T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

SCALE: 1"=100' SEPTEMBER, 2022

cta Engineering & Surveying
SHEET 2 OF 6

NOTICE OF RESTRICTION

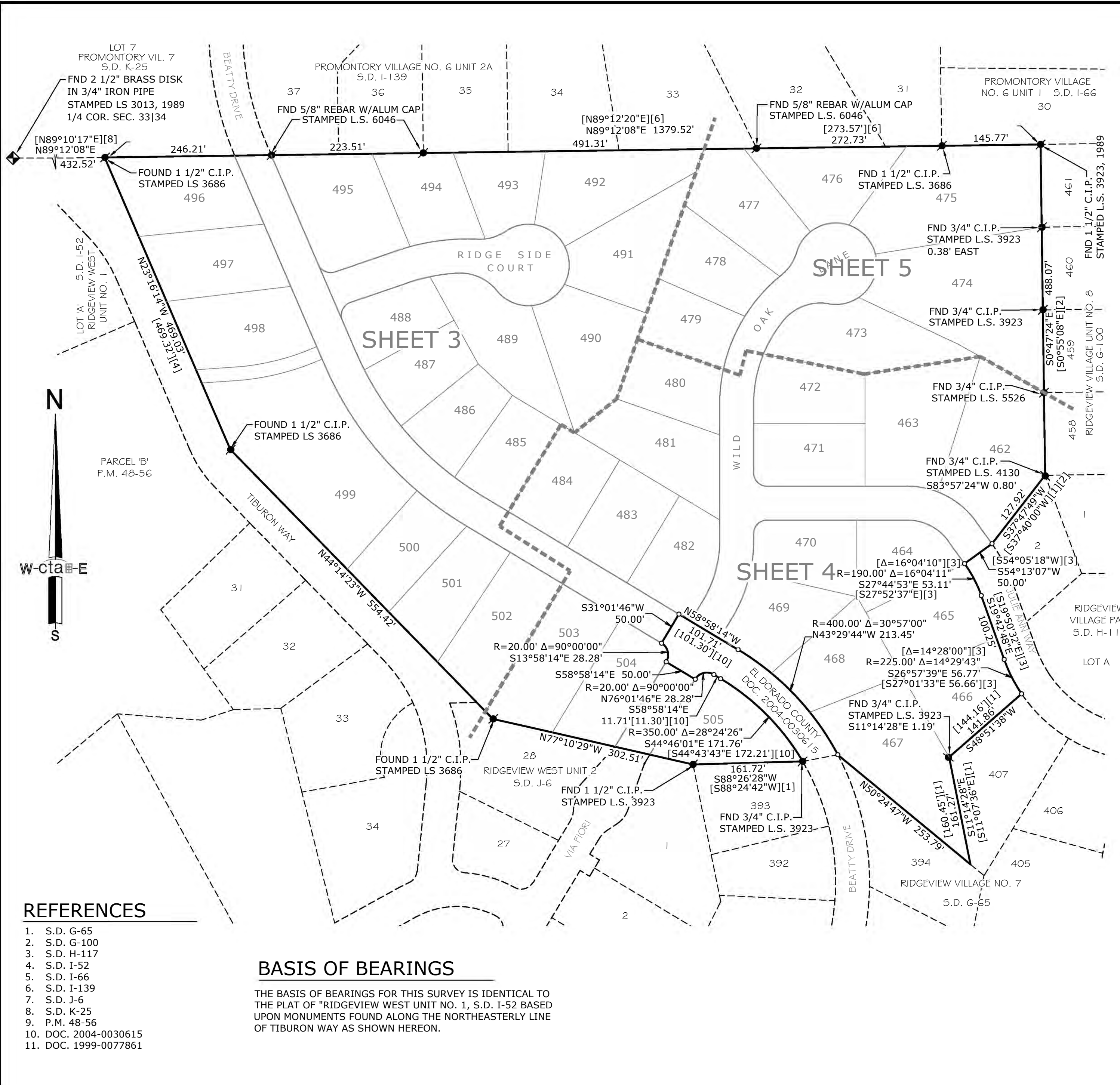
A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. AFFECTS LOTS 467 AND LOTS 499 THROUGH 505 FOR COMPLIANCE WITH SETBACKS AS SHOWN ON SHEET 6 HEREON.

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◊ FOUND 1/4 SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ⊗ SET 3/4" C.I.P. STAMPED LS 5914
- ⊗ SET 1 1/2" C.I.P. 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
- (OA) OVERALL
- [] RECORD PER REFERENCE NO.

NOTES:

1. THIS SUBDIVISION CONTAINS 22.421 ACRES GROSS, CONSISTING OF 44 RESIDENTIAL LOTS AND 2 LETTERED LOTS, AND IS CONSISTENT WITH THE TENTATIVE MAP TM 08-1477-R APPROVED BY THE PLANNING COMMISSION ON OCTOBER 24, 2019.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
3. 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.
4. LOT 'A' IS TO BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR A UTILITY CORRIDOR AND OPEN SPACE.
5. LOTS 467 AND 499 THROUGH 505 ARE AFFECTED BY ADDITIONAL SETBACKS FROM DEFINED WETLAND AREAS. SEE SHEET 6 FOR LOCATIONS.
5. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH CAP STAMPED LS 5914 OR AS NOTED HEREON.



REFERENCES

1. S.D. G-65
2. S.D. G-100
3. S.D. H-117
4. S.D. I-52
5. S.D. I-66
6. S.D. I-139
7. S.D. J-6
8. S.D. K-25
9. P.M. 48-56
10. DOC. 2004-0030615
11. DOC. 1999-0077861

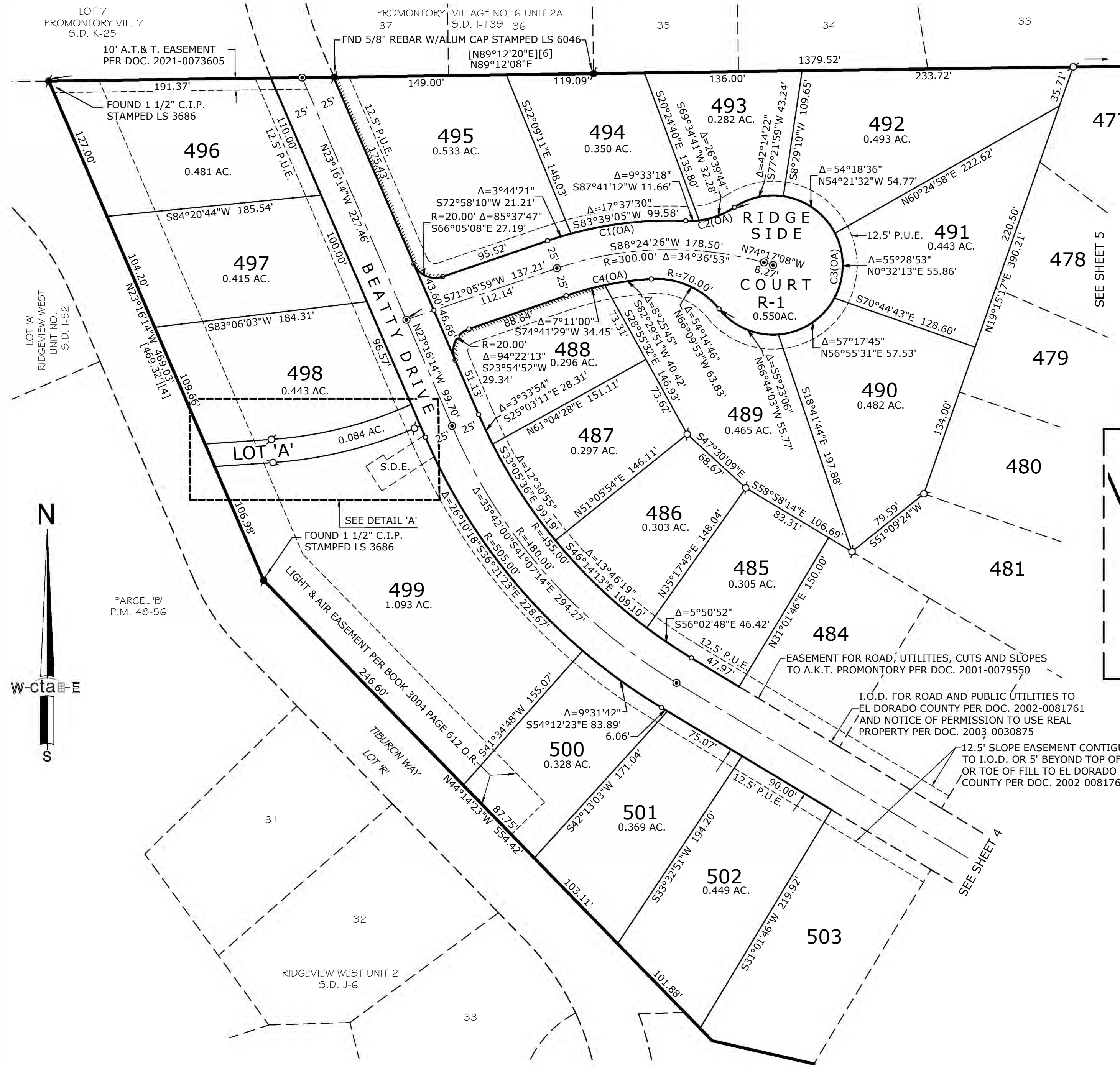
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE PLAT OF "RIDGEVIEW WEST UNIT NO. 1, S.D. I-52 BASED UPON MONUMENTS FOUND ALONG THE NORTHEASTERLY LINE OF TIBURON WAY AS SHOWN HEREON.

RIDGEVIEW VILLAGE UNIT 9

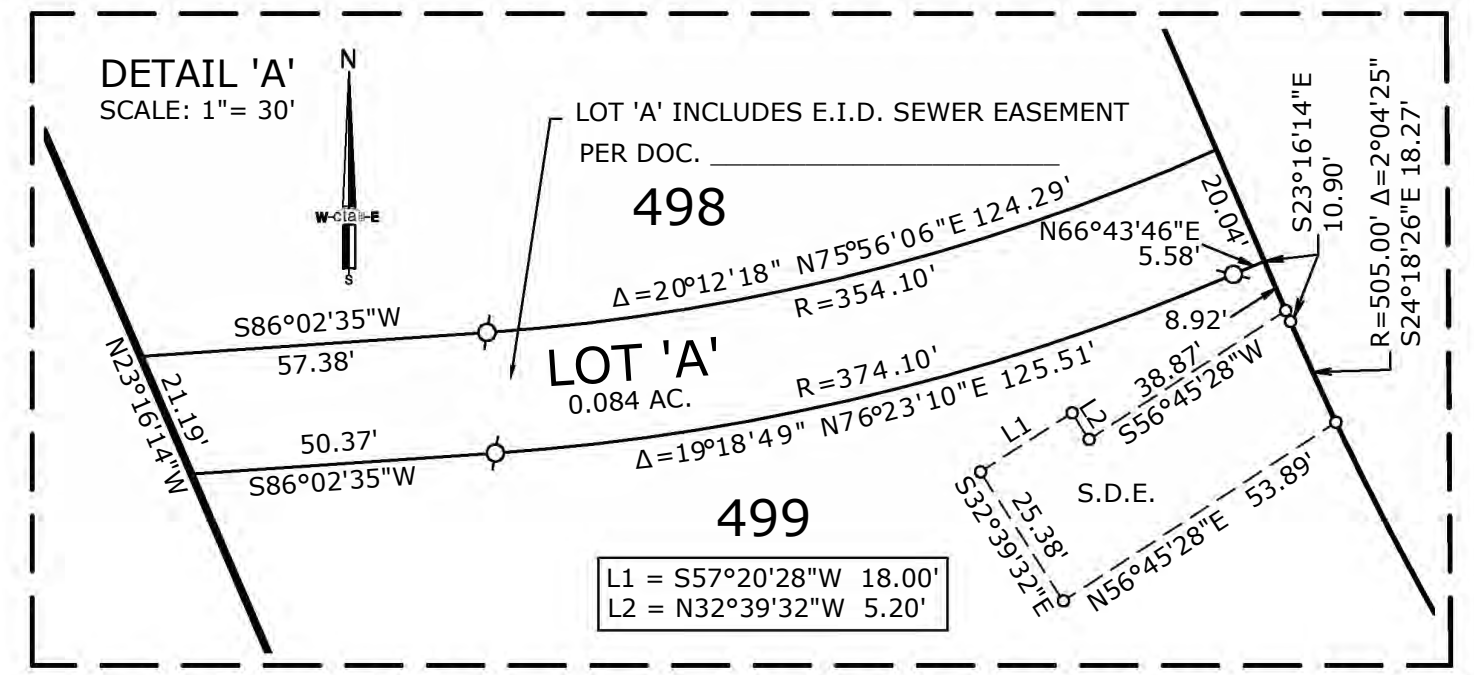
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,
T. 10 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
SCALE: 1"=60' SEPTEMBER, 2022

cta Engineering & Surveying
SHEET 3 OF 6



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◆ FOUND 1/4 SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. 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
- (OA) OVERALL
- [] RECORD PER REFERENCE NO.



CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=325.00'	Δ=21°21'52"	N81°46'55"E	120.48'
C2	R=70.00'	Δ=36°13'02"	N74°21'20"E	43.51'
C3	R=60.00'	Δ=264°42'41"	S8°36'09"W	88.68'
C4	R=275.00'	Δ=15°36'45"	S78°54'21"W	74.70'

RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,

T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

SCALE: 1"=60' SEPTEMBER, 2022

cta Engineering & Surveying

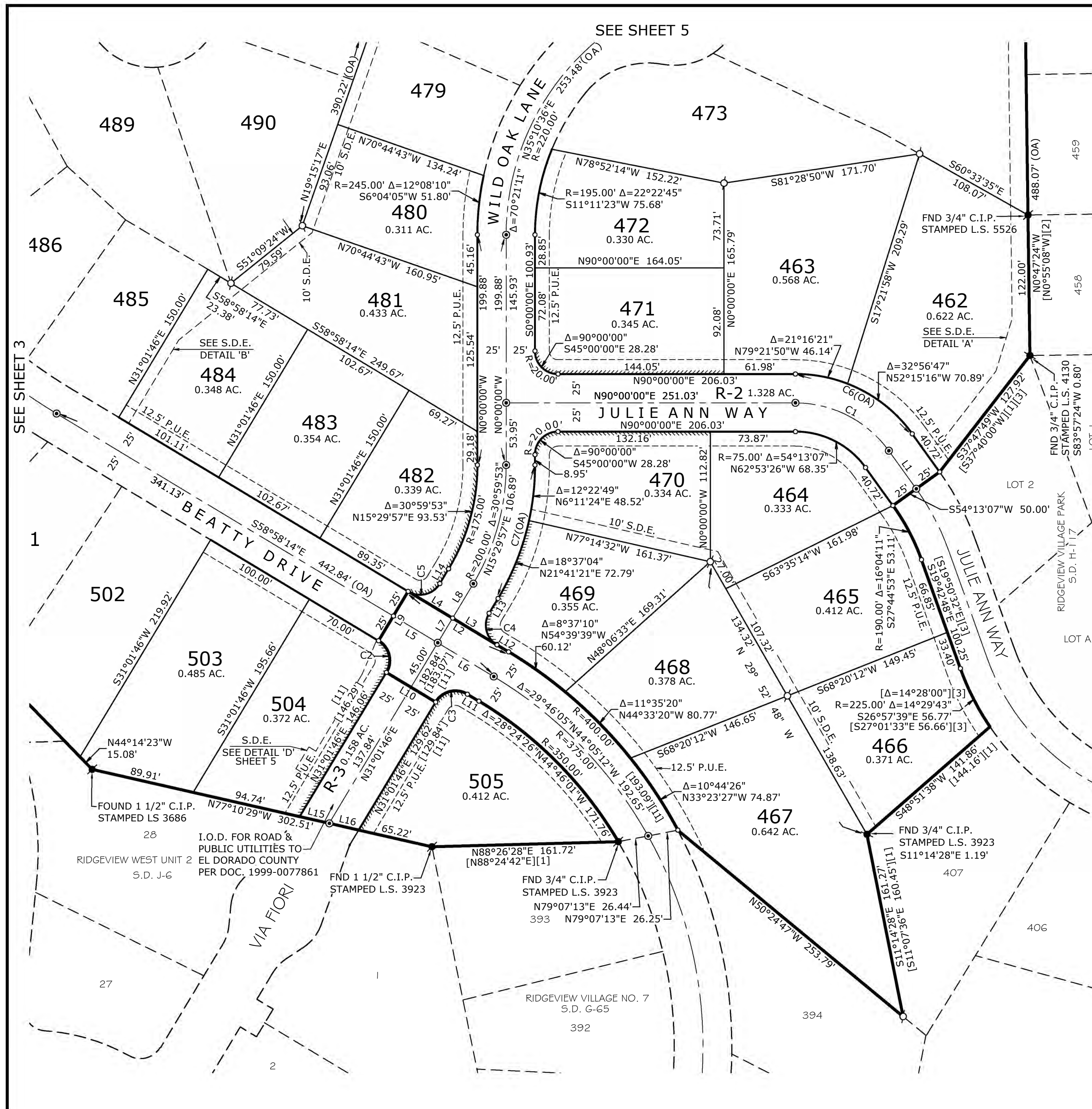
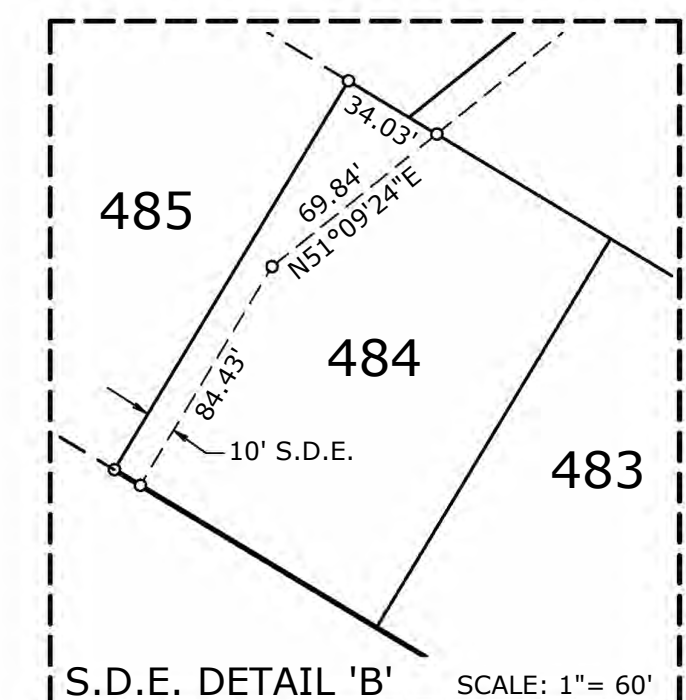
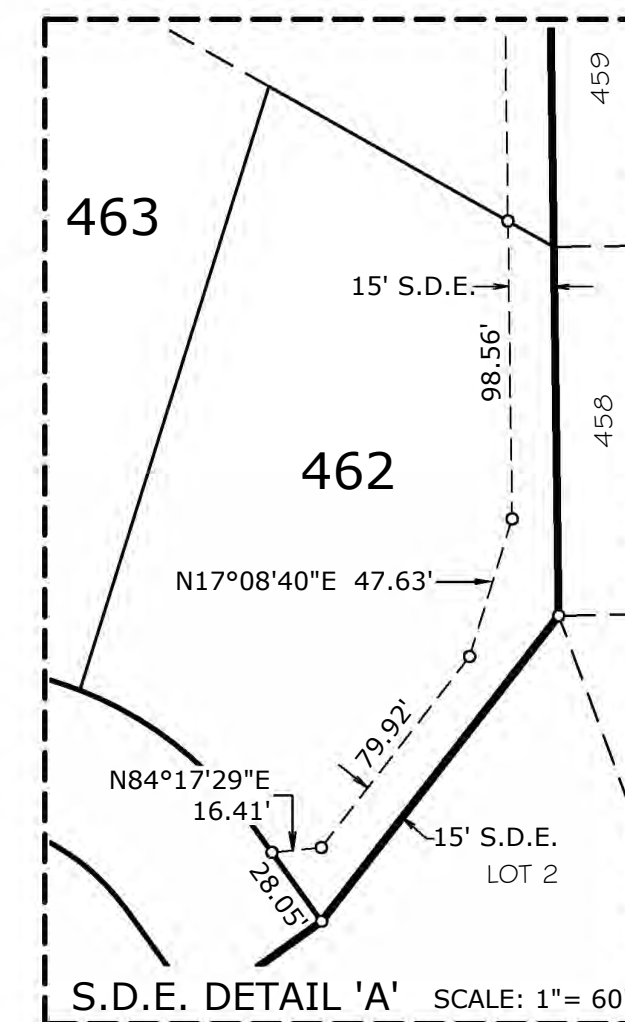
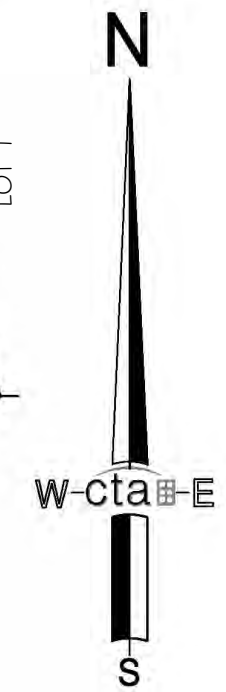
SHEET 4 OF 6

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 1/4 SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. 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
- (OA) OVERALL
- [] RECORD PER REFERENCE NO.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=100.00'	Δ=54°13'07"	N62°53'26"W	91.14'
C2	R=20.00'	Δ=90°00'00"	N13°58'14"W	28.28'
C3	R=20.00'	Δ=90°00'00"	S76°01'46"W	28.28'
C4	R=20.00'	Δ=89°58'07"	S13°59'10"E	28.28'
C5	R=20.00'	Δ=90°03'19"	N76°01'33"E	28.30'
C6	R=125.00'	Δ=54°13'07"	S62°53'26"E	113.92'
C7	R=225.00'	Δ=30°59'53"	S15°29'57"W	120.25'

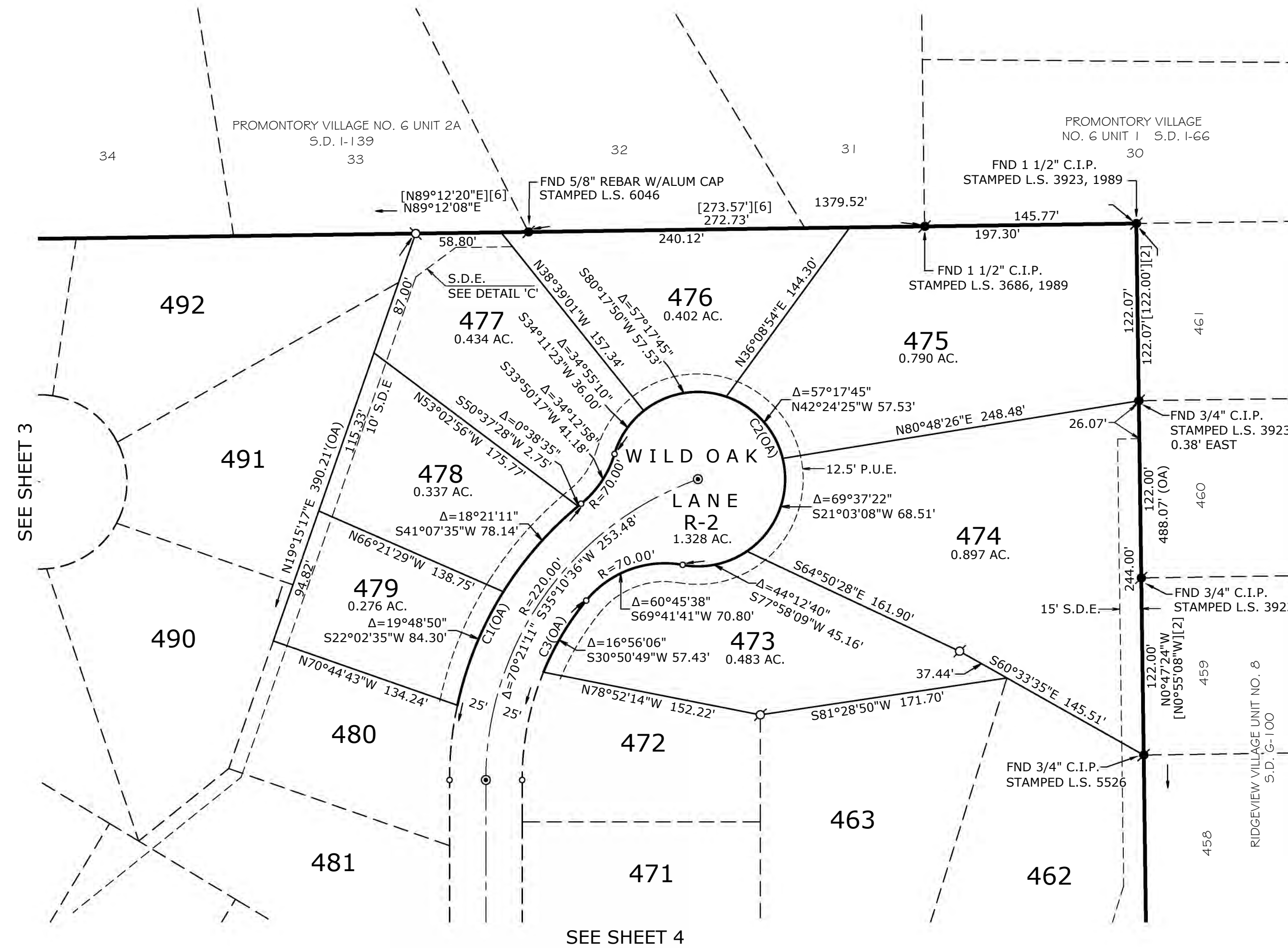
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S35°46'53"E	40.72'
L2	N58°58'14"W	101.71'
L3	N58°58'14"W	44.99'
L4	N58°58'14"W	44.99'
L5	N58°58'14"W	45.00'
L6	N58°58'14"W	56.71'
L7	N30°59'53"E	25.00'
L8	N30°59'53"E	34.89'
L9	N31°01'46"E	50.00'
L10	S58°58'14"E	50.00'
L11	N58°58'14"W	11.71'
L12	N58°58'14"W	11.73'
L13	S30°59'53"W	14.92'
L14	N30°59'53"E	14.87'
L15	S77°10'29"E	26.32'[26.31'] [11]
L16	S77°10'29"E	26.32'



FINAL MAP OF: RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,
T. 10 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
SCALE: 1"=60' SEPTEMBER, 2022

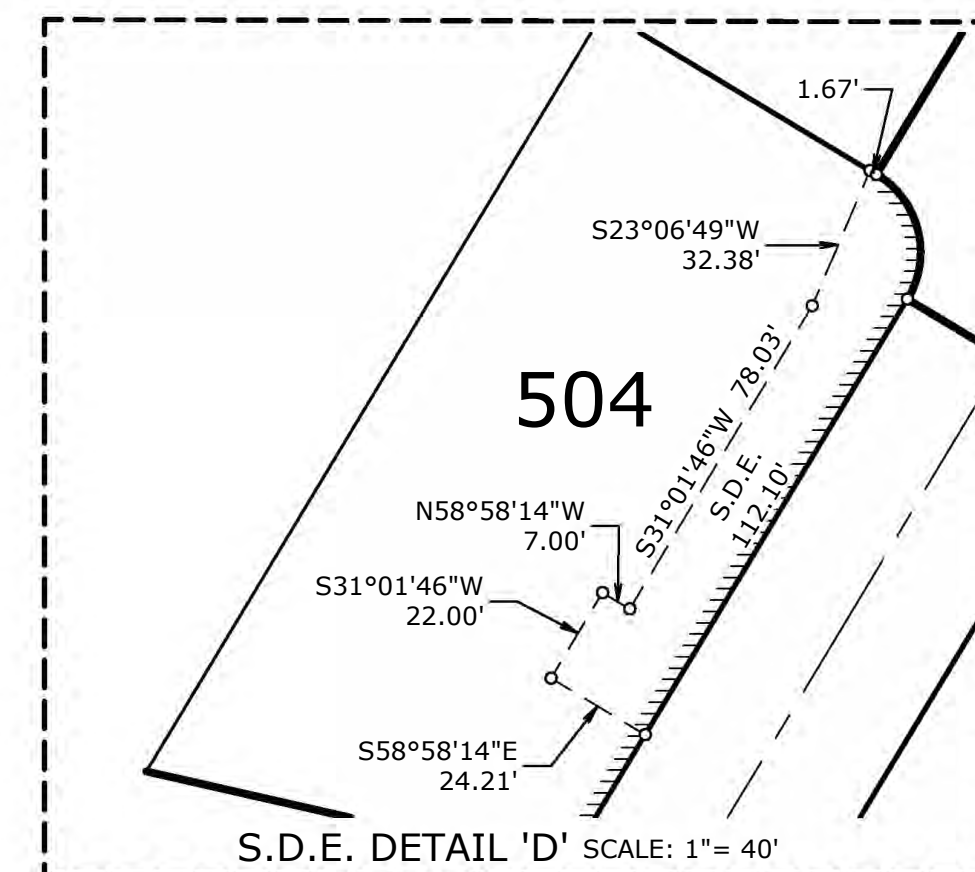
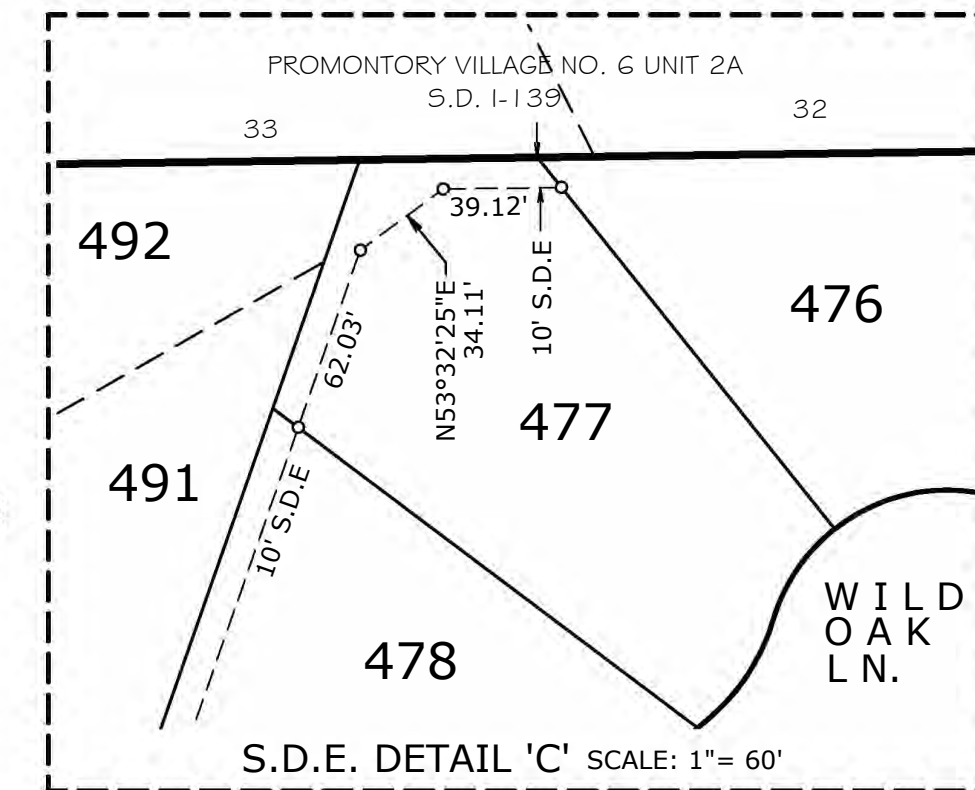
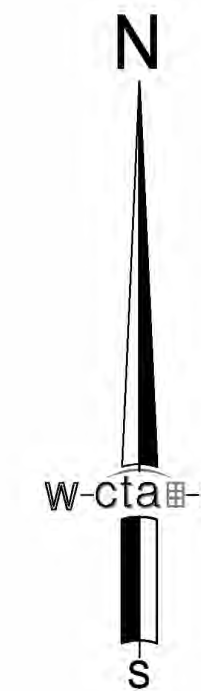
cta Engineering & Surveying
SHEET 5 OF 6



CURVE TABLE				
CURVE #	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	R=245.00'	Δ=50°56'46"	N25°28'23"E	210.74'
C2	R=60.00'	Δ=263°20'41"	S31°35'51"E	89.64'
C3	R=195.00'	Δ=39°18'51"	S19°39'26"W	131.19'

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◆ FOUND 1/4 SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ⊙ SET 3/4" C.I.P. STAMPED LS 5914
- ⊗ SET 1 1/2" C.I.P. 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
- (OA) OVERALL
- [] RECORD PER REFERENCE NO.

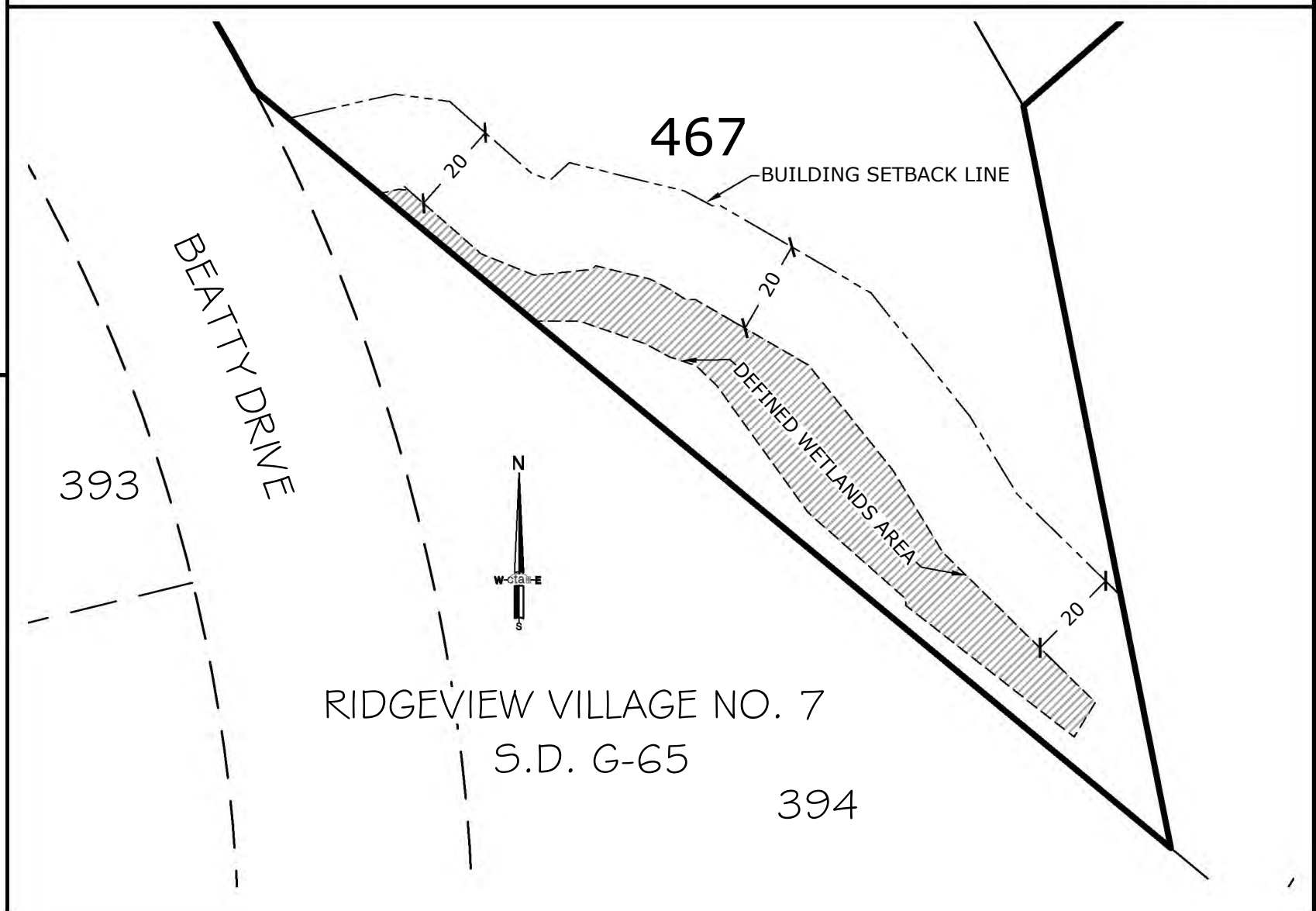
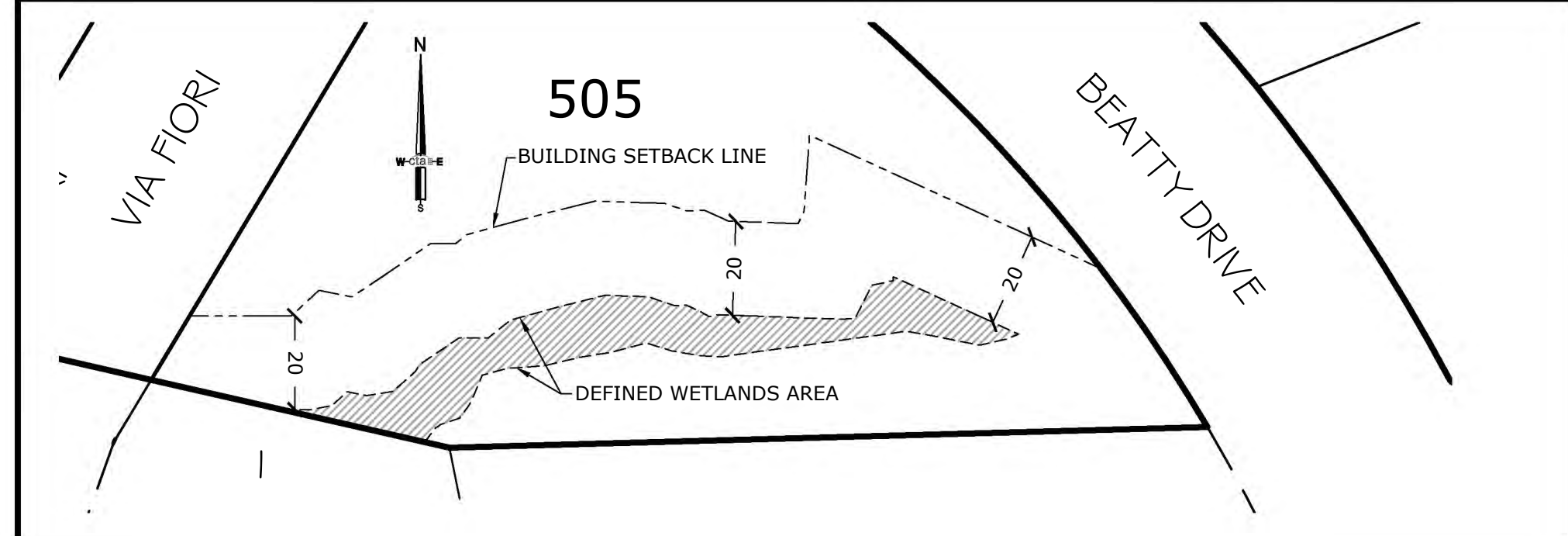
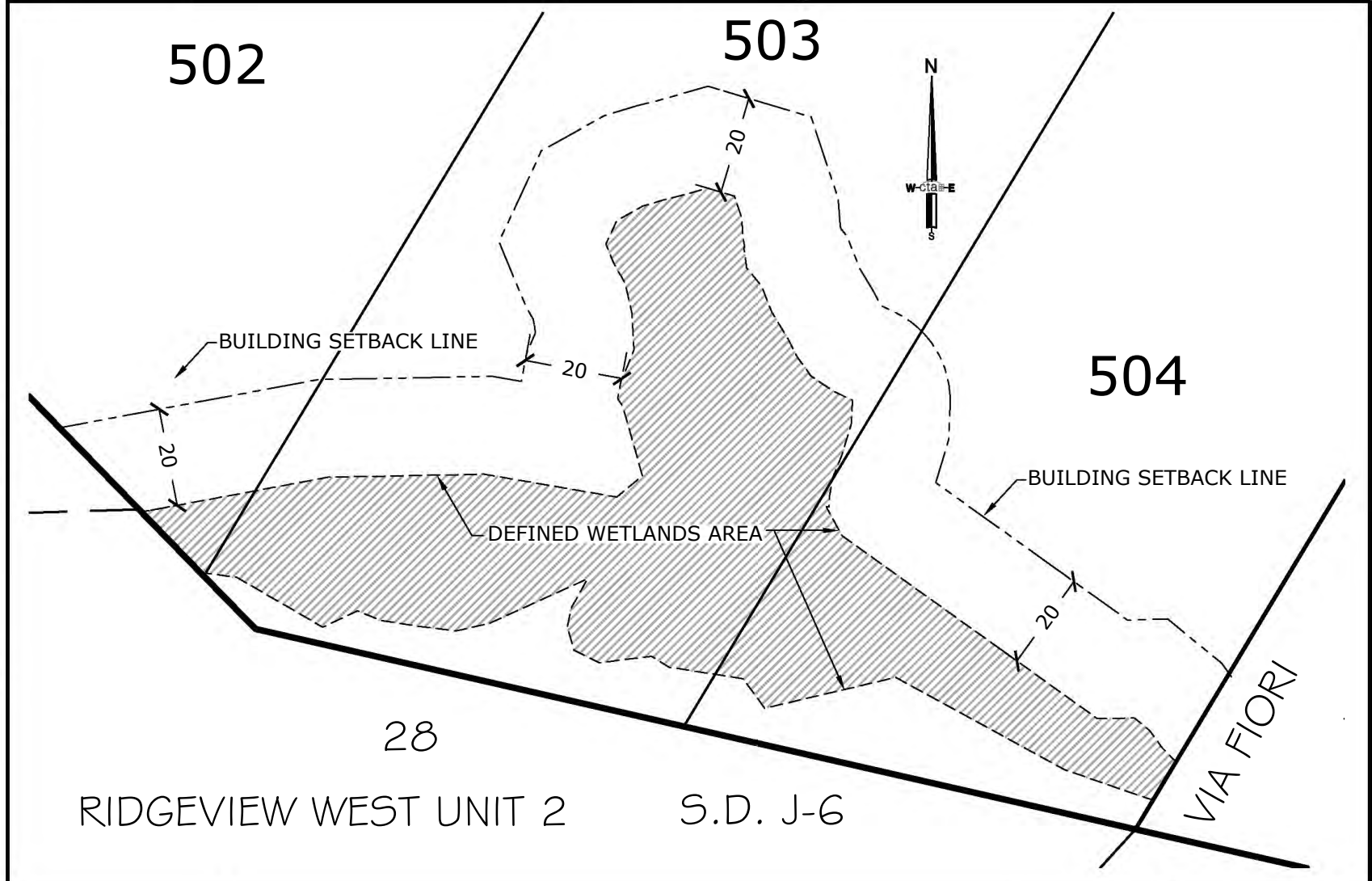
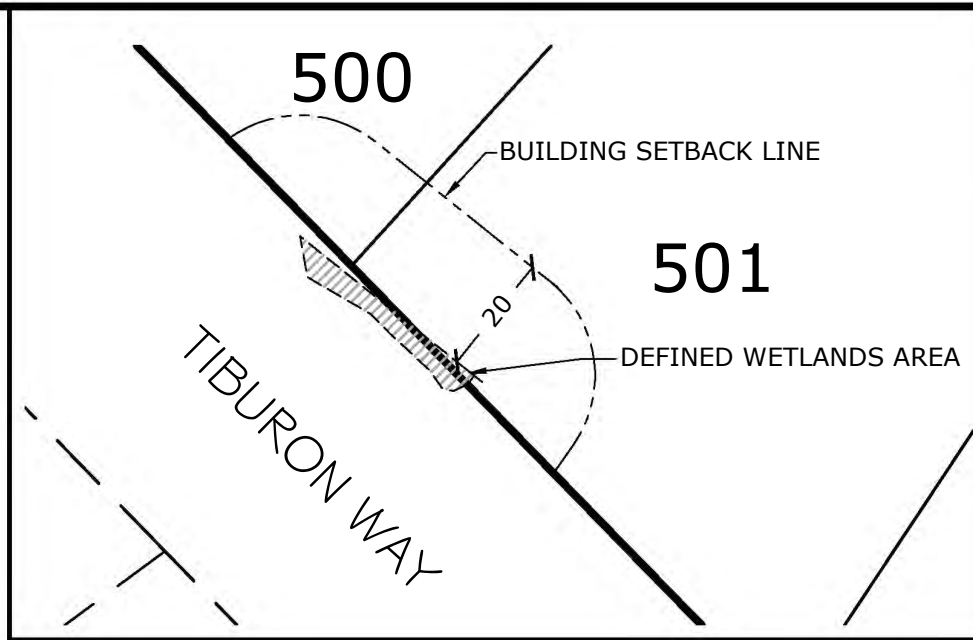
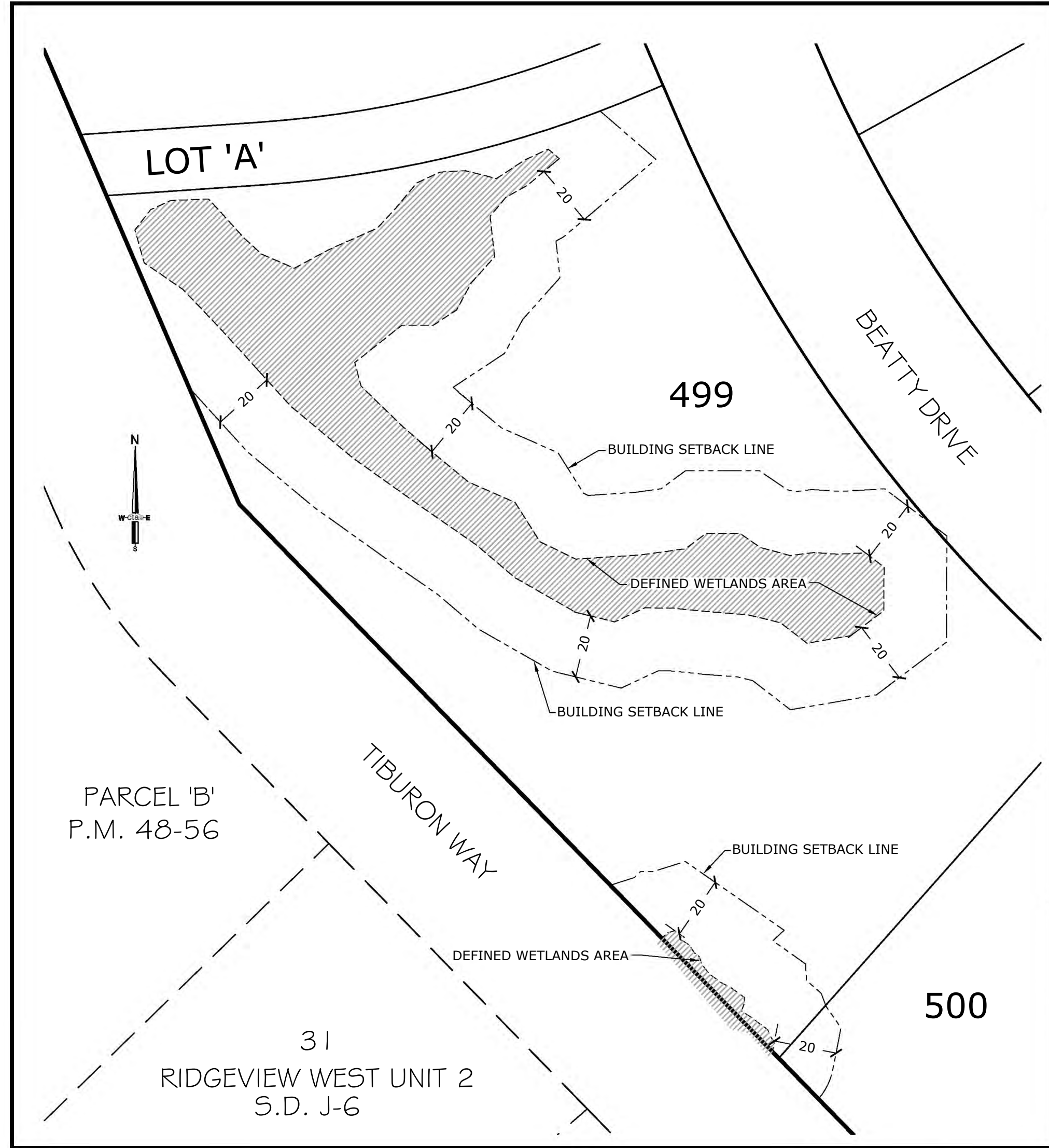


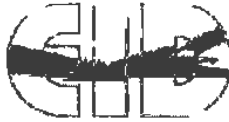
FINAL MAP OF:
RIDGEVIEW VILLAGE UNIT 9

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34,
 T. 10 N., R. 8 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 SCALE: 1"= 30' SEPTEMBER, 2022

cta Engineering & Surveying
 SHEET 6 OF 6

INFORMATIONAL SHEET





El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for: DS0722-179 Date: July 21, 2022

SUBDIVISION PARCEL SPLIT OTHER

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

The New Home Company
Attn: Tyler Koons
Email: tkoons@nwhlm.com

Ridgeview Village Unit 9
APN:120-010-001

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: 44 EDUs (Equivalent Dwelling Unit).
RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).
WASTEWATER: 44 EDUs (Equivalent Dwelling Unit).

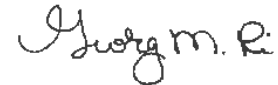
Project No. / Work Order No: 3488DEV 950726
Service Purchase Project No.: 3771SP

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 Service