

TRANSMITTAL LETTER

To: Daniel Siders
El Dorado County
Surveyor's Office
360 Fair Lane
Placerville, CA 95667

Via Courier

From: Kevin A. Heeney, PLS 

Date: February 20, 2024

Project No.: 19-149-001

Subject: Cheplick Property

REMARKS: Enclosed is the signed and notarized Notice of Restriction related to the above mentioned subject.

Should you have any questions, please do not hesitate to contact me at 916-638-0919.

RECORDING REQUESTED BY:
And WHEN RECORDED RETURN TO:

El Dorado County
Planning and Building Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

SPACE ABOVE RESERVED FOR RECORDERS USE

NOTICE OF RESTRICTION

Notice is hereby given that a development limitation is imposed upon Lots 1 through 4 and Lots A through F of that certain subdivision known as "CHEPLICK LARGE LOT FINAL MAP", the plat of which is filed in the Office of the County Recorder of the County of El Dorado, State of California, in Book ____ of Subdivision Maps at Page ____.

The signing of this agreement acknowledges the following:

LOTS LL-1 THROUGH 3 CREATED WITH THE FILING OF SAID "CHEPLICK LARGE LOT FINAL MAP", ARE FOR SALE, LEASE, AND FINANCING PURPOSES ONLY. NO BUILDING PERMIT SHALL BE ISSUED FOR SAID LOTS UNTIL SUCH TIME AS THE SUBSEQUENT PHASES OF TM05-1402 THAT COINCIDE HEREWITH ARE RECORDED. SHOULD THE TENTATIVE MAP EXPIRE, NO BUILDING PERMIT SHALL BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE, PARCEL MAP, OR FINAL MAP IS APPROVED AND FILED WITH THE COUNTY RECORDER.

Said restriction shall be binding upon the heirs, assigns, and successors in interest of the grantors, and is to remain in effect until rescinded by the County of El Dorado. The purpose of this Notice of Restriction is to impart constructive notice of the development limitation.

Dated: 2-15-24

By Wally A. Cheplick
WALLY S. CHEPLICK

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 ~~EL DORADO~~ ^{CP} Sacramento

On 2/15/24, before me, Connie S. Peach, notary public
(insert name and title of the officer)

personally appeared Wally S. Chepliak, 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.

Signature Connie S. Peach (Seal)

