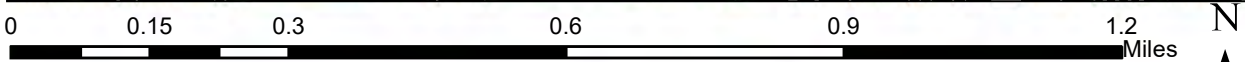


TM-F22-0015 Exhibit A: Assessor's Parcel Map





TM-F22-0015 Exhibit B: Location/Vicinity Map



**OWNER'S STATEMENT:**

THE UNDERSIGNED, OWNERS OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKE AN IRREVOCABLE OFFER OF DEDICATION IN FEE, FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HEREON AS LOT R. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNERS AND THE COUNTY OF EL DORADO DATED \_\_\_\_\_, 20\_\_\_\_, RECORDED AT DOCUMENT No. \_\_\_\_\_ O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.

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

THE UNDERSIGNED OWNERS ALSO HEREBY OFFER TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT R, THE FRONT TWELVE AND A HALF (12.50) FEET OF EACH LOT SHOWN HEREON AND THE FIVE (5.00) FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY (50.00) FEET. 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 THE LOTS, COMMON AREAS, AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS, FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED \_\_\_\_\_, 20\_\_\_\_, RECORDED AT DOCUMENT No. \_\_\_\_\_ O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.
- E. POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

EXCEPT AS SET FORTH ABOVE ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

**SERRANO ASSOCIATES, LLC**

A DELAWARE LIMITED LIABILITY COMPANY  
BY: PARKER DEVELOPMENT COMPANY  
A CALIFORNIA CORPORATION  
MANAGING MEMBER

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

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

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.

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ } :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(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 THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: COUNTY OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

TM05-1393-E APPROVED JULY 13, 2017

**PLAT OF  
SERRANO VILLAGE M4  
PORTION OF SECTION 25, T.10N., R.8E., M.D.M.  
BEING LOT C OF SUB. K-50  
COUNTY OF EL DORADO, STATE OF CALIFORNIA**

MAY 2023  
R. E. Y. ENGINEERS, Inc. 

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC. IN APRIL 2020. 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 BY DECEMBER 2023 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

\_\_\_\_\_  
BRIAN THIONNET L.S. 6866

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



**PLANNING AND BUILDING DIRECTOR'S STATEMENT:**

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JULY 13, 2017 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

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

BY: \_\_\_\_\_  
KAREN L. GARNER  
DIRECTOR, PLANNING AND 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 RCE 61363  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY SURVEYOR'S STATEMENT:**

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

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

\_\_\_\_\_  
JUSTIN C. CISNEROS, P.L.S. 9539  
DEPUTY SURVEYOR  
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: \_\_\_\_\_

\_\_\_\_\_  
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 THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED.

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

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

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

**COUNTY RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_; \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF SERRANO ASSOCIATES, 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

**SHEET 1 OF 7 SHEETS**

EXISTING ASSESSOR'S PARCEL NO.: 123-790-001

TM-F22-0015 Exhibit C: Final Map for Serrano Village M4

**PLAT OF  
SERRANO VILLAGE M4**  
PORTION OF SECTION 25, T.10N., R.8E., M.D.M.  
BEING LOT C OF SUB. K-50  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

MAY 2023  
R. E. Y. ENGINEERS, Inc. 

**BOUNDARY AND  
INDEX SHEET**

**REFERENCES:**

- (1) SUB. J-19
- (2) SUB. F-97
- (3) SUB. H-100
- (4) SUB. K-38
- (5) SUB. K-39
- (6) SUB. K-50

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. K-50 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

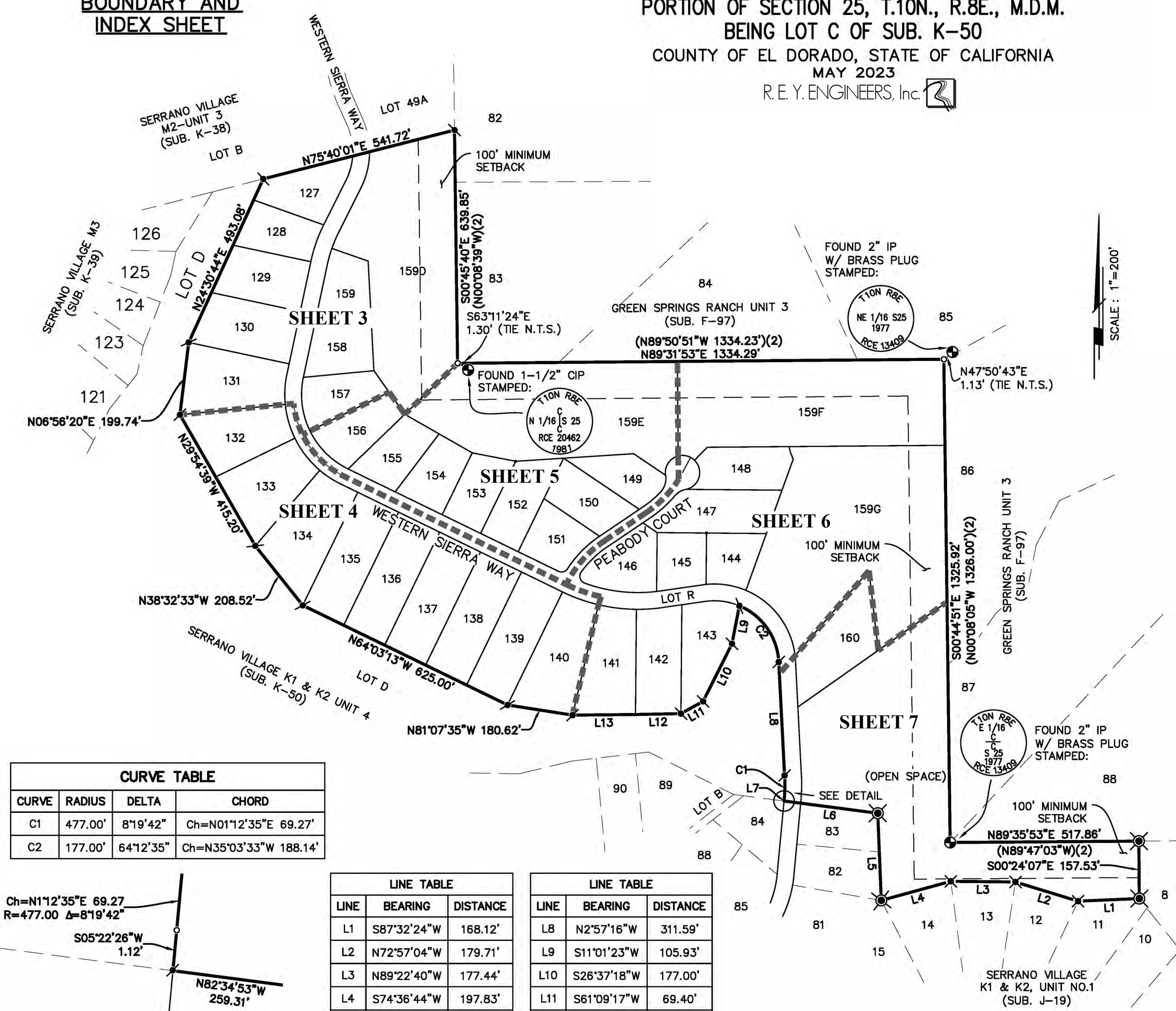
**LEGEND:**

- DIMENSION POINT
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊕ FOUND MONUMENT AS NOTED
- ⊗ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊗ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊗ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊙ FOUND SPIKE AND WASHER STAMPED L.S. "6866"

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 52.897 ACRES GROSS, CONSISTING OF 38 RESIDENTIAL LOTS, AND 2 MISCELLANEOUS LOTS (Z AND R).
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOTS LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. LOT Z IS A NATURAL OPEN SPACE LOT AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.
6. PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" RECORDED ON JUNE 24, 2016 IN DOCUMENT NO. 2016-0028319 O.R., AND TO THE TERMS OF THE "FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS" RECORDED ON JANUARY 24, 2020 IN DOCUMENT NO. 2020-0003302 O.R.
7. A GEOTECHNICAL ENGINEERING STUDY UPDATE WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT No. E13320.000, DATED JUNE 2020.
8. NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS LOT 159D LIMITING THE MAXIMUM BUILDING HEIGHT TO 1,170 FEET ABOVE SEA LEVEL.

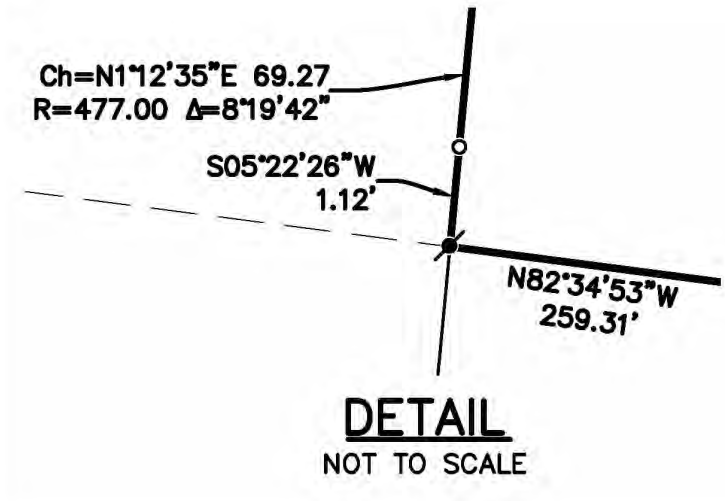
SHEET 2 OF 7 SHEETS



CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	477.00'	8°19'42"	Ch=N01°12'35"E 69.27'
C2	177.00'	64°12'35"	Ch=N35°03'33"W 188.14'

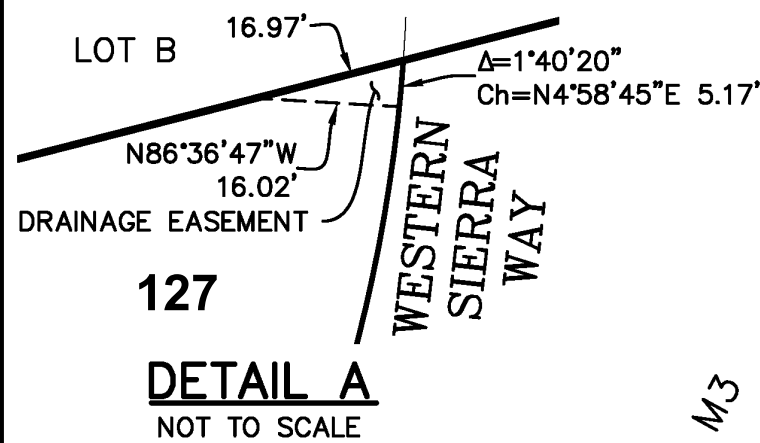
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°32'24"W	168.12'
L2	N72°57'04"W	179.71'
L3	N89°22'40"W	177.44'
L4	S74°36'44"W	197.83'
L5	N2°19'41"W	239.41'
L6	N82°34'53"W	259.31'
L7	N5°22'26"E	1.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N2°57'16"W	311.59'
L9	S11°01'23"W	105.93'
L10	S26°37'18"W	177.00'
L11	S61°09'17"W	69.40'
L12	S88°52'50"W	124.72'
L13	S89°25'02"W	172.69'





CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	400.00'	14°31'35"	Ch=S19°15'35"W 101.14'
C2	377.00'	7°15'47"	Ch=S15°37'42"W 47.76'
C3	377.00'	7°15'47"	Ch=S22°53'29"W 47.76'

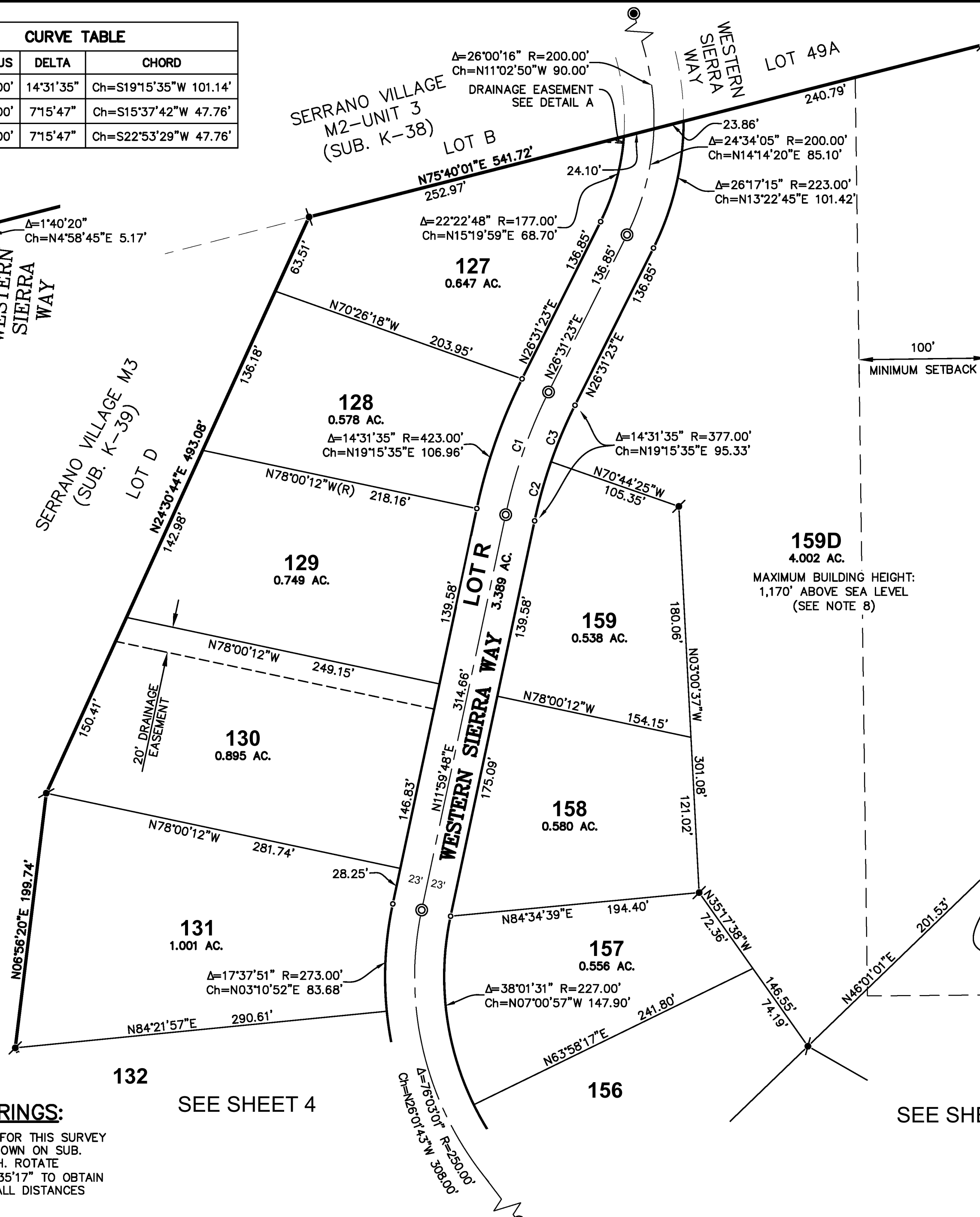


**REFERENCES:**

- (1) SUB. J-19
- (2) SUB. F-97
- (3) SUB. H-100
- (4) SUB. K-38
- (5) SUB. K-39
- (6) SUB. K-50

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. K-50 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

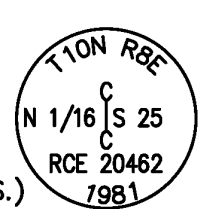


**LEGEND:**

- DIMENSION POINT
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊕ FOUND MONUMENT AS NOTED
- ⊗ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊗ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊗ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊙ FOUND SPIKE AND WASHER STAMPED L.S. "6866"

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 52.897 ACRES GROSS, CONSISTING OF 38 RESIDENTIAL LOTS, AND 2 MISCELLANEOUS LOTS (Z AND R).
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOTS LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. LOT Z IS A NATURAL OPEN SPACE LOT AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.
6. PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" RECORDED ON JUNE 24, 2016 IN DOCUMENT NO. 2016-0028319 O.R., AND TO THE TERMS OF THE "FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS" RECORDED ON JANUARY 24, 2020 IN DOCUMENT NO. 2020-0003302 O.R.
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8. NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS LOT 159D LIMITING THE MAXIMUM BUILDING HEIGHT TO 1,170 FEET ABOVE SEA LEVEL.



**PLAT OF**  
**SERRANO VILLAGE M4**  
 PORTION OF SECTION 25, T.10N., R.8E., M.D.M.  
 BEING LOT C OF SUB. K-50  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 MAY 2023  
 R. E. Y. ENGINEERS, Inc.

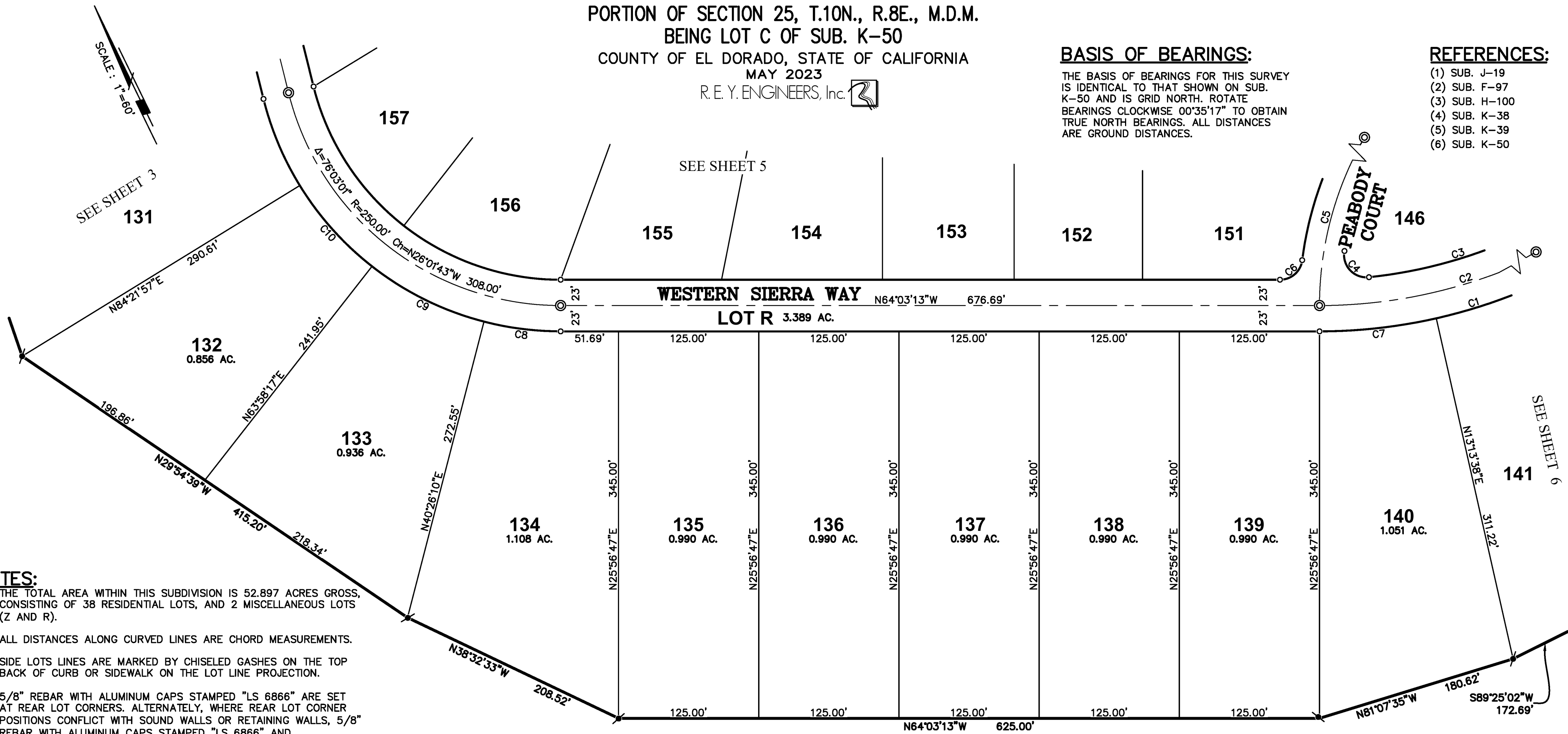
**PLAT OF  
SERRANO VILLAGE M4**  
PORTION OF SECTION 25, T.10N., R.8E., M.D.M.  
BEING LOT C OF SUB. K-50  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
MAY 2023  
R. E. Y. ENGINEERS, Inc.

**BASIS OF BEARINGS:**

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**REFERENCES:**

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- (5) SUB. K-39
- (6) SUB. K-50



**NOTES:**

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2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOTS LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
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8. NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS LOT 159D LIMITING THE MAXIMUM BUILDING HEIGHT TO 1,170 FEET ABOVE SEA LEVEL.

**LEGEND:**

- DIMENSION POINT
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊗ FOUND MONUMENT AS NOTED
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- ⊗ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊙ FOUND SPIKE AND WASHER STAMPED L.S. "6866"

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	473.00'	34°04'38"	Ch=N81°05'32"W 277.19'
C2	450.00'	34°04'38"	Ch=N81°05'32"W 263.71'
C3	427.00'	28°09'55"	Ch=S84°02'54"E 207.80'
C4	20.00'	105°50'19"	Ch=S17°02'47"E 31.91'
C5	300.00'	29°58'58"	Ch=N40°56'16"E 155.20'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C6	20.00'	82°41'28"	Ch=N74°36'03"E 26.42'
C7	473.00'	12°43'08"	Ch=N70°24'47"W 104.78'
C8	273.00'	14°29'23"	Ch=N56°48'32"W 68.86'
C9	273.00'	23°32'07"	Ch=N37°47'46"W 111.35'
C10	273.00'	20°23'40"	Ch=N15°49'53"W 96.66'

SHEET 4 OF 7 SHEETS

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	282.00'	20°03'22"	Ch=N45°54'03"E 98.21'
C2	300.00'	29°58'58"	Ch=N40°56'16"E 155.20'
C3	20.00'	105°50'19"	Ch=N17°02'47"W 31.91'
C4	318.00'	22°40'26"	Ch=N44°35'32"E 125.02'
C5	20.00'	82°41'28"	Ch=N74°36'03"E 26.42'
C6	318.00'	15°47'35"	Ch=N48°01'57"E 87.38'
C7	300.00'	28°01'05"	Ch=N41°55'12"E 145.24'
C8	55.00'	38°31'15"	Ch=N59°23'47"E 36.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°55'44"E	13.80'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C9	282.00'	12°19'41"	Ch=N49°45'54"E 60.56'
C10	55.00'	52°41'33"	Ch=N17°15'17"E 48.82'
C11	47.00'	84°31'05"	Ch=N33°10'03"E 63.21'
C12	47.00'	58°53'31"	Ch=N75°07'39"W 46.21'
C13	47.00'	124°20'18"	Ch=N16°29'15"E 83.13'
C14	227.00'	76°03'01"	Ch=N26°01'43"W 279.67'
C15	250.00'	76°03'01"	Ch=N26°01'43"W 308.00'
C16	273.00'	76°03'01"	Ch=N26°01'43"W 336.34'

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 52.897 ACRES GROSS, CONSISTING OF 38 RESIDENTIAL LOTS, AND 2 MISCELLANEOUS LOTS (Z AND R).
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOTS LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. LOT Z IS A NATURAL OPEN SPACE LOT AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.
6. PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" RECORDED ON JUNE 24, 2016 IN DOCUMENT NO. 2016-0028319 O.R., AND TO THE TERMS OF THE "FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS" RECORDED ON JANUARY 24, 2020 IN DOCUMENT NO. 2020-0003302 O.R.
7. A GEOTECHNICAL ENGINEERING STUDY UPDATE WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT No. E13320.000, DATED JUNE 2020.
8. NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS LOT 159D LIMITING THE MAXIMUM BUILDING HEIGHT TO 1,170 FEET ABOVE SEA LEVEL.

**LEGEND:**

- DIMENSION POINT
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊕ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊕ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊕ FOUND SPIKE AND WASHER STAMPED L.S. "6866"

**REFERENCES:**

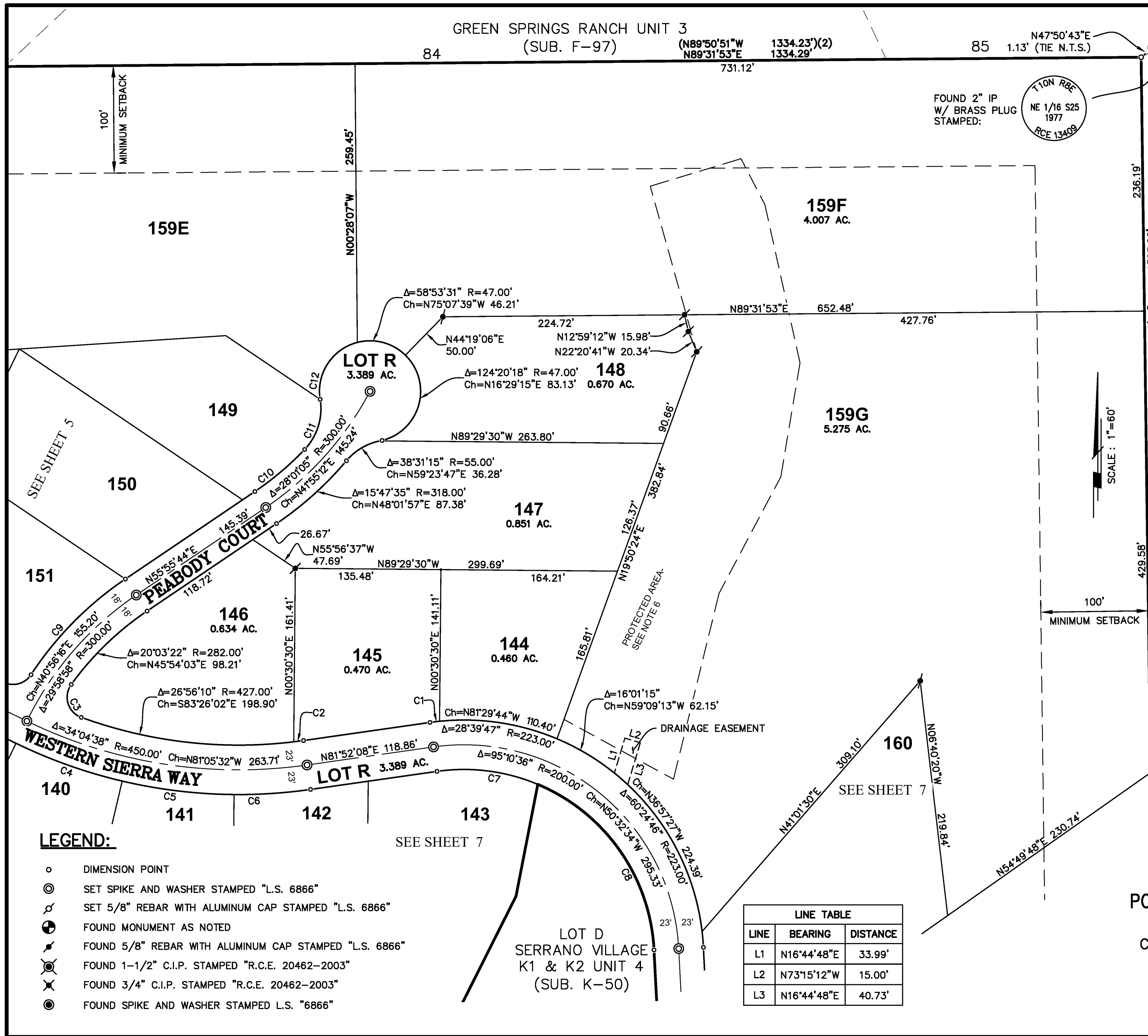
- (1) SUB. J-19
- (2) SUB. F-97
- (3) SUB. H-100
- (4) SUB. K-38
- (5) SUB. K-39
- (6) SUB. K-50

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. K-50 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

**PLAT OF**  
**SERRANO VILLAGE M4**  
 PORTION OF SECTION 25, T.10N., R.8E., M.D.M.  
 BEING LOT C OF SUB. K-50  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 MAY 2023  
 R. E. Y. ENGINEERS, Inc.

SHEET 5 OF 7 SHEETS



**BASIS OF BEARINGS:**  
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**REFERENCES:**  
 (1) SUB. J-19  
 (2) SUB. F-97  
 (3) SUB. H-100  
 (4) SUB. K-38  
 (5) SUB. K-39  
 (6) SUB. K-50

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	223.00'	2°18'14"	Ch=N83°01'16"E 8.97'
C2	427.00'	1°13'44"	Ch=N82°29'01"E 9.16'
C3	20.00'	105°50'19"	Ch=N17°02'47"W 31.91'
C4	473.00'	12°43'08"	Ch=S70°24'47"E 104.78'
C5	473.00'	12°43'08"	Ch=S83°07'56"E 104.78'
C6	473.00'	8°38'22"	Ch=N86°11'19"E 71.25'
C7	177.00'	30°58'01"	Ch=N82°38'51"W 94.50'
C8	177.01'	64°12'22"	Ch=N35°03'33"W 188.14'
C9	318.00'	22°40'26"	Ch=S44°35'32"W 125.02'
C10	282.00'	12°19'41"	Ch=N49°45'54"E 60.56'
C11	55.00'	52°41'33"	Ch=N17°15'17"E 48.82'
C12	47.00'	84°31'05"	Ch=S33°10'03"W 63.21'

- NOTES:**
- THE TOTAL AREA WITHIN THIS SUBDIVISION IS 52.897 ACRES GROSS, CONSISTING OF 38 RESIDENTIAL LOTS, AND 2 MISCELLANEOUS LOTS (Z AND R).
  - ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
  - SIDE LOTS LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
  - 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
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  - PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" RECORDED ON JUNE 24, 2016 IN DOCUMENT NO. 2016-0028319 O.R., AND TO THE TERMS OF THE "FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS" RECORDED ON JANUARY 24, 2020 IN DOCUMENT NO. 2020-0003302 O.R.
  - A GEOTECHNICAL ENGINEERING STUDY UPDATE WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT No. E13320.000, DATED JUNE 2020.
  - NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS LOT 159D LIMITING THE MAXIMUM BUILDING HEIGHT TO 1,170 FEET ABOVE SEA LEVEL.

**LEGEND:**

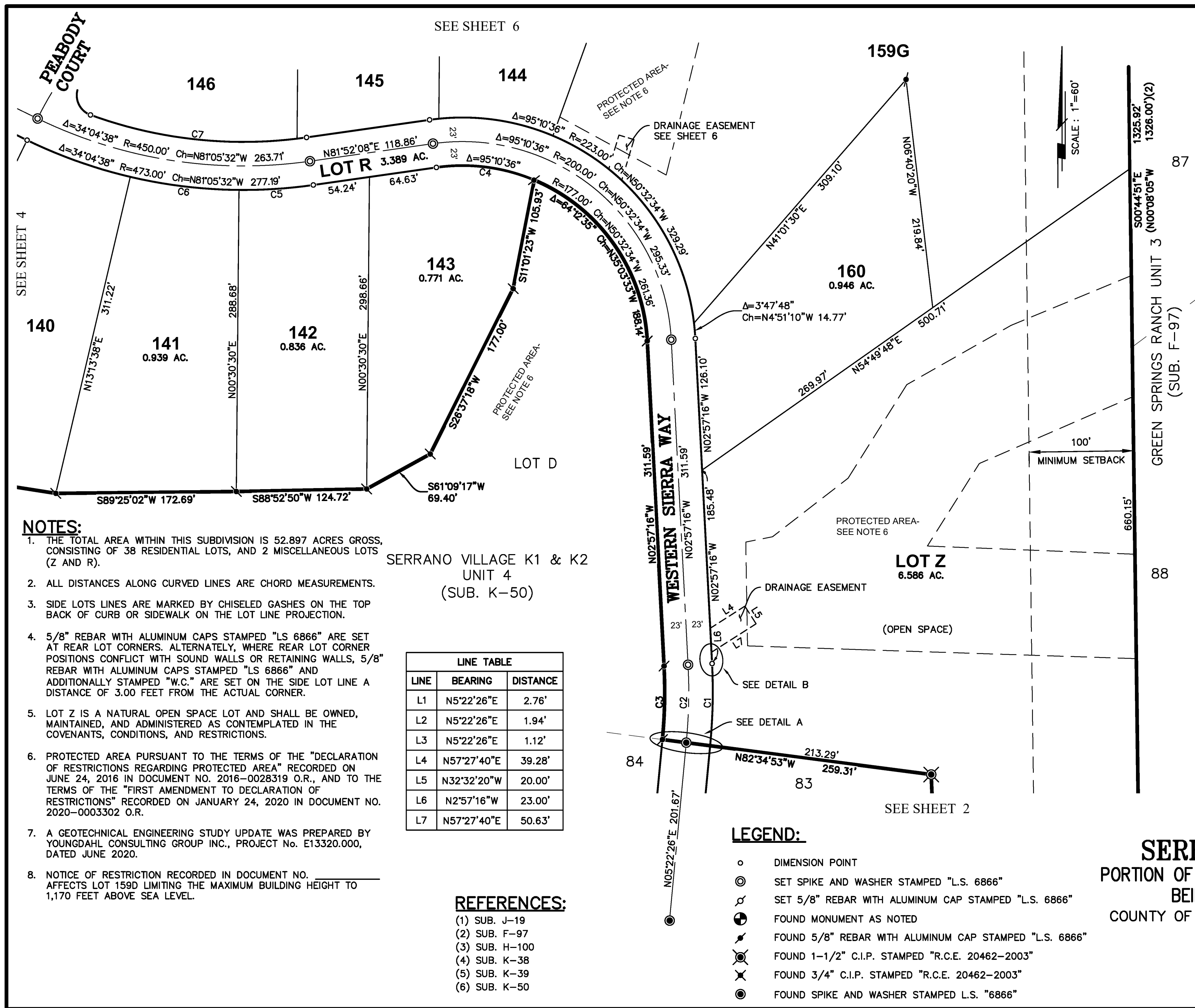
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- ⊗ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊙ FOUND SPIKE AND WASHER STAMPED L.S. "6866"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N16°44'48"E	33.99'
L2	N73°15'12"W	15.00'
L3	N16°44'48"E	40.73'

**PLAT OF**  
**SERRANO VILLAGE M4**  
 PORTION OF SECTION 25, T.10N., R.8E., M.D.M.  
 BEING LOT C OF SUB. K-50  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 MAY 2023  
 R. E. Y. ENGINEERS, Inc.

TM-F22-0015 Exhibit C: Final Map for Serrano Village M4





**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. K-50 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	523.00'	8°19'42"	Ch=N01°12'35"E 75.95'
C2	500.00'	8°19'42"	Ch=N01°12'35"E 72.61'
C3	477.00'	8°19'42"	Ch=N01°12'35"E 69.27'
C4	177.00'	30°58'01"	Ch=N82°38'51"W 94.50'
C5	473.00'	8°38'22"	Ch=N86°11'19"E 71.25'
C6	473.00'	12°43'08"	Ch=N83°07'56"W 104.78'
C7	427.00'	28°09'55"	Ch=N84°02'54"W 207.80'

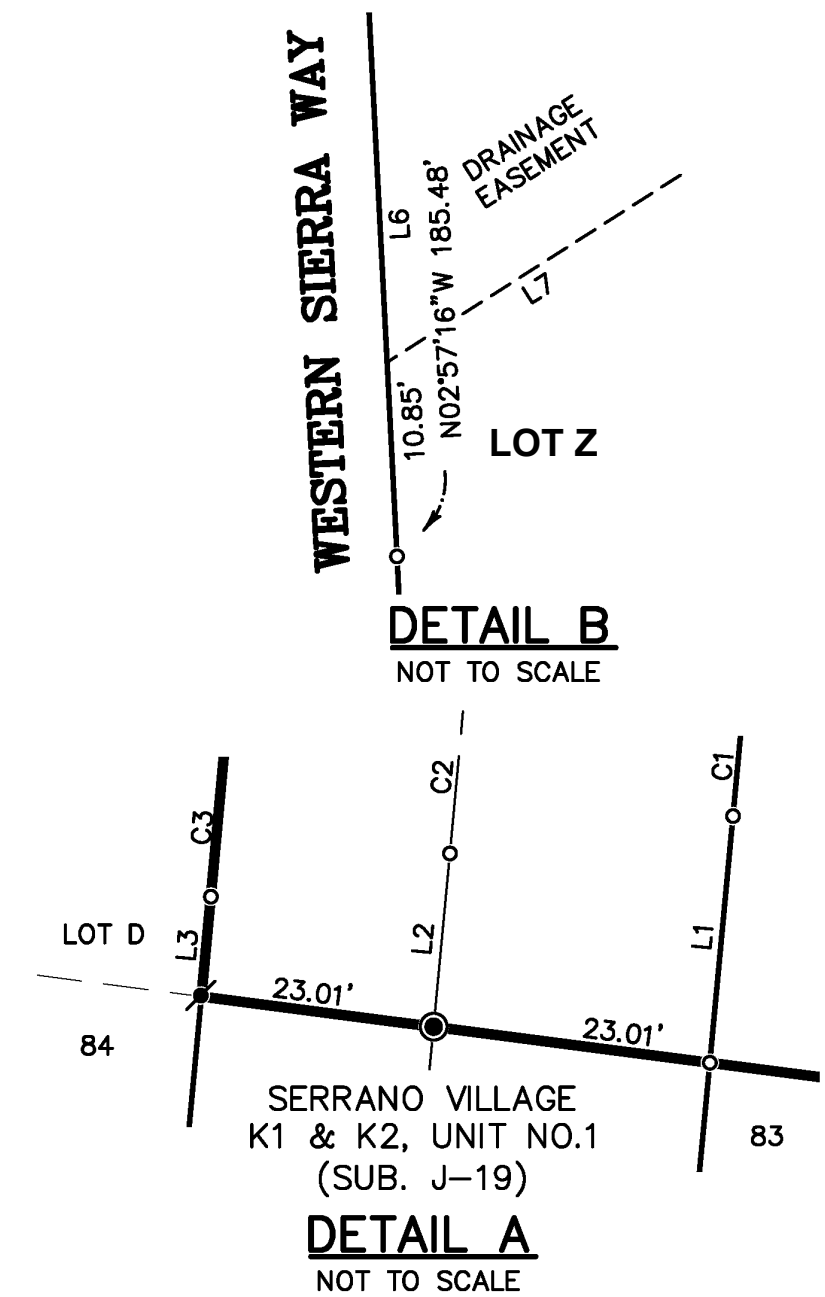
- NOTES:**
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  8. NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS LOT 159D LIMITING THE MAXIMUM BUILDING HEIGHT TO 1,170 FEET ABOVE SEA LEVEL.

SERRANO VILLAGE K1 & K2  
 UNIT 4  
 (SUB. K-50)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N5°22'26"E	2.76'
L2	N5°22'26"E	1.94'
L3	N5°22'26"E	1.12'
L4	N57°27'40"E	39.28'
L5	N32°32'20"W	20.00'
L6	N2°57'16"W	23.00'
L7	N57°27'40"E	50.63'

- REFERENCES:**
- (1) SUB. J-19
  - (2) SUB. F-97
  - (3) SUB. H-100
  - (4) SUB. K-38
  - (5) SUB. K-39
  - (6) SUB. K-50

- LEGEND:**
- DIMENSION POINT
  - ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
  - ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
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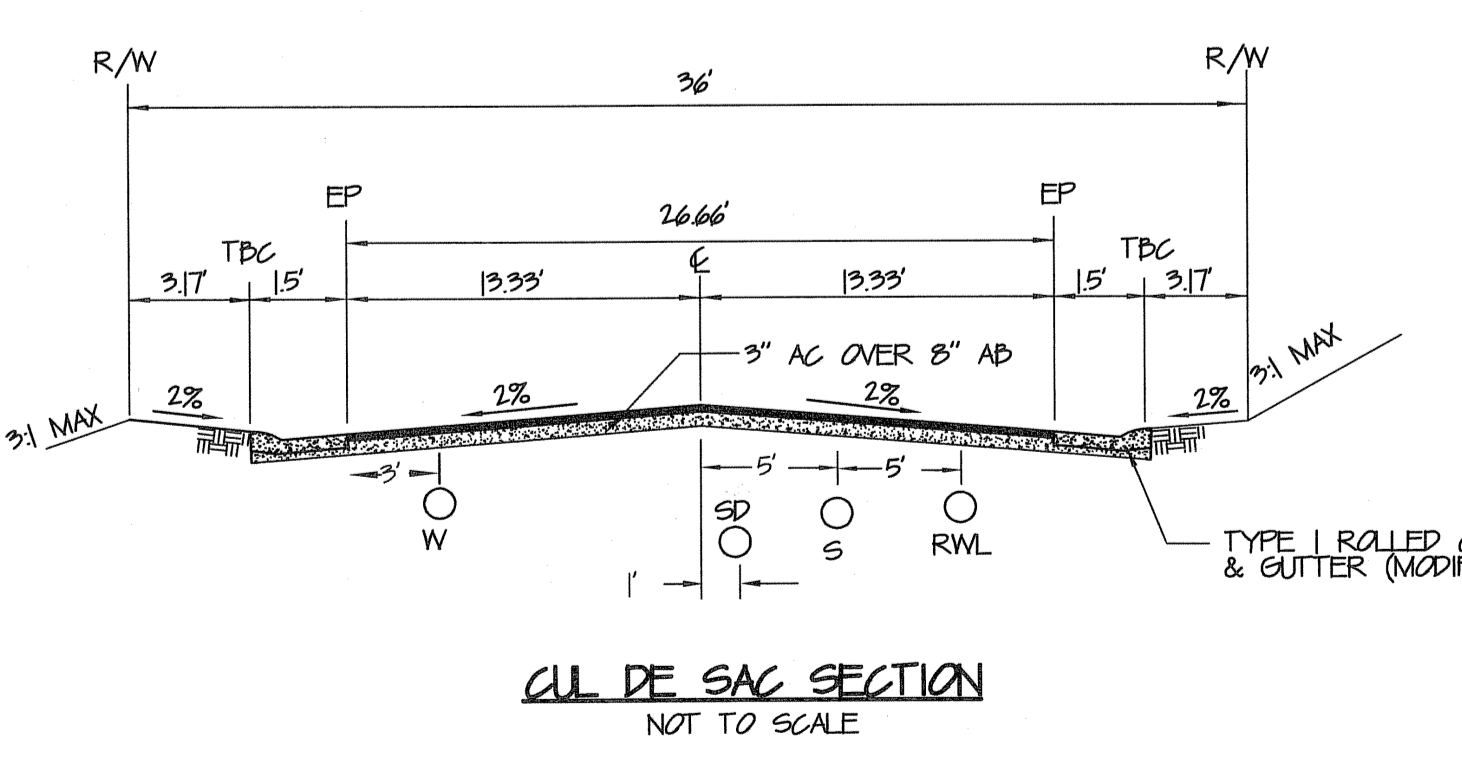
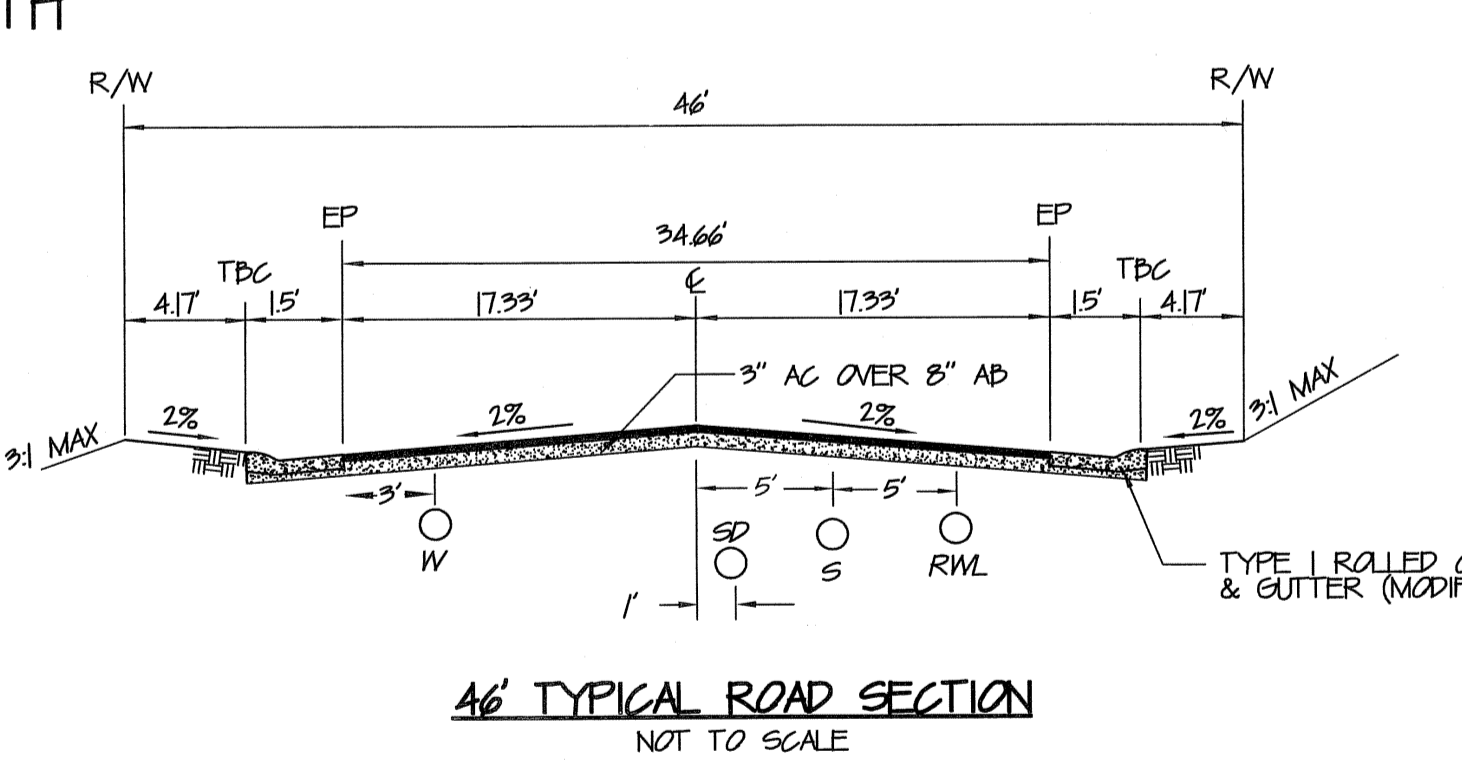
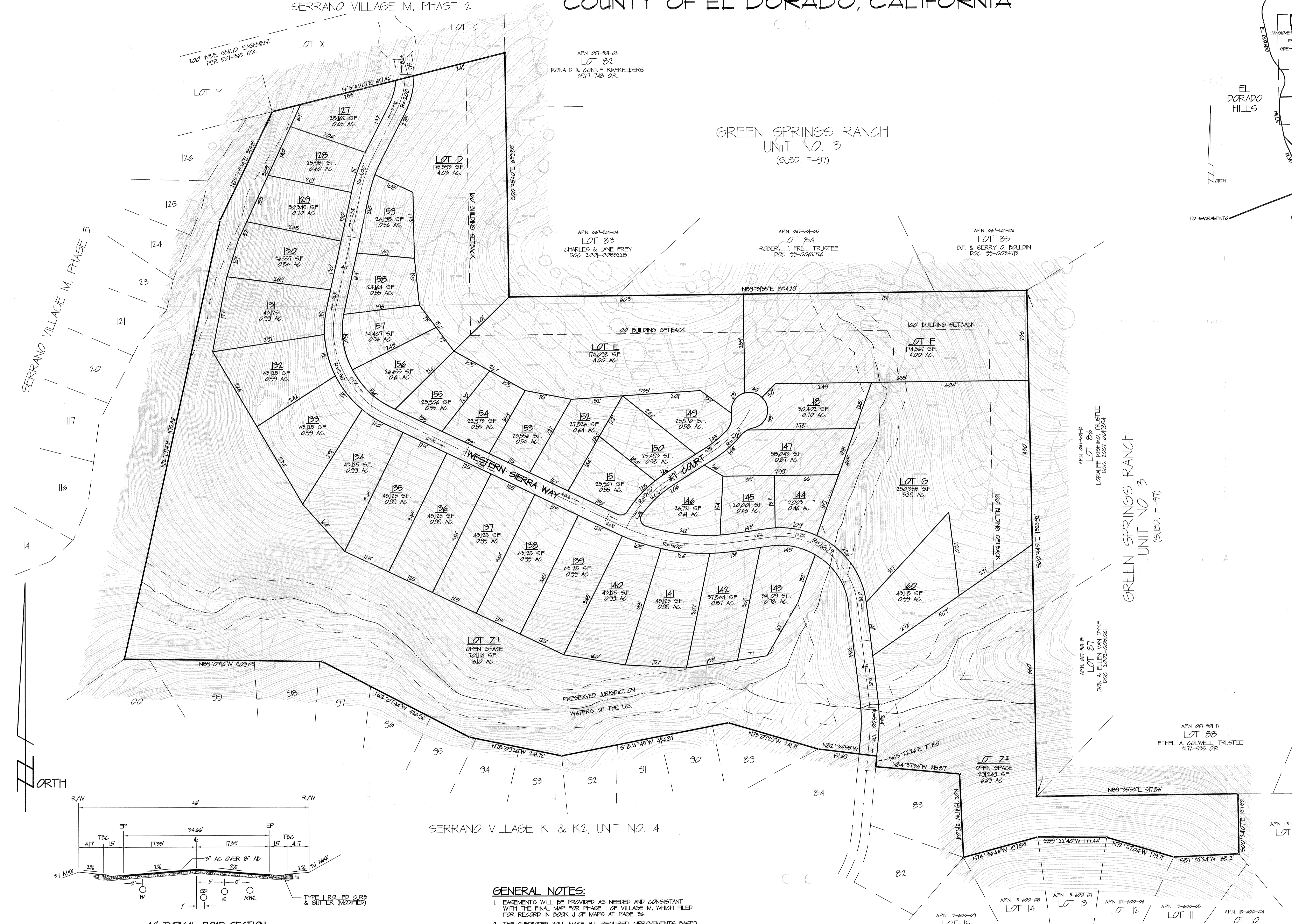
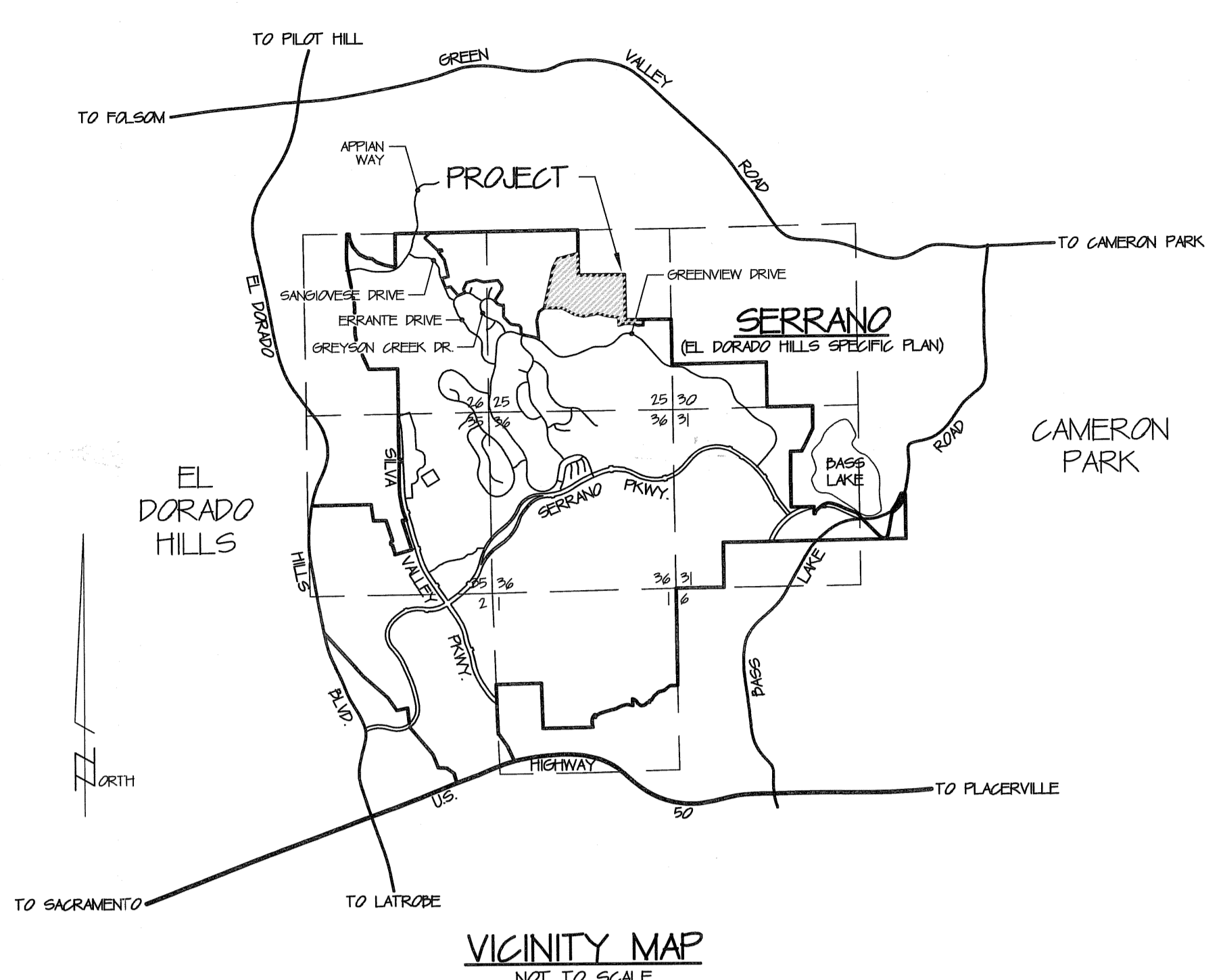


**PLAT OF  
 SERRANO VILLAGE M4**  
 PORTION OF SECTION 25, T.10N., R.8E., M.D.M.  
 BEING LOT C OF SUB. K-50  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 MAY 2023  
 R. E. Y. ENGINEERS, Inc.

SHEET 7 OF 7 SHEETS



# TENTATIVE MAP SERRANO VILLAGE M, PHASE 4 COUNTY OF EL DORADO, CALIFORNIA



SERRANO VILLAGE K1 & K2, UNIT NO. 4

SERRANO VILLAGE K1 & K2, UNIT NO. 1  
(SUBD. J-19)  
SERRANO ASSOCIATES, LLC  
DOC. 2007-0160091

- GENERAL NOTES:**
- EASEMENTS WILL BE PROVIDED AS NEEDED AND CONSISTENT WITH THE FINAL MAP FOR PHASE 1 OF VILLAGE M, WHICH FILED FOR RECORD IN BOOK J OF MAPS AT PAGE 36.
  - THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY JURISDICTIONS.
  - DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 660010 OF THE EL DORADO COUNTY SUBDIVISIONS ORDINANCE.
  - THE 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 3, 1991, RECORDED IN BOOK 3009 AT PAGE 109 OR.
  - THE LOTS SHOWN HEREON ARE SUBJECT TO THE COVENANTS, CONDITIONS & RESTRICTIONS AND RESERVATION OF EASEMENTS PER 4927-691 OR AND ALL SUBSEQUENT MODIFICATIONS THERETO.
  - PURSUANT TO SECTION 660012-1/2 OF THE SUBDIVISION MAP ACT, THE LAND WITHIN A FINAL MAP FILED SUBSEQUENT TO APPROVAL OF THIS TENTATIVE MAP SHALL BE CONSIDERED MERGED ANY PUBLIC EASEMENTS AND RIGHTS OF WAY NOT SHOWN WILL BE CONSIDERED ABANDONED. SAID ABANDONMENT ENCOMPASSES THE FOLLOWING:
    - THE NON-EXCLUSIVE ROAD & PUBLIC UTILITIES EASEMENTS, RESERVED FOR FUTURE DEDICATION ON THE PLAT OF SERRANO VILLAGE M, UNIT NO. 1, BOOK J OF MAPS AT PAGE 36.
  - LOTS 21 AND 22 ARE NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

**OWNER OF RECORD:**  
SERRANO ASSOCIATES, LLC  
4925 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762  
TEL: 530-993-4060 FAX: 530-993-4116

**NAME OF APPLICANT:**  
SERRANO ASSOCIATES, LLC  
4925 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762  
TEL: 530-993-4060 FAX: 530-993-4116

**MAP PREPARED BY:**  
GENE E. THORNE & ASSOCIATES, INC.  
4080 PLAZA GOLDENADO CIRCLE  
CAMERON PARK, CA 95682  
TEL: 530-671-7147 FAX: 530-616-4105  
EMAIL: mapping@thornecivil.com

**SCALE:**  
1" = 100'

**CONTOUR INTERVAL:**  
ONE (1) FOOT

**SOURCE OF TOPOGRAPHY:**  
RADIAN AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**  
SECTION 05, T. 10 N., R. 8 E., M34

**ASSESSOR'S PARCEL NUMBER:**  
13-590-06 & 07 AND A PORTION OF 13-590-05

**PRESENT ZONING:**  
MIXED: OS, R2C AND R1-PD

**TOTAL AREA:**  
69.026 ACRES

**TOTAL NUMBER OF PARCELS:**  
34 CUSTOM LOTS  
4 ESTATE LOTS  
2 OPEN SPACE LOTS

**MINIMUM PARCEL AREA:**  
20,001 SF

**WATER SUPPLY:**  
EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
EL DORADO IRRIGATION DISTRICT

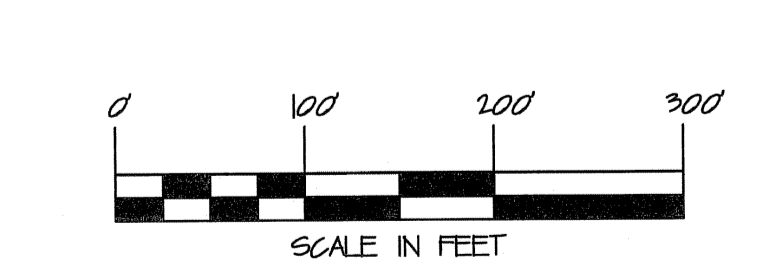
**PROPOSED STRUCTURAL FIRE PROTECTION:**  
EL DORADO HILLS WATER/FIRE

**DATE:**  
JUNE 14, 2005  
REVISED: DECEMBER 15, 2005  
REVISED: MARCH 25, 2008

**ENGINEER'S STATEMENT:**  
I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS SERRANO VILLAGE M, PHASE 4, HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 20461  
REG. EXP. DATE: 03/30/2023

**BOARD SUPERVISORS:**  
APPROVAL/DENIAL DATE: May 6, 2008







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

This serves as an award for: DS0323-051 Date: March 2, 2023

SUBDIVISION  PARCEL SPLIT  OTHER

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

Serrano Associates LLC  
Attn: Andrea Howard  
Email: [ahoward@parkerdevco.com](mailto:ahoward@parkerdevco.com)

Serrano Village M4  
APN:123-790-001  
Location: Western Sierra Drive, 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: 15.20 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 22.80 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 38.00 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3533DEV 957419  
Service Purchase Project No.: 3932SP

**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

TM-F22-0015 Exhibit E: Serrano Village M4 Meter Award Letter