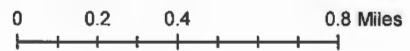
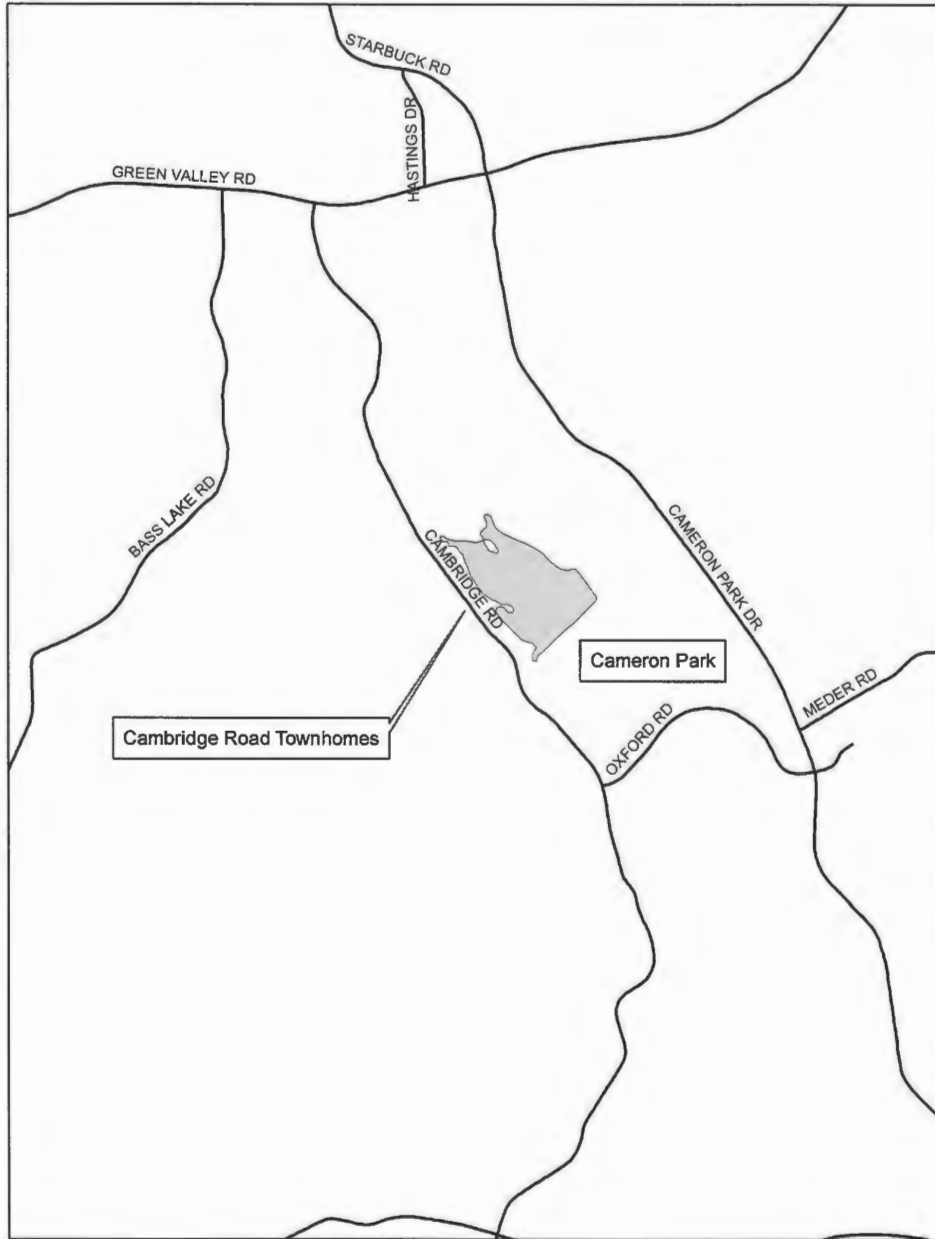


TM-F19-0009 CAMBRIDGE ROAD TOWNHOMES FINAL MAP  
 EXHIBIT A - ASSESSORS PARCEL MAP



TM-F19-0009

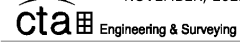
TM-F19-0009 CAMBRIDGE ROAD TOWNHOMES FINAL MAP  
EXHIBIT B - LOCATION/VICINITY MAP



# TM-F19-0009 CAMBRIDGE ROAD TOWNHOMES FINAL MAP EXHIBIT C - FINAL MAP CAMBRIDGE ROAD TOWNHOMES

## CAMBRIDGE ROAD TOWNHOMES

A PORTION OF NW1/4 SECTION 33 T. 10 N., R. 9 E. M.D.M.  
BEING LOTS 172 AND 173, CAMERON PARK NORTH UNIT NO. 8, S.D. E-15  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
NOVEMBER, 2022



SHEET 1 OF 3

### OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

THE UNDERSIGNED OWNER ALSO DESIGNATES LOT 'A' AND LOT 'R' AS A COMMON AREAS, AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY FOR THIS SUBDIVISION, FOR THE BENEFIT OF LOTS 1 THROUGH 12 INCLUSIVE.

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 LOTS 'A' AND 'R' AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) 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 LOTS 'A' AND '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. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN LOTS 'A' AND 'R' SHOWN HEREON.

D. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO CAMBRIDGE ROAD.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

AGAVE LAKESIDE 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 )  
  ) 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 THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.  
PRINCIPLE COUNTY OF BUSINESS \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_  
NAME \_\_\_\_\_ COMMISSION EXPIRES: \_\_\_\_\_

### BENEFICIARY'S STATEMENT

CAMBRIDGE ROAD TOWNHOMES LLC, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 30, 2021, IN DOCUMENT NUMBER 2021-0043325 OF OFFICIAL RECORDS OF EL DORADO COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS PARCEL MAP.

CAMBRIDGE ROAD TOWNHOMES LLC

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(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 AGAVE LAKESIDE LLC IN SEPTEMBER, 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, 2024 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 JULY 24, 2008 BY THE PLANNING COMMISSION 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, REC 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 DEPUTY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

### 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 PURVEYORS CONSTRUCTION STANDARDS AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, 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 SUBDIVISION MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF AGAVE LAKESIDE LLC.  
TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_  
PREPARED BY DORA TITILE OF CALIFORNIA, INC., AND IS ON FILE IN THIS OFFICE.

JANELLE K. HORNE  
COUNTY RECORDER-CLERK  
COUNTY OF EL DORADO, CALIFORNIA  
BY: \_\_\_\_\_ DEPUTY

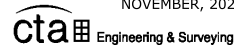
TM 07-1450 APPROVED JULY 24, 2008

EXISTING FEE PARCEL NO.'S.: 082-531-015-000 & 082-531-016-000

**TM-F19-0009 CAMBRIDGE ROAD TOWNHOMES FINAL MAP  
EXHIBIT C - FINAL MAP CAMBRIDGE ROAD TOWNHOMES**

**CAMBRIDGE ROAD TOWNHOMES**

A PORTION OF NW1/4 SECTION 33 T. 10 N., R. 9 E. M.D.M.  
BEING LOTS 172 AND 173, CAMERON PARK NORTH UNIT NO. 8, S.D. E-15  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
NOVEMBER, 2022



SHEET 2 OF 3

**BENEFICIARY'S STATEMENT**

THE INVESTMENT GROUP, AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 6, 2021, IN DOCUMENT NUMBER 2021-0074463 OF OFFICAL RECORDS OF EL DORADO COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS PARCEL MAP.

THE INVESTMENT GROUP

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(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 \_\_\_\_\_

\_\_\_\_\_  
NAME


COMMISSION NO: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

**TM-F19-0009 CAMBRIDGE ROAD TOWNHOMES FINAL MAP  
EXHIBIT C - FINAL MAP CAMBRIDGE ROAD TOWNHOMES**

**CAMBRIDGE ROAD TOWNHOMES**

A PORTION OF NW1/4 SECTION 33 T. 10 N., R. 9 E. M.D.M.  
BEING LOTS 172 AND 173, CAMERON PARK NORTH UNIT NO. 8, S.D. E-15  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SCALE: 1" = 30' NOVEMBER, 2022

cta  Engineering & Surveying

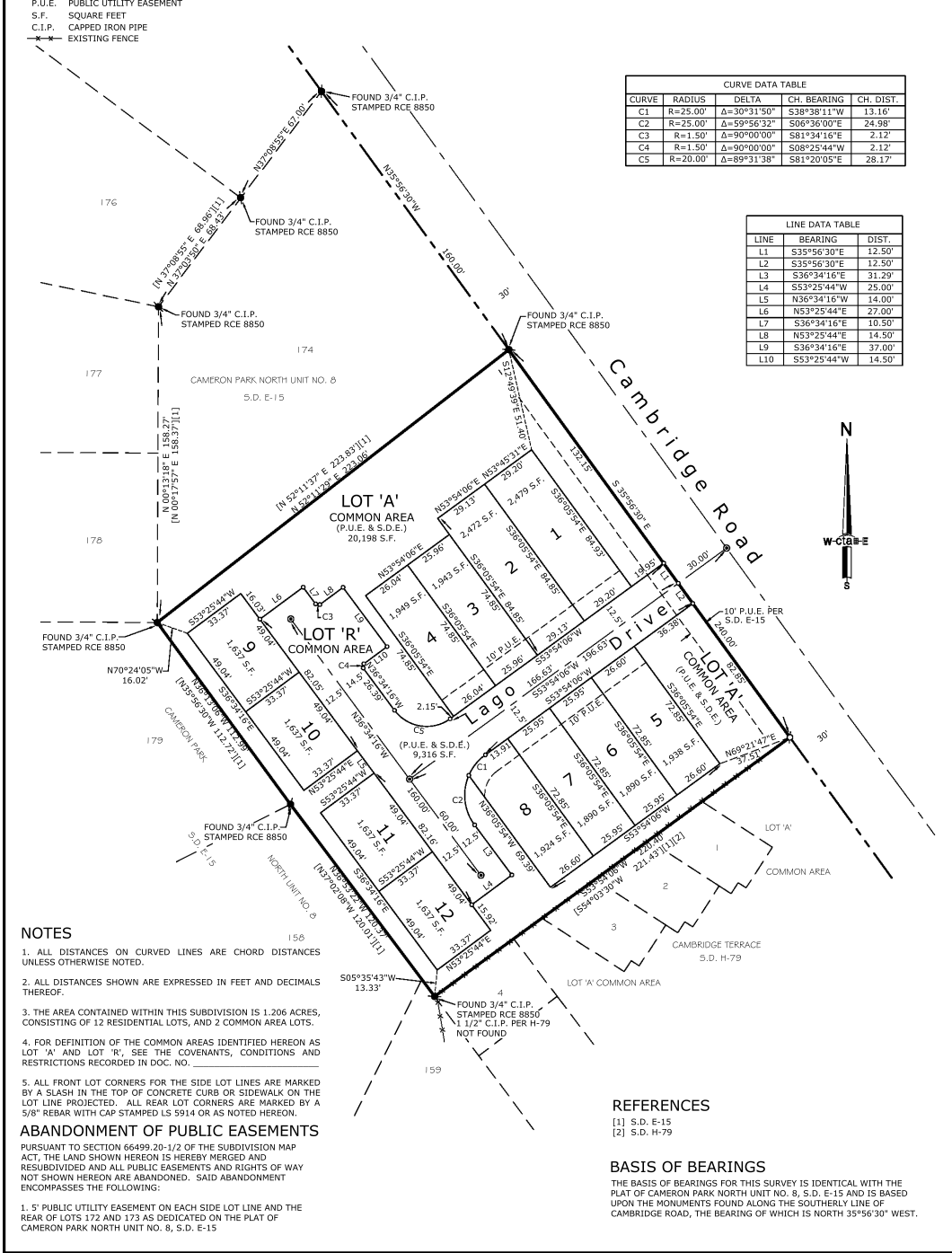
SHEET 3 OF 3

**LEGEND**

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ⊙ SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
- ⊙ SET SURVEY SPIKE & WASHER STAMPED LS 5914
- [ ] RECORD DATA PER REFERENCE NUMBER
- E.I.D. EL DORADO IRRIGATION DISTRICT
- S.D.E. STORM DRAIN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- C.I.P. CAPPED IRON PIPE
- EXISTING FENCE

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=25.00'	Δ=30°31'50"	S38°38'11"W	13.16'
C2	R=25.00'	Δ=59°56'32"	S06°36'00"E	24.98'
C3	R=1.50'	Δ=90°00'00"	S81°34'16"E	2.12'
C4	R=1.50'	Δ=90°00'00"	S08°25'44"W	2.12'
C5	R=20.00'	Δ=89°31'38"	S81°20'05"E	28.17'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S35°56'30"E	12.50'
L2	S35°56'30"E	12.50'
L3	S36°34'16"E	31.29'
L4	S53°25'44"W	25.00'
L5	N36°34'16"W	14.00'
L6	N53°25'44"E	27.00'
L7	S36°34'16"E	10.50'
L8	N53°25'44"E	14.50'
L9	S36°34'16"E	37.00'
L10	S53°25'44"W	14.50'



**NOTES**

1. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 1.206 ACRES, CONSISTING OF 12 RESIDENTIAL LOTS, AND 2 COMMON AREA LOTS.
4. FOR DEFINITION OF THE COMMON AREAS IDENTIFIED HEREON AS LOT 'A' AND LOT 'R', SEE THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOC. NO. \_\_\_\_\_.
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.

**ABANDONMENT OF PUBLIC EASEMENTS**

PURSUANT TO SECTION 66499.20-1/2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED AND ALL PUBLIC EASEMENTS AND RIGHTS OF WAY NOT SHOWN HEREON ARE ABANDONED. SAID ABANDONMENT ENCOMPASSES THE FOLLOWING:

1. 5' PUBLIC UTILITY EASEMENT ON EACH SIDE LOT LINE AND THE REAR OF LOTS 172 AND 173 AS DEDICATED ON THE PLAT OF CAMERON PARK NORTH UNIT NO. 8, S.D. E-15

**REFERENCES**

- [1] S.D. E-15
- [2] S.D. H-79

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE PLAT OF CAMERON PARK NORTH UNIT NO. 8, S.D. E-15 AND IS BASED UPON THE MONUMENTS FOUND ALONG THE SOUTHERLY LINE OF CAMBRIDGE ROAD, THE BEARING OF WHICH IS NORTH 35°56'30" WEST.

TENTATIVE MAP

CAMBRIDGE ROAD TOWN HOMES

COUNTY OF EL DORADO JUNE, 2008 STATE OF CALIFORNIA

OWNERS OF RECORD

SYLVIA LOUANN & BROOKE ANN PARTRIDGE  
 3941 PARK DRIVE #20-27  
 EL DORADO HILLS, CA 95762

APPLICANT

SYLVIA LOUANN & BROOKE ANN PARTRIDGE  
 3941 PARK DRIVE #20-27  
 EL DORADO HILLS, CA 95762

ENGINEER

CTA Engineering - Surveying  
 3733 Manor Circle  
 Rancho Cordova, CA 95742  
 (916) 638-8979  
 (916) 638-2479 Fax

MAP SCALE

1" = 20'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1'

SOURCE OF TOPOGRAPHY

BURGESS LAND SURVEYS: MARCH 2005

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTION 33, T. 10 N., R. 9 E., M.D.M.

ASSESSOR'S PARCEL NUMBERS

082-531-15 & 16

EXISTING ZONING

R-2/PD

TOTAL AREA

1.21 ACRES

TOTAL NO. of LOTS

12 RESIDENTIAL LOTS - 0.54 AC  
 COMMON OPEN SPACE LOT A - 0.45 AC  
 COMMON DRIVEWAY LOT B - 0.22 AC

MINIMUM LOT AREA

1,705 S.F./0.039± ACRES

OFF-STREET PARKING

2 SPACES/UNIT X 12 UNITS = 24 SPACES (COVERED)  
 GUEST PARKING - 4 SPACES (UNCOVERED)  
 DRIVEWAY SPACES - 16 SPACES  
 TOTAL - 44 SPACES

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

CAMERON PARK CSD FIRE

DATE OF PREPARATION

JUNE, 2008

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 "CAMBRIDGE ROAD TOWN HOMES" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

*[Signature]*  
 R.C.E. 64564 DATE 6/25/08

BENCHMARK:

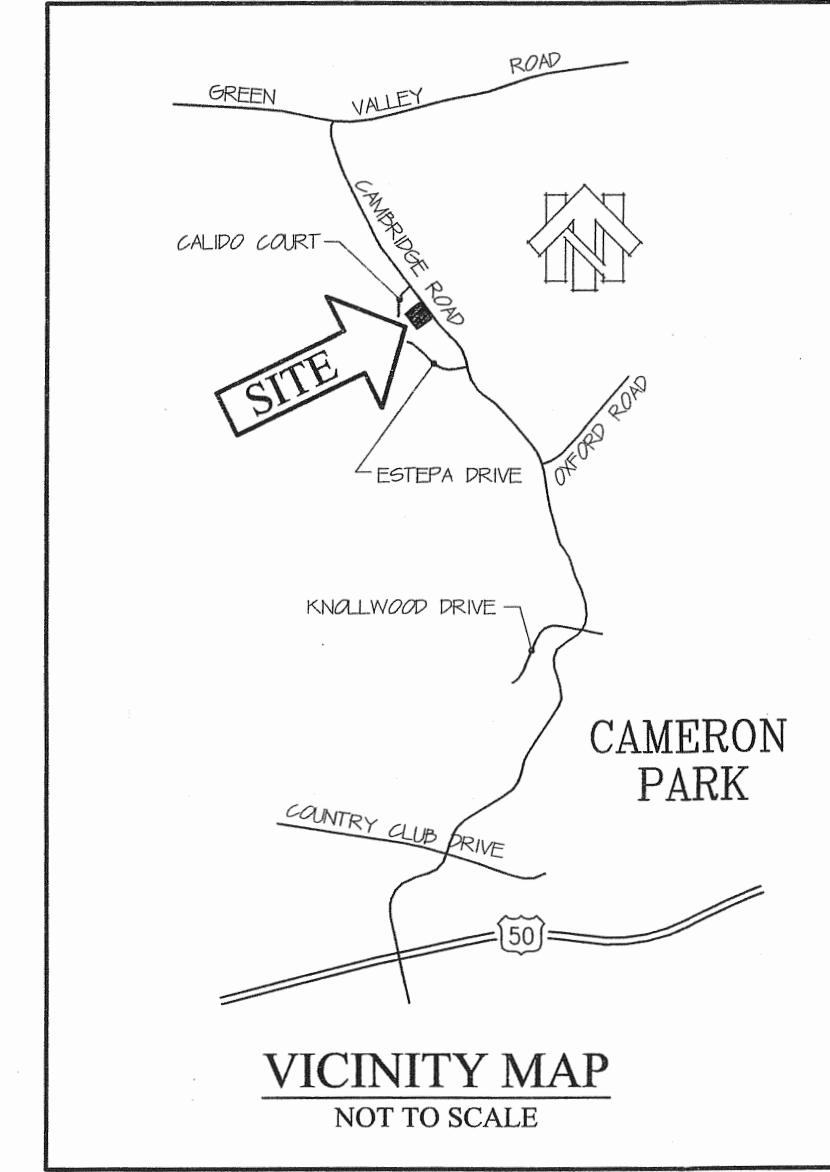
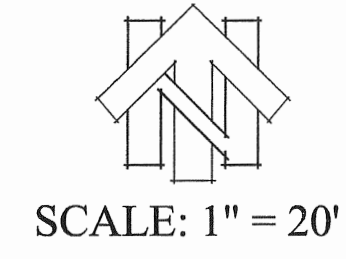
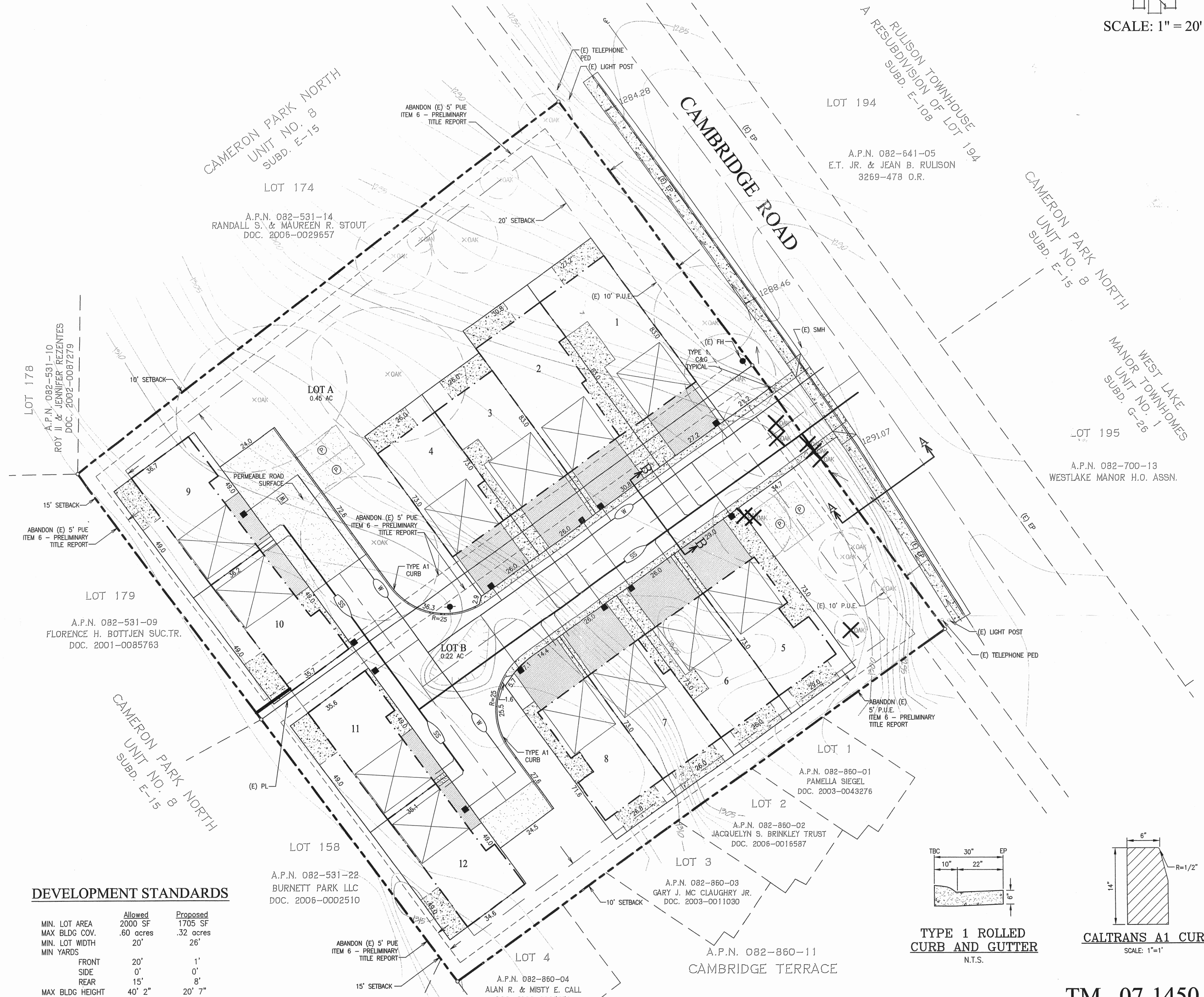
PK NAIL SET IN WEST EP OF CAMBRIDGE ROAD AND 75 FEET PLUS OR MINUS SOUTH OF OAK LEAF DRIVE. EL DORADO COUNTY D.O.T. DATUM: NGVD 1929 ELEVATION = 1272.491

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.)
1	2,407	2,407	7	1,898	1,898
2	2,407	2,407	8	1,944	1,944
3	1,898	1,898	9	1,785	1,785
4	1,898	1,898	10	1,761	1,761
5	2,117	2,117	11	1,730	1,730
6	1,898	1,898	12	1,705	1,705

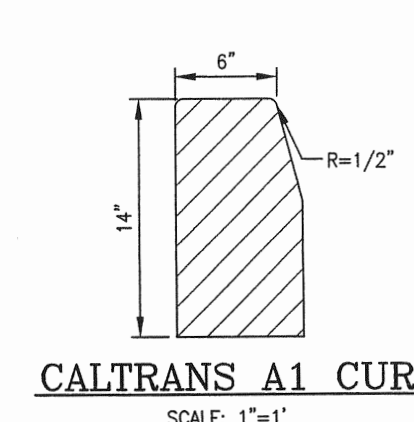
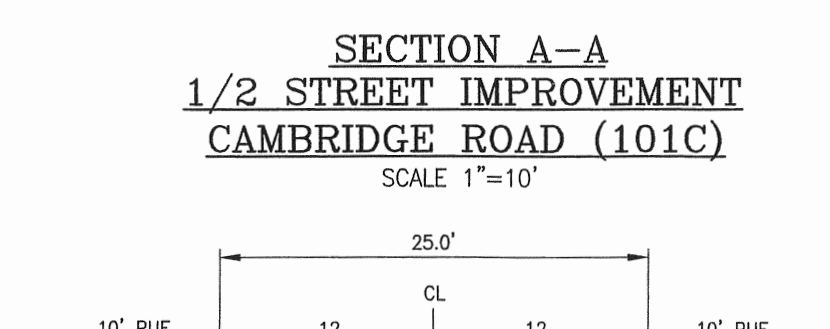
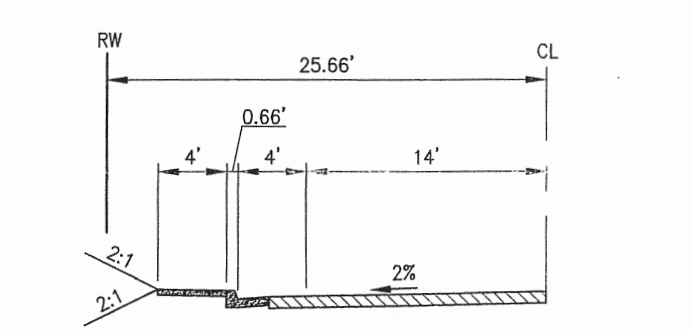
DEVELOPMENT STANDARDS

	Allowed 2000 SF	Proposed 1705 SF
MIN. LOT AREA	.60 acres	.32 acres
MAX BLDG COV.	20'	26'
MIN. LOT WIDTH		
MIN YARDS		
FRONT	20'	1'
SIDE	0'	0'
REAR	15'	8'
MAX BLDG HEIGHT	40' 2"	20' 7"
DENSITY	5-24 du/ac	10 du/ac



LEGEND:

- ⊙ GUEST PARKING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - BUILDING FOOT PRINT
- - - EDGE OF PAVEMENT
- - - SETBACK
- - - P.U.E.
- FIRE HYDRANT
- [Pattern] CONCRETE
- [Pattern] PERMEABLE ROAD SURFACE
- [Pattern] DRIVEWAY APRON



TM 07-1450  
 PD 07-0013

APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 PLANNING COMMISSION: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_ DATE: 7/24/08  
 BY: [Signature] EXECUTIVE SECRETARY  
 BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_

TM-F19-0009 CAMBRIDGE ROAD TOWNHOMES FINAL MAP  
EXHIBIT E - METER AWARD LETTER



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

This serves as an award for: DS0922-246 Date: September 21, 2022

SUBDIVISION  PARCEL SPLIT  OTHER

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

Agave Lakeside LLC

Attn: Jenell Hodgson

Email: [jenell@bianchi-tillettdevelopers.com](mailto:jenell@bianchi-tillettdevelopers.com)

Cambridge Road Townhomes

APN:082-531-015, -016

3060 Cambridge Rd, C.P. Lots 172 & 173

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: 11 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 9 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3158DEV 882481

Service Purchase Project No.: 3819SP

**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