

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT "R" (SARATOGA AND WILSON WAYS) AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO, FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED ALSO OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO, THOSE EASEMENTS AS SHOWN AND DELINEATED AS ODANAK STREET, SARATOGA ESTATES DRIVE AND ONONDAGA CIRCLE FOR ROAD PURPOSES.

THE UNDERSIGNED ALSO OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, THE EASEMENTS AND RIGHTS OF WAY FOR WATER, SEWER, GAS AND DRAINAGE, INCLUDING PIPES, DITCHES, DETENTION PONDS, POLES, GUY WIRES, ANCHORS, OVERHEAD AND UNDERGROUND CONDUITS FOR ELECTRICAL AND TELEPHONE SERVICES, WITH THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH TOGETHER WITH ANY AND ALL APPURTENANCES APPERTAINING THERETO, OVER THE DELINEATED EASEMENTS AS SHOWN HEREON TOGETHER WITH THE FOLLOWING EASEMENTS:

- 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; AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF SARATOGA WAY, WILSON WAY, 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. 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.

SUNSET TARTESSO, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Harry C. Elliott III
TITLE: President

NOTARY'S 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 Sacramento) SS

ON 7th DAY OF January, 2020 BEFORE ME, Sheri Hassell, Notary Public, PERSONALLY APPEARED Harry C. Elliott III

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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/HEIR 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 IS TRUE AND CORRECT.

WITNESS MY HAND: [Signature]
PRINTED NAME: Sheri Hassell

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: Sept 24, 2023

MY COMMISSION No.: 2303284

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 SUNSET TARTESSO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IN DECEMBER 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, AND THAT THEY WILL BE SET BY JANUARY 31, 2022 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.



[Signature]
DENNIS L. BARBER
P.L.S. 8067 EXP. 12-31-2021

DATE: 1/3/20

PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON SEPTEMBER 13, 2016 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 1/20/20

TIFFANY SCHMID
COMMUNITY DEVELOPMENT SERVICES
DIRECTOR OF PLANNING AND BUILDING SERVICES
COUNTY OF EL DORADO, CALIFORNIA

[Signature]
BY: RUMMEL *MEL RODRIGUES
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER THE UNDERSIGNED, 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: Jan 21, 2020

[Signature]
ANDREW S. GABER, R.C.E. 45187
COUNTY ENGINEER
COMMUNITY DEVELOPMENT SERVICES
DEPARTMENT OF TRANSPORTATION
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: 2/5/20

[Signature]
BY: PHILIP R. MOSBACHER, P.L.S. 7189
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



BY: STEVEN G. STEINHOFF, P.L.S. 6648
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.

DATE: 2/5/2020

K. E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: Karen Mulletton
DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 2/11/20, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC USES, LOT "R" (SARATOGA AND WILSON WAYS) AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT THE DRAINAGE EASEMENTS AND ODANAK STREET, SARATOGA ESTATES DRIVE AND ONONDAGA CIRCLE WHICH ARE HEREBY REJECTED, AND ALSO ABANDON THE STREET AND EASEMENT REFERENCED IN THE NOTES.

DATE: 2/13/20

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

BY: [Signature]



COUNTY RECORDER'S STATEMENT

FILED THIS 14 DAY OF February 20 20 AT 01:25:50, IN BOOK K, OF MAPS, AT PAGE 54, DOCUMENT NO. 2020-1007617, AT THE REQUEST OF SUNSET TARTESSO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 21-250470 PREPARED BY STEWART TITLE AND IS ON FILE IN THIS OFFICE.

[Signature]
JANELLE K. HORNE
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature]
DEPUTY

LARGE LOT FINAL MAP OF SARATOGA ESTATES
A PORTION OF SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M., BEING THE UNSURVEYED REMAINDER OF PM 38-33. COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY 2020
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, Bldg. 100-B TEL 916.341.7760 SACRAMENTO, CA 95816 FAX 916.341.7767
Sheet 1 of 9
474 001

K-34

K-34A

K-34A

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1991.35, AS MEASURED BETWEEN EL DORADO COUNTY CONTROL POINTS #1 AND #22 SHOWN HEREON AND SAID BEARING IS NORTH 61°10'55" EAST. DISTANCES SHOWN ARE GROUND. TO OBTAIN GRID DISTANCES, MULTIPLY BY A CSF=0.999914525.

REFERENCES:

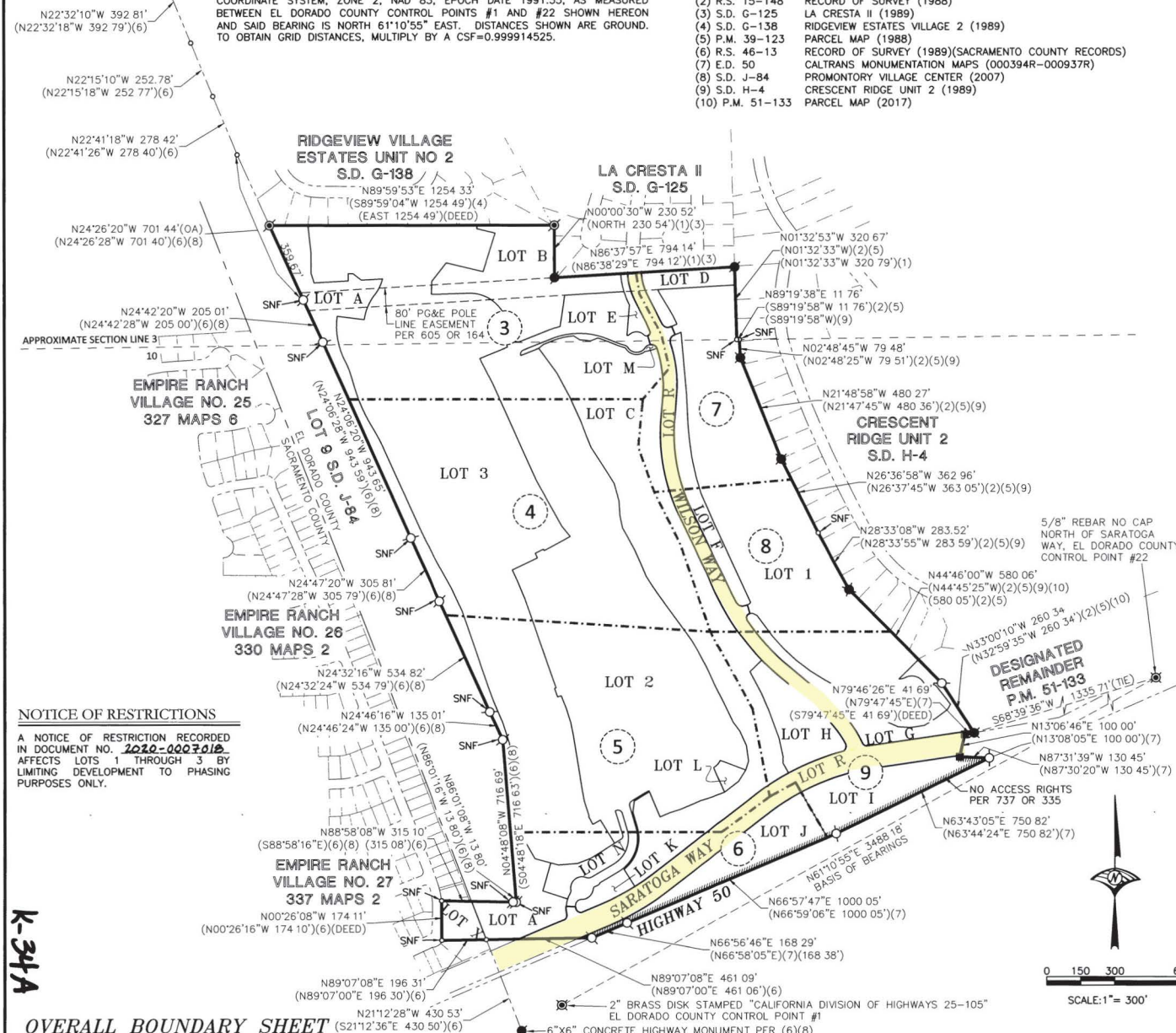
- (1) P.M. 38-33 PARCEL MAP (1987)
- (2) R.S. 15-148 RECORD OF SURVEY (1988)
- (3) S.D. G-125 LA CRESTA II (1989)
- (4) S.D. G-138 RIDGEVIEW ESTATES VILLAGE 2 (1989)
- (5) P.M. 39-123 PARCEL MAP (1988)
- (6) R.S. 46-13 RECORD OF SURVEY (1989)(SACRAMENTO COUNTY RECORDS)
- (7) E.D. 50 CALTRANS MONUMENTATION MAPS (000394R-000937R)
- (8) S.D. J-84 PROMONTORY VILLAGE CENTER (2007)
- (9) S.D. H-4 CRESCENT RIDGE UNIT 2 (1989)
- (10) P.M. 51-133 PARCEL MAP (2017)

LEGEND

- DIMENSION POINT
- FOUND 3/4" CAPPED IRON PIPE, ILLEGIBLE. ACCEPTED AS 3/4" CAPPED IRON PIPE STAMPED "L.S. 3923" PER (1)
- FOUND 3/4" CAPPED IRON PIPE STAMPED "RCE 20462, 1988" PER (2)
- ⊙ FOUND 1-1/2" CAPPED IRON PIPE STAMPED "LS 3864", UNKNOWN ORIGIN, REFERENCED AS FOUND PER (4)
- FOUND HILTI NAIL IN 6"x6" CONCRETE BLOCK, ACCEPTED AS ROW MONUMENT PER (7).
- ⊗ FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/CAP STAMPED "L.S. 8067"
- ⊙ SET 1-1/2" LONG X 1/4" DIAMETER MAG NAIL TAGGED "L.S. 8067"
- ⊗ SET 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK
- () RECORD DATA PER REFERENCE NUMBER
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- AC ACRES (OA) OVERALL
- PUE PUBLIC UTILITY EASEMENT R RADIAL BEARING
- SNF SEARCHED, NOT FOUND SF SQUARE FEET
- ③ SHEET INDEX
- ▨ VEHICULAR ACCESS RESTRICTION PER 737 O.R. 335

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "LARGE LOT FINAL MAP OF SARATOGA ESTATES" SUBDIVISION IS 121.87± ACRES, CONSISTING OF 3 FUTURE DEVELOPMENT LOTS AND 15 LETTERED LOTS.
5. LOTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'J', 'K', 'L', 'M', AND 'N' SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION AS LANDSCAPE CORRIDORS.
6. LOTS 'H' AND 'I' SHALL BE OFFERED IN FEE TO THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT AS PARK AND OPEN SPACE.
7. LOT 'R' SHALL BE OFFERED IN FEE TO EL DORADO COUNTY FOR PUBLIC ROAD PURPOSES.
8. AN EASEMENT GRANTED TO AMERICAN RIVER ELECTRIC COMPANY FOR POLE LINES RECORDED IN BOOK 82 OF DEEDS, AT PAGE 95, EL DORADO COUNTY RECORDS AFFECTS THE PROPERTY SHOWN HEREON, THE EXACT LOCATION IS NOT DISCLOSED.
9. LOT 'X' LIES WITHIN THE COUNTY OF SACRAMENTO AND IS NOT A PART OF THIS MAP.
10. THE FOLLOWING STREET AND EASEMENT ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE:
 - 10.1. THE 60' ROAD AND P.U.E. OFFERED TO THE COUNTY OF EL DORADO LOCATED IN THE UNSURVEYED REMAINDER OF PARCEL MAP 38-33.



NOTICE OF RESTRICTIONS

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. 2020-0007018 AFFECTS LOTS 1 THROUGH 3 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

K-34A

OVERALL BOUNDARY SHEET

LARGE LOT FINAL MAP OF SARATOGA ESTATES

A PORTION OF SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M., BEING THE UNSURVEYED REMAINDER OF PM 38-33. COUNTY OF EL DORADO STATE OF CALIFORNIA

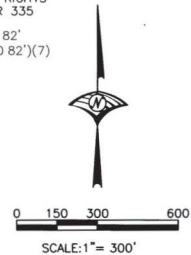


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JANUARY 2020

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