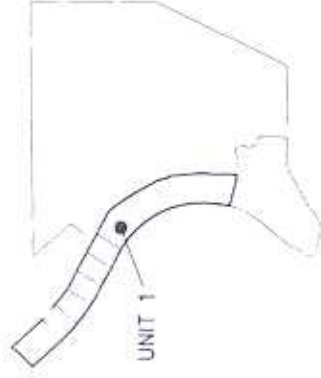
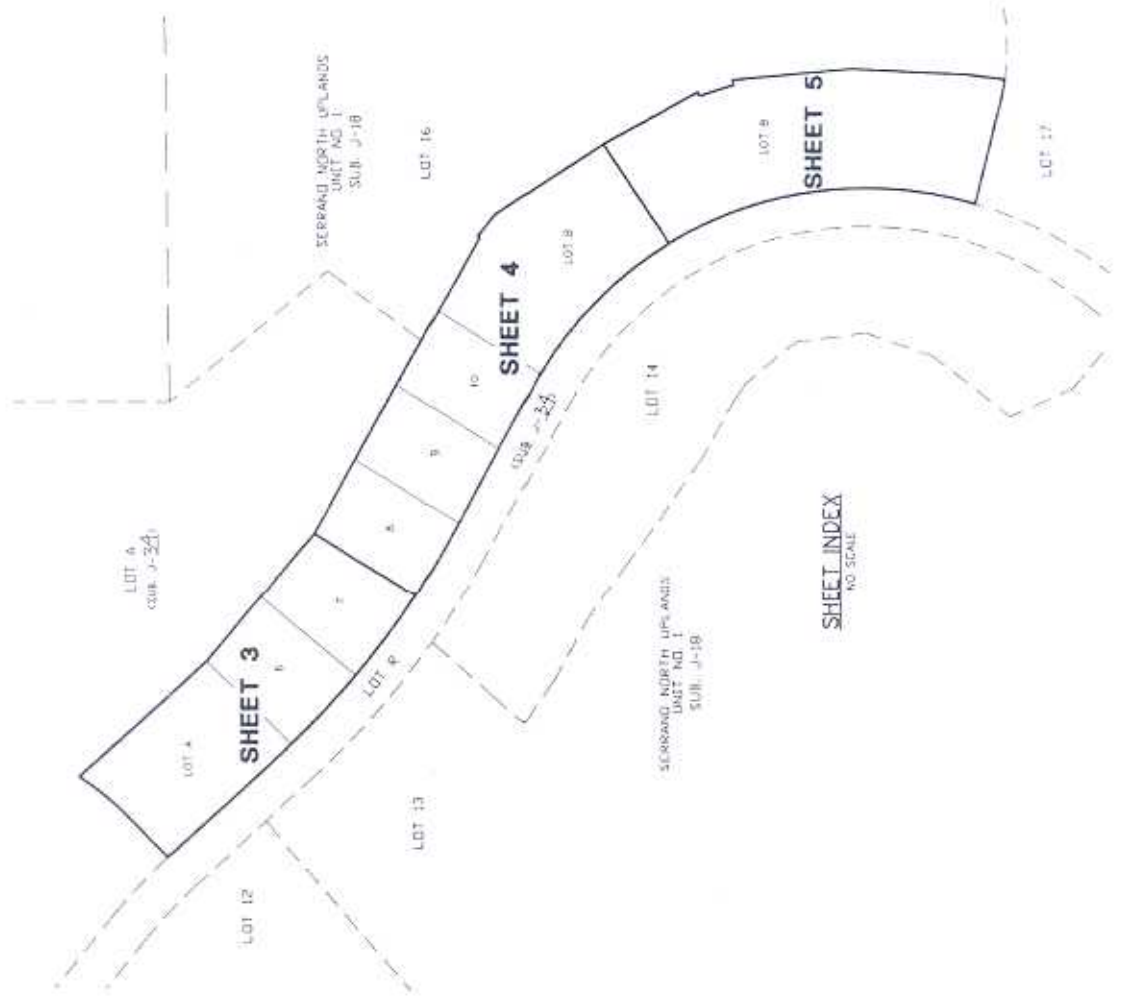




H-35A

H-35A



SERRANO VILLAGE J3B  
NO SCALE

SHEET INDEX  
NO SCALE

PLAT OF  
**SERRANO VILLAGE J3B - UNIT 1**  
 PORTIONS OF SECTIONS 30 & 31 T.10N., R.9E., M.D.M.  
 BEING LOT 15 OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 JUNE, 2004

R. E. Y. ENGINEERS, Inc.

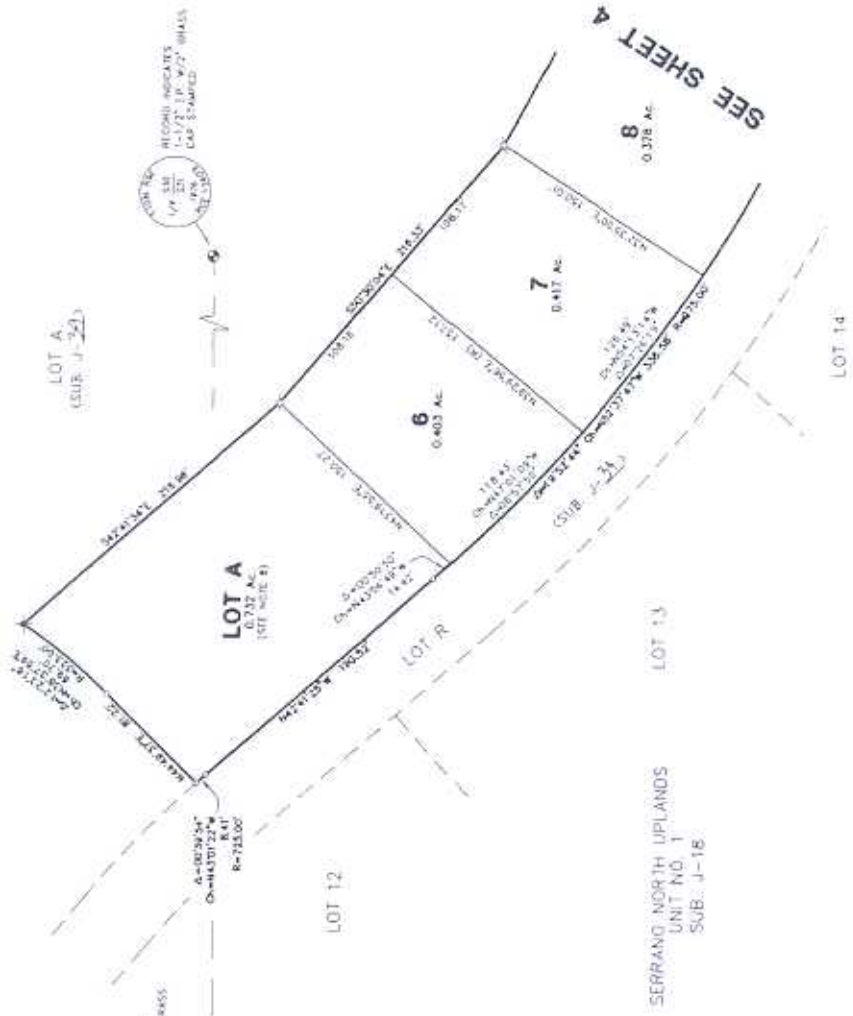
5-35B

5-35B



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18.



**REFERENCES:**

- (1) SUB. J-18
- (2) SUB. J-5G

**LEGEND:**

- Ø DIRECTION POINT
- SET 5/8" REBAR WITH ALUMINUM CAP, STAMPED "A.L. 6606"
- ✕ RECORD INDICATES MONUMENT AS NOTED
- ✕ FOUND 1-1/2" O.P., STAMPED "ICE 20462-1000"

**NOTES:**

- THE TOTAL AREA WITHIN THIS SUBDIVISION IS 5.32 ACRES, CONSISTING OF 3 BUILDING LOTS AND 2 MISCELLANEOUS LOTS.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- SIDE LOT LINES ARE MARKED BY CHISELED CAPSIES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
- REAR LOT CORNERS ARE MARKED BY A 3/8" REBAR WITH ALUMINUM CAP, STAMPED "A.L. 6606".
- ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL SERRANO PLANS AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BY EL SERRANO PHASE INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 1998, RECORDED IN BOOK 3108 AT PAGE 100 O.F.
- A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-HUGH & ASSOCIATES, REPORT NO. 406881, DATED JUNE 12, 2007.
- UNIT 1 CONSISTS OF A PORTION OF PHASE 1A OF THE MODIFIED PHASING PLAN FOR ILLUMINATIVE MAP "M 01-117" AS MODIFICATION WAS APPROVED BY THE COUNTY PLANNING DEPT. - 12/08/03.
- LOTS A AND B SHOWN HEREON ARE FOR FUTURE DEVELOPMENT.

**PLAT OF**  
**SERRANO VILLAGE J3B - UNIT 1**  
 PORTIONS OF SECTIONS 30 & 31 T.10N., R.9E., M.D.M.  
 BEING LOT 15 OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 JUNE 2004  
 R.E.Y. ENGINEERS, INC.

5-35C

5-35C



SEE SHEET 3

SEE SHEET 5



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18.

**REFERENCES:**

- (1) SUB. J-18
- (2) SUB. J-24

**LEGEND:**

- 1. DIMENSION POINT
- 2. SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.E. 8866"
- 3. RECORD INDICATES IMPROVEMENT AS NOTED
- 4. FOUND 1-1/2" O.P.P. STAMPED "REC. 20482-2003"

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 5.130 ACRES, MORE OR LESS, CONSISTING OF 5 BUILDING LOTS AND 2 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED DASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.E. 8866".
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE (1) DEVELOPMENTAL REGULATIONS AND (2) ZONING REGULATIONS OF THE COUNTY OF EL DORADO, CALIFORNIA, AND THE COUNTY OF EL DORADO, CALIFORNIA, AS AMENDED, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-KIRK & ASSOCIATES, REPORT NO. 4068-81, DATED JUNE 12, 2002.
7. LOT 11, CONSISTS OF A PORTION OF PHASE 1A OF THE MODIFIED PHASING PLAN FOR TRACT MAP 03-1370. SAID MODIFICATION WAS APPROVED BY THE COUNTY PLANNING DEPT. - 12/08/03.

PLAT OF  
**SERRANO VILLAGE J3B - UNIT 1**  
 PORTIONS OF SECTIONS 30 & 31 T.10N., R.9E., M.D.M.  
 BEING LOT 15 OF SERRANO NORTH UPLANDS, UNIT NO. 1, SUB. J-18  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

JUNE 2004  
 R.E.Y. ENGINEERS, INC.

