

AA-L

AA-L

# FINAL MAP OF EUER RANCH UNIT NO. 4

A PORTION OF SECTIONS 14 & 15, T. 9 N., R. 8 E., W.D.M.  
BEING LOT 'H' OF EUER RANCH UNIT NO. 1, S.D. J-32

COUNTY OF EL DORADO, STATE OF CALIFORNIA

SCALE: NONE SHEET 1 OF 4 NOVEMBER, 2004  
COOPER, THORNE & ASSOCIATES, INC.

### OWNER'S STATEMENT

THE UNDERSIGNED OWNERS OF RECORD FILE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CERTIFY AND STATE FOR RECORD TO THE COUNTY OF EL DORADO, LETS IT AND TO BE SHOWN HEREON, INCLUDING THE UNDERLYING TITLE MATTER FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED PARTNER WHICH AN IMPROVEMENT OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS OR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISIONS THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE FACILITIES AND FACILITIES WILL NOT BE APPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ASING THROUGH A LEASE (EXCEPT APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO) DURING THE TERM OF ASSIGNMENT IF FOR ANY REASON THE EXPIRE IS NOT FORMED OR IS DROPPED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCES OF TITLE HEREAFTER GRANTED THE RIGHT TO GRANT EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HEREON, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED ALSO OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC UTILITIES WHICH WILL PROVIDE SERVICES, THE EASEMENTS AND RIGHTS OF WAY FOR WATER, SEWER, GAS AND DRAINAGE INCLUDING POWER, FIBER, POLLS, CRY WIRE, WIRELESS, TELEPHONE AND SPOKESHOOD CALCULUS FOR ELECTRIC AND TELEPHONE SERVICES WITH THE RIGHT TO RUN AND REARER TREES, TREE LINES AND BRUSH TOGETHER WITH ANY AND ALL IMPROVEMENTS APPROPRIATE HEREON, UNDER THE COLOCATED EASEMENTS AS SHOWN HEREON TOGETHER WITH THE FOLLOWING EASEMENTS:

A. PUBLIC UTILITY EASEMENTS (INCLUDING 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 FEET (50') AND THE FRONT TRUNK AND ONE HALF FEET (11.5') CONTIGUOUS TO ALL STREETS.

B. SLOPE EASEMENTS THREE AND ONE HALF FEET (FEET) CONTIGUOUS TO ALL STREETS ON THE FOOT (5') BEYOND THE TOP OF CURB OR TOP OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

C. POSTAL EASEMENTS THE (5') FEET WIDEPORT TO ALL STREET RIGHT OF WAYS.

D. EASEMENTS FOR DRAINAGE AND APPROPRIATE DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND E. ON EACH SIDE OF ALL CONSTRUCTED OR NATURAL DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

ALL OFFERS MADE HEREON ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY UNLESS A RESCISSION OF SUCH OFFER BY THE IMPROVABLE PUBLIC ENTITY.

I, HENRIETTA FORECAST HOMES, INC., A CALIFORNIA CORPORATION

*[Signature]*  
Name: N.V. BALDISTRALI  
Title: Senior Vice President

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Sacramento

ON THIS 9th day of November in the year of 2004 before me, the undersigned, a Notary Public in and for said state, personally appeared [Signature], known to me to be the person whose name is 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 he/she/they subscribed to the instrument for the purposes and on the terms upon which he/she/they executed the instrument.

Witness my hand and this 9th day of November in 2004.

*[Signature]*  
Notary Public  
My Commission Expires 11/11/06  
My Principal Place of Business is Sacramento

### 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 A HOMEOWNER. PERSONALLY KNOWING ME IN APRIL, 2004, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONVENTIONALLY APPROVED TENTATIVE MAP AND THAT THE WORKMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY JULY, 2005 AND THAT SAID WORKMENTS WILL BE SUFFICIENT TO UNLEASH THE SURVEY TO BE RETURNED.

DATE: 4-22-04

*[Signature]*  
Name: KEVIN A. HEENEY  
License Expires: 12-17-2006



### 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 ALTERNATIVE THEREOF. ALL PROVISIONS OF CHAPTER 5 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: 12-01-04

*[Signature]*  
Name: BRUCE L. BAKER  
License Expires: 12-31-05  
County Surveyor  
County of El Dorado, California



*[Signature]*  
Name: Richard L. Bricker, J.L. Bricker  
License Expires: 08-30-07  
County of El Dorado, California

### COUNTY ENGINEER'S STATEMENT

I, [Signature], COUNTY ENGINEER, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVISION HAS COMPLETED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: 11/22/04

*[Signature]*



NAME: [Signature]  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA  
RESIGNATION EXPIRES: 8/26/05

### PLANNING DIRECTOR'S STATEMENT

I, PETER A. WAGNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON MARCH 4, 1997 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERNATIVE THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

DATE: 11-22-04

*[Signature]*  
Name: Peter A. Wagner  
Acting Planning Director  
County of El Dorado, California  
Principal Planner  
County of El Dorado, California

### COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. RAFFETY, 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 SALES OR SPECIAL ASSESSMENTS COLLECTED BY SAID SALES, SPECIAL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LER DATE.

DATE: 12/01/04

*[Signature]*  
Name: C.L. Raffety  
CL RAFFETY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

### BOARD CLERK'S STATEMENT

I, CINDY KEEK, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 10/17/2004 ACCEPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPTE ON BEHALF OF THOSE PUBLIC UTILITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE NECESSARY CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND ALL OFFERS FOR EASEMENTS EXCEPT DRAINAGE EASEMENTS AND LOTS TO BE SET ASHON AND HEREBY RELEASED, WHO DO NOT APPROVE THE TENTATIVE HEREBY SET IN THE NOTES.

DATE: 10/17/2004

*[Signature]*  
Name: Cindy Keek  
Cindy Keek  
CLERK  
COUNTY OF EL DORADO, CALIFORNIA



*[Signature]*  
Name: Cynthia Johnson

### RECORDER'S CERTIFICATE

FILED NO. 7, ON December 02, 2004 AT 11:58:02 AM IN BOOK J, OF PAGE 11 THIS

44, RECORDING NO. 2004-100677, AT THE REQUEST OF A HOMEOWNER FORECAST HOMES, INC. TITLE TO THE LAND

INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CURATIVE NO. 62631-000007332 PROVIDED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

*[Signature]*  
Name: William C. Schaeff  
William C. Schaeff  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

*[Signature]*  
Name: Lynette Pinelli

# FINAL MAP OF EUER RANCH UNIT NO. 4

A PORTION OF SECTIONS 14 & 15, T. 9 N., R. 8 E., M.D.M.

BEING LOT 'A' OF EUER RANCH UNIT NO. 1, S.D. J-32

COUNTY OF EL DORADO, STATE OF CALIFORNIA

SCALE: 1"=100'      SHEET 2 OF 4      NOVEMBER, 2004  
COOPER, THORNE & ASSOCIATES, INC.

**NOTES**

1. ALL DISTANCES OR DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
2. THE AREA COMBINED WITH THIS SUBDIVISION IS 14,430 ACRES, CONSISTING OF 84 RESIDENTIAL LOTS & 1 EASEMENT LOT.
3. LOTS 'A' AND 'B' ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDOR / OPEN SPACE. LOT 'A' IS DONATED TO THE PUBLIC UTILITY (EASEMENT AS SHOWN IN EUER RANCH UNIT NO. 1, S.D. J-32).
4. LOTS 'B' AND 'C' SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
5. ALL ANGLE POINTS CORNER TO NEAR LOT CORNERS ARE MARKED BY A 1/2" CAPTED IRON PIVOT STAMPED "S.S. 2014". ALL BEARING BEAR LOT CORNERS ARE MARKED BY A 1/2" NEAR WITH CAP STAMPED "S.S. 2014".
6. ALL FRONT LOT CORNERS ARE MARKED BY A SLASH IN THE TOP BACK OF CORNER AT THE PROPERTY LINE (EASEMENT).
7. P.P.A.T. EASEMENT FOR 500 C.F. IS REFERENCED IN THE PRELIMINARY TITLE REPORT J-26-5, BYWAY BY PLUCKY HOLE CO. IS NOT LOCATABLE FROM THE RECORD INFORMATION.

**ABANDONMENT OF EASEMENTS**

THE HIGH-VOLTAGE ROAD AND PUBLIC UTILITY EASEMENTS AS SHOWN ON LOT 'A', EUER RANCH UNIT NO. 1, RECORDED IN BOOK 41 OF MAPS, PAGE 22 ARE HEREBY ABANDONED PURSUANT TO SECTION 84619.1(b) OF THE GOVERNMENT CODE, EXCEPT THE PUBLIC UTILITY EASEMENT WITHIN THE BOUNDARIES OF LOT 'X', AS SHOWN HEREON, AND THE 40' X 42' PUBLIC UTILITY EASEMENT WITHIN LOT 'B' AS SHOWN HEREON.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS QUASIAL, WITH THAT OF THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 46, 12 PAGE 124 AND IS BASED UPON MEASUREMENTS SHOWN AS FOLLOWS HEREON.

**REFERENCES**

- P.M. 40-124
- P.M. 41-124
- P.M. 47-126
- S.D. 1-30
- S.D. 1-31
- R.S. 34-79
- S.D. J-31 EUER RANCH UNIT NO. 1
- S.D. J-32 EUER RANCH UNIT NO. 2
- S.D. J-40 EUER RANCH UNIT NO. 3

**LEGEND**

- DIMENSION POINT
- 1/2" IRON 1/2" C.I.P. STAMPED "S.S. 2014" PER P.A.C. 41-04
- 1/2" IRON SURVEY SPINE & ANGLE STAMPED "S.S. 2014"
- 1/2" C.I.P. STAMPED "S.S. 2014"
- 1/2" 1-1/2" C.I.P. STAMPED "S.S. 2014"
- SET CORNER SPINE AND ANGLE STAMPED "S.S. 2014"
- UNRECOVERABLE OFFICE OF RECORDATION
- P.U.L. PUBLIC UTILITY EASEMENT
- S.O.T. STORM SEWER EASEMENT
- S.L.L. SANITARY SEWER EASEMENT
- ~~~~~ VEHICULAR ACCESS RESTRICTION



SEE SHEET 3 OF 4

SEE SHEET 4 OF 4





J-44P

J-44-C

# FINAL MAP OF EUER RANCH UNIT NO. 4

A PORTION OF SECTIONS 14 & 15, T. 9 N., R. 8 E., M.D.M.  
BEING LOT 'W' OF EUER RANCH UNIT NO. 1, S.D. J-32  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SCALE: 1"=60' SHEET 3 OF 4 NOVEMBER, 2004  
COOPER, THORNE & ASSOCIATES, INC.



SEE SHEET 4 OF 4

**LEGEND**  
SEE SHEET 2 OF 4

**NOTES**  
SEE SHEET 2 OF 4

**BASIS OF BEARINGS**  
SEE SHEET 2 OF 4



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	80.00	47.853°	N49°52'45.15"	86.96
C2	120.00	18°13'11"	N70°27'20.71"	37.99
C3	120.00	22.833°	N69°43'11.75"	45.57
C4	120.00	29.999°	N71°28'24.11"	55.87
C5	120.00	37.128°	N70°54'45.15"	64.11
C6	20.00	87.853°	N49°52'45.15"	26.26
C7	20.00	87.853°	N49°52'45.15"	26.26
C8	20.00	87.853°	N49°52'45.15"	26.26