

POR. SECS. 23 & 26, T.9N., R.8E., M.D.M.  
 CARSON CREEK  
 J-130

117:57

1" equals 600'

TM-F23-0002 Exhibit A: Assessor's Parcel Map

THIS MAP IS FOR INFORMATION ONLY. It is prepared by a professional land surveyor and is not a legal document. Users should verify items and characteristics are not guaranteed. Users should verify items.

Acresages Are  
 in

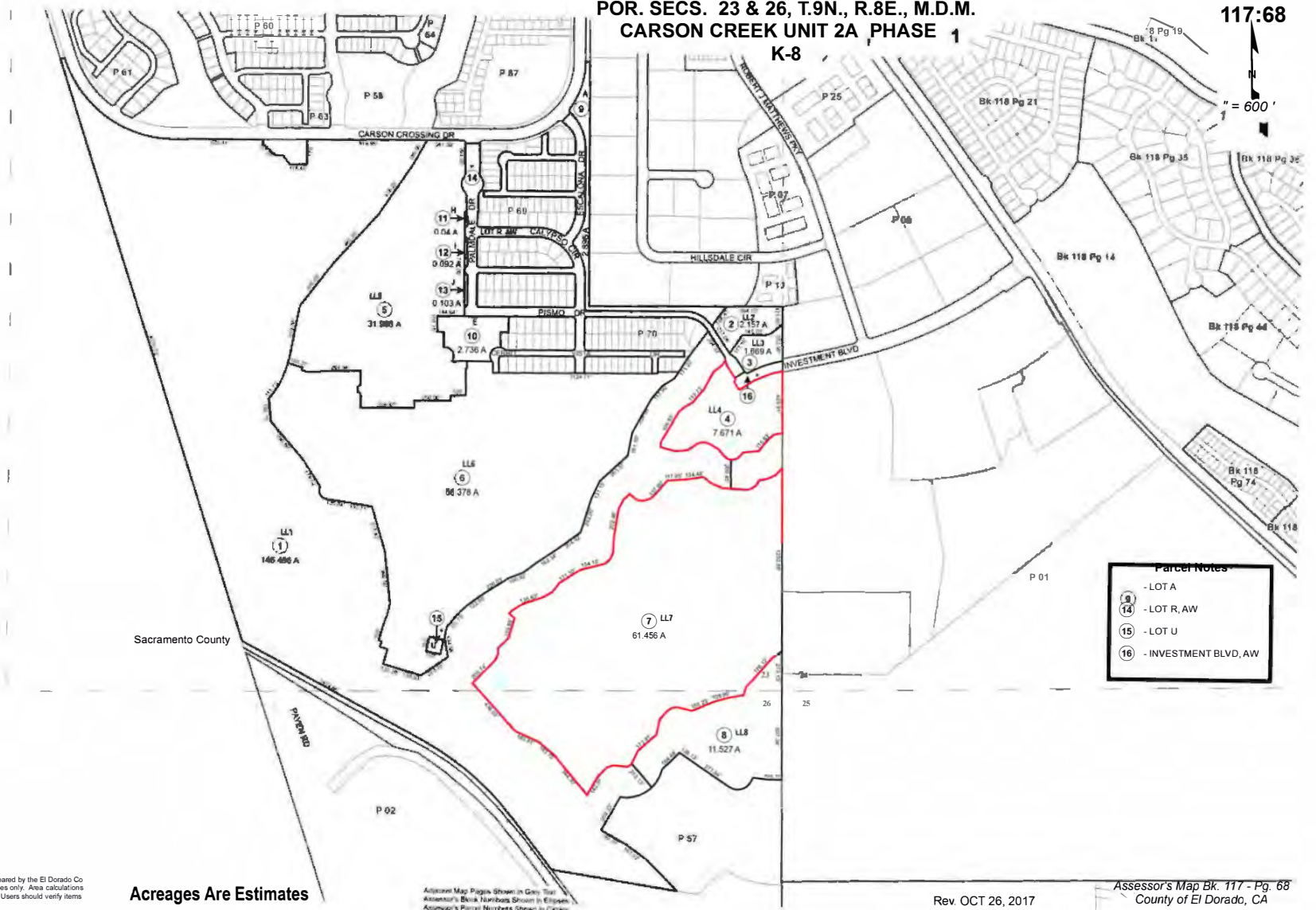
Adjacent Map Page Shows in Gray, Red  
 Assessors' Block Numbers Shown in Ellipses  
 Assessors' Parcel Numbers Shown in Circles

A Assessor's Map BK 117 Pg 57  
 County of El Dorado, CA

POR. SECS. 23 & 26, T.9N., R.8E., M.D.M.  
 CARSON CREEK UNIT 2A, PHASE 1  
 K-8

117:68

1" = 600'



Parcel Notes	
(9)	- LOT A
(14)	- LOT R, AW
(15)	- LOT U
(16)	- INVESTMENT BLVD, AW

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

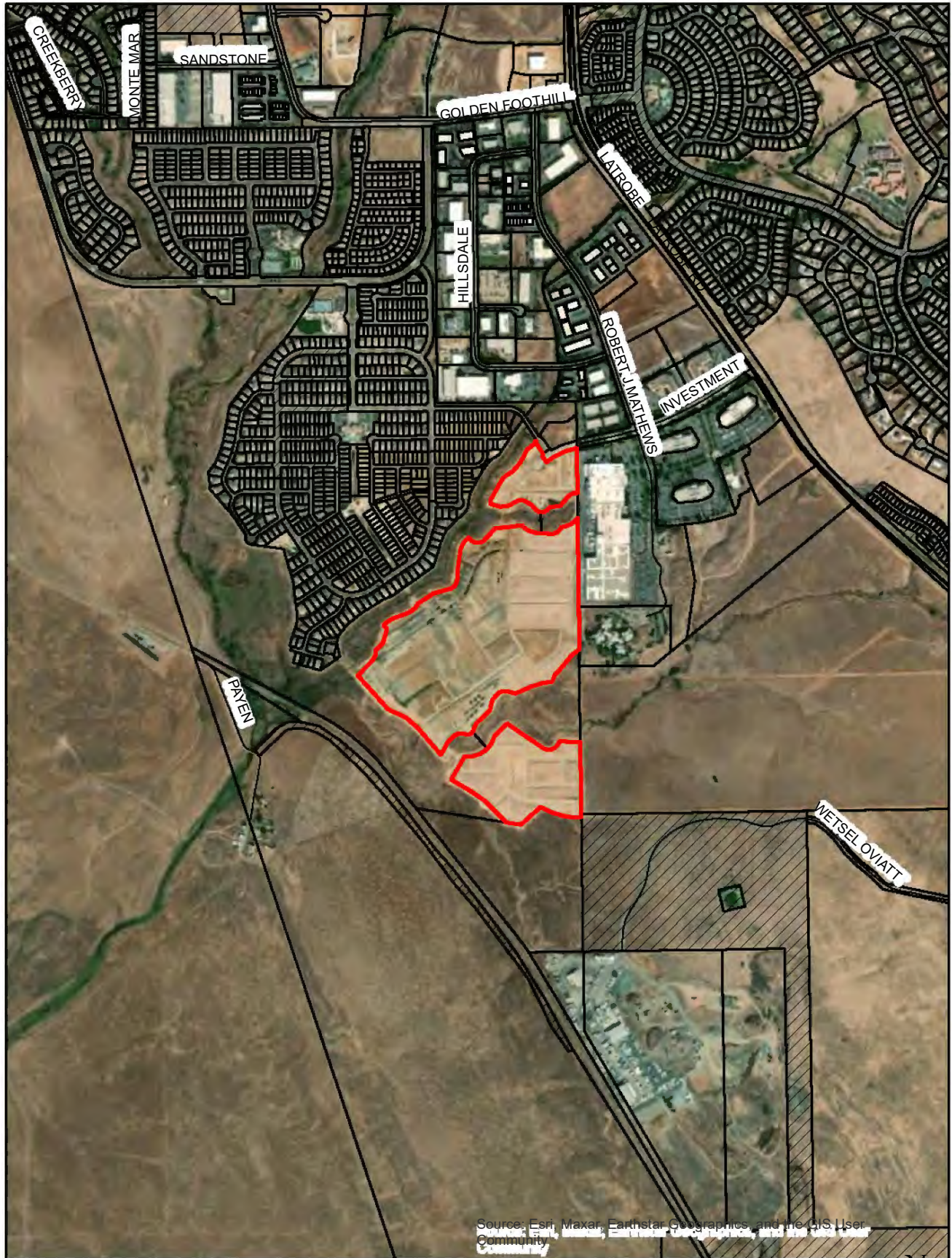
Acreages Are Estimates

Adjacent Map Pages Shown in Grey  
 Assessor's Book Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Rev. OCT 26, 2017

Assessor's Map Bk. 117 - Pg. 68  
 County of El Dorado, CA

TM-F23-0002 Exhibit A: Assessor's Parcel Map



TM-F23-0002 Exhibit B: Location Map

**OWNER'S STATEMENT**

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT 'DD' AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR 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 PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

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 THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') 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'), LOT 'CC', LOT 'DD' AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT 'DD' 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.
- E. EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS TO PROVIDE, WITHOUT LIMITATION, FIRE AND POLICE PROTECTION, AMBULANCE AND RESCUE SERVICES AND OTHER LAWFUL GOVERNMENTAL OR PRIVATE EMERGENCY SERVICES, ON, OVER, AND ACROSS THOSE AREAS SHOWN HEREON AS "EMERGENCY VEHICLE ACCESS EASMENT" (E.V.A.)

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

R-HEARTHSTONE LOT OPTION POOL 05, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: R-HEARTHSTONE PBLQJV GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

NAME: STEVEN C. PORATH  
TITLE: AUTHORIZED PERSONAL

**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 \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

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: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: \_\_\_\_\_

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

MY COMMISSION NO.: \_\_\_\_\_

CARSON CREEK EL DORADO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

NAME:

TITLE:

**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 \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

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: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: \_\_\_\_\_

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

MY COMMISSION NO.: \_\_\_\_\_

**COUNTY ENGINEERS'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, R.C.E. 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, L.S. 9190  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

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

JUSTIN C. CISNEROS P.L.S. 9539  
DEPUTY SURVEYOR

TM 20-0001 APPROVED DATE ASSESSOR PARCEL NUMBER 117-570-017, 117-680-004, 117-680-007

**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  
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 ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC USE INVESTMENT BOULEVARD AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'DD', WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

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

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

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

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF R.E.Y. ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

JANELLE K. HORNE, COUNTY RECORDER DOCUMENT NO. \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

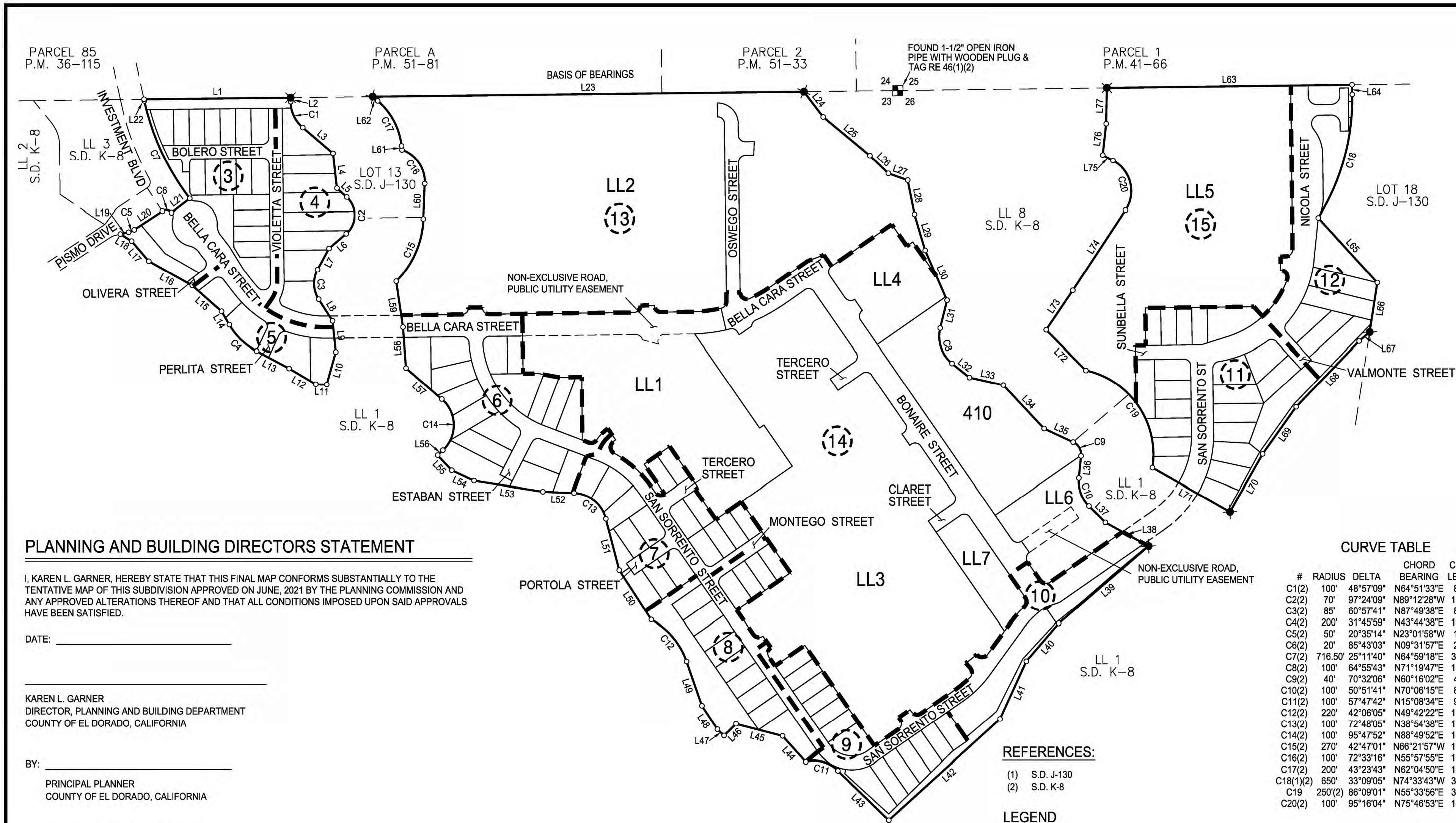
BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO • CALIFORNIA

R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors  
905 Sutter St. Ste 200 Folsom CA 95630  
(916) 366-3040 Fax (916) 366-3303

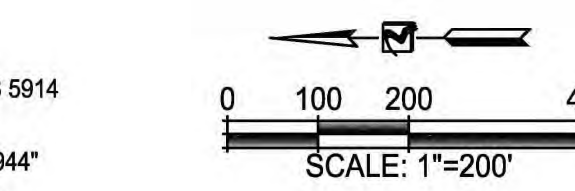
APRIL 2023

SHEET 1 OF 15 7310.028



#	BEARING	LENGTH
L1(1)(2)	N00°39'52"W	425.91'
L2(2)	N89°20'08"E	11.73'
L3(2)	N40°22'58"E	115.83'
L4(2)	N83°46'41"E	101.88'
L5(2)	N42°05'28"E	38.31'
L6(2)	N40°30'23"W	65.51'
L7(2)	N61°41'31"W	70.05'
L8(2)	N57°20'48"E	74.38'
L9(2)	N83°49'52"E	89.35'
L10(2)	N74°26'07"W	98.07'
L11(2)	N01°17'00"E	31.67'
L12(2)	N30°38'54"E	90.46'
L13(2)	N27°51'38"E	106.83'
L14(2)	N59°37'37"E	44.90'
L15(2)	N41°21'35"E	113.73'
L16(2)	N29°12'26"E	144.38'
L17(2)	N49°26'32"E	76.87'
L18(2)	N31°40'15"E	38.26'
L19(2)	N12°44'21"W	24.46'
L20(2)	N33°19'35"W	97.48'
L21(2)	N37°36'32"W	67.00'
L22(2)	N77°35'08"E	4.59'
L23(1)(2)	N00°39'52"W	1252.88'
L24(2)	N52°34'45"E	92.54'
L25(2)	N39°37'00"E	176.12'
L26(2)	N43°52'16"E	74.28'
L27(2)	N19°17'03"E	59.88'
L28(2)	N78°47'32"E	99.81'
L29(2)	N73°20'22"E	108.96'
L30(2)	N66°22'35"E	158.23'
L31(2)	N76°12'21"W	82.88'
L32(2)	N38°51'56"E	64.70'
L33(2)	N12°33'17"E	101.38'
L34(2)	N46°51'40"E	172.91'
L35	N24°59'59"E(2)	92.97'
L36(2)	N84°27'55"W	64.02'
L37(2)	N44°40'24"E	67.33'
L38(2)	N28°40'03"E	142.97'
L39(2)	N40°36'29"W	344.30'
L40(2)	N49°17'50"W	143.75'
L41(2)	N65°28'29"W	183.81'
L42(2)	N42°05'22"E	436.03'
L43(2)	N44°02'25"E	205.74'
L44(2)	N47°57'09"E	100.45'
L45(2)	N14°31'52"E	139.89'
L46(2)	N44°23'39"W	48.42'
L47(2)	N43°12'30"E	26.49'
L48(2)	N56°33'39"E	82.11'
L49(2)	N70°45'25"E	135.63'
L50(2)	N57°01'03"E	171.10'
L51(2)	N75°18'40"E	154.16'
L52(2)	N02°30'35"E	90.83'
L53(2)	N08°50'05"E	202.48'
L54(2)	N24°50'15"E	71.21'
L55(2)	N46°43'48"E	59.95'
L56(2)	N43°16'12"W	20.99'
L57(2)	N40°55'56"E	137.60'
L58(2)	N85°45'18"E	117.95'
L59(2)	N81°29'57"E	134.48'
L60(2)	N87°45'27"W	101.59'
L61(2)	N83°46'41"E	11.61'
L62(2)	N40°22'58"E	18.85'
L63(1)	N00°43'58"W	712.59'
L64(1)	N88°51'44"E	28.10'
L65(1)	N47°32'22"E	254.09'
L66(1)	N81°11'46"W	145.08'
L67(2)	N40°33'28"W	40.16'
L68(2)	N46°00'36"W	263.47'
L69(2)	N54°29'49"W	167.92'
L70(2)	N60°28'10"W	192.32'
L71(2)	N29°30'38"E	259.22'
L72(2)	N45°22'49"E	164.48'
L73(2)	N55°53'02"W	138.13'
L74(2)	N56°35'05"W	277.84'
L75(2)	N28°08'51"E	33.95'
L76(2)	N83°41'16"W	91.49'
L77(2)	N88°53'01"W	104.11'

#	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD LENGTH
C1(2)	100'	48°57'09"	N64°51'33"E	82.86'	
C2(2)	70'	97°24'09"	N89°12'28"W	105.18'	
C3(2)	85'	60°57'41"	N87°49'38"E	86.23'	
C4(2)	200'	31°45'59"	N43°44'38"E	109.47'	
C5(2)	50'	20°35'14"	N23°01'58"W	17.87'	
C6(2)	20'	85°43'03"	N09°31'57"E	27.21'	
C7(2)	716.50'	25°11'40"	N64°59'18"E	312.53'	
C8(2)	100'	64°55'43"	N71°19'47"E	107.35'	
C9(2)	40'	70°32'06"	N60°16'02"E	46.19'	
C10(2)	100'	50°51'41"	N70°06'15"E	85.88'	
C11(2)	100'	57°47'42"	N15°08'34"E	96.65'	
C12(2)	220'	42°06'05"	N49°42'22"E	158.05'	
C13(2)	100'	72°48'05"	N38°54'38"E	118.69'	
C14(2)	100'	95°47'52"	N88°49'52"E	148.39'	
C15(2)	270'	42°47'01"	N66°21'57"W	196.96'	
C16(2)	100'	72°33'16"	N55°57'55"E	118.34'	
C17(2)	200'	43°23'43"	N62°04'50"E	147.88'	
C18(1)(2)	650'	33°09'05"	N74°33'43"W	370.87'	
C19	250'(2)	86°09'01"	N55°33'56"E	341.48'	
C20(2)	100'	95°16'04"	N75°46'53"E	147.77'	



**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.  
COUNTY OF EL DORADO, CALIFORNIA

R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors  
905 Sutter St., Ste 200 Folsom CA 95630  
(916) 366-3040 Fax (916) 366-3303

APRIL 2023  
SHEET 2 OF 15 7310.028

**PLANNING AND BUILDING DIRECTORS STATEMENT**

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE, 2021 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 AND BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

**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 LENNAR HOMES OF CALIFORNIA ON MAY, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

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



CRAIG E. SPIESS, PLS 7944  
EXPIRATION DATE: DECEMBER 31, 2023

SEE SHEET 3 FOR NOTES

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF CARSON CREEK UNIT 2A, PHASE 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK K OF MAPS, PAGE 8, BASED ON MONUMENTS SHOWN AS FOUND HERE ON.

**ABANDONMENT OF EASEMENTS:**

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:

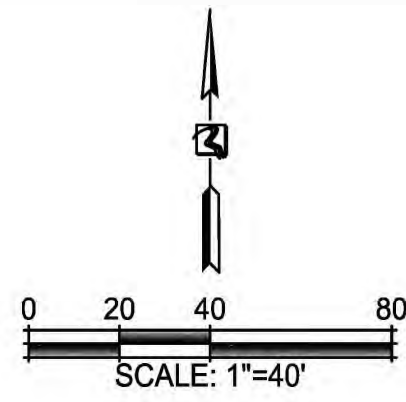
1. THE 50' NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS SHOWN ON S.D. J-130 THAT FALLS WITHIN THE BOUNDARY OF THIS MAP.
2. THE STORM DRAIN EASEMENT IN LOT LL 4 SHOWN ON S.D. K-8
3. THE PUBLIC UTILITY EASEMENT IN LOT LL 4 SHOWN ON S.D. K-8
4. THE TEMPORARY ACCESS EASEMENT IN LOT LL 4 SHOWN ON S.D. K-8

**REFERENCES:**

- (1) S.D. J-130
- (2) S.D. K-8

**LEGEND**

- FOUND SECTION CORNER AS NOTED
- ⊕ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- ⊙ FOUND 3/4" C.I.P. STAMPED LS 5914
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 7944"
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET
- R RADIAL
- AC ACRES
- BDY BOUNDARY
- E.I.D. EL DORADO IRRIGATION DISTRICT
- E.V.A. EMERGENCY VEHICLE ACCESS EASEMENT
- OA OVERALL
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY EASEMENT
- S.E. SLOPE EASEMENT
- S.F. SQUARE FEET
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- ( ) RECORD INFORMATION
- VEHICULAR ACCESS EASEMENT
- (8) SEE SHEET



LL 3  
S.D. K-8

**LINE TABLE**

#	BEARING	LENGTH
L1	N00°39'52"W	21.00'
L2	N00°39'52"W	10.50'
L3	N00°39'52"W	10.50'

**CURVE TABLE**

#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	21.50'	44°14'27"	N68°32'39"W	16.19'
C2	21.50'	44°14'27"	N67°12'54"E	16.19'
C3	706.50'	01°48'01"	N63°37'43"E	22.20'
C4	706.50'	01°46'28"	N65°24'58"E	21.88'

**RADIAL TABLE**

#	BEARING
R1	N43°34'34"E
R2	N44°54'19"W
R3	N27°16'17"W
R4	N25°28'16"W
R5	N23°41'48"W

**NOTES:**

- THIS SUBDIVISION CONTAINS 86.35± ACRES GROSS, CONSISTING OF 113 RESIDENTIAL LOTS, 13 LETTERED LOTS, 7 LARGE LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 20-0001 APPROVED BY THE PLANNING COMMISSION ON JUNE 10, 2021.
- LOT 'DD' SHOWN HEREON IS DESIGNATED AS A "PRIVATE STREET" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
- LOTS A, B, C, K, L, M, P, V, W, X, Y, AA AND CC SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE. LOT 410 SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS A COMMUNITY FACILITIES SITE.
- ALL FRONT CORNERS ADJACENT TO SIDEWALK WILL BE SET IN THE SIDEWALK WITH A 1.50 FOOT OFFSET ON THE SIDE LOT LINE, WHERE NO SIDEWALK IS CONSTRUCTED THEY SHALL BE SET ON 6.00 FOOT OR 18.00 FOOT OFFSET ON THE GUTTER PAN WITH A 1" DIAMETER BRASS MARKER STAMPED "LS 7944".
- ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH 5/8" REBAR AND ALUMINUM CAP STAMPED "LS 7944", WHERE REAR CORNER FALLS WITH IN A MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OF A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AN OFFSET MONUMENT CANNOT BE SET.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
- THE STREETS INDICATED ACROSS LARGE LOTS SHOWN HEREON ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH SUBSEQUENT PHASE AND FINAL MAP.
- LOTS LL1, LL2, LL3, LL4, LL5, LL6 AND LL7 ARE FOR FUTURE PHASING AND HOLD NO DEVELOPMENT RIGHTS.

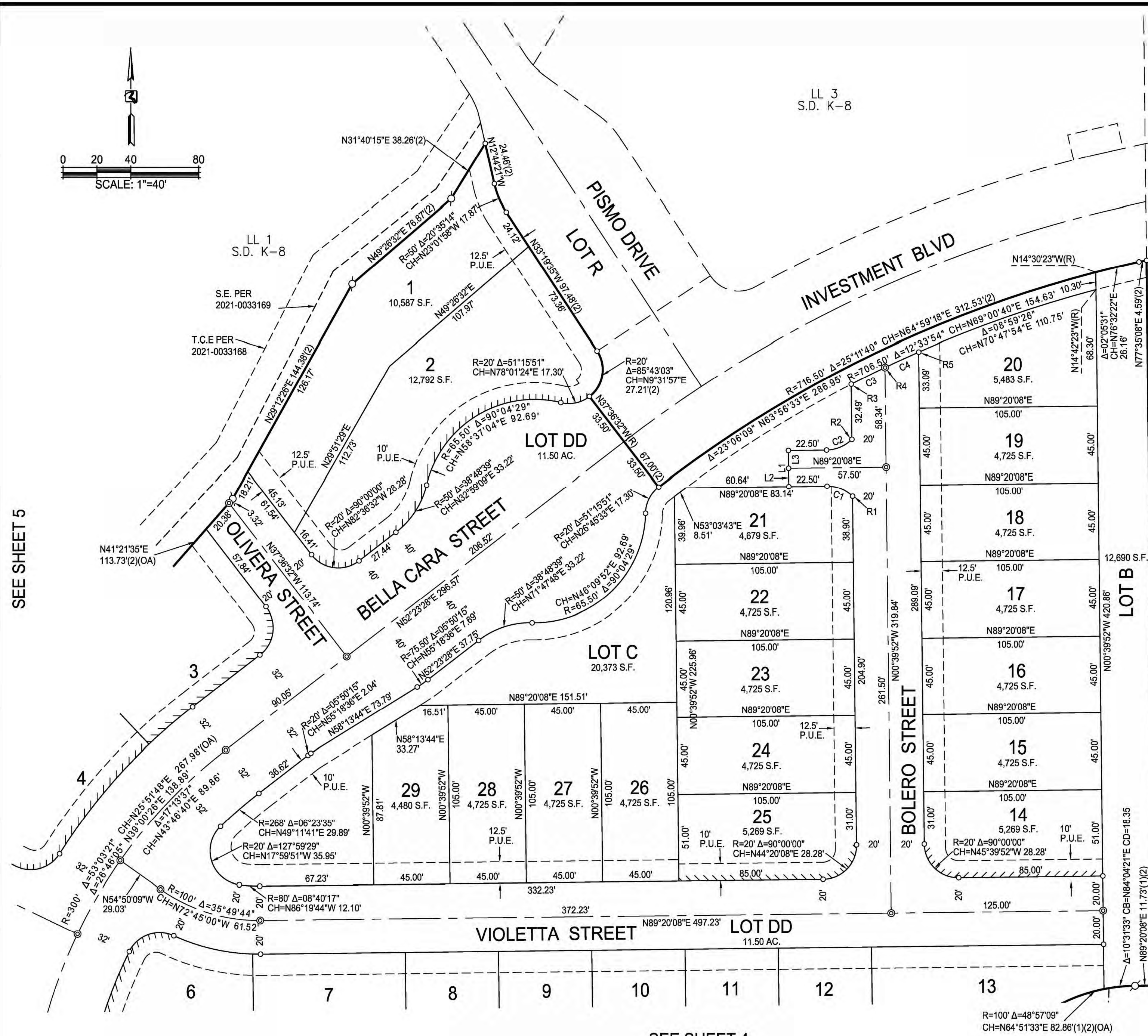
**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.  
COUNTY OF EL DORADO, CALIFORNIA

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SHEET 3 OF 15 7310.028



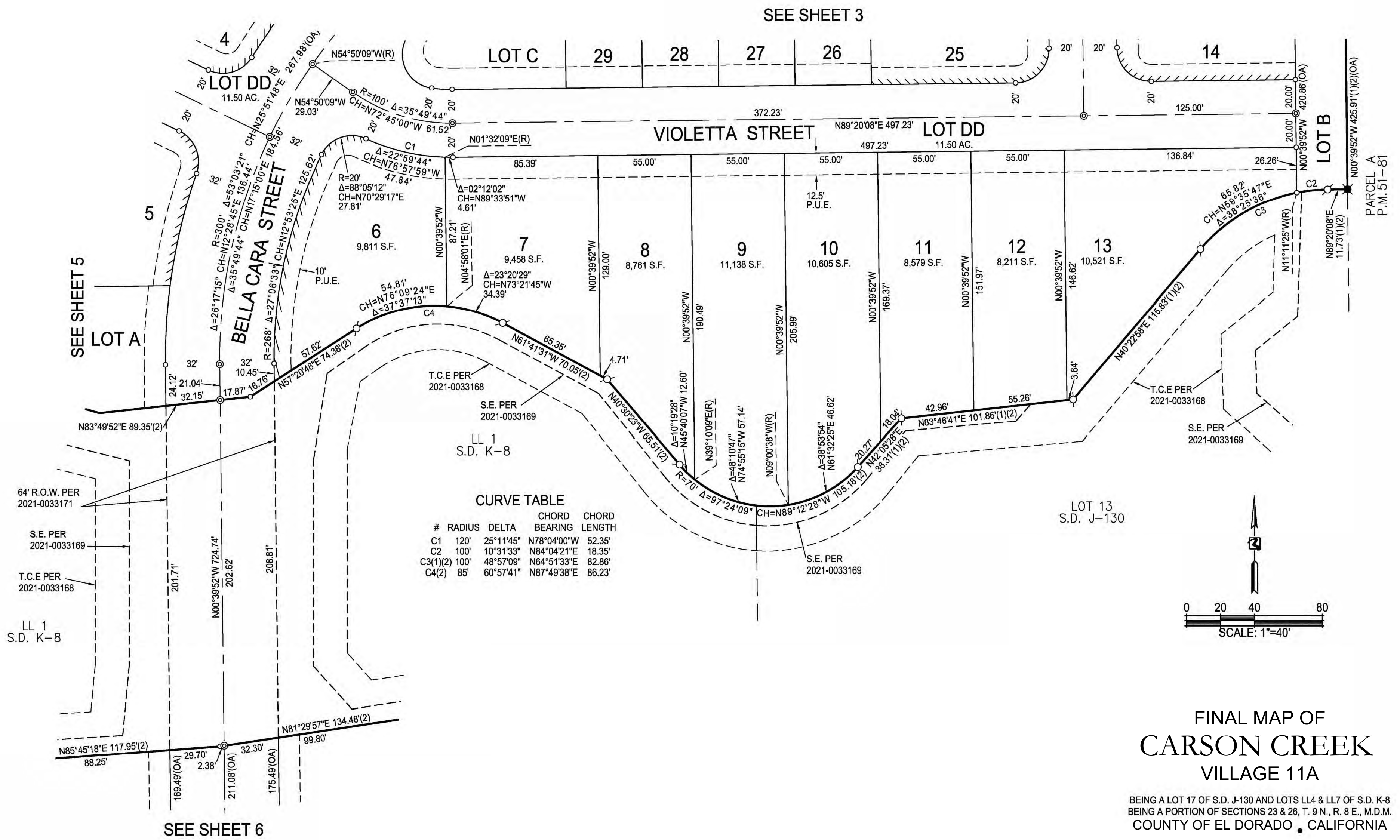
SEE SHEET 5

PARCEL A  
P.M. 51-81

SEE SHEET 4

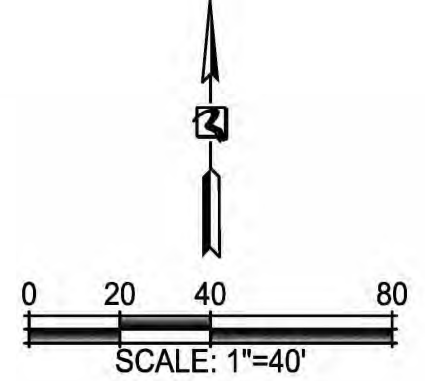
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A



**CURVE TABLE**

#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	120'	25°11'45"	N78°04'00"W	52.35'
C2	100'	10°31'33"	N84°04'21"E	18.35'
C3(1)(2)	100'	48°57'09"	N64°51'33"E	82.86'
C4(2)	85'	60°57'41"	N87°49'38"E	86.23'



**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

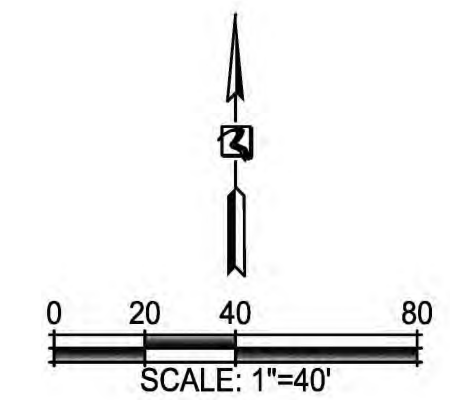
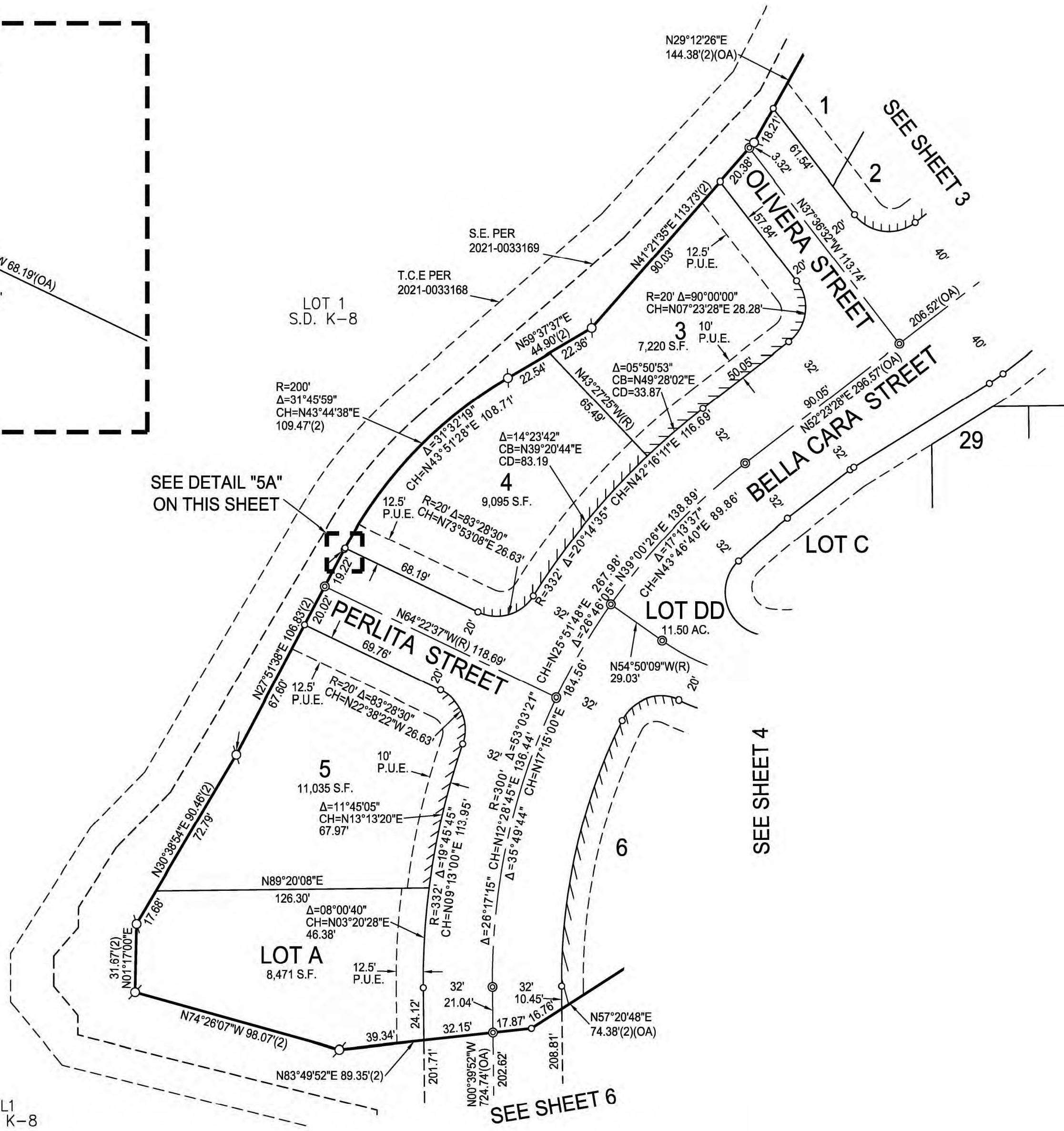
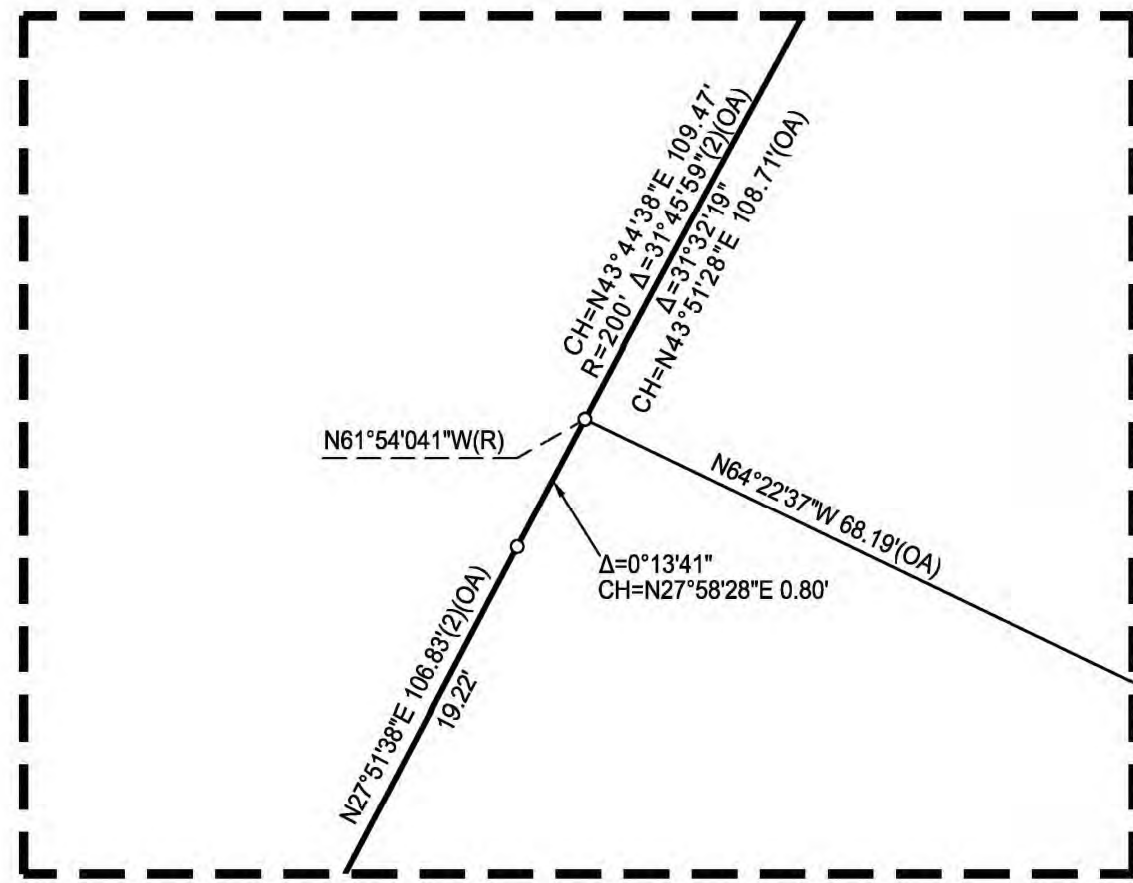
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SHEET 4 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES



FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A

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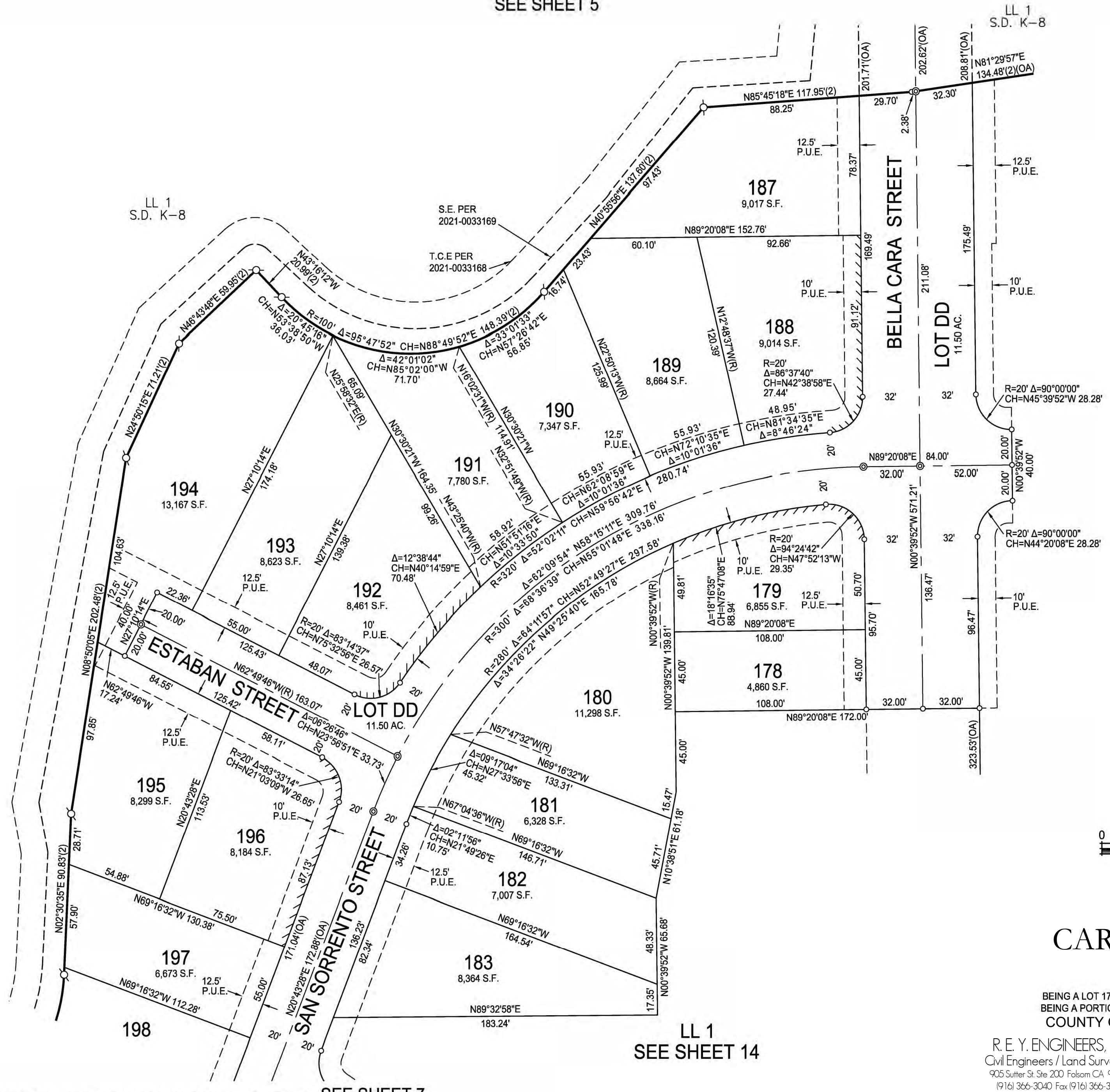
SHEET 5 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

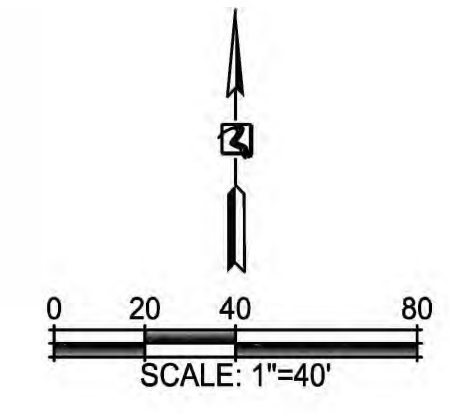
TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A



SEE SHEET 5



LL 2  
SEE SHEET 13



FINAL MAP OF  
**CARSON CREEK**  
 VILLAGE 1A

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
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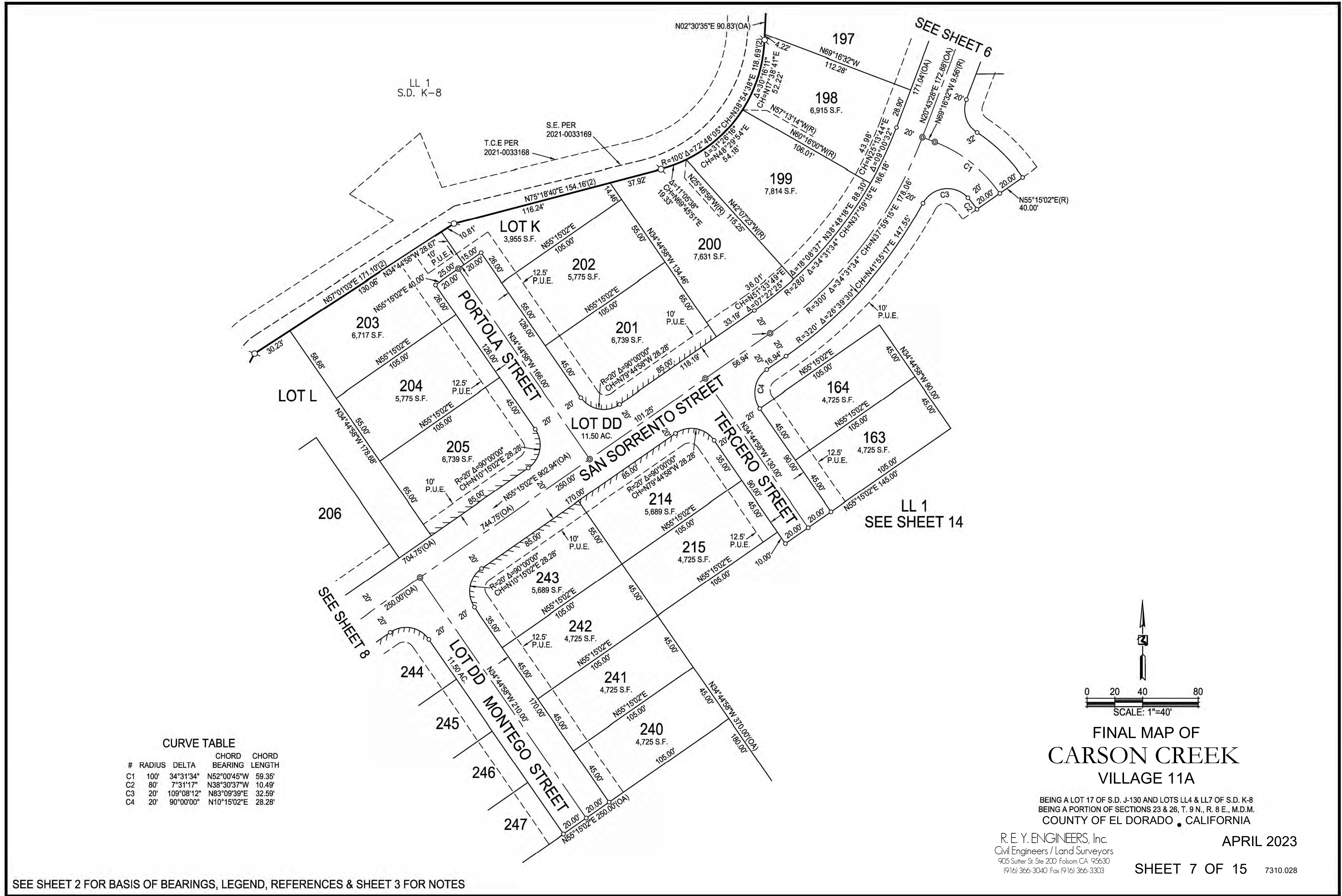
SHEET 6 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

SEE SHEET 7

LL 1  
SEE SHEET 14

TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 1A



LL 1  
S.D. K-8

S.E. PER  
2021-0033169

T.C.E PER  
2021-0033168

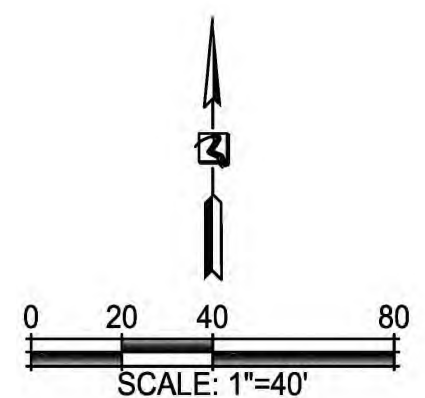
SEE SHEET 6

LL 1  
SEE SHEET 14

SEE SHEET 8

**CURVE TABLE**

#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	100'	34°31'34"	N52°00'45"W	59.35'
C2	80'	7°31'17"	N38°30'37"W	10.49'
C3	20'	109°08'12"	N83°09'39"E	32.59'
C4	20'	90°00'00"	N10°15'02"E	28.28'



**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.  
COUNTY OF EL DORADO, CALIFORNIA

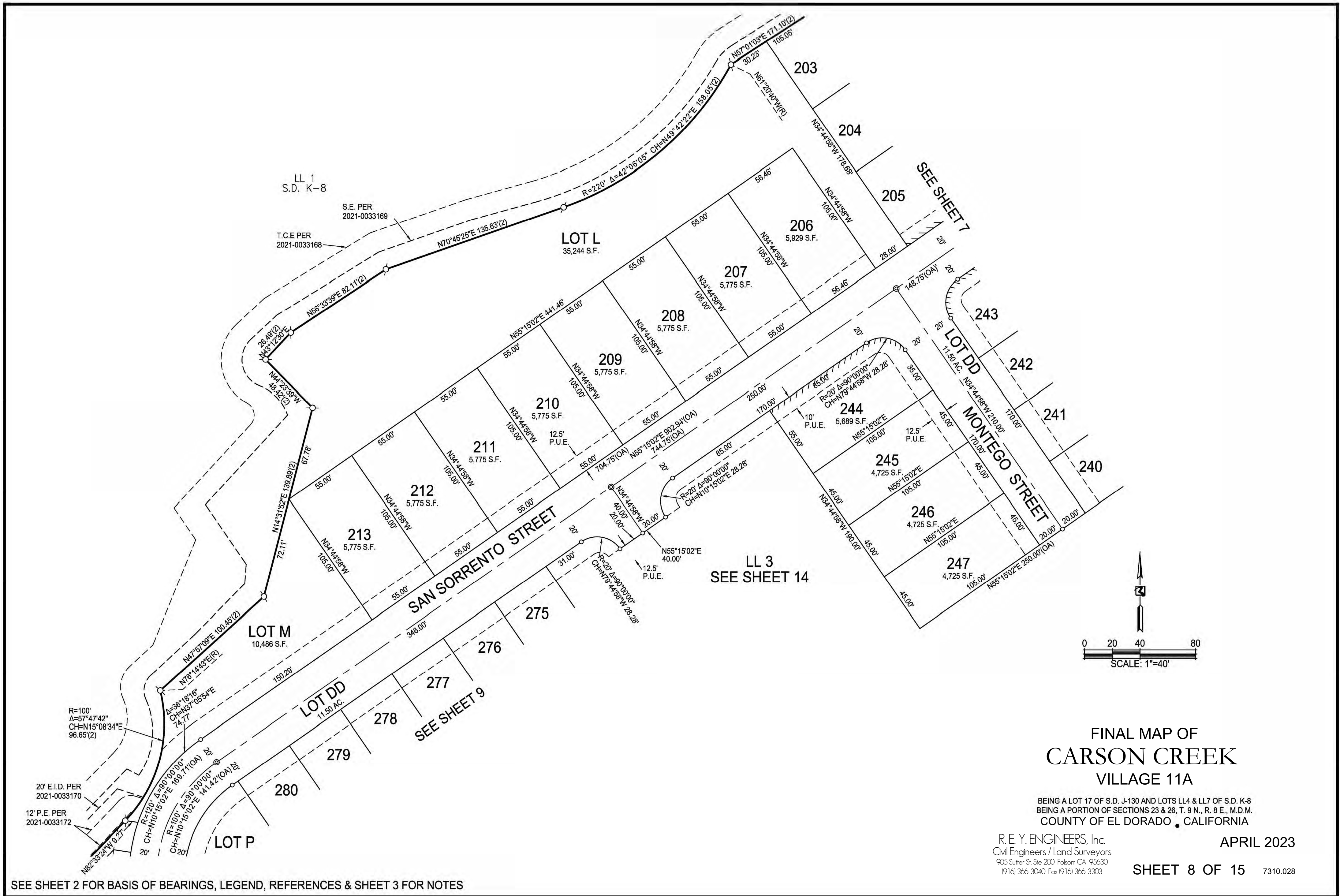
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APRIL 2023

SHEET 7 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

### FINAL MAP OF CARSON CREEK VILLAGE 11A

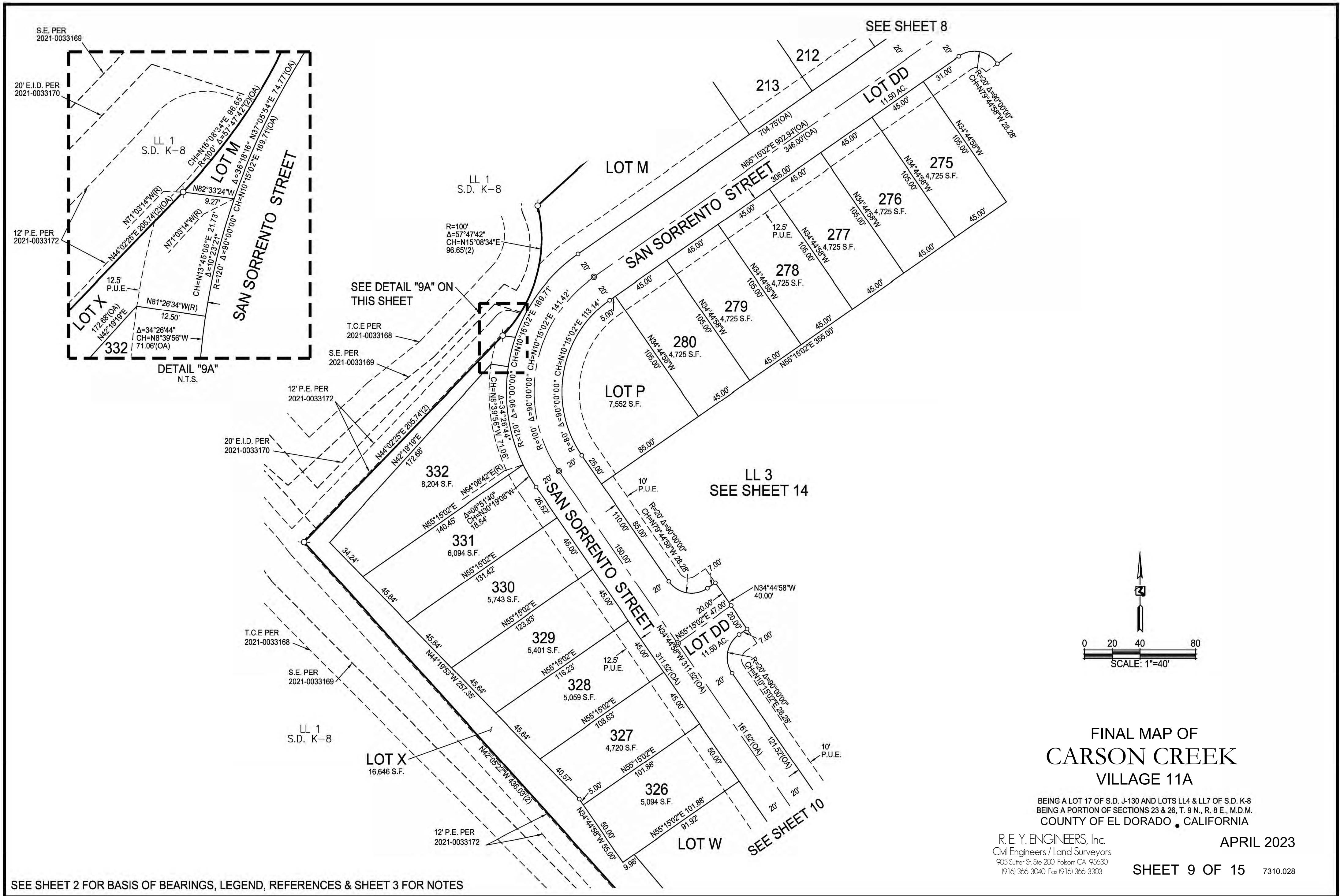
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SHEET 8 OF 15 7310.028

TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

### FINAL MAP OF CARSON CREEK VILLAGE 11A

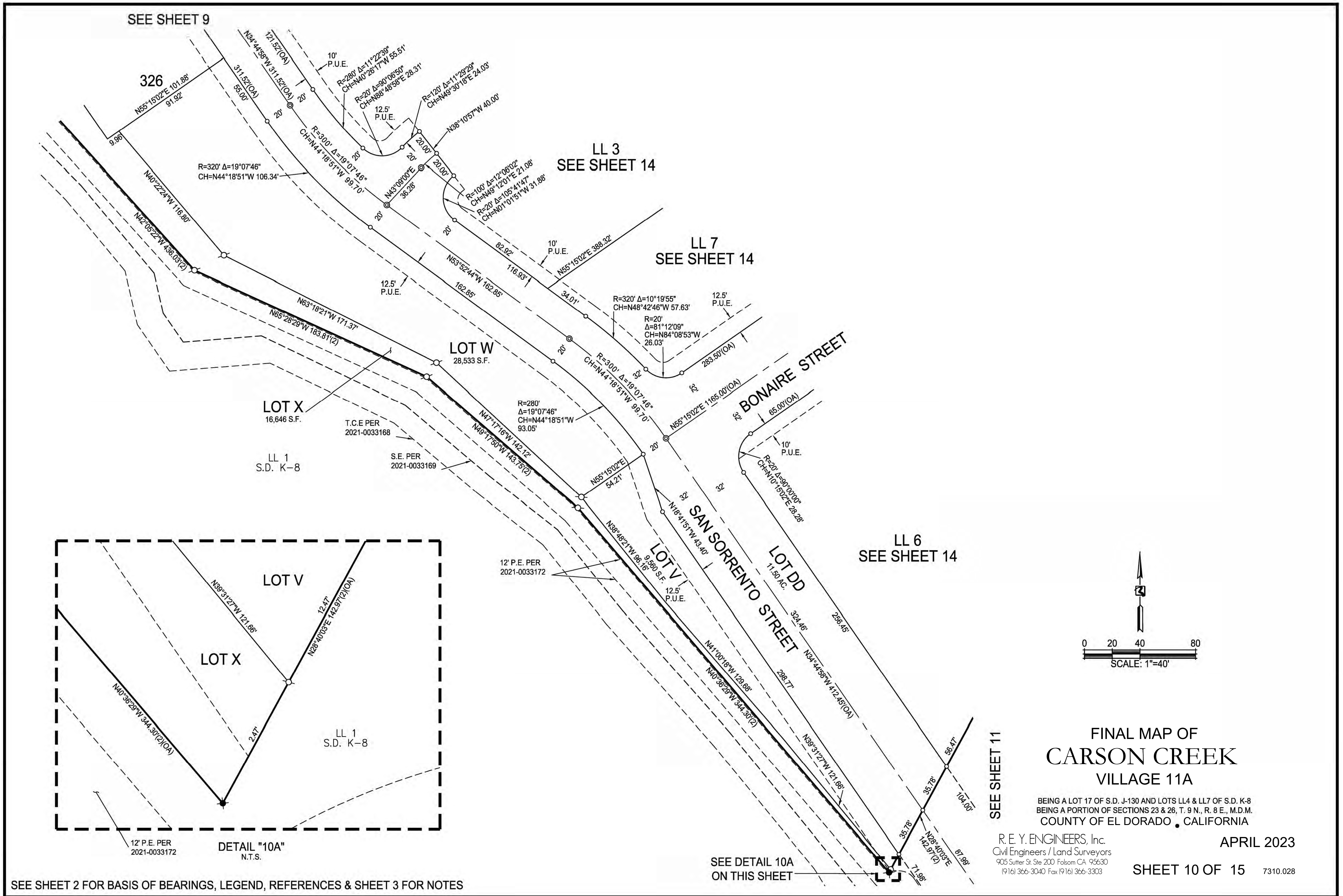
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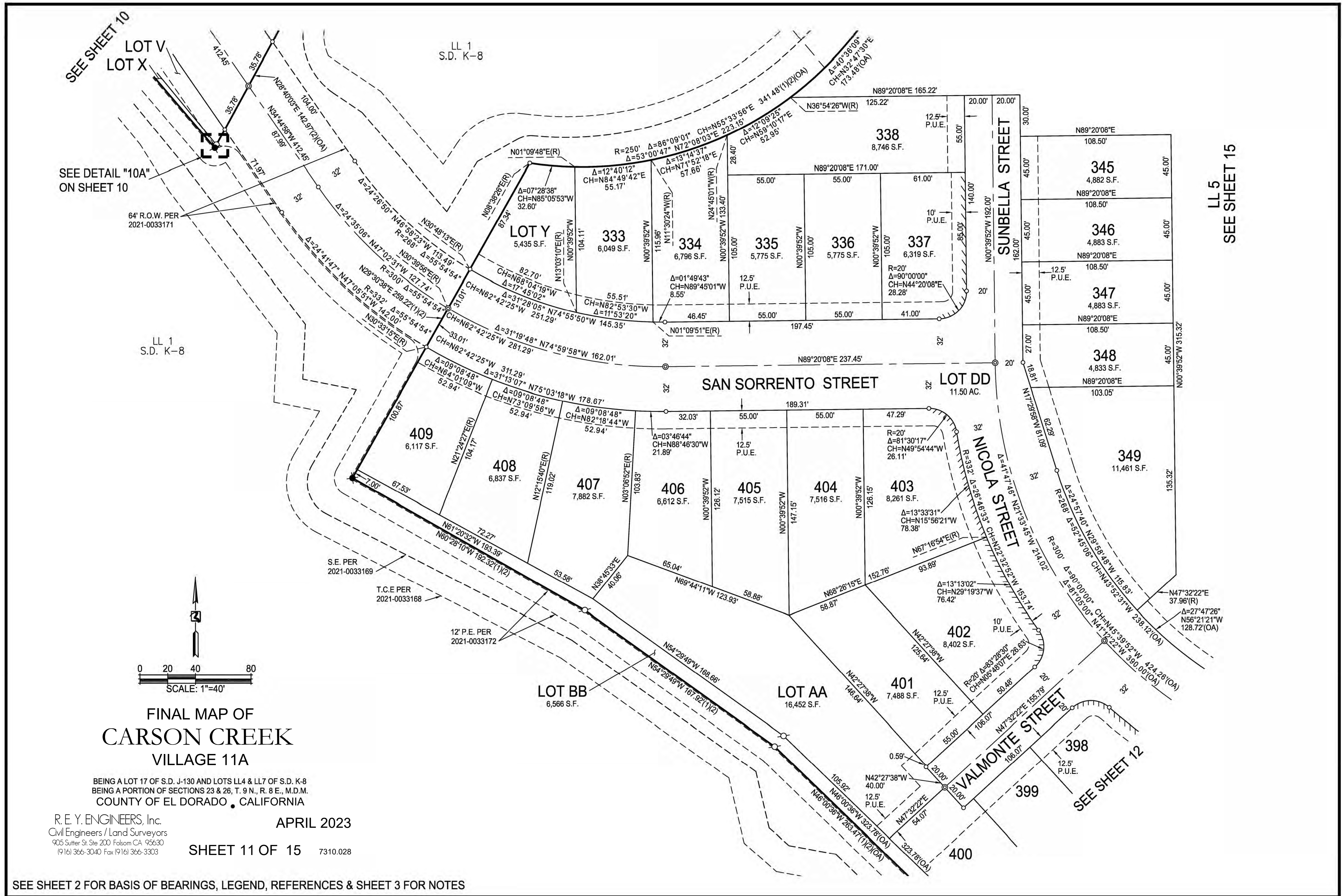
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SHEET 9 OF 15 7310.028

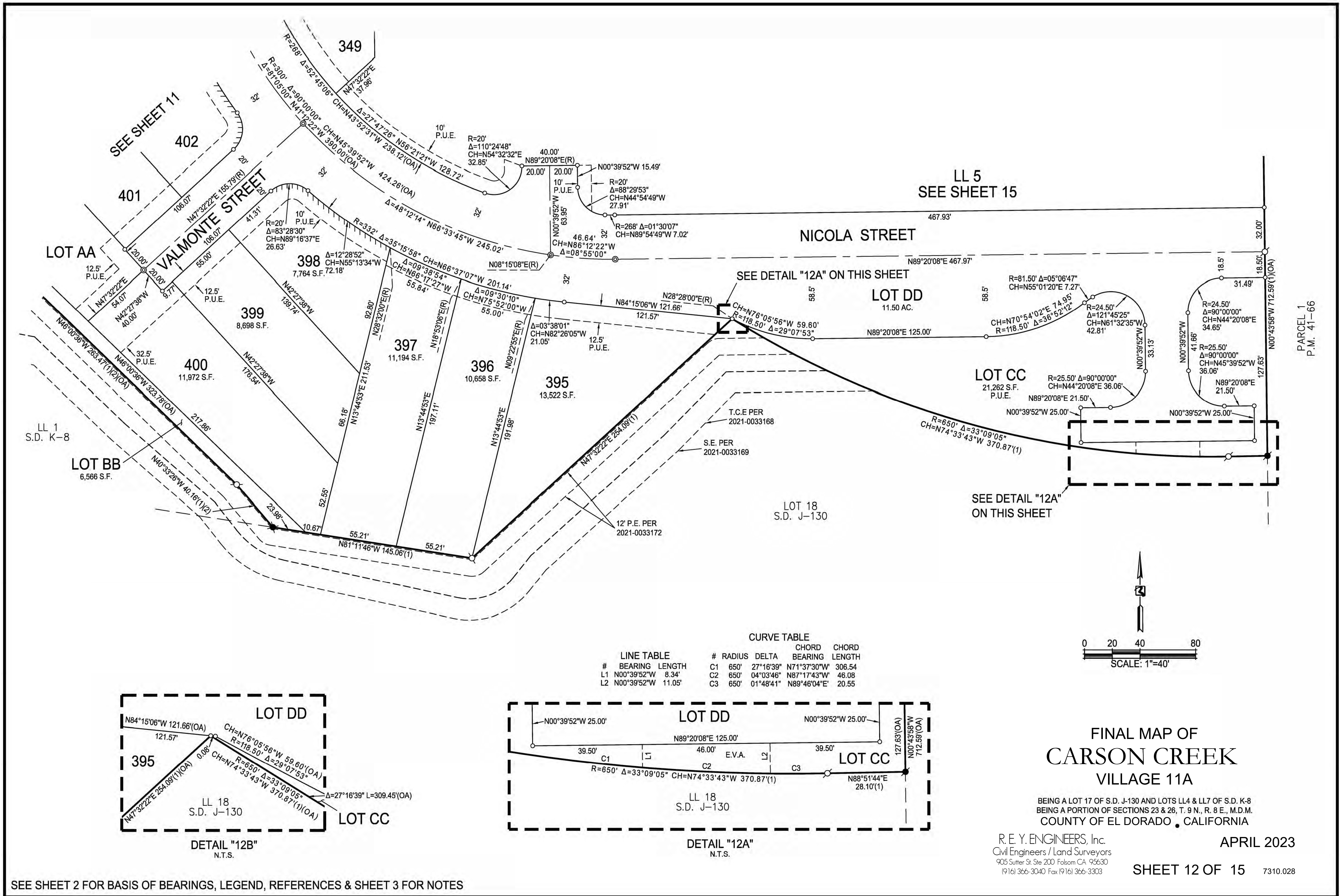
TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A



TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A

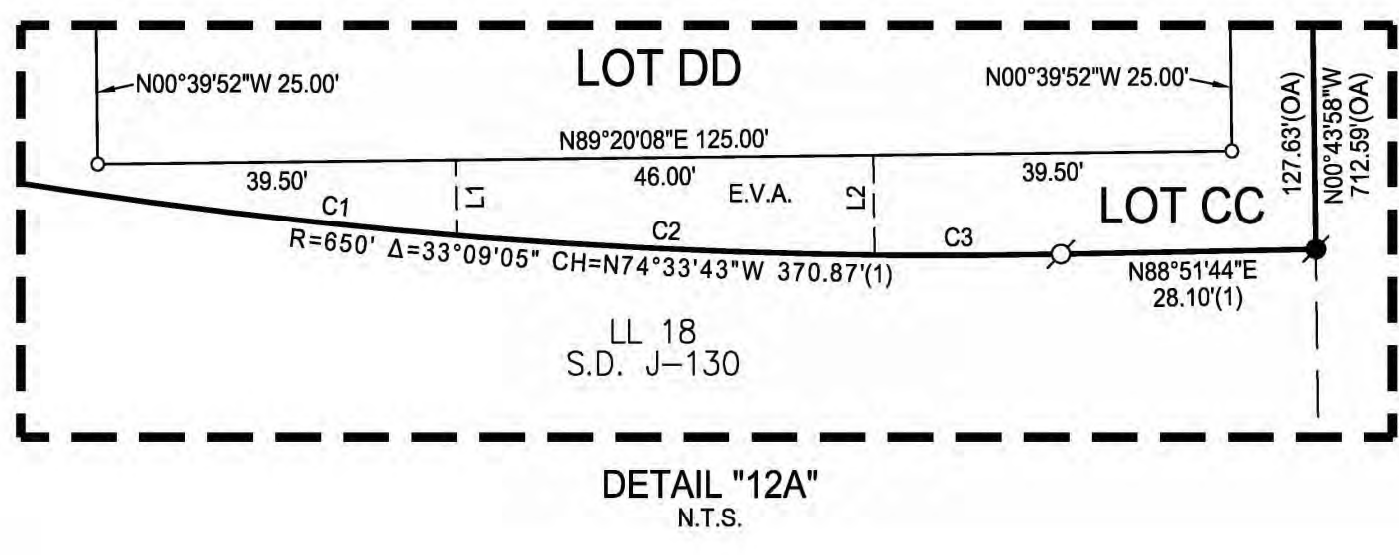
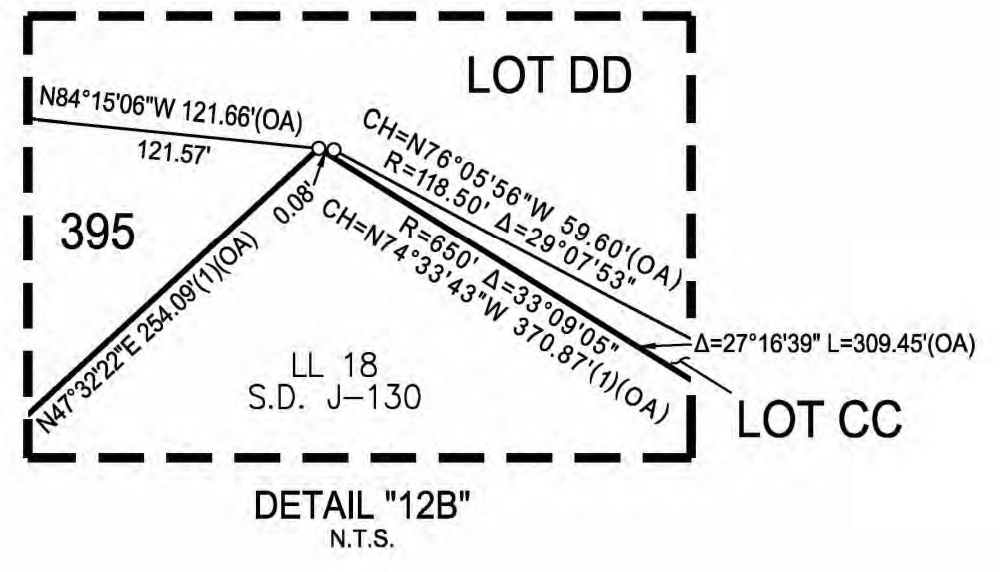


TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A



**CURVE TABLE**

#	BEARING	LENGTH	#	RADIUS	DELTA	BEARING	CHORD	CHORD LENGTH
L1	N00°39'52"W	8.34'	C1	650'	27°16'39"	N71°37'30"W	306.54	
L2	N00°39'52"W	11.05'	C2	650'	04°03'46"	N87°17'43"W	46.08	
			C3	650'	01°48'41"	N89°46'04"E	20.55	



**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.  
COUNTY OF EL DORADO, CALIFORNIA

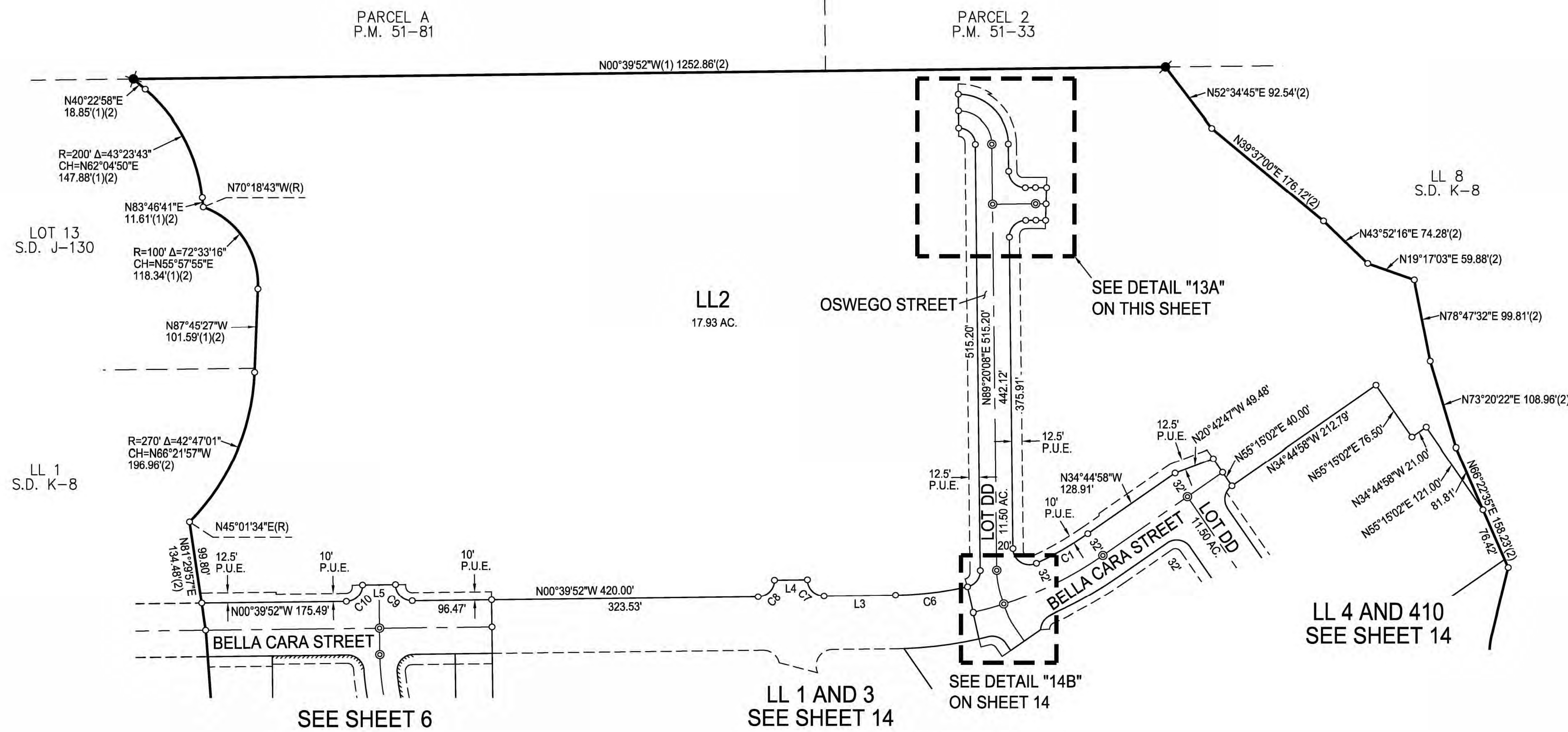
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SHEET 12 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A



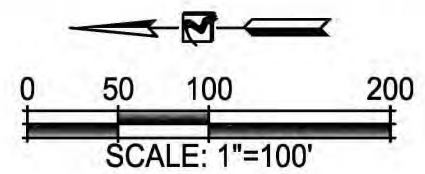
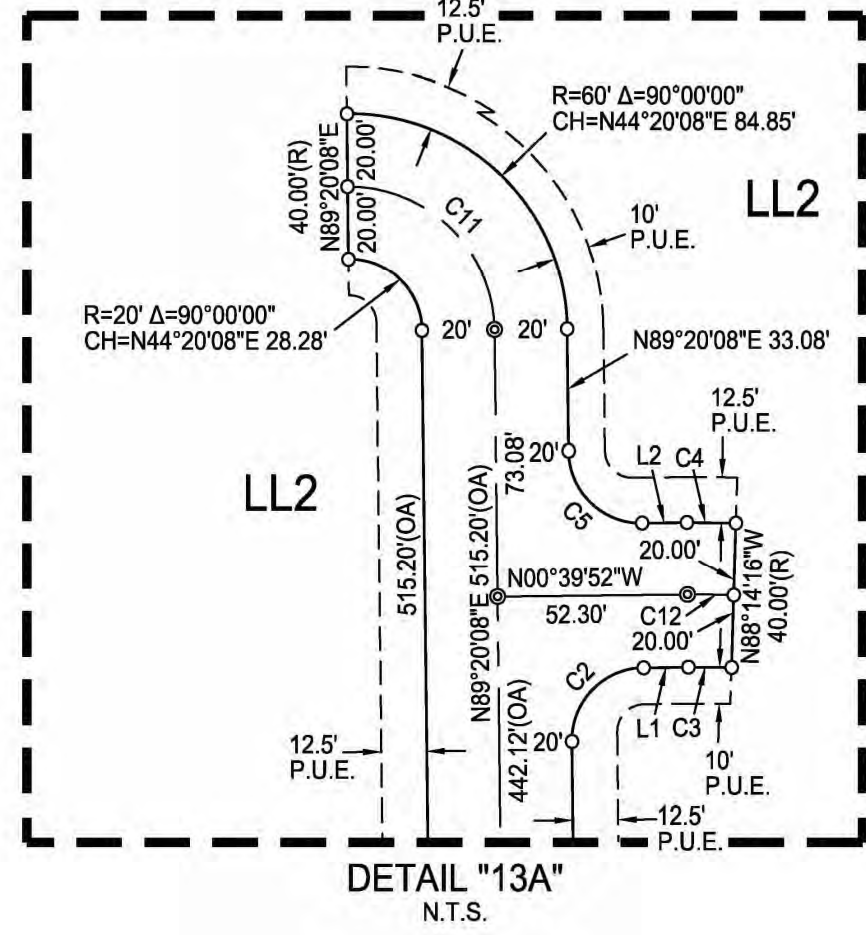
**CURVE TABLE**

#	RADIUS	DELTA	BEARING	CHORD	CHORD LENGTH
C1	418'	09°52'20"	N29°48'48"W	71.93'	
C2	20'	90°00'00"	N45°39'52"W	28.28'	
C3	280'	02°25'36"	N00°32'56"E	11.86'	
C4	320'	02°25'36"	N00°32'56"E	13.55'	
C5	20'	90°00'00"	N44°20'08"E	28.28'	
C6	418'	12°04'15"	N06°42'00"W	87.90'	
C7	20'	90°00'00"	N44°20'08"E	28.28'	
C8	20'	90°00'00"	N45°39'52"W	28.28'	
C9	20'	90°00'00"	N44°20'08"E	28.28'	
C10	20'	90°00'00"	N45°39'52"W	28.28'	
C11	40'	90°00'00"	N44°20'08"E	56.57'	
C12	300'	02°25'36"	N00°32'56"E	12.71'	

**LINE TABLE**

#	BEARING	LENGTH
L1	N00°39'52"W	12.30'
L2	N00°39'52"W	12.30'
L3	N00°39'52"W	86.77'
L4	N00°39'52"W(R)	40.00'
L5	N00°39'52"W(R)	40.00'



**FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A**

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
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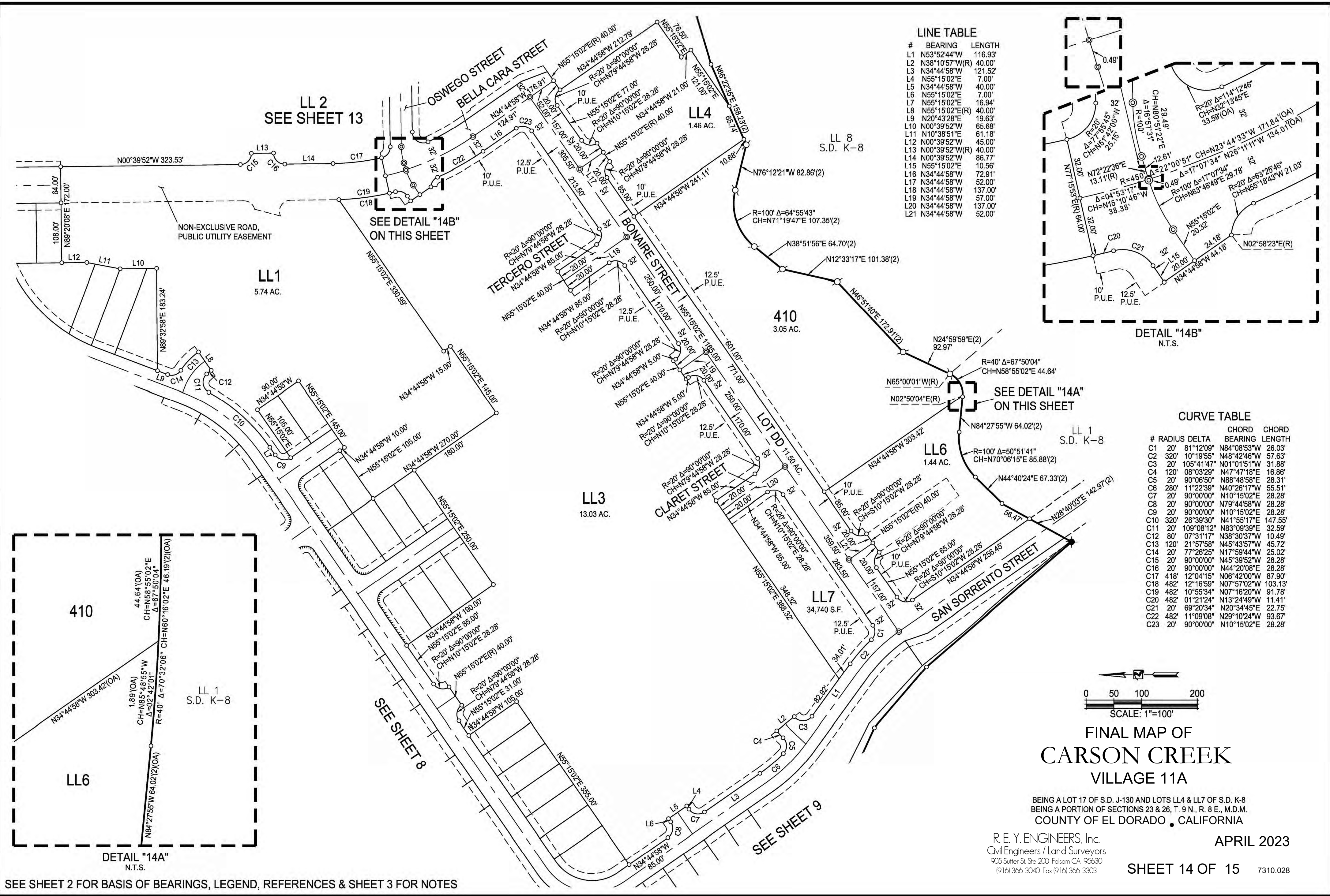
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APRIL 2023

SHEET 13 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES



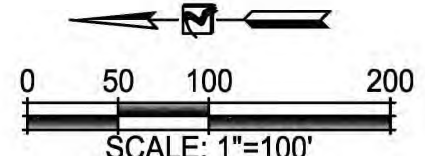


**LINE TABLE**

#	BEARING	LENGTH
L1	N53°52'44"W	116.93'
L2	N38°10'57"W(R)	40.00'
L3	N34°44'58"W	121.52'
L4	N55°15'02"E	7.00'
L5	N34°44'58"W	40.00'
L6	N55°15'02"E	7.00'
L7	N55°15'02"E	16.94'
L8	N55°15'02"E(R)	40.00'
L9	N20°43'28"E	19.63'
L10	N00°39'52"W	65.68'
L11	N10°38'51"E	61.18'
L12	N00°39'52"W	45.00'
L13	N00°39'52"W(R)	40.00'
L14	N00°39'52"W	86.77'
L15	N55°15'02"E	10.56'
L16	N34°44'58"W	72.91'
L17	N34°44'58"W	52.00'
L18	N34°44'58"W	137.00'
L19	N34°44'58"W	57.00'
L20	N34°44'58"W	137.00'
L21	N34°44'58"W	52.00'

**CURVE TABLE**

#	RADIUS	DELTA	BEARING	CHORD	CHORD LENGTH
C1	20'	81°12'09"	N84°08'53"W	26.03'	26.03'
C2	320'	10°19'55"	N48°42'46"W	57.63'	57.63'
C3	20'	105°41'47"	N01°01'51"W	31.88'	31.88'
C4	120'	08°03'29"	N47°47'18"E	16.86'	16.86'
C5	20'	90°06'50"	N88°48'59"E	28.31'	28.31'
C6	280'	11°22'39"	N40°26'17"W	55.51'	55.51'
C7	20'	90°00'00"	N10°15'02"E	28.28'	28.28'
C8	20'	90°00'00"	N79°44'58"W	28.28'	28.28'
C9	20'	90°00'00"	N10°15'02"E	28.28'	28.28'
C10	320'	26°39'30"	N41°55'17"E	147.55'	147.55'
C11	20'	109°08'12"	N83°09'39"E	32.59'	32.59'
C12	20'	07°31'17"	N38°30'37"W	10.49'	10.49'
C13	120'	21°57'58"	N45°43'57"W	45.72'	45.72'
C14	20'	77°26'25"	N17°59'44"W	25.02'	25.02'
C15	20'	90°00'00"	N45°39'52"E	28.28'	28.28'
C16	20'	90°00'00"	N44°20'08"E	28.28'	28.28'
C17	418'	12°04'15"	N06°42'00"W	87.90'	87.90'
C18	482'	12°16'59"	N07°57'02"W	103.13'	103.13'
C19	482'	10°55'34"	N07°16'20"W	91.78'	91.78'
C20	482'	01°21'24"	N13°24'49"W	11.41'	11.41'
C21	20'	69°20'34"	N20°34'45"E	22.75'	22.75'
C22	482'	11°09'08"	N29°10'24"W	93.67'	93.67'
C23	20'	90°00'00"	N10°15'02"E	28.28'	28.28'



**FINAL MAP OF  
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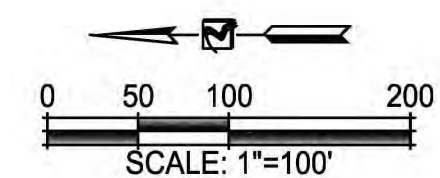
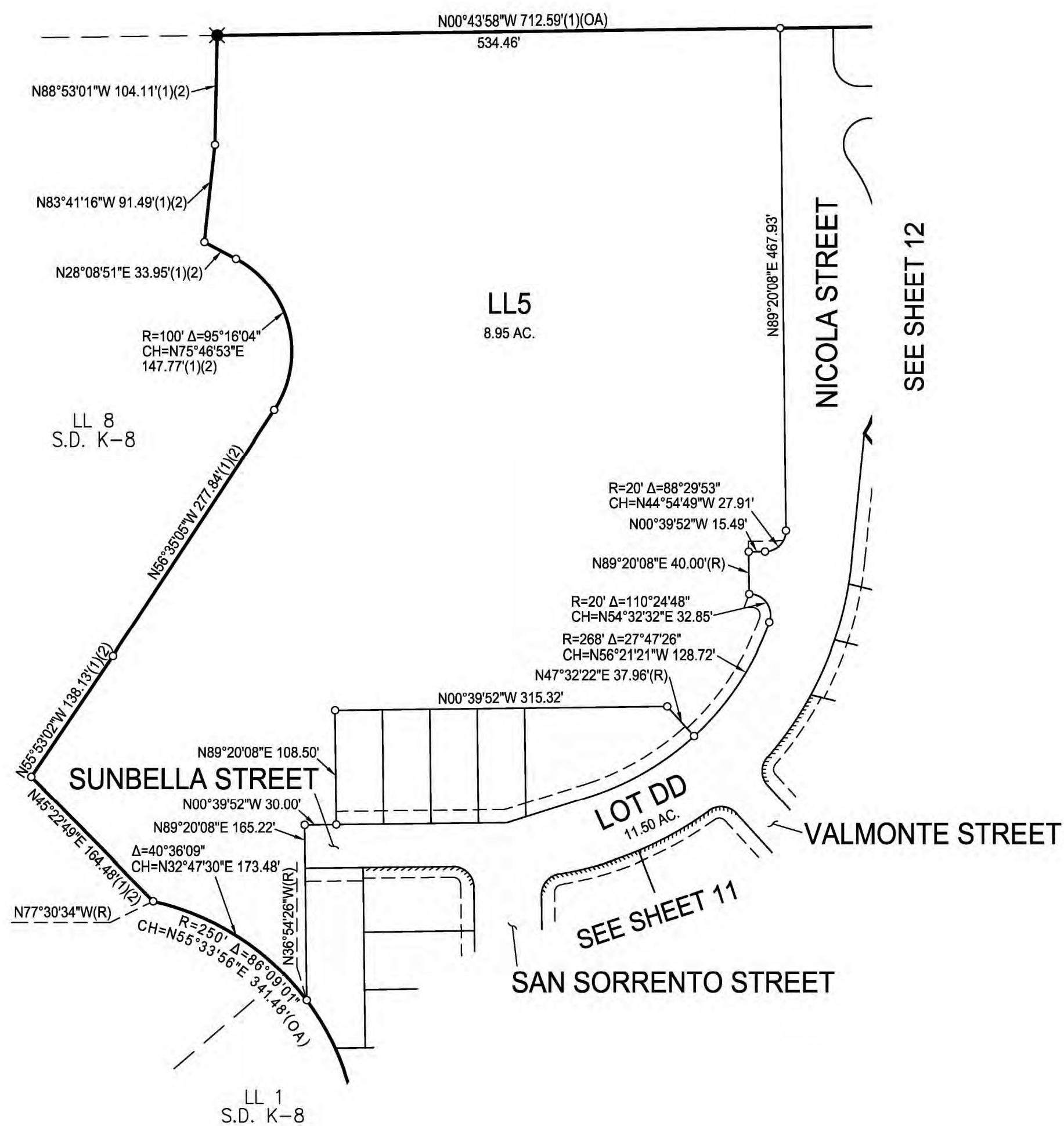
APRIL 2023

SHEET 14 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A

PARCEL 1  
P.M. 41-66



FINAL MAP OF  
CARSON CREEK  
VILLAGE 11A

BEING A LOT 17 OF S.D. J-130 AND LOTS LL4 & LL7 OF S.D. K-8  
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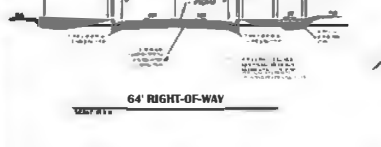
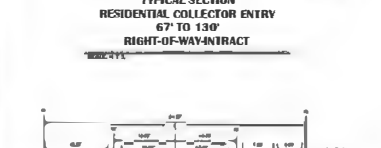
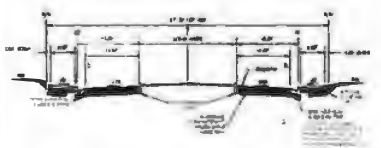
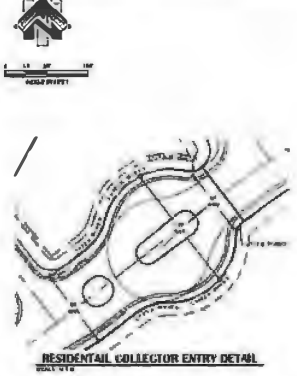
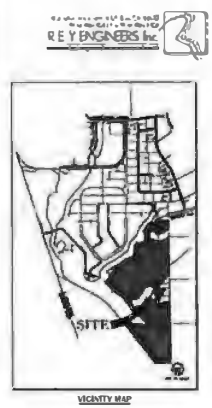
SHEET 15 OF 15 7310.028

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, REFERENCES & SHEET 3 FOR NOTES

TM-F23-0002 Exhibit C: Final Map for Carson Creek Village 11A

# HERITAGE AT CARSON CREEK

TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY, CALIFORNIA  
MAY 2021



**OWNER/APPLICANT**  
TERRAVIVA HOMES OF CALIFORNIA  
1025 CREEKSIDE RIDGE DR. SUITE 240  
ROSELLE, CA 95078  
CONTACT LARRY GUARDO  
PHONE: (916) 740-9500

**ENGINEER**  
R E Y ENGINEERS INC  
525 SUTTER STREET, SUITE 200  
FOLSOM, CA 95630

**MAP SCALE**  
1"=80'

**CONTOUR INTERVAL**  
MINOR CONTOUR INTERVAL = 1'  
MAJOR CONTOUR INTERVAL = 5'

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY

**SECTION TOWNSHIP & RANGE**  
S04 OF SEC 23225, T18N, R10E, W02W

**ASSESSOR'S PARCEL NUMBERS**  
117-080-003 117-080-004 117-080-007 117-080-008  
117-080-015 117-080-013 117-080-017 & 117-080-018

**EXISTING/PROPOSED GENERAL PLAN  
LAND-USE DESIGNATIONS**  
RESIDENTIAL MEDIUM-DENSITY (RM) - PARK

**EXISTING/PROPOSED ZONING**  
RM 15 (MEDIUM-DENSITY RESIDENTIAL) - PARK

**TOTAL AREA**  
132.15 AC

**TOTAL NUMBER OF LOTS**  
443

**TOTAL NUMBER OF LETTERED LOTS**  
23

**MINIMUM PARCEL AREA**  
4,333 SF - RESIDENTIAL LOT

**WATER, RECYCLED WATER  
SUPPLY & SEWAGE DISPOSAL**  
EL DORADO COUNTY WATER DISTRICT

**FIRE PROTECTION**  
EL DORADO COUNTY FIRE DISTRICT

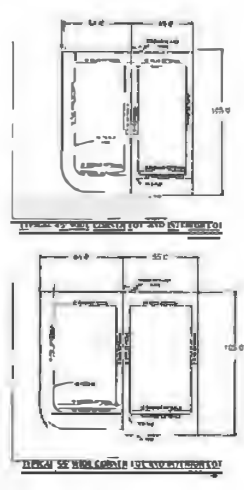
**DATE OF PREPARATION**  
MAY 2021

**PARK AND RECREATION**  
EL DORADO COUNTY COMMUNITY SERVICES DISTRICT

**SCHOOL DISTRICT**  
EL DORADO COUNTY SCHOOL DISTRICT

**ENGINEER'S CERTIFICATE**  
I, THE ENGINEER, HEREBY CERTIFY THAT THE LAND DEVELOPMENT SHOWN ON THIS MAP AT CARSON CREEK IN EL DORADO COUNTY, CALIFORNIA, HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND REGULATIONS THEREUNDER BY THE COUNTY OF EL DORADO.

**PHASING PLAN NOTICE**  
THIS MAP IS A PHASING PLAN FOR THE HERITAGE AT CARSON CREEK PROJECT. THE LAND DEVELOPMENT SHOWN ON THIS MAP IS A PHASING PLAN FOR THE HERITAGE AT CARSON CREEK PROJECT. THE LAND DEVELOPMENT SHOWN ON THIS MAP IS A PHASING PLAN FOR THE HERITAGE AT CARSON CREEK PROJECT. THE LAND DEVELOPMENT SHOWN ON THIS MAP IS A PHASING PLAN FOR THE HERITAGE AT CARSON CREEK PROJECT.



**LAND USE SUMMARY**

RESIDENTIAL LOTS (RM) - (LOTS A-C)	443 LOTS
LANDSCAPE/WATER QUALITY (23 LOTS - (LOTS A-C))	81.4 AC
RESIDENTIAL LOT 410 (CULHOUSE SITE)	8.0 AC
TOTAL SINGLE FAMILY RESIDENTIAL	89.4 AC
OPEN SPACE (LOTS E & F)	13.5 AC
LOCAL COMMERCIAL (LOT DD)	1.2 AC
PARK (LOT DD)	30.0 AC
INVESTMENT BLVD	0.55 AC
EXISTING ROADWAY (APN 117-080-010)	0.55 AC
<b>TOTAL</b>	<b>443 LOTS 132.15 AC</b>



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

This serves as an award for:                                  DS0823-173                                  Date: August 1, 2023

SUBDIVISION                                   PARCEL SPLIT                                   OTHER

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

<u>R-Hearthstone Lot Option Pool 05, L.P.</u> <u>Attn: Rachel Corona</u> <u>Email: <a href="mailto:Rachel.Corona@Lennar.com">Rachel.Corona@Lennar.com</a></u>	<u>Carson Creek Village 11A</u> <u>APN:117-680-004, -007; 117-570-17</u> <u>Location: S. of Investment Blvd, EDH</u>
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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: 113 EDUs (Equivalent Dwelling Unit).  
 RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).  
 WASTEWATER: 113 EDUs (Equivalent Dwelling Unit).  
 Project No. / Work Order No:                  3636DEV                  979869  
 Service Purchase Project No.:                  4030SP

**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