

# TENTATIVE PARCEL MAP

BEING A DIVISION OF PARCEL 6 PER PM 61-64  
 ALSO BEING A PORTION OF THE SOUTH 1/2 SECTION 9 AND THE NE 1/4 SECTION 16  
 T. 8 N., R. 9 E., M. D. M.  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

Scale: 1" = 200'

**TOMA & ASSOCIATES INC.**  
 ENGINEERING - SURVEYING - PLANNING  
 41 Summit Street, Jackson, CA 95642  
 (209) 223-0156

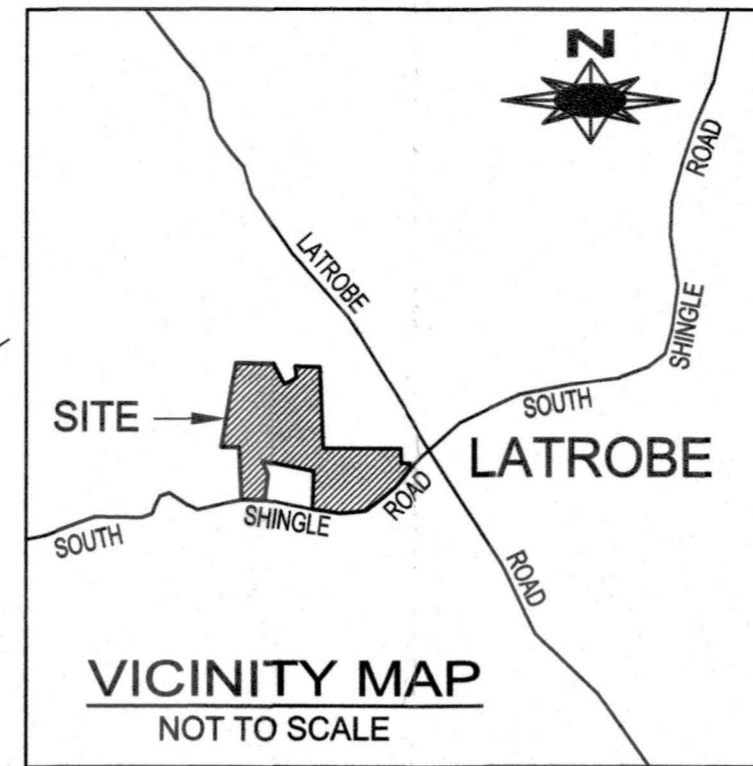
February, 2019

## GENERAL NOTES AND STATEMENTS

- RECORD OWNER: JEFF T. SWEIGART and ROBIN W. SWEIGART  
 3073 LENNON DRIVE  
 ROSEVILLE, CA 95661  
 (916) 717-7444
- PREPARED BY: TOMA and ASSOCIATES  
 LICENSED LAND SURVEYORS  
 41 SUMMIT STREET  
 JACKSON, CA 95642  
 (209) 223-0156
- SCALE: 1" = 200'
- CONTOUR INTERVAL: 10 FEET
- SOURCE OF TOPOGRAPHY: TOPOGRAPHIC AERIAL SURVEY
- ASSESSOR'S PARCEL No: 087-010-35-100
- PRESENT ZONING: RL-40
- PROPOSED ZONING: RL-20
- GENERAL PLAN: RR
- AREA: 81.81 ACRES
- PROPOSED LOTS: 3 PARCELS RANGING FROM 26± ACRES TO 33± ACRES
- MINIMUM LOT SIZE: MINIMUM LOT SIZE IS 26± ACRES.
- WATER: INDIVIDUAL WELLS (2 EXISTING, 1 PROPOSED)
- SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 2 PROPOSED)
- FIRE PROTECTION: EL DORADO HILLS FIRE DEPARTMENT
- FLOOD ZONE: NO PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR EL DORADO COUNTY, CALIFORNIA DATED SEPTEMBER 26, 2008.  
 PANEL 975 OF 1125  
 MAP No.06017C0975E

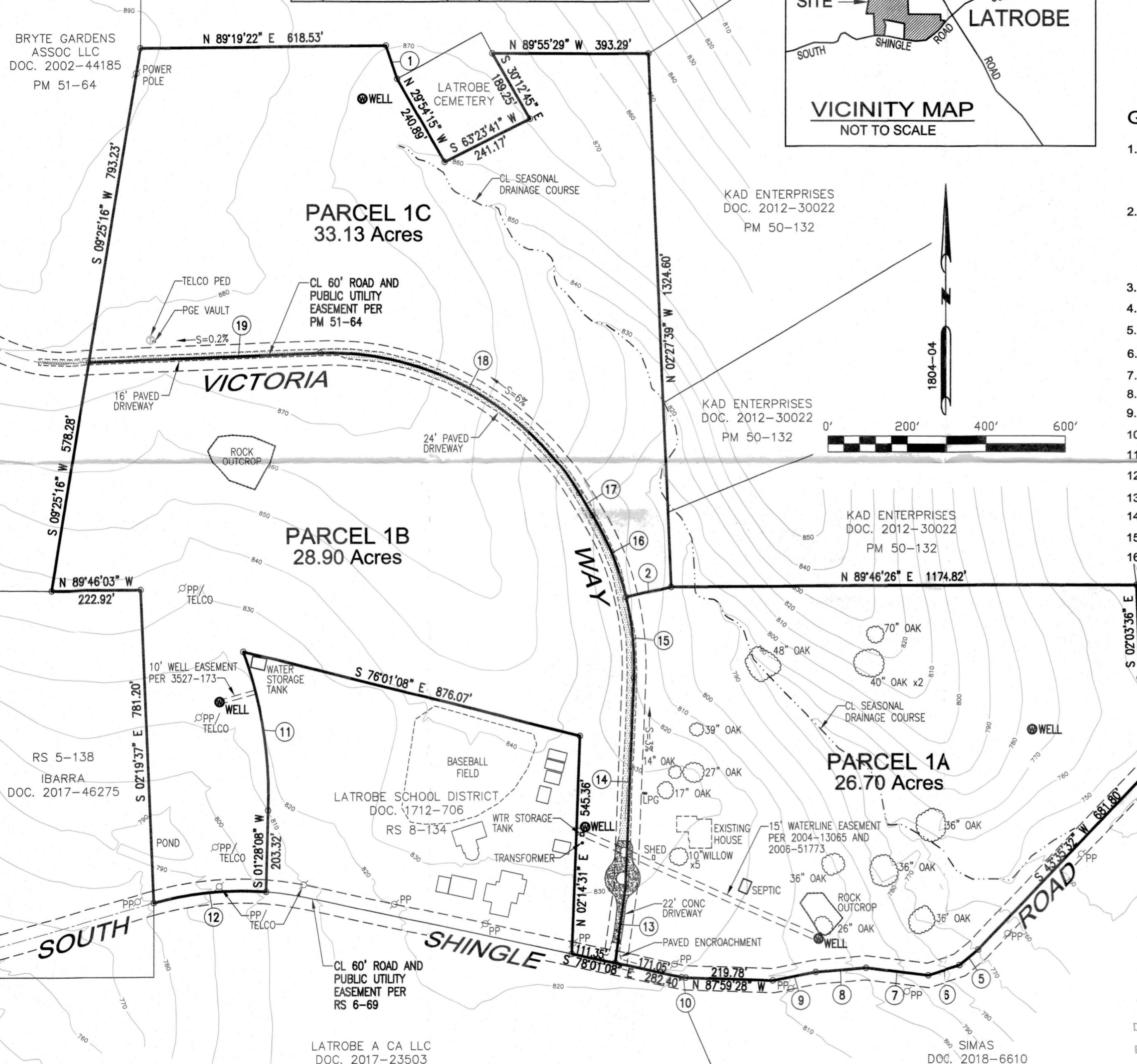
2019 APR - 8 AM 8:35  
 RECEIVED  
 PLANNING DEPARTMENT

DATA TABLE			
1	S 18°53'44" E 87.45'	11	R=1025.00' D=22°32'56" L=403.39'
2	S 76°33'19" W 117.32'	12	R=800.00' D=20°30'39" L=286.39'
3	N 89°14'20" E 138.42'	13	N 07°56'54" E 192.40'
4	S 27°52'10" E 33.34'	14	N 02°26'07" E 521.26'
5	S 51°06'32" W 60.85'	15	R=730.00' D=15°52'48" L=202.33'
6	S 73°00'12" W 88.93'	16	R=730.00' D=17°24'57" L=221.89'
7	N 83°02'28" W 157.00'	17	N 30°51'37" W 65.12'
8	S 85°25'12" W 127.89'	18	R=730.00' D=61°19'41" L=781.38'
9	S 79°20'32" W 110.00'	19	S 87°48'42" W 582.87'
10	N 83°09'29" W 11.00'		



BRYTE GARDENS ASSOC LLC  
 DOC. 2002-44185  
 PM 51-64

BOHATCH TRUST  
 DOC. 2009-55407  
 POR. LOT 5, BLK 2  
 RS 5-72



THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. P277944 PREPARED BY PLACER TITLE COMPANY AND DATED JUNE 5, 2018 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

- RS 6-94
  - OR 1996-175
  - RS 8-134
  - OR 3527-173
  - OR 2004-13065
  - OR 2006-51773
  - OR 2018-21796
- ROAD AND PUBLIC UTILITY EASEMENT
  - ROAD AND PUBLIC UTILITY EASEMENT
  - ROAD AND PUBLIC UTILITY EASEMENT
  - WATER WELL AND WATER PIPELINE EASEMENT
  - WATER WELL AND WATER PIPELINE EASEMENT AND EASEMENT AGREEMENT
  - WATER WELL, WATER PIPELINE EASEMENT AND EASEMENT AGREEMENT
  - ROAD EASEMENT

APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 Board of Supervisors  
 DATE October 13, 2020  
 BY Tiffany Schmid/gas  
 EXECUTIVE SECRETARY

ZONING ADMINISTRATOR: \_\_\_\_\_  
 APPROVAL / DENIAL DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_  
 APPROVAL / DENIAL DATE: \_\_\_\_\_

BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL / DENIAL DATE: \_\_\_\_\_

LATROBE A CA LLC  
 DOC. 2017-23503

SIMAS  
 DOC. 2018-6610