

“Placerville, a Unique Historical Past Forging into a Golden Future”



**CITY OF PLACERVILLE PLANNING COMMISSION
STAFF REPORT
SEPTEMBER 4, 2018 REGULAR MEETING**

Subject: Public Hearing: 863 Conrad Court - Variance (VAR) 18-02: A request to allow a 3-foot side-yard setback where 5 feet is required per City Zoning Ordinance Section 10-4-3(A), for the construction of a residential addition.

Authority for Application: Sections 10-3-1(C) and 10-3-5 of the Placerville Zoning Ordinance

Project Planner: Andrew Painter, City Planner

Recommendation: Consider and conditionally approve request. See Attachment A.

Project Description: The applicant is requesting a variance from the required 5-foot minimum side yard setback to 3-feet for the construction of a second bedroom addition to an existing single family home. The approximately 162 square feet (12’3” x 13’3”) bedroom addition would be constructed at the northeast corner of the residence. (See Attachment B: Applicant Submittal Package).

Project Site Background:

Applicant/Property Owner: Karen Hokanson
Property Location: 863 Conrad Court, Placerville.
Assessor’s Parcel Number (APN): 001-181-21
Existing General Plan Land Use Element designation: Medium Density Residential
Existing Zoning classification: R1-6,000 Single Family Residential Zone (Section 10-5-8)
Parcel Area: 0.07 acres (3,050 square feet)
Average Parcel Slope: 1-2%
Existing Conditions: The site contains an approximately 800 square feet single-family home. Home is one story with basement / garage. Public electric, water and sewer utilities serving the home are located along or within Conrad Court. Driveway access to Conrad Court serves the neighboring home at 861 Conrad Court and the subject home. The existing home is non-conforming to the 5-foot minimum side yard setback under City Code Section 10-4-3(A). The home is approximately 3 feet from the northeast property line at its northeast corner. This property line separates the project site from the neighboring residence at 865 Conrad Court. The home is approximately 4’6” from the northeast property line at the southeast corner of the home, closest to Conrad Court. New construction would extend the existing northeast elevation exterior wall and not further encroach upon the non-conforming building setback but be built parallel to it.
History: The project parcel, Assessor’s Parcel Number 001-181-21, is a parcel of record that existed before the January 8, 1991 effective date of the comprehensive Zoning Ordinance amendments, including the project site’s R1-6,000 Zone. The El Dorado County Assessor’s Office estimates the home was built pre-1930s. A 1920 Sandborn Map Company map of Placerville shows a residence with similar building footprint configuration located where the subject home is today. The project site is not located within a

City historic district. In addition, the home is not listed on the City of Placerville Historic Resource Inventory, or listed on the state or federal register of historic structures and resources.

Yard Regulations: Under City Code Section 10-4-3 (A): Yards, zoning regulations imposed on minimum parcel width shall not apply to a parcel of record, or a parcel divided and conveyed by valid deed, or written contract of sale executed before the effective date of the zone provision on such parcel. If such a parcel has less than the minimum required, the minimum side yard required in all residential zones is reduced to 5 feet.

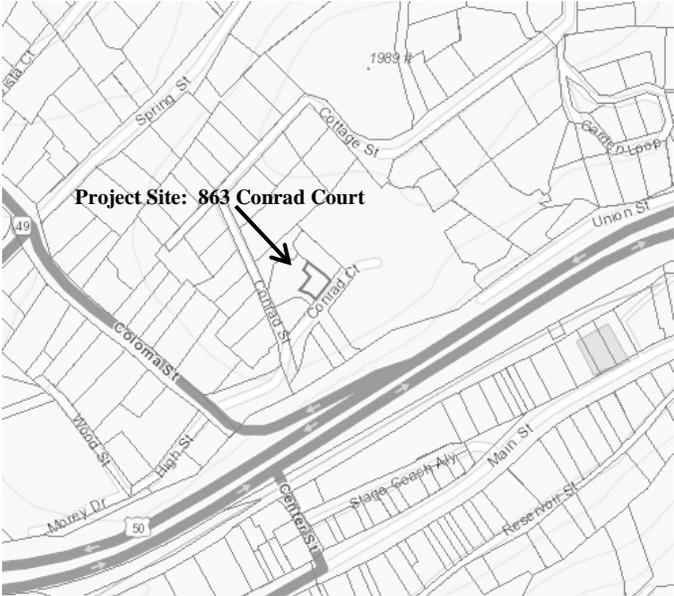
The project parcel, Assessor’s Parcel Number 001-181-21, is a parcel of record that existed before the January 8, 1991 effective date of the comprehensive Zoning Ordinance amendments. Parcel width for the project parcel is approximately fifty-five (55) feet. Minimum parcel width within the R1-6,000 Zone is sixty (60) feet. Section 10-4-3(A) would therefore apply to the project parcel for new construction. Minimum side yard setback for new construction on this parcel would be 5 feet. As mentioned, the application is a request for a Variance to Section 10-4-3(A) to allow a 3-foot side-yard setback where 5 feet is required.

Surrounding Zoning and Land Uses: Neighboring parcels along Conrad Court and Conrad Street contain residential homes as follows:

	Existing Use	Zoning District	General Plan Designation
North	Single-Family Residence	R1-6,000	Medium Density Residential
East	Multi- Family Residence	R3	High Density Residential
South	Single Family Residence	R1-6,000	Medium Density Residential
West	Single Family Residence	R1-6,000	Medium Density Residential

The adjoining 865 Conrad Court home, located east of the project site, also is non-conforming to the 5-foot side yard setback. It too is approximately three feet from the property line shared with the subject 863 Conrad Court parcel. See Fig. 3.

Fig. 1: Area Map



Source: City of Placerville GIS Base Map

Fig. 2. Street View of 863 Conrad Court



Source: Staff Photo

Fig. 3. View of East Property Line Shared between 863 Conrad Court (Left) and Neighboring 865 Conrad Court (Right)



Source: Staff Photo

According to El Dorado County Assessor’s records, single-family homes located within the immediate Conrad Court and Conrad Street neighborhood contain primarily 2 and 3 bedrooms as follows:

- | | |
|--|-----------------------------|
| 850 Conrad Ct – 2 bedrooms | 2926 Conrad St – 2 bedrooms |
| 856 Conrad Ct – 2 bedrooms | 2930 Conrad St – 3 bedrooms |
| 861 Conrad Ct - 3 bedrooms | 2936 Conrad St – 2 bedrooms |
| <u>Project Site:</u> 863 Conrad Ct – 1 bedroom | 2937 Conrad St – 5 bedrooms |
| 865 Conrad Ct - 3 bedrooms | 2940 Conrad St – 1 bedroom |
| 881 Conrad Ct – 3 bedrooms | 2942 Conrad St – 2 bedrooms |
| | 2943 Conrad St – 3 bedrooms |
| | 2960 Conrad St – 5 bedrooms |

Commission Variance Authority: Per Zoning Ordinance Sections 10-3-5(A) and (B), the Planning Commission may grant a variance that would authorize a specific exception to any regulation within the Zoning Ordinance only when because of special, specific, circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by the other properties in the vicinity and under identical zoning classification.

Any variance granted shall be subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Staff Evaluation

Environmental Determination

The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to §15305 (a) of the California Environmental Quality Act Guidelines, in that it involves minor alterations in land use limitations (set back variance) on a parcel with an average slope of less than twenty (20) percent, where the setback variance would not result in a change in land use or density, and it would not result in the creation of a new parcel.

General Plan Consistency and Zoning Compliance

Single-family residential uses are consistent with the General Plan and the site's Medium Density Residential designation. Allowable uses within the Low Density Residential designation are detached single-family homes, accessory dwelling units and similar and compatible uses. The site contains an existing single-family home. The Variance if granted would allow for construction of a bedroom addition to the home.

The site is located in the R1-6,000 Single Family Zone (Section 10-5-8). Purposes of the zone classification are to provide for the development of medium density single-family uses in areas feasibly served by utilities, streets, schools, recreation areas and other necessary facilities; insure light, air, privacy and usable open spaces for residential living.

Single-family residential uses and their accessory uses are permitted within this zone. Minimum parcel area is 6,000 square feet. The site contains an existing single-family residence. Project parcel area is 3,050 square feet. This area is approximately 50.8% of the 6,000 square feet minimum standard for a newly created parcel within the R1-6,000 Zone. As mentioned, the project parcel existed before the effective date of the R1-6,000 Zone. A bedroom addition to the existing single-family dwelling use would be consistent with the R1-6,000 Zone.

Conclusion and Recommendation: The home's existing non-conforming side yard setback and the project site's non-conforming parcel area that is approximately 50 percent (50%) of the 6,000 square feet parcel minimum under the R1-6,000 Zone, are circumstances that create unnecessary hardship limitations for the owner if the minimum zoning side yard standard is imposed on proposed new construction of a second bedroom for the home.

Staff believes the VAR 18-02 request would not constitute a special privilege to this property owner due to the existence of a non-conforming side yard setback for the adjoining 865 Conrad Court parcel, and the existence of primarily 2 and 3 bedroom homes within the Conrad Ct and Conrad St neighborhood. The request would also not be detrimental to the public health, safety or welfare, or injure property in the project vicinity, in that: 1) The applicant's proposed home addition would be constructed entirely on the project site, extending the existing home's exterior wall along the non-conforming side yard setback but not further encroach upon it; 2) The letter from Julie Robinson, owner of 865 Conrad Court, describing her support of the applicant's request.

Staff believes the Commission can make the mandatory findings to support approval of VAR 18-02. Staff recommends the Commission take the following actions to approve the request:

- I. Adopt the Staff Report as part of the public record.

 - II. Make the following findings:
 - A. The project is categorically exempt from environmental review per Section 15305 (a) of the California Environmental Quality Act Guidelines, in that the project involves minor alterations in land use limitations (set back variance) on a parcel with an average slope of less than twenty (20) percent, where the setback variance would not result in a change in land use or density, and it would not result in the creation of a new parcel.
 - B. The project parcel, Assessor's Parcel Number 001-181-21, is a parcel of record that existed before the January 8, 1991 effective date of the comprehensive Zoning Ordinance amendments, including the project site's R1-6,000 Zone.
 - C. The request would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for residential and accessory uses, residential uses presently exist on the project site.
 - D. Due to the existing built nature of the site and surrounding neighborhood with legal non-conforming side yard setbacks, and the existence of primarily 2 and 3 bedroom homes within the Conrad Ct and Conrad St neighborhood, the granting of this request does not constitute a special privilege not enjoyed by others in the vicinity and zone in which the property is located.
 - E. The granting of this request will not be materially detrimental to the public health, safety, convenience and welfare, nor injurious to property or improvements in the vicinity and the zone in which the proposed facility is located, in that the existing dwelling is approximately three feet from the property line, the proposed addition would not encroach further upon the non-conforming building setback but be built parallel to the 3-foot setback, and the neighbor located at 865 Conrad Court to the northeast does not object.

 - III. Approve Variance 18-02 to a request for a reduction in side yard setback in conjunction with the construction of a bedroom addition to an existing single-family dwelling located at 863 Conrad Court with the Findings and Conditions stated herein.
-

This action, including conditions of approval, may be appealed to the Placerville City Council within ten (10) calendar days. A \$400.00 fee shall accompany any appeal.

Attachments:

- A. Conditions of Approval – Variance 18-02
- B. Applicant Supplemental Package

Attachment A

**Conditions of Approval
863 Conrad Court - Variance (VAR) 18-02**

1. Approval is granted for VAR18-02 described in the application date-stamped August 1, 2018 and staff's report dated August 21, 2018, except as modified by the conditions of approval, allowing for a side yard setback of 3' where a setback of 5' is required under the Zoning Ordinance Section 10-4-3(A), for the construction of a home addition, a bedroom, of approximately 162 square feet.
2. VAR18-02 shall apply only to the project parcel, APN 001-181-21, located at 863 Conrad Court, Placerville, regardless of any change of ownership.
3. VAR18-02 shall become effective and be issued eleven (11) days after the Commission granted the permit unless an appeal has been filed, in which case the variance shall not be issued until the granting of the permit is affirmed on appeal.
4. VAR18-02 is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction permit for the home addition. A failure to obtain a construction permit within eighteen months then VAR 18-02 shall expire and become null and void.
5. A revision to VAR18-02 will require a new variance, subject to approval of the Planning Commission.
6. Owner/applicant shall submit three copies of site plans, construction plans and associated document for review and a building permit from the Development Services Department, Building Division for bedroom addition construction under VAR18-02.

**CITY OF PLACERVILLE
PLANNING APPLICATION**

Date: 8-1-2018
 Zoning: RI-6 GP: _____
 File No: VA218-02
 Filing Fee (PZ) 500.00
 Filing Fee (EN) _____
 Receipt No: 2651

REQUEST FOR:

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Final Subdivision Map | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> General Plan Consistency |
| <input type="checkbox"/> Historic District Review | <input type="checkbox"/> Landscape Plan Review | <input type="checkbox"/> Minor Deviation |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review | <input type="checkbox"/> Sign Package Review / Amendment |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Tentative Subdivision Map | <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: MINOR SIDE YARD VARIANCE FOR RESIDENTIAL PARCEL
3' SETBACK WHERE 5' IS REQUIRED.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Karen Holmanson
 MAILING ADDRESS PO Box 2470
Placerville CA 95667
 PHONE 530-919-1360
 EMAIL karenann.9@yahoo.com

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
 MAILING ADDRESS _____
 PHONE _____
 EMAIL _____

PROPERTY OWNER(S)

NAME Karen Holmanson (Karen) PHONE 530-919-1360
 MAILING ADDRESS PO Box 2470 Placerville CA 95667
 EMAIL ADDRESS karenann.9@yahoo.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME N/A PHONE _____
 MAILING ADDRESS _____
 EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 863 Conrad Court
 ASSESSOR'S PARCEL NO.(S) 001 181 2-1
 Above described property was acquired by owner on 01 05 2018
 Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

None to my knowledge

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

Karen Hokanson
Applicant's Signature

Karen Hokanson
Printed Name of Applicant(s)

8/1/18
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Karen Hokanson
Signature of Property Owner

Karen Hokanson
Printed Name of Property Owner

8/1/18
Date

Signature of Property Owner

Printed Name of Property Owner

Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

"REQUIREMENTS FOR FILING APPLICATION FOR A VARIANCE"

Before filling out application please read

- (A) REQUEST: The applicant requests a VARIANCE on the property described on the application for the following purposes: (Use this space only to state exactly what is intended to be done on, or with, the property which does not conform to existing zoning regulations. _____)

NOTE: The law requires that the conditions set forth in the following four sections 1, 2, 3, and 4 must be established before a Variance CAN be granted. Answers to these sections must be complete and full.

State fully wherein your case conforms to the following requirements:

1. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the provisions of the City's Municipal Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

Please consider the existing 3' setback at the back of the house that the room addition will continue. This is the Variance I am asking for. This addition will follow the same setback of 865 to the east. The addition will not obscure to view of 861 or 865. This variance will allow the new Bedroom to be a comfortable size with an adequate closet area. The addition will not be visible from the west or south side. Visible from the east when driving down Conrad Ct.

2. That any Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

It appears that the variance for the addition will fit in well with the neighboring properties. And is not different from other homes in the area surrounding the home.

It appears that the immediate neighbors have the same setbacks and have enjoyed the area

3. That the granting of the Variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the same vicinity and zone in which the subject property is situated.

I don't see any cause to disturb the area surrounding with the project
my intent is to better the property
To be mindful of the neighbors during the project and not disturb in any way

4. That the granting of such Variance will not adversely affect the General Plan of the City.

At present I see not problem with the addition in affecting the General Plan
this project stays in the parameters set out and will add to the community with a more efficient home for myself and future citizens of Placerville

863

CONRAD

COURT

PLACERVILLE

CALIFORNIA

VARIANCE APPLICATION

Karen Hokanson
530-919-1360

863 CONRAD COURT

VARIANCE CONTENT PAGE

- LETTER OF INTENT # 1
- REAL ESTATE DISCLOSURE # 2
- LETTER FROM 865 CONRAD COURT # 3
- LEGAL DISCRIPTION OF PLOT # 4
- PLOT LOCATION IN PLACERVILLE # 5
- CURRENT PLOT MAP OF HOUSE # 6
- PLOT MAP WITH ROOM ADDITION # 7
- PICTURE OF CURRENT BACKYARD # 8
- PICTURE OF AREA WITH THE ROOM ADDITION # 9

Letter of Intent

#1

My intention in making this request of a variance is to add a bedroom to the house I am currently residing at 863 Conrad Court. This will make the dwelling a 2 bedroom home again.

The existing footprint of the home has a 4'6" setback at the southeast corner of the house. It then tapers back to a 38" setback at the northeast edge of the home. I hope that the request of putting aside the 5' setback of the codes in the current City Plan will fit this property and neighborhood.

There is a concrete patio in the area that I wish to place the room at the level of the existing upper floor. This will help with a drainage problem that exists at the present. The patio drains toward the house, which is stucco, to the west and leaches up the stucco wall. This has caused flooding in the basement this past winter. And mold to grow on the inside wall of the bathroom. With the room addition there will be proper French drains added.

I will also be updating the electrical throughout the house and adding a new weather head for the electric panel. This will also move the weather head to the Northeast corner of the new room.

#1

I will mark with paint on the concrete where all the proposed areas will be and the changes with the weather head.

I am looking forward to your looking at this request and considering the exception I am asking for.

This consideration will make the home a more pleasant place to live for myself and future residents of Placerville.

Hopefully, you will see clear the reasoning for this addition, making this home a 2 bedroom residence once again.

Karen Hokanson

A handwritten signature in cursive script, appearing to read "Karen Hokanson", written in black ink.

#2

Property Address: 863 Conrad Cr.
Placerville, 95667

Date: November 11 2017

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____

Inspection Performed By (Real Estate Broker Firm Name) _____

HALL and ASSOCIATES REAL ESTATE (H.A.R.E.)

Inspection Date/Time: 11/11/2017

Weather conditions: Drizzly

Other persons present: no one

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): Street, a few steps, rail.
Good curb appeal !!

Living Room: Original wood floors, refinished, fireplace - very attractive, fan light.

Dining Room: Kitchen area, light over, dining area

Kitchen: Kitchen good cabinets, formica, top, open, good light, with double doors to deck.

Other Room: 2-bedrooms removed downstairs, per seller. County will approve 12x23 bedroom, bath would have to be permitted. Floors uneven, need leveling. Open furnace, not enclosed. Laundry area, unfinished, seller will complete.

Hall/Stairs (excluding common areas): Stairs to basement area, garage, laundry area.

Bedroom # 1 : Bed/bath (tub/shower) single cabinet sink.

Bedroom # _____ : 2-bedrooms removed downstairs

Bedroom # _____ :

Bath# _____ : room for another bath, downstairs, need permits

Bath# _____ :

Bath# _____ :

Other Room: nice deck off kitchen / dining, for relaxing.
Disc. furnace, seller to install tank, thermostat, and, have operational.
Laundry area in basement, seller to complete hookups, and inspect.

Buyer's Initials (Signature)
Copyright © 2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC.
AVID REVISED 11/13 (PAGE 2 OF 3)

Reviewed by _____ Date _____

Seller's Initials _____

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)
Produced with zipForm® by zipLogic 18070 Filbert Mile Road, Fraser, Michigan 48026 www.ziplogic.com



863 Conrad Court

#2

#3

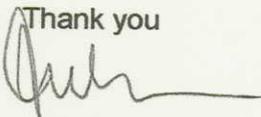
865 Conrad Ct
Placerville
CA 95667

6/25/2018

To whom it may concern,

This is to certify that I, Julie Robinson, the owner of 865 Conrad Ct Placerville has no issue with the room extension that my neighbor Karen Hokanson at 863 Conrad Ct Placerville plans to build.

Thank you



Julie Robinson

#3

#4

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 001-181-21-100

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK 35, CITY OF PLACERVILLE, EL DORADO COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY POINT OF THE HEREIN DESCRIBED PARCEL OF LAND A POINT IN THE NORTHWESTERLY LINE OF CONRAD COURT (FORMERLY COTTAGE STREET) FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 1 BEARS SOUTH 37° 12' WEST 108.58 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 55° 11' WEST 17.68 FEET TO A 3/8 INCH IRON BAR SET FLUSH WITH THE GROUND; THENCE CONTINUING NORTH 55° 11' WEST 4.69 FEET TO A 3/4 INCH CAPPED IRON PIPE STAMPED "L.S. 2725"; THENCE NORTH 73° 14' 20" WEST 25.53 FEET TO A SIMILAR PIPE STAMPED "L.S. 3864" THENCE NORTH 41° 14' 22" EAST 27.99 FEET TO A SIMILAR PIPE STAMPED "L.S. 2725"; THENCE CONTINUING NORTH 41° 14' 22" EAST 12.10 FEET TO A SIMILAR PIPE STAMPED "L.S. 3864"; THENCE NORTH 47° 26' 03" WEST 24.94 FEET TO A SIMILAR PIPE; THENCE NORTH 37° 11' 24" EAST 21.46 FEET TO A 3/4 INCH CAPPED IRON PIPE STAMPED "L.S. 3864" AND BEING THE MOST NORTHERLY CORNER, A POINT IN THE WESTERLY BOUNDARY OF THE LAND OWNED BY JULIUS E. BESSE AND JOSEPHINE BESSE, HIS WIFE, DESCRIBED IN THE DEED RECORDED IN BOOK 147, OFFICIAL RECORDS, PAGE 377, THENCE SOUTH 52° 17' EAST 68.28 FEET TO THE NORTHEASTERLY CORNER, A POINT IN THE WESTERLY LINE OF CONRAD COURT; THENCE ALONG SAID WESTERLY LINE OF CONRAD COURT SOUTH 37° 12' WEST 53.33 FEET TO THE POINT OF BEGINNING.

#4

**BLOCKS 28, 29, 31, 32, & 35
CITY OF PLACERVILLE**



Assessor's Map Bk 001, Pg. 18
County of El Dorado, CA

Bk 02 Pg 15

Bk 01 Pg 22

Rev. 2011

Acresages Are Estimates

MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. Area calculations are based on the best available information. Users should verify facts as to dimensions and acreage.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

865
Conrad Court

Trade
for Driveway
to 861

861

863

861
Drive
way

211 Also Ave
Conrad Court

easement 1971





861

865

863 Conrad Court

16'

17'

23'

6'18"

8'19"

32'

9'3"

12'3"

49'4" + 58" + 6' + 9'7"

6'3"

13'3"

5' x 5'

4'6"

865
Conrad Court

Trade
for 861's
Driveway

861

ROOM
ADDITION

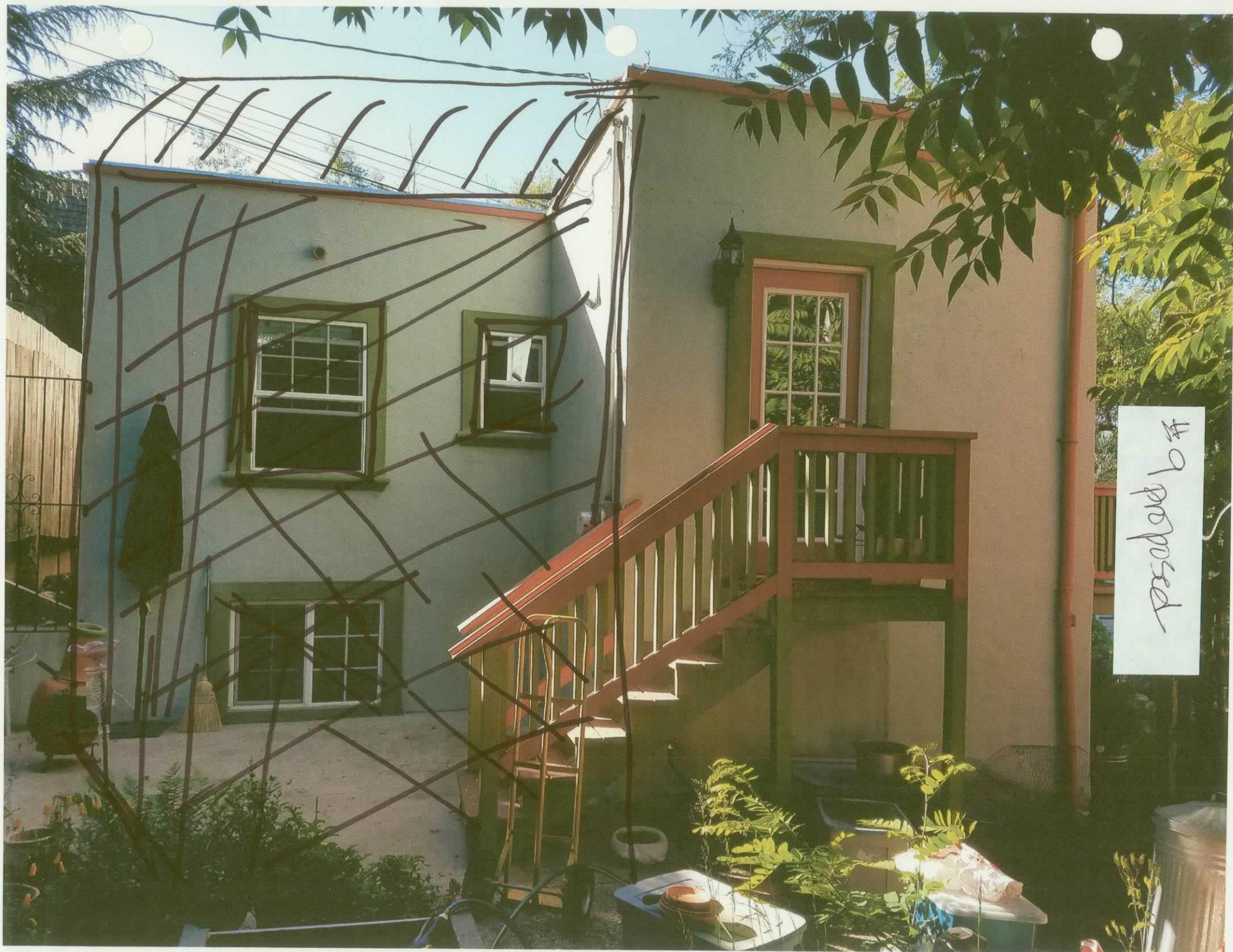
861
Drive
way
COLLIER AVE
Conrad Court

863





#8 surprising



#9 proposed