

"Placerville, a Unique Historical Past Forging into a Golden Future"



City Manager's Report
July 14, 2015 City Council Meeting
Prepared By: Pierre Rivas, Development Services Director

Item#: 11.1

Subject: Approval of amendment to recorded final map (J-81) for Eskaton Village (TSM2002-01-F-R) requested by CTA Engineering & Surveying on behalf of Lakemont Village Placerville LLC

Background: On December 13, 2003, the City Council approved Planned Development for a master planned subdivision focused on providing for a fully integrated senior restricted retirement housing development in the Spanish Hill area. The Final Map for the subdivision, known as "Eskaton Village Placerville," was approved by the City Council on September 26, 2006 (Resolution No. 7434) authorizing the creation of approximately 113 single-family lots, a clubhouse, and a memory care facility. The Map was recorded in September 2006 in Book J of Maps, at Page 81, Document No. 2006-0066309 (Attachment D).

The applicant submitted proposed revisions (Attachment A) to the recorded Final Map for Eskaton Village to make minor adjustments to the existing lot line configurations (Attachment B). The affected lots consists of Assessor's Parcel Numbers 004-310-19 through -24 (Lots 19 through 24) and 004-320-28 through 004-320-41 (Lots 87 through 100) located along Eskaton Drive and Cypress (Attachment C). Applicant: Lakemont Village; Engineer: Cooper Thorne and Associates (CTA).

Discussion: The applicant proposed to make minor adjustments to the existing lot lines to accommodate the construction of 18 duets and 2 single-family detached units each unit consisting of approximately 1,492 square feet.

Staff has reviewed the proposed modifications to the lot lines and determined the adjustments to be minor in nature and consistent with the approved Eskaton Village Placerville Tentative Map and with the approved Planned Development (PDO). No changes would occur to the original conditions of approval to the approved Tentative Map. Staff recommends approval of the proposed amendments based on the findings herein below.

Environmental Review: The amendments proposed on the recorded Eskaton Village Final Map, which is in an age restricted retirement project, involves minor adjustments to side yard lot lines shifting the lot lines from 2 feet to 9 feet. Although some existing utility services would need to be relocated, the utility relocations would occur outside the roadway within existing Public Utility Easements. Any grading impacts would be minimal since the existing pads are topographically flat. This project has been determined to be categorically exempt pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines under Class 4

which consist of minor alterations in land use limitations which include minor lot line adjustments.

Options: The Council may deny the map amendment request which would then limit the housing product options of the developer.

Cost: None

Budget Impact: None

Recommendation: Approval of amendment to recorded final map (J-81) for Eskaton Village (TSM2002-01-F-R) based on the following findings:

1. The request is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15305 which includes minor lot line adjustments.
2. In accordance with the Subdivision Map Act Section 66469, that the lot line adjustments do not impose any additional burden on the fee owners of the real property or alter any right, title, or interest in the real property reflected on the recorded map.
3. In accordance with Subdivision Map Act Section 66474, that the lot line adjustments are (a) consistent with the applicable General Plan and the approved Planned Development; and (b) that the lot line adjustments conform to the original Eskaton Village Tentative Map and are therefore in conformance with Subdivision Map Act Section 66474.



M. Cleve Morris, City Manager



Pierre Rivas, Development Services Director

Attachments:

- A: Applicant Request Narrative
- B: Detailed Location Map and Proposed Lot Line Modifications
- C: Listing of affected Lots/APNs/Street Addresses
- D: Recorded Eskaton Village Final Map (J-81, J-81D & J-81E)

July 1, 2015

Mr. Pierre Rivas
City of Placerville
Planning Division
3101 Center Street, 2nd Floor
Placerville, CA 95667

RE: ESKATON VILLAGE

Dear Pierre:

Below is a brief narrative for the proposed lot line modifications affecting parcels 19 through 24 and 87 through 100:

Background

Eskaton Village ("Project"), also known as Spanish Hill, is a senior residential community located south of Broadway off of Blairs Lane. The project consists of 113 single family residential units, a clubhouse, and a memory care facility. A final map for the Project was recorded and filed in September of 2006 in Book J of Maps, at Page 81, Document number 2006-0066309.

Due to constraints within the Project, the residential portion of the plan was originally designed to fit specific product sizes without much flexibility for adjustments. At the request of the Developer, some product types have been moved around within the Project as well as the development of a slightly larger product. After assessing the potential changes, it has been determined that several lot lines would need to be adjusted in order to make the requested changes.

Proposed Lot Line Modifications

The affected parcels are 19 through 24 and 87 through 100. The required adjustments to accommodate the product changes are primarily on the side yards with the lot lines needing to shift approximately 2' to 9', with the average being around 4'. Some existing utility services will need to be relocated as a result. These relocations will take place outside the roadway within existing Public Utility Easements. Grading impacts will be minimal as the site is fairly flat with typical pad differentials ranging from 6" to 12".

Should you have any questions or concerns regarding the above, please do not hesitate to contact me.

Sincerely,

CTA Engineering & Surveying

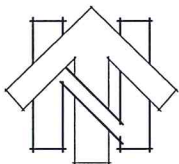
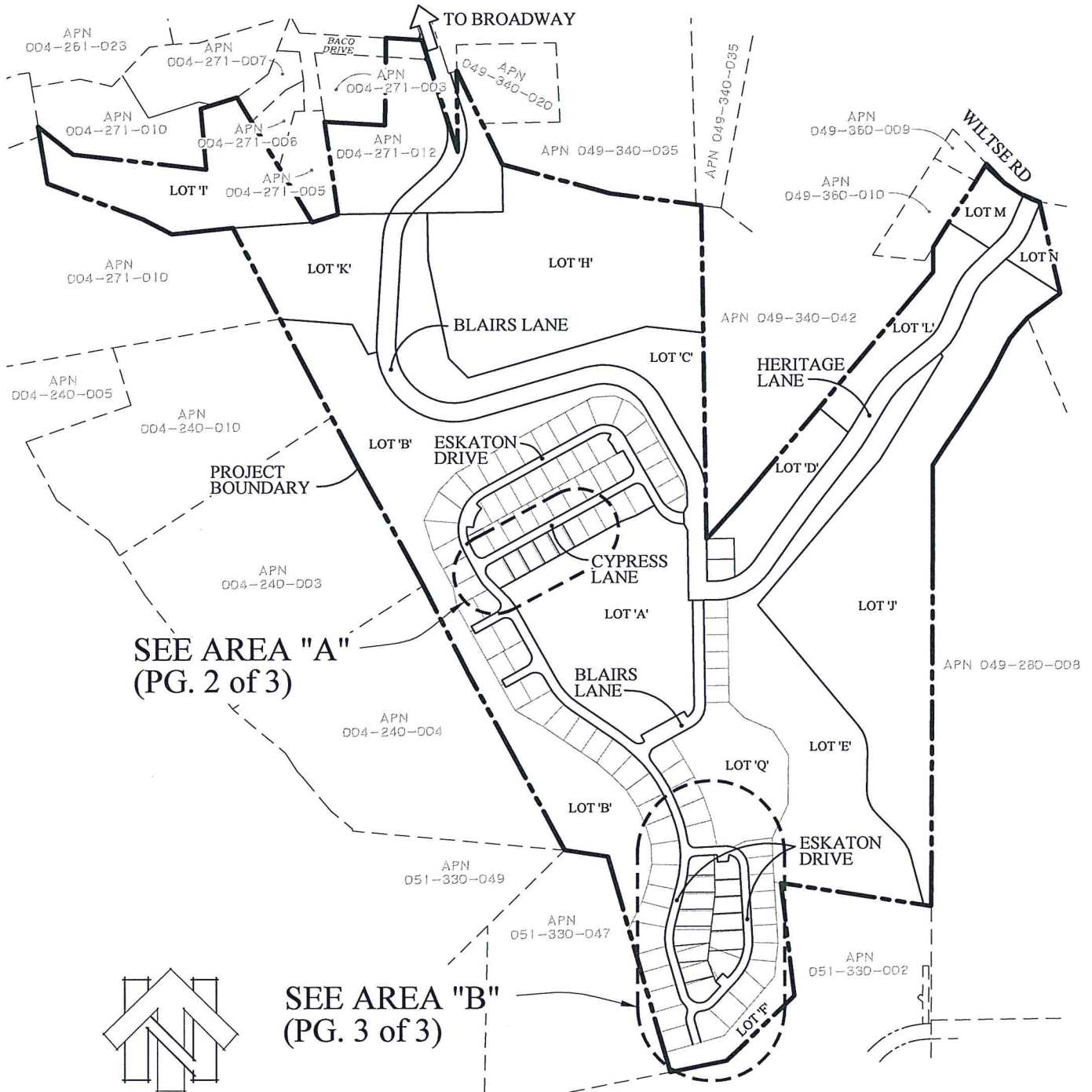

Kevin Wipf

KW/csp

ATTACHMENT A

ESKATON VILLAGE (AKA SPANISH HILL) PROPOSED LOT LINE MODIFICATIONS

CITY OF PLACERVILLE, CALIFORNIA
SCALE: 1"=400' JUNE, 2015



0 200' 400'
SCALE: 1" = 400'

RECEIVED

JUN 30 2015

ATTACHMENT B

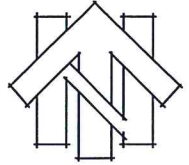
cta Engineering & Surveying

Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 638-0019 • F (916) 638-2470 • www.ctaenr.com

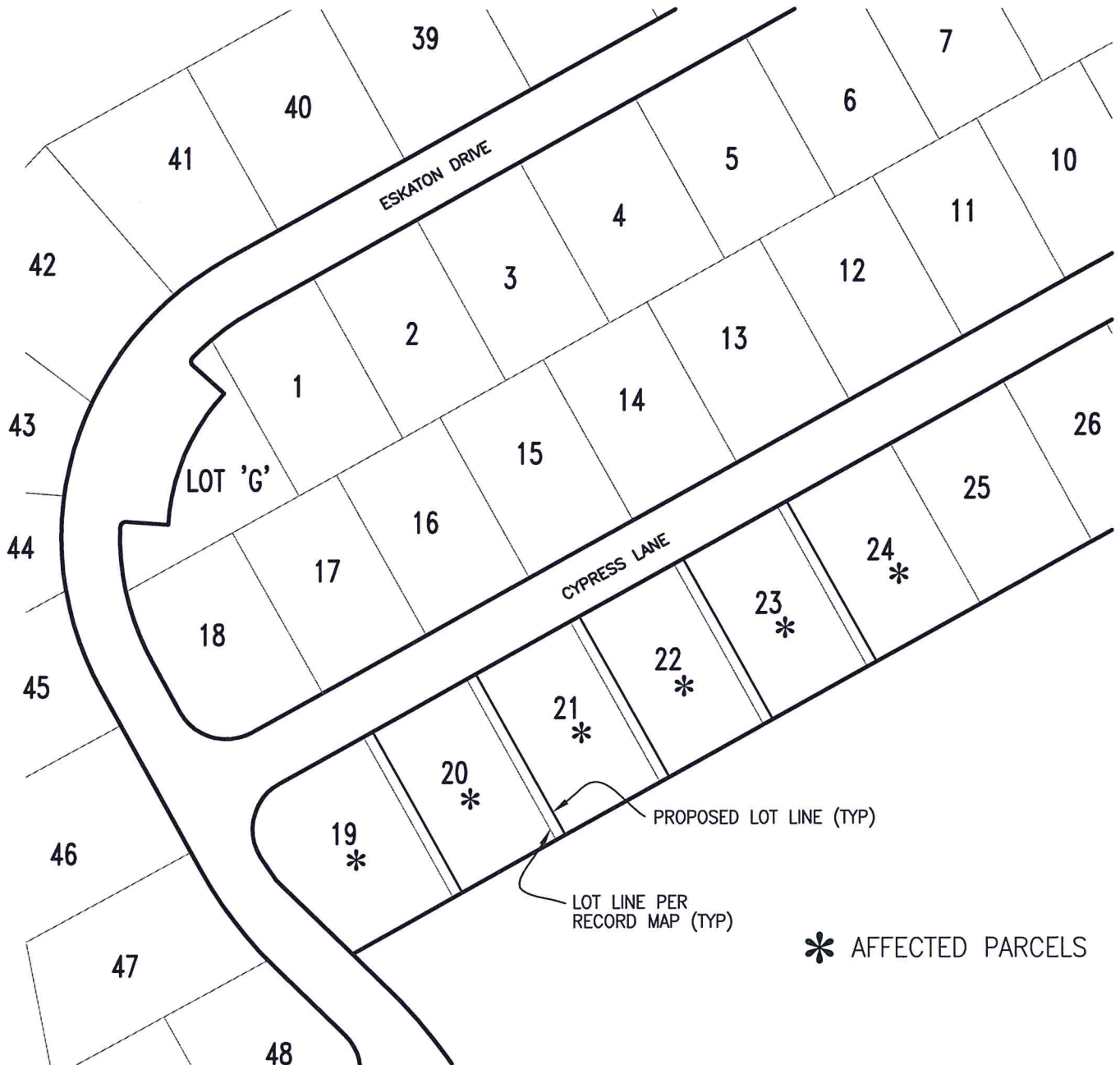
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

ESKATON VILLAGE (AKA SPANISH HILL) AREA "A"

CITY OF PLACERVILLE, CALIFORNIA
SCALE: 1"=60' JUNE, 2015



SCALE: 1" = 60'



RECEIVED

JUN 30 2015

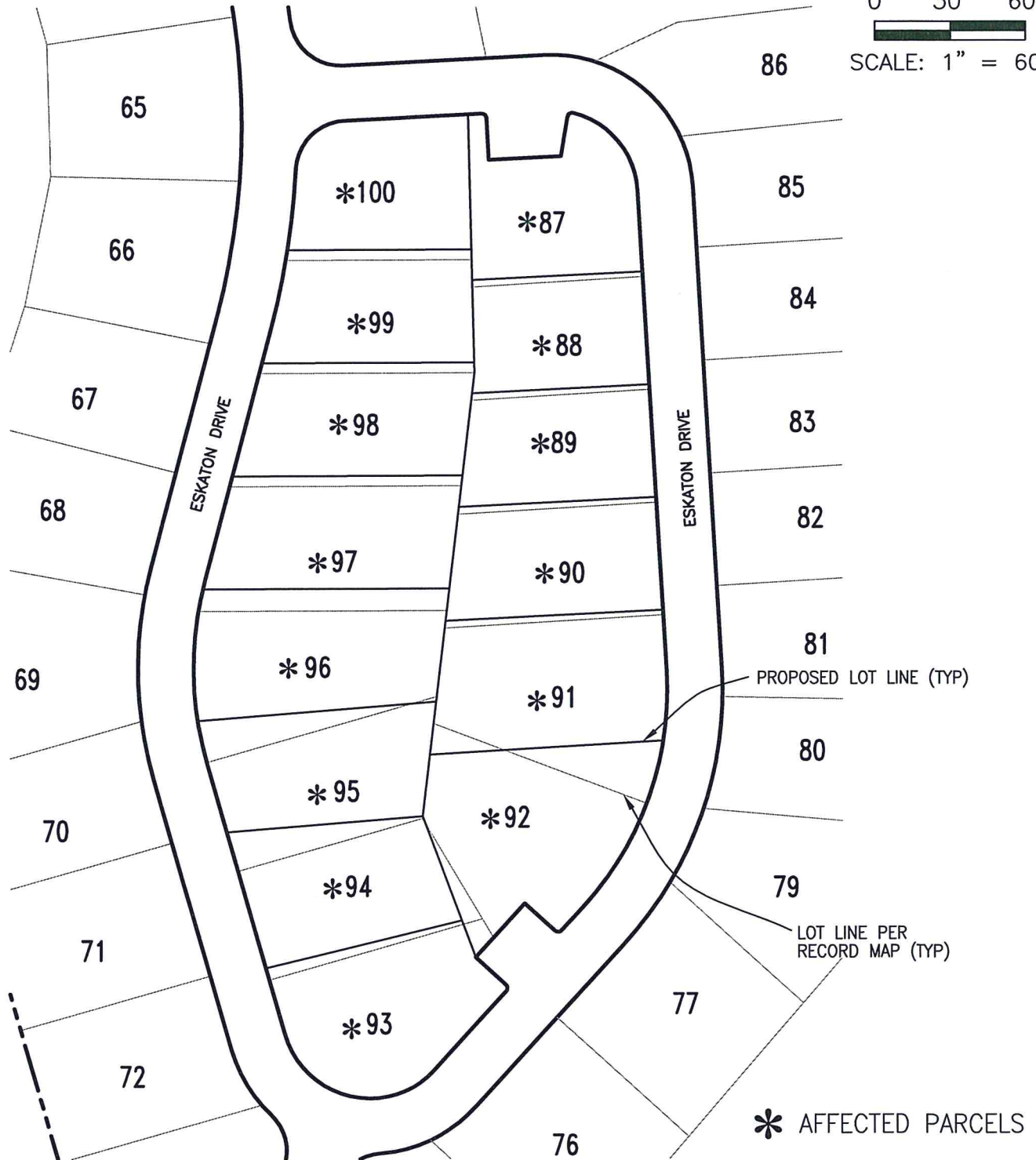
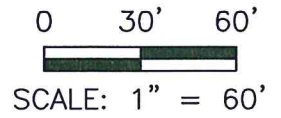
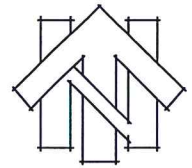
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
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T (916) 638-0919 • F (916) 638-2470 • www.ctaes.net

ESKATON VILLAGE (AKA SPANISH HILL) AREA "B"

CITY OF PLACERVILLE, CALIFORNIA
SCALE: 1"=60' JUNE, 2015



RECEIVED

JUN 30 2015

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

Project: Eskaton

Property Owner: Lakemont Village Placerville CA, LLC

LOT #	APN	STREET ADDRESS
AREA A		
19	004-310-19	1404 Cypress Lane
20	004-310-20	1408 Cypress Lane
21	004-310-21	1410 Cypress Lane
22	004-310-22	1414 Cypress Lane
23	004-310-23	1418 Cypress Lane
24	004-310-24	1422 Cypress Lane
AREA B		
87	004-320-28	3568 Eskaton Drive
88	004-320-29	3564 Eskaton Drive
89	004-320-30	3560 Eskaton Drive
90	004-320-31	3556 Eskaton Drive
91	004-320-32	3550 Eskaton Drive
92	004-320-33	3546 Eskaton Drive
93	004-320-34	Eskaton Drive
94	004-320-35	3526 Eskaton Drive
95	004-320-36	3522 Eskaton Drive
96	004-320-37	3518 Eskaton Drive
97	004-320-38	3514 Eskaton Drive
98	004-320-39	3510 Eskaton Drive
99	004-320-40	3508 Eskaton Drive
100	004-320-41	3504 Eskaton Drive

18-81

FINAL MAP OF ESKATON VILLAGE

PARCELS 1 AND 2 OF P.M. 27-53 AND A PORTION OF
THE NORTHEAST QUARTER OF SECTION 17, T. 10 N., R. 11 E., M.D.M.
CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: NONE SHEET 1 OF 6 SEPTEMBER, 2006



OWNER'S STATEMENT

THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE CITY OF PLACERVILLE, BLAIRS LANE, WILTSIE ROAD, BAGO DRIVE AND LOTS R1 AND R2 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 CITY OF PLACERVILLE FOR THE STREET OR OTHER PUBLIC WAYS AND SEWER, WATER AND DRAINAGE EASEMENTS AND 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, AND DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE CITY OF PLACERVILLE, BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE CITY COUNCIL OF THE CITY OF PLACERVILLE, HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITIES OF THE OWNERS OF THE LOTS IN THE SUBDIVISION.

THE UNDERSIGNED ALSO OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, THE EASEMENTS AND RIGHTS OF WAY FOR WATER, SEWER, GAS AND DRAINAGE FACILITIES INCLUDING PIPES, DITCHES, POLES, GUY WIRES, ANCHORS, OVERHEAD AND UNDERGROUND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, WITH THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH TOGETHER WITH ANY AND ALL APPURTENANCES APPERTAINING THERETO, OVER, UNDER AND ACROSS THE DELINEATED EASEMENTS AS SHOWN HEREON, TOGETHER WITH THE FOLLOWING EASEMENTS:

- A. PUBLIC UTILITY EASEMENTS FOR UNDERGROUND WIRES, CONDUITS, PIPELINES, AND APPURTENANCE FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON. PUBLIC UTILITY EASEMENTS SHOWN HEREON LYING WITHIN LOT 'O' SHALL ALSO PROVIDE FOR OVER-HEAD WIRES, POLES, GUY WIRES AND ANCHORS.
- B. EASEMENTS FOR THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF SLOPE BANKS ADJACENT TO THE STREETS OR OTHER PUBLIC WAYS SHOWN HEREON AND EXTENDING FIVE (5) FEET BEYOND THE TOP OF BANK OR TOP OF SLOPE.
- C. POSTAL EASEMENTS, FIVE (5) FEET ADJACENT TO ALL STREETS OR OTHER PUBLIC WAYS.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANCE DRAINAGE STRUCTURES AND PIPES, WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE (5) FEET ON EACH SIDE OF ALL CONSTRUCTED OR NATURAL DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

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

LAKEMONT VILLAGE PLACERVILLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: LAKEMONT HOMES INCORPORATED, A CALIFORNIA CORPORATION, MANAGING MEMBER

BY: [Signature]
NAME: THOMAS G. FRANCIS
TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Placer) SS

ON THIS 14 DAY OF SEPTEMBER IN THE YEAR OF 2006
BEFORE ME, YVONNE P. WARDLEY, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED THOMAS G. FRANCIS
PERSONALLY KNOWN TO ME - OR - PROVED TO ME ON THE BASIS OF SATISFACTION EVIDENCE, TO BE THE PERSON WHOSE NAME IS
HEREIN SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/they EXECUTED THE SAME IN HIS/HER/their
AUTHORIZED CAPACITY, AND THAT HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT IS/ARE THE PERSON(S), OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND THIS 14 DAY OF SEPT IN 2006

[Signature]
NOTARY PUBLIC YVONNE P. WARDLEY
MY COMMISSION EXPIRES: 11/1/09

MY PRINCIPAL PLACE OF BUSINESS IS: ROSENHALL, CA
14 PLACER COUNTY

BENEFICIARY STATEMENT

KEYBANK NATIONAL ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST DATED JUNE 15, 2004, RECORDED JULY 26, 2004, OFFICIAL RECORDS SERIAL NO. 2004-0059342, HEREBY CONSENT TO THE OFFERS OF DEDICATION AND THE PREPARATION AND RECORDING OF THIS MAP.

[Signature]
NAME: LYNNE VUKOBAC
TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

SEE SHEET 2

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST DATED JUNE 11, 2004, RECORDED JULY 26, 2004, OFFICIAL RECORDS SERIAL NO. 2004-0058343, HEREBY CONSENT TO THE OFFERS OF DEDICATION AND THE PREPARATION AND RECORDING OF THIS MAP.

[Signature]
NAME: DOROTHY A. BOYD
TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

SEE SHEET 2

NOTICE OF CONCURRENT RECORDINGS

THE LOTS SHOWN HEREON ARE SUBJECT TO VARIOUS RESTRICTIONS, AGREEMENTS AND EASEMENTS AS MAY BE CONTAINED IN THE FOLLOWING DOCUMENTS RECORDED CONCURRENTLY WITH THIS MAP:

- 1. NOTICE OF RESTRICTION REGARDING OPEN SPACE LOTS RECORDED IN DOCUMENT NO. 2006-0066311
- 2. CONDITIONS, COVENANTS AND RESTRICTIONS (C.C. & R.'S) RECORDED IN DOCUMENT NO. 2006-0066310
- 3. SUBDIVISION IMPROVEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2006-0066312

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 BAGO RANCH INVESTORS. IN APRIL, 2004, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY JULY, 2007 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 9-15-06
[Signature]
KEVIN A. HEENEY
LICENSE EXPIRES 12-31-2006



COUNTY SURVEYOR'S STATEMENT

PURSUANT TO SECTION 86642 (c) (4), OF THE SUBDIVISION MAP ACT, I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DANIEL RUSSELL DATE: _____
DANIEL S. RUSSELL, L.S. 5077 LICENSE EXPIRES 12-31-07
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature] DATE: 9-15-06
RICHARD L. BRYNER, L.S. 5087 LICENSE EXPIRES 06-30-07
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



CITY ENGINEER'S STATEMENT

I, RICHARD C. TRIPPETT HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP OF THIS SUBDIVISION, APPROVED ON DECEMBER 16, 2003 BY THE CITY COUNCIL, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____
[Signature] 10 Sept 06
RICHARD CARL TRIPPETT, JR., R.C.E. 55199 LICENSE EXPIRATION DATE 06-30-08
CITY ENGINEER
CITY OF PLACERVILLE, CALIFORNIA



COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LENS 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 LEND DATE.

DATE: 9/14/06
C.L. RAFFETY
TAX COLLECTOR
CITY OF EL DORADO, CALIFORNIA

BY: Anne B. Arnold
DEPUTY

CITY COUNCIL'S CERTIFICATE

I, SUSAN ZITO, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF PLACERVILLE, BY RESOLUTION NO. 2834 APPROVED THE FINAL MAP OF THIS SUBDIVISION AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL THE LAND, RIGHTS OF WAY AND EASEMENTS OFFERED FOR DEDICATION, EXCEPT BAGO DRIVE, LOT R1, LOT R2 AND DRAINAGE EASEMENTS WHICH ARE REJECTED. THE CITY FURTHER ACCEPTS ON BEHALF OF THE AFFECTED UTILITIES THOSE PUBLIC UTILITY EASEMENTS OFFERED HEREON.

DATE: Sept. 27, 2006
[Signature]
SUSAN ZITO
CITY CLERK OF THE CITY OF PLACERVILLE, CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 28 DAY OF September 2006 AT 14:10:18 IN BOOK J OF MAPS, AT PAGE 81, DOCUMENT NO. 2006-0066309 AT THE REQUEST OF LAKEMONT VILLAGE PLACERVILLE, LLC, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 2123004770-5H PREPARED BY OLD REPUBLIC TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA
BY: [Signature]
DEPUTY

ATTACHMENT D

018-J

J-81D

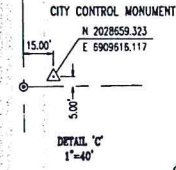
FINAL MAP OF ESKATON VILLAGE

PARCELS 1 AND 2 OF P.M. 27-53 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, T. 10 N., R. 11 E., N.D.M. CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA SCALE: 1"=60' SEPTEMBER, 2006

ENGINEERING & SURVEYING

LINE	BEARING	DISTANCE
L1	N85°53'43"W	15.96'
L2	N49°08'42"W	15.96'
L3	N27°15'51"E	14.54'
L4	N32°27'11"W	16.57'
L5	N62°53'16"E	16.02'
L6	N28°42'17"W	21.56'
L7	N45°37'08"W	40.19'
L8	N29°06'44"W	11.00'
L9	N62°53'16"E	7.99'
L10	N29°06'44"W	11.00'
L11	N29°06'44"W	11.00'
L12	N62°53'16"E	8.60'
L13	N29°06'44"W	11.00'
L14	N29°06'44"W	22.05'
L15	N55°29'09"W	23.07'
L16	N65°29'09"W	2.46'
L17	N45°39'23"E	39.40'
L18	N79°10'13"W	1.50'
L19	N89°09'23"E	34.84'
L20	N89°09'23"E	10.50'

LINE	BEARING	DISTANCE
L21	N27°03'41"W	19.63'
L22	N62°50'37"W	29.74'
L23	N28°22'00"E	19.63'
L24	N45°27'48"E	22.08'
L25	N29°01'36"W	17.52'
L26	N62°53'16"E	130.00'
L27	N29°06'44"W	14.44'

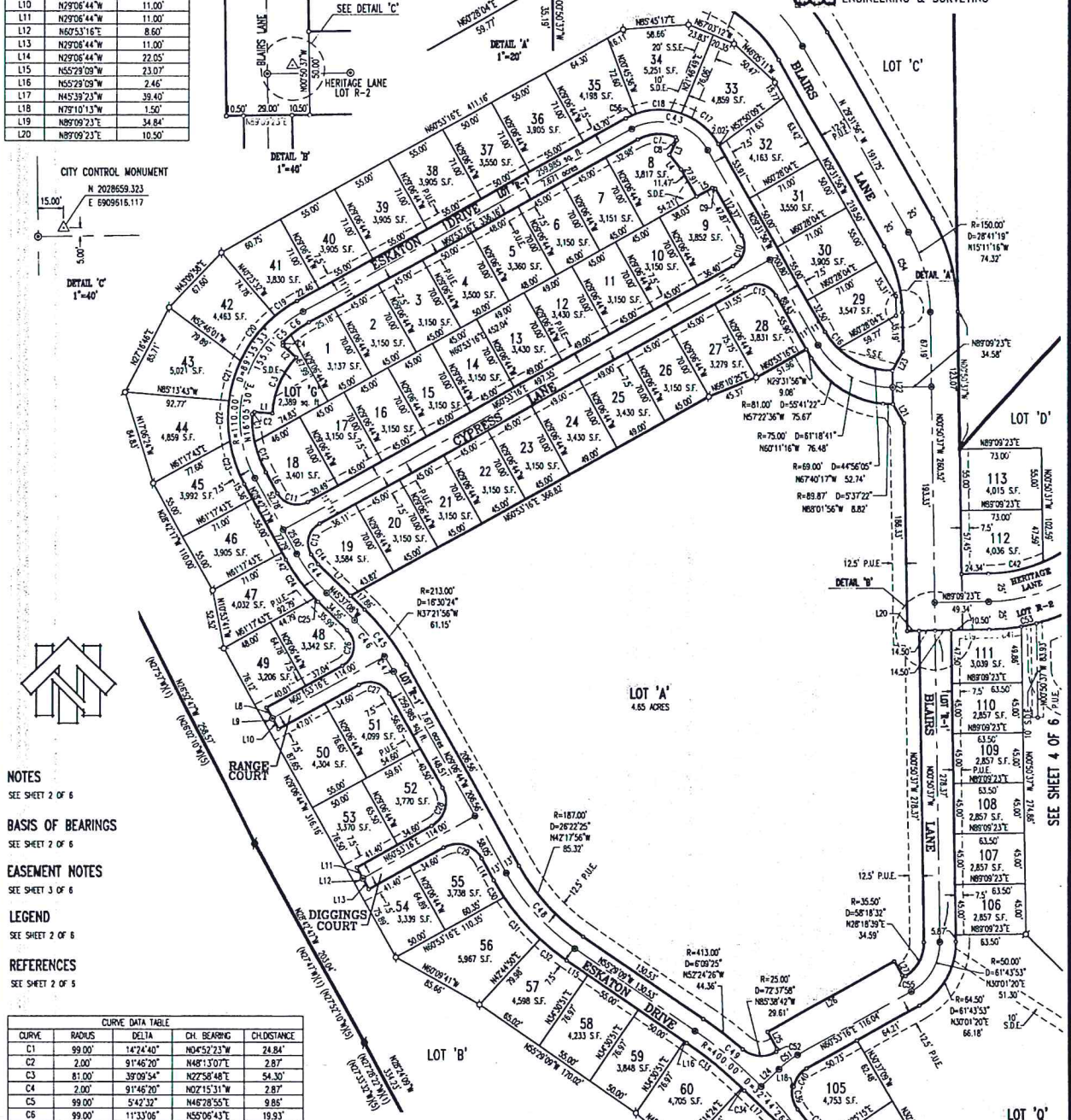


- NOTES**
SEE SHEET 2 OF 6
- BASIS OF BEARINGS**
SEE SHEET 2 OF 6
- EASEMENT NOTES**
SEE SHEET 3 OF 6
- LEGEND**
SEE SHEET 2 OF 6
- REFERENCES**
SEE SHEET 2 OF 5

CURVE	RADIUS	DELTA	CH BEARING	CH DISTANCE
C1	99.00'	147°24'40"	N04°52'23"W	24.84'
C2	2.00'	91°46'20"	N48°13'07"E	2.87'
C3	81.00'	39°09'54"	N22°58'46"E	54.30'
C4	2.00'	91°46'20"	N02°15'31"W	2.87'
C5	89.00'	54°23'22"	N46°28'55"E	9.85'
C6	99.00'	11°33'06"	N55°06'43"E	19.93'
C7	39.00'	51°46'43"	N86°46'38"E	34.06'
C8	2.00'	93°36'28"	N19°32'36"W	2.92'
C9	2.00'	89°34'48"	N74°18'20"W	2.82'
C10	20.00'	92°25'12"	N15°40'40"E	28.39'
C11	20.00'	90°24'27"	N75°54'30"W	28.38'
C12	99.00'	16°37'34"	N20°23'30"W	28.63'
C13	20.00'	92°22'32"	N14°42'00"E	28.86'
C14	139.00'	42°3'59"	N33°41'15"W	10.67'
C15	20.00'	89°34'48"	N74°18'20"W	28.18'
C16	69.00'	15°40'19"	N37°22'05"W	18.81'
C17	61.00'	41°15'40"	N50°09'46"W	42.99'
C18	61.00'	38°49'47"	N89°47'31"E	40.55'
C19	121.00'	11°16'48"	N55°14'52"E	23.78'
C20	121.00'	24°26'59"	N37°23'29"E	51.21'
C21	121.00'	17°36'59"	N16°22'00"E	37.06'
C22	121.00'	17°08'23"	N01°00'41"W	36.06'
C23	121.00'	19°07'24"	N19°08'35"W	40.20'
C24	161.00'	15°20'01"	N36°22'18"W	42.56'
C25	161.00'	13°45'30"	N44°49'43"W	4.44'
C26	20.00'	106°03'24"	N07°38'04"E	32.05'
C27	20.00'	90°00'00"	N74°08'44"W	28.28'
C28	25.00'	90°00'00"	N55°31'16"E	35.36'
C29	25.00'	90°00'00"	N74°08'44"W	35.36'
C30	213.00'	4°48'17"	N31°30'52"W	17.86'

CURVE	RADIUS	DELTA	CH BEARING	CH DISTANCE
C31	213.00'	13°20'19"	N40°35'11"W	49.48'
C32	213.00'	81°13'49"	N51°22'15"W	30.57'
C33	387.00'	9°22'17"	N50°48'01"W	63.23'
C34	387.00'	0°27'29"	N45°53'08"W	3.09'
C35	389.00'	3°41'49"	N37°59'44"W	25.10'
C36	389.00'	9°41'26"	N31°18'05"W	65.72'
C37	411.00'	6°45'30"	N30°12'00"W	48.45'
C38	411.00'	5°38'58"	N36°24'14"W	40.51'
C39	75.00'	50°03'30"	N14°11'58"W	21.15'
C40	23.50'	50°03'29"	N35°51'31"E	19.88'
C41	175.00'	9°25'38"	N84°26'34"E	28.76'
C42	125.00'	2°25'43"	N77°42'02"E	49.65'
C43	50.00'	89°34'48"	N74°18'20"W	70.45'
C44	150.00'	16°54'51"	N37°09'42"W	44.12'
C45	200.00'	16°30'24"	N37°21'56"W	57.42'
C46	200.00'	17°01'15"	N39°36'30"W	41.88'
C47	200.00'	4°29'09"	N31°21'18"W	15.65'
C48	200.00'	28°22'25"	N42°12'58"W	91.25'
C49	400.00'	1°59'14"	N49°39'39"W	78.59'
C50	400.00'	2°14'52"	N33°37'19"W	150.96'

CURVE	RADIUS	DELTA	CH BEARING	CH DISTANCE
C51	82.00'	14°55'28"	N53°25'32"E	21.30'
C52	2.00'	77°52'45"	N19°05'56"E	2.51'
C53	175.00'	4°30'53"	N77°28'18"E	13.79'
C54	125.00'	28°41'17"	N51°11'16"W	61.94'
C55	2.00'	93°25'21"	N75°49'24"W	2.91'
C56	61.00'	9°29'21"	N65°37'57"E	10.09'



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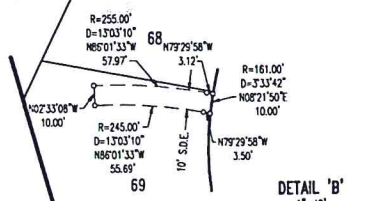
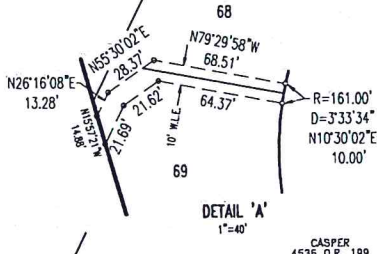
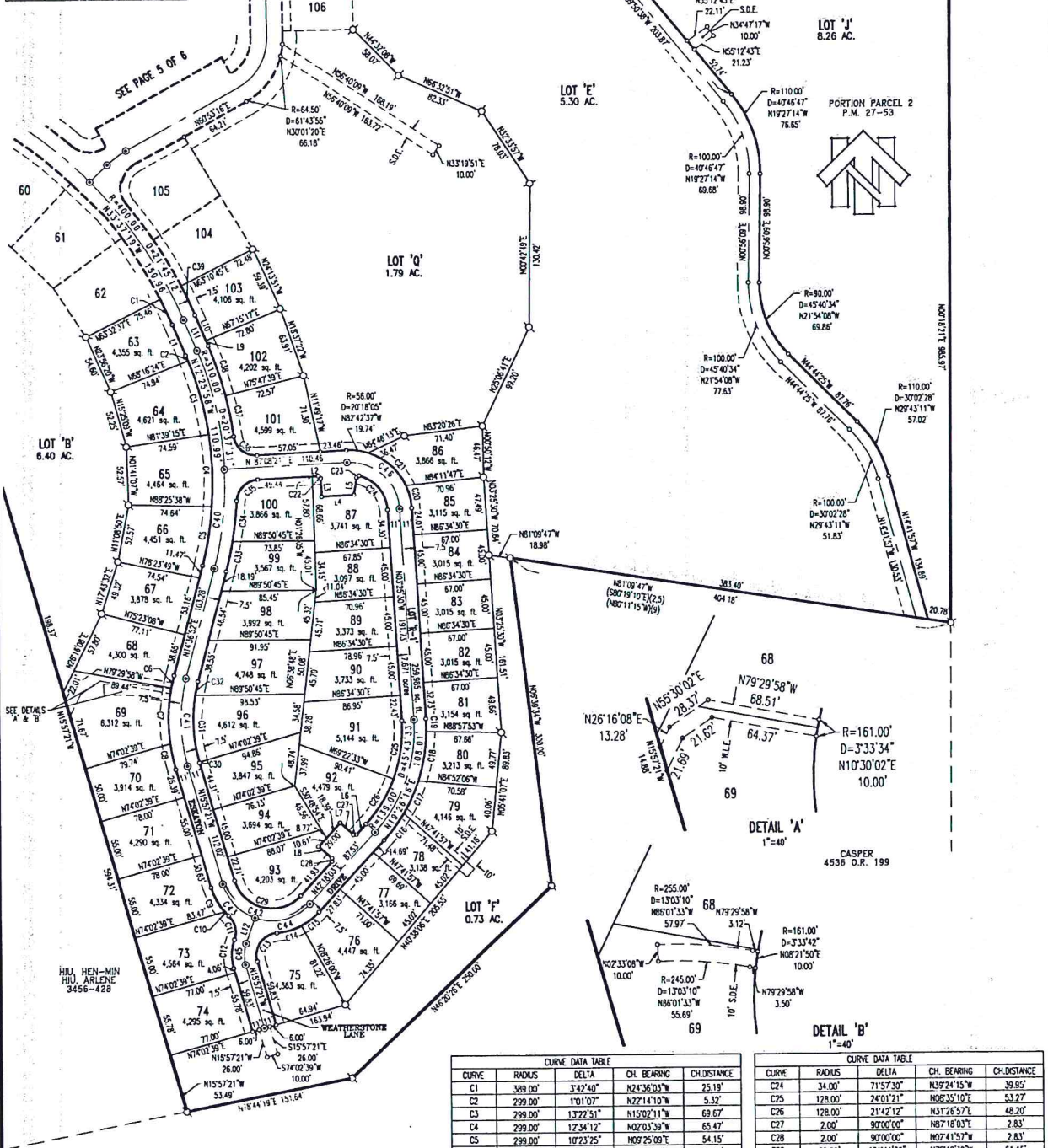
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LINE	BEARING	DISTANCE
L1	N22°44'43"W	30.31'
L2	N87°08'21"E	5.34'
L3	N02°51'39"W	16.50'
L4	N87°08'21"E	28.81'
L5	N09°14'14"E	15.79'
L6	N42°18'03"E	12.60'
L7	N47°41'57"W	16.00'
L8	N47°41'57"W	16.00'
L9	N22°44'43"W	5.30'
L10	N22°44'43"W	25.01'
L11	N22°44'43"W	30.31'
L12	N19°46'40"E	24.48'

FINAL MAP OF
ESKATON VILLAGE
 PARCELS 1 AND 2 OF P.M. 27-53 AND A PORTION OF
 THE NORTHEAST QUARTER OF SECTION 17, T. 10 N., R. 11 E., M.D.M.
 CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA
 SCALE: 1"=60' SHEET 6 OF 6 SEPTEMBER, 2006

ENGINEERING & SURVEYING



CURVE	RADIUS	DELTA	CH. BEARING	CH.DISTANCE
C1	389.00'	3°42'40"	N24°36'03"W	25.19'
C2	299.00'	1°01'07"	N22°14'10"W	5.32'
C3	299.00'	13°22'51"	N15°02'11"W	69.67'
C4	299.00'	12°34'12"	N02°03'39"W	65.47'
C5	299.00'	10°23'25"	N09°25'09"E	54.15'
C6	161.00'	4°06'50"	N12°33'27"E	11.56'
C7	161.00'	18°01'32"	N01°29'16"E	30.44'
C8	161.00'	8°25'51"	N11°44'25"W	23.67'
C9	57.00'	25°19'00"	N28°36'51"W	24.68'
C10	57.00'	5°12'32"	N43°52'37"W	5.18'
C11	20.00'	66°15'33"	N13°21'06"W	21.86'
C12	42.00'	33°44'01"	N01°54'40"E	25.77'
C13	20.00'	101°55'46"	N35°00'31"E	31.07'
C14	57.00'	2°33'56"	N74°17'02"E	23.26'
C15	57.00'	22°12'35"	N62°24'21"E	20.00'
C16	150.00'	11°39'22"	N36°28'22"E	30.46'
C17	150.00'	2°19'29"	N24°28'56"E	32.20'
C18	150.00'	17°17'06"	N09°40'39"E	45.08'
C19	150.00'	4°27'37"	N01°11'41"W	11.67'
C20	56.00'	21°30'45"	N14°10'53"W	20.90'
C21	56.00'	47°37'19"	N48°44'55"W	45.22'
C22	2.00'	90°00'00"	N47°51'39"W	2.83'
C23	2.00'	95°22'46"	N56°55'37"E	2.95'

CURVE	RADIUS	DELTA	CH. BEARING	CH.DISTANCE
C24	34.00'	71°57'30"	N39°24'15"W	39.95'
C25	128.00'	24°01'21"	N06°35'10"E	53.27'
C26	128.00'	21°42'12"	N31°26'57"E	48.20'
C27	2.00'	90°00'00"	N87°18'03"E	2.83'
C28	2.00'	90°00'00"	N07°49'39"W	0.99'
C29	35.00'	121°44'36"	N15°46'44"W	61.15'
C30	139.00'	01°17'06"	N10°09'10"W	60.26'
C31	139.00'	25°02'11"	N11°56'12"E	12.73'
C32	139.00'	5°14'57"	N11°56'12"E	12.73'
C33	321.00'	5°00'29"	N12°06'37"E	28.05'
C34	321.00'	6°34'28"	N06°19'08"E	36.82'
C35	20.00'	84°06'27"	N45°07'07"E	26.78'
C36	20.00'	85°22'36"	N50°07'51"W	27.14'
C37	321.00'	6°53'49"	N10°50'58"W	38.62'
C38	321.00'	8°26'51"	N18°31'18"W	47.28'
C39	411.00'	4°04'32"	N24°46'59"W	29.23'
C40	310.00'	16°44'34"	N06°14'50"E	90.22'
C41	150.00'	30°34'12"	N07°40'15"W	79.09'
C42	46.00'	121°44'36"	N18°49'39"W	80.36'
C43	46.00'	54°15'59"	N43°05'20"W	41.96'
C44	46.00'	67°28'37"	N16°02'22"E	51.10'
C45	31.00'	35°44'01"	N01°54'42"E	19.02'
C46	45.00'	89°26'09"	N48°08'35"W	63.33'

NOTES
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BASIS OF BEARINGS
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EASEMENT NOTES
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LEGEND
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