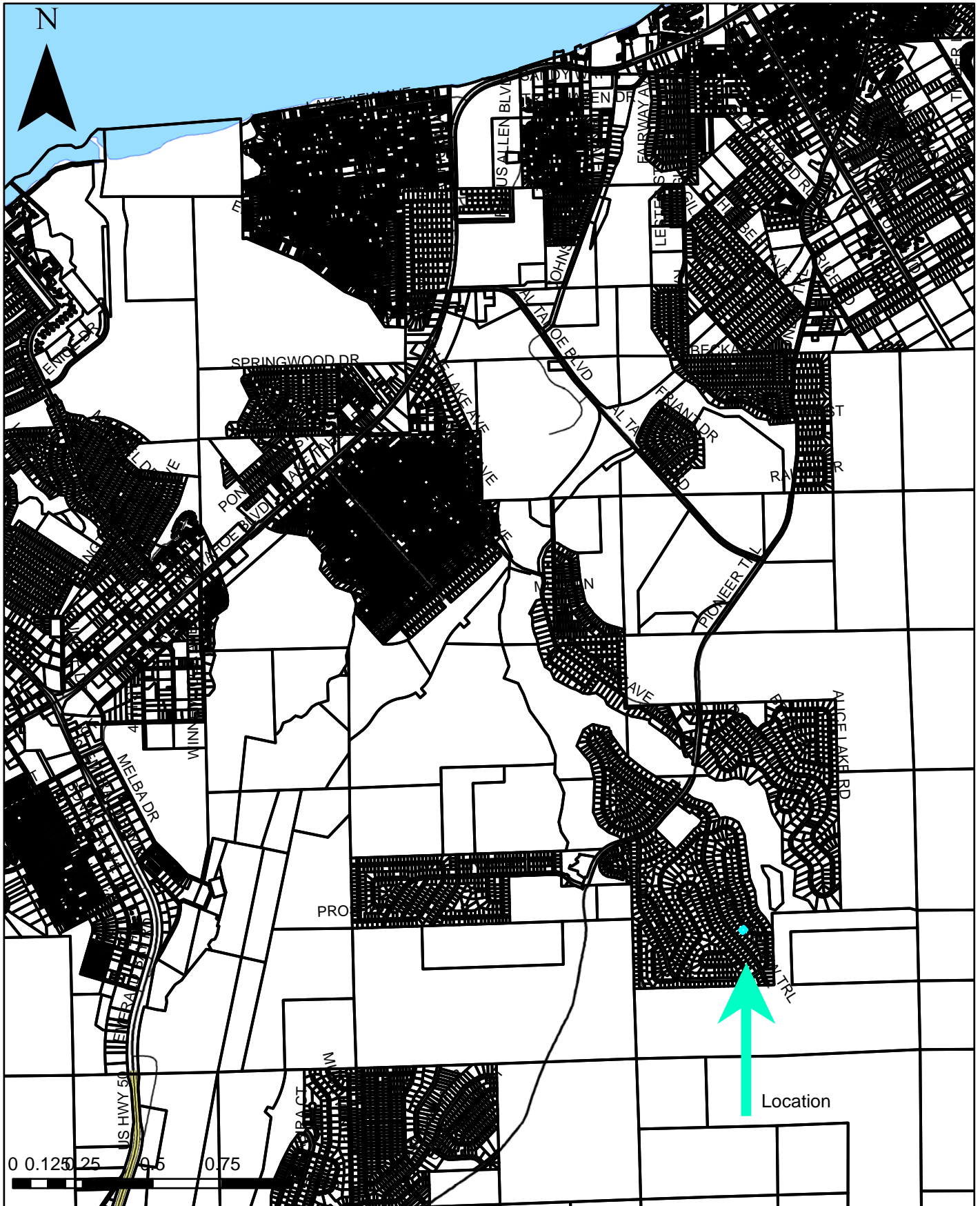


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D/21-B

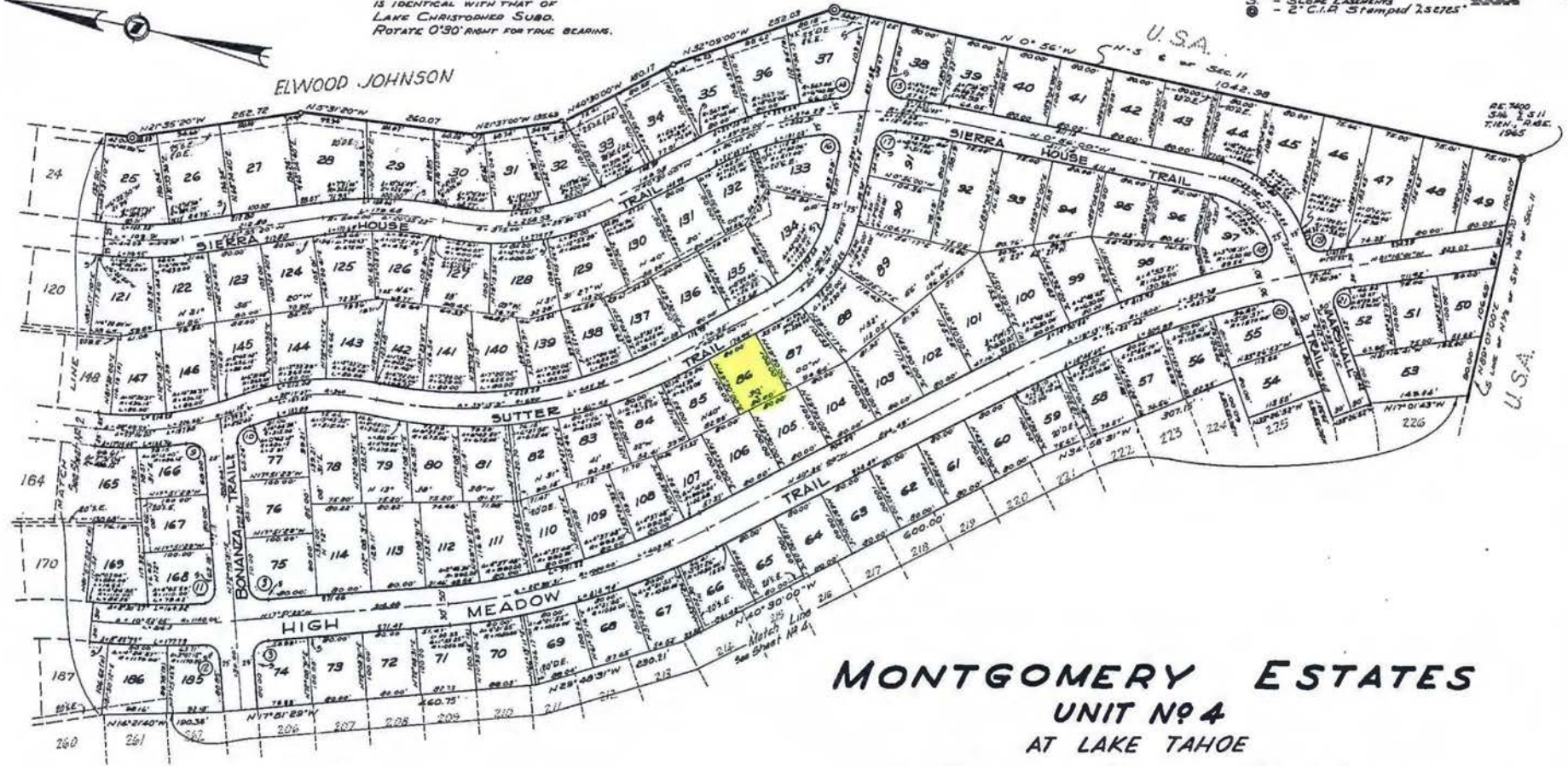
D/21-B

NOTES:
 1. 24" C.I.R. TAGGED "L.S. 2725" AT EACH LOT CORNER AND CURVE END
 2. THE MERIDIAN SHOWN HEREON IS IDENTICAL WITH THAT OF LAKE CHRISTMAS SUBD. ROTATE 0°30' RIGHT FOR TRUE BEARINGS.

LEGEND
 S.E. - SANITARY SEWER EASEMENT
 D.E. - STORM DRAINAGE EASEMENT
 S.E.D. - COMBINED SANITARY SEWER & STORM DRAINAGE EASEMENT
 S - SLOPE EASEMENT
 ⊙ - 2" C.I.P. STAMPED 752725



ELWOOD JOHNSON



**MONTGOMERY ESTATES
 UNIT NO 4
 AT LAKE TAHOE
 EL DORADO COUNTY, CALIFORNIA**

A PORTION OF THE N. 1/2 OF THE SW. 1/4 SEC. 11, T. 12N.-R. 16E., M.D.B. & M.

SEPTEMBER, 1965

SCALE: 1" = 100 FT.

PROPERTY LINE RETURN DATA

	Δ	R	L	⊙	Δ	R	L
①	90°00'00"	20.00'	31.42'	⑥	109°30'21"	20.00'	38.22'
②	95°35'05"	20.00'	33.37'	⑦	81°12'35"	20.00'	28.35'
③	74°01'46"	20.00'	25.84'	⑧	97°27'45"	20.00'	34.02'
④	92°21'58"	20.00'	32.24'	⑨	79°22'21"	20.00'	27.71'
⑤	87°49'58"	20.00'	30.66'	⑩	82°14'23"	20.00'	28.71'
⑪	73°34'41"	20.00'	25.68'	⑪	101°30'37"	20.00'	35.43'
⑫	97°26'03"	20.00'	34.01'				

Butler and Sanders, Land Surveyors, 454 So. Washington St., Placerville, California

Exhibit B-Assessor's Parcel Map

Exhibit B-Assessor's Parcel Map

D-57B
 67-B

D-57B

SHEET 3 OF 4 SHEETS

101-05

67-B

D-057B

D-057B

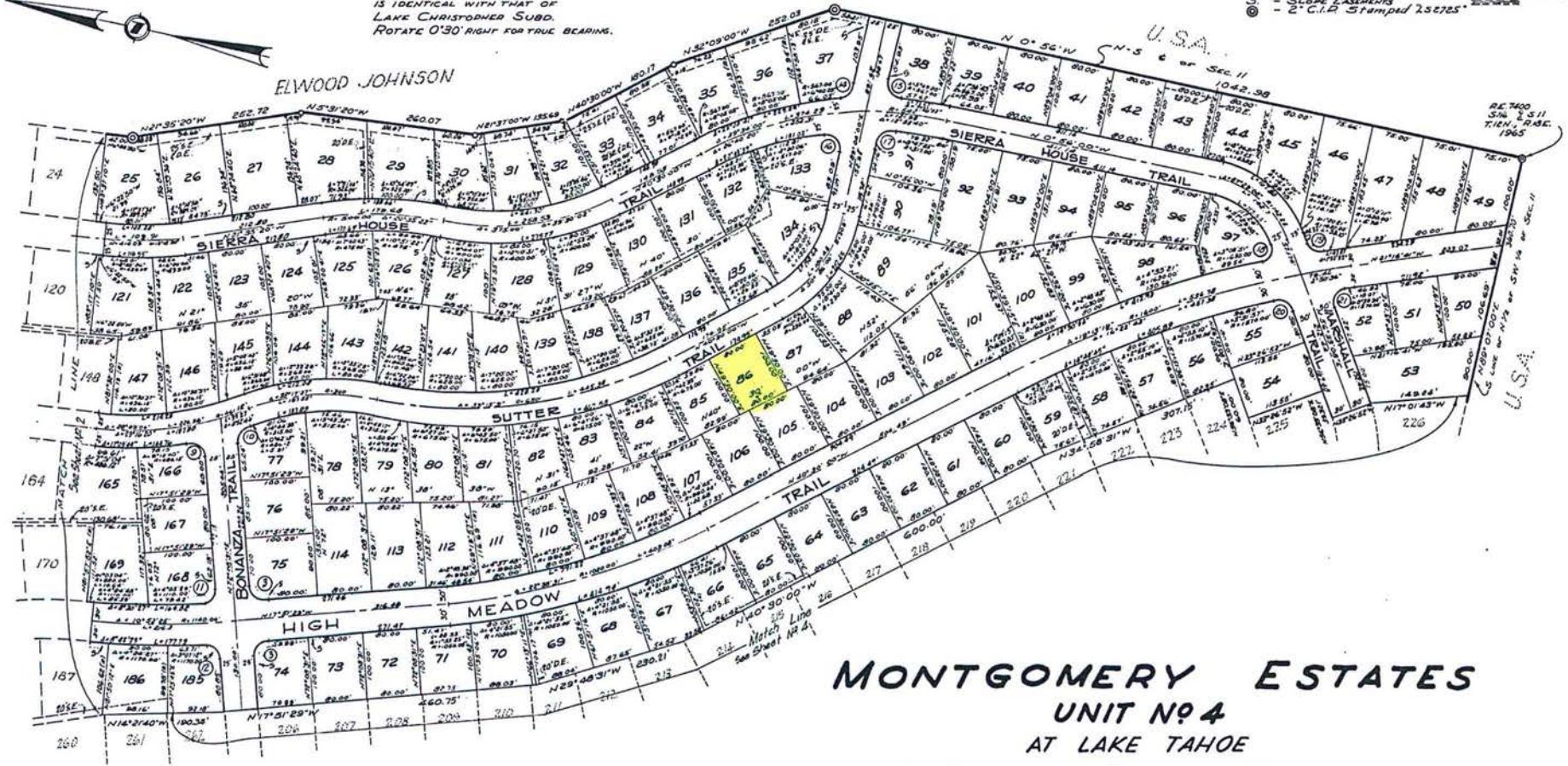
NOTES:
 1. 3/4" C.I.P. TAGGED "L 52725" AT EACH LOT CORNER AND CURVE END.
 2. THE MERIDIAN SHOWN HEREON IS IDENTICAL WITH THAT OF LAKE CHRISTOPHER SUBD. ROTATE 0°30' RIGHT FOR TRUE BEARING.



LEGEND

- SE - SANITARY SEWER EASEMENT
- DE - STORM DRAINAGE EASEMENT
- SE/DE - COMBINED SANITARY SEWER & STORM DRAINAGE EASEMENTS
- S - SLOPE EASEMENTS
- ⊙ - 2" C.I.P. STAMPED 752725

ELWOOD JOHNSON



**MONTGOMERY ESTATES
 UNIT NO 4
 AT LAKE TAHOE
 EL DORADO COUNTY, CALIFORNIA**

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Butler and Sanders, Land Surveyors, 454 So. Washington St., Placerville, California

SHEET 3 OF 4 SHEETS

Exhibit C-Subdivision Map D-057B

D-057B

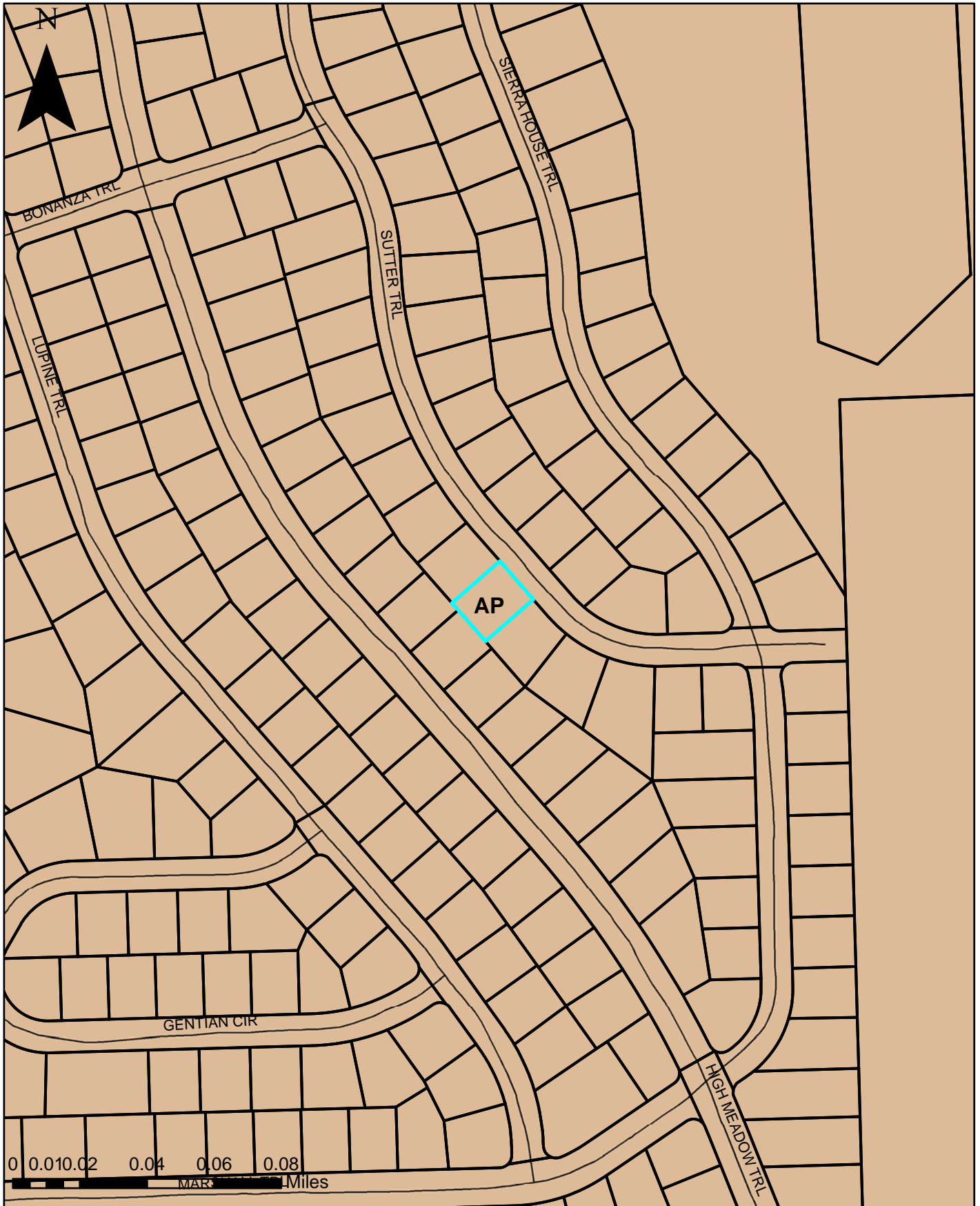
D-057B

001-05

57-B

D-057B

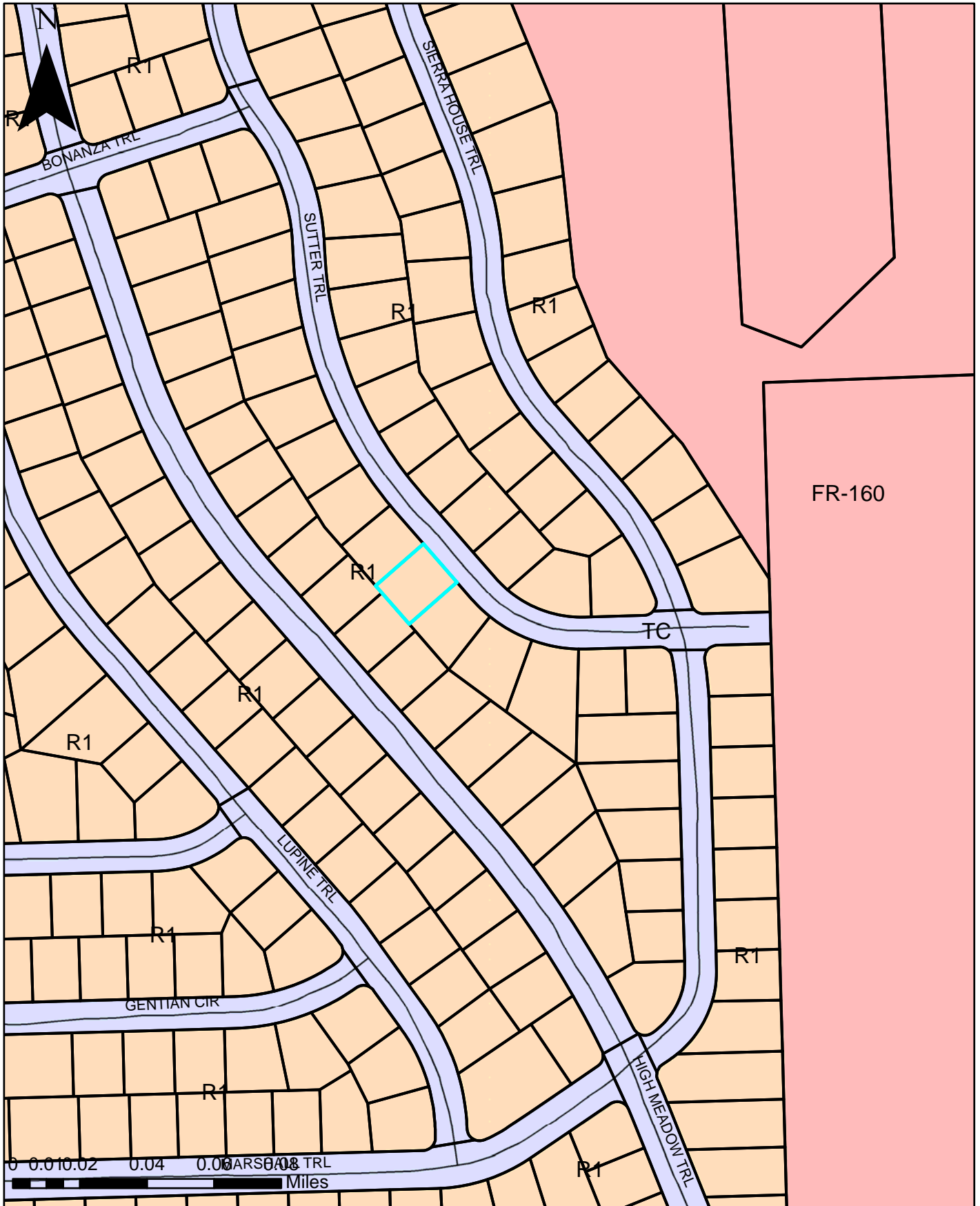
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2297 Sutter Trail/025-743-12

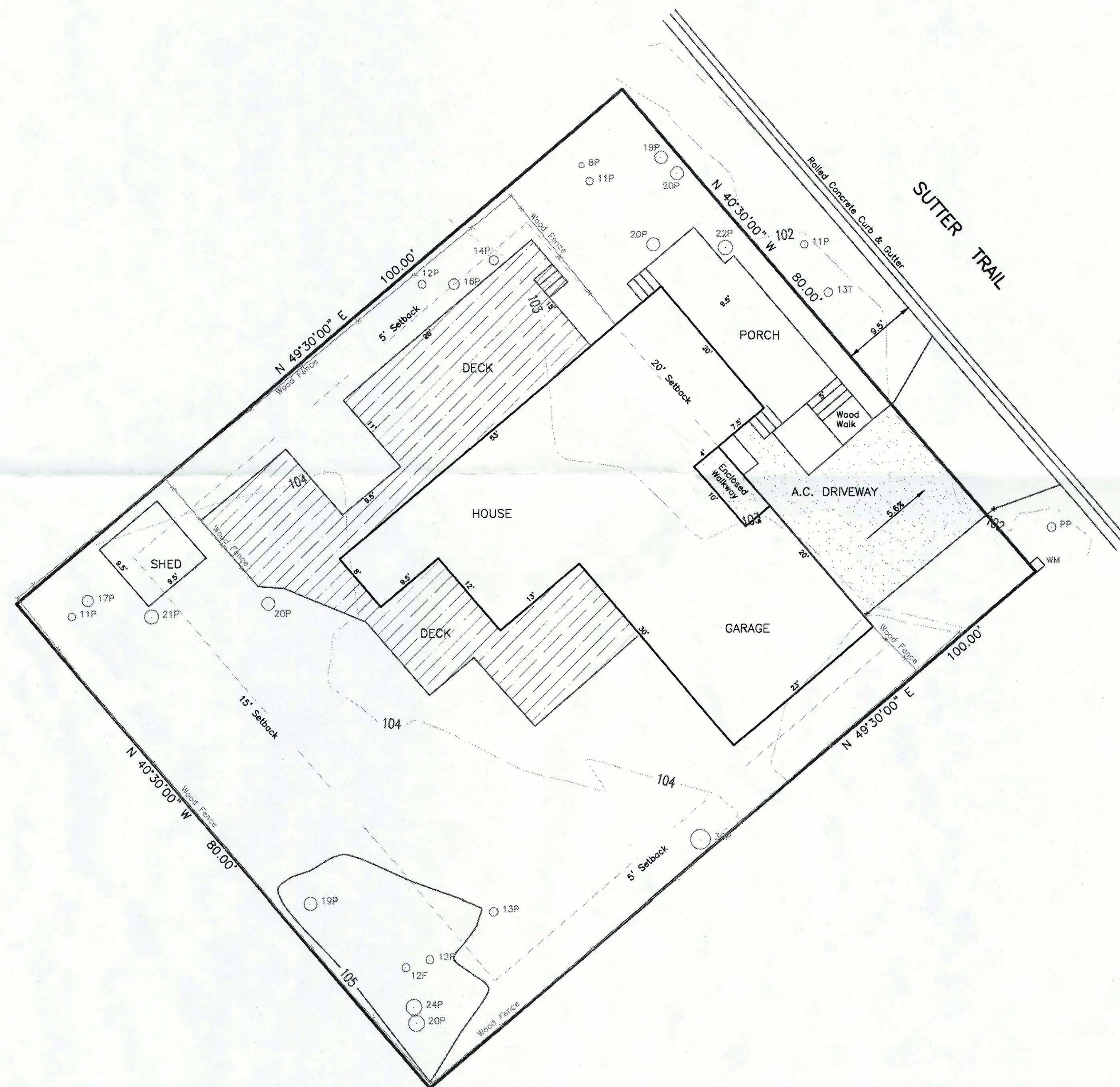
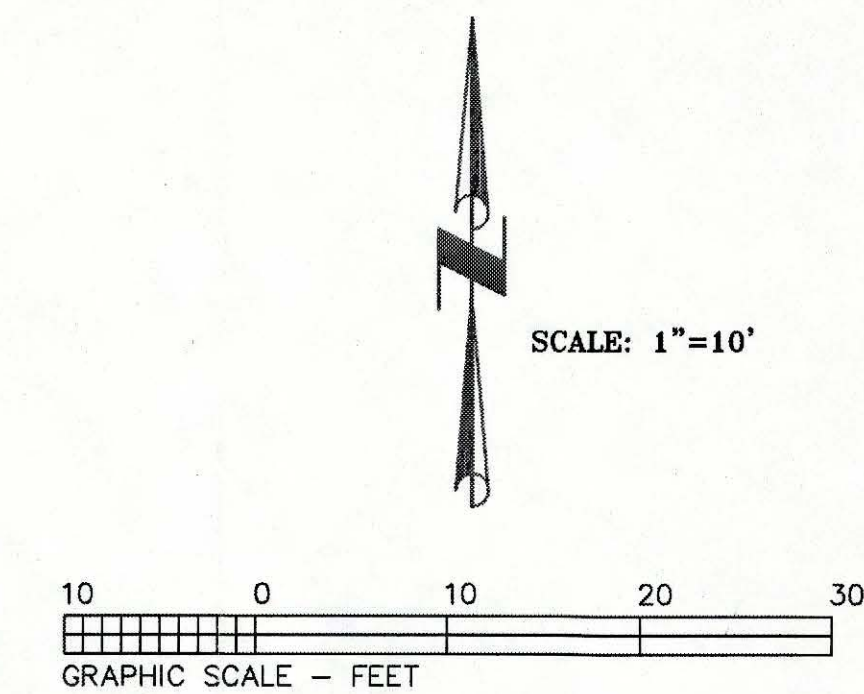
Exhibit D-General Plan Land Use Map

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2018 AUG 16 AM 8:41

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PLANNING DEPARTMENT



LEGEND

PP	Power Pole
WM	Water Meter
WV	Water Valve
GAS	Gas Service
TV	Television Service
TEL	Telephone Service
ELECT	Elect Service
SSMH	Sanitary Sewer Manhole
SS LAT	Sanitary Sewer Lateral
FH	Fire Hydrant
12T	12" Dia. Tamarack Tree
12P	12" Dia. Pine Tree
12F	12" Dia. Fir Tree
12C	12" Dia. Cedar Tree

NOTES:
 THE BOUNDARY SHOWN HEREON IS BASED UPON RECORD INFORMATION AND DOES NOT REPRESENT A BOUNDARY SURVEY. ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM UNLESS OTHERWISE NOTED.
 THE CONTOUR INTERVAL IS ONE FOOT UNLESS OTHERWISE NOTED.
 ONLY TREES OVER 6" IN DIAMETER WERE LOCATED AND ONLY IN AREAS OF INTEREST, IF APPLICABLE.
 ONLY VISIBLE UTILITIES HAVE BEEN LOCATED, SURVEYOR IS NOT RESPONSIBLE FOR ANY SUBGRADE UTILITIES OR IMPROVEMENTS NOT SHOWN.
 THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT UNLESS OTHERWISE NOTED. SURVEYOR ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS, ETC. WHICH MAY AFFECT THIS PROPERTY.

Exhibit F - Site Plan

COVERAGE:
 LOT AREA = 8000 SQ. FT.

	EXISTING
HOUSE/GARAGE	1634 SF
DECKS/STEPS	1077 SF
PORCH/STEPS	289 SF
A.C. DRIVEWAY/COVERED WALKWAY	453 SF
SHED	90 SF
TOTAL ONSITE COVERAGE	= 3543 SQ. FT.
A.C. DRIVEWAY (OFFSITE)	200 SF

<p>REVISIONS: BY</p> <p>GS CONCEPTS P.O. BOX 18971, RICHMOND, CA 94815 (510) 542-2801 EMAIL: gconcepts@gsconcepts.com www.gsconcepts.com</p> <p><small>GS Concepts shall retain all rights and ownership to all information contained herein. The contents of this drawing shall not be used in whole or in part, without the written consent of GS Concepts. All construction shall be in accordance with all local and state codes. Contractors shall verify all information and confirmations to these codes.</small></p>	<p>TOPOGRAPHIC MAP</p> <p>DATE: 6/15/17</p> <p>SCALE: 1"=10'</p> <p>DRAWN BY: GS</p> <p>JOB NUMBER: 17005</p> <p>1</p> <p>OF 1 SHEETS</p>
<p>LOT 86 - MONTGOMERY ESTATES UNIT #4</p> <p>APN 025-743-12</p> <p>EL DORADO COUNTY - CALIFORNIA</p> <p>For: ARTIMAN RESIDENCE 2297 SUTTER TRAIL</p>	

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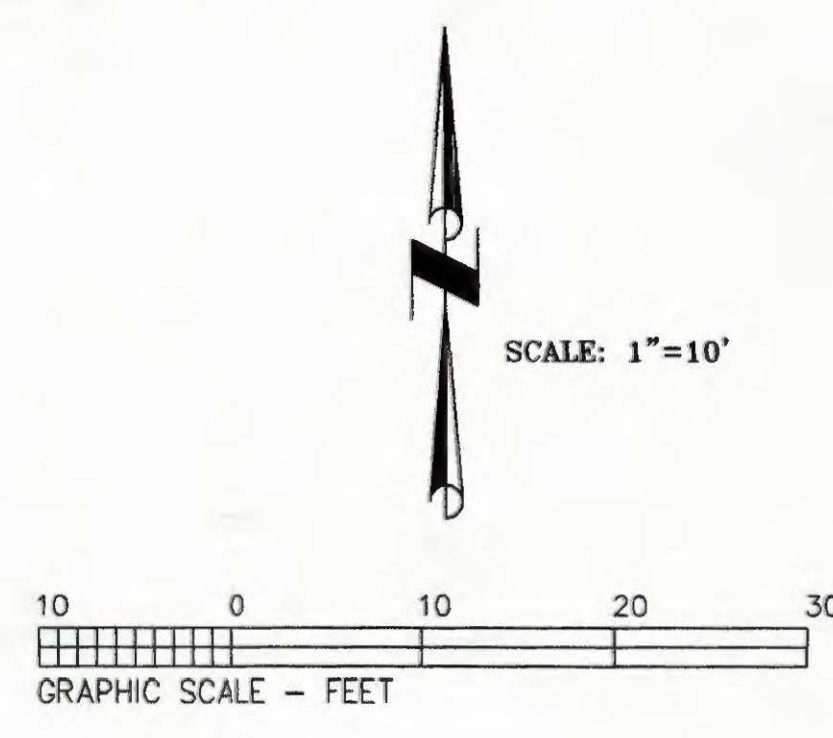
For: ARTIMIAN RESIDENCE
2297 SUTTER TRAIL

LOT 86 - MONTGOMERY ESTATES UNIT #4
APN 025-743-12
EL DORADO COUNTY - CALIFORNIA

TOPOGRAPHIC MAP

DRAWING: 6/15/17
DATE: 1"=10' 1" CONTOURS
SCALE: GS
DRAWN BY: GS
JOB NUMBER: 17005

1
OF 1 SHEETS



NOT PERMITTED *

1st VISIT 7/11/17
2ND SITE VISIT 8/11/17
3RD SITE VISIT 10/10/17



Site Assessment # 260202		APN: 025-743-12			
Site Address: 2297 Sutter Trl					
Coverage Summary					
Description	Onsite		Offsite		Notes
	Verified	Not Verif.	Verified	Not Verif.	
House/Garage	1,294	963	0		
Decks/Steps	264	289	0		
Porch/Steps	0	289	0		
A.C. Driveway/Covered Walk	453	0	200		
Shed	0	90	0		
	0	0			
	0				
	0				
Totals	2,011	1,342	200	0	

Lot Area, SF:	8,000	Base Allowable Coverage (Bailey Method):	2,000
Slope:	1%	Maximum Allowable Coverage with Transfer:	1,800
Soil Classification (Bailey):	IgB	Total Verified Onsite Coverage:	2,011
Land Capability, #:	5	Remaining Base Allowable Coverage:	0
Lot Coverage, %:	25%		

COVERAGE:
LOT AREA = 8000 SQ. FT.

HOUSE/GARAGE	1634 SF	EXISTING
DECKS/STEPS	1077 SF	114 # 1" x 1" added to Decks/Steps
PORCH/STEPS	289 SF	
A.C. DRIVEWAY/COVERED WALKWAY	453 SF	
SHED	90 SF	
TOTAL ONSITE COVERAGE = 3543 SQ. FT.		
A.C. DRIVEWAY (OFFSITE)	200 SF	

260202
RECEIVED
JUN 20 2017
El Dorado County Building Dept

Exhibit G-Site Assessment Site Plan

- LEGEND**
- PP Power Pole
 - WM Water Meter
 - WV Water Valve
 - GAS Gas Service
 - TV Television Service
 - TEL Telephone Service
 - ELECT Elect Service
 - SSMH Sanitary Sewer Manhole
 - SS LAT Sanitary Sewer Lateral
 - FH Fire Hydrant
 - 12T 12" Dia. Tamarack Tree
 - 12P 12" Dia. Pine Tree
 - 12F 12" Dia. Fir Tree
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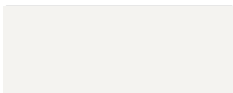
Image capture: Jun 2012 © 2018 Google

South Lake Tahoe, California



Street View - Jun 2012

Exhibit H-Photo of Existing House



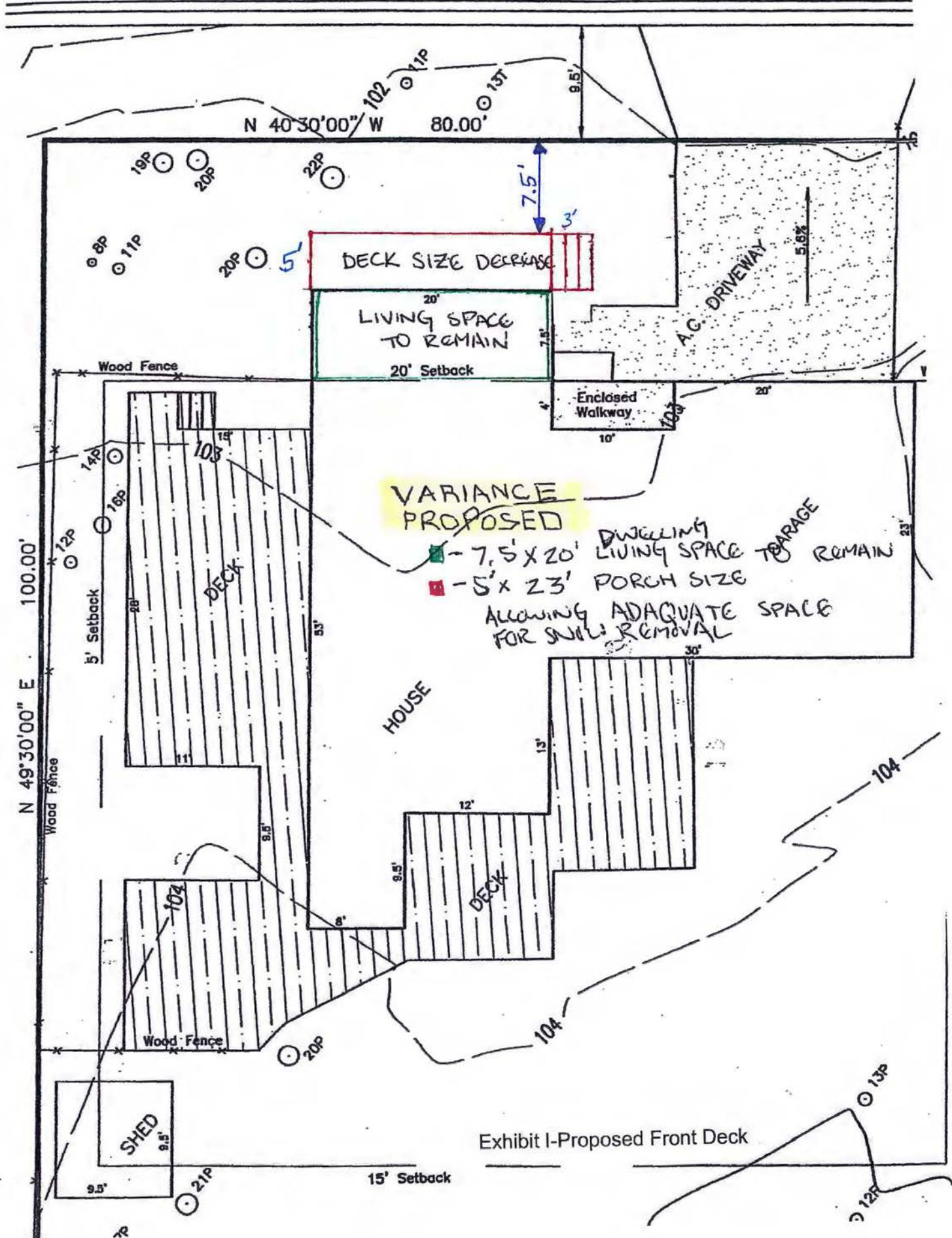


Exhibit I-Proposed Front Deck