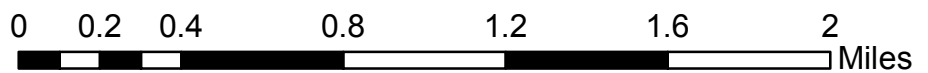
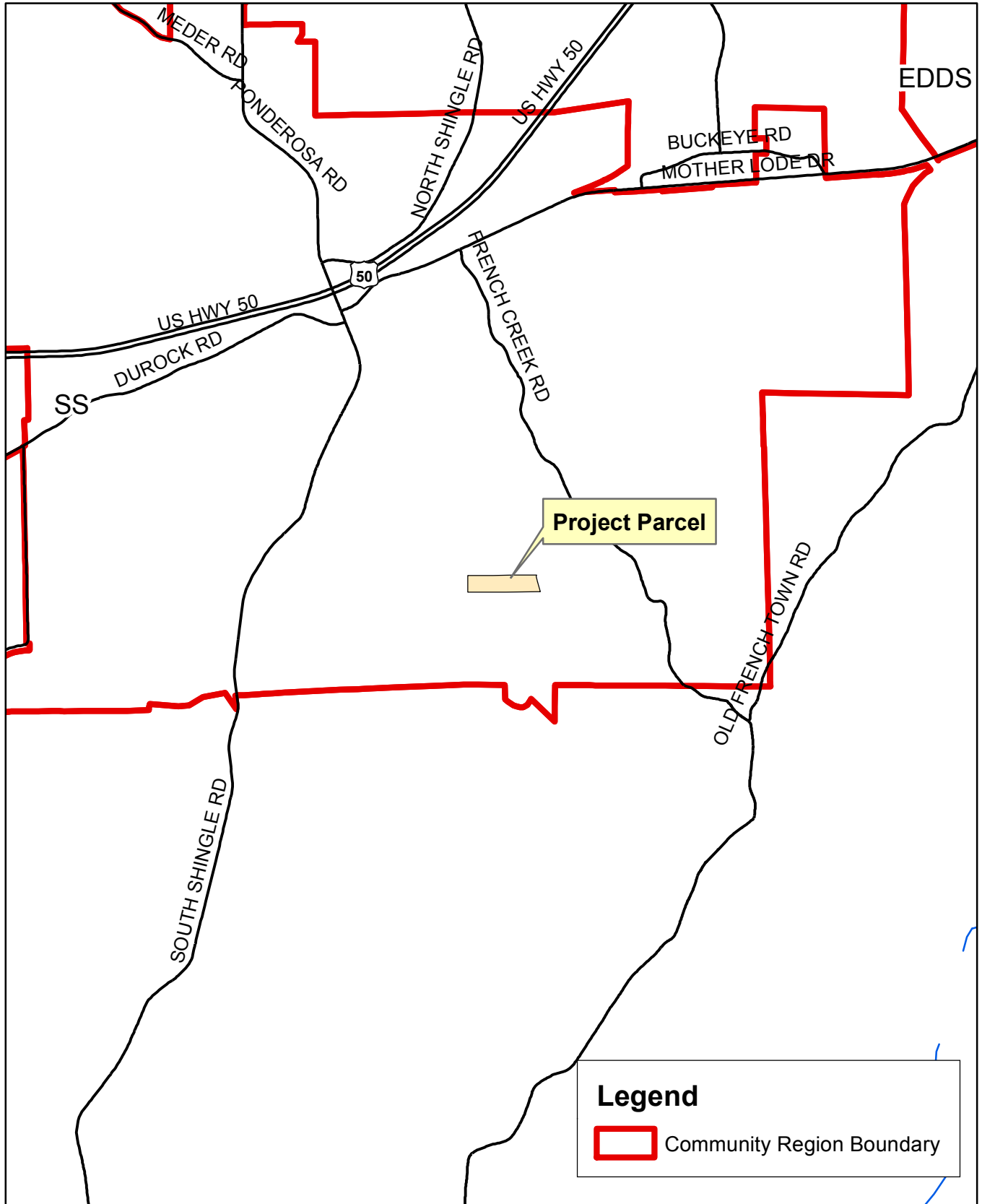


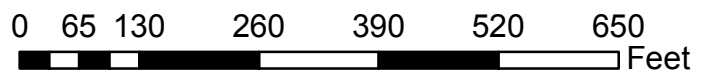
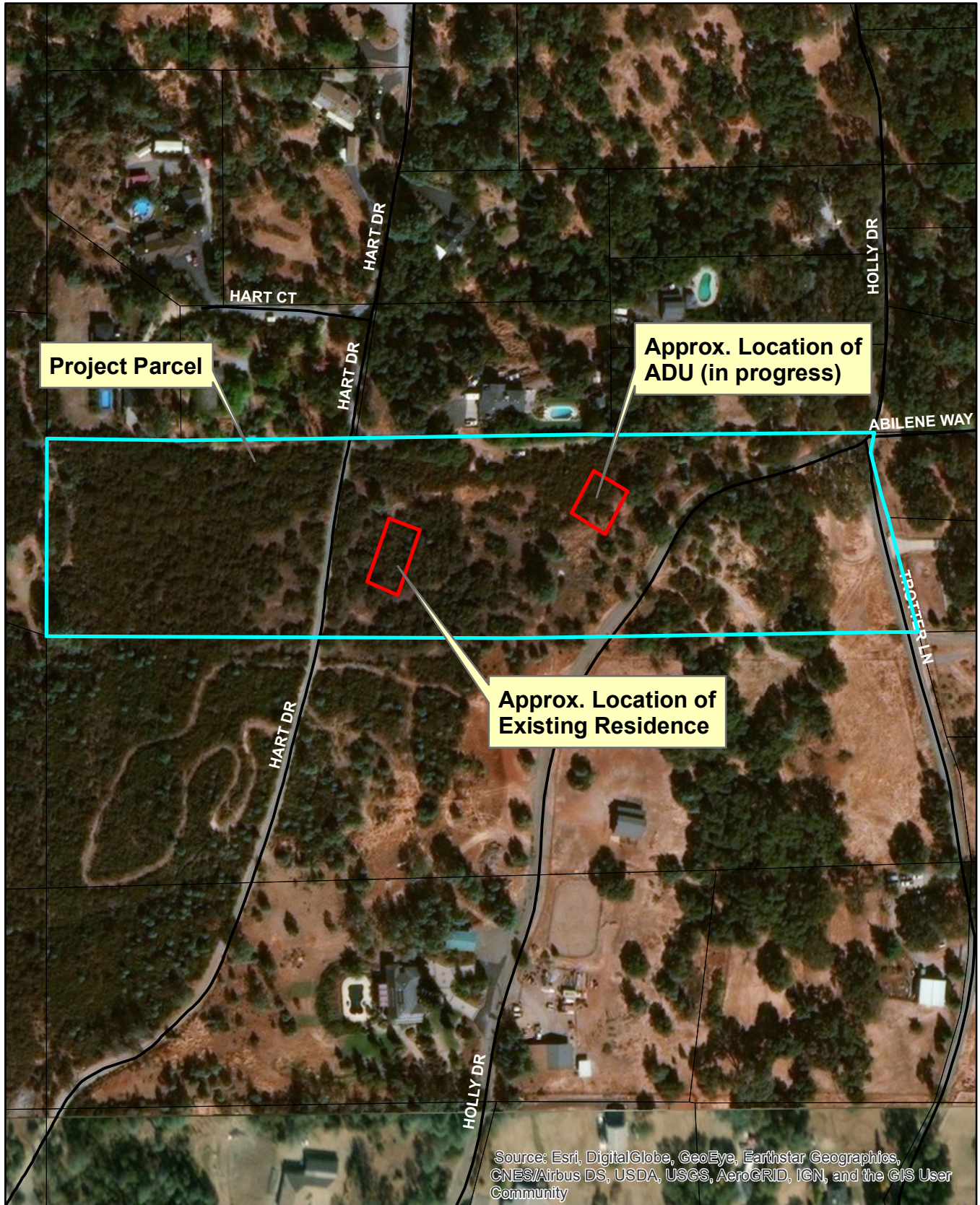
P19-0013

EXHIBIT A - LOCATION MAP



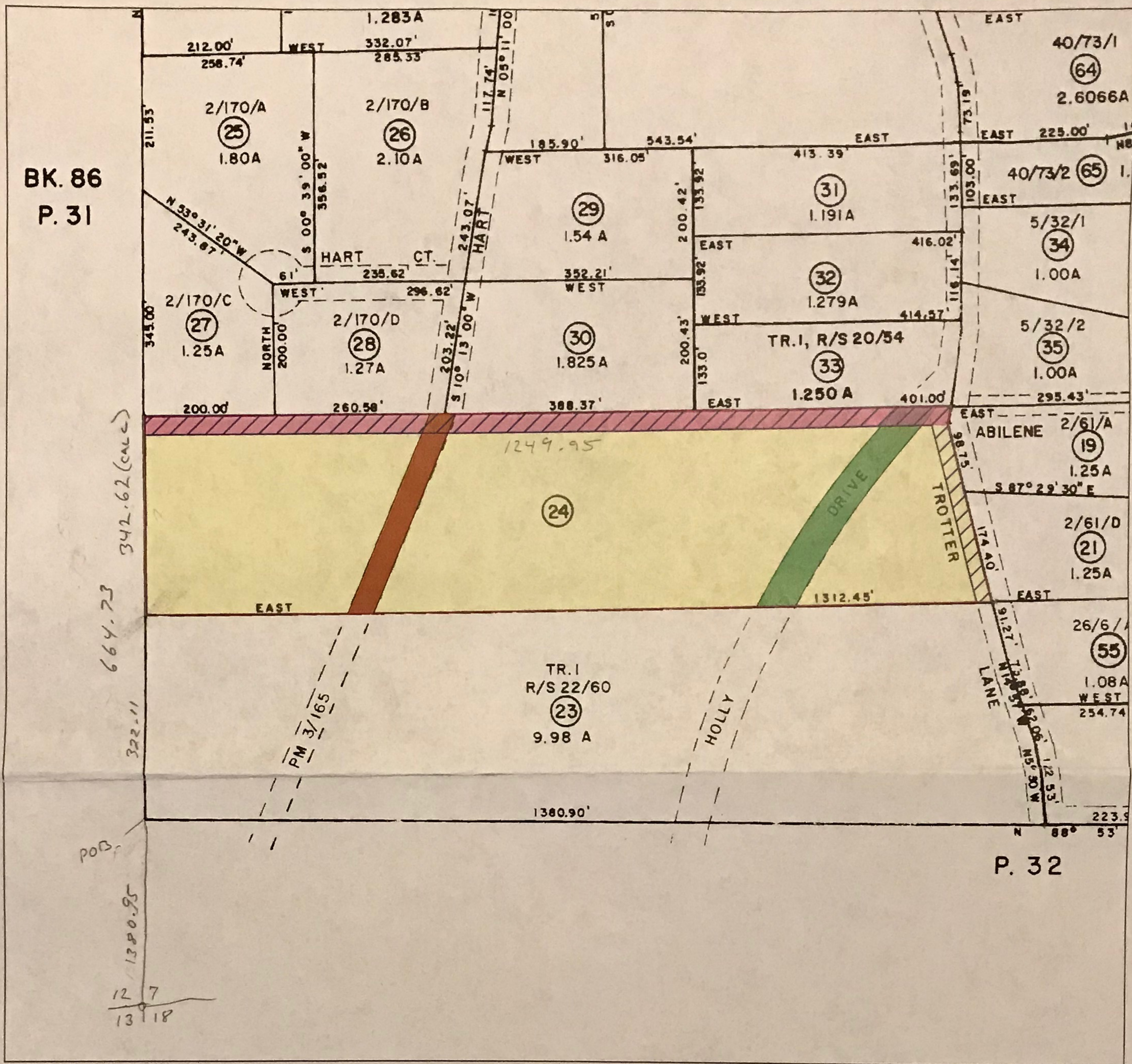
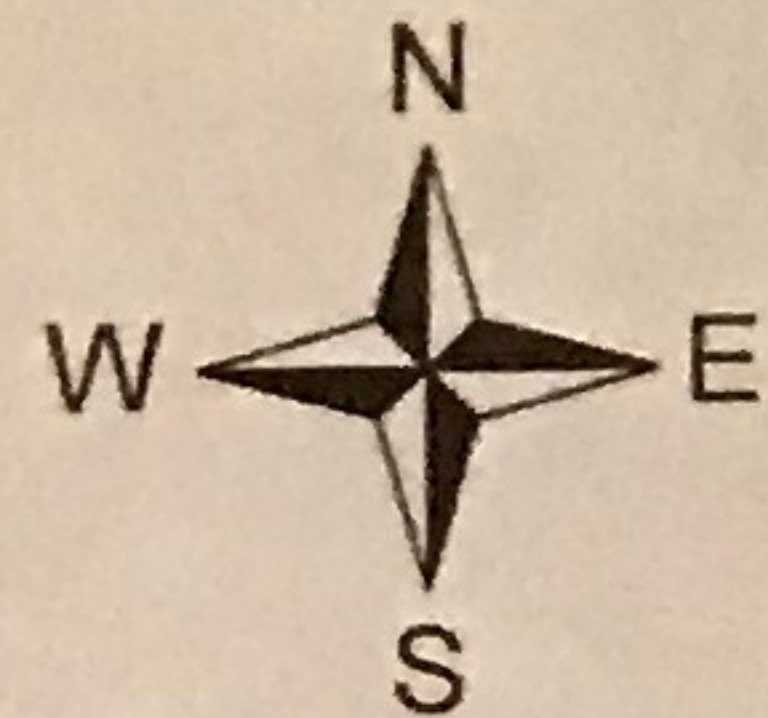
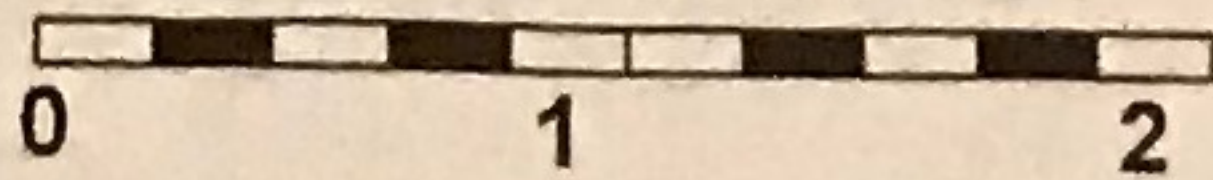
P19-0013

EXHIBIT C - SITE AERIAL PHOTO




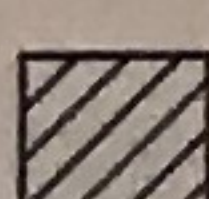



P19-0013 EXHIBIT D - ASSESSOR'S PARCEL MAP

Standard Scale 1 : 1



LEGEND

-  Parcel (Fee, Property in Question)
-  Item No. 6 - Easement for Road and utility
11/23/1959, Book 490, Page 220, of Official Records
Affects as described therein
-  Item No. 7 - Easement for Road
10/11/1961, Book 567, Page 349, of Official Records
Affects as described therein
-  Item No. 8 - Easement for Road
05/11/1962, Book 591, Page 112, of Official Records
Affects as described therein
-  Item No. 9 - Easement for Road and public utilities
03/02/2001, Instrument No. 2001-0010975, of Official Records
Affects as described therein

Old Republic Title Company
 200 Auburn Folsom Road, Suite 205
 Auburn, CA 95603
 (530) 885-7770 Fax: (530) 885-4618

Title Order No. 2123026177, Preliminary Report Dated as of June 08, 2018
 Reference : DAVENPORT
 Property: APN 090-300-24 100 Holly Drive, Shingle Springs, CA 95682
 Drawing Date: 06/22/2018
 Data :
 Assessor's Parcel Nos. : 090-300-24-100

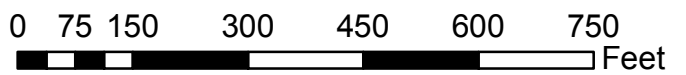
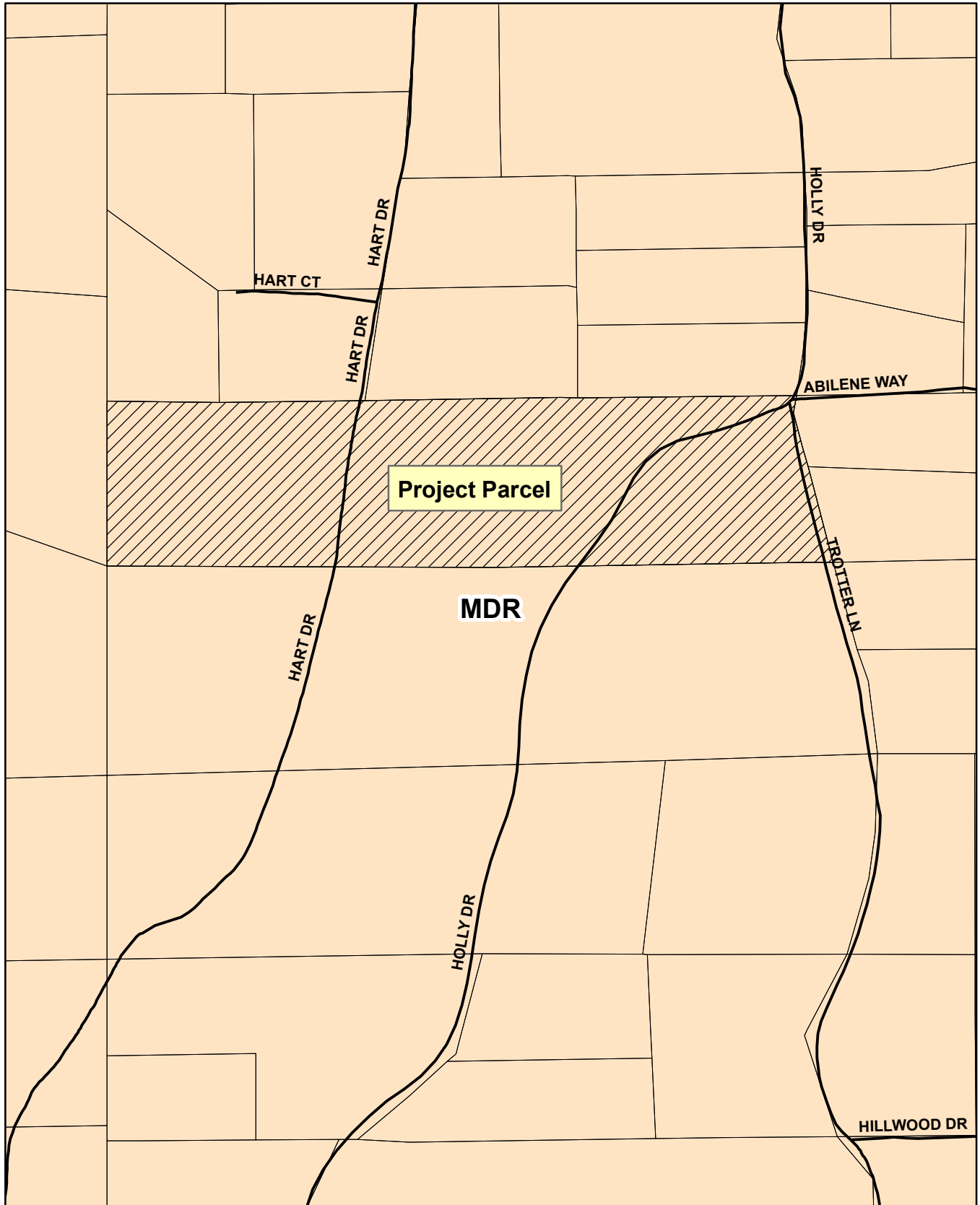
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

Plat Showing the land referred to herein is situated in the County of El Dorado, State of California.

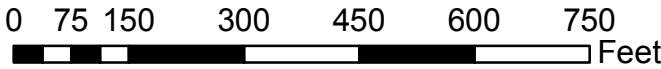
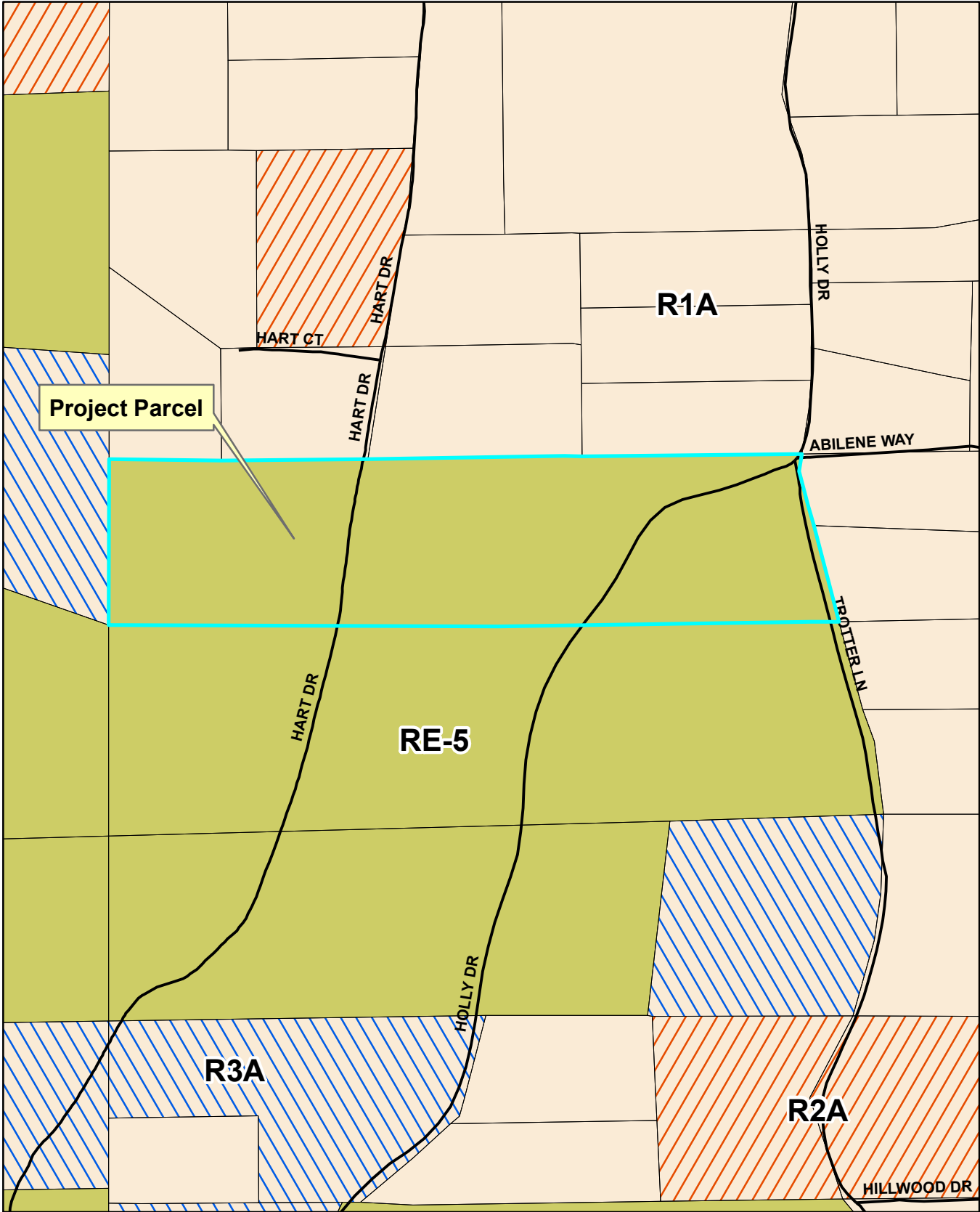
NOTE: Easements depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.

P19-0013

EXHIBIT E - GENERAL PLAN LAND USE MAP



P19-0013 EXHIBIT F - ZONING MAP



P19-0013 EXHIBIT G - EID METER AWARD LETTER



El Dorado Irrigation District
METER AWARD LETTER

Letter No: DS1020-218

This serves as an award for:

Date: October 6, 2020

SUBDIVISION

PARCEL SPLIT

OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Robert & Jeannine Swanson
4545 Hart Drive
Shingle Springs, CA 95682

Swanson Residence
4545 Hart Dr, Shingle Springs
APN:090-300-024

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: 2 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 0 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3215DEV/902295
Service Purchase Project No.: 3204SP, 3339SP

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.

Georgina M. Pike

Owner/Applicant Signature

Development Services

P19-0013 EXHIBIT G - EID METER AWARD LETTER



P19-0013 EXHIBIT H - HISTORIC ASSESSOR'S PARCEL MAP 1977-1979

PORTION W 1/2 SECTION 7, T.9N., R.10E., M.D.M.

54-13
54-17 90:14

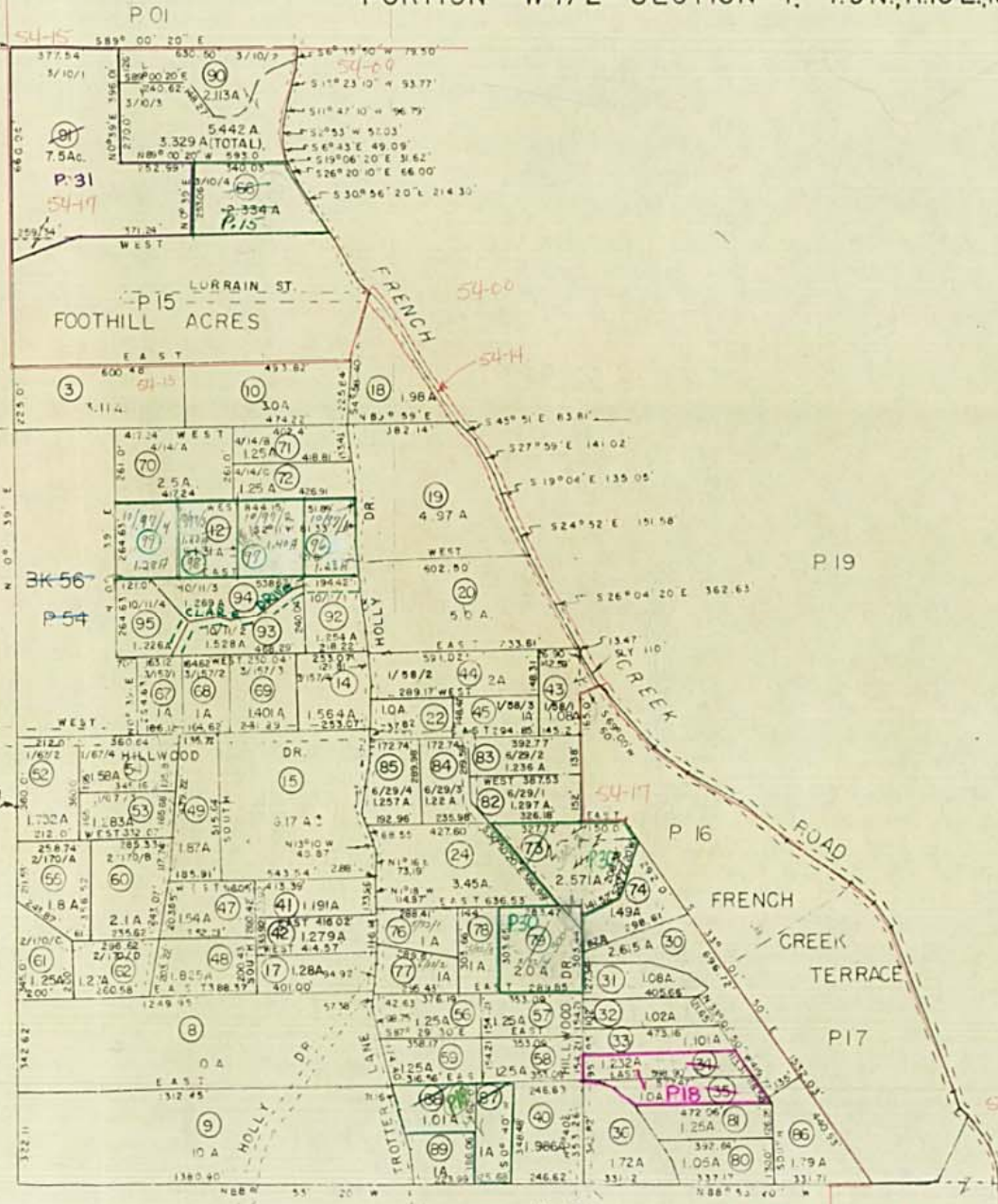


- 56 = 2/61/A
- 57 = 2/61/B
- 58 = 2/61/C
- 59 = 2/61/D
- 54 = 1/67/A
- 55 = 2/170/A
- 60 = 2/170/B
- 61 = 2/170/C
- 62 = 2/170/D
- 76 = 5/32/1
- 77 = 5/32/2
- 78 = 5/32/3
- 79 = 5/32/4
- 50 = 5/116/1
- 81 = 5/116/2
- 37 = 6/144/1
- 88 = 6/144/2
- 89 = 6/144/3
- 40 = 6/144/4

BK 86
BK 56
P 48
P. 21

BK 86
BK 56
P 54
P. 31

BK 86
BK 56
P 54
P. 31



Assessor's Map
County of El Dorado, Calif.

77-78
78-79

54-79

54-13 54-17

P19-0013 EXHIBIT I - APPLICANT SITE PHOTOGRAPHS



P19-0013 EXHIBIT I - APPLICANT SITE PHOTOGRAPHS



P19-0013 EXHIBIT I - APPLICANT SITE PHOTOGRAPHS



P19-0013 EXHIBIT I - APPLICANT SITE PHOTOGRAPHS



P19-0013 EXHIBIT I - APPLICANT SITE PHOTOGRAPHS



P19-0013 EXHIBIT J - TENTATIVE PARCEL MAP

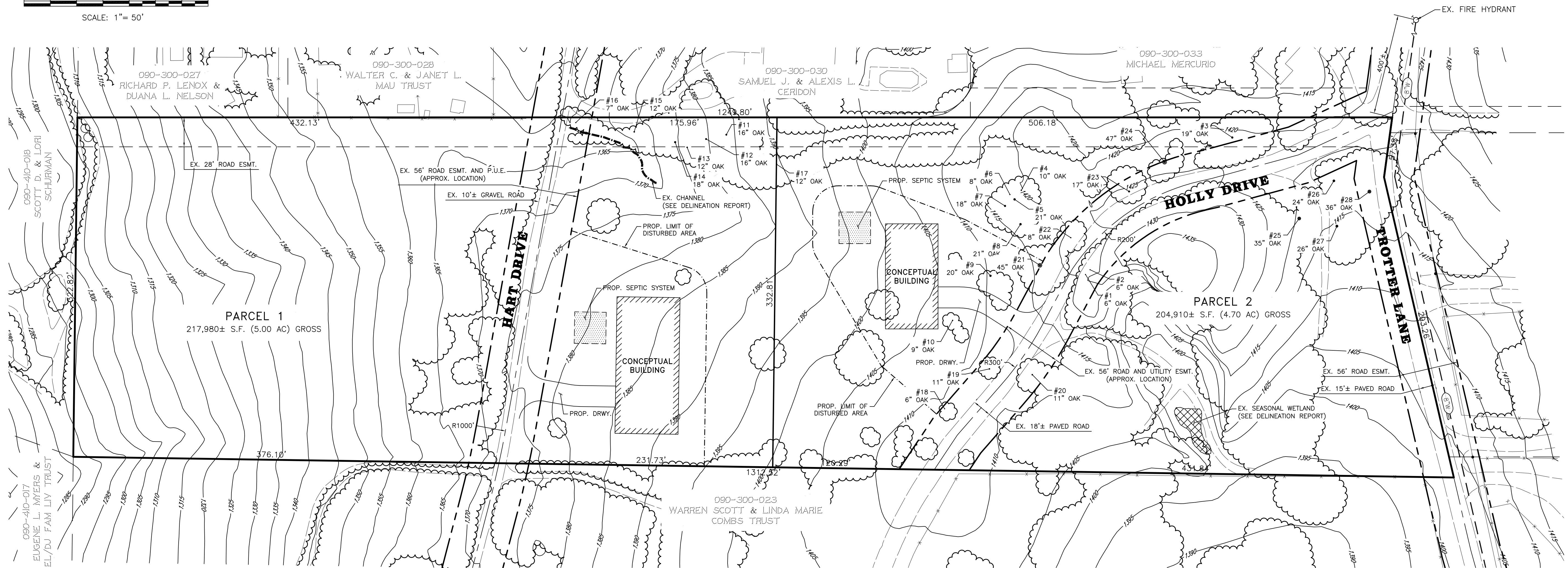
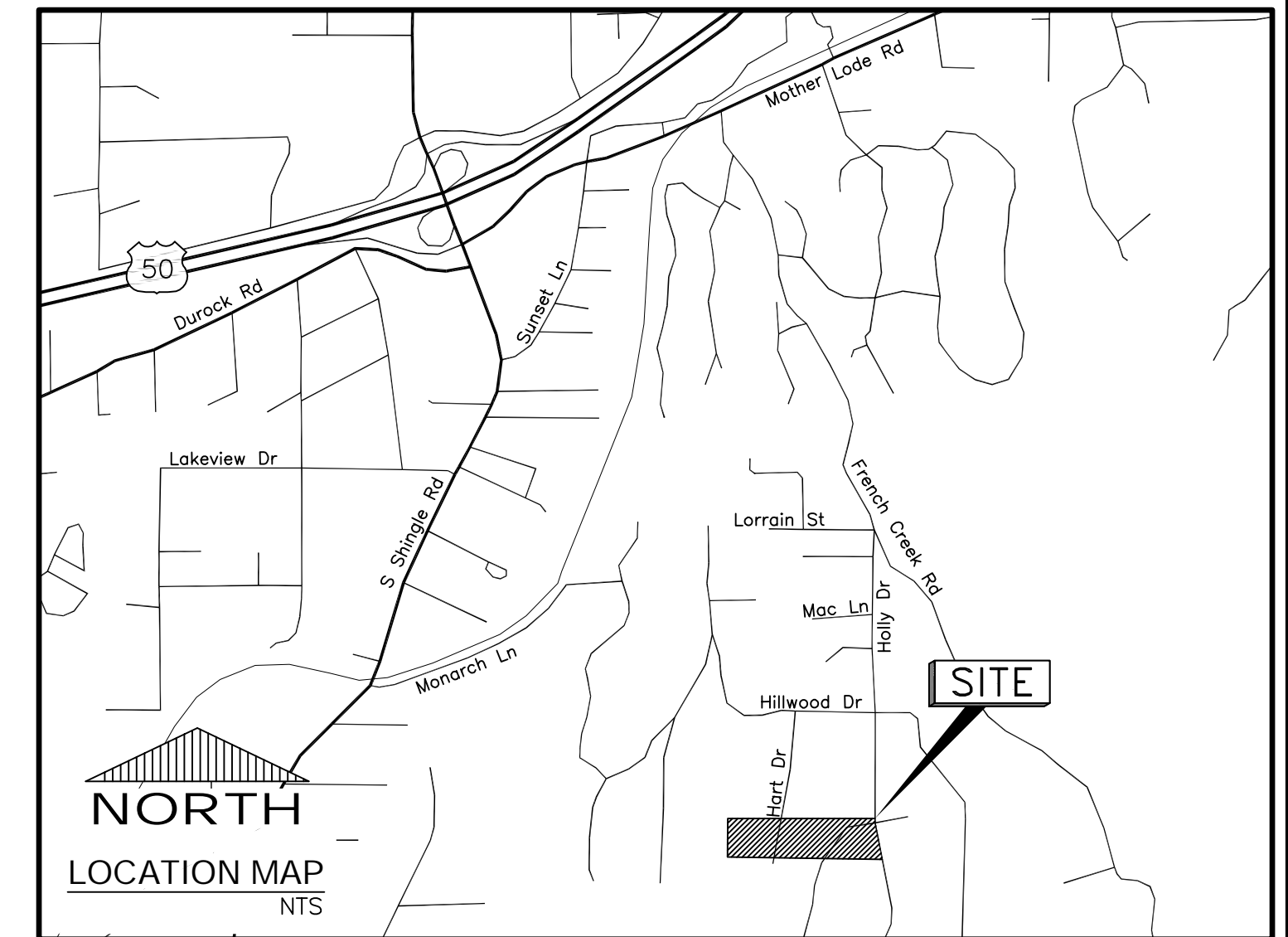
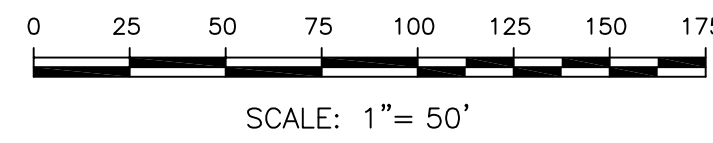
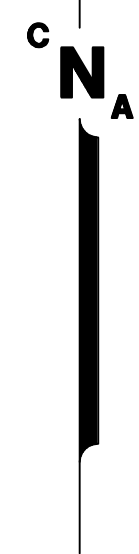
TENTATIVE PARCEL MAP FOR: 4600 HOLLY DRIVE

A.P.N.: 090-300-24

EL DORADO COUNTY
NOVEMBER 2019

STATE OF CALIFORNIA
SCALE 1" = 50'

CNA ENGINEERING INC.
SHEET 1 OF 1



OWNER
ROBERT SWANSON
958 HERR WAY
AUBURN, CA 95603
(530) 305-3408

APPLICANT
CNA ENGINEERING INC.
2575 VALLEY ROAD
SACRAMENTO, CA 95821
(916) 485-3746

MAP PREPARED BY
CNA ENGINEERING INC.
2575 VALLEY ROAD
SACRAMENTO, CA 95821
(916) 485-3746

SCALE
1" = 50'

SITE PLAN
SCALE: 1" = 50'

CONTOUR INTERVAL
5'

SOURCE OF TOPOGRAPHY
AERIAL

SECTION, TOWNSHIP AND RANGE
SECTION 7, TOWNSHIP 09 NORTH, RANGE
10 EAST, M. D. B. & M.

ASSESSOR'S PARCEL NO.
090-300-24

PRESENT ZONING
RE-5

TOTAL AREA
9.71 ACRES

TOTAL NUMBER OF LOTS
2

MINIMUM PARCEL AREA
5.00 ACRES

WATER
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION
EL DORADO COUNTY FPD

DATE OF PREPARATION
NOVEMBER 1, 2019



EL DORADO COUNTY APPROVAL

PLANNING COMMISSION: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

APPROVED BY DATE	
DESCRIPTION	
NO.	REVISIONS
CNA ENGINEERING INC. CIVIL ENGINEERING: LAND SURVEYING PLANNING: STRUCTURAL DESIGN PHONE: (916) 485-3746 2575 VALLEY ROAD, SACRAMENTO, CA 95821 vt.cnaeng@sbcglobal.net	
PREPARED BY	JEREL O.
DRAFTED BY	STEVE N.
DESIGNED BY	CHRIS O.
CHECKED BY	CHRIS O.
SCALE	HORIZ. 1" = 50' VERT. 1" = N/A
FLD. BK.	N/A
ASSESSOR'S PARCEL NO.	090-300-24
TENTATIVE PARCEL MAP FOR: 4600 HOLLY DRIVE A.P.N.: 090-300-24	
DATE	11/18/2019
FN.	19082.DWG
SHEET	1 OF 1
SHEETS	