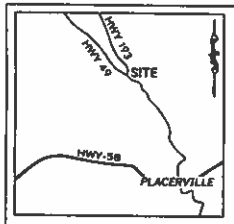
PARCEL MAP

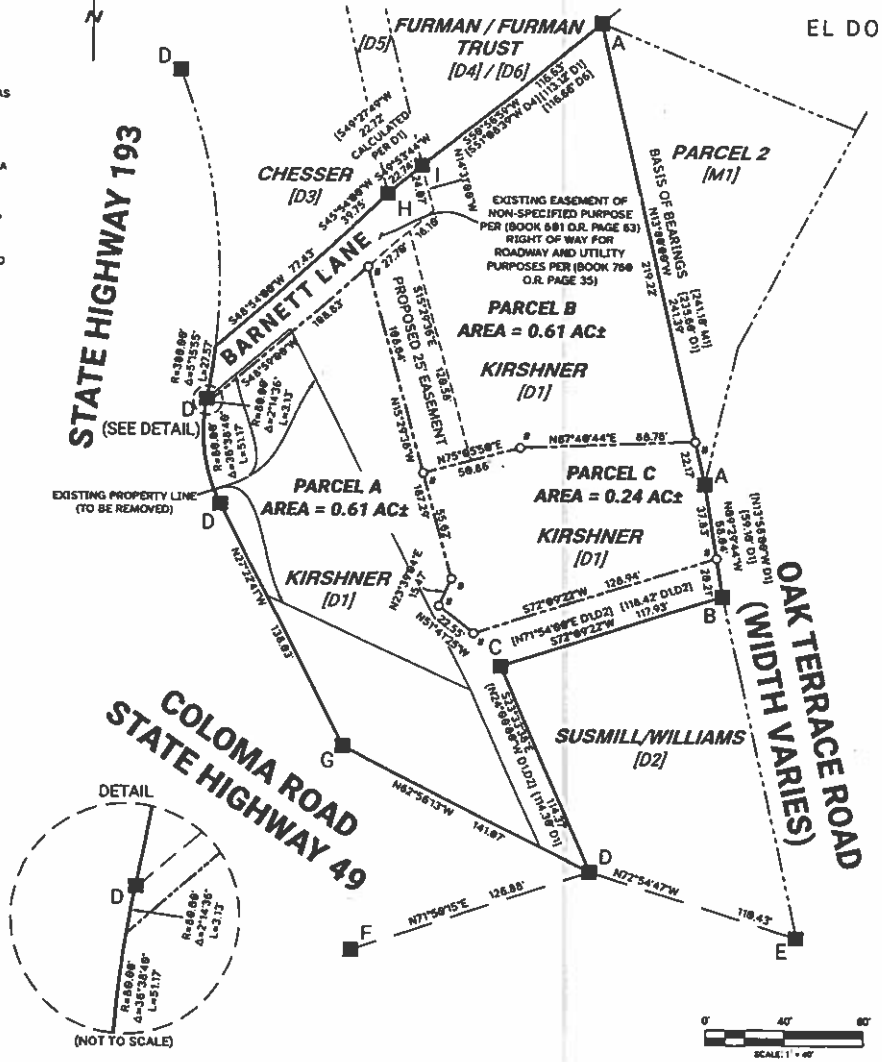
REFLECTING A LOT LINE ADJUSTMENT PERFORMED ON THE LANDS OF KIRSHNER A PORTION OF LOT 10, BLOCK 37, CITY OF PLACERVILLE, AND A PORTION OF SEC 7, T 10 N, R 11 E, M.D.M.
EL DORADO COUNTY, CALIFORNIA
MARCH, 2026



VICINITY MAP
(NOT TO SCALE)

LEGEND

- EXTERIOR BOUNDARY LINE
- NEW BOUNDARY LINE
- LINE BEING REMOVED
- EASEMENT LINE
- ADJOINER PARCEL LINE



0' 40' 80'
SCALE: 1" = 40'

BASIS OF BEARINGS:
THE BEARING BETWEEN FOUND MONUMENTS DESIGNATED HEREON AS "A" WAS TAKEN AS N13°00'00"W AS SHOWN ON [M1].

SURVEYOR'S NOTES:
THE PROPERTY GRANTED IN [D1], AND SHOWN HEREON WAS DETERMINED TO BE 3 LEGAL PARCELS BY A CERTIFICATE OF COMPLIANCE PROCESS. THE INTERIOR BOUNDARY LINES ARE TO BE RE-CONFIGURED BY A LOT LINE ADJUSTMENT AS SHOWN.

THE ORIGINAL LEGAL DESCRIPTION OF THE PARCEL CONTAINED SEVERAL DISCREPANCIES WITH THE FOUND EVIDENCE, INCLUDING A MISSING COURSE ON THE NORTHERN BOUNDARY, AND A POTENTIAL GAP OF OWNERSHIP. SHOULD THE MONUMENT MARKING THE CORNER COMMON TO [D4] AND [M1] NOT BE ACCEPTED AS THE CORNER OF [D1], THOUGH [M1] PROVIDES LITTLE INFORMATION ON HOW THE MONUMENTS NOTED HEREON AS "A" WERE DETERMINED, THE ACCEPTANCE OF THIS CORNER BY [M1] AND [D4] DOCUMENTS POINT TO THE ACCEPTANCE OF THIS MONUMENT BY THIS SURVEY TO BE THE COURSE MOST HARMONIOUS WITH THE NEIGHBORING PARCELS.

WHILE TRUE TO ITS REPORTED POSITION ON [M2], THE CORNER MARKED BY MONUMENT "D" FELL WITHIN 0.2 FEET OF THE CALCULATED POSITION OF THE CORNER SEARCHED FOR. IT WAS ACCEPTED AS THE CORNER BY THIS SURVEYOR.

THE LEGAL DESCRIPTION PROVIDED IN [D4] DESCRIBES THE ADJOINING PORTION OF THE ADJOINER PARCEL, BUT THE MOST RECENT TRANSFER AVAILABLE [D6] APPEARS TO HAVE ONLY RECORDED THE TRANSFER PORTION OF THE PARCEL.

NOTES:
THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762 (b), PARAGRAPH 5 OF THE PROFESSIONAL LAND SURVEYORS' ACT.

THE PURPOSE OF THIS SURVEY IS TO REFLECT THE ADJUSTED LINES CREATED IN THAT LOT LINE ADJUSTMENT LLASV25-0031 APPROVED BY THE CITY OF PLACERVILLE ON OCTOBER 22ND, 2025.

PLEASE REFER TO DOCUMENT 2026-_____
FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST

ALL DISTANCES ARE IN FEET AND DECIMAL FEET.

THE FIELD SURVEY WAS PERFORMED IN 2025.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED BY REFERENCE INFORMATION NOTED BY BRACKETS: [ ]

SUBDISTANCES MAY NOT ADD TO TOTALS DUE TO ROUNDING ERRORS

REFERENCES:

[D1] GRANT DEED TO KEVIN KIRSHNER, RECORDED JULY 7, 2023, DOCUMENT SERIES 2023-0016730, EL DORADO COUNTY RECORDS
[D2] DECLARATION OF SEVERANCE OF JOINT TENANCY, RECORDED MAY 19, 2022, DOCUMENT SERIES 2022-0022495, EL DORADO COUNTY RECORDS
[D3] GRANT DEED TO CHESSER, RECORDED MAY, 18, 2022, DOCUMENT SERIES 2022-0022233, EL DORADO COUNTY RECORDS
[D4] TRUST TRANSFER DEED TO THE HELEN MARIE FURMAN REVOCABLE LIVING TRUST OF 2019, RECORDED FEBRUARY 22, 2019, DOCUMENT SERIES 2019-0005534, EL DORADO COUNTY RECORDS
[D5] QUITCLAIM DEED, RECORDED FEBRUARY 15, 2022, DOCUMENT SERIES 2022-0007512, EL DORADO COUNTY RECORDS
[D6] DEED OF TRUST, RECORDED MARCH 27, 2006, DOCUMENT SERIES 2006-0020094, EL DORADO COUNTY RECORDS
[M1] PARCEL MAP RECORDED IN BOOK 18 OF PARCEL MAPS AT PAGE 48, DECEMBER 13, 1977
[M2] RECORD OF SURVEY RECORD IN BOOK 28 OF RECORD OF SURVEYS AT PAGE 140, FEBRUARY 1, 2006

MONUMENT DETAILS:

- A FOUND 3/4" IRON PIPE WITH CAP STAMPED "RCE 22180 1977" PER [M1]
- B FOUND 3/4" AXLE PER [D1]
- C FOUND 1/2" PIN (NO RECORD)
- D FOUND 1" IRON PIPE WITH ALUMINUM CAP STAMPED "CALTRANS LS 7198" PER [M2]
- E FOUND 1/2" PIN (NO RECORD)
- F FOUND MAG NAIL AND WASHER STAMPED "CALTRANS LS 7198" PER [M2]
- G FOUND MAGNETIC SIGNAL UNDER ASPHALT, NOT RECOVERED TO PREVENT DAMAGE
- H FOUND 3/4" REBAR, NO CAP (NO RECORD)
- I FOUND 3/4" IRON PIPE WITH BLANK CAP
- # SET 5/8" REBAR AND STAINLESS STEEL CAP STAMPED "BROOK PLS 9686"

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KEVIN KIRSHNER IN MAY OF 2025. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KYLE W. BROOK DATED
P.L.S. NO. 9686

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

BRIAN K. FRAZIER, PLS 9190 DATED
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY:_____

COUNTY OF EL DORADO, CALIFORNIA

RECORDER'S STATEMENT

I, JANELLE K. HORNE, HEREBY CERTIFY THAT

PARCEL MAP GUARANTEE NO. _____, WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS ___ DAY OF _____, 2026, AT _____ IN BOOK # _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF KEVIN KIRSHNER

DOCUMENT NO._____

JANELLE K. HORNE
COUNTY RECORDER - CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY:_____

JOB: 25023 APN: 001-012-036-000 SHEET 1 OF 1