

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "CREEKVIEW - PHASE 1 VILLAGE 23" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

- (A) A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B AND C, THE STREETS SHOWN HEREON AS FITCH PLACE AND FARMSTEAD CIRCLE, AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHTS-OF-WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).
- (B) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS LOTS A, B AND C SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.)

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- (A) AS PUBLIC RIGHTS-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS FITCH PLACE AND FARMSTEAD CIRCLE.
- (B) LOTS A, B AND C AS SHOWN HEREON TO THE CITY OF ROSEVILLE FOR LANDSCAPING AND AS PUBLIC RIGHTS-OF-WAY.

ANTHEM UNITED CREEKVIEW DEVELOPMENTS LIMITED PARTNERSHIP,  
A WASHINGTON LIMITED PARTNERSHIP

BY: Brian Moore  
Vice President

**NOTARY'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Placer  
ON 9/15/20 BEFORE ME, Karron M. Vasquez NOTARY PUBLIC

PERSONALLY APPEARED Brian Moore  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL  
Karron M. Vasquez  
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Colono COUNTY  
MY COMMISSION EXPIRES: 2/14/22 MY COMMISSION NUMBER: 2228882

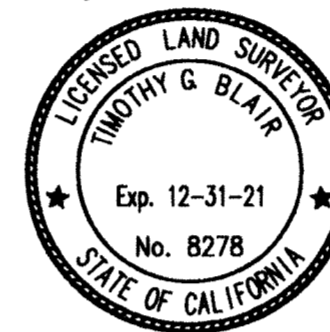
**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CREEKVIEW - PHASE 1 VILLAGE 23" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

Marc Stout DATE: 9/15/20  
MARC STOUT, R.C.E. 69879  
CITY ENGINEER, CITY OF ROSEVILLE  
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CREEKVIEW - PHASE 1 VILLAGE 23 IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE  
Timothy G. Blair DATE: 9/29/20  
TIMOTHY G. BLAIR, PLS 8278  
EXPIRES DECEMBER 31, 2021



**CITY CLERK'S STATEMENT**

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "CREEKVIEW - PHASE 1 VILLAGE 23", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B AND C, THE RIGHTS-OF-WAY AND PASEO EASEMENTS OFFERED HEREON FOR DEDICATION.

Donna Proya  
CITY CLERK, CITY OF ROSEVILLE  
DATE: 10/8/2020 BY: \_\_\_\_\_  
ASSISTANT CITY CLERK

**RECORDER'S STATEMENT**

FILED THIS 5<sup>TH</sup> DAY OF NOVEMBER, 2020, AT 11:01 A.M. IN BOOK FF OF MAPS, AT PAGE 24, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

Ryan Bako DOCUMENT NO.: 2020-0126906  
RECORDER OF PLACER COUNTY  
STATE OF CALIFORNIA

BY: D. Butera FEE: \$ 104.00  
DEPUTY

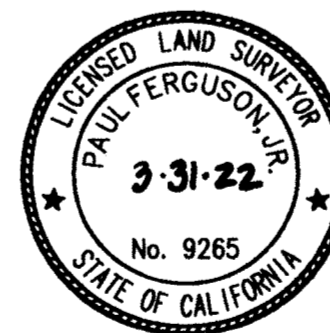
**SURVEYOR'S STATEMENT**

THIS MAP OF "CREEKVIEW - PHASE 1 VILLAGE 23" 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 ANTHEM UNITED CREEKVIEW DEVELOPMENTS LIMITED PARTNERSHIP, IN JANUARY, 2019, I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: Paul Ferguson  
PAUL FERGUSON, JR., PLS 9265  
EXPIRATION DATE: MARCH 31, 2022

DATE: 9/4/2020



**FINAL MAP OF  
CREEKVIEW - PHASE 1  
VILLAGE 23  
SUBDIVISION No. PL18-0190**

BEING A SUBDIVISION OF LOT 12 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "CREEKVIEW - PHASE 1 LARGE LOT SUBDIVISION" FILED FOR RECORD ON JUNE 01, 2020 IN BOOK EE OF MAPS, AT PAGE 97, PLACER COUNTY RECORDS, WITHIN SECTION 14, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA  
**Mackay & Somps** OCTOBER 2020  
ENGINEERS PLANNERS SURVEYORS  
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1199  
SHEET 1 OF 8 18431.000

**TRUSTEE'S STATEMENT**

FIRST AMERICAN TITLE COMPANY, A NEBRASKA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON MAY 24, 2019, AS INSTRUMENT NO. 2019-34783, OFFICIAL RECORDS OF PLACER COUNTY, AGAINST THE LAND HEREIN SHOWN CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: *Diana L. Edwards* \* Insurance  
Diana L. EDWARDS \*\* 2019-0034783  
 NORTHERN CA ESCROW MANAGER

**NOTES:**

- ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- TOTAL AREA FOR THIS SUBDIVISION IS 8.131± ACRES, CONSISTING OF 61 RESIDENTIAL LOTS AND 3 LANDSCAPE LOTS.
- ALL FRONT LOT CORNERS WILL BE SET WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00 FOOT FROM THE FRONT PROPERTY LINE.
- ALL REAR LOT CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265". WHERE MONUMENTS FALL WITHIN A SOUND WALL OR CONCRETE FOOTING A 5/8" REBAR, WITH PLASTIC CAP STAMPED "LS 9265" WILL BE SET ON THE SIDE LOT LINE ON A 4.00 FOOT OFFSET TO THE REAR LOT CORNER.
- A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOCON DATED AUGUST 2014; PROJECT NUMBER 59578-05-05 AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT, FILE NO. 308-885.

**LEGEND:**

- DIMENSION POINT
- ◊ FOUND SECTION CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
- ⊙ FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265"
- ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265"
- AC. ACRES
- CB CHORD BEARING
- CD CHORD DISTANCE
- FD FOUND
- IOD/ROW IRREVOCABLE OFFER OF DEDICATION/RIGHT-OF-WAY
- OD OUTSIDE DIAMETER
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF PLACER COUNTY
- P.E. PASEO EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- (X) SHEET INDEX
- SUBDIVISION BOUNDARY
- - - CENTER LINE
- - - IOD/ROW
- LOT LINE & ROW
- LOT LINE
- - - EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- T FRONT MONUMENT SEE NOTE 3 HEREON
- L REAR MONUMENT SEE NOTE 4 HEREON

**NOTARY'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
 COUNTY OF Placer  
 ON September 8, 2020 BEFORE ME, Christina Edwards, A NOTARY PUBLIC

PERSONALLY APPEARED Diana Edwards  
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) SHE(S) EXECUTED THE SAME IN HIS(HER) THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS(HER) THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.  
*Christina Edwards*  
 SIGNATURE PRINTED NAME

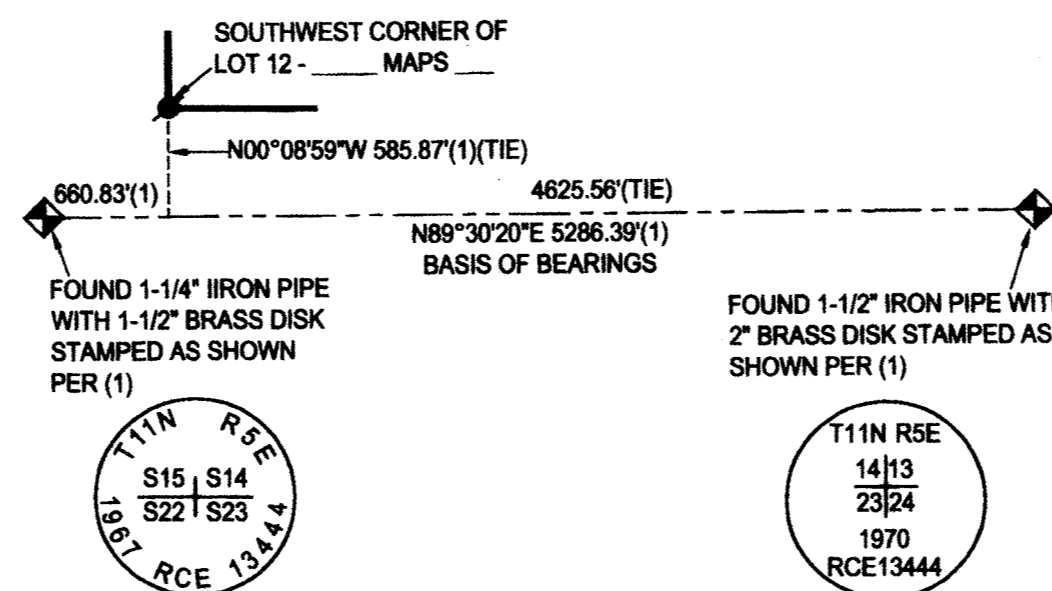
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY  
 MY COMMISSION EXPIRES: May 31, 2023 MY COMMISSION NUMBER: 2290674

**REFERENCES:**

- (1) EE MAPS 97 CREEKVIEW PHASE 1 LLM
- (2) FF MAPS 23 CREEKVIEW PHASE 1 VILLAGE 13 & 14

**BASIS OF BEARINGS:**

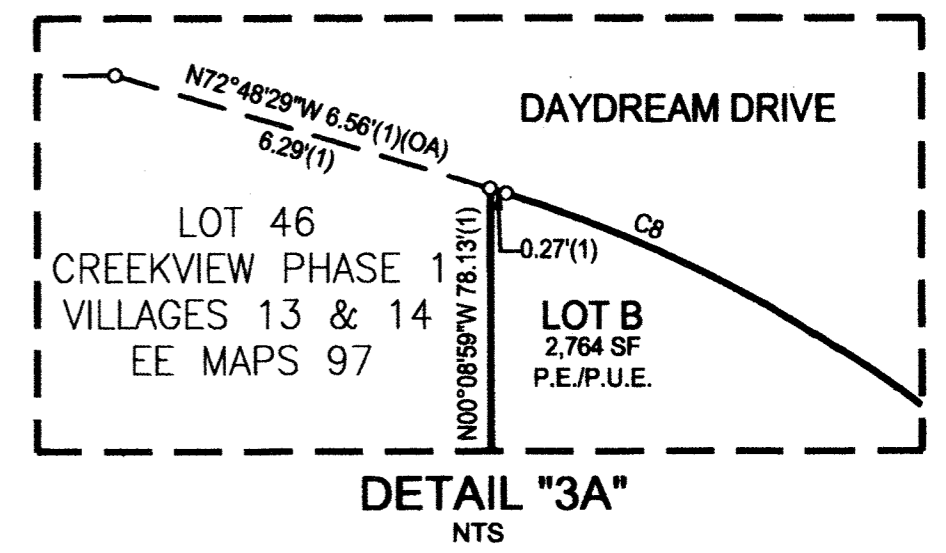
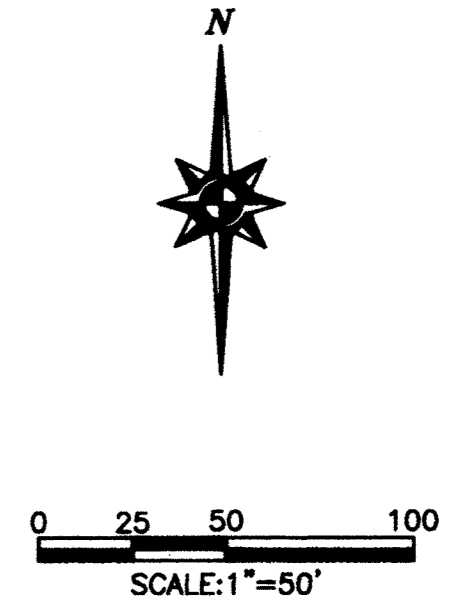
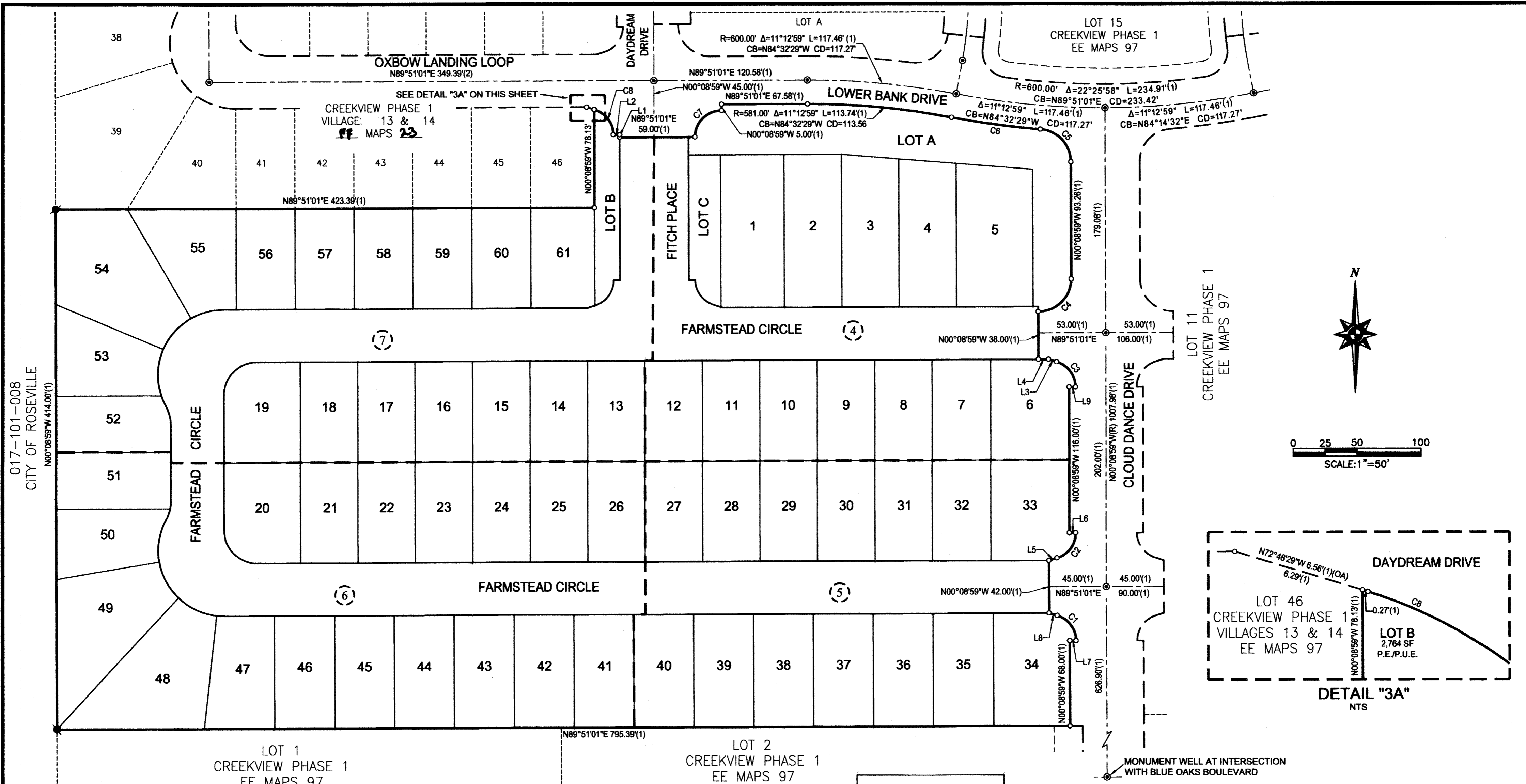
THE BASIS OF BEARINGS FOR THIS MAP IS N 89°30'20" E AS SHOWN ON THE SOUTH LINE OF SECTION 14 PER THAT CERTAIN FINAL MAP ENTITLED "CREEKVIEW PHASE 1 LARGE LOT MAP" FILED FOR RECORD ON JUNE 1, 2020 IN BOOK EE OF MAPS, AT PAGE 97, PLACER COUNTY RECORDS.



**FINAL MAP OF  
 CREEKVIEW - PHASE 1  
 VILLAGE 23  
 SUBDIVISION No. PL18-0190**

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 OCTOBER 2020  
 SHEET 2 OF 8 18431.000



Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1(1)	21.00	72°39'31"	26.63'	N36° 28' 44"W	24.88'
C2(1)	21.00	72°39'31"	26.63'	N36° 10' 47"E	24.88'
C3(1)	21.00	72°39'31"	26.63'	N36° 28' 44"W	24.88'
C4(1)	26.00	90°00'00"	40.84'	N44° 51' 01"E	36.77'
C5(1)	26.00	85°17'12"	38.70'	N42° 47' 35"W	35.23'
C6(1)	619.00	06°30'11"	70.26'	N82° 11' 05"W	70.22'
C7(1)	21.00	90°00'00"	32.99'	N44° 51' 01"E	29.70'
C8(1)	21.00	72°39'31"	26.63'	N36° 28' 44"W	24.88'

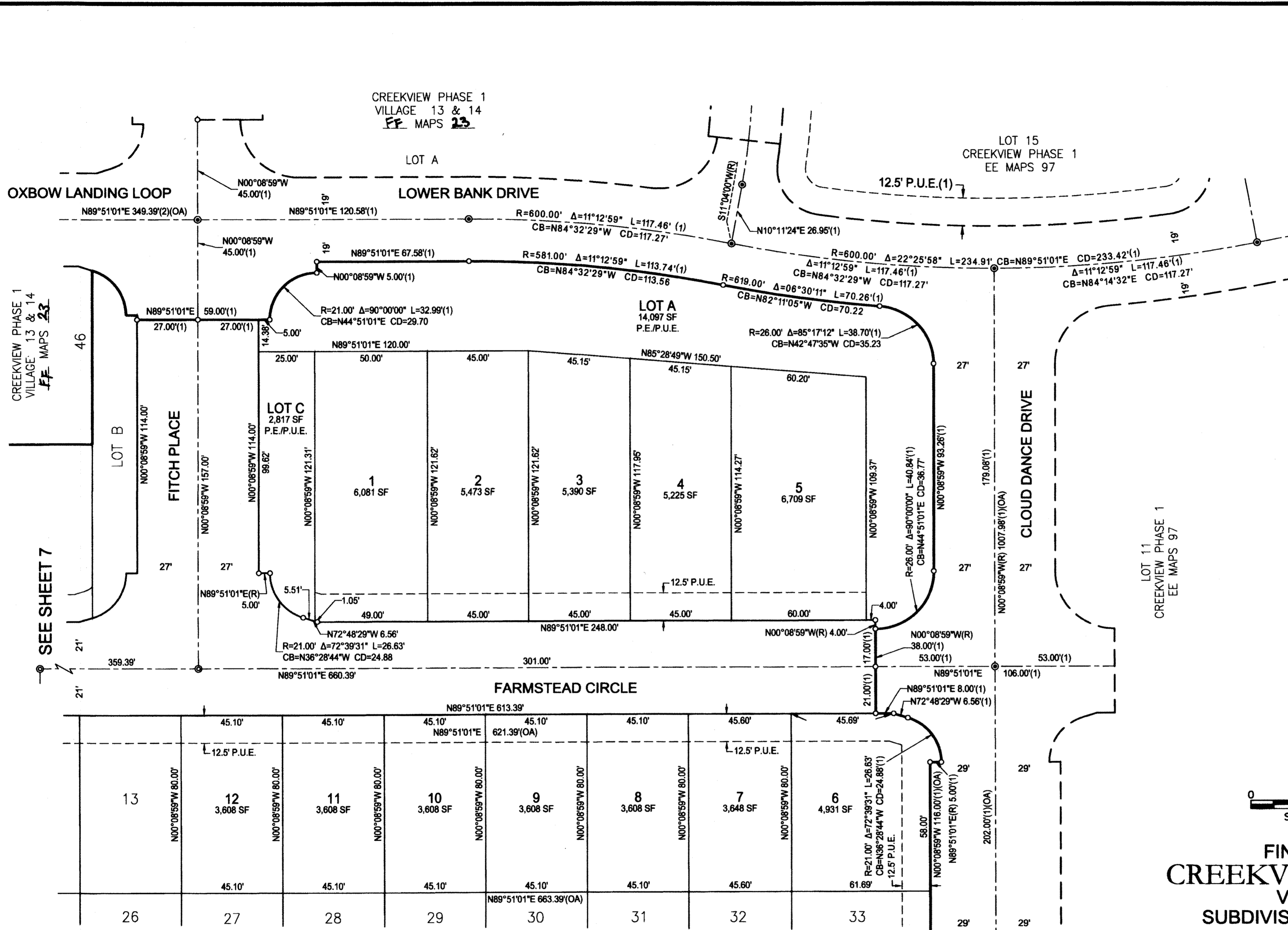
Line Table		
Line #	Bearing	Length
L1(1)	N00°08'59"W	2.00'
L2(1)	N89°51'01"E(R)	5.00'
L3(1)	N72°48'29"W	6.56'
L4(1)	N89°51'01"E	8.00'
L5(1)	N72°30'32"E	6.56'
L6(1)	N89°51'01"E(R)	5.00'
L7(1)	N89°51'01"E(R)	5.00'
L8(1)	N72°48'29"W	6.56'
L9(1)	N89°51'01"E (R)	5.00'

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SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, REFERENCES AND LEGEND



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SHEET 4 OF 8 18431.000

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, REFERENCES AND LEGEND

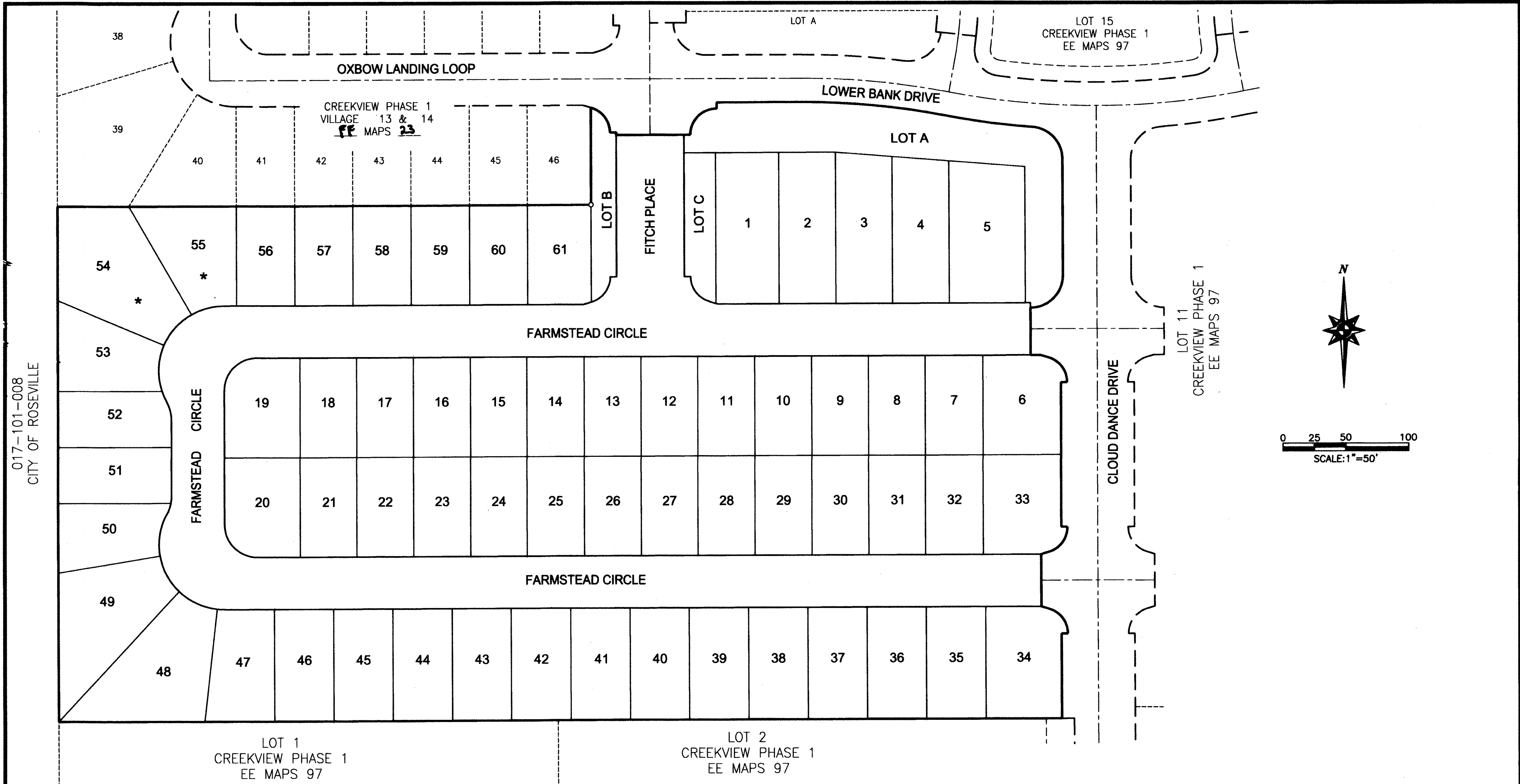
SEE SHEET 5

SEE SHEET 7









017-101-008  
CITY OF ROSEVILLE

**ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE**

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

**LEGEND**

\* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

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VILLAGE 23**

**SUBDIVISION No. PL18-0190**

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SHEET 8 OF 8

18431.000