

**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 "SIERRA VISTA KT 21A-1" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

- (A) PUBLIC EASEMENTS 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, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS WIND RIVER DRIVE, HIMALAYA WAY, LAKE RANGE WAY, TRINITY ALPS WAY AND WADDINGTON WAY, LOT A, B, & C AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

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

- (A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON), LOT A, LOT B AND LOT C AND THE STREETS SHOWN HEREON AS WIND RIVER DRIVE, HIMALAYA WAY, LAKE RANGE WAY, TRINITY ALPS WAY AND WADDINGTON WAY.

SIERRA VISTA COMMUNITIES, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME: CHRYSANTHY DEMOS NAME:  
TITLE: PRESIDENT & CEO TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME: LARRY GUALCO NAME:  
TITLE: VICE PRESIDENT TITLE:

**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 \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, \_\_\_\_\_,  
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: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_

**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 \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, \_\_\_\_\_,  
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: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

THIS FINAL MAP OF "SIERRA VISTA KT 21A-1" 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 ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

CRAIG E. SPIESS, PLS 7944  
EXPIRATION DATE: DECEMBER 31, 2021

DATE: \_\_\_\_\_



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT 21A-1" 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.

DATE: \_\_\_\_\_

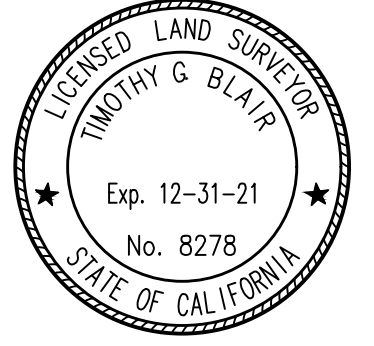
MARC STOUT, R.C.E. 69879  
CITY ENGINEER, CITY OF ROSEVILLE  
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA KT-21A-1" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATE: \_\_\_\_\_

TIMOTHY G. BLAIR, PLS 8278  
EXPIRES DECEMBER 31, 2021



**CITY CLERK'S STATEMENT**

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA KT 21A-1", AND ACCEPTING ON BEHALF OF THE PUBLIC THE PUBLIC UTILITY EASEMENT OFFERED HEREON FOR DEDICATIONS, AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B, C AND ALL RIGHTS OF WAY OFFERED HERON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

CITY CLERK, CITY OF ROSEVILLE

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
ASSISTANT CITY CLERK

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, IN THE OFFICE OF THE PLACER COUNTY RECORDER, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

RECORDER OF PLACER COUNTY STATE OF CALIFORNIA DOCUMENT NO.: \_\_\_\_\_

BY: \_\_\_\_\_ FEE: \$ \_\_\_\_\_  
DEPUTY

**FINAL MAP OF  
SIERRA VISTA  
KT 21A-1  
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

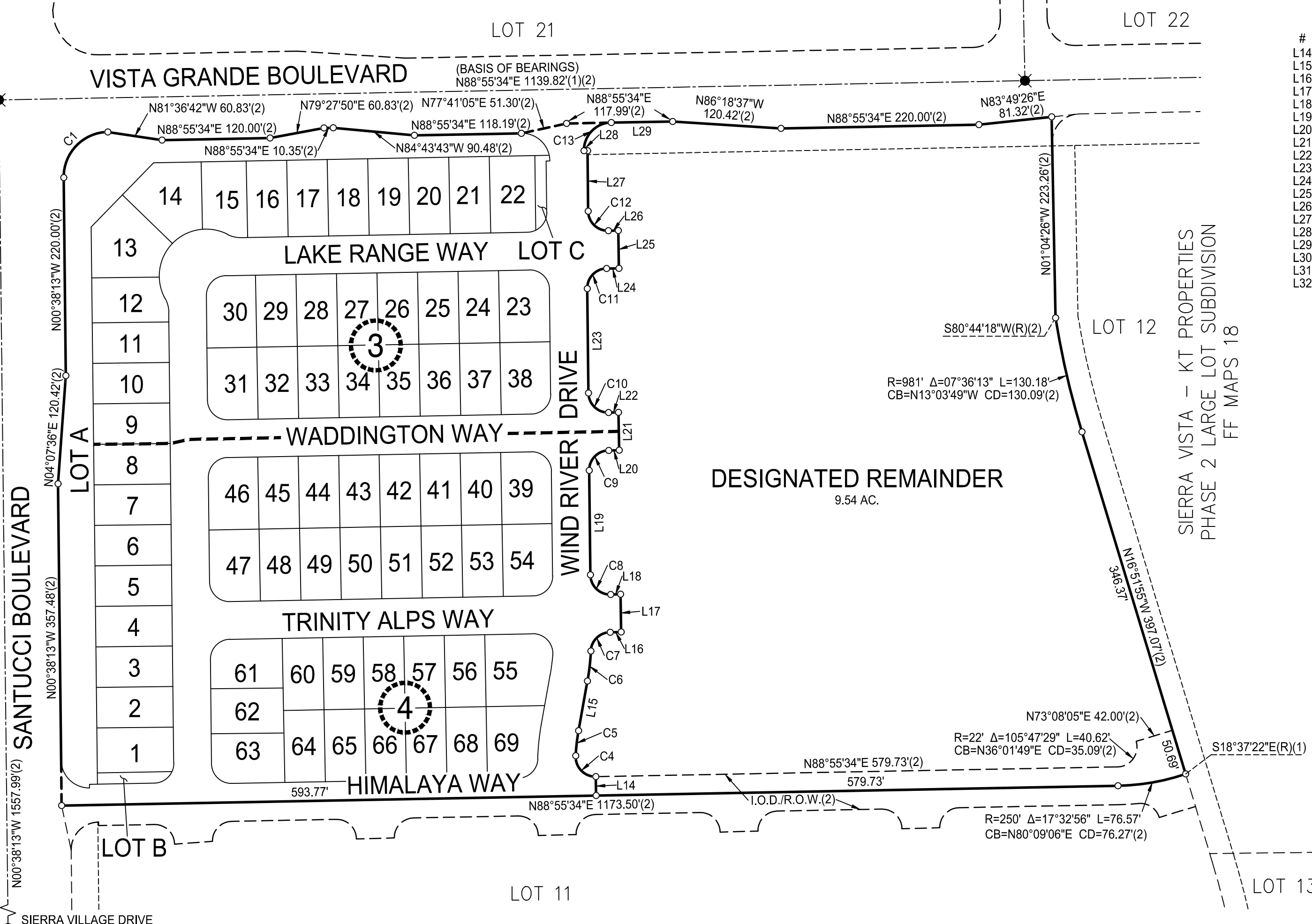
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors  
905 Sutter St. Ste 200 Folsom CA, 95630  
(916) 366-3040 Fax (916) 366-3303

APRIL 2021

FEDERICO LARGE LOT FINAL MAP EE  
MAPS 6

MOURIER INVESTMENTS, LLC  
DN 2007-0076354



**LINE TABLE**

#	BEARING	LENGTH
L14	N01°04'26"W	21.00'
L15	N10°03'55"E	56.08'
L16	N88°55'34"E	12.24'
L17	N01°04'26"W	42.00'
L18	N88°55'34"E	11.00'
L19	N00°38'17"W	116.00'
L20	N88°55'34"E	11.65'
L21	N01°04'26"W	42.00'
L22	N88°55'34"E	11.00'
L23	N00°38'17"W	116.00'
L24	N88°55'34"E	13.65'
L25	N01°04'26"W	42.00'
L26	N88°55'34"E	11.00'
L27	N00°38'17"W	67.04'
L28	N89°21'43"E	4.00'
L29	N88°55'34"E	68.23'
L30	N88°55'34"E	579.73'
L31	N88°55'34"E	593.77'
L32	N88°55'34"E	319.26'

**CURVE TABLE**

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(2)	50'	89°33'47"	78.16'	N44°08'41"E	70.44'
C4	22'	94°07'46"	36.14'	N44°00'33"W	32.21'
C5	229'	07°00'35"	28.02'	N06°33'38"E	28.00'
C6	271'	07°05'08"	33.51'	N06°31'21"E	33.49'
C7	22'	85°56'46"	33.00'	N45°57'11"E	29.99'
C8	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C9	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C10	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C11	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C12	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C13	31'	89°33'51"	48.46'	N44°08'39"E	43.67'

- NOTES:**
- THE TOTAL AREA OF THIS SUBDIVISION IS 10.04 ACRES +/-, GROSS, CONSISTING OF 69 RESIDENTIAL LOTS, 3 LANDSCAPE LOT AND 1 (9.54 ACRE) DESIGNATED REMAINDER LOT.
  - ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
  - A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLE & ASSOCIATES DATED JANUARY 10, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-879.
  - ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
  - ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944", WHERE REAR CORNER FALLS WITHIN A MASONRY RETAINING WALL, MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OR A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AS OFFSET MONUMENT CANNOT BE SET.
  - A PORTION OF THE I.O.D./R.O.W. ON LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
  - COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

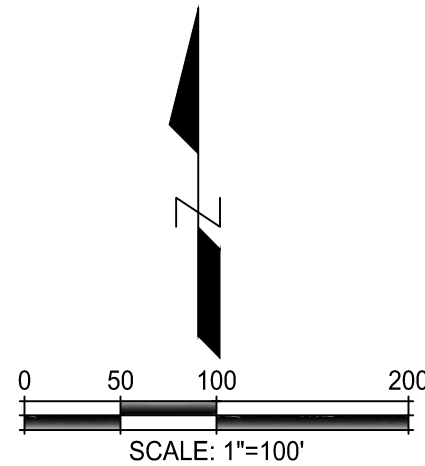
SIERRA VISTA - KT PROPERTIES  
PHASE 2 LARGE LOT SUBDIVISION  
FF MAPS 18

SIERRA VISTA - KT PROPERTIES  
PHASE 2 LARGE LOT SUBDIVISION  
FF MAPS 18

**BASIS OF BEARINGS:**  
THE BEARING N 88°55'34" E , AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF VISTA GRANDE BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

**REFERENCES:**  
(1) EE MAPS 6  
(2) FF MAPS 18

- LEGEND**
- MONUMENT TO BE SET PER (1) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
  - ⊙ MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
  - FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
  - ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
  - I DIMENSION POINT NOTHING FOUND OR SET
- AC. ACRE  
B.S.E. BUS SHELTER EASEMENT  
CB CHORD BEARING  
CD CHORD DISTANCE  
(OA) OVERALL  
P.E. PEDESTRIAN EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
(R) RADIAL  
S.F. SQUARE FEET  
( ) DENOTES RECORD INFORMATION  
① SHEET NUMBER



**FINAL MAP OF  
SIERRA VISTA  
KT 21A-1  
SUBDIVISION No. PL17-0305**

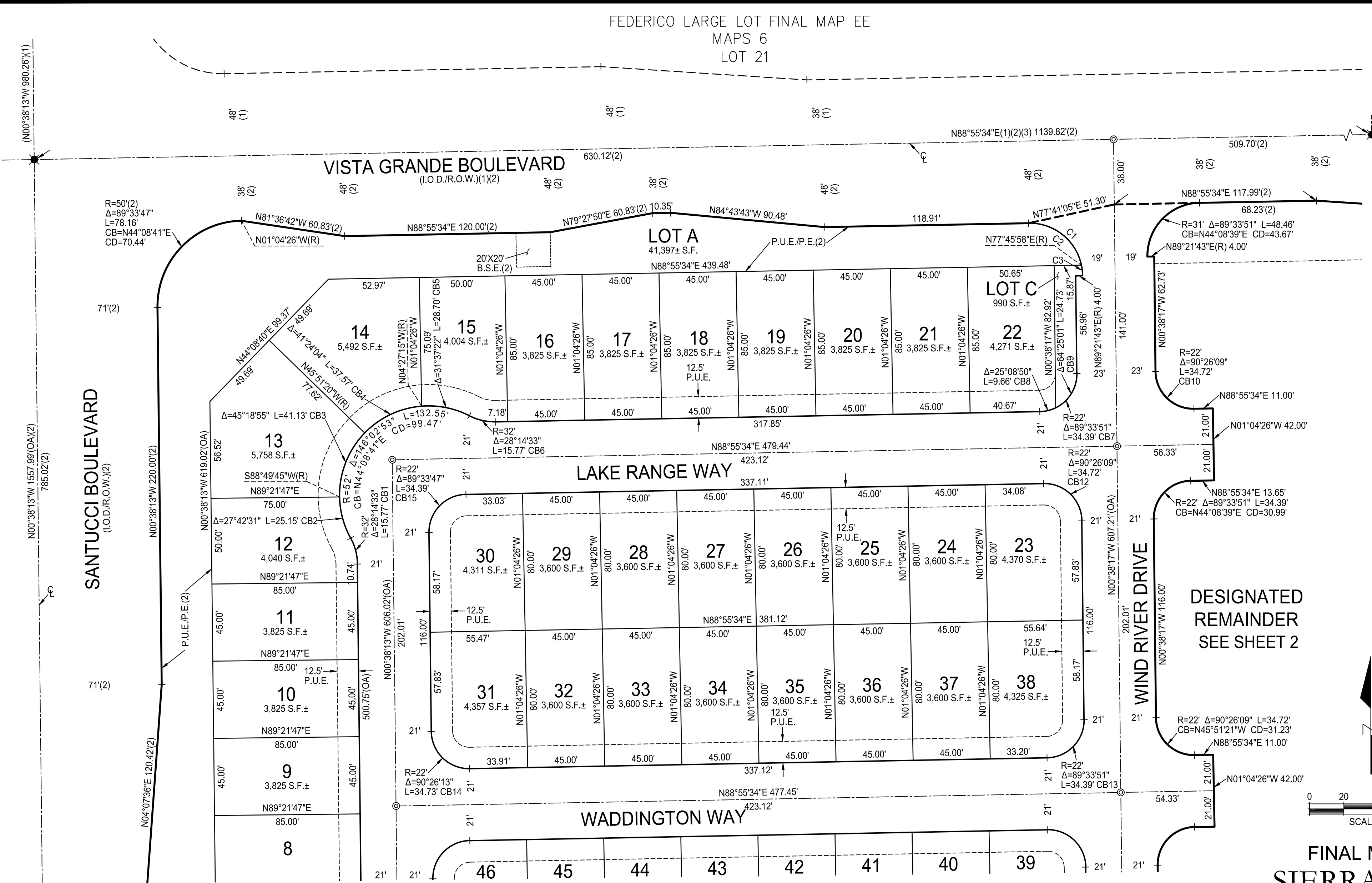
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APRIL 2021

FEDERICO LARGE LOT FINAL MAP EE  
MAPS 6  
LOT 21



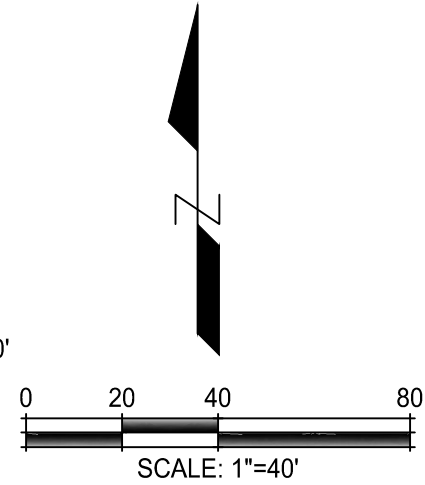
**CHORD TABLE**

#	CHORD BEARING	CHORD LENGTH
CB1	N14°45'30"W	15.61'
CB2	N15°01'31"W	24.90'
CB3	N21°29'13"E	40.06'
CB4	N64°50'43"E	36.76'
CB5	N78°38'34"W	28.34'
CB6	N76°57'09"W	15.61'
CB7	N44°08'39"E	30.99'
CB8	N76°21'09"E	9.58'
CB9	N31°34'14"E	23.45'
CB10	N45°51'21"W	31.23'
CB12	N45°51'21"W	31.23'
CB13	N44°08'39"E	30.99'
CB14	N45°51'19"W	31.23'
CB15	N44°08'40"E	30.99'

**CURVE TABLE**

#	RADIUS	DELTA	LENGTH	BEARING	CHORD LENGTH
C1	31'	90°26'09"	48.93'	N45°51'21"W	44.01'
C2	31'	78°50'24"	42.66'	N51°39'14"W	39.37'
C3	31'	11°35'45"	6.27'	N06°26'09"W	6.26'

DESIGNATED  
REMAINDER  
SEE SHEET 2



**FINAL MAP OF  
SIERRA VISTA  
KT 21A-1  
SUBDIVISION No. PL17-0305**

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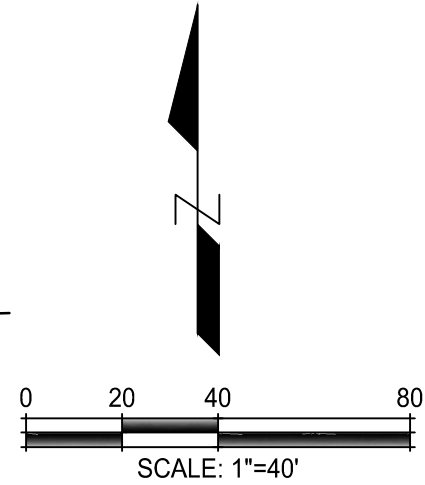
SEE SHEET 4



**CHORD TABLE**

#	BEARING	CHORD LENGTH
CB1	N44°08'40"E	30.99'
CB2	N56°43'03"E	23.45'
CB3	N11°56'10"E	9.58'
CB4	N44°08'41"E	30.99'
CB5	N45°51'21"W	31.23'
CB6	N44°08'39"E	30.99'
CB7	N45°51'19"W	31.23'
CB8	N44°08'41"E	30.99'
CB9	N43°12'09"W	32.63'
CB10	N07°22'02"E	21.56'
CB11	N05°57'14"E	38.86'
CB12	N45°23'03"E	30.31'
CB13	N45°51'19"W	31.23'

**DESIGNATED REMAINDER**  
SEE SHEET 2



**FINAL MAP OF  
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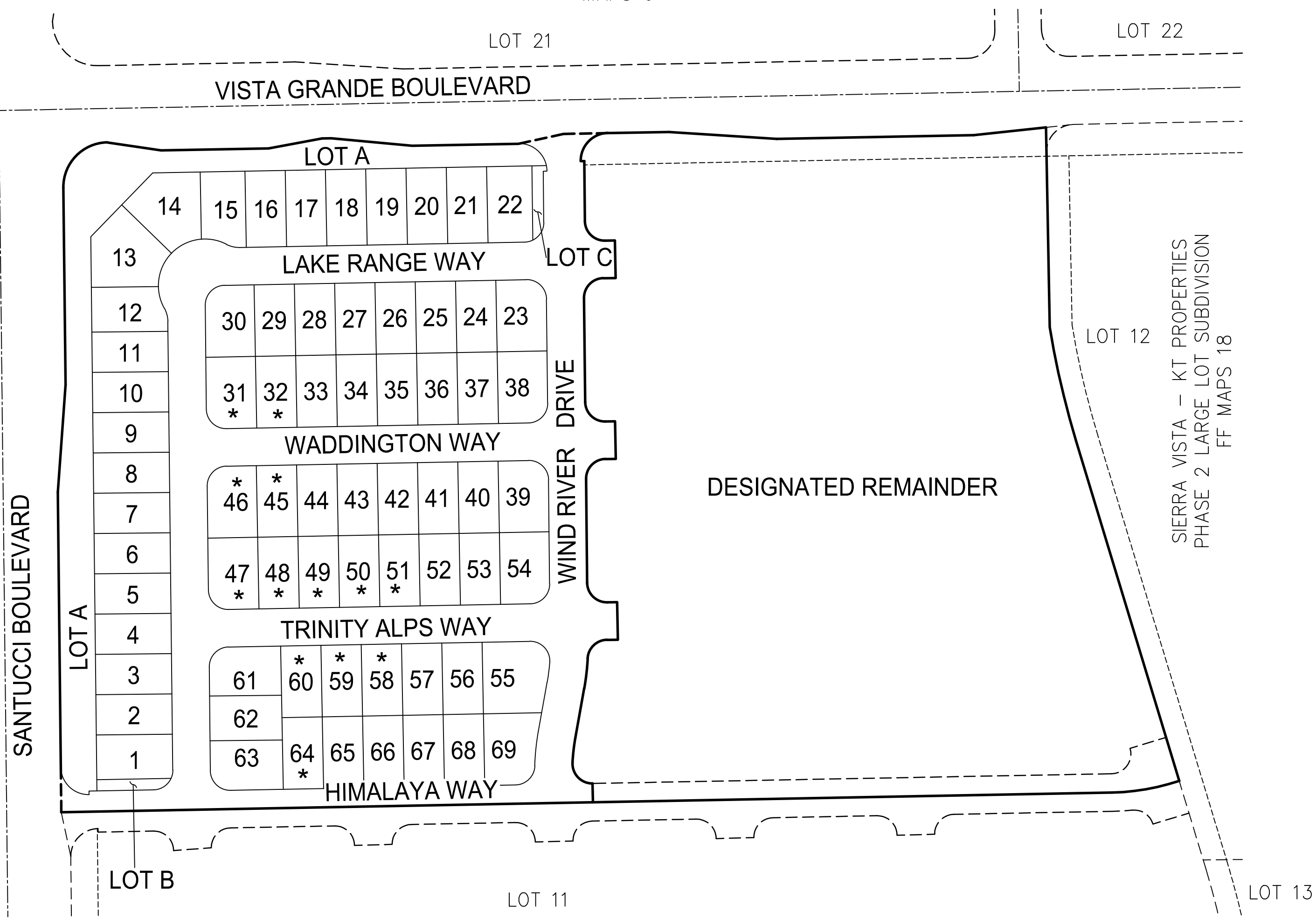
SHEET 4 OF 5 7310.024

SIERRA VISTA – KT PROPERTIES  
PHASE 2 LARGE LOT SUBDIVISION  
FF MAPS 18

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

FEDERICO LARGE LOT FINAL MAP EE  
MAPS 6

MOURIER INVESTMENTS,  
LLC  
DN 2007-0076354



SIERRA VISTA - KT PROPERTIES  
PHASE 2 LARGE LOT SUBDIVISION  
FF MAPS 18

SANTUCCI BOULEVARD

SIERRA VISTA - KT PROPERTIES  
PHASE 2 LARGE LOT SUBDIVISION  
FF MAPS 18

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.

FINAL MAP OF  
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KT 21A-1  
SUBDIVISION No. PL17-0305

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