

**FINAL MAP  
CAMPUS OAKS CO-7**

SUBDIVISION NO. PL18-0192  
BEING A SUBDIVISION OF LOT 1, \_\_\_ MAPS \_\_\_  
PLACER COUNTY RECORDS  
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
FEBRUARY 2021  
MORTON & PITALO, INC.

**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 "CAMPUS OAKS CO-7" AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; HEREBY OFFER FOR DEDICATION, AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, WATER AND GAS PIPES, AND SEWER PIPES, AND FOR UNDERGROUND WIRES 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 ASHBROOK COURT, ASHBROOK STREET, BLADE COURT, KNOTS STREET, AND JET PLACE TOGETHER WITH THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC 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) ASHBROOK COURT, ASHBROOK STREET, BLADE COURT, KNOTS STREET, AND JET PLACE, AS PUBLIC RIGHT OF WAY.

(B) LOT A, FOR PUBLIC DRAINAGE, BIKEWAY, PUBLIC PARK, WATER QUALITY PURPOSES AND AS PUBLIC RIGHT OF WAY.

LENNAR HOMES OF CALIFORNIA INC., A CALIFORNIA CORPORATION

PRINT NAME: LARRY GUALCO  
TITLE: VICE PRESIDENT

PRINT NAME: ROBERT TUMMOLO  
TITLE: VICE PRESIDENT

**NOTARY'S STATEMENT**

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 \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC 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

NOTARY PUBLIC, STATE OF \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

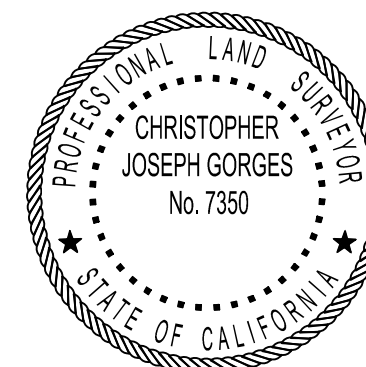
MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY  
MY COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S STATEMENT**

THIS FINAL MAP OF "CAMPUS OAKS CO-7" 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 LENNAR HOMES OF CALIFORNIA INC., IN MARCH, 2020. I HEREBY STATE THAT THIS FINAL MAP OF "CAMPUS OAKS CO-7" SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE FEBRUARY 28, 2023 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CHRISTOPHER J. GORGES, P.L.S. 7350

DATE \_\_\_\_\_



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-7" 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.

DATED \_\_\_\_\_  
MARC STOUT, R.C.E. 69879  
CITY ENGINEER, CITY OF ROSEVILLE  
LICENSE EXPIRATION DATE: 9/30/2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CAMPUS OAKS CO-7" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED \_\_\_\_\_  
TIMOTHY G. BLAIR, P.L.S. 8278  
EXPIRATION DATE: 12/31/2021



**CITY CLERK'S STATEMENT**

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "CAMPUS OAKS CO-7" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, THE PUBLIC EASEMENTS OFFERED HEREON FOR DEDICATION, AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOT A AND THE PUBLIC RIGHTS OF WAY HEREON OFFERED FOR DEDICATION.

CITY CLERK, CITY OF ROSEVILLE

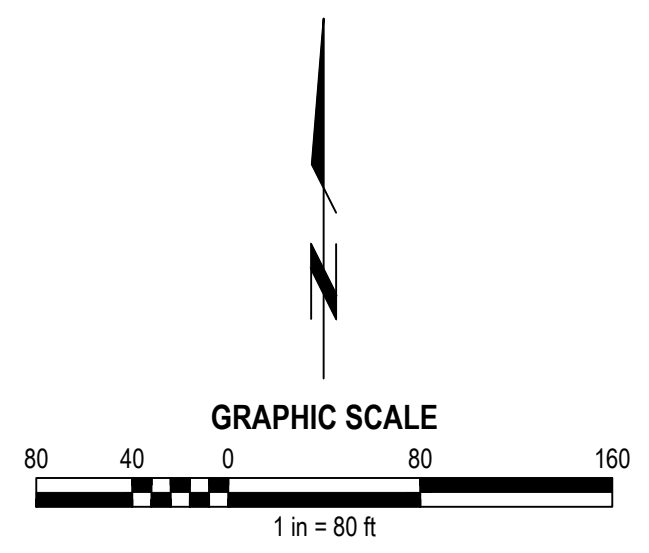
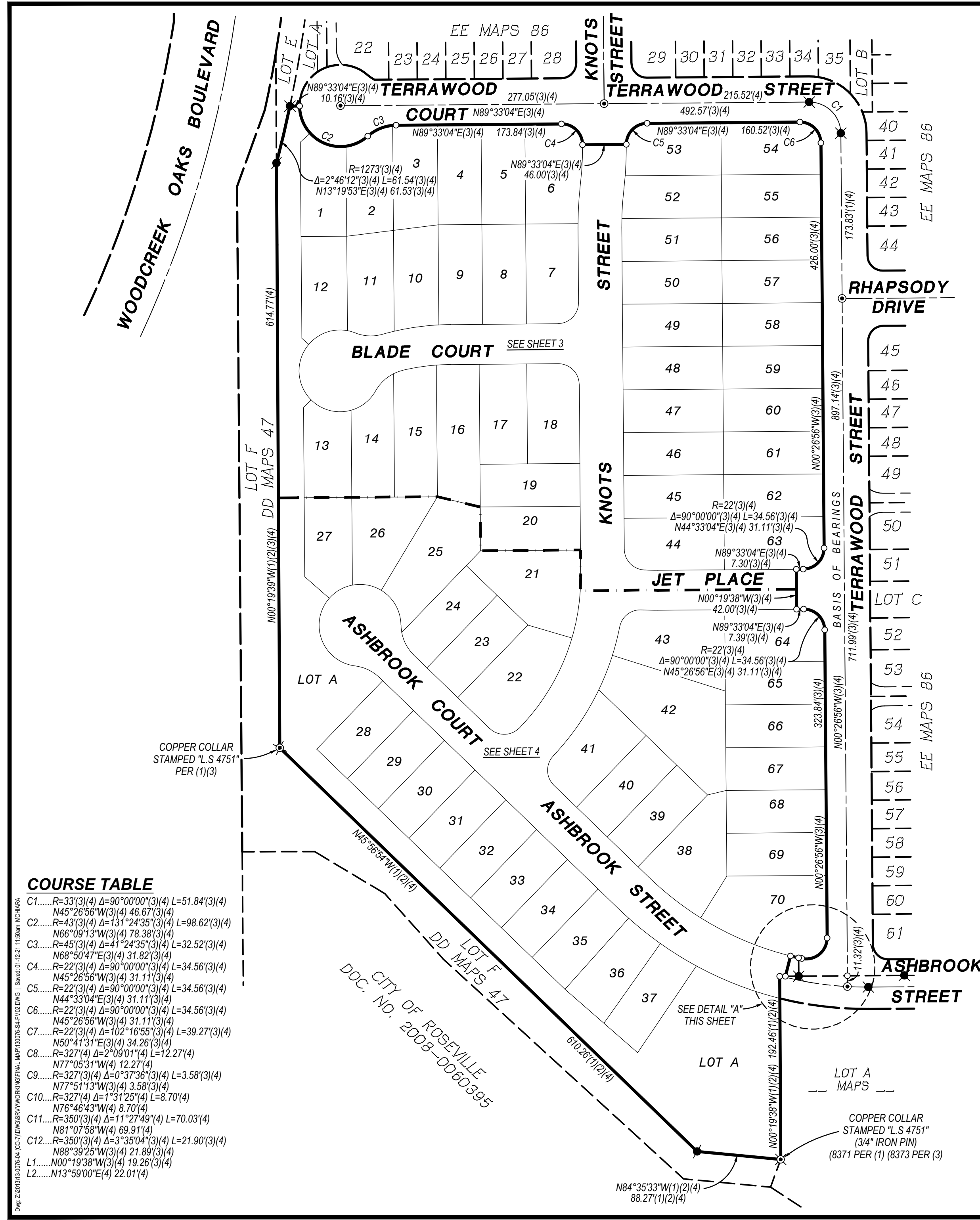
DATED \_\_\_\_\_  
ASSISTANT CITY CLERK

**RECORDER'S STATEMENT**

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT \_\_\_\_\_ MINUTES AFTER \_\_\_\_\_ O'CLOCK ON THE DAY OF \_\_\_\_\_, 2021, AND RECORDED IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF MORTON & PITALO, INC.

FILE NO. \_\_\_\_\_  
COUNTY RECORDER OF PLACER COUNTY

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



**NOTES**

- TOTAL AREA OF THIS SUBDIVISION IS 11.781 ACRES, CREATING 70 RESIDENTIAL LOTS AND ONE PUBLIC LOT FOR DRAINAGE, BIKEWAY AND WATER QUALITY PURPOSES.
- A SOILS REPORT PREPARED BY ENGEO INCORPORATED, PROJECT NO. 11216.003.000 DATED MARCH 24, 2017 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. 308-812D.
- LOT CORNERS FRONTING ASHBROOK COURT, ASHBROOK STREET, BLADE COURT, JET PLACE, KNOTS STREET, TERRAWOOD COURT AND TERRAWOOD STREET SHALL BE WITNESSED BY A 1" BRASS DISC TAGGED "L.S. 7350" SET 1.0 FEET FROM THE CORNER ON THE PROJECTED LOT LINE EXCEPT AS SHOWN OTHERWISE.

**BASIS OF BEARINGS**

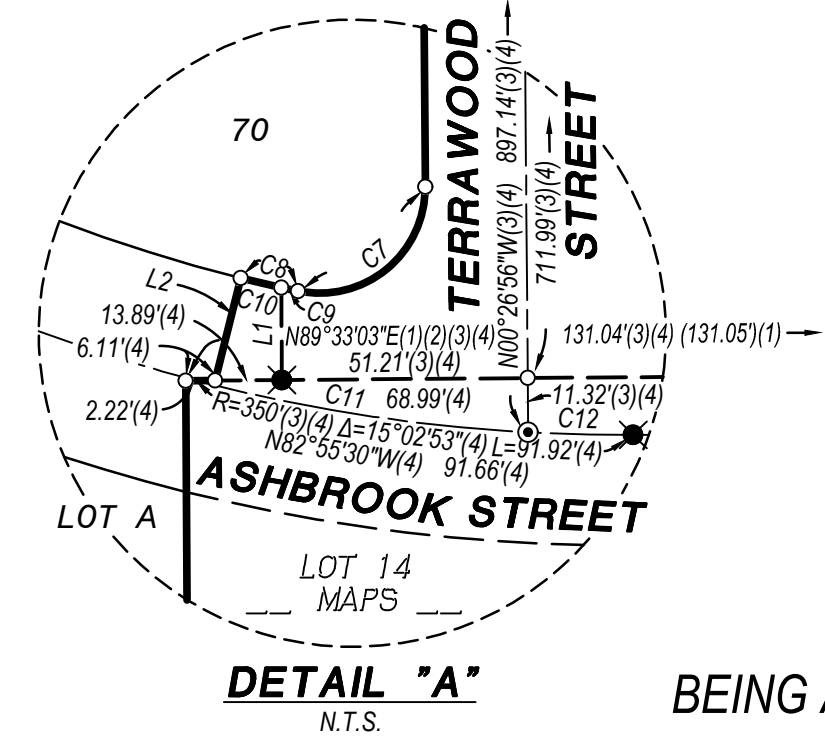
THE MERIDIAN OF THIS SURVEY IS THE CENTERLINE OF TERRAWOOD STREET, AS SAID CENTERLINE IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK EE OF MAPS, PAGE 86, PLACER COUNTY RECORDS, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

**LEGEND**

- ..... DIMENSION POINT, NOTHING FOUND OR SET
- ..... SET 1" GALVANIZED PIPE TAGGED "L.S. 7350"
- ⊙ ..... SET BRONZE DISC STAMPED "L.S. 7350" IN WELL
- ..... FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350" PER (3)(4)
- ..... FOUND 1" GALVANIZED PIPE TAGGED "L.S. 9058" PER (4)
- ⊗ ..... FOUND 3/4" REBAR AS NOTED
- ⊙ ..... FOUND BRONZE DISC STAMPED "L.S. 7350" IN WELL PER (3)(4)
- P.U.E. .... PUBLIC UTILITY EASEMENT
- P.P.E. .... PUBLIC PEDESTRIAN EASEMENT
- S.F. .... SQUARE FEET
- (1).....RECORD PER DD MAPS 47
- (2)..... RECORD PER 23 R.S. 160
- (3)..... RECORD PER EE MAPS 86
- (4)..... RECORD PER \_\_\_ MAPS \_\_\_

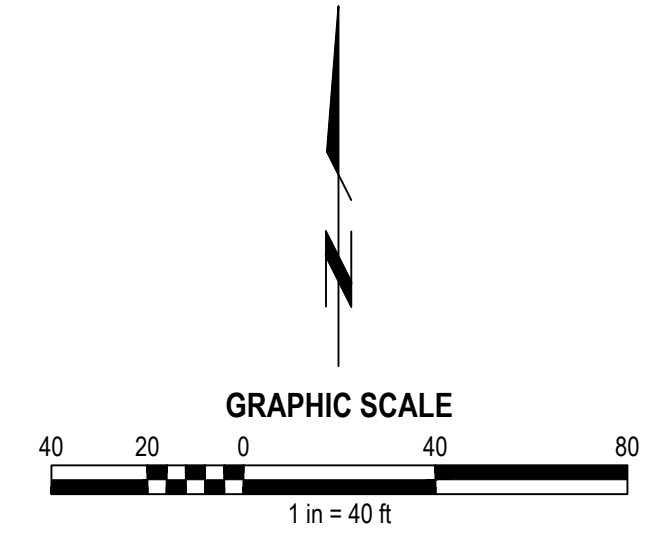
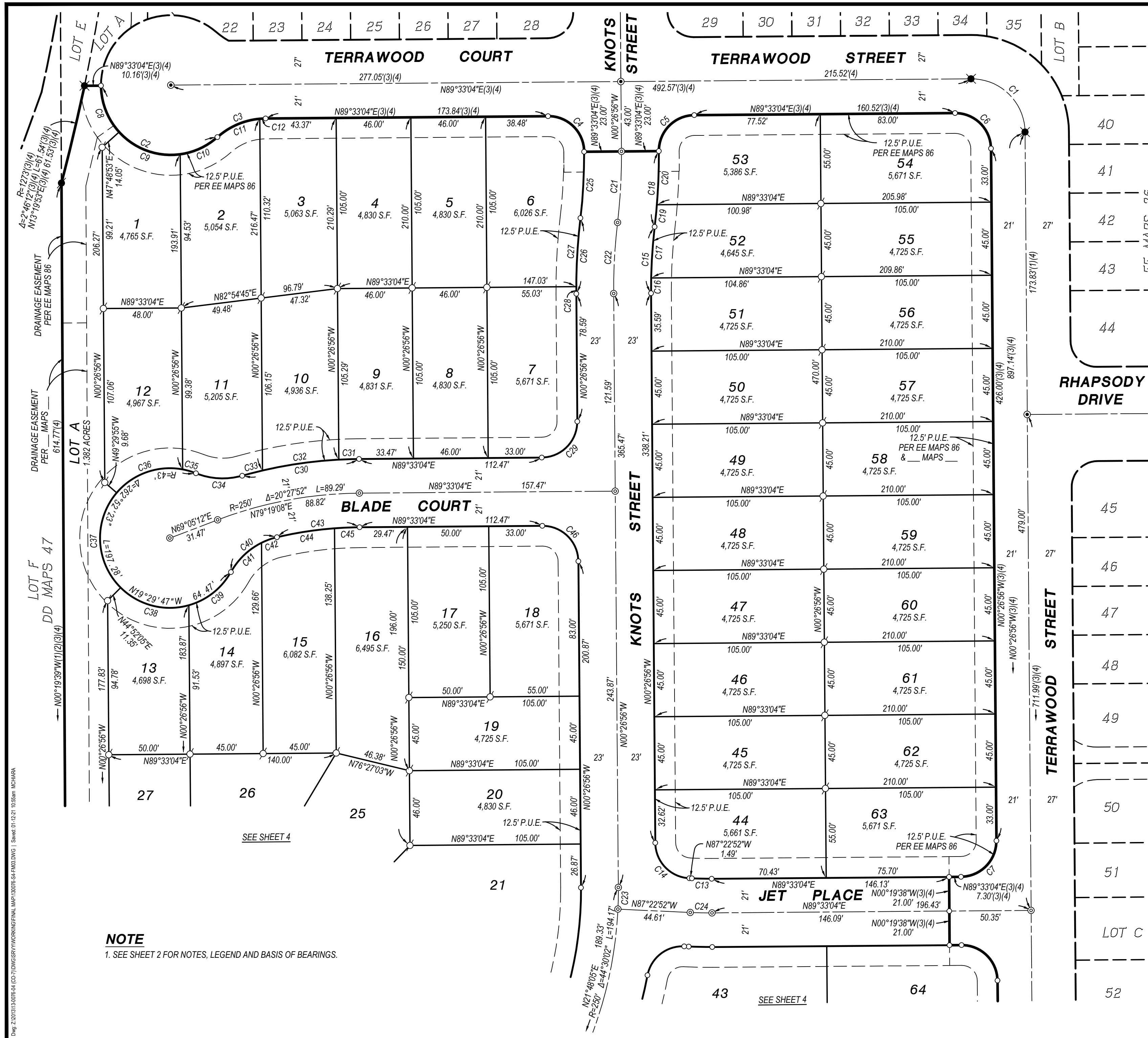
**COURSE TABLE**

C1.....	R=33'(3)(4)	Δ=90°00'00"(3)(4)	L=51.84'(3)(4)
C2.....	R=43'(3)(4)	Δ=131°24'35"(3)(4)	L=98.62'(3)(4)
C3.....	R=45'(3)(4)	Δ=41°24'35"(3)(4)	L=32.52'(3)(4)
C4.....	R=22'(3)(4)	Δ=90°00'00"(3)(4)	L=34.56'(3)(4)
C5.....	R=22'(3)(4)	Δ=90°00'00"(3)(4)	L=34.56'(3)(4)
C6.....	R=22'(3)(4)	Δ=90°00'00"(3)(4)	L=34.56'(3)(4)
C7.....	R=22'(3)(4)	Δ=102°16'55"(3)(4)	L=39.27'(3)(4)
C8.....	R=327'(4)	Δ=2°09'01"(4)	L=12.27'(4)
C9.....	R=327'(3)(4)	Δ=0°37'36"(3)(4)	L=3.58'(3)(4)
C10.....	R=327'(4)	Δ=1°31'25"(4)	L=8.70'(4)
C11.....	R=350'(3)(4)	Δ=11°27'49"(4)	L=70.03'(4)
C12.....	R=350'(3)(4)	Δ=3°35'04"(3)(4)	L=21.90'(3)(4)
L1.....	N00°19'38"W(3)(4)	19.26'(3)(4)	
L2.....	N13°59'00"E(4)	22.01'(4)	



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 PLACER COUNTY RECORDS  
 SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.  
 CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
 FEBRUARY 2021 SCALE: 1"=80'  
**MORTON & PITALO, INC.**  
 SHEET 2 OF 5 SHEETS JOB NO. 130076

Drawn by: J. S. ...  
 Checked by: ...  
 Date: ...



**COURSE TABLE**

C1.....R=33'(3/4) Δ=90°00'00"(3/4) L=51.84'(3/4)	C24.....R=250' Δ=3°04'04" L=13.39'
N45°26'56"W(3/4) 46.67'(3/4)	N88°54'54"W 13.38'
C2.....R=43'(3/4) Δ=131°24'35"(3/4) L=98.62'(3/4)	C25.....R=327' Δ=7°10'24" L=40.94'
N66°09'13"W(3/4) 78.38'(3/4)	N03°08'16"E 40.91'
C3.....R=45'(3/4) Δ=41°24'35"(3/4) L=32.52'(3/4)	C26.....R=373' Δ=7°10'24" L=46.70'
N68°50'47"E(3/4) 31.82'(3/4)	N03°08'16"E 46.67'
C4.....R=22'(3/4) Δ=90°00'00"(3/4) L=34.56'(3/4)	C27.....R=373' Δ=6°29'45" L=42.29'
N45°26'56"W(3/4) 31.11'(3/4)	N03°28'35"E 42.27'
C5.....R=22'(3/4) Δ=90°00'00"(3/4) L=34.56'(3/4)	C28.....R=373' Δ=0°40'39" L=4.41'
N45°26'56"W(3/4) 31.11'(3/4)	N00°06'37"W 4.41'
C6.....R=22'(3/4) Δ=90°00'00"(3/4) L=34.56'(3/4)	C29.....R=22' Δ=90°00'00" L=34.56'
N45°26'56"W(3/4) 31.11'(3/4)	N44°33'04"E 31.11'
C7.....R=22'(3/4) Δ=90°00'00"(3/4) L=34.56'(3/4)	C30.....R=271' Δ=15°25'07" L=72.93'
N44°33'04"E(3/4) 31.11'(3/4)	N81°50'31"E 72.71'
C8.....R=43'(3/4) Δ=41°44'12" L=31.32'	C31.....R=271' Δ=2°39'02" L=12.54'
N21°19'02"W 30.63'	N88°13'33"E 12.54'
C9.....R=43'(3/4) Δ=55°30'49" L=41.66'	C32.....R=271' Δ=10°02'22" L=47.49'
N69°56'32"W 40.05'	N81°52'51"E 47.42'
C10.....R=43'(3/4) Δ=34°09'34" L=25.64'	C33.....R=271' Δ=2°43'43" L=12.91'
N65°13'17"E 25.26'	N75°29'49"E 12.90'
C11.....R=45'(3/4) Δ=36°46'39" L=28.88'	C34.....R=44' Δ=37°48'28" L=29.03'
N66°31'49"E 28.39'	N86°57'49"W 28.51'
C12.....R=45'(3/4) Δ=4°37'56" L=3.64'	C35.....R=43' Δ=11°23'01" L=8.54'
N87°14'06"E 3.64'	N73°45'05"W 8.53'
C13.....R=229' Δ=3°04'04" L=12.26'	C36.....R=43' Δ=60°03'19" L=45.07'
N88°54'54"W 12.26'	N70°31'45"E 43.04'
C14.....R=22' Δ=86°55'56" L=33.38'	C37.....R=43' Δ=85°38'00" L=64.27'
N43°54'54"W 30.27'	N02°18'55"W 58.45'
C15.....R=327' Δ=7°10'24" L=40.94'	C38.....R=43' Δ=60°37'41" L=45.50'
N03°08'16"E 40.91'	N75°26'45"W 43.41'
C16.....R=327' Δ=1°38'56" L=9.41'	C39.....R=43' Δ=45°10'22" L=33.90'
N00°22'32"E 9.41'	N51°39'13"E 33.03'
C17.....R=327' Δ=5°31'28" L=31.53'	C40.....R=44' Δ=47°37'24" L=36.57'
N03°57'44"E 31.52'	N52°52'44"E 35.53'
C18.....R=373' Δ=7°10'24" L=46.70'	C41.....R=44' Δ=34°23'18" L=26.41'
N03°08'16"E 46.67'	N46°15'41"E 26.01'
C19.....R=373' Δ=2°05'51" L=13.66'	C42.....R=44' Δ=13°14'06" L=10.16'
N05°40'32"E 13.65'	N70°04'22"E 10.14'
C20.....R=373' Δ=5°04'33" L=33.04'	C43.....R=229' Δ=12°51'39" L=51.40'
N02°05'20"E 33.03'	N83°07'15"E 51.29'
C21.....R=350' Δ=7°10'24" L=43.82'	C44.....R=229' Δ=8°58'18" L=35.86'
N03°08'16"E 43.79'	N81°10'34"E 35.82'
C22.....R=350' Δ=7°10'24" L=43.82'	C45.....R=229' Δ=3°53'21" L=15.54'
N03°08'16"E 43.79'	N87°36'24"E 15.54'
C23.....R=250' Δ=3°04'04" L=13.39'	C46.....R=22' Δ=90°00'00" L=34.56'
N01°05'06"E 13.38'	N45°26'56"W 31.11'

**NOTE**  
1. SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

**FINAL MAP**  
**CAMPUS OAKS CO-7**  
 SUBDIVISION NO. PL18-0192  
 BEING A SUBDIVISION OF LOT 1, \_\_\_ MAPS \_\_\_  
 PLACER COUNTY RECORDS  
 SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.  
 CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
 FEBRUARY 2021 SCALE: 1"=40'  
**MORTON & PITALO, INC.**  
 SHEET 3 OF 5 SHEETS JOB NO. 130076

**FINAL MAP  
CAMPUS OAKS CO-7**

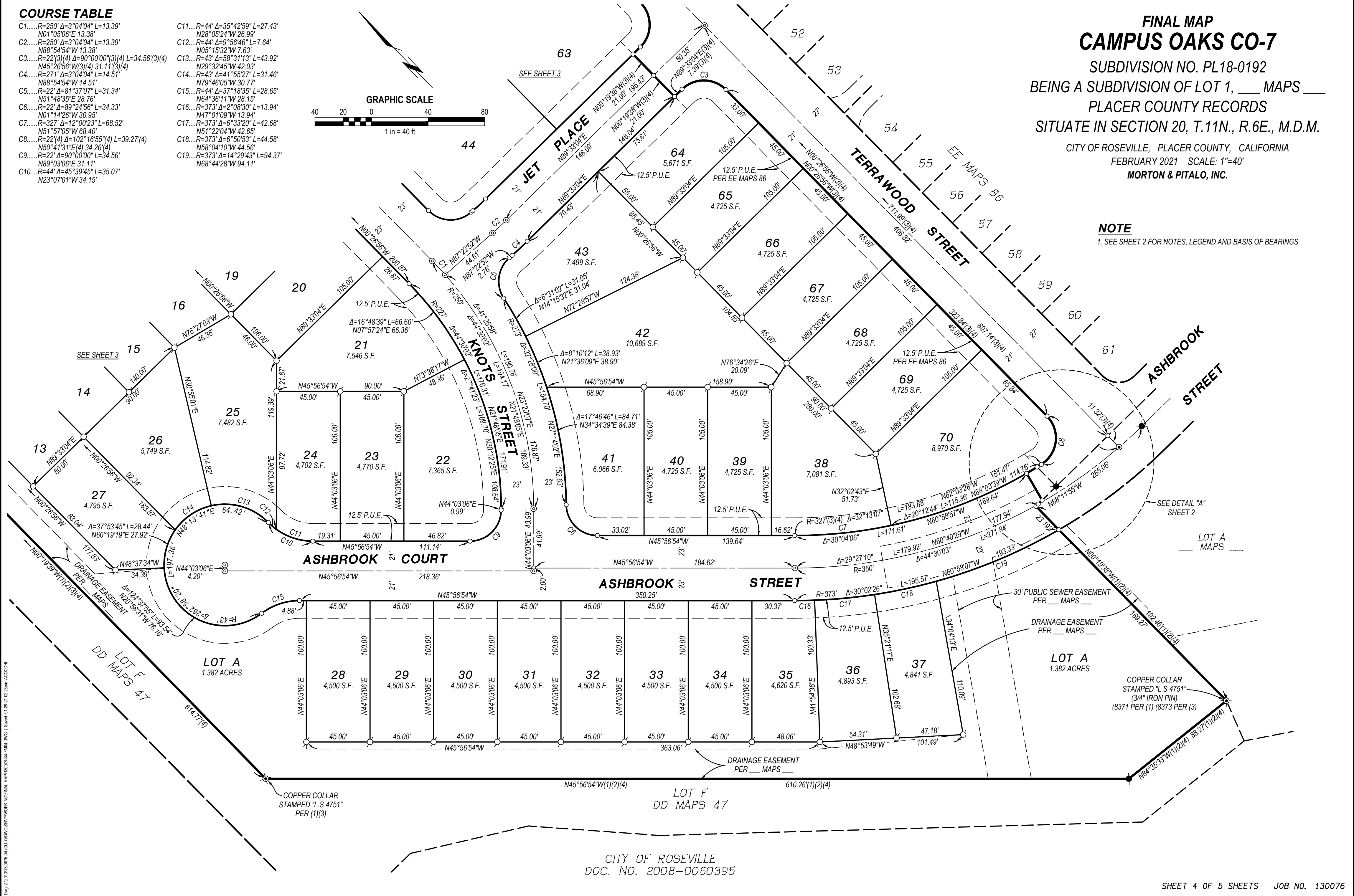
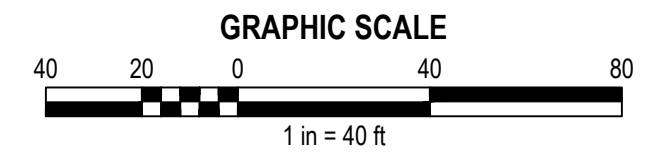
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CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
FEBRUARY 2021 SCALE: 1"=40'  
MORTON & PITALO, INC.

**NOTE**  
1. SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

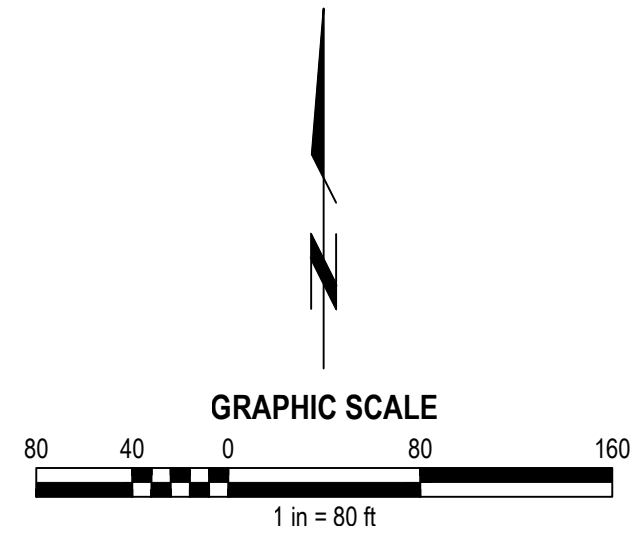
**COURSE TABLE**

C1.....R=250' Δ=3°04'04" L=13.39' N01°05'06"E 13.38'	C11....R=44' Δ=35°42'59" L=27.43' N28°05'24"W 26.99'
C2.....R=250' Δ=3°04'04" L=13.39' N88°54'54"W 13.38'	C12....R=44' Δ=9°56'46" L=7.64' N05°15'32"W 7.63'
C3.....R=22'(3/4) Δ=90°00'00"(3/4) L=34.56'(3/4) N45°26'56"W(3/4) 31.11'(3/4)	C13....R=43' Δ=58°31'13" L=43.92' N29°32'45"W 42.03'
C4.....R=271' Δ=3°04'04" L=14.51' N88°54'54"W 14.51'	C14....R=43' Δ=41°55'27" L=31.46' N79°46'05"W 30.77'
C5.....R=22' Δ=81°37'07" L=31.34' N51°48'35"E 28.76'	C15....R=44' Δ=37°18'35" L=28.65' N64°36'11"W 28.15'
C6.....R=22' Δ=89°24'56" L=34.33' N01°14'26"W 30.95'	C16....R=373' Δ=2°08'30" L=13.94' N47°01'09"W 13.94'
C7.....R=327' Δ=12°00'23" L=68.52' N51°07'50"W 68.40'	C17....R=373' Δ=6°33'20" L=42.68' N51°22'04"W 42.65'
C8.....R=22'(4) Δ=102°16'55"(4) L=39.27'(4) N50°41'31"E(4) 34.26'(4)	C18....R=373' Δ=6°50'53" L=44.58' N58°04'10"W 44.56'
C9.....R=22' Δ=90°00'00" L=34.56' N89°03'06"E 31.11'	C19....R=373' Δ=14°29'43" L=94.37' N68°44'28"W 94.11'
C10....R=44' Δ=45°39'45" L=35.07' N23°07'01"W 34.15'	



CITY OF ROSEVILLE  
DOC. NO. 2008-0060395

Dwg: Z:\0313\06-04-CO-7\DWG\SRV\WORKING\FINAL MAP\18018-SUBDIV.DWG | Sheet: 01-29-21 02:25pm ACDCCH



**LOCAL AGENCY ADDITIONAL INFORMATION SHEET**

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES AS REQUIRED BY SECTION 66434.2 OF THE SUBDIVISION MAP ACT, AS AMENDED, AND LOCAL ORDINANCES.

THE INFORMATION SHOWN HEREON DESCRIBES CONDITIONS AS OF THE DATE OF FILING. IT IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS ADDITIONAL INFORMATION SHEET.

(A) EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW 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**

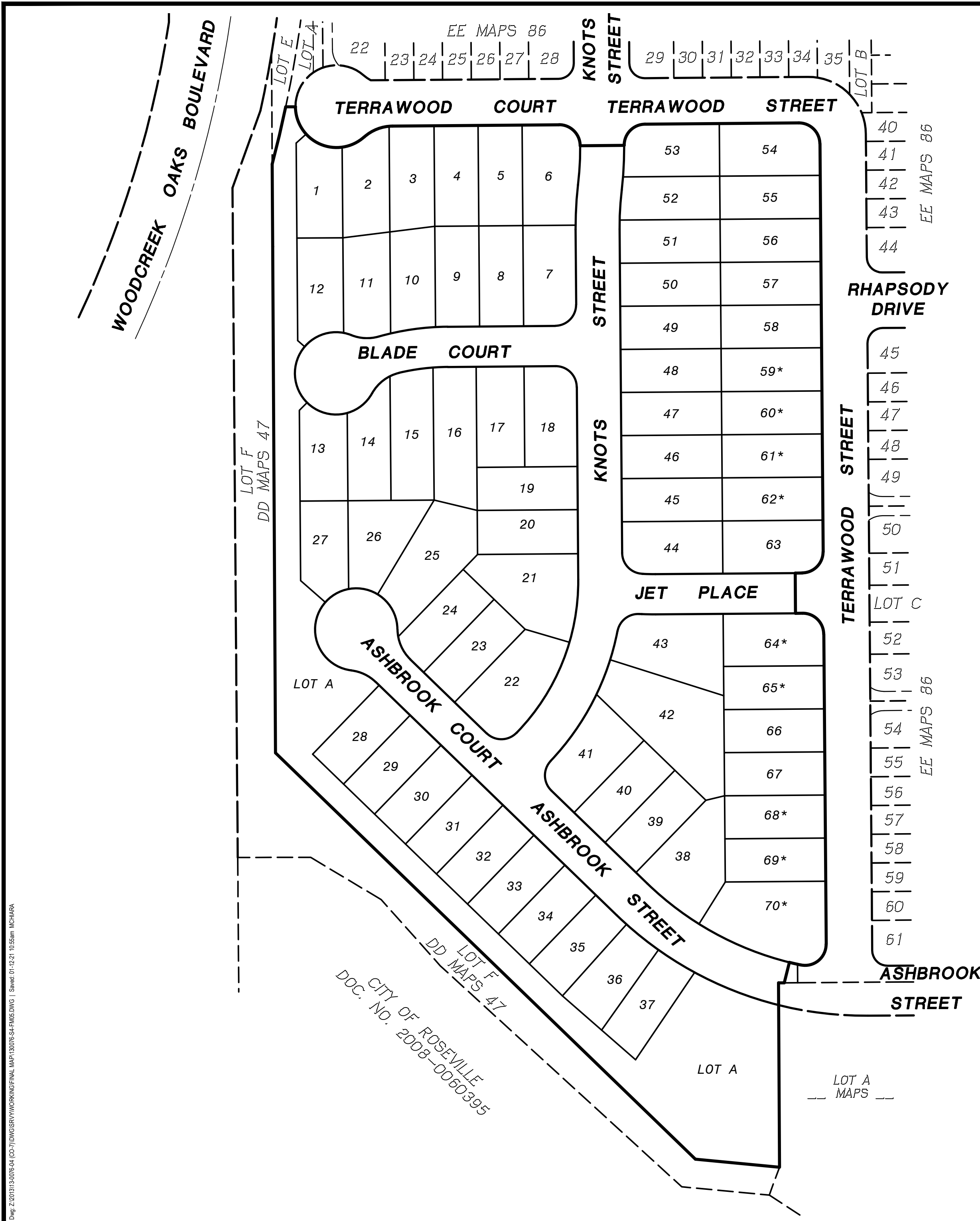
\* .... DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

**NOTES**

1. SEE SHEET 2 FOR NOTES, LEGEND, AND BASIS OF BEARINGS.

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CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
 FEBRUARY 2021 SCALE: 1"=80'  
**MORTON & PITALO, INC.**



Map: Z:\2013\130076-04-CO-7\DWG\SRV\WORKING\FINAL\MAP1\2018-02-15-10:35am\_MCH40A.DWG | Sheet: 01 of 21 | 10:35am MCH40A

CITY OF ROSEVILLE  
 DOC. NO. 2008-0060395