

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 - VILLAGE KT-5B" 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 PASO FINO COURT, BRANDENBURBER DRIVE, OBERLANDER DRIVE, ORLOV WAY, PENTRO WAY, PERSANO WAY AND PINDOS WAY AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE 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) THE STREETS SHOWN HEREON AS PASO FINO COURT, BRANDENBURBER DRIVE, OBERLANDER DRIVE, ORLOV WAY, PENTRO WAY, PERSANO WAY AND PINDOS 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

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COUNTY OF _____ } SS

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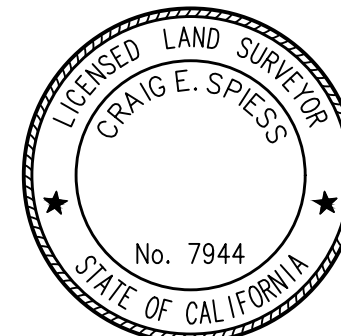
SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5B" 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 - VILLAGE KT-5B" 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: _____

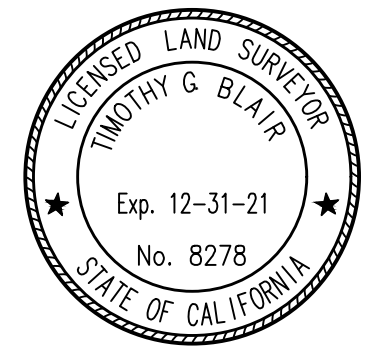
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5B" 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 - VILLAGE KT-5B", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC UTILITY EASEMENTS OFFERED HEREON OF DEDICATIONS AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, THE RIGHTS-OF-WAY OFFERED HEREON 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, 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
VILLAGE KT-5B
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - VILLAGE KT-5A SUBDIVISION NUMBER PL 17-0305", FILED FOR RECORD ON JULY 21, 2020 IN BOOK FF OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

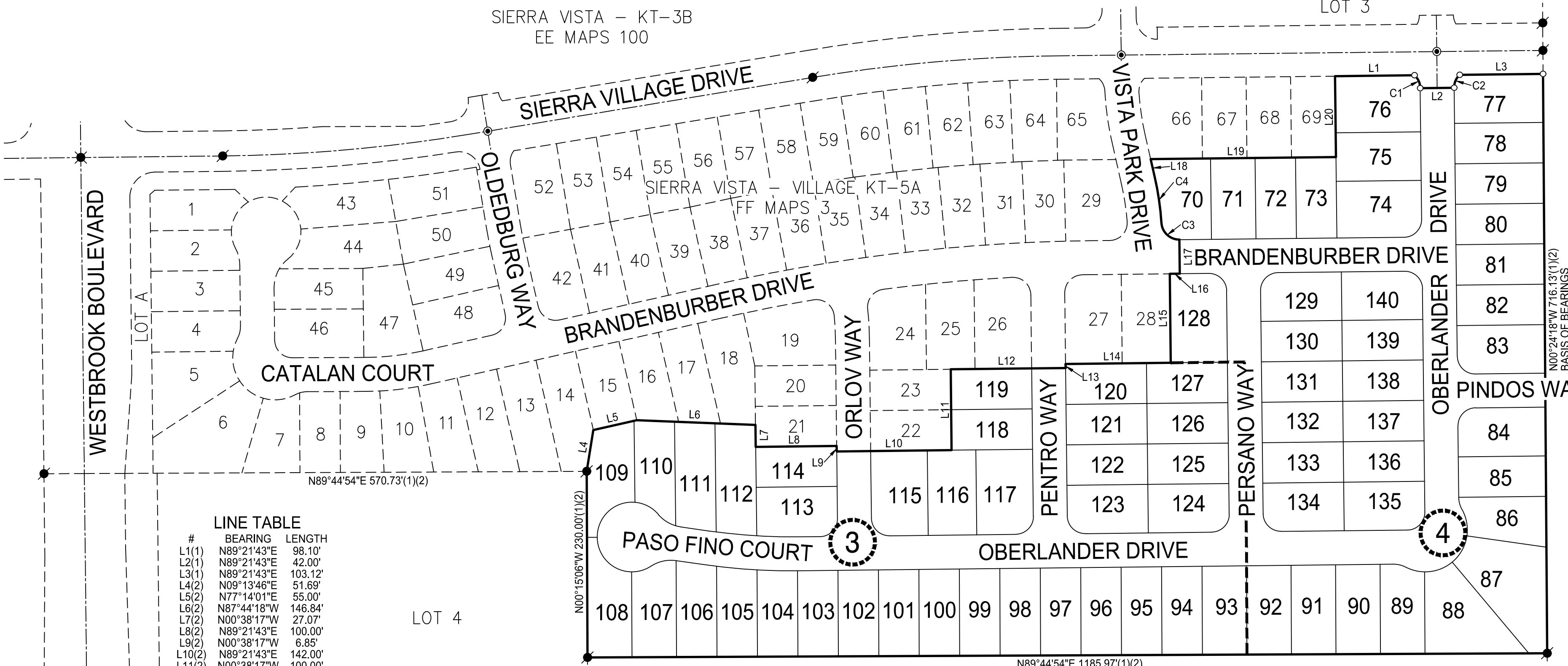
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

APRIL 2021

SIERRA VISTA – KT PROPERTIES
LARGE LOT SUBDIVISION
EE MAPS 33

SIERRA VISTA – KT-3B
EE MAPS 100

LOT 3



LINE TABLE

#	BEARING	LENGTH
L1(1)	N89°21'43"E	98.10'
L2(1)	N89°21'43"E	42.00'
L3(1)	N89°21'43"E	103.12'
L4(2)	N09°13'46"E	51.69'
L5(2)	N77°14'01"E	55.00'
L6(2)	N87°44'18"W	146.84'
L7(2)	N00°38'17"W	27.07'
L8(2)	N89°21'43"E	100.00'
L9(2)	N00°38'17"W	6.85'
L10(2)	N89°21'43"E	142.00'
L11(2)	N00°38'17"W	100.00'
L12(2)	N89°21'43"E	142.00'
L13(2)	N00°38'17"W	5.00'
L14(2)	N89°21'43"E	130.00'
L15(2)	N00°38'17"W	110.00'
L16(2)	N89°21'43"E	12.38'
L17(2)	N00°38'17"W	42.00'
L18(2)	N12°46'04"W	22.55'
L19(2)	N89°21'43"E	229.02'
L20(2)	N00°38'17"W	100.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(1)	22'	46°39'30"	17.92'	N23°58'02"W	17.42'
C2(1)	22'	46°39'30"	17.92'	N22°41'28"E	17.42'
C3(2)	22'	86°47'27"	33.33'	N47°14'33"W	30.23'
C4(2)	371'	08°55'14"	57.76'	N08°18'27"W	57.70'

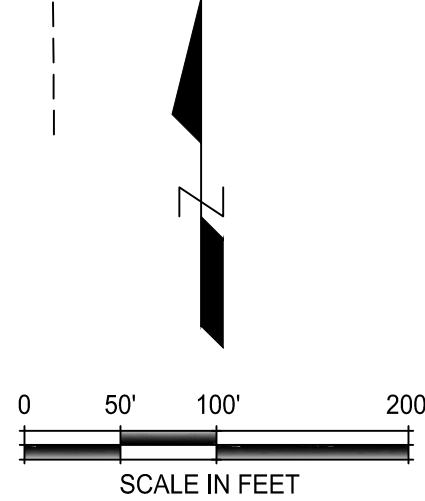
BASIS OF BEARINGS:
THE BEARING N 00°24'18" W, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE EAST BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON NOVEMBER 20, 2019 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:
(1) EE MAPS 33
(2) FF MAPS 3

LEGEND

●	FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600"
●	FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
●	FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
⊙	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
○	DIMENSION POINT NOTHING FOUND OR SET
BNDY	BOUNDARY
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
()	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

- NOTES:**
- THE TOTAL AREA OF THIS SUBDIVISION IS 12.15 ACRES +/-, GROSS, CONSISTING OF 71 RESIDENTIAL LOTS.
 - 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 KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
 - 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.
 - COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.



**FINAL MAP OF
SIERRA VISTA
VILLAGE KT-5B
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - VILLAGE KT-5A SUBDIVISION NUMBER PL 17-0305", FILED FOR RECORD ON JULY 21, 2020 IN BOOK FF OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

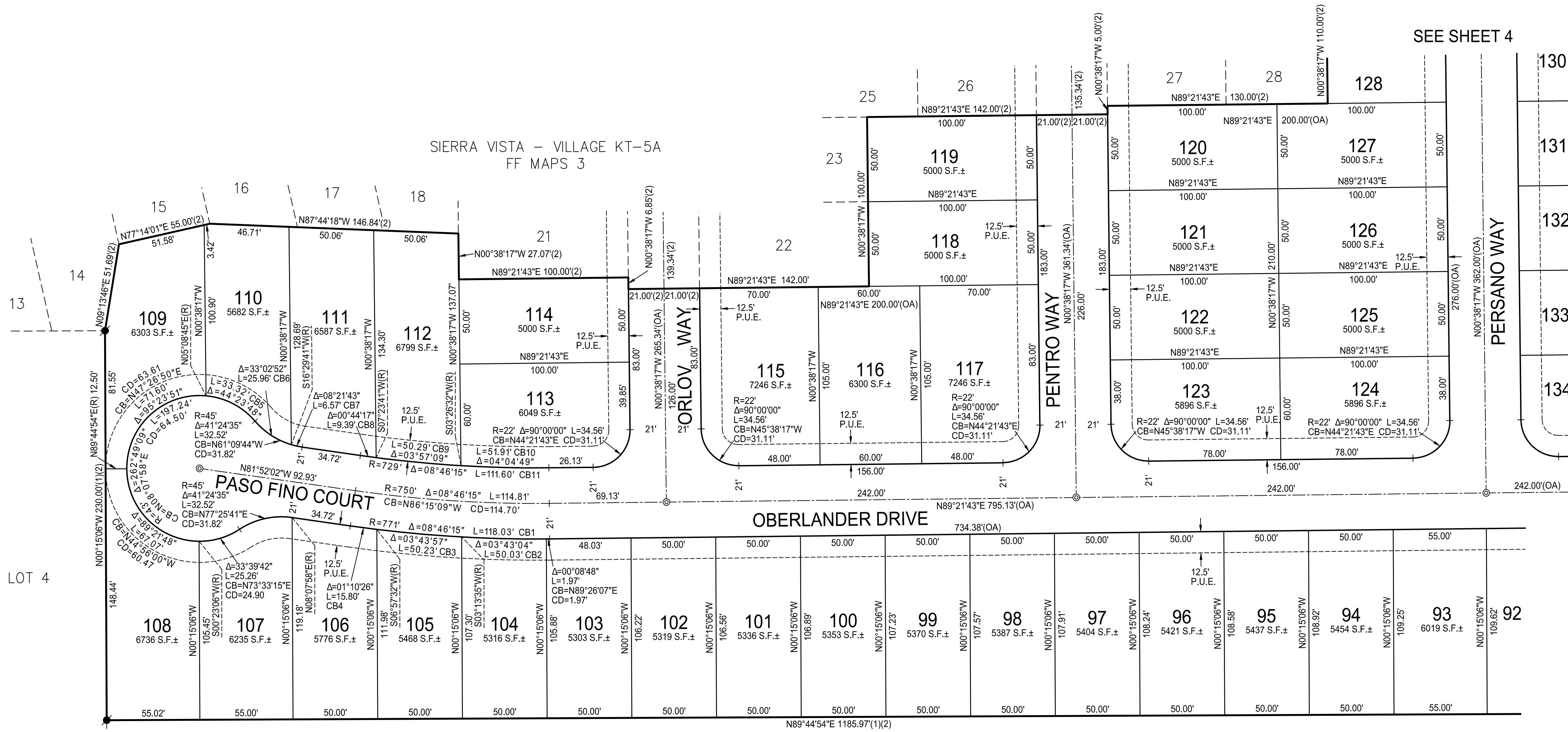
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(916) 366-3040 Fax (916) 366-3303
APRIL 2021
SHEET 2 OF 5 7310.020

SIERRA VISTA-CGB
LARGE LOT SUBDIVISION
LOT 5
EE MAPS 56

SEE SHEET 4

SEE SHEET 4

SIERRA VISTA - VILLAGE KT-5A
FF MAPS 3



CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB1	N86°15'09"W	117.91'
CB2	N88°37'57"W	50.02'
CB3	N84°54'26"W	50.22'
CB4	N82°27'15"W	15.80'
CB5	N62°39'21"W	32.49'
CB6	N56°58'53"W	25.60'
CB7	N77°41'10"W	6.56'
CB8	N82°14'10"W	9.39'
CB9	N84°34'54"W	50.28'
CB10	N88°35'53"W	51.90'
CB11	N86°15'09"W	111.49'

SIERRA VISTA
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

LOT 5

**FINAL MAP OF
SIERRA VISTA
VILLAGE KT-5B
SUBDIVISION No. PL17-0305**

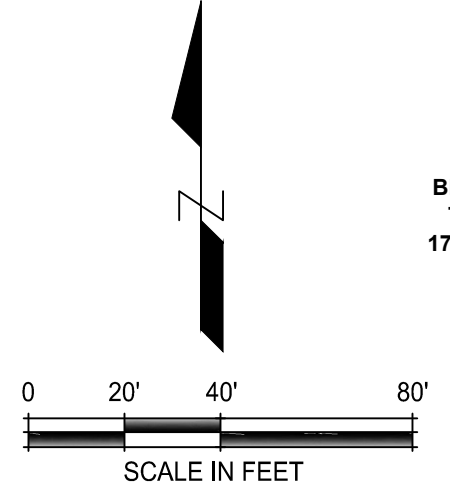
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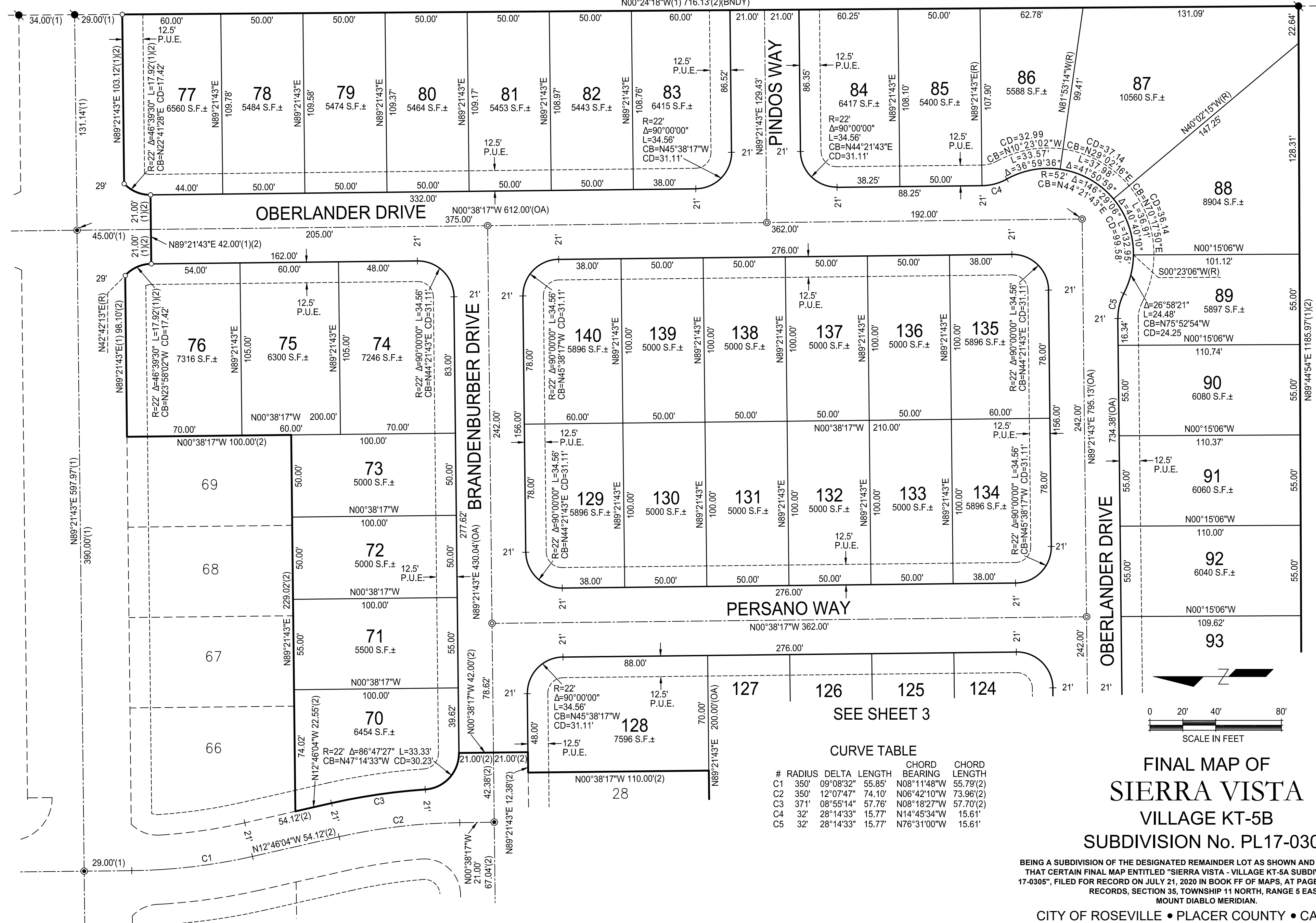
APRIL 2021

SHEET 3 OF 5 7310.020



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

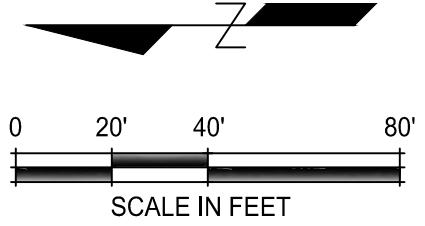
SIERRA VISTA-CGB, LARGE LOT SUBDIVISION
LOT 5, EE MAPS 56



SEE SHEET 3

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	350'	09°08'32"	55.85'	N08°11'48"W	55.79'(2)
C2	350'	12°07'47"	74.10'	N06°42'10"W	73.96'(2)
C3	371'	08°55'14"	57.76'	N08°18'27"W	57.70'(2)
C4	32'	28°14'33"	15.77'	N14°45'34"W	15.61'
C5	32'	28°14'33"	15.77'	N76°31'00"W	15.61'



FINAL MAP OF
SIERRA VISTA
VILLAGE KT-5B
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - VILLAGE KT-5A SUBDIVISION NUMBER PL 17-0305", FILED FOR RECORD ON JULY 21, 2020 IN BOOK FF OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 4 OF 5 7310.020

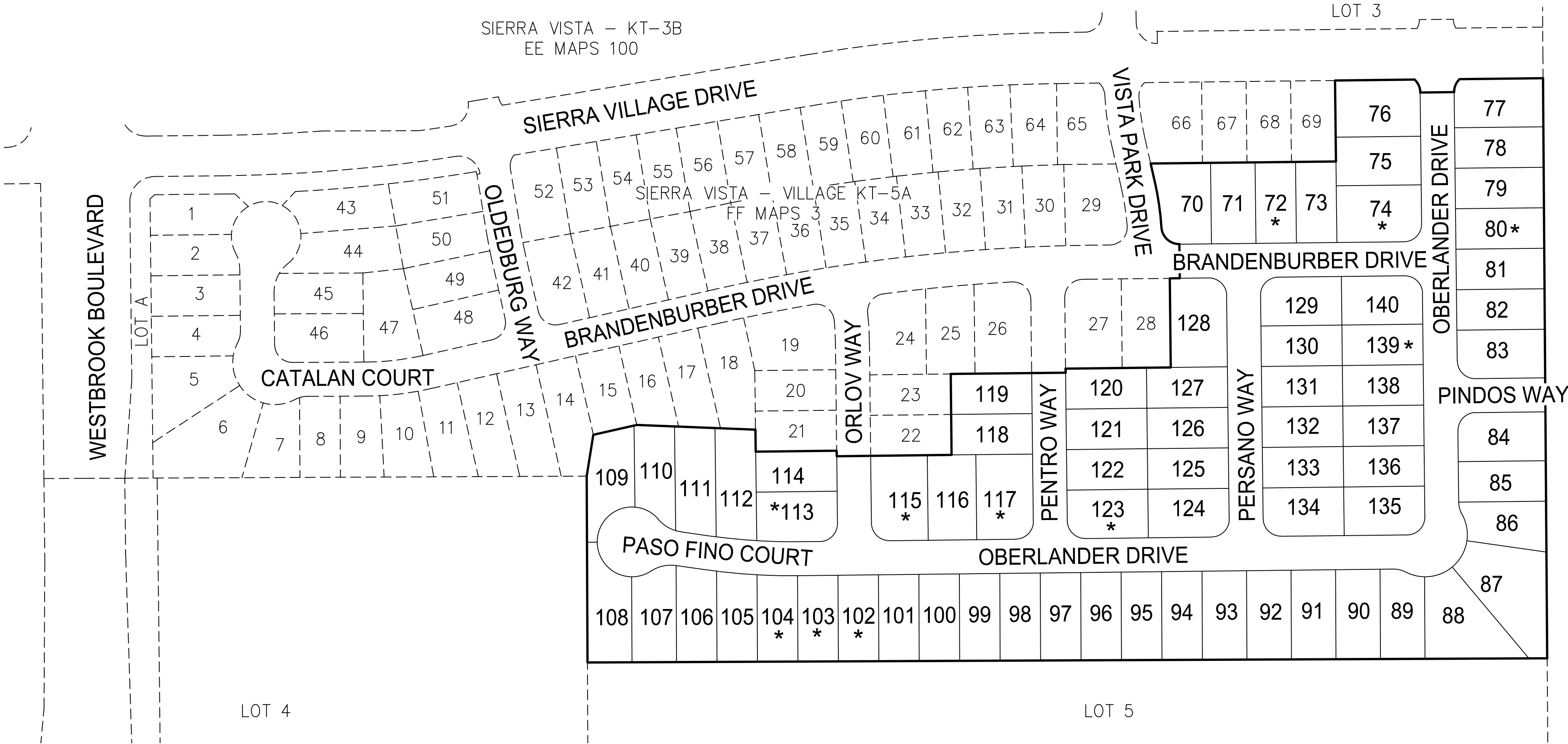
SIERRA VISTA - KT-3B
EE MAPS 100

SIERRA VISTA
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
LOT 5
EE MAPS 71

SIERRA VISTA - VILLAGE KT-5A
FF MAPS 3

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

SIERRA VISTA – KT PROPERTIES
LARGE LOT SUBDIVISION
EE MAPS 33



SIERRA VISTA – KT-3B
EE MAPS 100

LOT 3

SIERRA VISTA
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

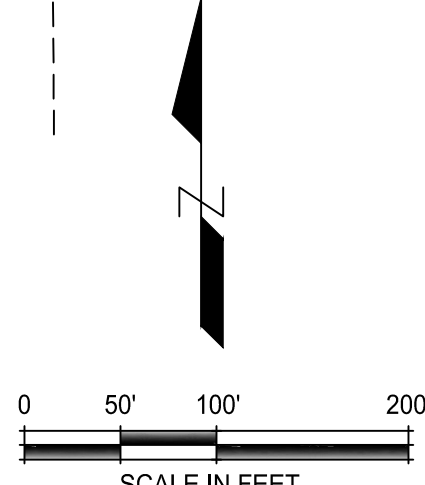
SIERRA VISTA-CGB
LARGE LOT SUBDIVISION
LOT 5
EE MAPS 56

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
SIERRA VISTA
VILLAGE KT-5B
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - VILLAGE KT-5A SUBDIVISION NUMBER PL 17-0305", FILED FOR RECORD ON JULY 21, 2020 IN BOOK FF OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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