

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 "FEDERICO - PHASE 1 VILLAGE 4" 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 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 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, C, D, THE STREETS SHOWN HEREON AS FORTUNA DRIVE, FORTUNA COURT, HELIOS COURT AND AFTERGLOW COURT 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, C AND D SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.).
 - (C) A PUBLIC EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.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 FORTUNA DRIVE, FORTUNA COURT, HELIOS COURT AND AFTERGLOW COURT.
 - (B) LOTS A, B, C AND D AS SHOWN HEREON TO THE CITY OF ROSEVILLE FOR LANDSCAPING AND AS PUBLIC RIGHTS-OF-WAY.

K. HOVNIANIAN HOMES NORTHERN CALIFORNIA, INC.
A CALIFORNIA CORPORATION

BY: _____ BY: _____
 NAME: KEVIN KIMBALL NAME: TIM COLLISON
 ITS: REGION PRESIDENT ITS: DIVISION CONTROLLER
 DATE: _____ DATE: _____

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 _____
 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 OFFICAL SEAL.

 SIGNATURE PRINTED NAME
 MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY
 MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

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 _____
 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 OFFICAL SEAL.

 SIGNATURE PRINTED NAME
 MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY
 MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

SURVEYOR'S STATEMENT

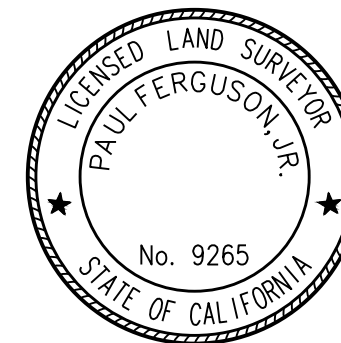
THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 4" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF MOURIER INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND WESTPARK SIERRA VISTA LLC, IN NOVEMBER 2017. 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.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

Preliminary
 FOR REVIEW PURPOSES ONLY

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

DATE: 02/24/2021



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 4" 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 THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 4" 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, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 4", 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, C AND D, THE PUBLIC RIGHTS-OF-WAY AND PASEO EASEMENT OFFERED HEREON FOR DEDICATION, AND HEREBY APPROVES THE ABANDONMENT OF THE EASEMENTS LISTED WITHIN NOTE 6 ON SHEET 2.

DATE: _____ BY: _____
 CITY CLERK, CITY OF ROSEVILLE
 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 MACKAY & SOMPS CIVIL ENGINEERS, INC.

RECORDED IN BOOK _____ DOCUMENT NO.: _____
 STATE OF CALIFORNIA
 BY: _____ DEPUTY FEE: \$ _____

**FINAL MAP OF
 FEDERICO - PHASE 1
 VILLAGE 4
 SUBDIVISION NO. PL17-0024**

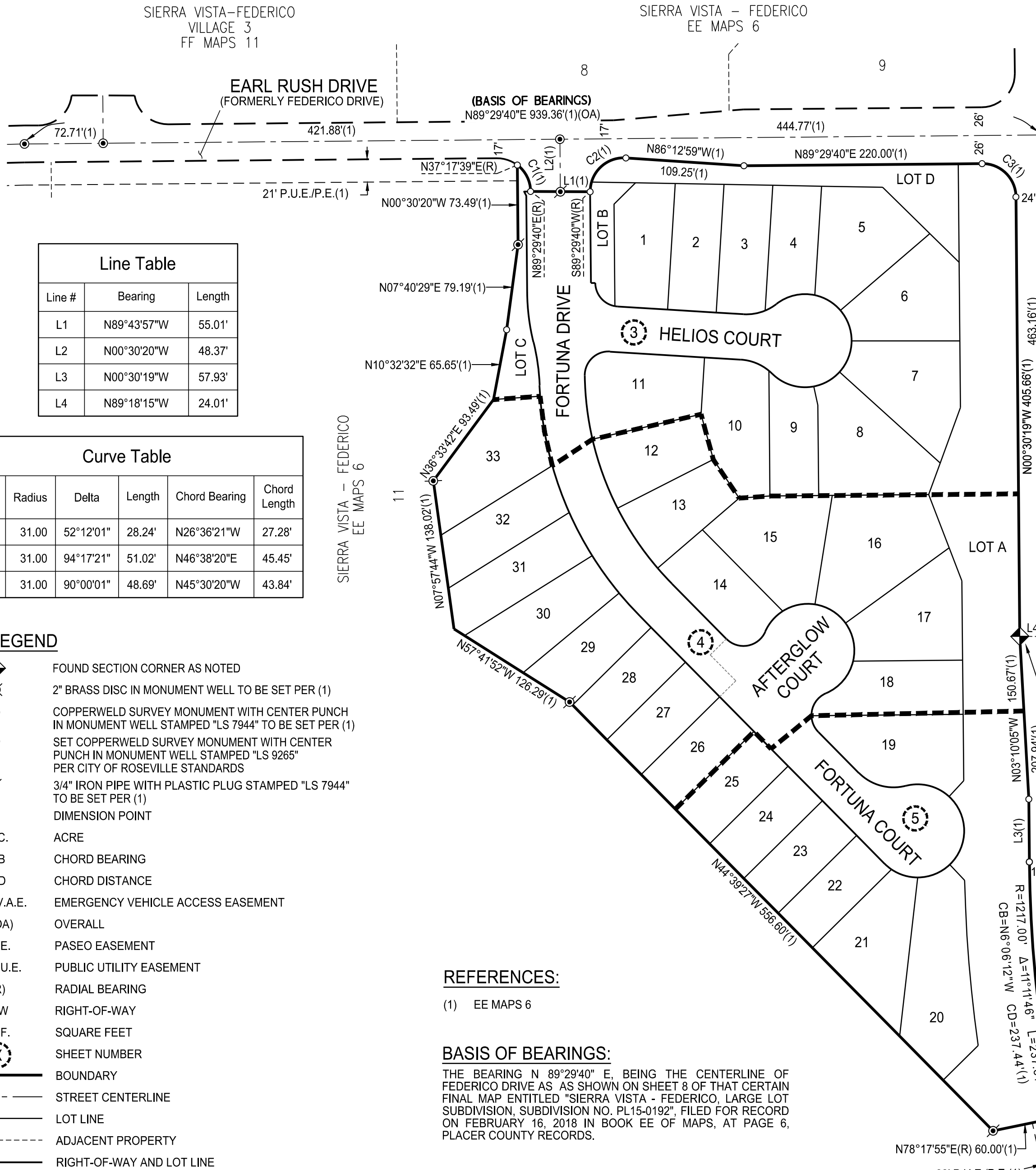
BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA



APRIL 2021
 SHEET 1 OF 5 18254.FED.04

- NOTES:**
- TOTAL AREA OF THIS SUBDIVISION IS 7.699± ACRES, GROSS, CONSISTING OF 33 RESIDENTIAL LOTS AND 4 LANDSCAPE LOTS.
 - ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
 - ALL FRONT LOT CORNERS ARE MARKED BY A 1" BRASS DISC STAMPED "LS 9265" IN THE SIDEWALK OR CONCRETE GUTTER ON THE EXTENSION OF SIDE LOT LINES 1.00 FOOT FROM THE FRONT PROPERTY LINE (R/W).
 - ALL REAR CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265". WHERE REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" WILL BE SET ON THE SIDE LOT LINE WITH A 4.00" OFFSET TO THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 9265" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FEET ABOVE GROUND OR ON TOP OF THE WALL.
 - A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC. DATED FEBRUARY, 2017; PROJECT NUMBER E 16372.00 AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT, FILE No. 308-870.
 - PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, ARE HEREBY MERGED AND RESUBDIVIDED, AND THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THIS MAP ARE HEREBY ABANDONED:
 - THOSE PORTIONS OF THE PUBLIC UTILITY EASEMENT (P.U.E.) LYING WITHIN LOT 10 AS SHOWN IN THAT CERTAIN MAP ENTITLED "FINAL MAP OF SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 6, PLACER COUNTY RECORDS.
 - THOSE PORTIONS OF THE PASEO EASEMENT (P.E.) LYING WITHIN LOT 10 AS SHOWN IN THAT CERTAIN MAP ENTITLED "FINAL MAP OF SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 6, PLACER COUNTY RECORDS.
 - THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND COVENANTS OF A RECIPROCAL EASEMENT AGREEMENT FOR TEMPORARY ACCESS AND TEMPORARY CONSTRUCTION PURPOSES RECORDED ON JUNE 6, 2017 AS DOC. NO. 2017-0041424. SAID EASEMENT, NOT SHOWN HEREON, LIES ENTIRELY WITHIN LOTS A, C, AND D.



Line Table

Line #	Bearing	Length
L1	N89°43'57"W	55.01'
L2	N00°30'20"W	48.37'
L3	N00°30'19"W	57.93'
L4	N89°18'15"W	24.01'

Curve Table

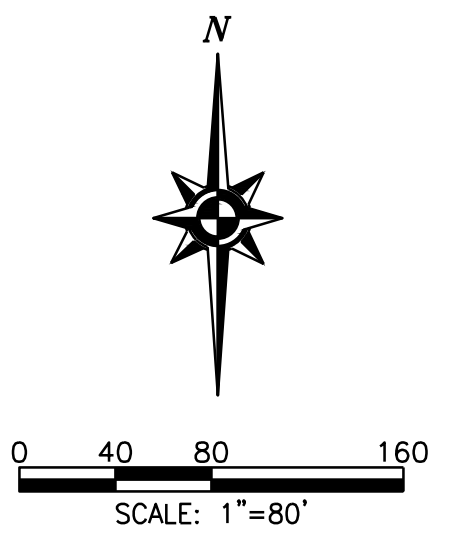
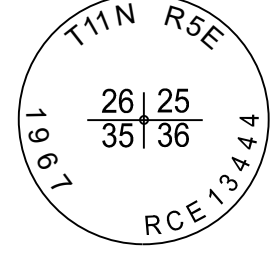
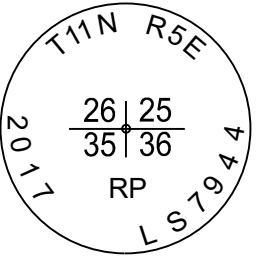
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	31.00	52°12'01"	28.24'	N26°36'21"W	27.28'
C2	31.00	94°17'21"	51.02'	N46°38'20"E	45.45'
C3	31.00	90°00'01"	48.69'	N45°30'20"W	43.84'

- LEGEND**
- ◆ FOUND SECTION CORNER AS NOTED
 - ⊗ 2" BRASS DISC IN MONUMENT WELL TO BE SET PER (1)
 - ⊙ COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944" TO BE SET PER (1)
 - ⊕ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" PER CITY OF ROSEVILLE STANDARDS
 - ⊖ 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944" TO BE SET PER (1)
 - DIMENSION POINT
 - AC. ACRE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 - (OA) OVERALL
 - P.E. PASEO EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (R) RADIAL BEARING
 - R/W RIGHT-OF-WAY
 - S.F. SQUARE FEET
 - ⊗ SHEET NUMBER
 - BOUNDARY
 - - - STREET CENTERLINE
 - LOT LINE
 - - - ADJACENT PROPERTY
 - RIGHT-OF-WAY AND LOT LINE
 - - - EXISTING RIGHT-OF-WAY
 - - - EASEMENT
 - - - LIMITS OF STREET

REFERENCES:
 (1) EE MAPS 6

BASIS OF BEARINGS:
 THE BEARING N 89°29'40" E, BEING THE CENTERLINE OF FEDERICO DRIVE AS SHOWN ON SHEET 8 OF THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO, LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6, PLACER COUNTY RECORDS.

2" BRASS DISC IN MONUMENT WELL AT CENTERLINE INTERSECTION FOR REFERENCE POINT TO BE SET PER (1) STAMPED:



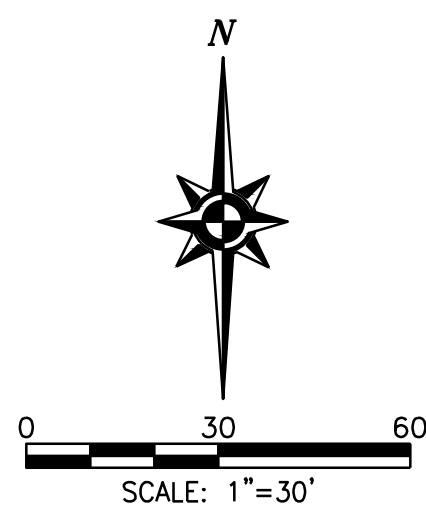
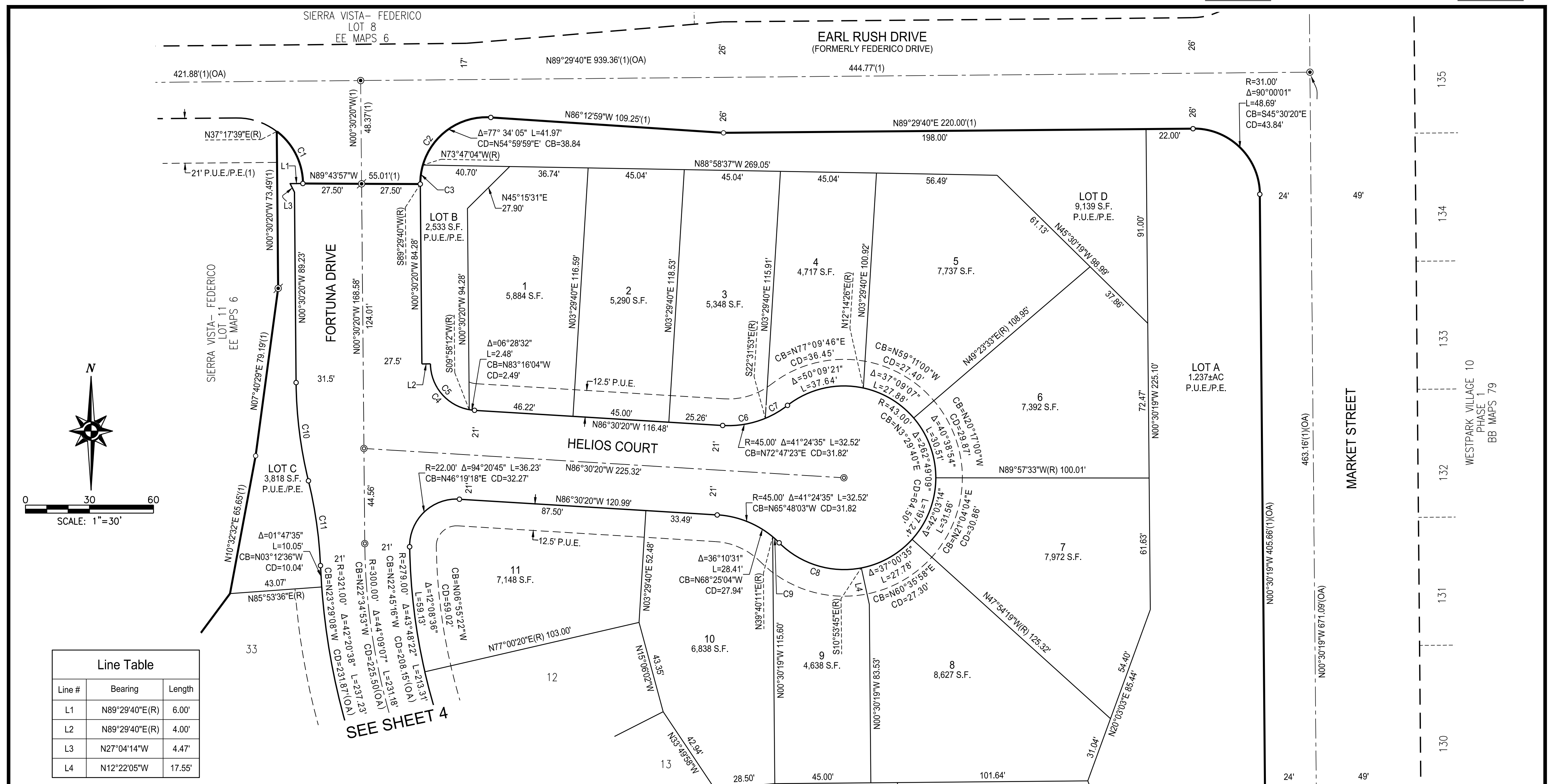
**FINAL MAP OF
 FEDERICO - PHASE 1
 VILLAGE 4
 SUBDIVISION NO. PL17-0024**

BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

APRIL 2021



Line Table		
Line #	Bearing	Length
L1	N89°29'40"E(R)	6.00'
L2	N89°29'40"E(R)	4.00'
L3	N27°04'14"W	4.47'
L4	N12°22'05"W	17.55'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	31.00	52°12'01"	28.24'	N26°36'21"W	27.28'
C2	31.00	94°17'21"	51.02'	N46°38'20"E	45.45'
C3	31.00	16°43'16"	9.05'	N07°51'18"E	9.01'
C4	22.00	86°00'00"	33.02'	N43°30'20"W	30.01'
C5	22.00	79°31'28"	30.54'	N40°16'04"W	28.14'
C6	45.00	26°01'33"	20.44'	N80°28'53"E	20.27'
C7	45.00	15°23'01"	12.08'	N59°46'36"E	12.05'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C8	43.00	55°47'59"	41.88'	N72°59'45"W	40.24'
C9	45.00	05°14'03"	4.11'	N47°42'47"W	4.11'
C10	200.00	13°19'09"	46.49'	N07°09'55"W	46.39'
C11	200.00	11°30'40"	40.18'	N08°04'09"W	40.11'

FINAL MAP OF
FEDERICO - PHASE 1
 VILLAGE 4
 SUBDIVISION NO. PL17-0024

BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

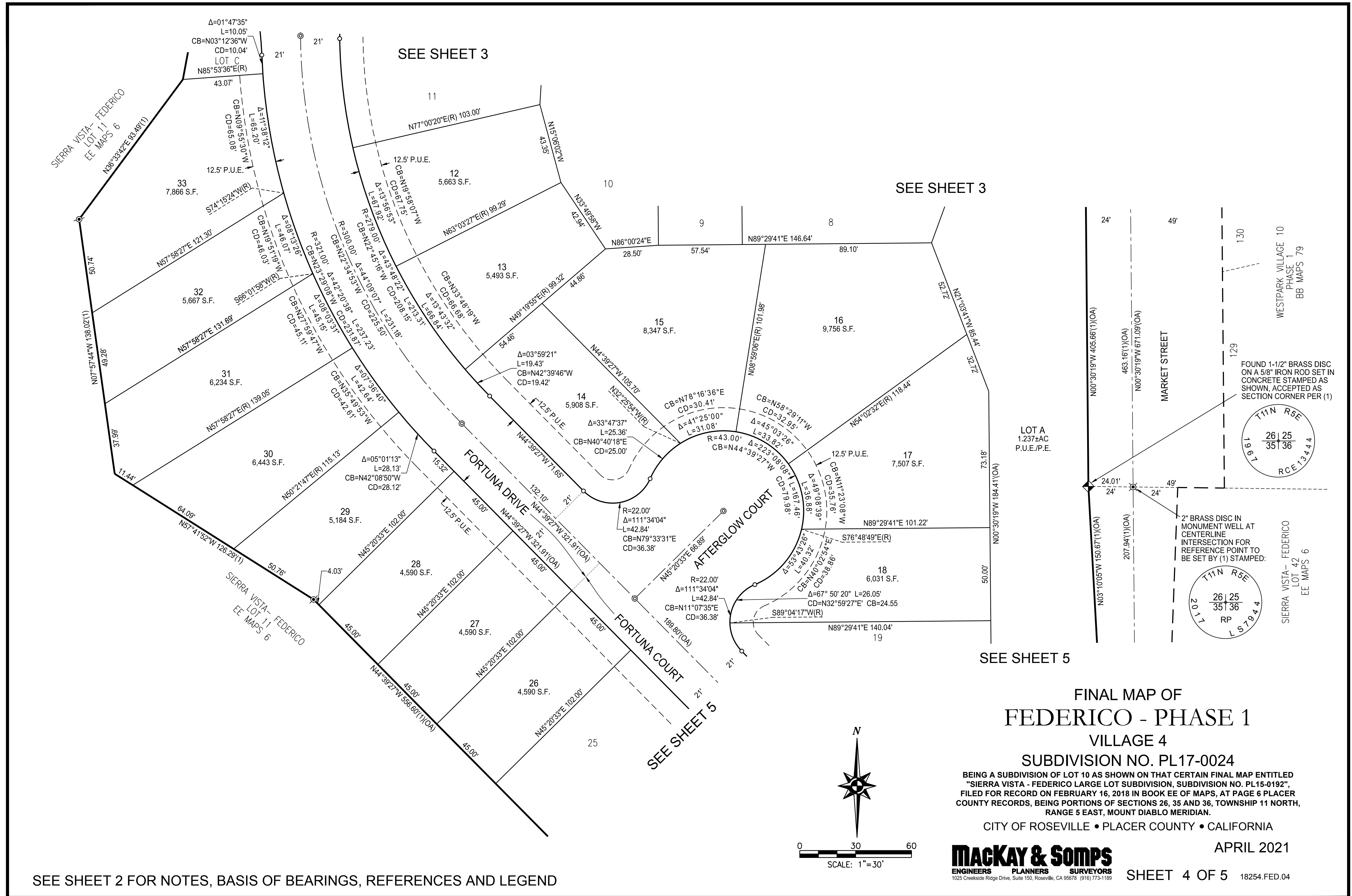
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA



APRIL 2021

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

SHEET 3 OF 5 18254.FED.04



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

FINAL MAP OF
FEDERICO - PHASE 1
 VILLAGE 4
 SUBDIVISION NO. PL17-0024

BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED
 "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192",
 FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER
 COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH,
 RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

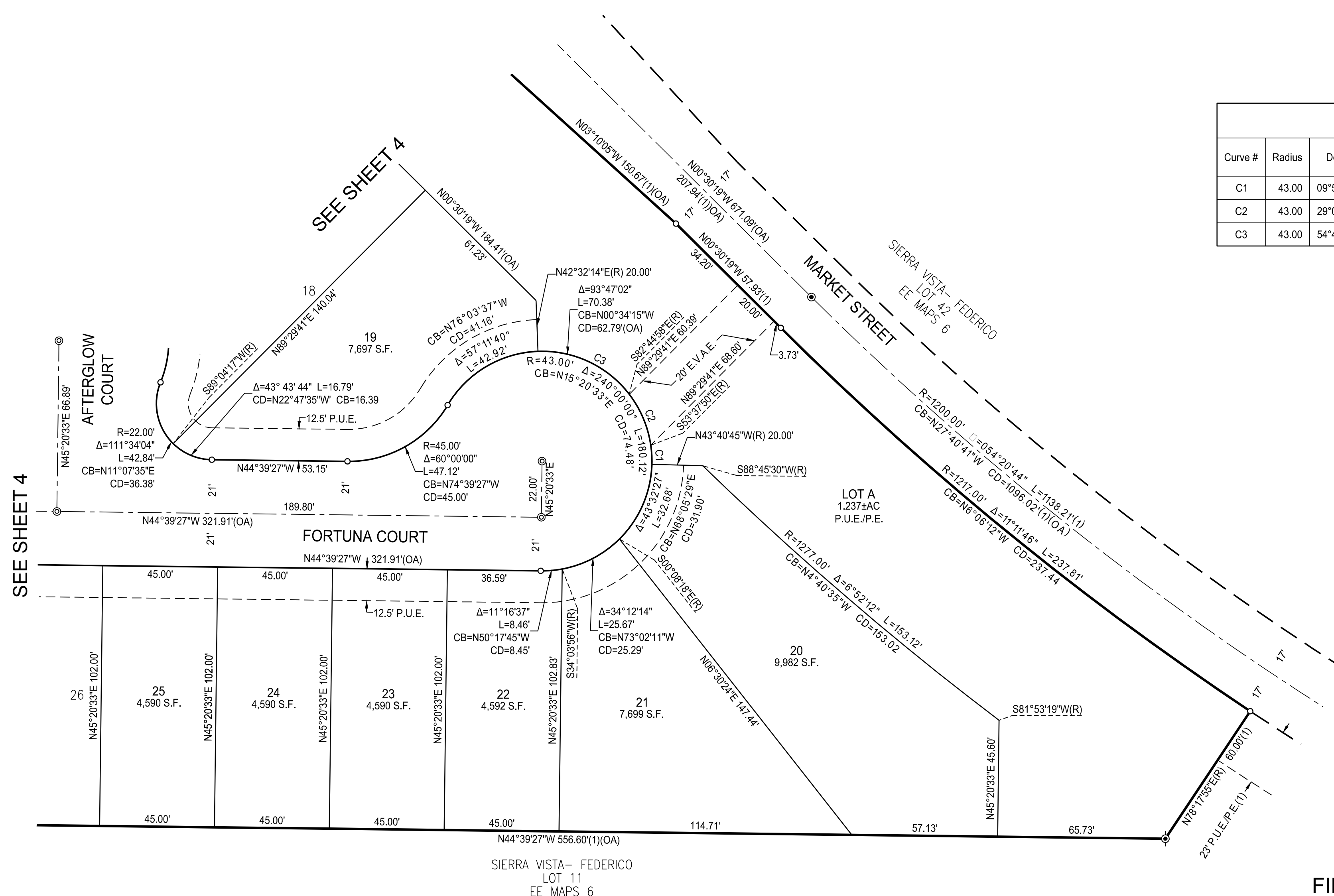
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

APRIL 2021

Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

SHEET 4 OF 5 18254.FED.04

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	43.00	09°57'05"	7.47'	N41°20'43"E	7.46'
C2	43.00	29°07'09"	21.85'	N21°48'36"E	21.62'
C3	43.00	54°42'48"	41.06'	N20°06'22"W	39.52'



SEE SHEET 4

SEE SHEET 4

FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 4
SUBDIVISION NO. PL17-0024
 BEING A SUBDIVISION OF LOT 10 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED
 "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192",
 FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6 PLACER
 COUNTY RECORDS, BEING PORTIONS OF SECTIONS 26, 35 AND 36, TOWNSHIP 11 NORTH,
 RANGE 5 EAST, MOUNT DIABLO MERIDIAN.
 CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189
 APRIL 2021
 SHEET 5 OF 5 18254.FED.04

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