

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTERESTS IN THE REAL PROPERTY INCLUDED WITHIN THIS PLAT OF "SIERRA VISTA VILLAGE JM-40" SHOWN UPON THIS MAP AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

- (A) PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF BUT NOT LIMITED TO WATER, GAS AND SEWER PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS SWALLOWTAIL DRIVE, ORANGE TIP WAY, GOSSAMER STREET, SKIPPERLING STREET, LOT 'A' AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE DRIVE, WAY AND STREETS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).
- (B) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE PIPES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "STORM DRAIN EASEMENT". (S.D.E.)

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

- (A) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS GOSSAMER STREET, SKIPPERLING STREET, SWALLOWTAIL DRIVE AND ORANGE TIP WAY.
- (B) LOT 'A' SHOWN HEREON AS PUBLIC RIGHT-OF-WAY FOR LANDSCAPE PURPOSES.

JOHN MOURIER CONSTRUCTION, INC., A CALIFORNIA CORPORATION

BY: _____
PRINT NAME:
TITLE:

BY: _____
PRINT NAME:
TITLE:

NOTARY ACKNOWLEDGEMENT:

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 _____, 2021, BEFORE ME, _____ A NOTARY PUBLIC
(PRINT NAME AND TITLE OF OFFICER)

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.

MY COMMISSION EXPIRES _____,
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY PUBLIC

PRINT NAME

PLAT OF
SIERRA VISTA VILLAGE JM-40
SUBDIVISION NO.: PL20-0103
ALL OF LOT 76 AS SHOWN ON THE THAT FINAL MAP OF
"SIERRA VISTA VILLAGE JM-20B - PHASE 2" - 'EE' BM 96
LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA
JUNE 2021
BAKER WILLIAMS ENGINEERING GROUP
SHEET 1 OF 3

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SIERRA VISTA VILLAGE JM-40" 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
EXPIRATION DATE 09/30/2022

I HEREBY STATE THAT I AM SATISFIED THAT THIS PLAT OF "SIERRA VISTA VILLAGE JM-40" 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 OF THE CITY OF ROSEVILLE HAS APPROVED THIS PLAT OF "SIERRA VISTA VILLAGE JM-40" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE STORM DRAIN EASEMENT AND PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED SUBJECT TO IMPROVEMENT LOT 'A' AND THE RIGHTS OF WAY HEREON OFFERED FOR DEDICATION.

DATED _____

CITY CLERK, CITY OF ROSEVILLE

BY: _____
ASSISTANT CITY CLERK

SURVEYOR'S STATEMENT:

THIS MAP OF "SIERRA VISTA VILLAGE JM-40" 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 JOHN MOURIER CONSTRUCTION, INC. IN JUNE, 2020. I HEREBY STATE 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 DECEMBER 31, 2021, THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE _____

JOHN KARL JEFFRIES L.S. 7820
EXPIRES 12/31/2021



RECORDER'S STATEMENT:

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, AT _____ MINUTES AFTER _____ O'CLOCK __M. ON THE ____ DAY OF _____, 2021 AND RECORDED IN BOOK ____ OF MAPS, AT PAGE ____.

DOCUMENT NO. _____

COUNTY RECORDER OF PLACER COUNTY

FEE _____

BY: _____
DEPUTY

PLAT OF
SIERRA VISTA VILLAGE JM-40

SUBDIVISION NO.: PL20-0103

ALL OF LOT 76 AS SHOWN ON THE THAT FINAL MAP OF
"SIERRA VISTA VILLAGE JM-20B - PHASE 2" - 'EE' BM 96

LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE 2021

SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 2 OF 3

NOTES:

- ALL BEARINGS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- THIS SUBDIVISION CONTAINS 5.570 ACRES MORE OR LESS, CONTAINING 35 RESIDENTIAL LOTS NUMBERED 1-35 AND 1 LANDSCAPE LOT LETTERED LOT 'A'.
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, PROJECT NO. E133171.000 DATED SEPTEMBER 10, 2013. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT (FILE NUMBER 308-810).
- ALL REAR PROPERTY CORNERS AND ANGLE POINTS SHALL BE MONUMENTED WITH A 5/8" REBAR WITH METAL CAP STAMPED "LS7820". IN THE EVENT OF A CONFLICT WITH A RETAINING WALL OR FENCE, A 3.0' WITNESS CORNER SHALL BE SET ONLINE.
- ALL FRONT PROPERTY CORNERS SHALL BE MONUMENTED WITH A 1" BRASS DISK STAMPED "LS7820", 1.0' FROM PROPERTY CORNER INTO THE SIDEWALK ON A PROJECTION OF PROPERTY LINE AT FRONT AND/OR SIDE LOT LINES PRODUCED.

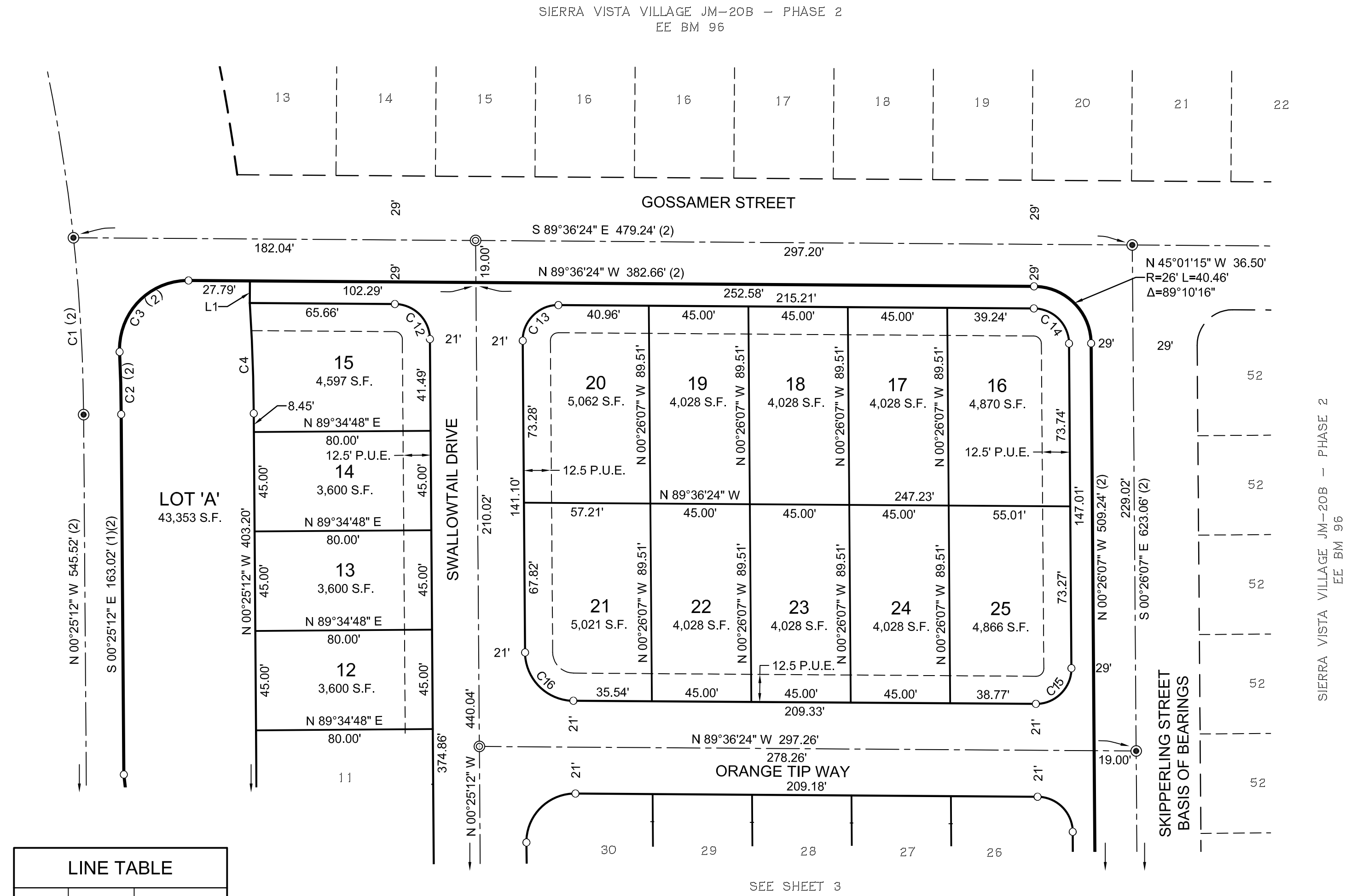
LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
(R) RADIAL LINE
S.D.E. STORM DRAIN EASEMENT
○ DIMENSION POINT, NOTHING FOUND OR SET
⊙ SET BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED L.S. 7820
⦿ FND 3/4" IRON PIPE TAGGED "L.S. 7820" PER EE BM 96
⦿ FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7820" PER EE BM 96
(1) RECORD PER DD BM 26
(2) RECORD PER EE BM 96

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF SKIPPERLING STREET, BEING S 00°26'07" W AND ESTABLISHED BY MONUMENTS FOUND AS SHOWN HEREON PER EE BM 96.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	80.24'	800.00'	5°44'49"	N 3°17'37" W	80.21'
C2	28.30'	817.00'	1°59'05"	S 1°24'45" E	28.30'
C3	50.21'	31.00'	92°47'54"	S 43°59'39" W	44.90'
C4	50.00'	877.00'	3°16'00"	N 2°03'12" W	49.99'
C12	24.91'	16.00'	89°11'11"	N 45°00'48" W	22.47'
C13	25.36'	16.00'	90°48'49"	S 44°59'12" W	22.79'
C14	24.90'	16.00'	89°10'16"	N 45°01'15" W	22.46'
C15	25.36'	16.00'	90°49'44"	N 44°58'45" E	22.79'
C16	34.25'	22.00'	89°11'11"	S 45°00'48" E	30.89'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N 0° 23' 36" E

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

PLAT OF
SIERRA VISTA VILLAGE JM-40

SUBDIVISION NO.: PL20-0103

ALL OF LOT 76 AS SHOWN ON THE THAT FINAL MAP OF
"SIERRA VISTA VILLAGE JM-20B - PHASE 2" - 'EE' BM 96

LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE 2021

SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 3 OF 3

SEE SHEET 2

NORTH



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C5	50.08'	250.00'	11°28'42"	S 83°52'03" E	50.00'
C6	50.08'	250.00'	11°28'42"	N 83°52'03" W	50.00'
C7	24.90'	16.00'	89°10'16"	N 45°01'15" W	22.46'
C8	54.29'	271.00'	11°28'42"	S 83°52'03" E	54.20'
C9	45.88'	229.00'	11°28'42"	N 83°52'03" W	45.80'
C10	15.66'	32.00'	28°02'14"	S 76°22'30" W	15.50'
C11	106.39'	52.00'	117°13'25"	S 59°01'55" E	88.78'
C17	24.90'	16.00'	89°10'16"	N 45°01'15" W	22.46'
C18	34.87'	22.00'	90°48'49"	S 44°59'12" W	31.33'
C19	34.25'	22.00'	89°11'11"	S 45°00'48" E	30.89'
C20	54.29'	271.00'	11°28'42"	N 83°52'03" W	54.20'
C21	45.88'	229.00'	11°28'42"	S 83°52'03" E	45.80'
C22	18.16'	271.00'	3°50'26"	S 87°41'11" E	18.16'
C23	36.13'	271.00'	7°38'16"	S 81°56'50" E	36.10'
C24	9.47'	229.00'	2°22'14"	N 79°18'49" W	9.47'
C25	36.40'	229.00'	9°06'28"	N 85°03'10" W	36.36'
C26	22.41'	52.00'	24°41'32"	N 74°42'09" E	22.24'
C27	37.50'	52.00'	41°19'13"	S 72°17'29" E	36.69'
C28	37.06'	52.00'	40°49'57"	S 31°12'54" E	36.28'
C29	35.74'	271.00'	7°33'20"	N 85°49'43" W	35.71'
C30	18.55'	271.00'	3°55'22"	N 80°05'22" W	18.55'
C31	27.09'	229.00'	6°46'45"	S 81°31'04" E	27.08'
C32	18.78'	229.00'	4°41'57"	S 87°15'25" E	18.78'
C33	25.36'	16.00'	90°49'44"	N 44°58'45" E	22.79'
C34	9.42'	52.00'	10°22'43"	S 5°36'34" E	9.41'