

PARCEL MAP
**ROSEVILLE 80 - NORTH VAN
PARKING LOT & DSR2_P1**

SUBDIVISION NO. PL20-0107
BEING A SUBDIVISION OF PARCEL 4, ROSEVILLE 80
36 PARCEL MAPS 10, PLACER COUNTY RECORDS, BEING A
PORTION OF SECTIONS 21 & 28, T.11N., R.6E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA
APRIL, 2021
SHEET 1 OF 3



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SURVEYOR'S STATEMENT:

THIS MAP 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 ROSEVILLE 80 LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN APRIL 2020. I HEREBY STATE THAT THIS PARCEL MAP OF ROSEVILLE 80 - NORTH VAN PARKING LOT & DSR2_P1 SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


TROY TETSUKA, PLS NO. 7630

4/21/2021
DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF ROSEVILLE 80 - NORTH VAN PARKING LOT & DSR2_P1 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.

MARC STOUT
CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. #69879 EXPIRATION DATE 9/30/2022

I HEREBY STATE THAT I AM SATISFIED THAT THIS PARCEL MAP OF ROSEVILLE 80 - NORTH VAN PARKING LOT & DSR2_P1 IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

TIMOTHY G. BLAIR PLS #8278



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK
_____ OF PARCEL MAPS, AT PAGE _____ IN THE OFFICE OF THE PLACER COUNTY RECORDER,
AT THE REQUEST OF KPFF CONSULTING ENGINEERS.
DOCUMENT NO. :2021 - _____

RYAN RONCO
RECORDER OF PLACER COUNTY

BY _____
DEPUTY

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; THAT THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP OF ROSEVILLE 80 - NORTH VAN PARKING LOT & DSR2_P1; AND DO 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. THAT CERTAIN 16 FOOT WIDE EASEMENT FOR PEDESTRIAN ACCESS AND THE INSTALLATION AND MAINTENANCE OF BUS SHELTERS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER, AND ACROSS THE STRIP OF LAND AS SHOWN ON SHEET 2 OF 3 OF THIS MAP.

B. THAT CERTAIN 8.5 FOOT EASEMENT FOR PEDESTRIAN ACCESS, ON, OVER, UNDER, AND ACROSS THE STRIP OF LAND SHOWN ON SHEET 2 OF 3 OF THIS MAP.

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

A. PRIVATE RECIPROCAL ACCESS AND UTILITY EASEMENT, ON, OVER, UNDER, AND ACROSS THE STRIP OF LAND SHOWN HEREON ON SHEET 2 OF 3 OF THIS MAP FOR THE MUTUAL BENEFIT OF PARCELS 2, 3 AND 4.

ROSEVILLE 80 LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: PDC SACRAMENTO LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
TIMOTHY SCHAEGLER
LOCAL PARTNER

DATE

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PARCEL MAP OF ROSEVILLE 80 - NORTH VAN PARKING LOT & DSR2_P1 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED WITHIN NOTE 2 ON SHEET 2.

DATED _____
CITY CLERK, CITY OF ROSEVILLE

ASSISTANT CITY CLERK

NOTARY'S 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 _____
COUNTY OF _____

ON _____ BEFORE
ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED

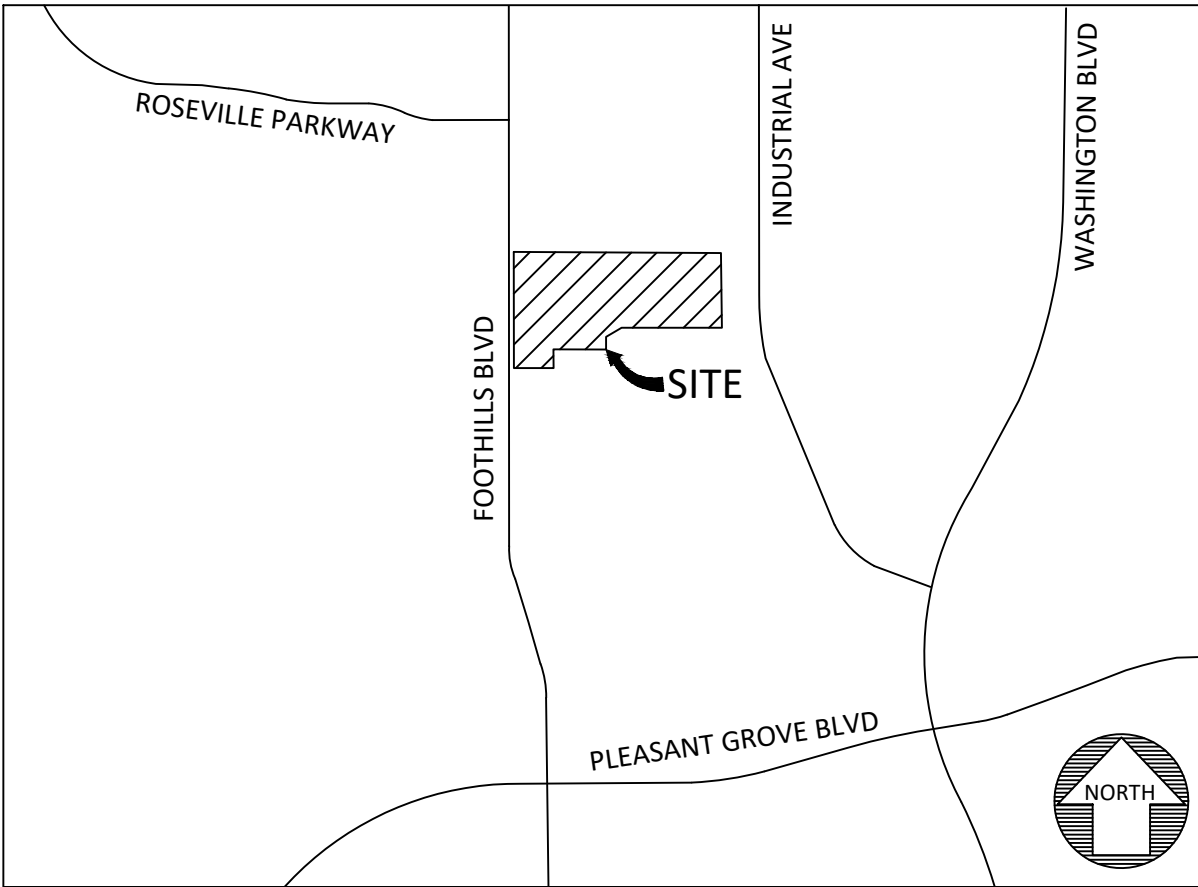
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), 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

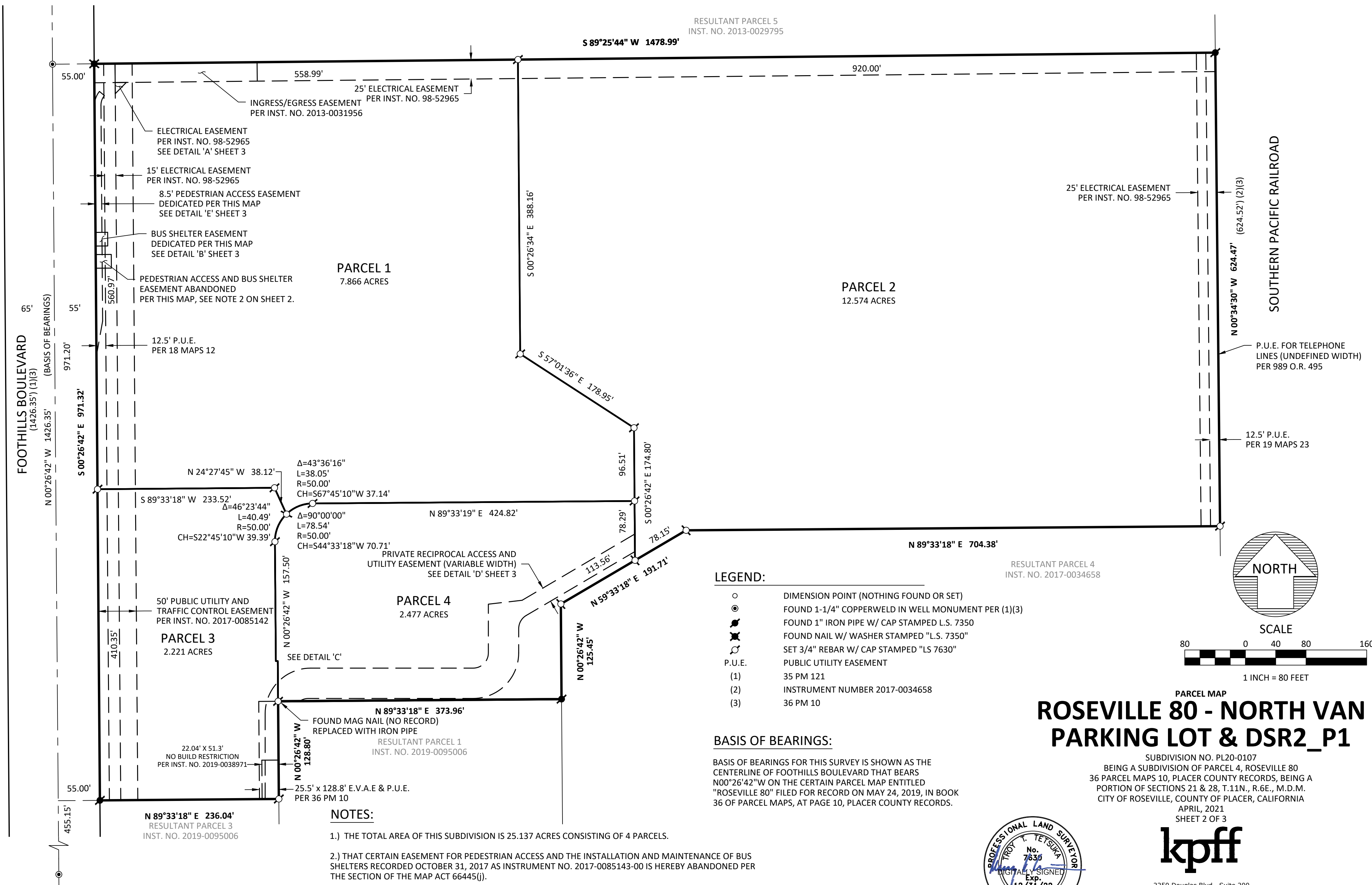
SIGNATURE
MY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____
MY PRINCIPLE PLACE OF BUSINESS IS THE COUNTY OF _____

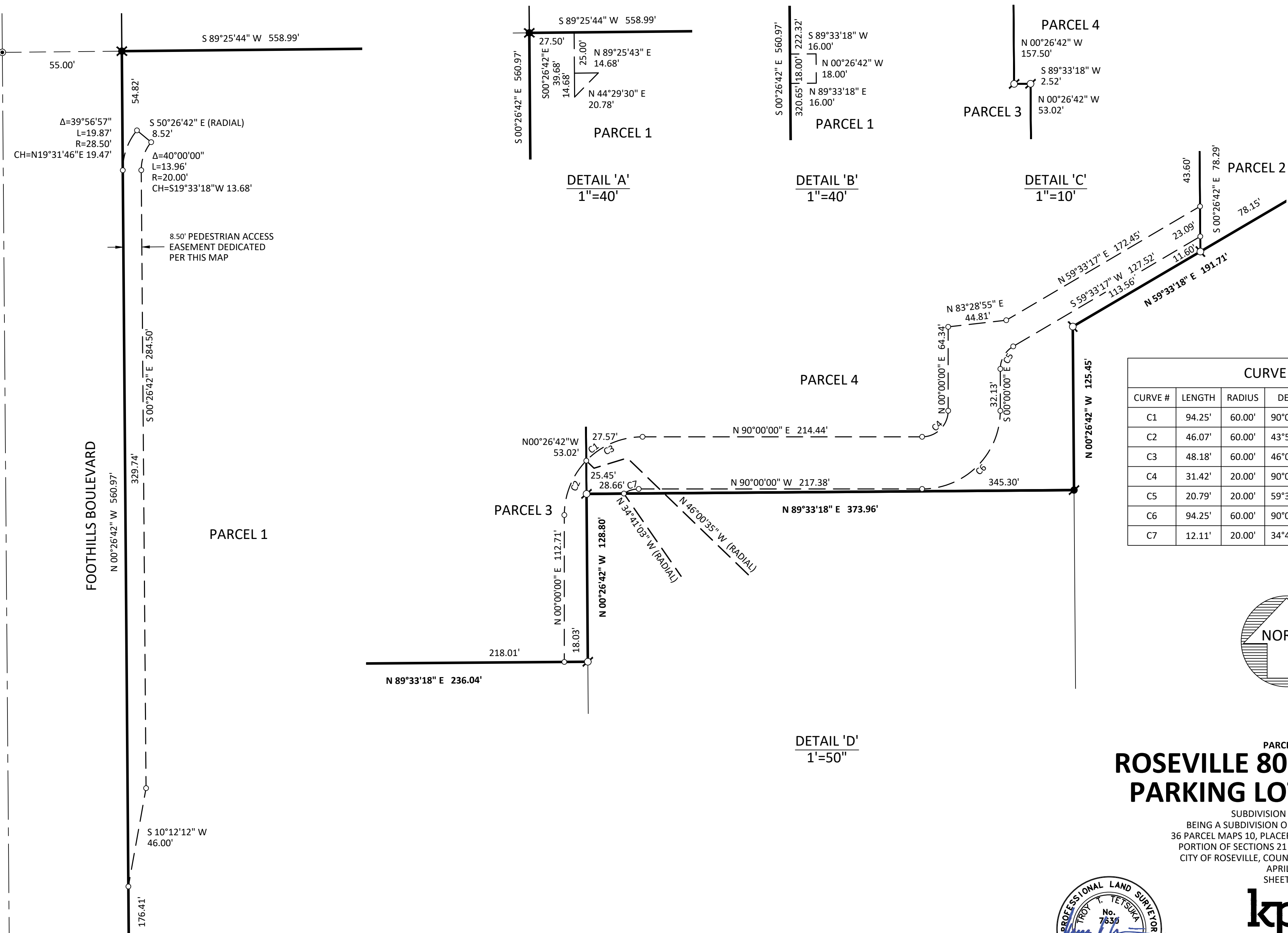
PRINT NAME



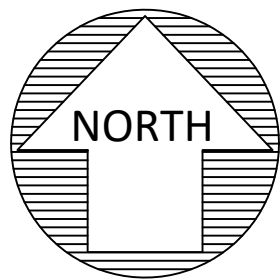
VICINITY MAP

NOT TO SCALE





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	94.25'	60.00'	90°00'00"	N45°00'00"E	84.85'
C2	46.07'	60.00'	43°59'25"	N21°59'42"E	44.94'
C3	48.18'	60.00'	46°00'35"	N66°59'42"E	46.90'
C4	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'
C5	20.79'	20.00'	59°33'17"	S29°46'38"W	19.87'
C6	94.25'	60.00'	90°00'00"	S45°00'00"W	84.85'
C7	12.11'	20.00'	34°41'03"	S72°39'28"W	11.92'



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