

PARCEL MAP OF COKEVA

SUBDIVISION NO. PL19-0152

A PORTION OF PARCEL 2 OF "PARCEL MAP OF HEWLETT
PACKARD SUBDIVISION NO. SUB-000105" FILED FOR
RECORD IN BOOK 34 OF PARCEL MAPS, PAGE 73
BEING A PORTION OF SECTION 21
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
MARCH 2021

CENTERPOINT ENGINEERING, INC.

4230 ROCKLIN ROAD, SUITE 200
ROCKLIN, CA, 95677

OWNER'S STATEMENT:

THE UNDERSIGNED BEING THE ONLY PERSON HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED
HEREON, CONSENT TO THE PREPARATION AND RECORDATION OF THIS "PARCEL MAP OF COKEVA" AND HEREBY
OFFERS FOR DEDICATION THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS HEREBY DEDICATED TO THE PUBLIC AS AN EASEMENT:

- A. AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND WIRES FOR
ELECTRIC AND APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE AREA SHOWN
HERE ON AND DESIGNATED AS "ELECTRICAL EASEMENT."

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

- B. AS PUBLIC RIGHT OF WAY THE AREA SHOWN HEREON AS "R.O.W." (RIGHT OF WAY).

R10 FOOTHILL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

NOTARY 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 _____, 2021, BEFORE ME, _____, 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 CALIFORNIA

PRINTED NAME

MY PRINCIPAL COUNTY OF BUSINESS IS: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER IS: _____

TRUSTEE'S STATEMENT:

BANK OF COMMERCE MORTGAGE, A CALIFORNIA CORPORATION, AS TRUSTEE OF THE DEED OF TRUST DATED
MARCH 11, 2021, RECORDED MARCH 17, 2021 AS INSTRUMENT NO. 2021-0037267, OFFICIAL RECORDS OF
PLACER COUNTY.

BY: _____

BY: _____

PRINT NAME AND TITLE

PRINT NAME AND TITLE

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STATE OF CALIFORNIA
COUNTY OF _____

ON _____, 2021, BEFORE ME, _____, 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
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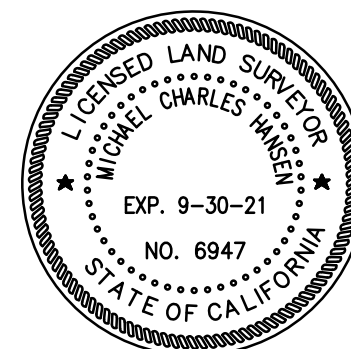
MY COMMISSION NUMBER IS: _____

SURVEYOR'S STATEMENT:

THIS "PARCEL MAP OF COKEVA" 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 R10 FOOTHILL, LLC IN JULY 2020. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY
CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL SHOWN HEREON
MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL C. HANSEN, L.S. 6947
EXPIRES 9-30-21

DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS "PARCEL MAP OF COKEVA" AND FIND IT TO BE SUBSTANTIALLY THE
SAME AS THE APPROVED TENTATIVE MAP; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
EXPIRES 9-30-2022

DATED

I HEREBY STATE THAT I AM SATISFIED THAT THIS "PARCEL MAP OF COKEVA" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

TIMOTHY BLAIR, P.L.S. 8278
EXPIRES 12/31/2021

DATED



CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS "PARCEL MAP OF
COKEVA" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE ELECTRICAL EASEMENT AND RIGHT OF WAY HEREON
OFFERED FOR DEDICATION.

CITY CLERK
CITY OF ROSEVILLE

DATED

BY: _____
ASSISTANCE CITY CLERK
CITY OF ROSEVILLE

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2021, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT
PAGE _____, STATE OF CALIFORNIA, PLACER COUNTY RECORDS, AT THE REQUEST OF CENTERPOINT ENGINEERING,
INC.

FILE NO. _____ RYAN RONCO
COUNTY RECORDER OF PLACER COUNTY

FEE: _____ BY: _____
DEPUTY

PARCEL MAP OF COKEVA

SUBDIVISION NO. PL19-0152

A PORTION OF PARCEL 2 OF "PARCEL MAP OF HEWLETT PACKARD SUBDIVISION NO. SUB-000105" FILED FOR RECORD IN BOOK 34 OF PARCEL MAPS, PAGE 73 BEING A PORTION OF SECTION 21 TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M. CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA MARCH 2021

CENTERPOINT ENGINEERING, INC.

4230 ROCKLIN ROAD, SUITE 200
ROCKLIN, CA, 95677

BASIS OF BEARINGS:

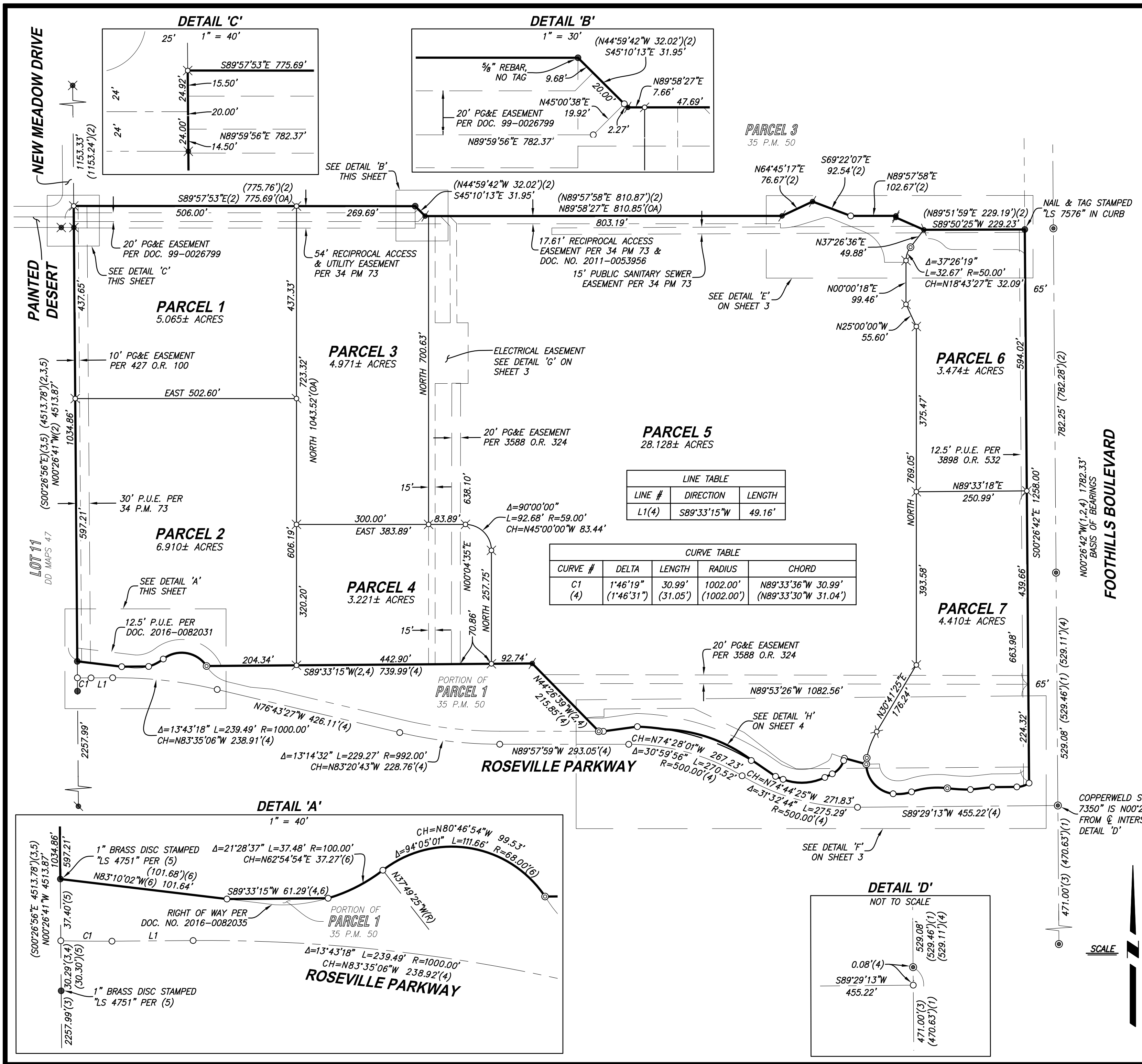
THE CENTERLINE OF FOOTHILLS BOULEVARD PER 34 P.M. 73, BETWEEN THE MONUMENTS SHOWN HEREON AS FOUND, TAKEN AS NORTH 00°26'42" WEST

LEGEND: (ALL PIPE SIZES ARE INSIDE DIAMETER)

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 3/4" IRON PIPE WITH PLUG "LS 7576" PER (1)
- FOUND MONUMENT AS NOTED
- ⊗ FOUND 3/4" REBAR WITH SLEEVE STAMPED "LS 4751" PER (3)
- ⊙ FOUND COPPERWELD MONUMENT, NO MARKINGS, PER (1) UNLESS OTHERWISE NOTED
- ⊕ SET RAILROAD SPIKE STAMPED "LS 6947"
- ⊗ SET 3/4" IRON PIPE WITH YELLOW CAP "LS 6947"
- ⊙ SET 1" BRASS DISC IN CONCRETE STAMPED "LS 6947"
- (OA) OVERALL DISTANCE
- (R) RADIAL BEARING
- (1) RECORD PER BOOK 18 OF PARCEL MAPS, PAGE 12
- (2) RECORD PER BOOK 34 OF PARCEL MAPS, PAGE 73
- (3) RECORD PER BOOK DD OF MAPS, PAGE 47
- (4) RECORD PER BOOK 35 OF PARCEL MAPS, PAGE 150
- (5) RECORD PER BOOK 23 OF SURVEYS, PAGE 160
- (6) RECORD PER DOCUMENT 2016-0082035 (SEE NOTE 6)
- (A) LETTER FOR CHORD BEARING TABLE

NOTES:

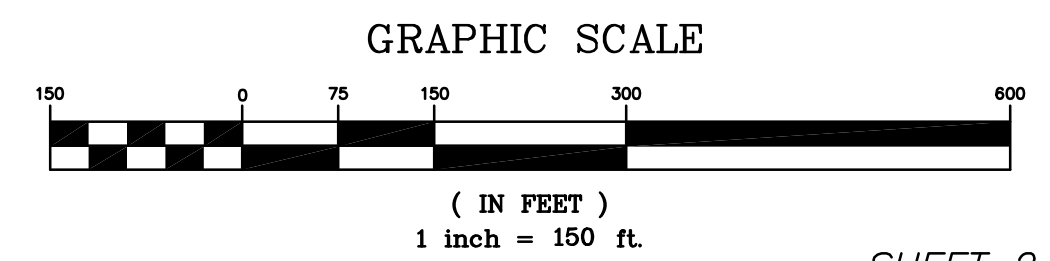
1. THIS SUBDIVISION CONTAINS 56.201± ACRES GROSS.
2. ALL PARCELS CREATED HEREBY ARE SUBJECT TO A BLANKET PRIVATE EASEMENT FOR INSTALL AND MAINTENANCE OF STORM WATER DRAINAGE SYSTEMS PER NOTE D OF THE OWNER'S STATEMENT ON 34 P.M. 73. THE BLANKET PRIVATE DRAINAGE EASEMENT IS REFLECTED IN DOC NOS 2011-0053596 & 2012-0092987.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE AGREEMENTS REGARDING CROSS EASEMENTS AND GRANT OF ACCESS EASEMENT PER DOC. NO. 2011-0039391 AND THE GRANT OF EASEMENTS AND CORRECTION TO PRIOR EASEMENTS PER DOC. NO. 2011-0053955.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT PER DOC. NO. 2011-0053958.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT PER DOC. NO. 2012-0092988.
6. ROTATE BEARINGS COUNTER-CLOCKWISE 00°00'15" TO OBTAIN RECORD BEARINGS PER (6).
7. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION SHALL AGREE TO PARTICIPATE IN A TRANSPORTATION SYSTEMS MANAGEMENT (TSM) PLAN AND SHALL AGREE TO ENTER INTO A TRANSPORTATION MANAGEMENT AGREEMENT WITH THE CITY OF ROSEVILLE.



LINE #	DIRECTION	LENGTH
L1(4)	S89°33'15"W	49.16'

CURVE #	DELTA	LENGTH	RADIUS	CHORD
C1	1°46'19"	30.99'	1002.00'	N89°33'36"W 30.99'
(4)	(1°46'31")	(31.05')	(1002.00')	(N89°33'30"W 31.04')

SCALE 1" = 150'



PARCEL MAP OF COKEVA

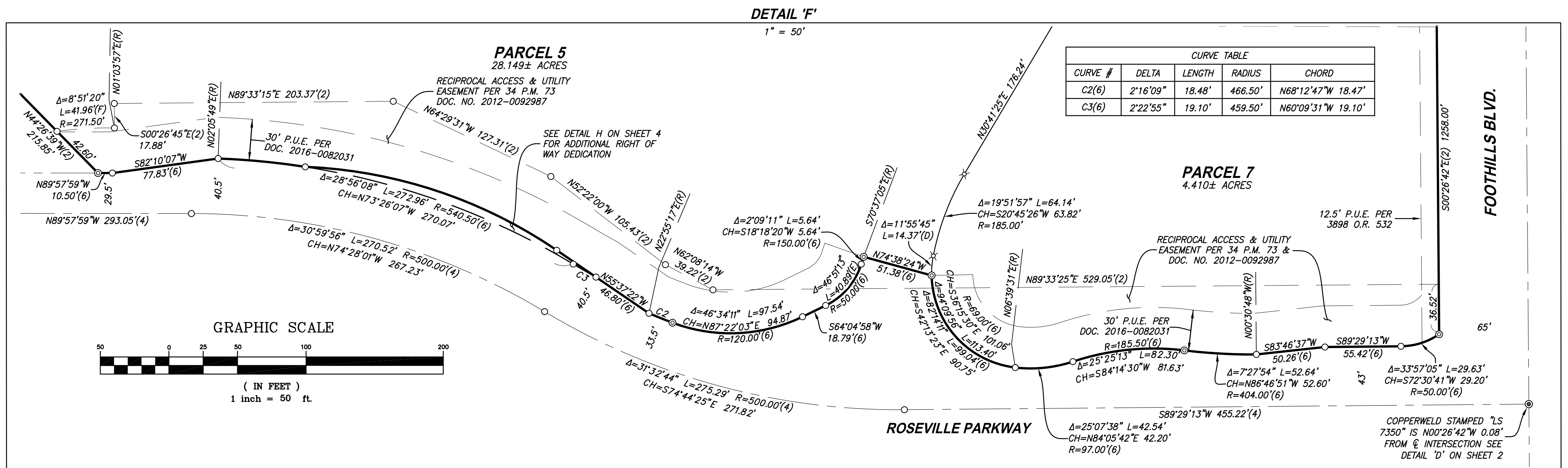
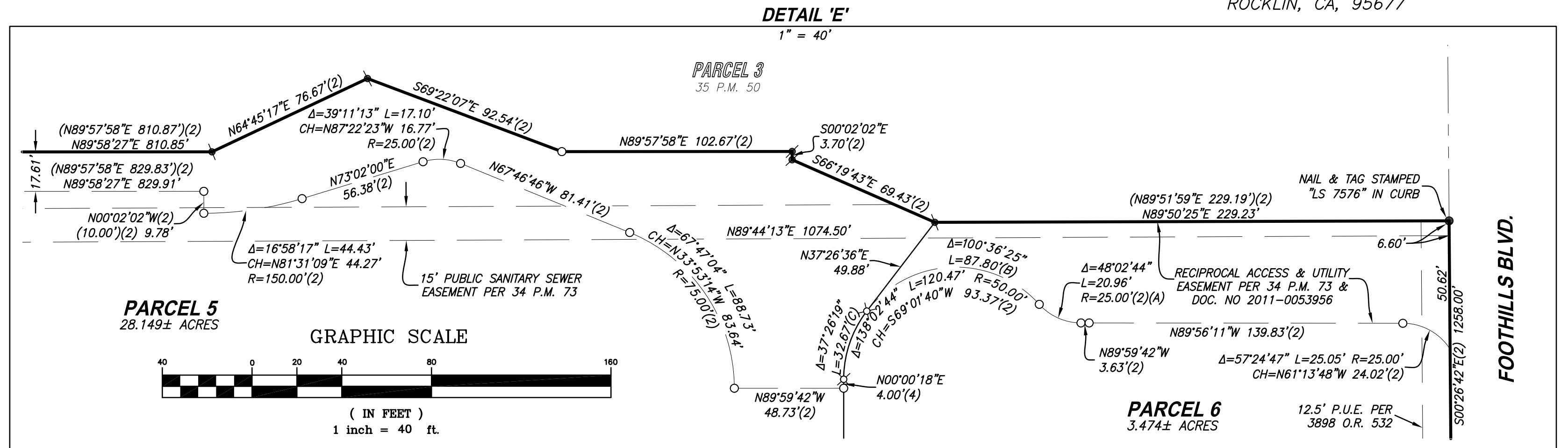
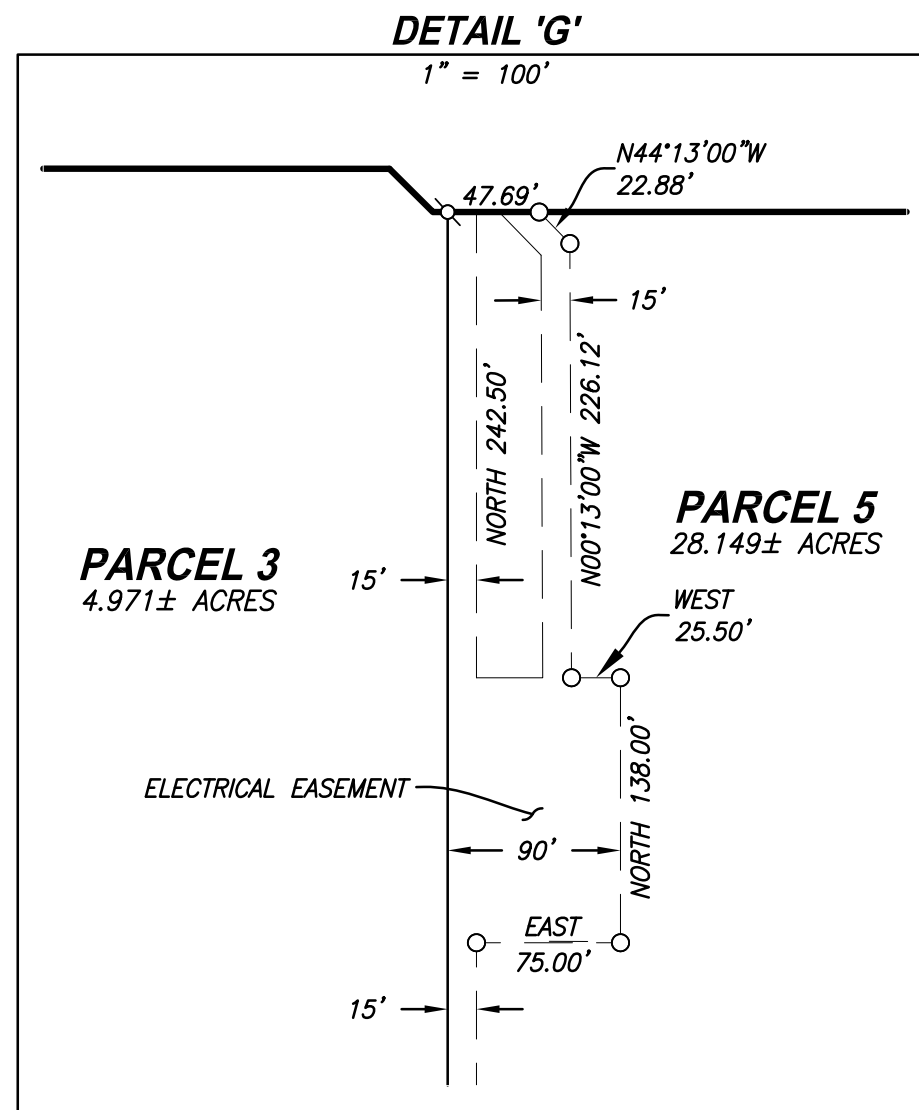
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CHORD TABLE	
CURVE	CHORD
A	N65°58'20"W 20.35'
B	N87°44'49"E 76.94'
C	N18°43'27"E 32.09'
D	N04°51'35"E 14.34'
E	N40°39'21"E 39.76'
F	N86°38'17"E 41.92'



CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	CHORD
C2(6)	2°16'09"	18.48'	466.50'	N68°12'47"W 18.47'
C3(6)	2°22'55"	19.10'	459.50'	N60°09'31"W 19.10'

PARCEL MAP OF COKEVA

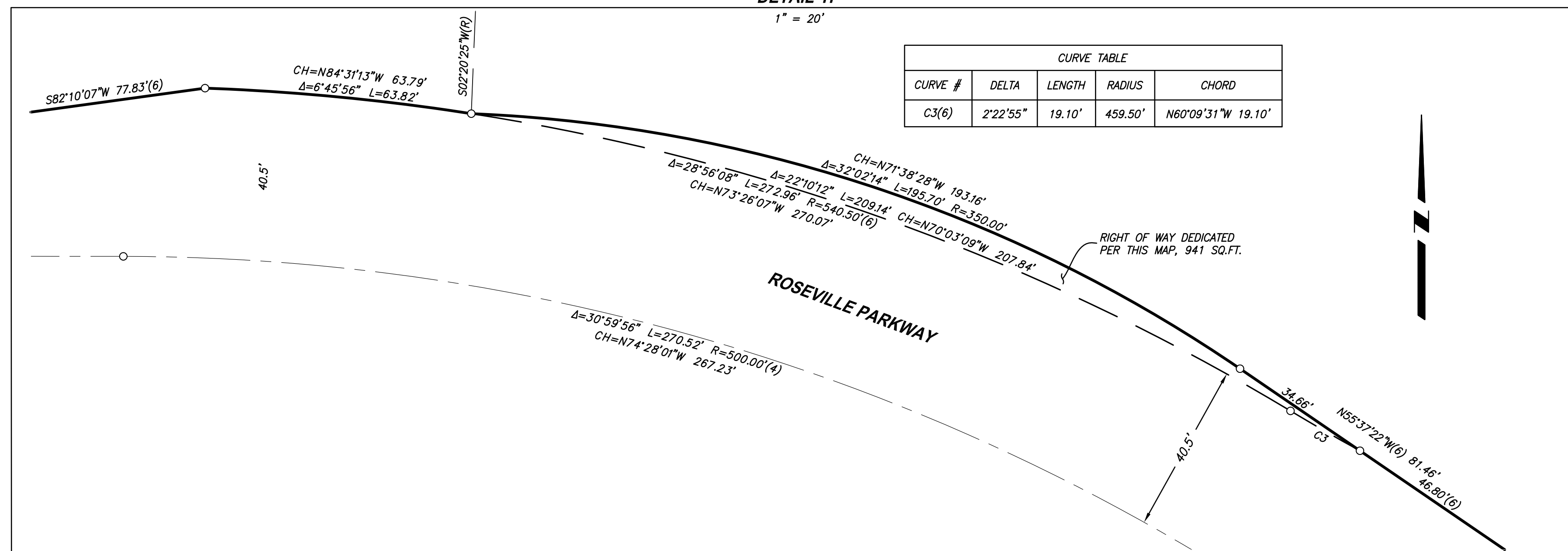
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DETAIL 'H'
 1" = 20'



GRAPHIC SCALE

