

PLAT OF  
**SIERRA VISTA VILLAGE JM-20 - PHASE 3.1B**

SUBDIVISION NO.: PL17-0204

ALL OF LOT 4 OF THE LARGE LOT FINAL MAP OF "SIERRA VISTA VILLAGES  
FD-24 AND JM-20" - 'FF' BM 19 LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.  
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

APRIL 2021

**BAKER WILLIAMS ENGINEERING GROUP**

SHEET 1 OF 3

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-20 - PHASE 3.1B" 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 THE ROAD AND COURT, LOTS 'A' AND 'B' AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE ROAD AND COURT 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 ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS CHELSEA CREEK ROAD AND SEA CLIFF COURT.
- (B) LOTS 'A' AND 'B' 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

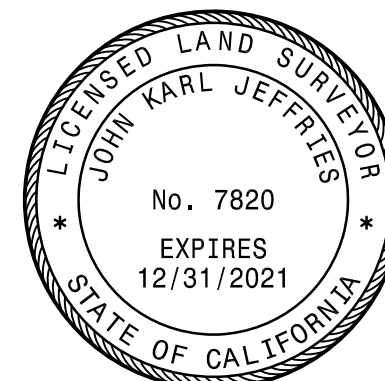
PRINT NAME

SURVEYOR'S STATEMENT:

THIS MAP OF "SIERRA VISTA VILLAGE JM-20 - PHASE 3.1B" 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



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SIERRA VISTA VILLAGE JM-20 - PHASE 3.1B" 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-20 - PHASE 3.1B" 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-20 - PHASE 3.1B" 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 AND THE RIGHTS OF WAY HEREON OFFERED FOR DEDICATION.

DATED \_\_\_\_\_

CITY CLERK, CITY OF ROSEVILLE

BY: \_\_\_\_\_  
ASSISTANT CITY CLERK

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

SEE SHEET 3 FOR BASIS OF BEARINGS, NOTES AND LEGEND.

PLAT OF  
**SIERRA VISTA VILLAGE JM-20 - PHASE 3.1B**

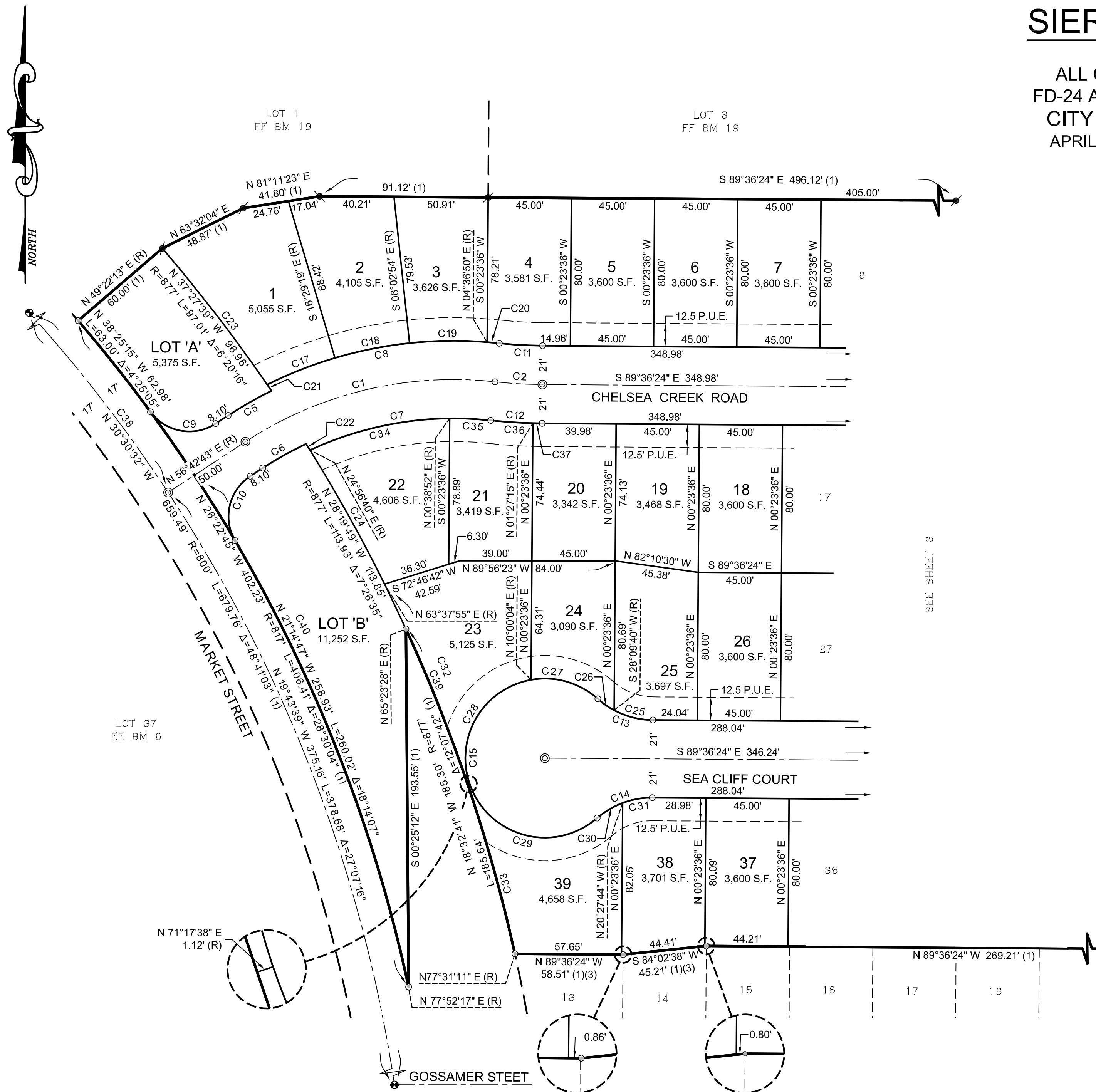
SUBDIVISION NO.: PL17-0204

ALL OF LOT 4 OF THE LARGE LOT FINAL MAP OF "SIERRA VISTA VILLAGES  
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CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA  
APRIL 2021

SCALE: 1" = 40'

**BAKER WILLIAMS ENGINEERING GROUP**

SHEET 2 OF 3



SEE SHEET 3

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	141.58'	205.00'	39°34'09"	S 76°29'48" W	138.78'
C2	25.69'	250.00'	5°53'16"	S 86°39'46" E	25.68'
C5	26.93'	222.00'	6°57'02"	S 60°11'15" W	26.91'
C6	26.89'	188.00'	8°11'40"	S 60°48'33" W	26.86'
C7	100.28'	184.00'	31°13'32"	S 80°40'06" W	99.04'
C8	129.23'	226.00'	32°45'45"	S 79°54'00" W	127.48'
C9	39.51'	26.00'	87°04'35"	S 79°44'59" E	35.82'
C10	39.51'	26.00'	87°04'34"	S 13°10'26" W	35.82'
C11	23.53'	229.00'	5°53'16"	S 86°39'46" E	23.52'
C12	27.85'	271.00'	5°53'16"	S 86°39'46" E	27.84'
C13	32.52'	45.00'	41°24'35"	S 68°54'06" E	31.82'
C14	32.52'	45.00'	41°24'35"	S 69°41'19" W	31.82'
C15	197.24'	43.00'	262°49'09"	S 0°23'36" W	64.50'
C17	39.42'	226.00'	9°59'33"	S 68°30'54" W	39.37'
C18	41.18'	226.00'	10°26'26"	S 78°43'54" W	41.12'
C19	42.06'	226.00'	10°39'43"	S 89°16'58" W	42.00'
C20	6.58'	226.00'	1°40'02"	N 84°33'09" W	6.58'
C21	4.04'	877.00'	0°15'50"	N 34°25'26" W	4.04'
C22	4.03'	877.00'	0°15'48"	N 31°55'13" W	4.03'
C23	92.97'	877.00'	6°04'26"	N 37°35'34" W	92.93'
C24	82.97'	877.00'	5°25'14"	N 29°04'42" W	82.94'
C25	21.81'	45.00'	27°46'03"	S 75°43'22" E	21.60'
C26	10.71'	45.00'	13°38'31"	S 55°01'05" E	10.69'
C27	38.88'	43.00'	51°48'15"	N 74°05'56" W	37.57'
C28	74.08'	43.00'	98°42'18"	S 30°38'47" W	65.25'
C29	84.29'	43.00'	112°18'37"	S 74°51'40" E	71.43'
C30	16.14'	45.00'	20°33'15"	S 59°15'39" W	16.06'
C31	16.38'	45.00'	20°51'20"	S 79°57'56" W	16.29'
C32	117.28'	877.00'	7°39'43"	N 22°32'13" W	117.19'
C33	95.29'	877.00'	6°13'32"	N 15°35'36" W	95.25'
C34	78.03'	184.00'	24°17'48"	S 77°12'14" W	77.44'
C35	22.25'	184.00'	6°55'44"	N 87°11'00" W	22.24'
C36	22.83'	271.00'	4°49'38"	S 86°07'57" E	22.82'
C37	5.02'	271.00'	1°03'38"	S 89°04'34" E	5.02'
C38	301.08'	800.00'	21°33'47"	N 44°04'10" W	299.30'
C39	90.35'	877.00'	5°54'10"	N 21°39'27" W	90.31'
C40	301.72'	817.00'	21°09'33"	N 22°42'30" W	300.00'

SIERRA VISTA VILLAGE JM-20B - PHASE 2  
EE BM 96

SHEET 2 OF 3

JOB NO. 20-06-028

PLAT OF  
**SIERRA VISTA VILLAGE JM-20 - PHASE 3.1B**

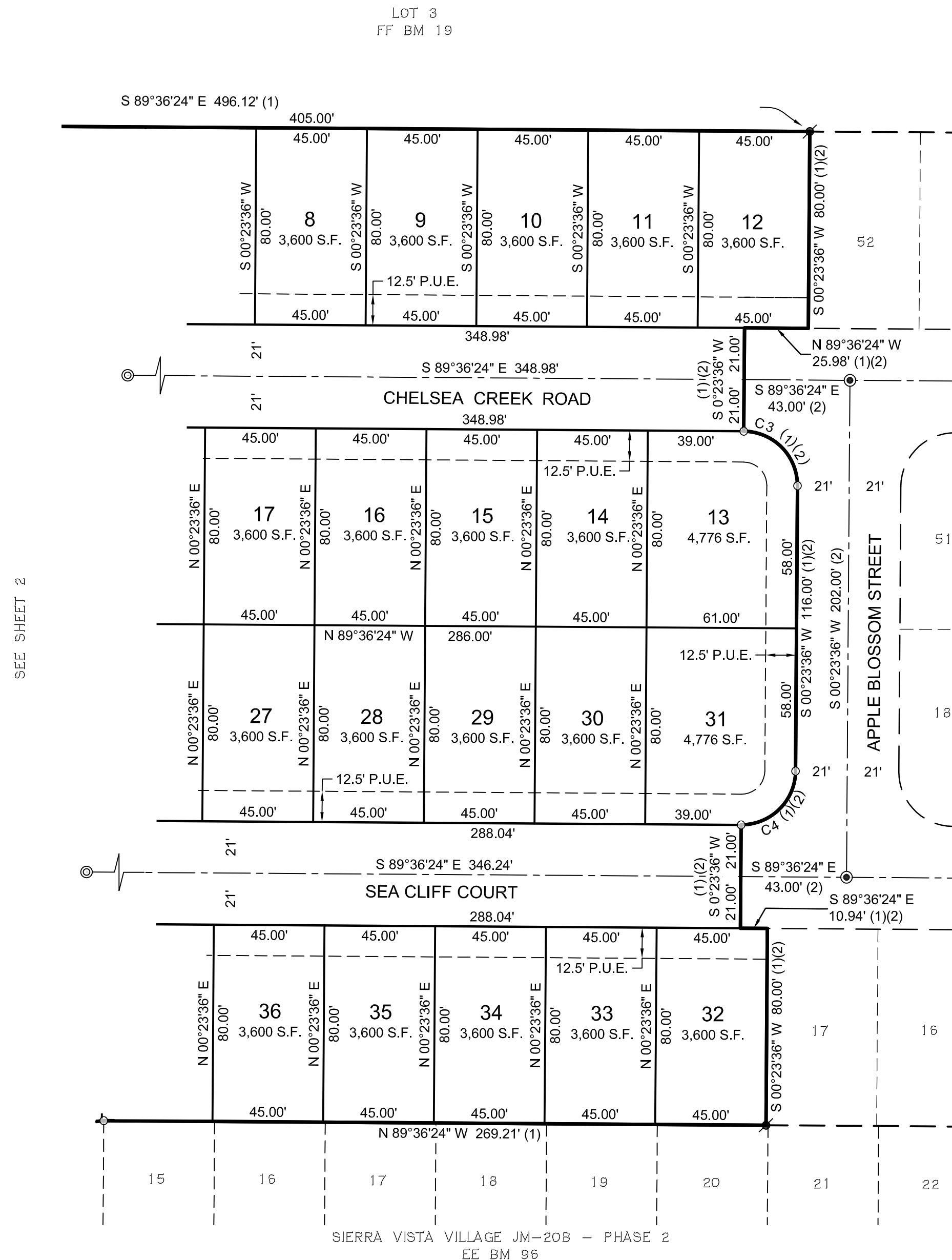
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APRIL 2021

**BAKER WILLIAMS ENGINEERING GROUP**

SHEET 3 OF 3

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C3	34.56'	22.00'	90°00'00"	S 44°36'24" E	31.11'
C4	34.56'	22.00'	90°00'00"	S 45°23'36" W	31.11'



SEE SHEET 2

SIERRA VISTA VILLAGE JM-20 - PHASE 3.1A  
EE BM 98

**NOTES:**

1. ALL BEARINGS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS 4.721 ACRES MORE OR LESS, CONTAINING 39 RESIDENTIAL LOTS NUMBERED 1-39 AND TWO LANDSCAPE LOTS LETTERED LOTS 'A' AND 'B'.
3. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. 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 308-927).
5. 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.
6. 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
- ..... 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 FF BM 19
- ⊙ ..... FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7820" PER EE BM 98
- ⊗ ..... FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7820" PER EE BM 96
- (1) ..... RECORD PER FF BM 19
- (2) ..... RECORD PER EE BM 98
- (3) ..... RECORD PER EE BM 96

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF APPLE BLOSSOM STREET, BEING S 00°23'36" W AND ESTABLISHED BY MONUMENTS FOUND AS SHOWN HEREON PER EE BM 98.

JOB NO. 20-06-028