

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 BOUNDARIES OF THIS SUBDIVISION MAP, "FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 1" AS SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE 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 INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLERS, TRAFFIC CONTROL APPURTENANCES, WATER, SEWER, DRAINAGE AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS B, C, D, E, F, G AND H, INCLUSIVE STREETS SHOWN HEREON AS CAMAS COURT, CARDERO WAY, CHALLIS CIRCLE, ELKO COURT, HOLT PARKWAY, MCCALL WAY, MELBA COURT, PRUETT DRIVE, SALINA WAY, SPOKANE WAY, TABLOMA PLACE, TALMAGE WAY, VAUGHN WAY, WADSWORTH CIRCLE AND WHITEFISH WAY AND THOSE STRIPS OF LAND TEN (10) FEET AND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE CIRCLES, COURTS, DRIVES, WAYS, PLACES AND PARKWAY SHOWN HEREON AND DESIGNATED "10' PUE" AND "12.5' PUE".

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

- A. FOR OPEN SPACE PURPOSES THE LOT SHOWN HEREON AS LOT 'A'
B. FOR LANDSCAPING PURPOSES AND AS PUBLIC RIGHTS-OF-WAY THE LOTS SHOWN HEREON AS LOTS 'B', 'C', 'D', 'E', 'F', 'G' AND 'H'.

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

- A. FOR PARK PURPOSES THE LOT SHOWN HEREON AS LOT 'I'.

JEN CALIFORNIA 15, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: CLIFTON TAYLOR
ITS: VICE PRESIDENT

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR 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 4th DAY OF October, 2020 BEFORE ME, Anna K. Fiorentino, a Notary Public in and for said county and state, PERSONALLY APPEARED Clifton Taylor

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/HEY 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: Anna K. Fiorentino
and official seal
PRINTED NAME: Anna K. Fiorentino

MY PRINCIPLE PLACE OF BUSINESS IS IN THE
COUNTY OF: PLACER

MY COMMISSION EXPIRES: MARCH 7, 2023

MY COMMISSION No.: 2279073

FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 1
SUBDIVISION NO. PL 14-0438

(WEST ROSEVILLE SPECIFIC PLAN PARCEL F-10A)
BRING A PORTION OF LOT 2 OF THAT CERTAIN FINAL MAP ENTITLED
"FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO.
PL-0364, BOOK RE OF MAPS, PAGE 74, O.R.P.C.
LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E.,
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 O ST., BLDG. 100-S TEL 916.341.7760
SACRAMENTO, CA 95815 FAX 916.341.7767

OCTOBER 2020

Sheet 1 of 12

1027.152

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE HAS APPROVED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 1 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, D, E, F, G, AND H, AND THE RIGHTS-OF-WAY OFFERED HEREON FOR DEDICATION, BUT HAS REJECTED AT THIS TIME, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ON BEHALF OF THE PUBLIC, THE IRREVOCABLE OFFER OF DEDICATION OF LOT 1 OFFERED HEREON, IN ACCORDANCE WITH THE TERMS OF THAT OFFER. THE CITY COUNCIL AND HAS APPROVED THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATIONS FOR RIGHTS-OF-WAY, PUBLIC UTILITY EASEMENTS AND PEDESTRIAN EASEMENTS IN NOTE 7 ON SHEET 2.

DATE 11/5/2020

BY: _____

Doni Orta
CITY CLERK, CITY OF ROSEVILLE

ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 18th DAY OF December, 2020, AT 3:10 P.M. IN BOOK FF OF MAPS, AT PAGE 31, AT THE REQUEST OF WOOD RODGERS, INC.

FEE: \$ 116.00DOCUMENT NO.: 2020-0149543

BY: Ryan Ronco
RYAN RONCO
COUNTY RECORDER
COUNTY OF PLACER

BY: JH
DEPUTY RECORDER

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 1 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
MARC STOUT
CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. #69879 EXPIRATION DATE 09/30/2022

DATE 10/13/20

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 1 IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

Timothy G. Blair
TIMOTHY G. BLAIR, P.L.S. 6278

DATE 10/15/20

SURVEYOR'S STATEMENT

THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 1 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 JEN CALIFORNIA 15 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN APRIL 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET BY OCTOBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.



Dennis L. Barber
DENNIS L. BARBER
P.L.S. 8067

DATE 10/11/20

OVERALL BOUNDARY SHEET

REFERENCES:

(1) EE MAPS 74 FINAL MAP OF FIDDYENT RANCH PHASE 3 - LARGE LOT SUBDIVISION

CURVE TABLE -- THIS SHEET ONLY					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	974.00'	1°32'34"	26.22'	N61°44'19"W	26.22'

Line Table - This Sheet Only		
No.	Bearing	Length
L1	N18°47'44"W	56.00'

50' CONSERVATION BUFFER
PER DOC. #2006-0073774

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF LOT 2, AS SAID LOT IS SHOWN ON THAT "FINAL MAP OF FIDDYMENT RANCH PHASE 3 - LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 74, PLACER COUNTY RECORDS. SAID BEARING IS TAKEN TO BE NORTH 88°55'01" EAST.

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING, AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "FIDYMENT RANCH PHASE 3 - VILLAGE 10 PHASE 1" SUBDIVISION IS 52.290± ACRES, CONSISTING OF 207 RESIDENTIAL LOTS, 7 LANDSCAPE LOTS, 1 OPEN SPACE LOT, 1 PARK LOT AND CREATING 1 DESIGNATED REMAINDER.
5. A GEOTECHNICAL ENGINEERING REPORT TITLED "FIDYMENT RANCH PHASE-3" WAS PREPARED BY MID PACIFIC ENGINEERING, INC., MPE NO. 02525-33, DATED SEPTEMBER 9, 2019. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ROSEVILLE (FILE NUMBER 308-922).
6. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
7. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFERS OF DEDICATION/RIGHTS OF WAY(100/RW), IRREVOCABLE OFFERS OF DEDICATION/PUBLIC UTILITY EASEMENT (100/PUE) AND PEDESTRIAN EASEMENT (PE) ARE HEREBY ABANDONED:
 - 7.1. THOSE PORTIONS OF THE 100/RW DEPICTED ON THE MAP ENTITLED "FIDYMENT RANCH PHASE 3 - LARGE LOT SUBDIVISION", FILED IN BOOK EE OF MAPS, AT PAGE 74, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.
 - 7.2. THOSE PORTIONS OF THE 100/PUE DEPICTED ON THE MAP ENTITLED "FIDYMENT RANCH PHASE 3 - LARGE LOT SUBDIVISION", FILED IN BOOK EE OF MAPS, AT PAGE 74, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.
 - 7.3. THOSE PORTIONS OF THE PE DEPICTED ON THE MAP ENTITLED "FIDYMENT RANCH PHASE 3 - LARGE LOT SUBDIVISION", FILED IN BOOK EE OF MAPS, AT PAGE 74, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.

LEGEND

- | | | | |
|----------|---|------|-------------------------|
| o | DIMENSION POINT | | |
| # | FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8067" PER EE MAPS 74 | | |
| @ | BRASS DISK STAMPED "LS 8046" IN MONUMENT WELL TO BE SET PER BB MAPS 24 | | |
| @ | SET BRASS DISK WITH PUNCH STAMPED "LS 8067" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL | | |
| (OA) | OVERALL DIMENSION | PUE | PUBLIC UTILITY EASEMENT |
| O.R.P.C. | OFFICIAL RECORDS OF PLACER COUNTY | RW | RIGHT-OF-WAY |
| IOD | IRREVOCABLE OFFER OF DEDICATION | (OA) | RADIAL BEARING |
| (R) | RADIAL BEARING | (X) | SHEET INDEX NUMBER |

FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 1

SUBDIVISION NO. PL 14-0438

(WEST ROSEVILLE SPECIFIC PLAN PARCEL F-10A)
BEING A PORTION OF LOT 2 OF THAT CERTAIN FINAL MAP ENTITLED
"FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO.
PL-0364, BOOK EE OF MAPS, PAGE 74, O.R.C.
LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E.,
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

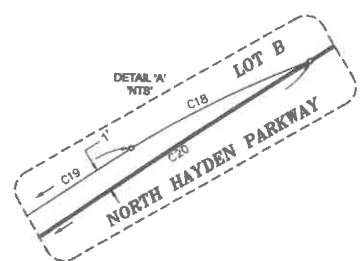
OCTOBER 2020

Sheet 2 of 12

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-S TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

1027.152

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



(WEST ROSEVILLE SPECIFIC PLAN PARCEL F-10A)
BEING A PORTION OF LOT 2 OF THAT CERTAIN FINAL MAP ENTITLED
"FIDDYDENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO.
FL-4364, BOOK EE OF MAPS, PAGE 74, O.R.P.C.
LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E.,
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

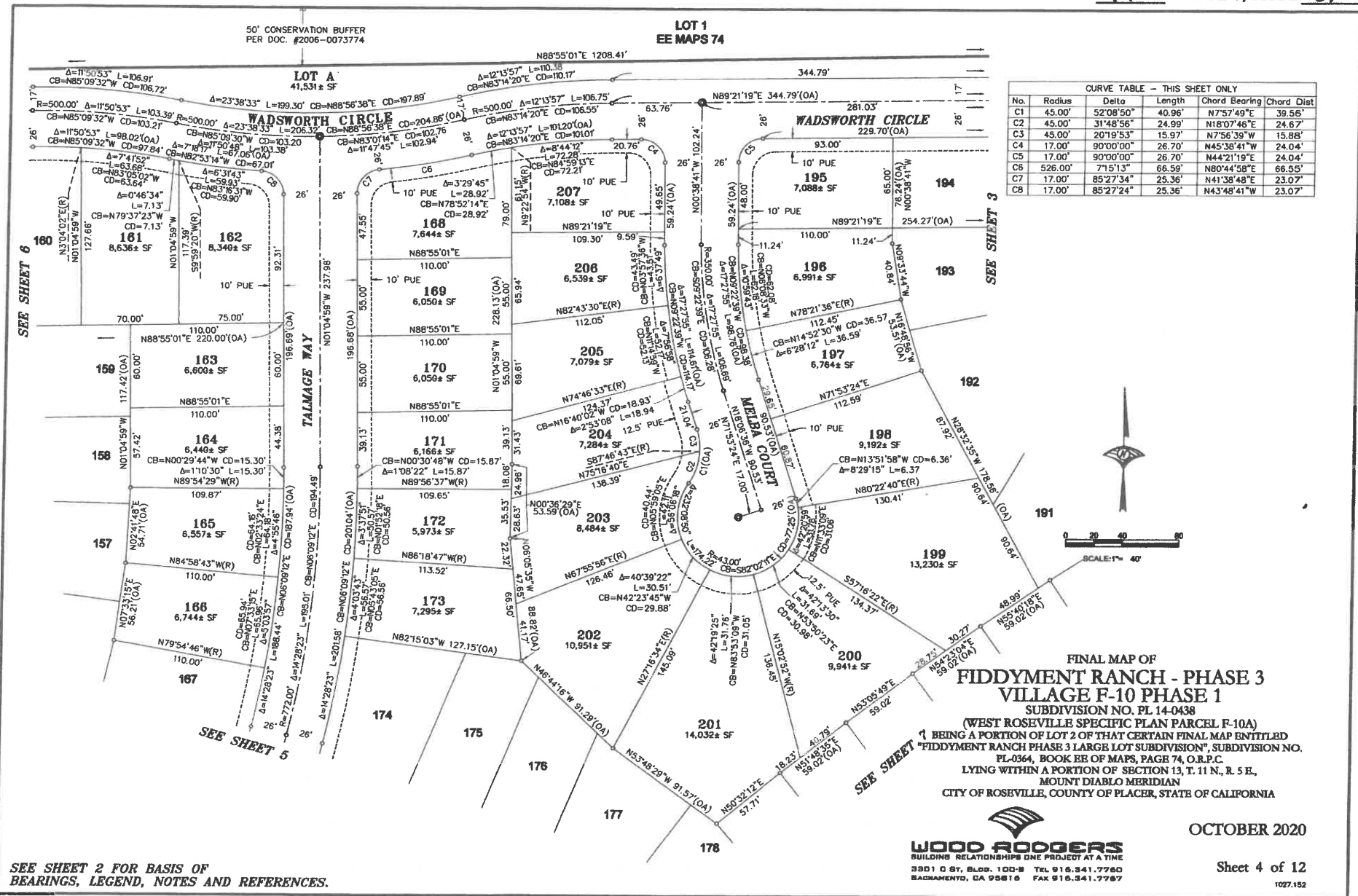


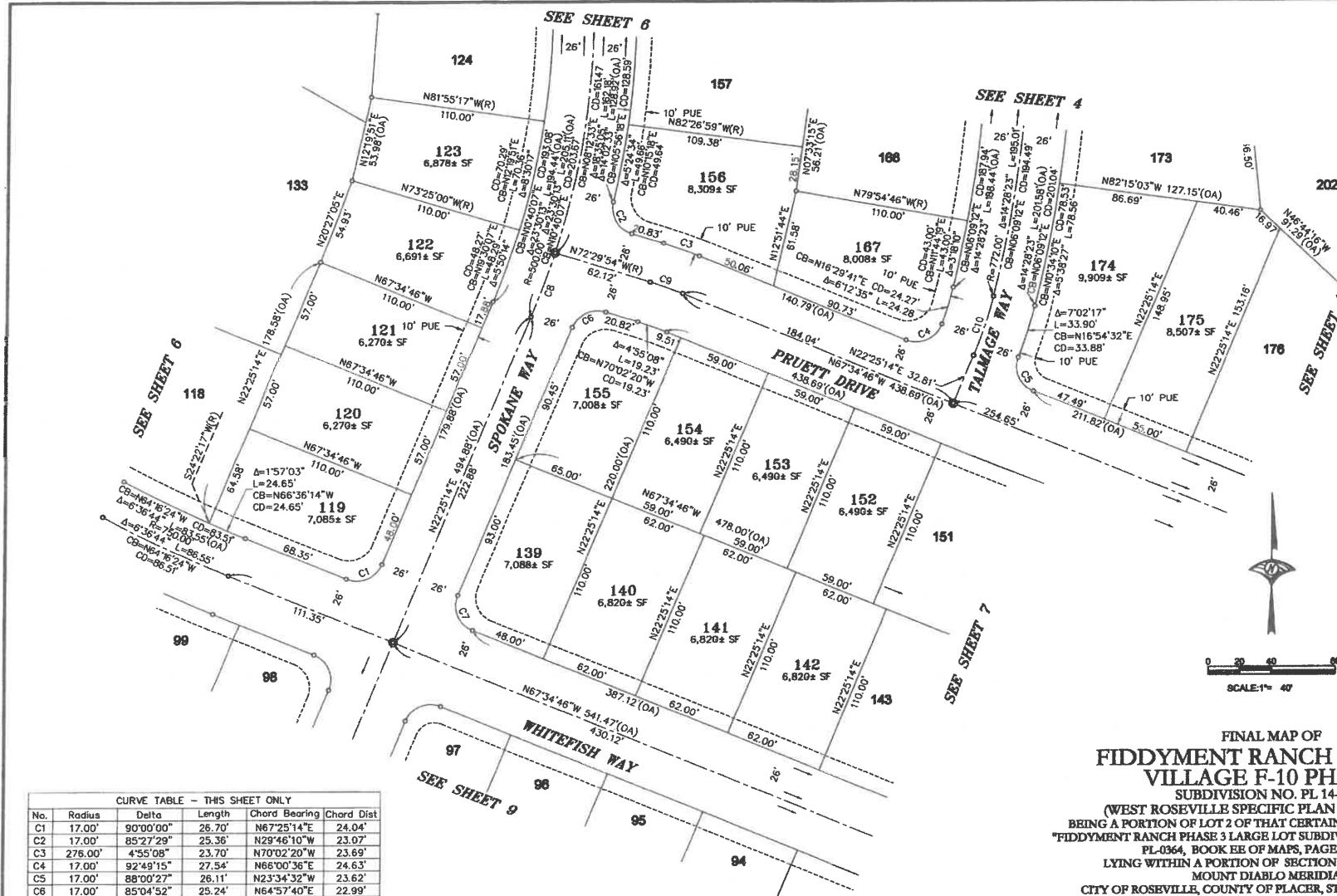
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST., SLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

OCTOBER 2020

Sheet 3 of 12

1027.152





CURVE TABLE - THIS SHEET ONLY

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	17.00'	90°00'00"	26.70'	N67°25'14"E	24.04'
C2	17.00'	85°27'29"	23.36'	N29°46'10"W	23.07'
C3	276.00'	4°55'08"	23.70'	N70°02'20"W	23.69'
C4	17.00'	92°49'15"	27.54'	N66°00'36"E	24.63'
C5	17.00'	88°00'27"	26.11'	N23°34'32"W	23.62'
C6	17.00'	85°04'52"	25.24'	N64°57'40"E	22.99'
C7	17.00'	90°00'00"	26.70'	N22°34'46"W	24.04'
C8	500.00'	4°55'08"	42.93'	N19°57'40"E	42.91'
C9	250.00'	4°55'08"	21.46'	N70°02'20"W	21.46'
C10	250.00'	9°01'50"	39.40'	N17°54'19"E	39.36'

FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 1

SUBDIVISION NO. PL 14-0438

(WEST ROSEVILLE SPECIFIC PLAN PARCEL F-10A)

BEING A PORTION OF LOT 2 OF THAT CERTAIN FINAL MAP ENTITLED
 "FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO.

PL-0364, BOOK FF OF MAPS, PAGE 74, O.R.P.C.

LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E.,

MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA



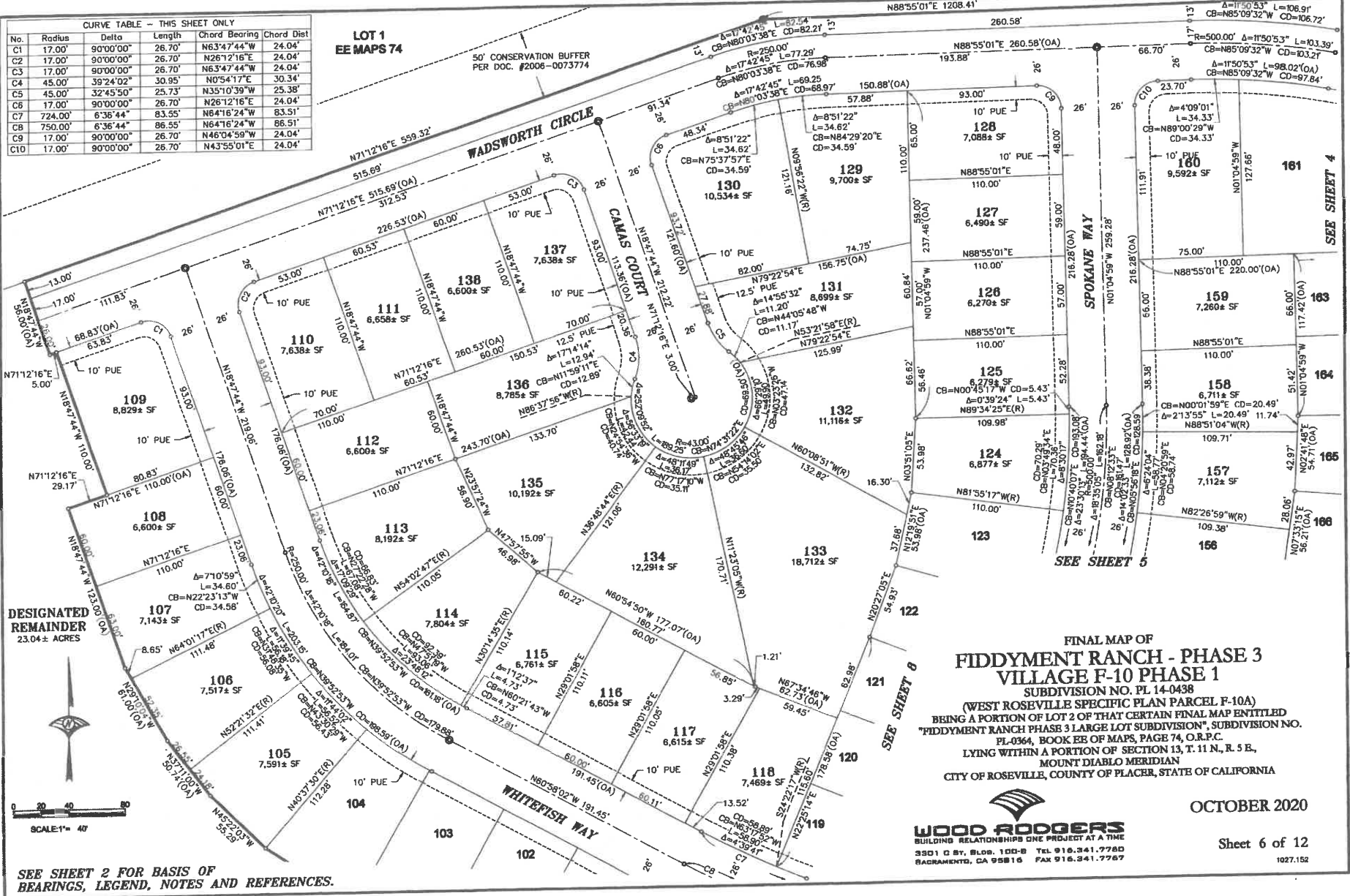
WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 O ST., SUITE 100-B TEL 916.341.7760
 SACRAMENTO, CA 95815 FAX 916.341.7767

OCTOBER 2020

Sheet 5 of 12

1027.152

CURVE TABLE - THIS SHEET ONLY					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	17.00'	90°00'00"	26.70'	N63°47'44"W	24.04'
C2	17.00'	90°00'00"	26.70'	N26°12'16"E	24.04'
C3	17.00'	90°00'00"	26.70'	N63°47'44"W	24.04'
C4	45.00'	39°24'02"	30.95'	N0°54'17"E	30.34'
C5	45.00'	32°45'50"	25.73'	N35°10'39"W	25.38'
C6	17.00'	90°00'00"	26.70'	N26°12'16"E	24.04'
C7	724.00'	6°36'44"	83.55'	N64°16'24"W	83.51'
C8	750.00'	6°36'44"	86.55'	N64°16'24"W	86.51'
C9	17.00'	90°00'00"	26.70'	N46°04'59"W	24.04'
C10	17.00'	90°00'00"	26.70'	N43°55'01"E	24.04'



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

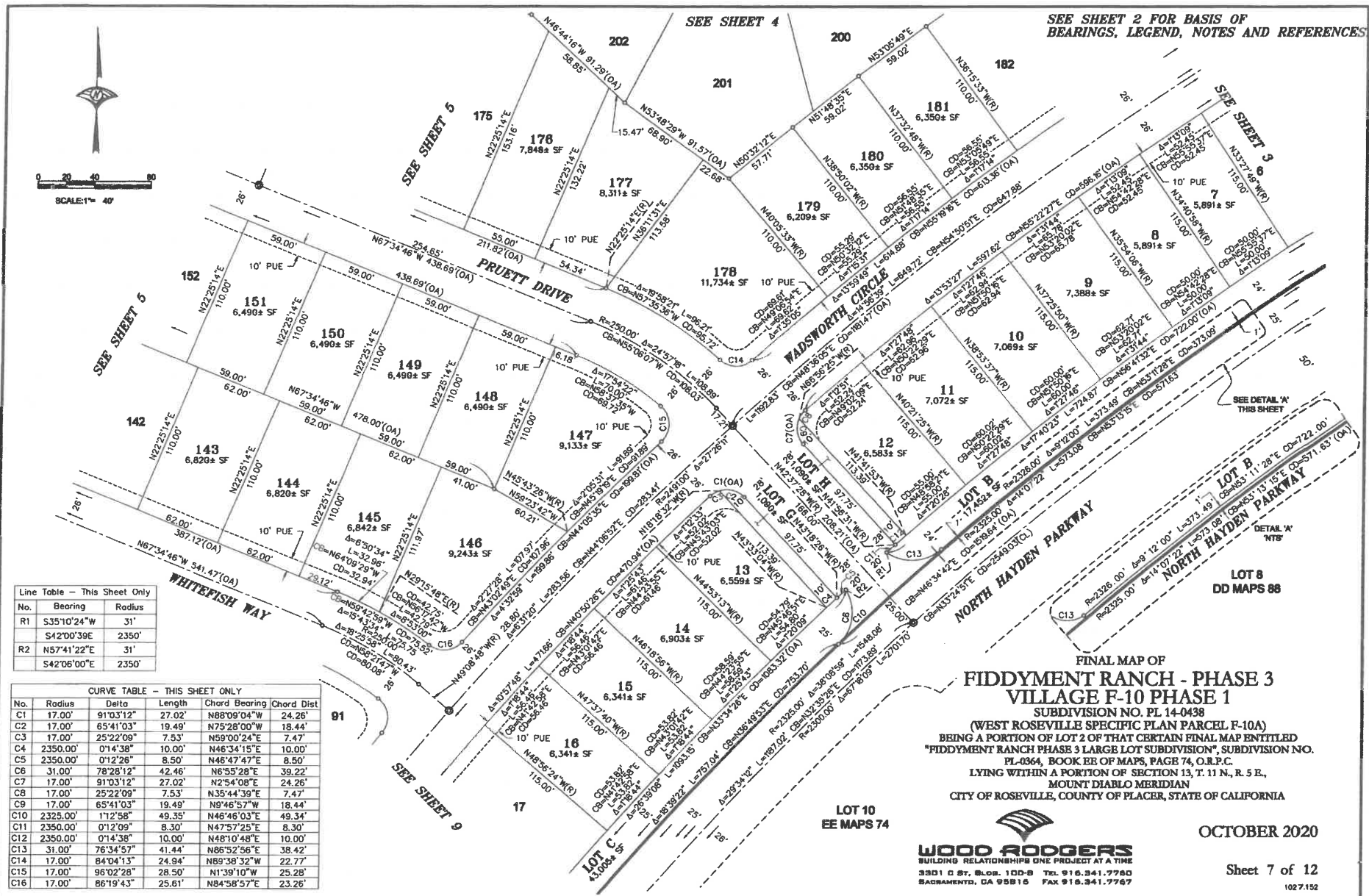
FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 1
 SUBDIVISION NO. PL 14-0438
 (WEST ROSEVILLE SPECIFIC PLAN PARCEL F-10A)
 BEING A PORTION OF LOT 2 OF THAT CERTAIN FINAL MAP ENTITLED
 "FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO.
 PL-0364, BOOK EE OF MAPS, PAGE 74, O.R.P.C.
 LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E.,
 MOUNT DIABLO MERIDIAN
 CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

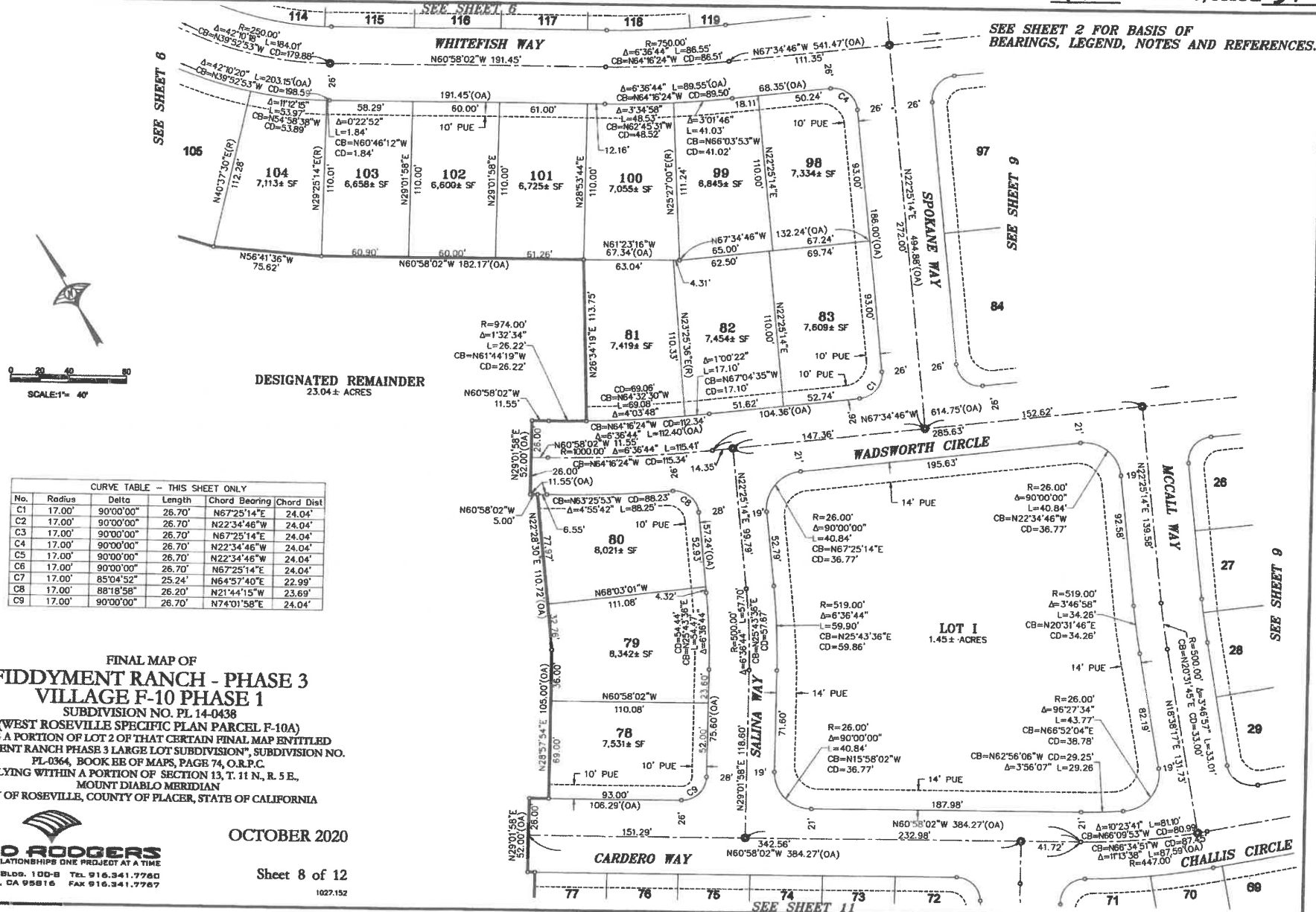
WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3501 O ST., SUITE 100-B TEL 916.341.7780
 SACRAMENTO, CA 95816 FAX 916.341.7787

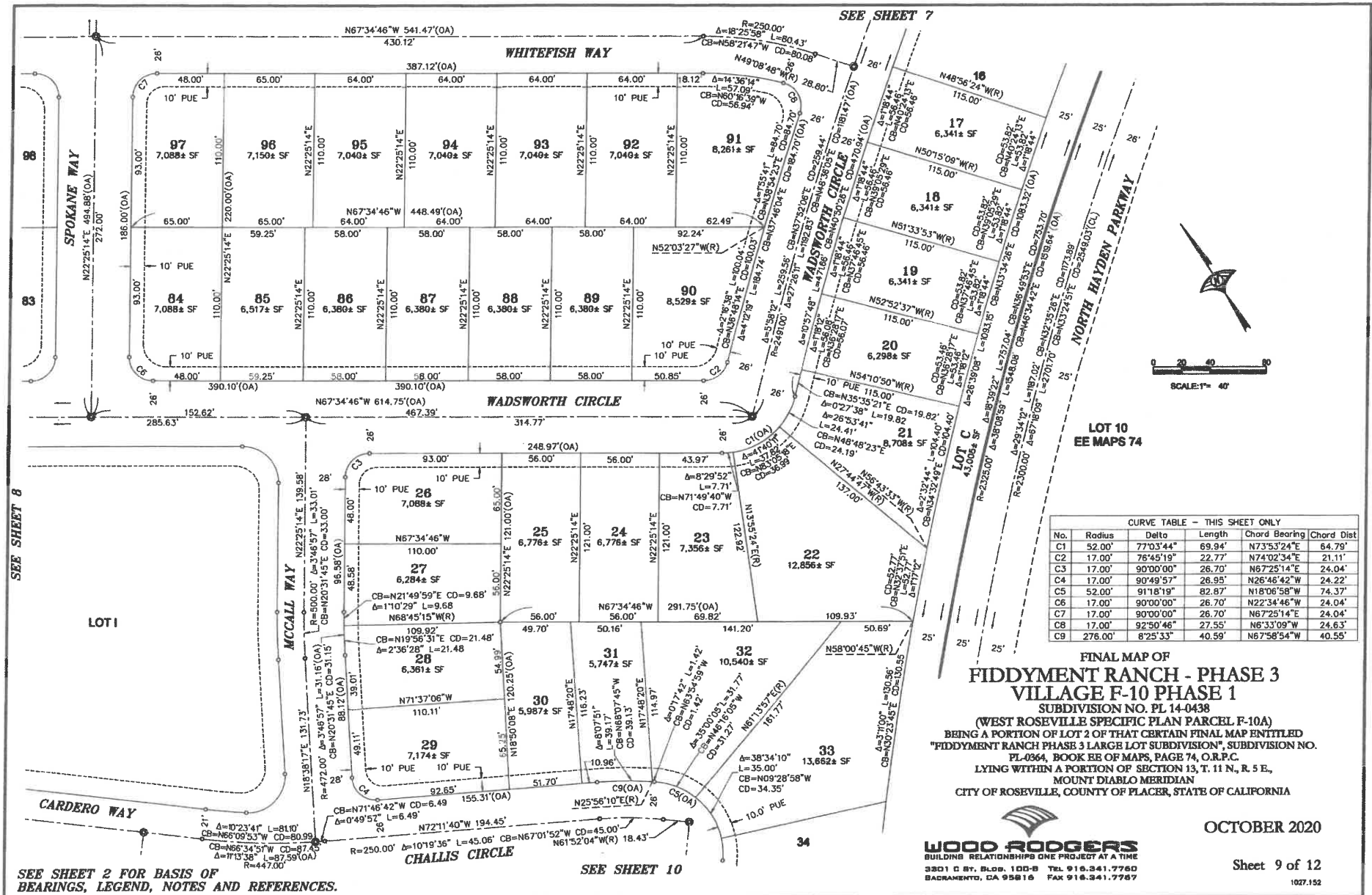
OCTOBER 2020

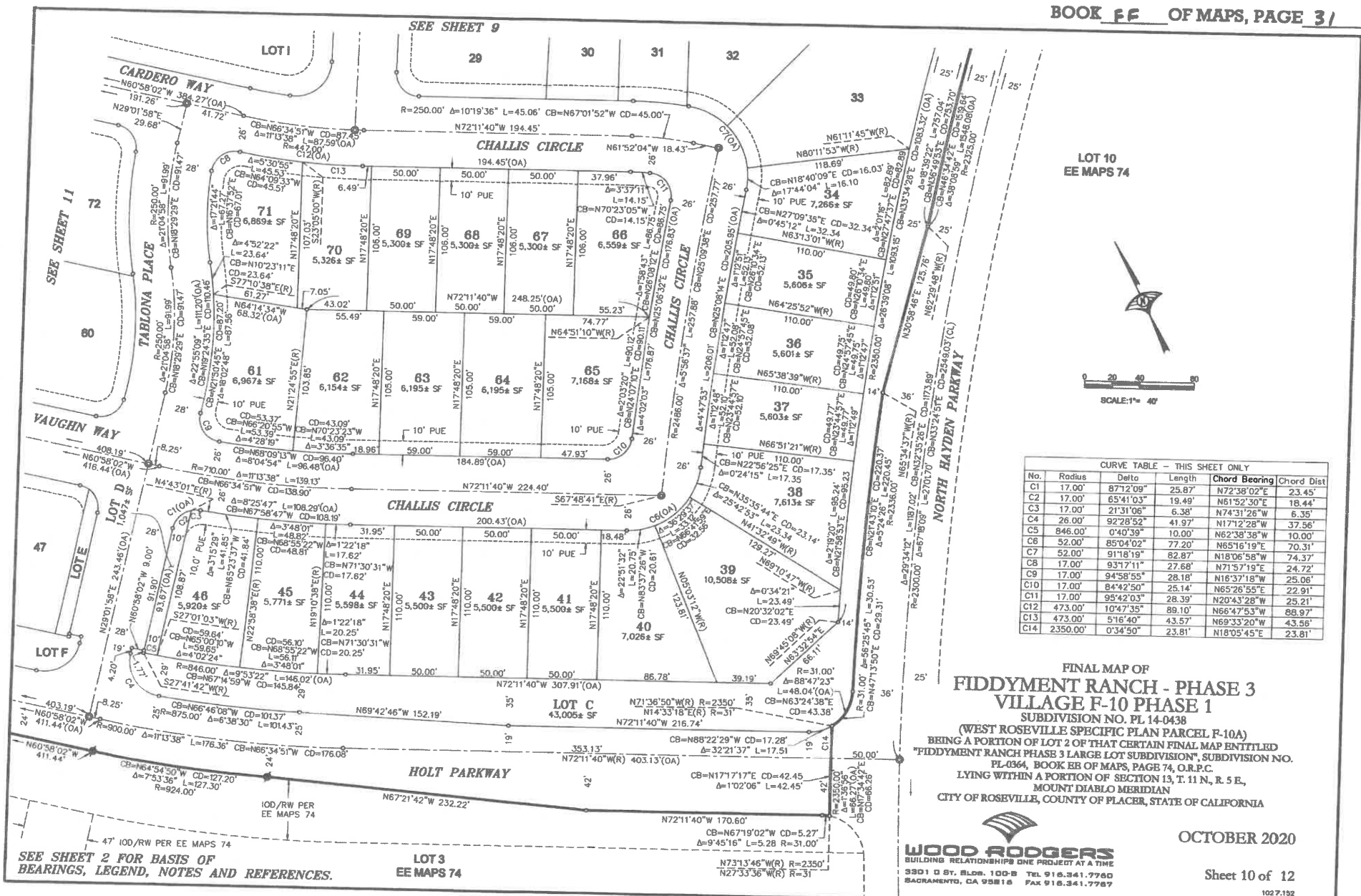
Sheet 6 of 12

1027.152

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

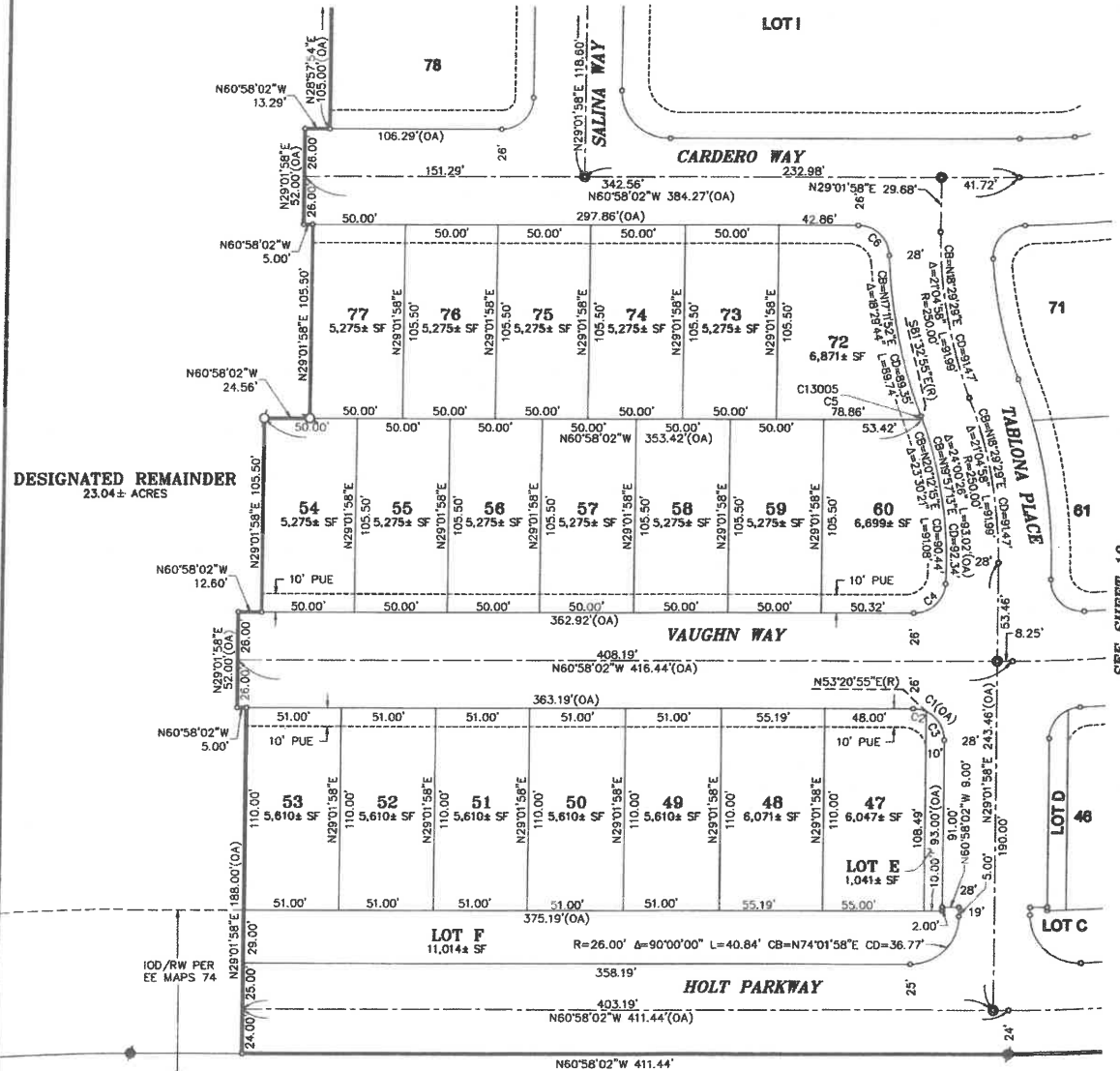




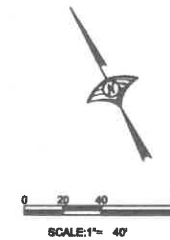


SEE SHEET 8

LOT I



CURVE TABLE - THIS SHEET ONLY					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	17.00'	90°00'00"	26.70'	N15°58'02"W	24.04'
C2	17.00'	24°18'57"	7.21'	N48°48'34"W	7.16'
C3	17.00'	65°41'03"	19.49'	N03°48'34"E	18.44'
C4	17.00'	87°04'32"	25.84'	N75°29'42"E	23.42'
C5	222.00'	0°30'05"	1.94'	N81°2'02"E	1.94'
C6	17.00'	87°24'45"	25.94'	N17°15'39"W	23.49'



**FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 1**

SUBDIVISION NO. FL 14-0438
(WEST ROSEVILLE SPECIFIC PLAN PARCEL F-10A)
BRING A PORTION OF LOT 2 OF THAT CERTAIN FINAL MAP ENTITLED
"FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO.
FL-0364, BOOK FF OF MAPS, PAGE 74, O.R.P.C.
LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E.,
MOUNT Diablo MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 G ST., SLO. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

OCTOBER 2020

Sheet 11 of 12

1027.152

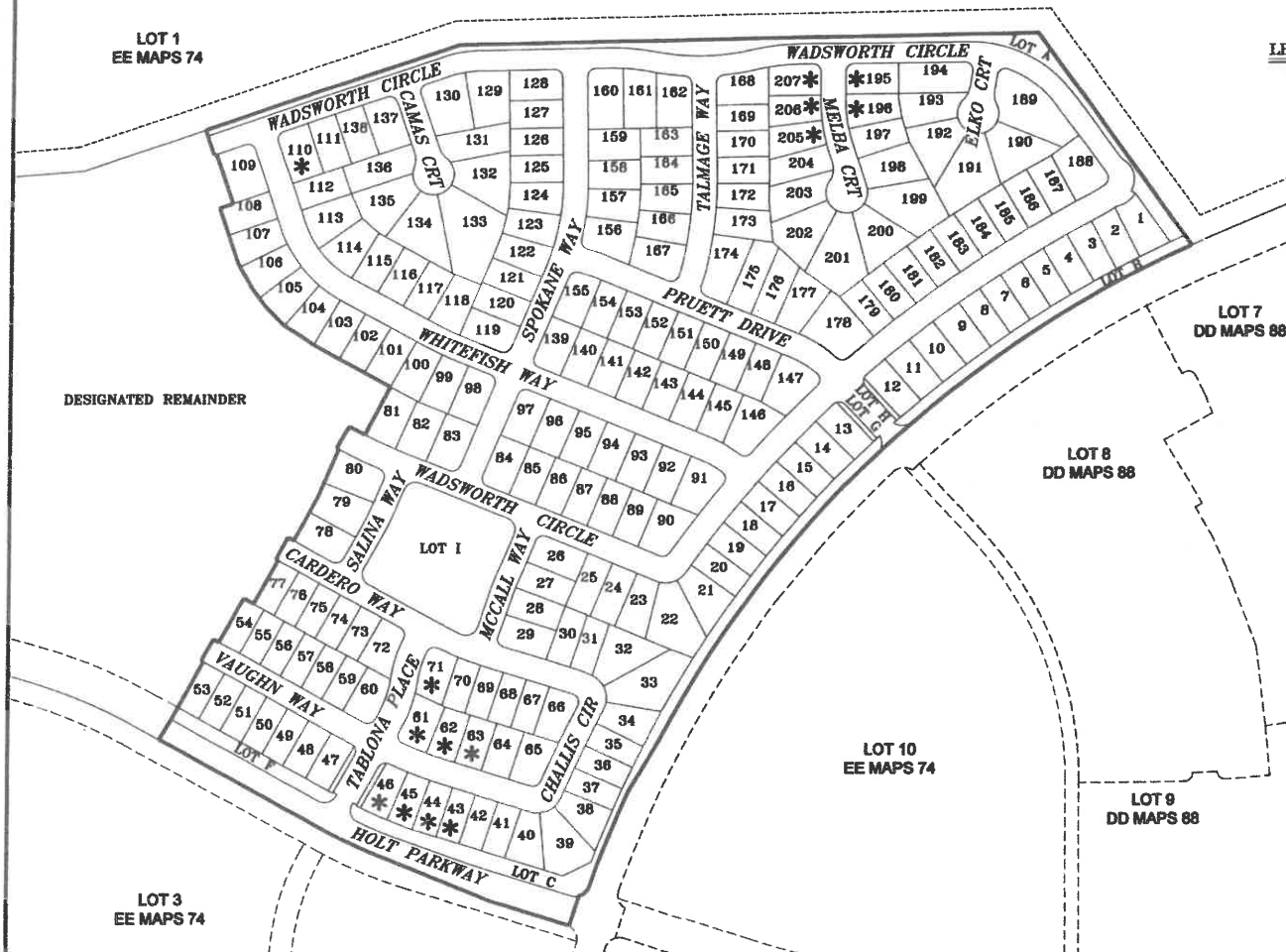
INFORMATIONAL SHEET

ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY
PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE.

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING, OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.



FINAL MAP OF
FIDDYMONT RANCH - PHASE 3
VILLAGE F-10 PHASE 1

SUBDIVISION NO. PL 14-0438
(WEST ROSEVILLE SPECIFIC PLAN PARCEL F-10A)
BEING A PORTION OF LOT 2 OF THAT CERTAIN FINAL MAP ENTITLED
"FIDDYMONT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO.
PL-0364, BOOK FF OF MAPS, PAGE 74, O.R.P.C.
LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E.,
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 O ST., SUITE 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

OCTOBER 2020

Sheet 12 of 12

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

1027.152