

OWNER'S STATEMENT:

THE UNDERSIGNED BEING THE ONLY PERSON HAVING ANY RECORD INTEREST IN THE LANDS SUBDIVIDED HEREON, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PARCEL MAP OF "JUNCTION CROSSING" 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:

1. PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO WATER, SANITARY SEWER, AND GAS PIPES, AND FOR UNDERGROUND AND OVERHEAD WIRES AND CONDUITS FOR ELECTRIC, TELEVISION, AND TELEPHONE SERVICES, AND FOR TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THE LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT".
2. PUBLIC EASEMENT FOR VEHICLE ACCESS, PUBLIC PARKING AND THE PASSAGE OF PEDESTRIAN TRAFFIC ON AND ACROSS THE AREAS SHOWN HEREON AND DESIGNATED "VEHICLE ACCESS PARKING AND PEDESTRIAN EASEMENT".
3. PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE PIPES AND UNDERGROUND FACILITIES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE LAND SHOWN HEREON AND DELINEATED AS "PUBLIC STORM DRAIN EASEMENT".

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

1. AS PUBLIC RIGHT-OF-WAY THOSE AREAS SHOWN HEREON AS DESIGNATED "RIGHT-OF-WAY".

JUNCTION STATION, LP, A CALIFORNIA LIMITED PARTNERSHIP
 BY: ST. ANTON JUNCTION STATION, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS CO-GENERAL PARTNER

BY: _____
 PETER H. GEREMIA, MANAGER

BY: PACH ANTON SOUTH HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGING GENERAL PARTNER
 BY: PACIFIC HOUSING, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, ITS MANAGER

BY: _____
 MARK A. WIESE, PRESIDENT

PLACER EQUITY LOANS BY SCOTT DIFFENBAUGH DOING BUSINESS AS PLACER EQUITY LOANS

BY: _____
 SCOTT DIFFENBAUGH, OWNER

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 _____

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 _____ (SEAL)

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 COUNTY OF _____

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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 _____ (SEAL)

SURVEYOR'S STATEMENT:

THIS MAP OF "JUNCTION CROSSING" 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 ST. ANTON JUNCTION STATION, LLC IN NOVEMBER 2016. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____

 MATT D. MORROW
 P.L.S. 8501
 EXP. DATE

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PARCEL MAP OF "JUNCTION CROSSING" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS AND RIGHTS OF WAY OFFERED HEREON FOR DEDICATION, AND HAS APPROVED THE ABANDONMENT OF THE RIGHTS OF WAY LISTED WITHIN NOTE 4 ON SHEET 2.

DATED _____

 CITY CLERK, CITY OF ROSEVILLE

 ASSISTANT CITY CLERK

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF JUNCTION CROSSING 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.

DATE: _____

MARC STOUT
 CITY ENGINEER, CITY OF ROSEVILLE
 R.C.E. #69879 EXPIRATION DATE 9/30/22

I HEREBY STATE THAT I AM SATISFIED THAT THIS PARCEL MAP OF JUNCTION CROSSING IS TECHNICALLY CORRECT.

DATE: _____

TIMOTHY G. BLAIR
 PLS. #8278 EXPIRATION DATE 12/31/23



RECORDER'S STATEMENT:

ACCEPTED FOR RECORD AND FILED WITHIN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT _____ MINUTES AFTER _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____ AND RECORDED IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF MORROW SURVEYING, INC.

FILE NO. _____

FEES\$ _____

 RECORDER OF PLACER COUNTY
 STATE OF CALIFORNIA

BY: _____
 DEPUTY

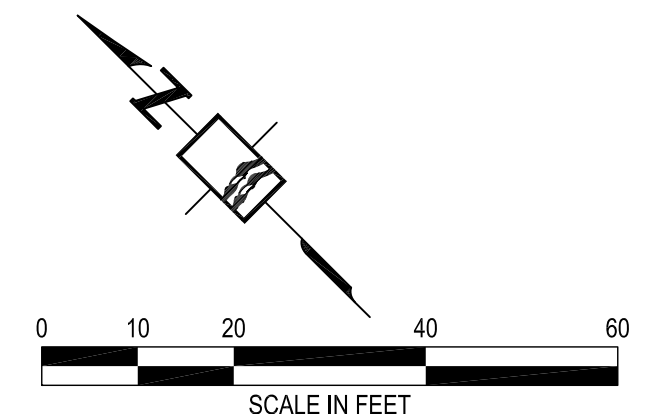
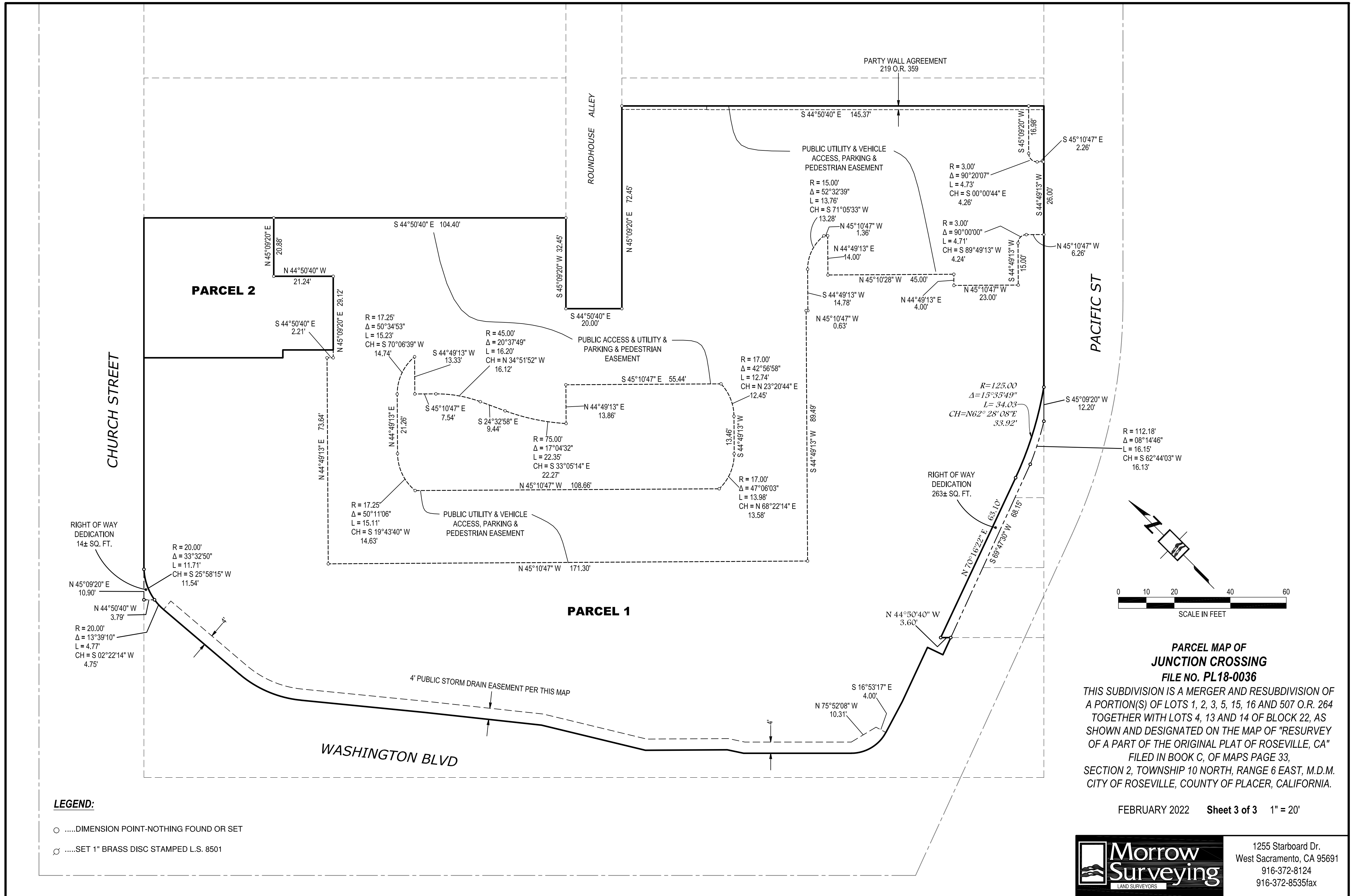
**PARCEL MAP OF
 JUNCTION CROSSING
 FILE NO. PL18-0036**

THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF A PORTION(S) OF LOTS 1, 2, 3, 5, 15, 16 AND 507 O.R. 264 TOGETHER WITH LOTS 4, 13 AND 14 OF BLOCK 22, AS SHOWN AND DESIGNATED ON THE MAP OF "RESURVEY OF A PART OF THE ORIGINAL PLAT OF ROSEVILLE, CA" FILED IN BOOK C, OF MAPS PAGE 33, SECTION 2, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.M. CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA.

FEBRUARY 2022 Sheet 1 of 3 1" = 20'



1255 Starboard Dr.
 West Sacramento, CA 95691
 916-372-8124
 916-372-8535fax



PARCEL MAP OF JUNCTION CROSSING
FILE NO. PL18-0036
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FEBRUARY 2022 Sheet 3 of 3 1" = 20'

LEGEND:
 ○DIMENSION POINT-NOTHING FOUND OR SET
 ⊙SET 1" BRASS DISC STAMPED L.S. 8501

Morrow Surveying
 LAND SURVEYORS
 1255 Starboard Dr.
 West Sacramento, CA 95691
 916-372-8124
 916-372-8535fax