

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 SUBDIVISION SHOWN UPON THIS "FINAL MAP OF PARCEL F-55 SUBDIVISION NO. PL19-0180" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

- (A) A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS A PORTION OF LOT A AND ALL OF LOTS C, D, E, F, G AND D, THE STREETS SHOWN HEREON AS CITRA DRIVE, MOSAIC WAY, CHALLENGER WAY, CHINOOK WAY AND CASHMERE COURT AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT-OF-WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).
- (B) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS LOTS C, D, E, F, G AND H SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.).
- (C) A PUBLIC EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOT G SHOWN HEREON AND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (E.V.A.E.).
- (D) A PUBLIC EASEMENT FOR PEDESTRIAN AND BICYCLES ACCESS AND THE INSTALLATION AND MAINTENANCE OF THE BIKE PATH, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED BIKE PATH EASEMENT (B.P.E.).
- (E) A NON-EXCLUSIVE ACCESS EASEMENT IN FAVOR OF CITY OF ROSEVILLE FOR INGRESS AND EGRESS ACROSS THAT PORTION OF LOT 34 SHOWN HEREON AND DESIGNATED "CITY ACCESS EASEMENT" (C.A.E.).

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 CITRA DRIVE, MOSAIC WAY, CHALLENGER WAY, CHINOOK WAY AND CASHMERE COURT.
- (B) LOTS C, D, E, F, G AND H AS SHOWN HEREON TO THE CITY OF ROSEVILLE FOR LANDSCAPING AND AS PUBLIC RIGHTS OF WAY.

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

- (A) LOT A SHOWN HEREON TO THE CITY OF ROSEVILLE FOR STORM DRAIN FACILITY SITE.

TAYLOR MORRISON OF CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
NAME: _____

NOTARY'S 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 _____ 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 _____ PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY _____

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ROSEVILLE SHALL RECONVEY LOT A AS DEDICATED HEREON, TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ROSEVILLE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: TAYLOR MORRISON OF CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS: 81 BLUE RAVINE ROAD, SUTE 220
FOLSOM, CA 95630

SURVEYOR'S STATEMENT

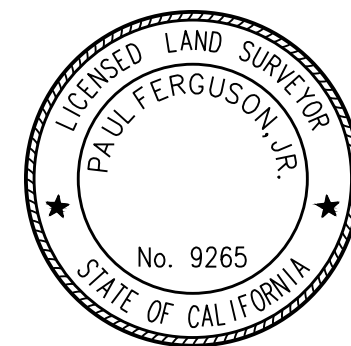
THIS MAP "FINAL MAP OF PARCEL F-55 SUBDIVISION NO. PL19-0180" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TAYLOR MORRISON OF CALIFORNIA, LLC, IN JANUARY, 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: _____

PAUL FERGUSON, JR., PLS 9265
EXPIRATION DATE: MARCH 31, 2022

DATE: _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS "FINAL MAP OF PARCEL F-55 SUBDIVISION NO. PL19-0180" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE PARCEL 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: _____

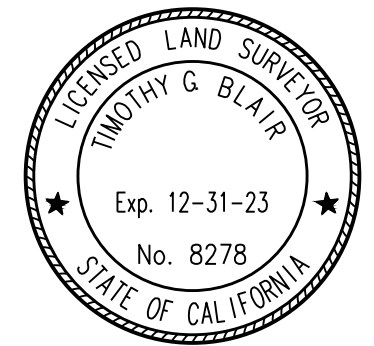
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED THIS "FINAL MAP OF PARCEL F-55 SUBDIVISION NO. PL19-0180" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATE: _____

TIMOTHY G. BLAIR, PLS 8278
LICENSE EXPIRES DECEMBER 31, 2023



CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS "FINAL MAP OF PARCEL F-55 SUBDIVISION NO. PL19-0180", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, C, D, E, F, G AND H, AND THE PUBLIC RIGHTS-OF-WAY, PASEO EASEMENTS, EMERGENCY VEHICLE ACCESS EASEMENT, BIKE PATH EASEMENT AND CITY ACCESS EASEMENT OFFERED HEREON FOR DEDICATION, AND HEREBY APPROVES THE ABANDONMENT OF THE EASEMENT LISTED WITHIN NOTE 4 ON SHEET 2.

CITY CLERK, CITY OF ROSEVILLE

DATE: _____ BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2022, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

RECORDER OF PLACER COUNTY _____ DOCUMENT NO.: _____
STATE OF CALIFORNIA

BY: _____ FEE: \$ _____
DEPUTY

**FINAL MAP OF
PARCEL F-55
SUBDIVISION No. PL19-0180**

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP OF PARCEL F-55 SUBDIVISION NO. PL 19-0180, FILED FOR RECORD IN MAY 14, 2020 IN BOOK 36 OF PARCEL MAPS, AT PAGE 28, PLACER COUNTY RECORDS, WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M.

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Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189
FEBRUARY 2022
SHEET 1 OF 13 18424.F55

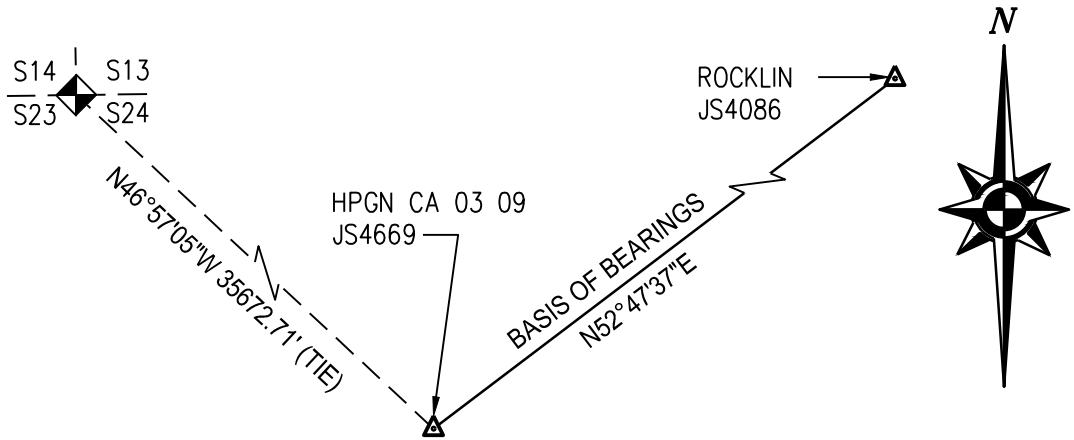
NOTES:

1. TOTAL AREA OF THIS PARCEL MAP IS 24.763 ACRES +/-, CONSISTING OF 99 LOTS, 6 LANDSCAPE LOTS, 1 STORM DRAIN FACILITY LOT AND 1 PRIVATE LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
3. ALL FRONT LOT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 9265" IN THE SIDEWALK OR CONCRETE GUTTER ON THE EXTENSION OF SIDE LOT LINES 1.00 FOOT FROM THE FRONT PROPERTY LINE (ROW).
4. ALL ANGLE POINTS AND REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265". ALL REAR CORNERS ABUTTING SOUNDWALLS ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" AT A 4.00' OFFSET ON THE SIDE LINE OR A BRASS TAG STAMPED "LS 9265" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AN OFFSET MONUMENT CANNOT BE SET.
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC., DATED JANUARY, 2020; PROJECT NUMBER E19401.000 AND IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT, FILE NO. 308-919.
6. THE LOCATION OF THE EASEMENT RECORDED IN BOOK 272, AT PAGE 211, O.R., FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY (PG&E) HAS BEEN RELOCATED PURSUANT TO THE TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT RELOCATION AGREEMENT RECORDED SEPTEMBER 27, 2021 AS DOCUMENT NO. 2021-0120544, O.R. THE NEW EASEMENT LOCATION FALLS WITHIN LOTS C AND D, AND THE RIGHTS-OF WAY FOR BLUE OAKS BOULEVARD AND CITRA DRIVE. THE EXISTING OVERHEAD POWERLINES AND UTILITY POLES LOCATED ALONG THE ORIGINAL EASEMENT ROUTE WILL BE REMOVED BY THE CITY OF ROSEVILLE AT THEIR SOLE COST. UNTIL SAID FACILITIES ALONG THE ORIGINAL EASEMENT ROUTE ARE REMOVED, NO BUILDING PERMITS WILL BE ISSUED FOR THE FOLLOWING EIGHTEEN (18) LOTS: 34, 36, 37, 38, 48, 49, 50, 56, 57, 58, 59, 60, 63, 64, 82, 83, 95 AND 96.
7. PURSUANT TO GOVERNMENT CODE SECTION 66434(G), THE FOLLOWING PUBLIC EASEMENT IS HEREBY ABANDONED:
 - a. THAT PORTION OF THE FIFTY (50) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ADJACENT TO BLUE OAKS BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP PARCEL F-55, SUBDIVISION NO. PL19-0180" FILED FOR RECORD IN BOOK 36 OF PARCEL MAPS, AT PAGE 28, PLACER COUNTY RECORDS, LYING WITHIN THE BOUNDARY OF THIS FINAL MAP NOT SHOWN HEREON.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 2 (EPOCH 1991.35), AS MEASURED BETWEEN NGS MONUMENTS "HPGN CA 03 09" AND "ROCKLIN". SAID BEARING IS N52°47'37"E.

DISTANCES SHOWN ARE GROUND DISTANCES. TO CONVERT TO GRID, MULTIPLY GROUND DISTANCES BY THE COMBINED FACTOR OF 0.999927226.



LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND 1/16 CORNER AS SHOWN PER (1)
- FOUND 5/8" REBAR/CAP STAMPED "LS 6046"
- 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" TO BE SET PER (1)
- SET STANDARD CITY COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
- SET 1" BRASS MARKER STAMPED "LS 9265"
- SET 3/4" BRASS TAG STAMPED "LS 9265"
- DIMENSION POINT
- B.P.E. BICYCLE PATH EASEMENT
- C.A.E. CITY ACCESS EASEMENT
- DOC# DOCUMENT NUMBER
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF PLACER COUNTY
- P.E. PASEO EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- BOUNDARY
- PARCEL LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EASEMENT
- SECTION LINE
- CENTER LINE
- ADJACENT PROPERTY
- SHEET NUMBER

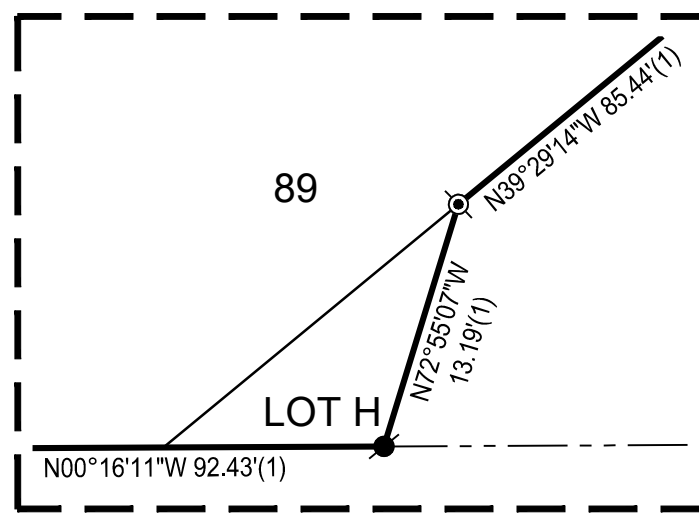
REFERENCES

- (1) 36 PM 28

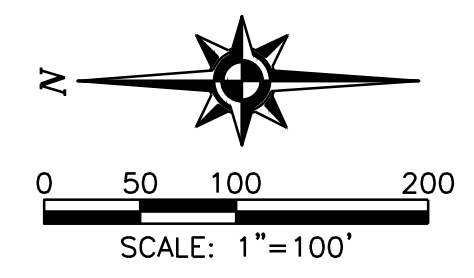
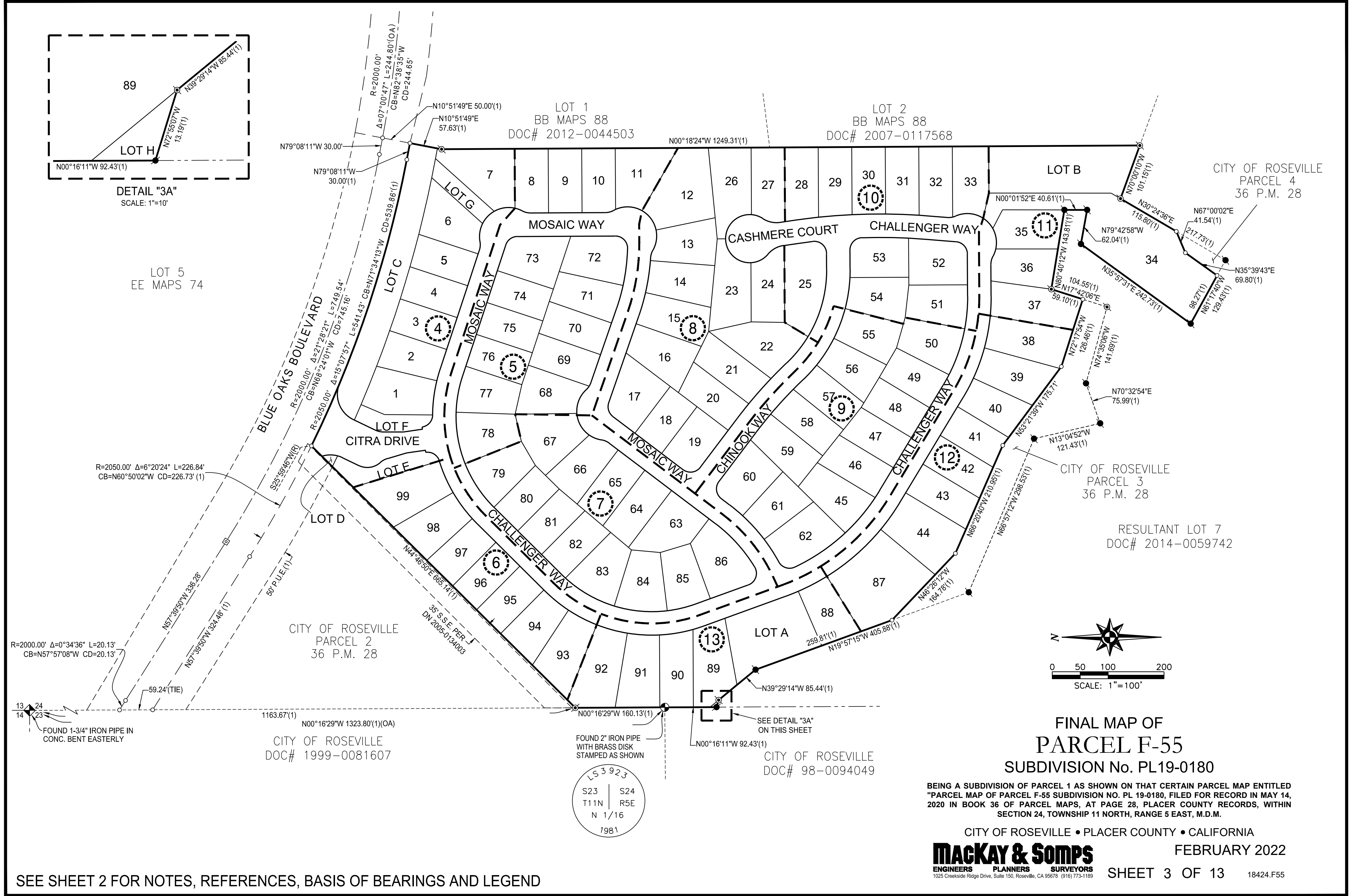
FINAL MAP OF
PARCEL F-55
SUBDIVISION No. PL19-0180

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP OF PARCEL F-55 SUBDIVISION NO. PL 19-0180, FILED FOR RECORD IN MAY 14, 2020 IN BOOK 36 OF PARCEL MAPS, AT PAGE 28, PLACER COUNTY RECORDS, WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M.

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FEBRUARY 2022
SHEET 2 OF 13 18424.F55



DETAIL "3A"
SCALE: 1"=10'



FINAL MAP OF
PARCEL F-55
SUBDIVISION No. PL19-0180

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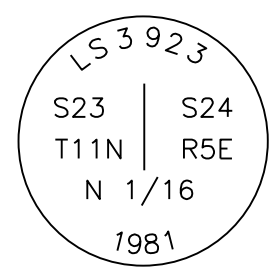
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FEBRUARY 2022

SHEET 3 OF 13 18424.F55

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



CITY OF ROSEVILLE
DOC# 1999-0081607

CITY OF ROSEVILLE
DOC# 98-0094049

RESULTANT LOT 7
DOC# 2014-0059742

CITY OF ROSEVILLE
PARCEL 3
36 P.M. 28

CITY OF ROSEVILLE
PARCEL 4
36 P.M. 28

LOT 1
BB MAPS 88
DOC# 2012-0044503

LOT 2
BB MAPS 88
DOC# 2007-0117568

LOT 5
EE MAPS 74

CITY OF ROSEVILLE
PARCEL 2
36 P.M. 28

R=2000.00' Δ=0°34'36" L=20.13'
CB=N57°57'08"W CD=20.13'

R=2050.00' Δ=6°20'24" L=226.84'
CB=N60°50'02"W CD=226.73' (1)

N00°16'29"W 160.13'(1)

FOUND 2" IRON PIPE
WITH BRASS DISK
STAMPED AS SHOWN

N00°16'11"W 92.43'(1)

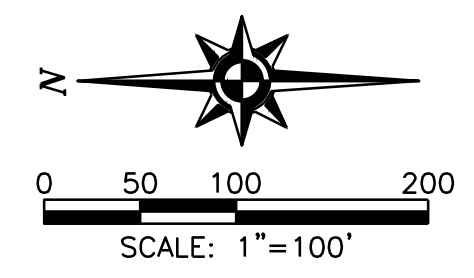
N39°29'14"W 85.44'(1)

N70°32'54"E
75.99'(1)

N13°04'52"W
121.43'(1)

CITY OF ROSEVILLE
PARCEL 3
36 P.M. 28

RESULTANT LOT 7
DOC# 2014-0059742



FINAL MAP OF
PARCEL F-55
SUBDIVISION No. PL19-0180

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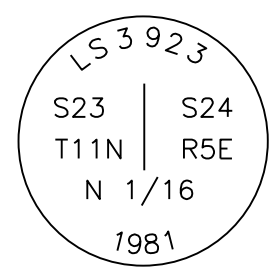
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SHEET 3 OF 13 18424.F55

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N00°16'29"W 160.13'(1)

FOUND 2" IRON PIPE
WITH BRASS DISK
STAMPED AS SHOWN

N00°16'11"W 92.43'(1)

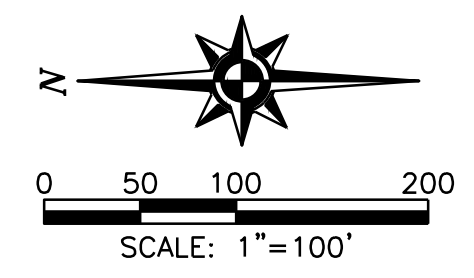
N39°29'14"W 85.44'(1)

N70°32'54"E
75.99'(1)

N13°04'52"W
121.43'(1)

CITY OF ROSEVILLE
PARCEL 3
36 P.M. 28

RESULTANT LOT 7
DOC# 2014-0059742



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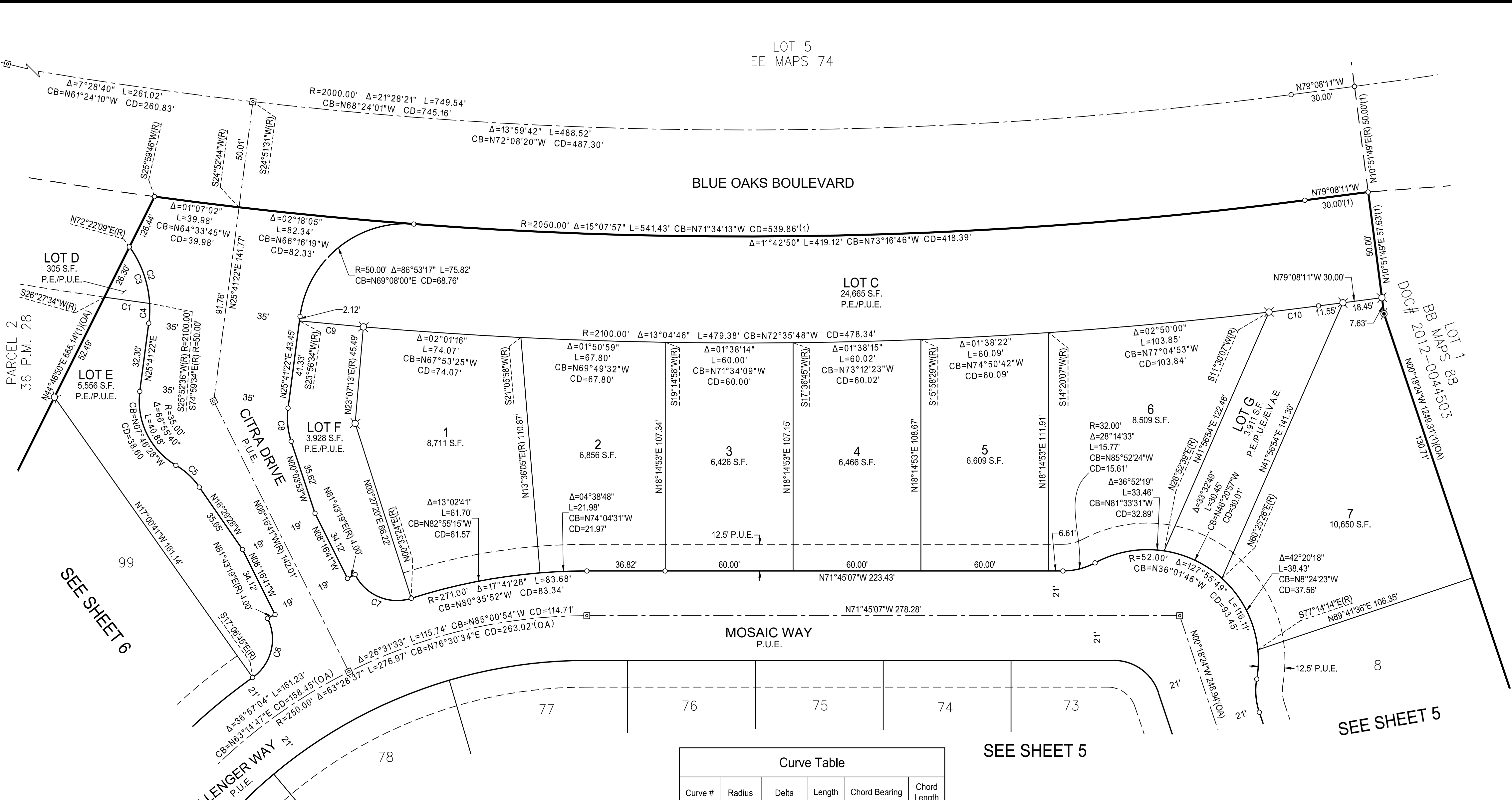
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FEBRUARY 2022

SHEET 3 OF 13 18424.F55

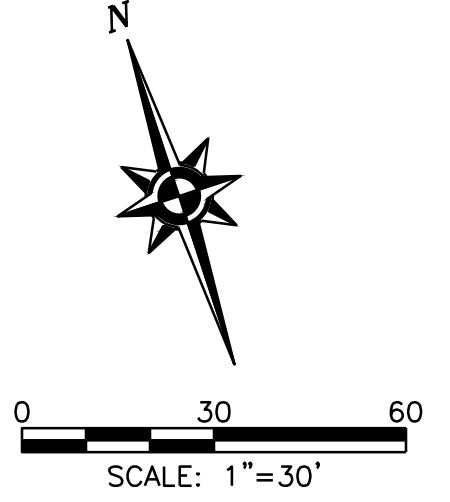
SEE SHEET 2 FOR NOTES, REFERENCES, BASIS OF BEARINGS AND LEGEND

LOT 5
EE MAPS 74



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

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	2100.00	00°34'58"	21.36'	N63° 49' 55"W	21.36'
C2	50.00	43°19'13"	37.80'	N04° 01' 45"E	36.91'
C3	50.00	32°38'17"	28.48'	N01° 18' 42"W	28.10'
C4	50.00	10°40'55"	9.32'	N20° 20' 54"E	9.31'
C5	35.00	24°44'50"	15.12'	N28° 51' 53"W	15.00'
C6	22.00	81°09'55"	31.17'	N32° 18' 17"E	28.62'
C7	22.00	81°09'55"	31.17'	N48° 51' 38"W	28.62'
C8	35.00	25°45'15"	15.73'	N12° 48' 44"E	15.60'
C9	2100.00	00°49'21"	30.15'	N66° 28' 06"W	30.15'
C10	2100.00	00°38'19"	23.40'	N78° 49' 02"W	23.40'



FINAL MAP OF
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SUBDIVISION No. PL19-0180

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FEBRUARY 2022
SHEET 4 OF 13 18424.F55

DOC# 2012-00445003
BB MAPS 88
MAPS 88

SEE SHEET 5

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

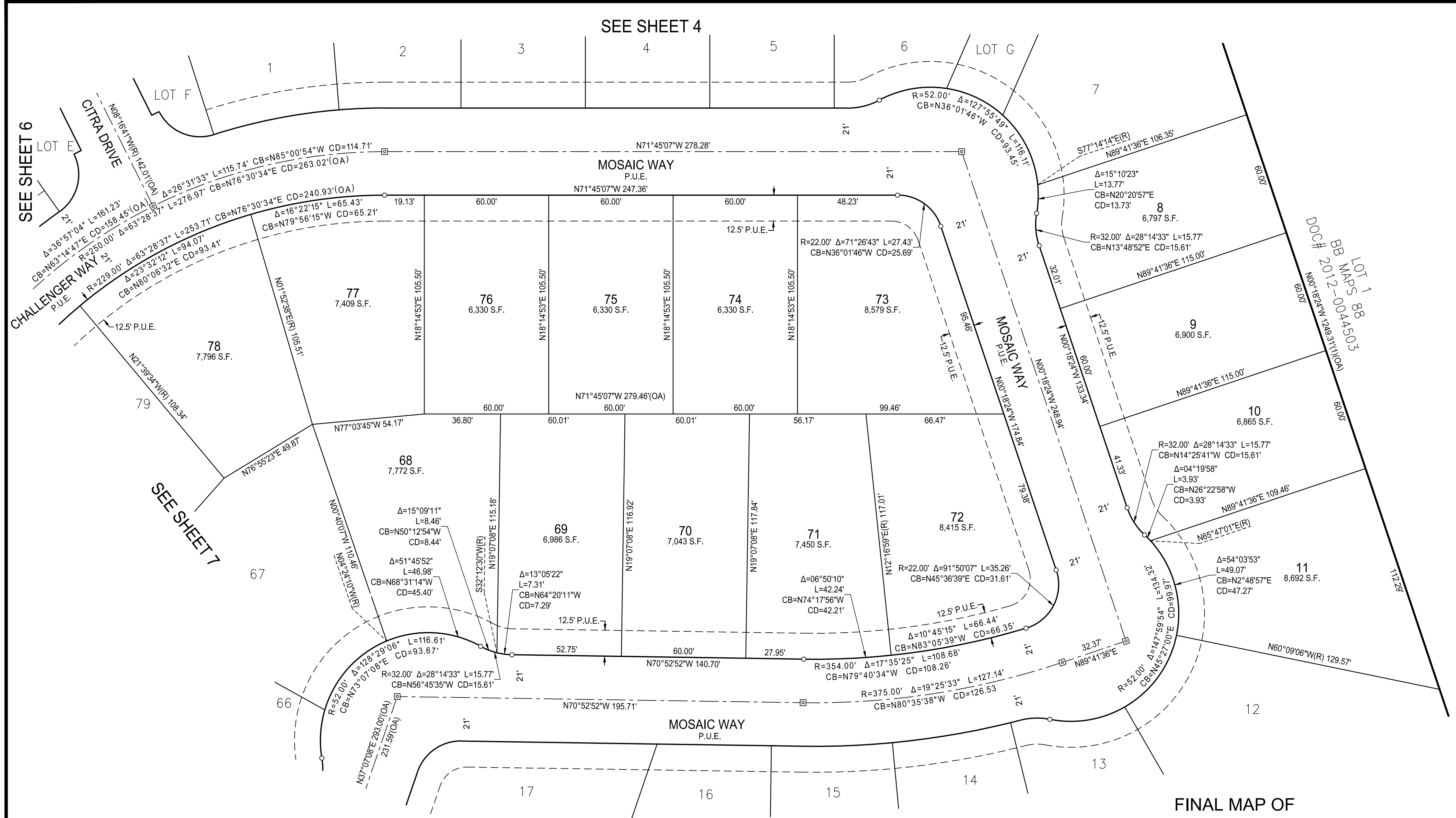
SEE SHEET 4

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

DOC # 2012-0044503
BB MAPS LOT 1 88



FINAL MAP OF
PARCEL F-55
 SUBDIVISION No. PL19-0180

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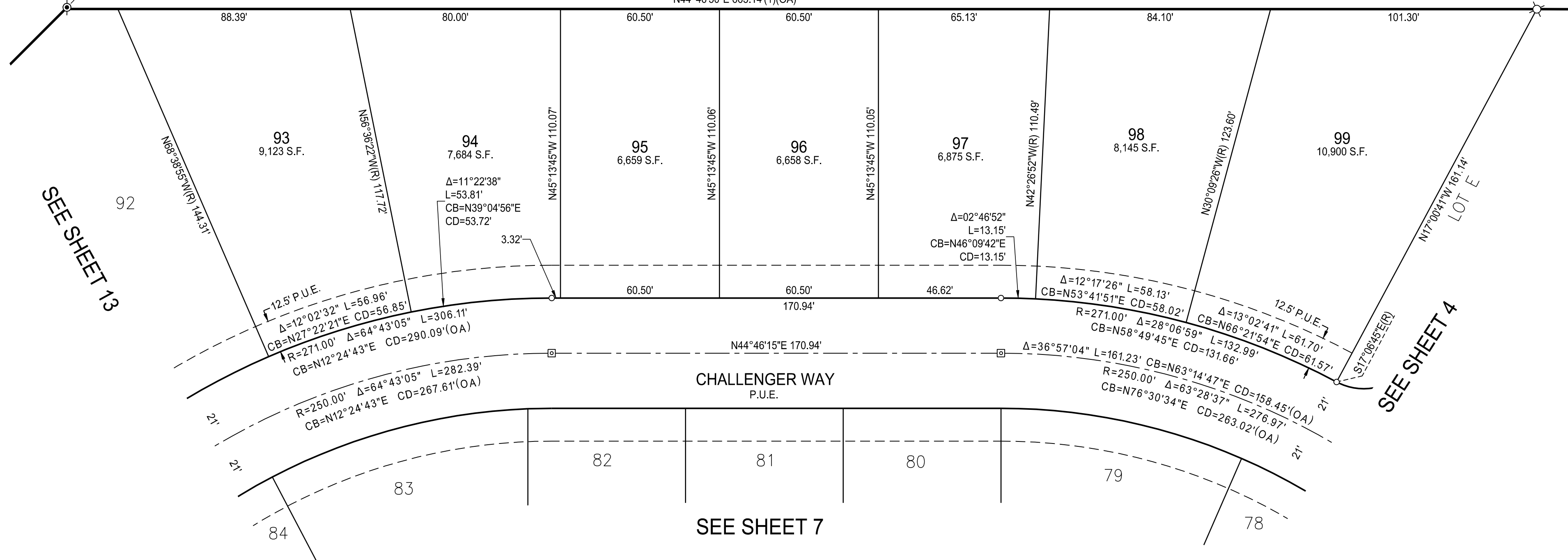
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SHEET 5 OF 13 18424.F55

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

CITY OF ROSEVILLE
 PARCEL 2
 36 P.M. 28
 N44°46'50"E 665.14'(1)(OA)



SEE SHEET 13

SEE SHEET 4

CHALLENGER WAY
 P.U.E.

SEE SHEET 7

FINAL MAP OF
PARCEL F-55
 SUBDIVISION No. PL19-0180

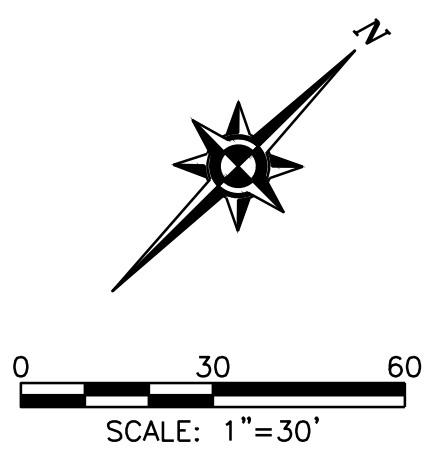
BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP OF PARCEL F-55 SUBDIVISION NO. PL 19-0180, FILED FOR RECORD IN MAY 14, 2020 IN BOOK 36 OF PARCEL MAPS, AT PAGE 28, PLACER COUNTY RECORDS, WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M.

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FEBRUARY 2022

SHEET 6 OF 13 18424.F55



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

SEE SHEET 6

94 95 96 97 98

CHALLENGER WAY
P.U.E.
N44°46'15"E 170.94'

LOT E

CITRA DRIVE
P.U.E.
N08°16'41"W(R) 142.01'(OA)

$\Delta=36^{\circ}57'04"$ L=161.23' CB=N63°14'47"E CD=158.45'
R=250.00' $\Delta=63^{\circ}28'37"$ L=253.71' CB=N76°30'34"E CD=240.93'(OA)
 $\Delta=23^{\circ}34'11"$ L=94.20'
CB=N56°33'21"E CD=93.54'

$\Delta=25^{\circ}23'21"$ L=101.48'
CB=N29°48'33"E CD=100.65'
R=229.00' $\Delta=64^{\circ}43'05"$ L=258.67' CB=N12°24'43"E CD=245.13'
 $\Delta=24^{\circ}02'58"$ L=96.72'
CB=N05°05'23"E CD=95.42'

$\Delta=02^{\circ}16'02"$ L=9.06'
CB=N43°38'14"E CD=9.06'

12.5' P.U.E.

83
8,321 S.F.

82
6,767 S.F.

81
6,476 S.F.

80
6,330 S.F.

79
7,807 S.F.

78

77

MOSAIC WAY
P.U.E.

84
7,873 S.F.

$\Delta=13^{\circ}00'44"$ L=52.01'
CB=N13°26'27"W CD=51.90'

85
7,225 S.F.

86
9,787 S.F.

R=22.00'
 $\Delta=101^{\circ}20'42"$
L=38.91'
CB=N70°37'10"W
CD=34.04'

12.5' P.U.E.

63
8,502 S.F.

64
7,574 S.F.

65
7,384 S.F.

66
7,682 S.F.

67
9,119 S.F.

68

$\Delta=25^{\circ}51'36"$ L=23.47'
CB=N21°48'23"E CD=23.27'
R=32.00'
 $\Delta=28^{\circ}14'33"$
L=15.77'
CB=N22°59'52"E
CD=15.61'

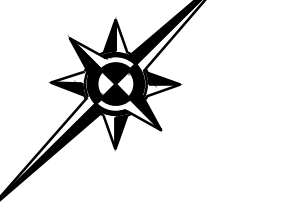
$\Delta=50^{\circ}51'39"$
L=46.16'
CB=N60°10'01"E
CD=44.66'

R=52.00' $\Delta=128^{\circ}29'06"$ L=116.61'
CB=N73°07'08"E CD=59.67'

MOSAIC WAY
P.U.E.

CHINOOK WAY
P.U.E.

SEE SHEET 8



0 30 60
SCALE: 1"=30'

FINAL MAP OF PARCEL F-55

SUBDIVISION No. PL19-0180

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP OF PARCEL F-55 SUBDIVISION NO. PL 19-0180, FILED FOR RECORD IN MAY 14, 2020 IN BOOK 36 OF PARCEL MAPS, AT PAGE 28, PLACER COUNTY RECORDS, WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M.

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SHEET 7 OF 13 18424.F55

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

SEE SHEET 13

SEE SHEET 5

SEE SHEET 9

LOT A

CHALLENGER WAY
P.U.E.
N19°58'49"W 156.50'
148.78'

CHALLENGER WAY
P.U.E.
N19°58'49"W 100.28'
28.15'

CHALLENGER WAY
P.U.E.
N19°58'49"W 156.50'
148.78'

CHALLENGER WAY
P.U.E.
N19°58'49"W 100.28'
28.15'

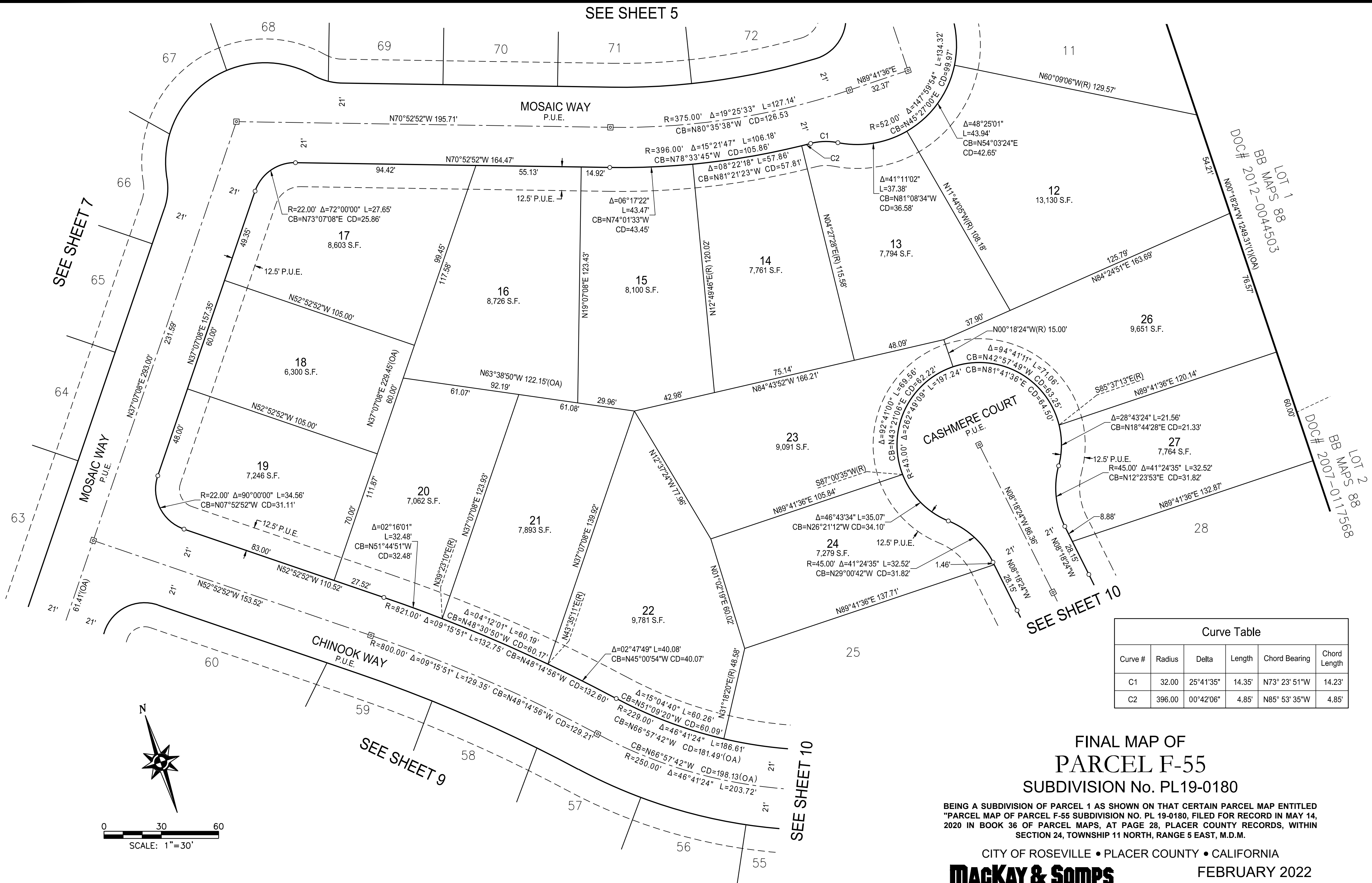
CHALLENGER WAY
P.U.E.
N19°58'49"W 156.50'
148.78'

CHALLENGER WAY
P.U.E.
N19°58'49"W 100.28'
28.15'

CHALLENGER WAY
P.U.E.
N19°58'49"W 156.50'
148.78'

CHALLENGER WAY
P.U.E.
N19°58'49"W 100.28'
28.15'

SEE SHEET 5

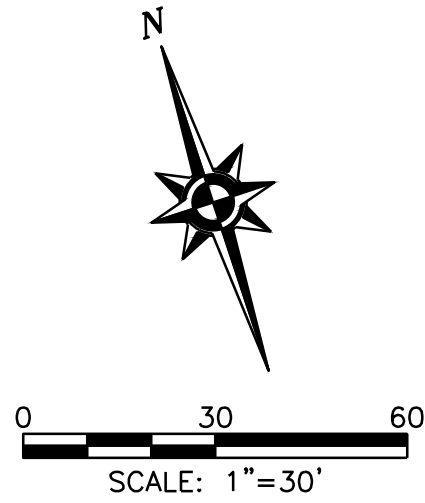


SEE SHEET 7

SEE SHEET 10

SEE SHEET 9

SEE SHEET 10



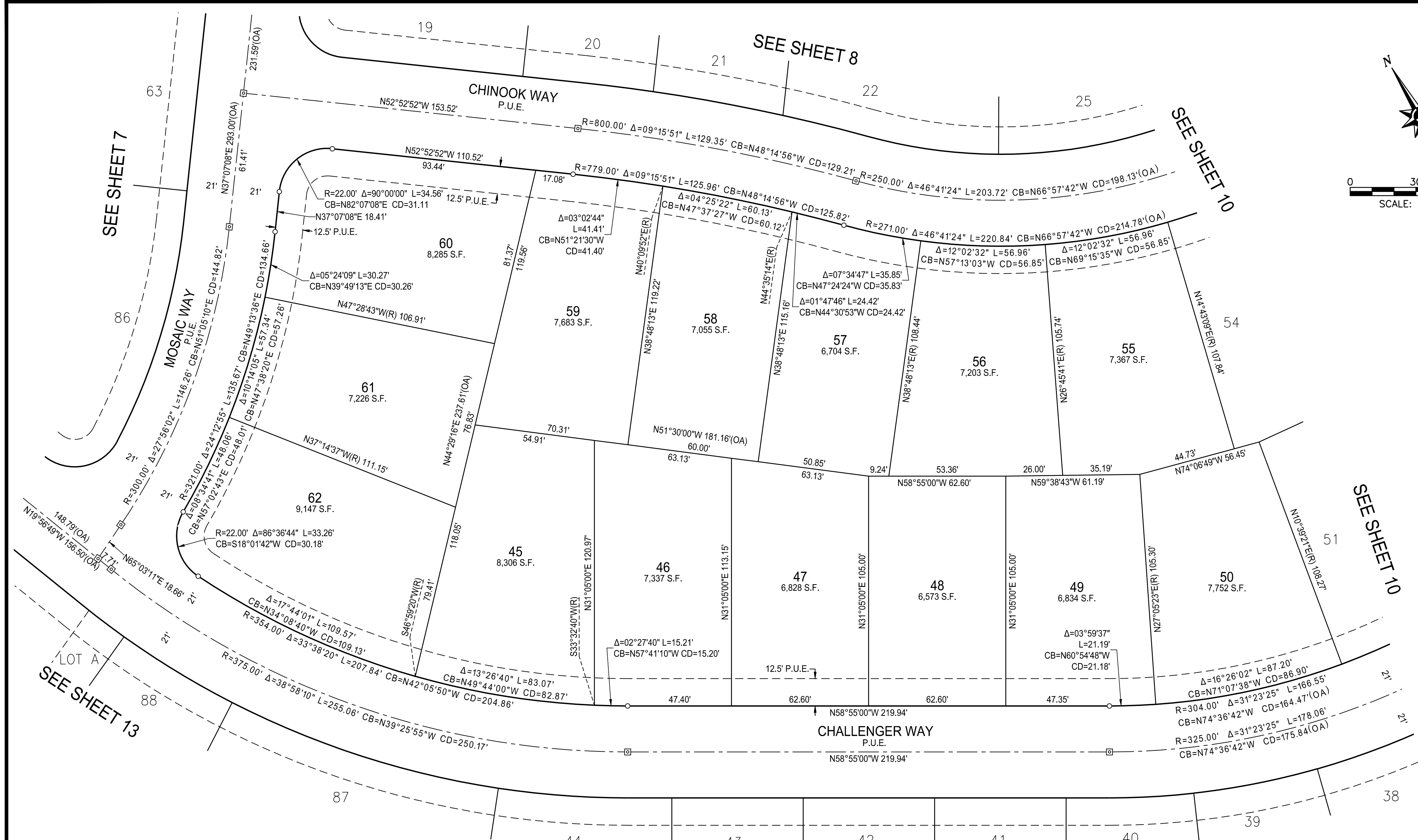
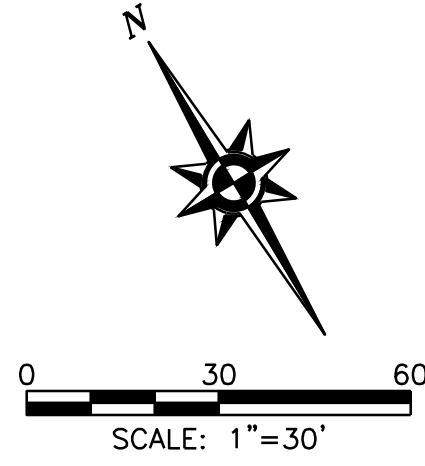
Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	32.00	25°41'35"	14.35'	N73° 23' 51"W	14.23'
C2	396.00	00°42'06"	4.85'	N85° 53' 35"W	4.85'

**FINAL MAP OF
PARCEL F-55
SUBDIVISION No. PL19-0180**

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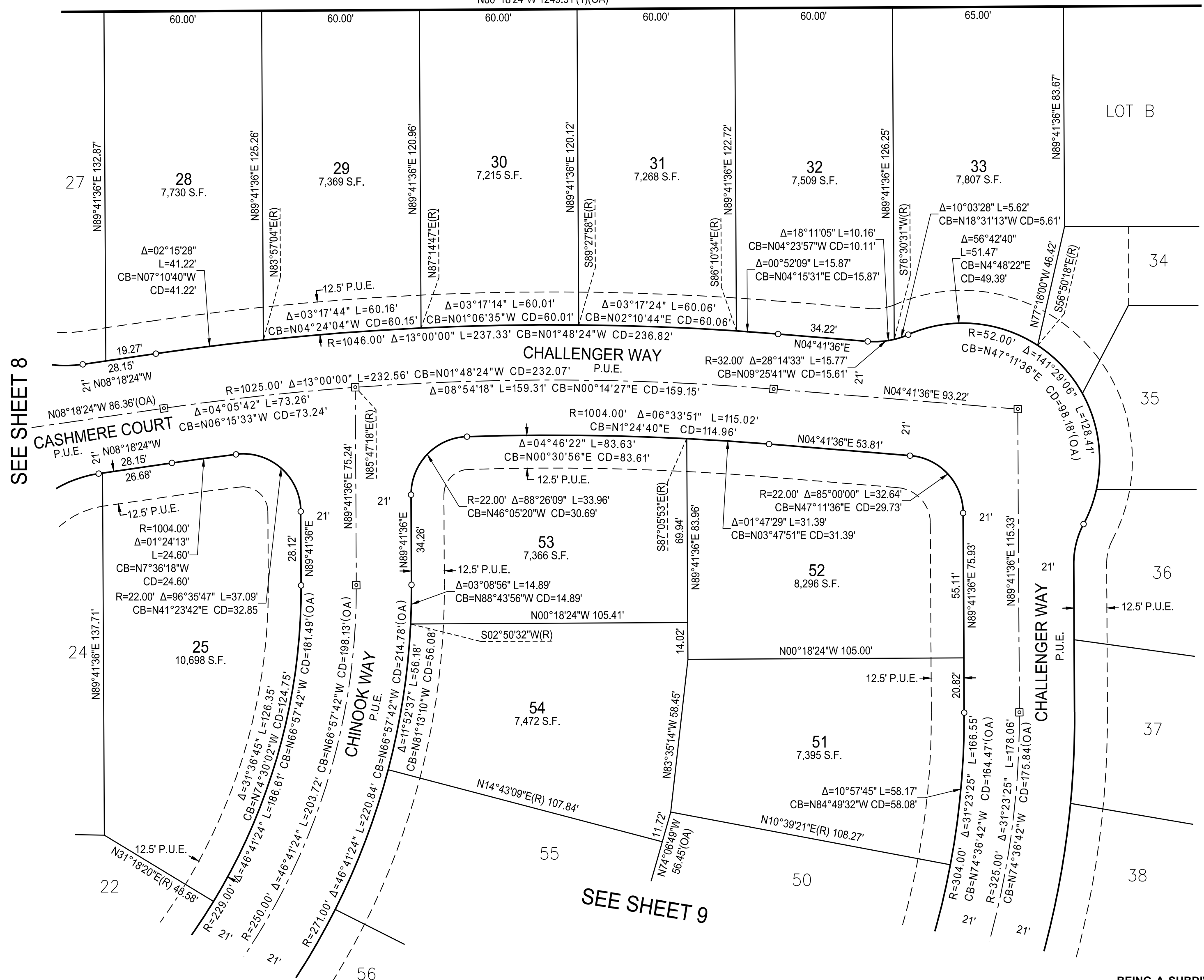
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PARCEL F-55
SUBDIVISION No. PL19-0180

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LOT 2
BB MAPS 88
DOC# 2007-0117568



SEE SHEET 8

SEE SHEET 11

SEE SHEET 12

SEE SHEET 9

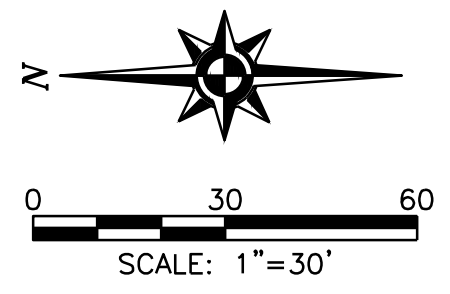
FINAL MAP OF
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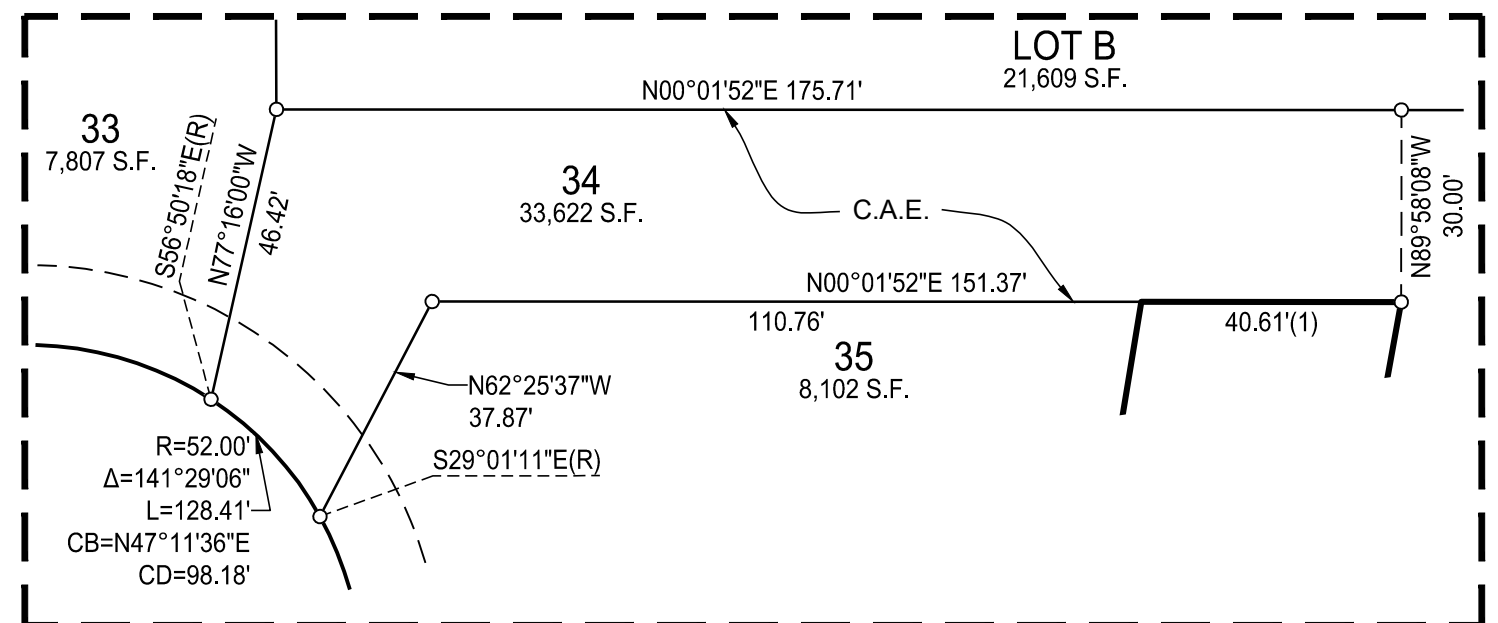
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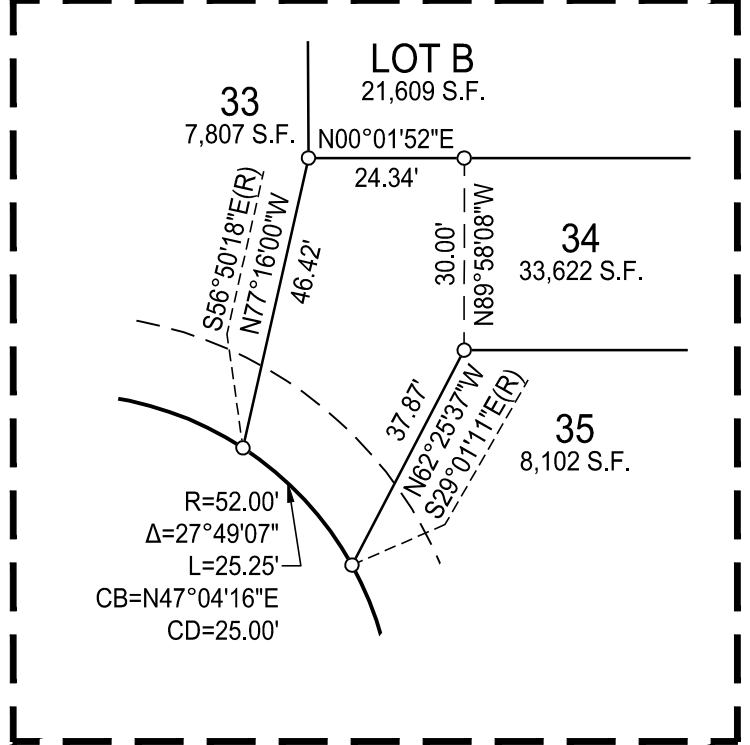


LOT 2
BB MAPS 88
DOC# 2007-0117568
N00°18'24"W 1249.31'(1)(OA)
270.53'

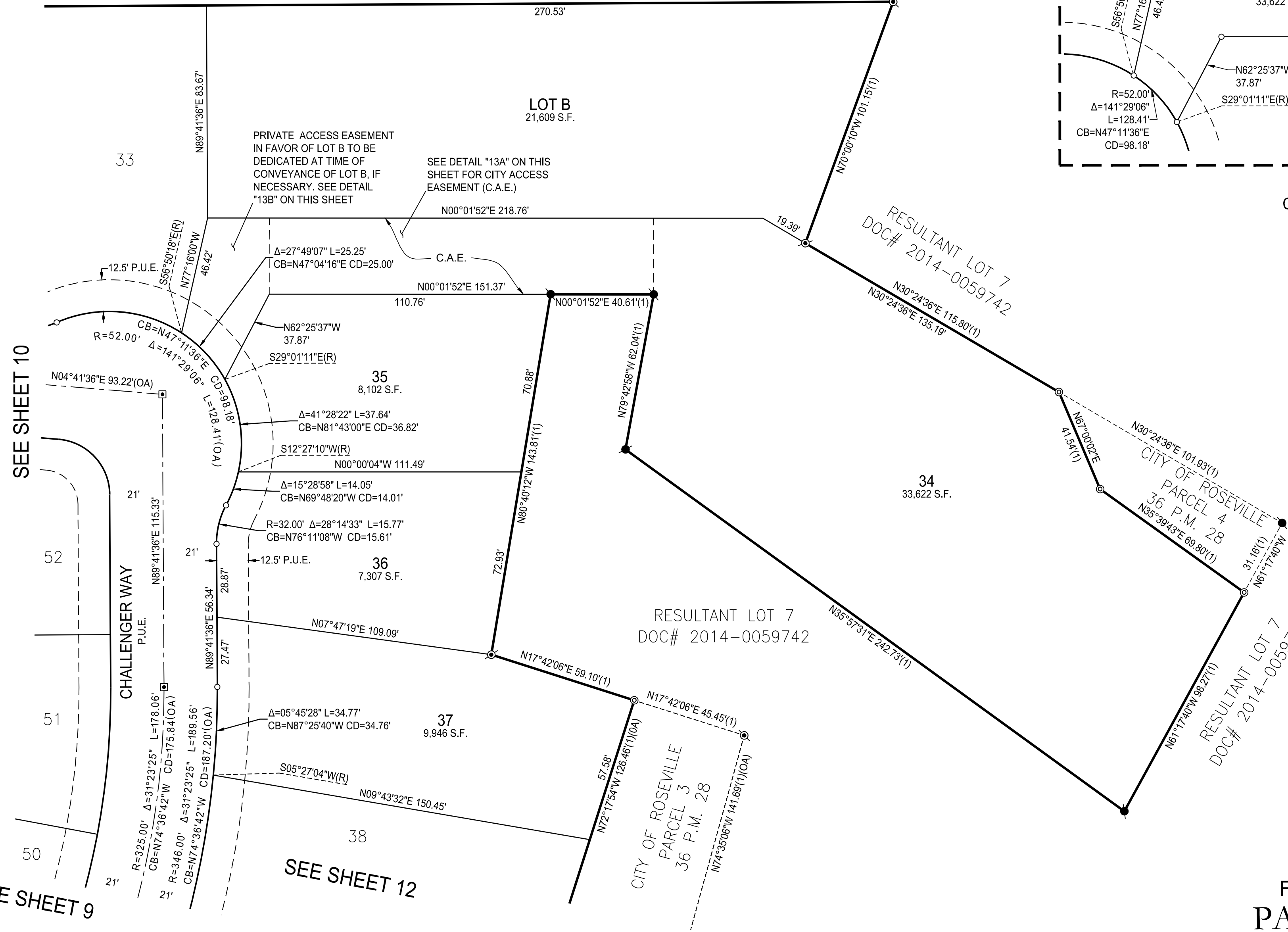
LOT B
21,609 S.F.



DETAIL "13A"
CITY ACCESS EASEMENT
SCALE : 1"=30'



DETAIL "13B"
FUTURE PRIVATE ACCESS EASEMENT
SCALE : 1"=30'

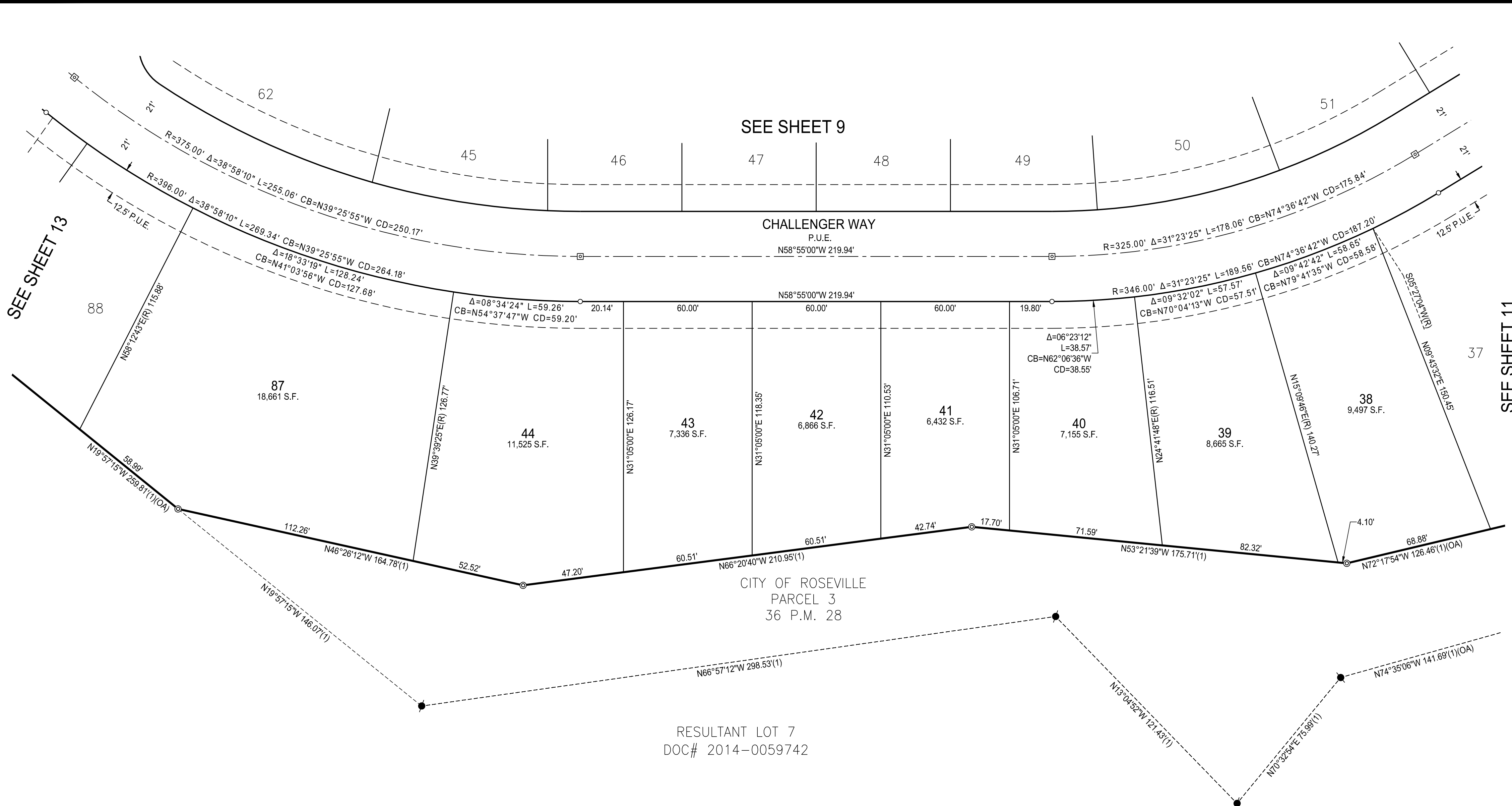


FINAL MAP OF
PARCEL F-55
SUBDIVISION No. PL19-0180

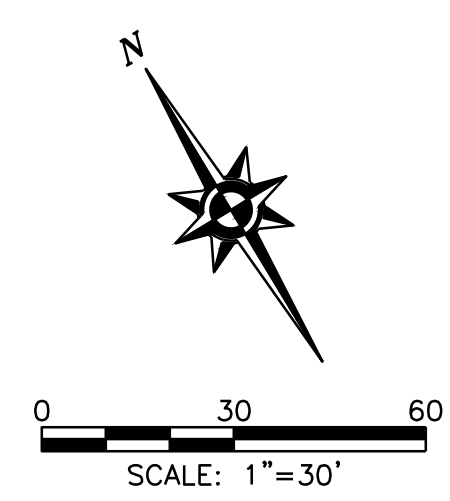
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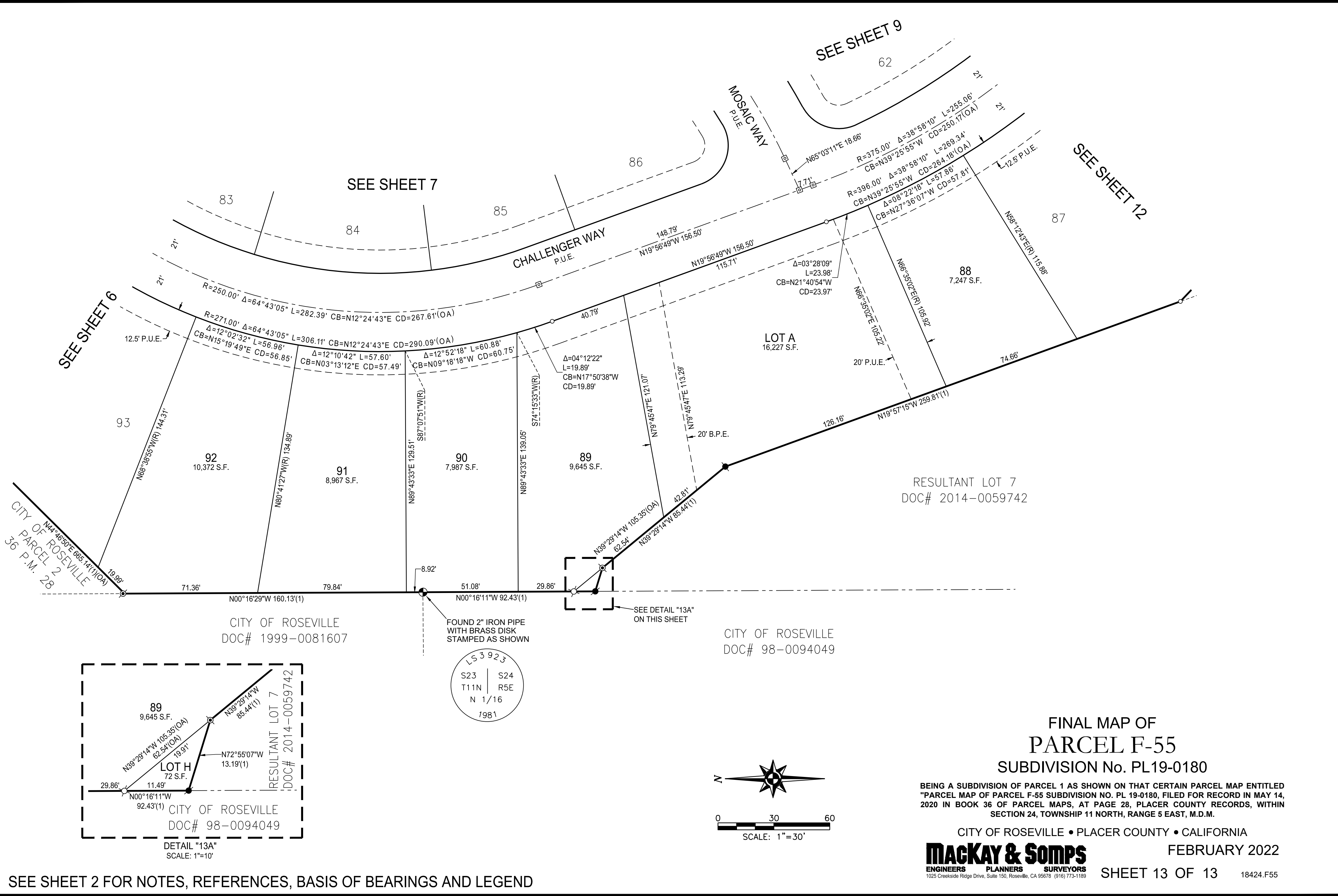
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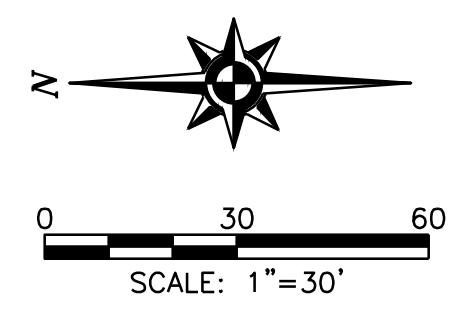
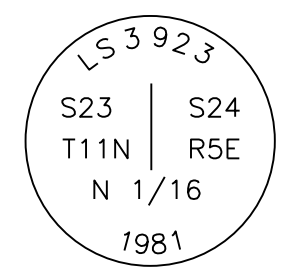
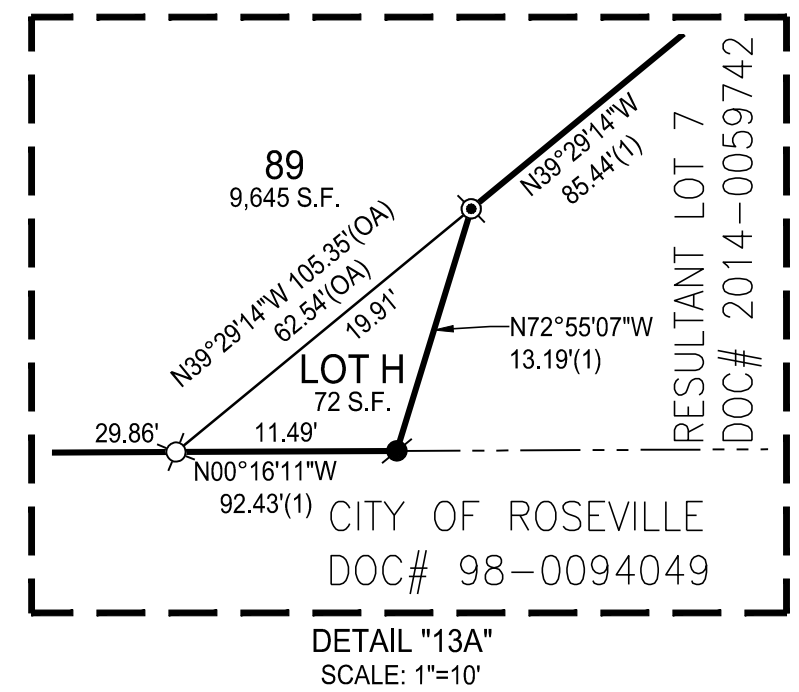
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PARCEL F-55
 SUBDIVISION No. PL19-0180

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CITY OF ROSEVILLE
PARCEL 2
36 P.M. 28



FINAL MAP OF
PARCEL F-55
SUBDIVISION No. PL19-0180

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