

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 "SIERRA VISTA KT-20B" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

- (A) PUBLIC EASEMENTS 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, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS CASTLE PEAK COURT, TWILIGHT PEAK COURT, CARABALLO DRIVE, FLATHEAD DRIVE, GARIBALDI DRIVE, BEARTOOTH WAY, PINALENO WAY, LOT A, LOT B AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).
- (B) VISIBILITY EASEMENT TO BE KEPT FREE FROM SIGNS, HEDGES, FENCES, STRUCTURES, NATURAL GROWTH OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO FEET SIX INCHES (2 1/2') ABOVE THE NEAREST PAVEMENT SURFACE, WITHIN THE AREA OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "V.E." (VISIBILITY EASEMENT).

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

- (A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS CASTLE PEAK COURT, TWILIGHT PEAK COURT, CARABALLO DRIVE, FLATHEAD DRIVE, GARIBALDI DRIVE, BEARTOOTH WAY, PINALENO WAY, LOT A AND LOT B.

AG EHC II (LEN) CA 2, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: _____
NAME: STEVEN S. BENSON
TITLE: MANAGER

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 ARIZONA)
COUNTY OF MARICOPA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 202___ BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) CA 2, L.P., A DELAWARE LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC

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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA KT-20B" 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 ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2023 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2023

DATE: _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT-20B" 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.

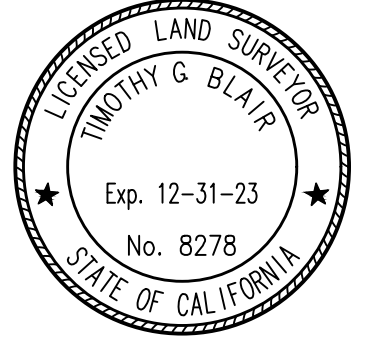
DATE: _____

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

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA KT-20B" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE
DATE: _____

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



CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA KT-20B", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATIONS, AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B AND ALL RIGHTS-OF-WAY AND EASEMENT OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

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, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA
DOCUMENT NO.: _____
BY: _____ FEE: \$ _____
DEPUTY

**FINAL MAP OF
SIERRA VISTA
KT-20B
SUBDIVISION No. PL17-0305**

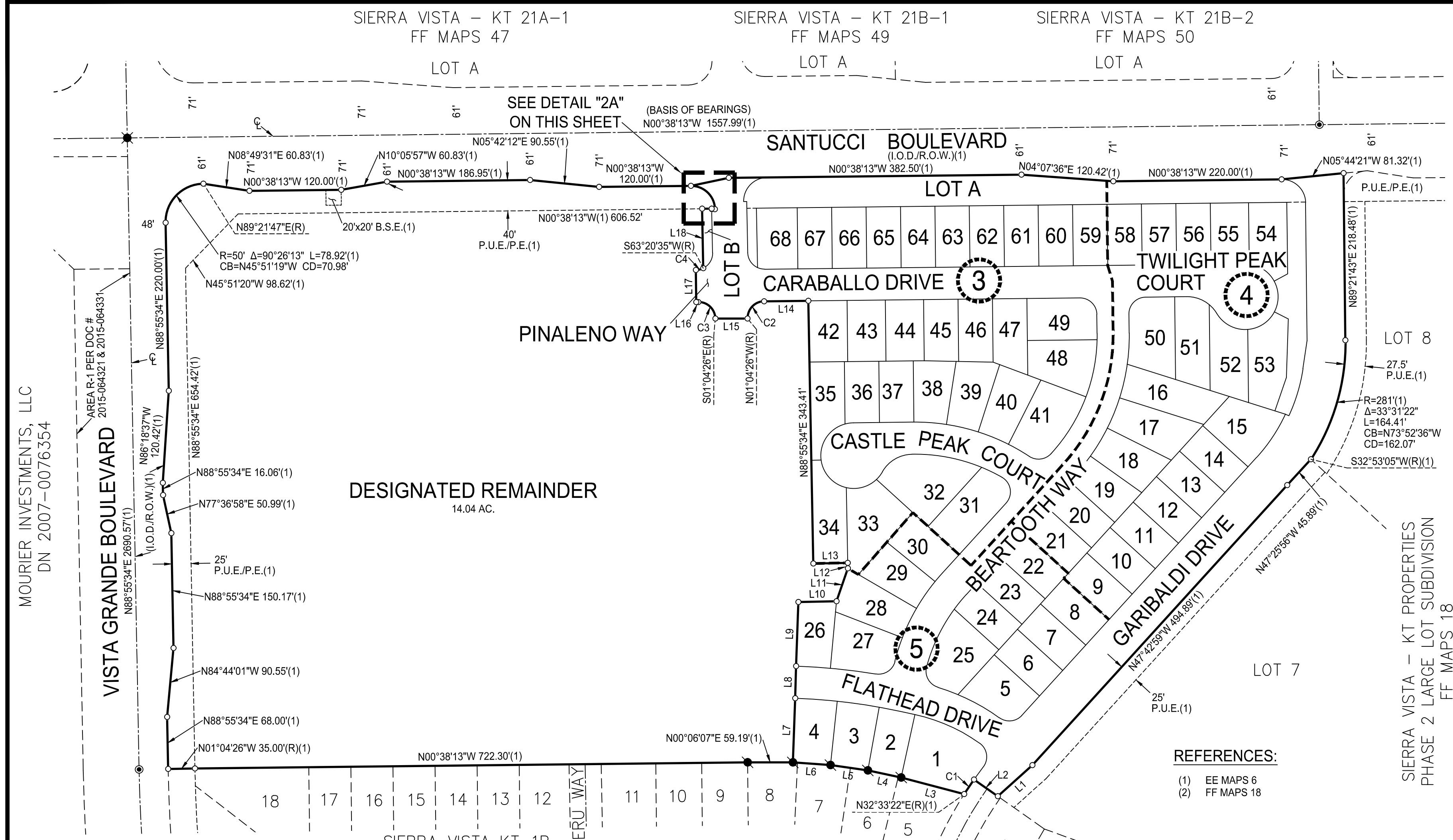
BEING A SUBDIVISION OF LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303
JUNE 2022
SHEET 1 OF 6 7310.024

BASIS OF BEARINGS:
 THE BEARING N 00°38'13" W, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SANTUCCI BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

- NOTES:**
1. THE TOTAL AREA OF THIS SUBDIVISION IS 24.94 ACRES +/-, GROSS, CONSISTING OF 68 RESIDENTIAL LOTS, 2 LANDSCAPE LOTS AND 1 (14.04 ACRE) DESIGNATED REMAINDER LOT.
 2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
 3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED NOVEMBER 10, 2018; PROJECT NUMBER WKA NO. 11712.01 AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
 4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944", WHERE REAR CORNER FALLS WITHIN A MASONRY RETAINING WALL, MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OR A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AS OFFSET MONUMENT CANNOT BE SET.
 6. A PORTION OF THE I.O.D./R.O.W. ON LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
 7. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

- REFERENCES:**
- (1) EE MAPS 6
 - (2) FF MAPS 18

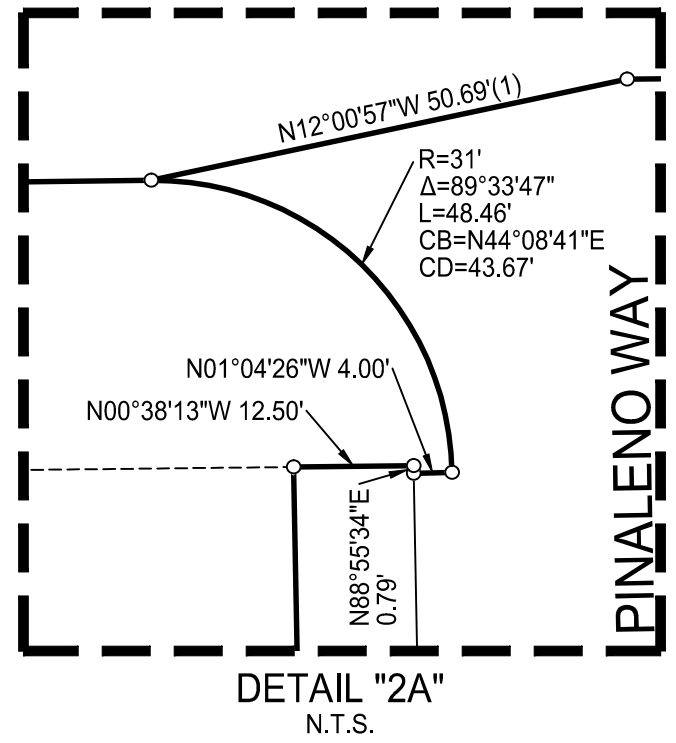


LINE TABLE

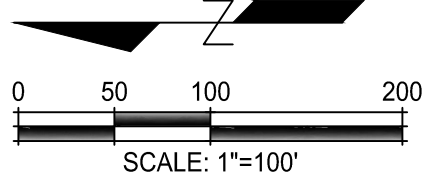
#	BEARING	LENGTH
L1(1)	N41°51'58"W	60.80'
L2(1)	N35°05'22"E(R)	38.00'
L3(1)	N14°47'59"E	85.11'
L4(1)	N12°01'03"E	44.64'
L5(1)	N08°08'42"E	49.29'
L6(1)	N04°04'51"E	49.29'
L7	N87°57'05"W	84.00'
L8	N88°24'47"W	42.00'
L9	N87°58'30"W	83.82'
L10	N01°04'26"W	49.87'
L11	N71°00'42"W	45.50'
L12	N88°55'34"E	7.26'
L13	N01°04'26"W	45.00'
L14	N00°38'13"W	57.83'
L15	N00°10'45"W	42.01'
L16	N00°38'13"W	2.66'
L17	N89°21'47"E(R)	42.00'
L18	N88°55'34"E	77.77'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(1)	521'	02°32'00"	23.04'	N56°10'38"W	23.03'
C2	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C3	22'	89°33'47"	34.39'	N44°08'40"E	30.99'
C4	22'	26°01'12"	9.99'	N13°38'49"W	9.91'



- LEGEND**
- MONUMENT TO BE SET PER (1) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
 - ⊙ MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
 - FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
 - ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
 - I DIMENSION POINT NOTHING FOUND OR SET
 - AC. ACRE
 - B.S.E. BUS SHELTER EASEMENT
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - (OA) OVERALL
 - P.E. PEDESTRIAN EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (R) RADIAL
 - S.F. SQUARE FEET
 - V.E. VISIBILITY EASEMENT
 - () DENOTES RECORD INFORMATION
 - I SHEET NUMBER
 - ▨ VISIBILITY EASEMENT



**FINAL MAP OF
 SIERRA VISTA
 KT-20B
 SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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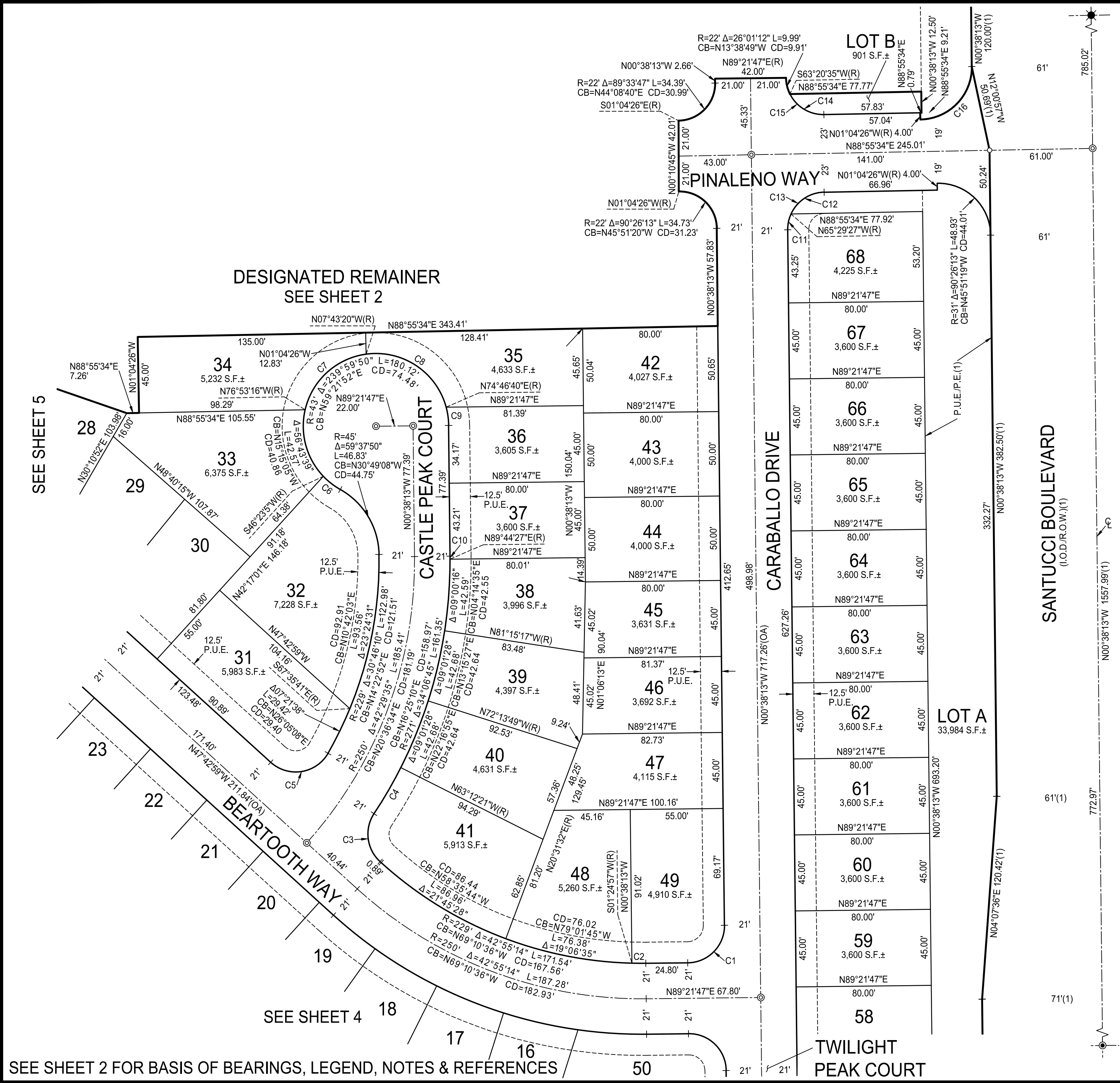
R. E. Y. ENGINEERS, Inc.
 Civil Engineers / Land Surveyors
 905 Sutter St. Ste 200 Folsom CA, 95630
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JUNE 2022

MOURIER INVESTMENTS, LLC
 DN 2007-0076354

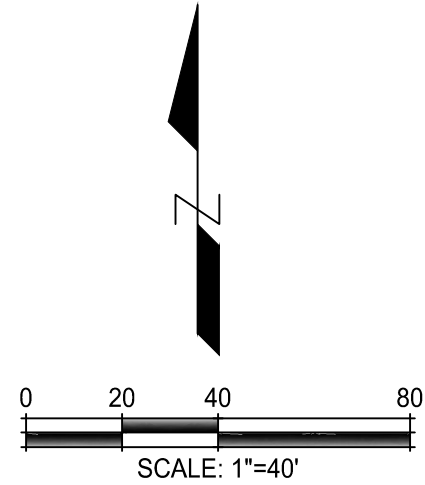
VISTA GRANDE BOULEVARD
 AREA R-1 PER DOC # 2015-064321 & 2015-064331
 (I.O.D./R.O.W.)(1)

SIERRA VISTA - KT PROPERTIES
 PHASE 2 LARGE LOT SUBDIVISION
 FF MAPS 18



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
C2	229'	02°03'10"	8.20'	N89°36'38"W	8.20'
C3	22'	81°11'31"	31.18'	N07°07'14"W	28.63'
C4	271'	06°40'53"	31.60'	N30°08'06"E	31.58'
C5	22'	102°31'03"	39.36'	N81°01'29"E	34.32'
C6	43'	17°01'18"	12.77'	N52°07'34"W	12.73'
C7	43'	69°09'56"	51.91'	N47°41'42"E	48.81'
C8	43'	82°30'01"	61.92'	N56°28'20"W	56.70'
C9	43'	14°35'07"	10.95'	N07°55'46"W	10.92'
C10	271'	00°22'40"	1.79'	N00°26'53"W	1.79'
C11	22'	25°08'46"	9.66'	N11°56'10"E	9.58'
C12	22'	64°25'01"	24.73'	N56°43'03"E	23.45'
C13	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C14	22'	64°25'01"	24.73'	N58°51'55"W	23.45'
C15	22'	90°26'13"	34.73'	N45°51'20"W	31.23'
C16	31'	89°33'47"	48.46'	N44°08'41"E	43.67'

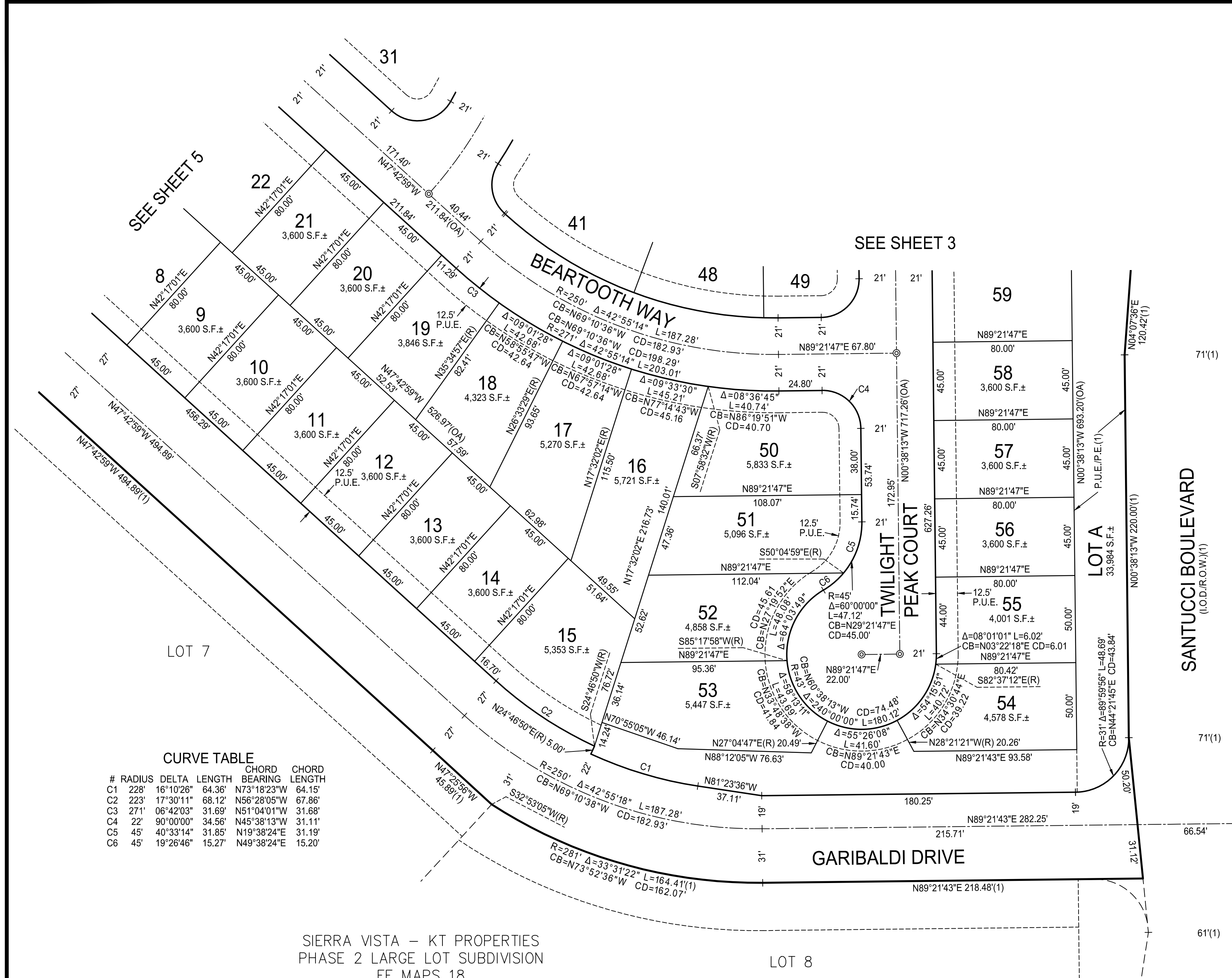


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KT-20B
SUBDIVISION No. PL17-0305**

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SHEET 3 OF 6 7310.024

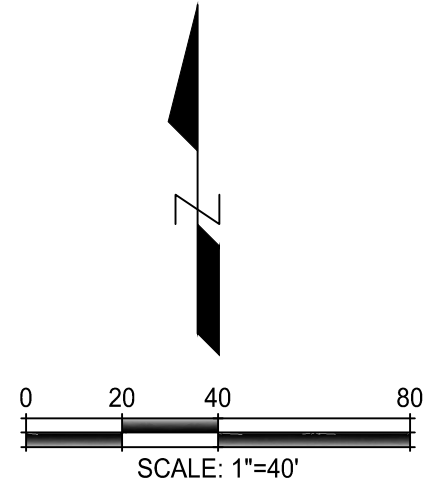
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	228'	16°10'26"	64.36'	N73°18'23"W	64.15'
C2	223'	17°30'11"	68.12'	N56°28'05"W	67.86'
C3	271'	06°42'03"	31.69'	N51°04'01"W	31.68'
C4	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C5	45'	40°33'14"	31.85'	N19°38'24"E	31.19'
C6	45'	19°26'46"	15.27'	N49°38'24"E	15.20'

SIERRA VISTA – KT PROPERTIES
 PHASE 2 LARGE LOT SUBDIVISION
 FF MAPS 18

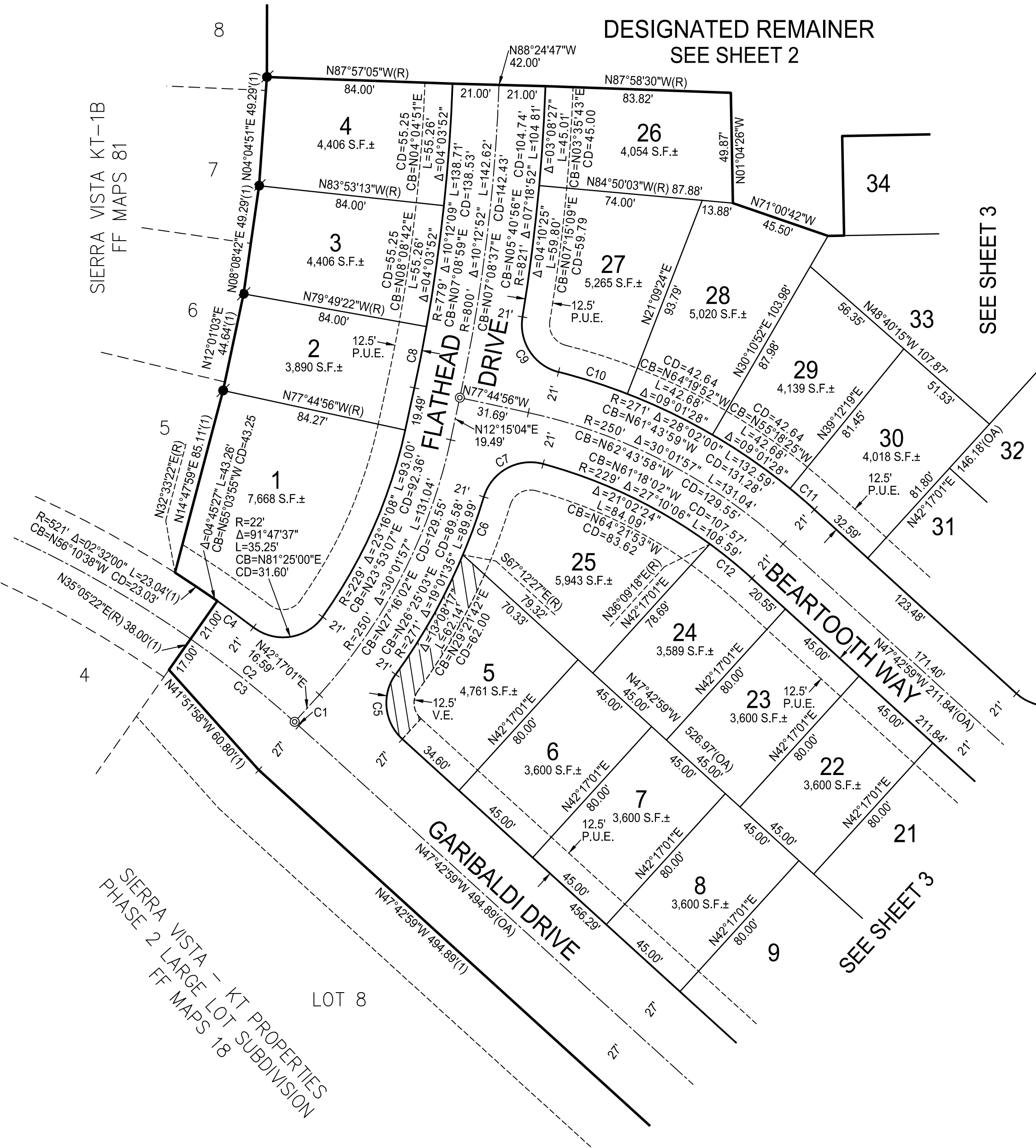


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 KT-20B
 SUBDIVISION No. PL17-0305**

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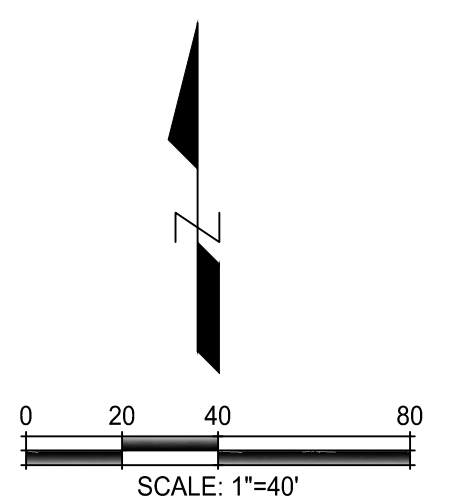
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JUNE 2022
SHEET 4 OF 6 7310.024

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



CURVE TABLE

#	RADIUS	DELTA	LENGTH	BEARING	CHORD	CHORD LENGTH
C1	500'	00°17'53"	2.60'	N47°51'56"W	2.60'	2.60'
C2	500'	06°53'45"	60.18'	N51°27'45"W	60.14'	60.14'
C3	500'	07°11'38"	62.78'	N51°18'49"W	62.74'	62.74'
C4	521'	02°13'26"	20.22'	N53°47'55"W	20.22'	20.22'
C5	22'	83°38'50"	32.12'	N05°53'35"W	29.34'	29.34'
C6	271'	05°53'18"	27.85'	N19°50'54"E	27.84'	27.84'
C7	22'	88°12'40"	33.87'	N61°00'35"E	30.62'	30.62'
C8	779'	02°04'25"	28.19'	N11°12'51"E	28.19'	28.19'
C9	22'	85°05'21"	32.67'	N33°12'19"W	29.75'	29.75'
C10	271'	06°54'23"	32.67'	N72°17'48"W	32.65'	32.65'
C11	271'	03°04'41"	14.56'	N49°15'20"W	14.56'	14.56'
C12	229'	06°07'42"	24.49'	N50°46'50"W	24.48'	24.48'



**FINAL MAP OF
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KT-20B
SUBDIVISION No. PL17-0305**

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JUNE 2022

SHEET 5 OF 6 7310.024

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

SIERRA VISTA - KT 21A-1
FF MAPS 47

SIERRA VISTA - KT 21B-1
FF MAPS 49

SIERRA VISTA - KT 21B-2
FF MAPS 50

LOT A

LOT A

LOT A

SANTUCCI BOULEVARD

LOT A

LOT B

68 67 66 65 64 63 62 61 60 59 58 57 56 55 54

CARABALLO DRIVE TWILIGHT PEAK COURT

42 43 44 45 46 47 49 50 51 52 53

35 36 37 38 39 40 41 16 17 15

CASTLE PEAK COURT BEARTOOTH WAY *18 *19 *20

34 33 32 31 21 22 23 10 11 12 13 14

26 28 29 24 25 6 7 8 9

27 28 29 24 25 6 7 8 9

26 27 28 29 24 25 6 7 8 9

FLATHEAD DRIVE 4 3 2 1 *

LOT 8

LOT 7

DESIGNATED REMAINDER

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
FF MAPS 18

MOURIER INVESTMENTS, LLC
DN 2007-0076354

VISTA GRANDE BOULEVARD

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3

MERU WAY

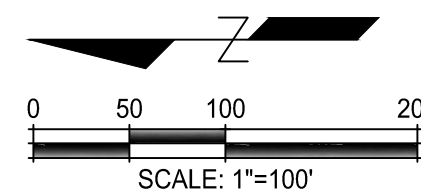
SIERRA VISTA KT-1B
FF MAPS 81

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
SIERRA VISTA
KT-20B**

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 6 OF 6 7310.024