

**FINAL MAP
CAMPUS OAKS CO-2**

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 4,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022
MORTON & PITALO, INC.

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 "CAMPUS OAKS CO-2" AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; HEREBY OFFER FOR DEDICATION, AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, WATER AND GAS PIPES, AND SEWER PIPES, AND FOR UNDERGROUND WIRES 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 THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

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

(A) ASHBROOK STREET, BLUE DOG DRIVE, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, AND VECTRA COURT, AS PUBLIC RIGHT OF WAY.

(B) LOT A, FOR PUBLIC DRAINAGE, PUBLIC LANDSCAPE AND WATER QUALITY PURPOSES.

EXECUTED THIS _____ DAY OF _____, 2022.

AG EHC II (NWHM) CA, 1, L.P.,
A DELAWARE LIMITED PARTNERSHIP

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

BY: _____
STEVEN S. BENSON
ITS MANAGER

NOTARY'S STATEMENT

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 _____
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

NOTARY PUBLIC, STATE OF _____
PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY
MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "CAMPUS OAKS CO-2" 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 THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN AUGUST, 2021. I HEREBY STATE THAT THIS FINAL MAP OF "CAMPUS OAKS CO-2" SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, AND 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 JULY 1, 2024 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL J. CHIARA, P.L.S. 9058

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-2" 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
LICENSE EXPIRATION DATE: 9/30/2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CAMPUS OAKS CO-2" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED _____
TIMOTHY G. BLAIR, P.L.S. 8278
EXPIRATION DATE: 12/31/2023



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "CAMPUS OAKS CO-2" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOT A AND THE PUBLIC RIGHTS OF WAY HEREON OFFERED FOR DEDICATION.

CITY CLERK, CITY OF ROSEVILLE

DATED _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT _____ MINUTES AFTER _____ O'CLOCK ON THE DAY OF _____, 2022, AND RECORDED IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF MORTON & PITALO, INC.

FILE NO. _____
COUNTY RECORDER OF PLACER COUNTY

FEE: _____ BY: _____
DEPUTY

Doc: Y:\2013\130076-11 (P)COC026 (B)011010\WEB\RYWORKING\FINAL MAP130076-11-FINAL.DWG | Sheet: 07 of 22 (25) m: MICHAEL

**FINAL MAP
CAMPUS OAKS CO-2**

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 4,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022
MORTON & PITALO, INC.

OPTIONEE'S STATEMENT

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, OPTIONEE AS DISCLOSED BY "MEMORANDUM OF OPTION AGREEMENT" RECORDED MARCH 30, 2022 AS DOCUMENT NO. 2022-0027716, PLACER COUNTY OFFICIAL RECORDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC,
A DELAWARE LIMITED LIABILITY COMPANY

JUSTIN WALTERS
VP, PROJECT MANAGEMENT AND LAND DEVELOPMENT

NOTARY'S STATEMENT

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 _____
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

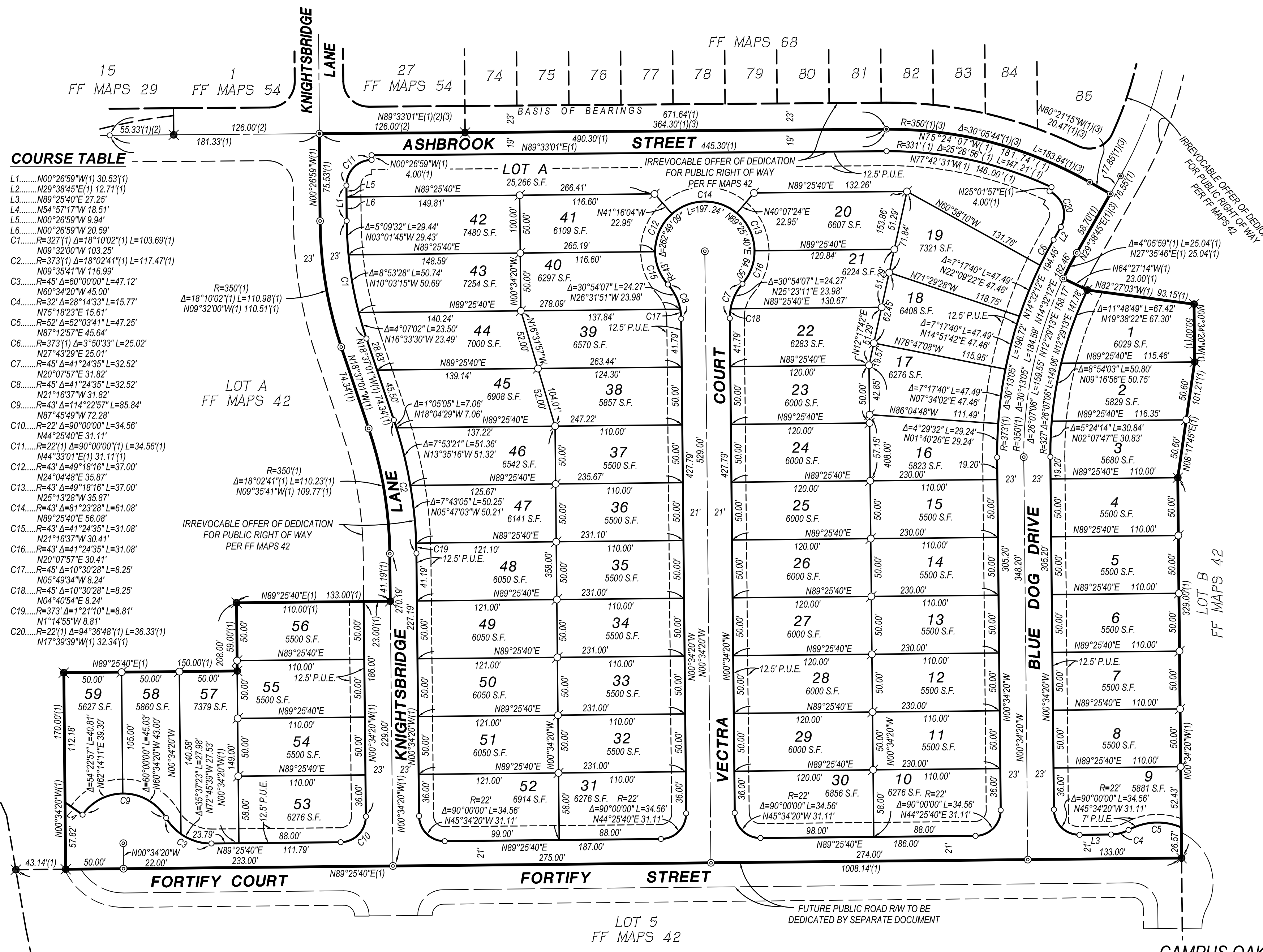
NOTARY PUBLIC, STATE OF _____
PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

Doc: Y:\2013\13-006-11 (P)000002 (B)0110\DWG\SERV\WORKING\FINAL\MAP130076-511-FINAL.DWG | Sheet: 07 of 22 (25) pm | MCH:ARA



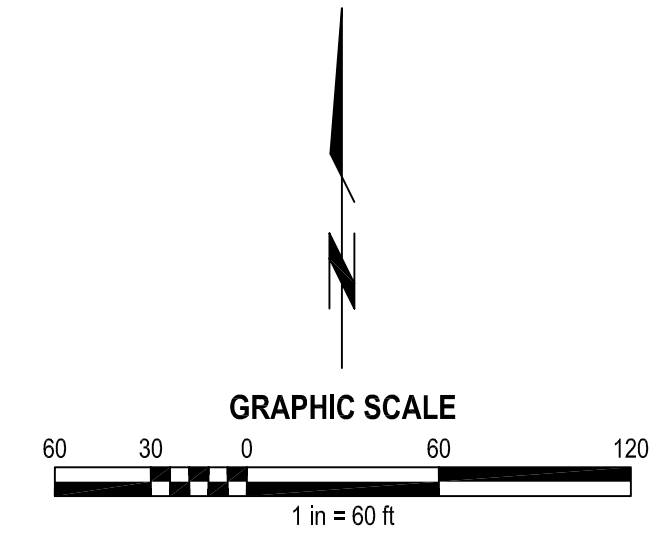
COURSE TABLE

L1.....N00°26'59"W(1) 30.53'(1)
 L2.....N29°38'45"E(1) 12.71'(1)
 L3.....N89°25'40"E 27.25'
 L4.....N54°57'17"W 18.51'
 L5.....N00°26'59"W 9.94'
 L6.....N00°26'59"W 20.59'
 C1.....R=327'(1) Δ=18°10'02"(1) L=103.69'(1)
 N09°32'00"W 103.25'
 C2.....R=373'(1) Δ=18°02'41"(1) L=117.47'(1)
 N09°35'41"W 116.99'
 C3.....R=45' Δ=60°00'00"L=47.12'
 N60°34'20"W 45.00'
 C4.....R=32' Δ=28°14'33"L=15.77'
 N75°18'23"E 15.61'
 C5.....R=52' Δ=52°03'41"L=47.25'
 N87°12'57"E 45.64'
 C6.....R=373'(1) Δ=3°50'33"L=25.02'
 N27°43'29"E 25.01'
 C7.....R=45' Δ=41°24'35"L=32.52'
 N20°07'57"E 31.82'
 C8.....R=45' Δ=41°24'35"L=32.52'
 N21°16'37"W 31.82'
 C9.....R=43' Δ=114°22'57"L=85.84'
 N87°45'49"W 72.28'
 C10.....R=22' Δ=90°00'00"L=34.56'
 N44°25'40"E 31.11'
 C11.....R=22'(1) Δ=90°00'00"(1) L=34.56'(1)
 N44°33'01"E(1) 31.11'(1)
 C12.....R=43' Δ=49°18'16"L=37.00'
 N24°04'48"E 35.87'
 C13.....R=43' Δ=49°18'16"L=37.00'
 N25°13'28"W 35.87'
 C14.....R=43' Δ=81°23'28"L=61.08'
 N89°25'40"E 56.08'
 C15.....R=43' Δ=41°24'35"L=31.08'
 N21°16'37"W 30.41'
 C16.....R=43' Δ=41°24'35"L=31.08'
 N20°07'57"E 30.41'
 C17.....R=45' Δ=10°30'28"L=8.25'
 N05°49'34"W 8.24'
 C18.....R=45' Δ=10°30'28"L=8.25'
 N04°40'54"E 8.24'
 C19.....R=373' Δ=1°21'10"L=8.81'
 N1°14'55"W 8.81'
 C20.....R=22'(1) Δ=94°36'48"(1) L=36.33'(1)
 N17°39'39"W(1) 32.34'(1)

LOT A
FF MAPS 42

IRREVOCABLE OFFER OF DEDICATION
FOR PUBLIC RIGHT OF WAY
PER FF MAPS 42

FUTURE PUBLIC ROAD R/W TO BE
DEDICATED BY SEPARATE DOCUMENT



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ SET 1" GALVANIZED PIPE TAGGED "L.S. 9058"
- ⊙ SET BRONZE DISC STAMPED "L.S. 9058"
SET IN CITY STANDARD WELL
- ⊙ FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350"
PER (1)
- ⊙ FOUND BRONZE DISC STAMPED "L.S. 7350"
IN WELL PER (2)/(3)
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- (1) RECORD PER FF MAPS 42
- (2) RECORD PER FF MAPS 54
- (3) RECORD PER FF MAPS 68

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 11.209 ACRES, CREATING 49 RESIDENTIAL LOTS AND ONE LETTERED LOT.
2. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. _____
3. LOT CORNERS FRONTING BLUE DOG DRIVE, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, AND VECTRA COURT SHALL BE WITNESSED BY A CENTER-PUNCHED 1-1/4" BRASS DISC STAMPED "L.S. 9058" SET 1.0 FEET FROM THE CORNER ON THE PROJECTED LOT LINE, EXCEPT AS SHOWN OTHERWISE.
4. LOT CORNERS ADJACENT TO WALLS SHALL BE WITNESSED BY A 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058", SET ON PROPERTY LINE, 3.00 FEET FROM THE TRUE CORNER.
5. A SOILS REPORT PREPARED BY ENGENO INCORPORATED DATED AUGUST 30, 2021 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. EN21-1114.

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CAMPUS OAKS CO-2**

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 4,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022 SCALE: 1"=80'
MORTON & PITALO, INC.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS THE NORTHERLY LINE OF LOT 4, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED, "CAMPUS OAKS MASTER PLAN LARGE LOT MAP" FILED IN BOOK FF OF MAPS, PAGE 42, PLACER COUNTY RECORDS, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.