

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 "CREEKVIEW PHASE 3 VILLAGE 21" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL 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 LOTS A, B AND C, THE STREETS SHOWN HEREON AS SHADY TREE CIRCLE, VIBRANT DRIVE, HAMMOCK PLACE, LANTERN PLACE AND RUCKSACK PLACE AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHTS-OF-WAY AS SHOWN HEREON AND DESIGNATED "PUE" (PUBLIC UTILITY EASEMENT).

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

- (A) AS PUBLIC RIGHTS-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS SHADY TREE CIRCLE, VIBRANT DRIVE, HAMMOCK PLACE, LANTERN PLACE AND RUCKSACK PLACE.
- (B) LOTS A, B, AND C AS SHOWN HEREON TO THE CITY OF ROSEVILLE FOR LANDSCAPING AND AS PUBLIC RIGHTS-OF-WAY.

ANTHEM UNITED CREEKVIEW DEVELOPMENTS LIMITED PARTNERSHIP,
A WASHINGTON LIMITED PARTNERSHIP

BY: _____

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: _____

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST AND SECURITY AGREEMENT RECORDED ON MAY 24, 2019, AS INSTRUMENT NO. 2019-0034783, ORPC AND MODIFIED BY INSTRUMENT NO. 2021-0043312 AND INSTRUMENT NO. 2022-0044720, ORPC, HEREBY CONSENTS TO THE RECORDING OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

BY: _____

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: _____

SURVEYOR'S STATEMENT

THIS MAP OF "CREEKVIEW PHASE 3 VILLAGE 21" 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 ANTHEM UNITED CREEKVIEW DEVELOPMENTS LIMITED PARTNERSHIP, IN JANUARY, 2019. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, 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, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: _____
PAUL FERGUSON, JR., PLS 9265
EXPIRATION DATE: MARCH 31, 2024

DATE: _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CREEKVIEW PHASE 3 VILLAGE 21" 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.

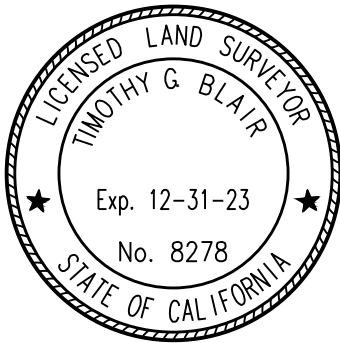
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CREEKVIEW PHASE 3 VILLAGE 21" 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, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "CREEKVIEW PHASE 3 VILLAGE 21", 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 AND C AND THE RIGHTS-OF-WAY OFFERED HEREON FOR DEDICATION, AND HEREBY APPROVES THE ABANDONMENT OF THE EASEMENTS LISTED WITHIN NOTE 5 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
STATE OF CALIFORNIA

BY: _____ FEE: \$ _____
DEPUTY

FINAL MAP OF
CREEKVIEW PHASE 3
VILLAGE 21
SUBDIVISION NO. PL20-0201

ALL OF LOT 12 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "CREEKVIEW - PHASE 3 LARGE LOT SUBDIVISION, SUBDIVISION NO. PL20-0201", FILED FOR RECORD ON DECEMBER 2, 2021, IN BOOK FF OF MAPS AT PAGE 84, PLACER COUNTY RECORDS, WITHIN SECTION 14, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA



AUGUST 2022

SHEET 1 OF 5 18431.CV.PH3.V21

REFERENCES:

- (1) FF MAPS 84
(2) EE MAPS 97

BASIS OF BEARINGS:

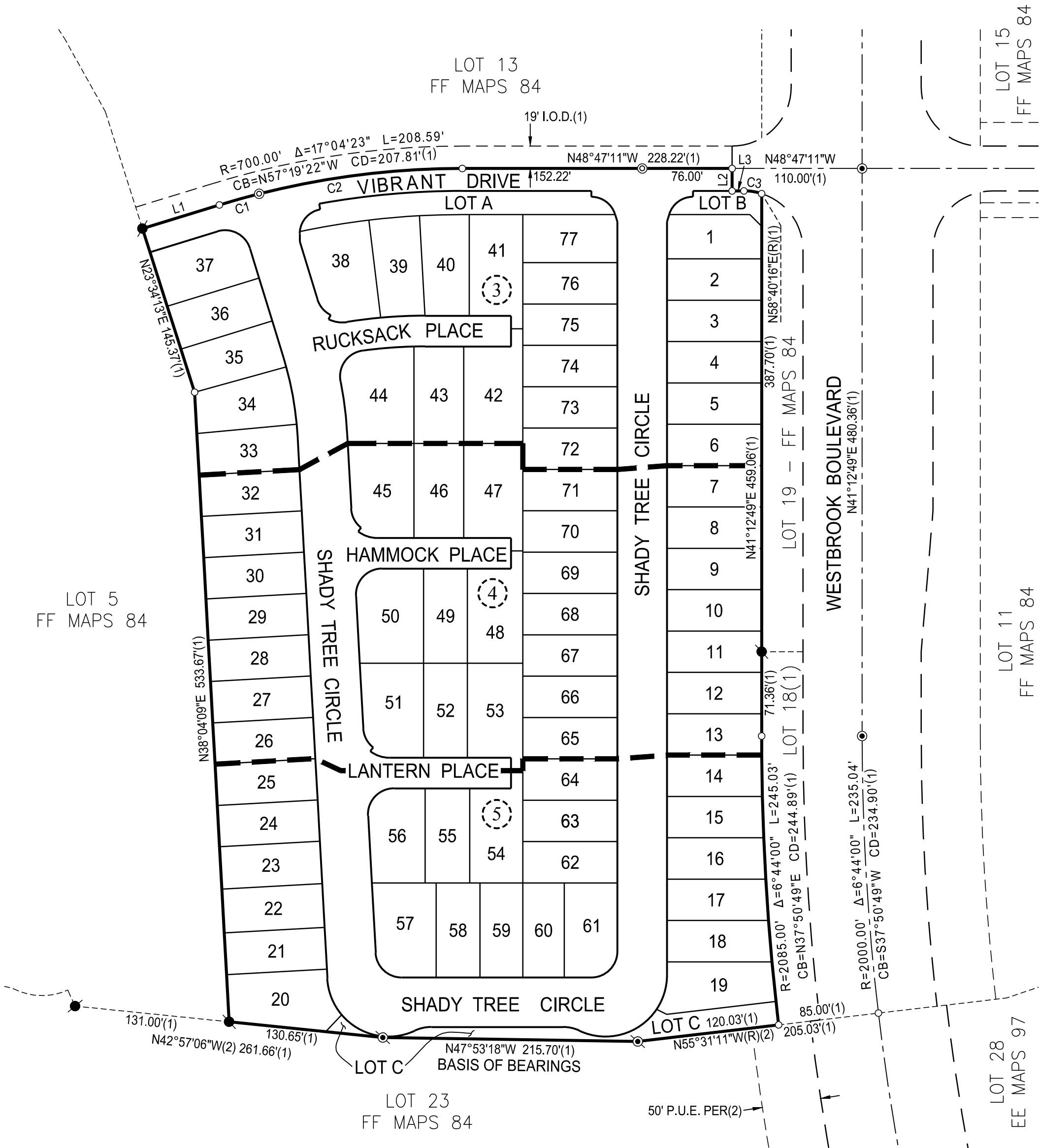
THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 47°53'18" WEST AS SHOWN ON THE SOUTHWEST LINE OF LOT 12 PER THAT CERTAIN FINAL MAP ENTITLED "CREEKVIEW - PHASE 3 LARGE LOT SUBDIVISION" FILED FOR RECORD ON DECEMBER 2, 2021 IN BOOK FF OF MAPS, AT PAGE 84, PLACER COUNTY RECORDS.

LEGEND:

- COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" TO BE SET PER (1)
- ⊗ 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" TO BE SET PER (2)
- 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" TO BE SET PER (1)
- ⊗ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265"
- ⊗ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
- ⊗ SET 1" DIAMETER DISC STAMPED "LS 9265" ON TOP OF THE 8" BARRIER CURB ON A 0.30-FOOT EXTENSION OF THE SIDE LOT LINE.
- DIMENSION POINT
- CB CHORD BEARING
- CD CHORD DISTANCE
- DN DOCUMENT NUMBER
- ESMT EASEMENT
- IOD IRREVOCABLE OFFER OF DEDICATION
- (OA) OVERALL
- OR OFFICIAL RECORDS OF PLACER COUNTY
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHTS-OF-WAY
- (R) RADIAL BEARING
- SF SQUARE FEET
- (X) SHEET INDEX NUMBER
- BOUNDARY
- LOT LINE
- ADJACENT PROPERTY
- RIGHT-OF-WAY
- I.O.D.
- EASEMENT
- CENTER LINE

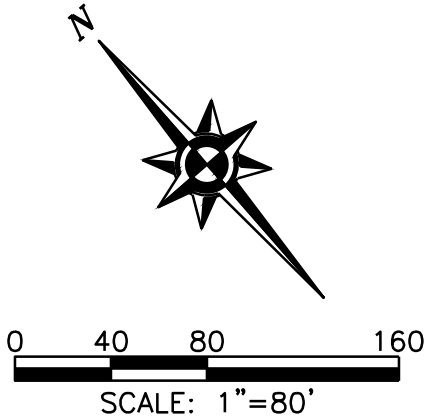
NOTES

- ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- TOTAL AREA FOR THIS SUBDIVISION IS 7.923± ACRES, CONSISTING OF 77 RESIDENTIAL LOTS, 3 LANDSCAPE LOTS.
- ALL FRONT LOT CORNERS WILL BE SET WITH:
 - A 1" DIAMETER DISC STAMPED "LS 9265" IN THE ATTACHED SIDEWALK ON A 1-FOOT EXTENSION OF THE SIDE LOT LINE, OR
 - IN THE GUTTER PAN ON A 1-FOOT EXTENSION OF THE SIDE LOT-LINE WHERE ATTACHED SIDEWALK DOES NOT EXIST.
- ALL REAR LOT CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265, WHERE MONUMENTS FALL WITHIN A SOUND WALL OR CONCRETE FOOTING A 5/8" REBAR, WITH PLASTIC CAP STAMPED "LS 9265" WILL BE SET ON THE SIDE LOT LINE ON A 4.00 OFFSET TO THE REAR LOT CORNER OR A 3/4" 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.
- PURSUANT TO GOVERNMENT CODE SECTION 66434(G), THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION, NOT SHOWN HEREON, IS HEREBY ABANDONED:
 - THE PORTION OF THE THIRTY-EIGHT (38) FOOT IRREVOCABLE OFFER OF DEDICATION (IOD) VIBRANT DRIVE OVER LOT 12 ON THAT CERTAIN FINAL MAP ENTITLED "CREEKVIEW - PHASE 3 LARGE LOT SUBDIVISION", FILED FOR RECORD ON DECEMBER 2, 2021 IN BOOK FF OF MAPS , AT PAGE 84, PLACER COUNTY RECORDS.
- A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOCON CONSULTANTS, INC. DATED AUGUST, 2014; PROJECT NO. S9578-05-05 AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT, FILE NO. 308-885.



Line Table		
Line #	Bearing	Length
L1	N65°51'34"W	68.07'
L2	N41°12'49"E	19.00'
L3	N48°47'11"W	10.00'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	700.00'	2°51'28"	34.91'	N64° 25' 50"W	34.91'
C2	700.00'	14°12'55"	173.67'	N55° 53' 39"W	173.23'
C3	50.00'	17°27'27"	15.23'	N40° 03' 28"W	15.18'



FINAL MAP OF
CREEKVIEW PHASE 3
VILLAGE 21
SUBDIVISION NO. PL20-0201

ALL OF LOT 12 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "CREEKVIEW - PHASE 3 LARGE LOT SUBDIVISION, SUBDIVISION NO. PL20-0201", FILED FOR RECORD ON DECEMBER 2, 2021, IN BOOK FF OF MAPS AT PAGE 84, PLACER COUNTY RECORDS, WITHIN SECTION 14, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

AUGUST 2022

SHEET 2 OF 5 18431.CV.PH3.V21

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	700.00'	2°51'28"	34.91'	N64° 25' 50"W	34.91'
C2	415.00'	9°07'08"	66.05'	N53° 20' 45"W	65.98'
C3	26.00'	35°48'26"	16.25'	N40° 00' 07"W	15.99'
C4	22.00'	46°14'20"	17.75'	N01° 01' 16"E	17.28'
C5	21.00'	5°12'44"	1.91'	N44° 05' 18"E	1.91'
C6	21.00'	74°16'36"	27.22'	N83° 49' 58"E	25.36'
C7	50.00'	17°27'27"	15.23'	N40° 03' 28"W	15.18'

Line Table		
Line #	Bearing	Length
L1	N41°28'55"E	6.56'
L2	N23°52'20"E	6.56'
L3	N58°33'18"E	6.56'
L4	N48°47'11"W	10.00'

LOT 13
FF MAPS 84

60'(1)

768.35'(1)

19' IOD(1)

110.00'(1)

626.54'(1)

VIBRANT DRIVE

LOT A
5,030 SF
PUE

RUCKSACK PLACE

SHADY TREE CIRCLE

WESTBROOK BOULEVARD

LOT 19
FF MAPS 84
PUE(1)

FINAL MAP OF

CREEKVIEW PHASE 3
VILLAGE 21

SUBDIVISION NO. PL20-0201

ALL OF LOT 12 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "CREEKVIEW - PHASE 3 LARGE LOT
SUBDIVISION, SUBDIVISION NO. PL20-0201", FILED FOR RECORD ON DECEMBER 2, 2021, IN BOOK FF
OF MAPS AT PAGE 84, PLACER COUNTY RECORDS, WITHIN SECTION 14, TOWNSHIP 11 NORTH,
RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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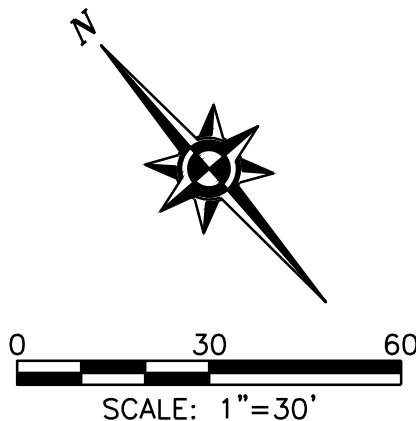
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AUGUST 2022

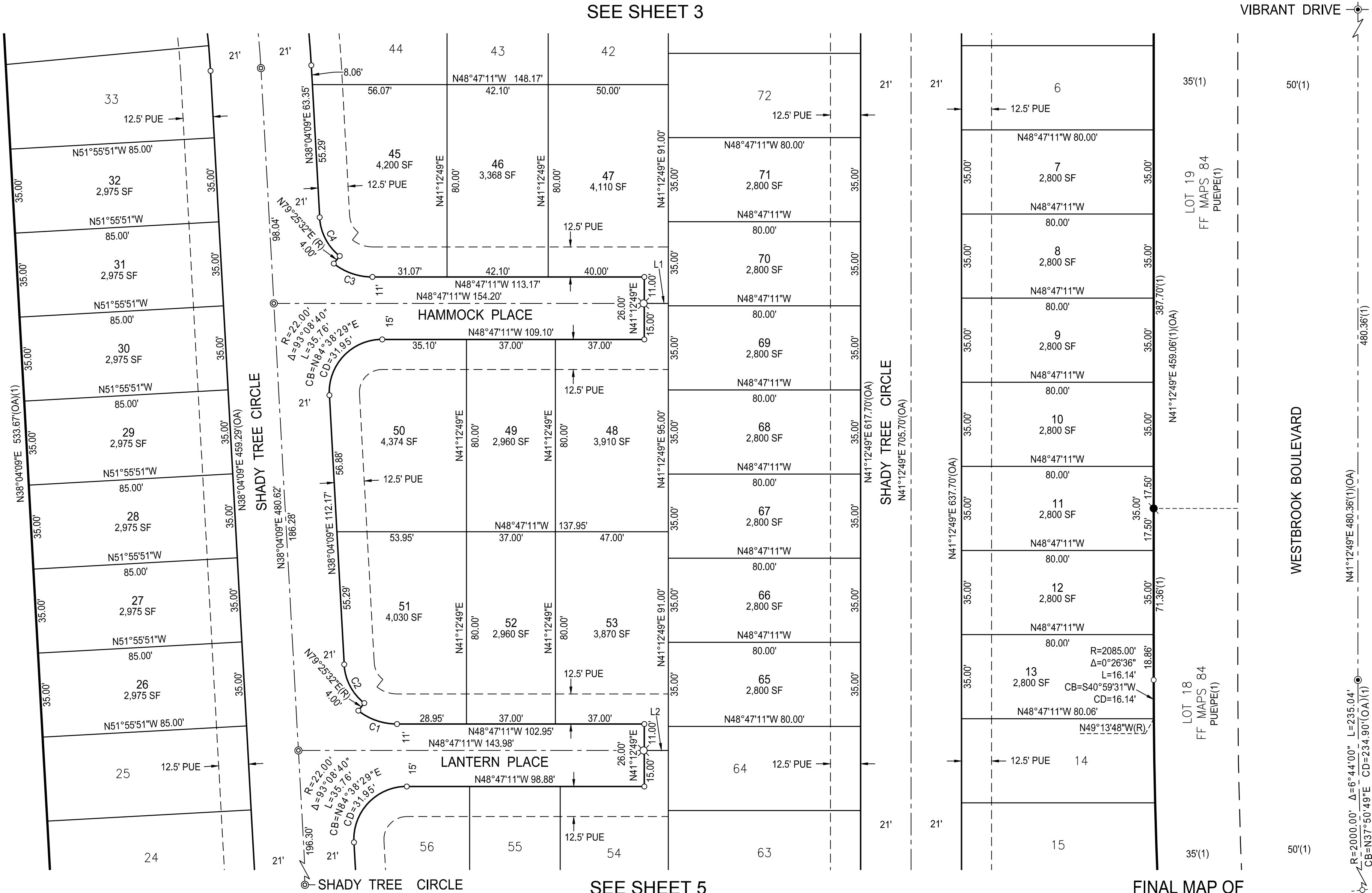
SHEET 3 OF 5 18431.CV.PH3.V21

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

SEE SHEET 4

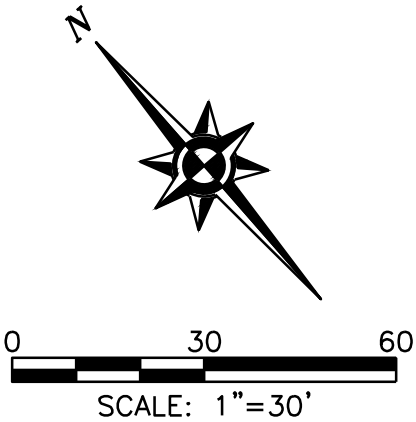


LOT 5
FF MAPS 84



Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	26.00'	38°12'43"	17.34'	N29° 40' 50"W	17.02'
C2	22.00'	48°38'37"	18.68'	N13° 44' 50"E	18.12'
C3	26.00'	38°12'43"	17.34'	N29° 40' 50"W	17.02'
C4	22.00'	48°38'37"	18.68'	N13° 44' 50"E	18.12'

Line Table		
Line #	Bearing	Length
L1	N48°47'11"W	10.00'
L2	N48°47'11"W	10.00'



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SUBDIVISION NO. PL20-0201

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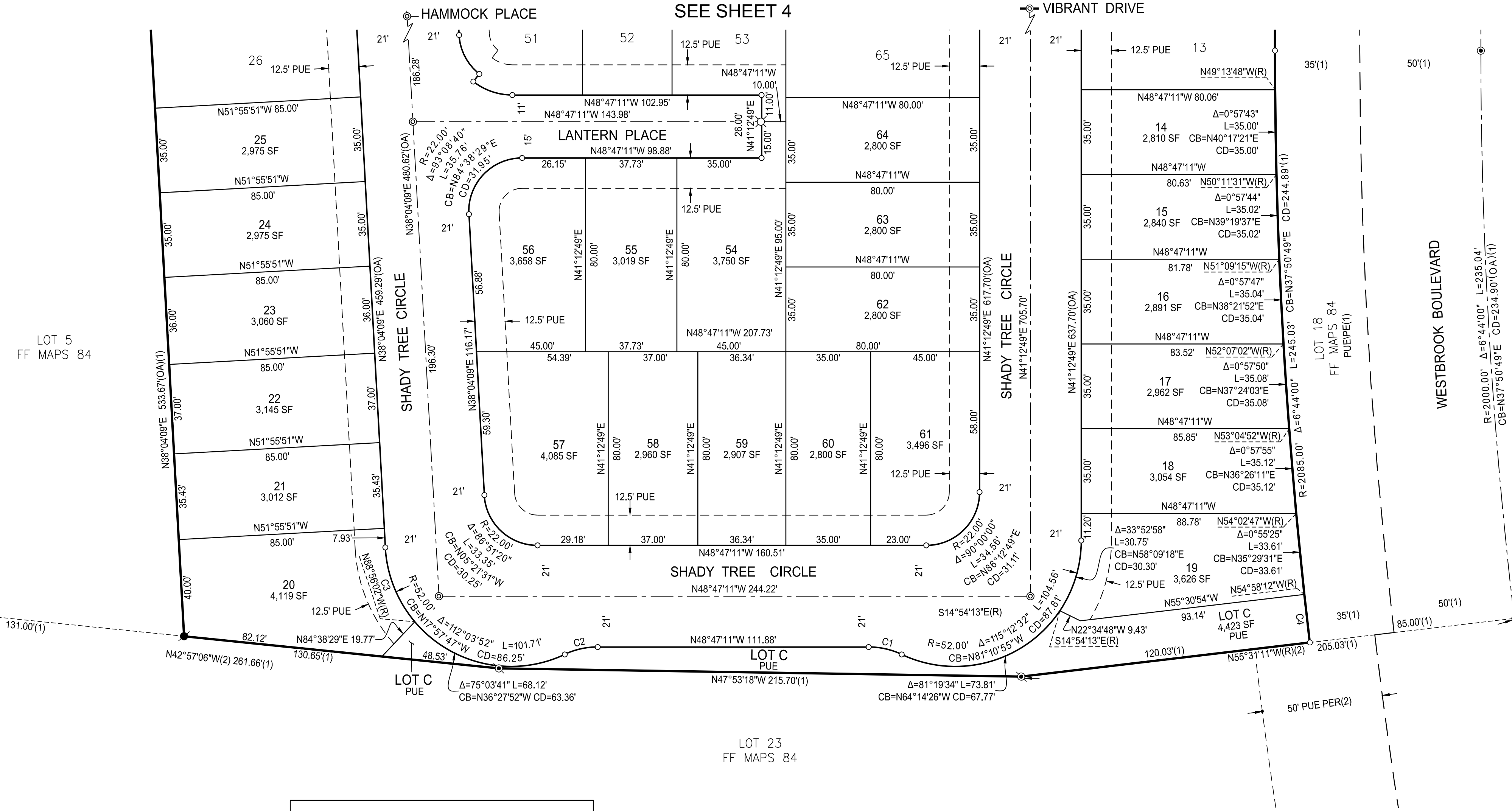
AUGUST 2022

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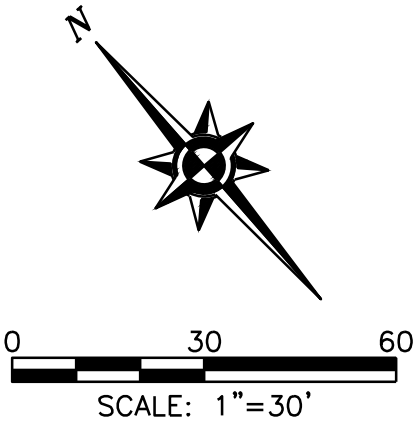
SEE SHEET 2 FOR NOTES, REFERENCES, BASIS OF BEARINGS AND LEGEND

LOT 5
FF MAPS 84

SEE SHEET 4



Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	32.00'	25°12'32"	14.08'	N36° 10' 55"W	13.97'
C2	32.00'	25°12'32"	14.08'	N61° 23' 27"W	13.97'
C3	52.00'	37°00'11"	33.58'	N19° 34' 04"E	33.00'
C4	2085.00'	0°33'00"	20.01'	N34° 45' 19"E	20.01'



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VILLAGE 21
SUBDIVISION NO. PL20-0201

ALL OF LOT 12 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "CREEKVIEW - PHASE 3 LARGE LOT SUBDIVISION, SUBDIVISION NO. PL20-0201", FILED FOR RECORD ON DECEMBER 2, 2021, IN BOOK FF OF MAPS AT PAGE 84, PLACER COUNTY RECORDS, WITHIN SECTION 14, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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