

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 5" 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, C AND D, THE STREETS SHOWN HEREON AS MARSHMALLOW DRIVE, VIBRANT DRIVE, ROUNDHOUSE LOOP, AND HAPPY CAMPER WAY 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 MARSHMALLOW DRIVE, VIBRANT DRIVE, ROUNDHOUSE LOOP, AND HAPPY CAMPER WAY.
- (B) LOTS A, B, C AND D 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 5" 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 5" 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 5" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

\_\_\_\_\_  
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 5", 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, C AND D 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 5  
SUBDIVISION NO. PL20-0201

ALL OF LOT 5 AS SHOWN ON THAT CERTAIN FINAL MAP TITLED "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 & Somps**  
ENGINEERS PLANNERS SURVEYORS  
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AUGUST 2022

SHEET 1 OF 9 18431.CV.PH3.V5

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"
- DIMENSION POINT
- BIKE PATH EASEMENT
- CHORD BEARING
- CHORD DISTANCE
- IRREVOCABLE OFFER OF DEDICATION
- OVERALL
- OFFICIAL RECORDS OF PLACER COUNTY
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- SQUARE FEET
- SHEET INDEX NUMBER
- BOUNDARY
- LOT LINE
- ADJACENT PROPERTY
- RIGHT-OF-WAY
- I.O.D.
- EASEMENT
- CENTER LINE

NOTES

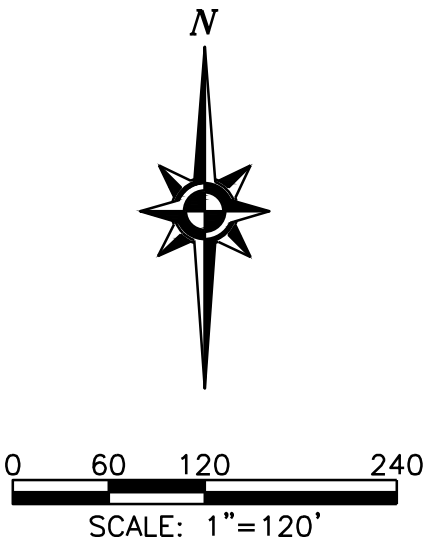
- ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- TOTAL AREA FOR THIS SUBDIVISION IS 13.376± ACRES, CONSISTING OF 74 RESIDENTIAL LOTS, 4 LANDSCAPE LOTS.
- ALL FRONT LOT CORNERS WILL BE SET WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00 FOOT FROM THE FRONT PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL REAR LOT CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR WITH 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 FOOT OFFSET TO THE REAR LOT CORNER OR A 3/4" DIAMETER 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.
- PURSUANT TO GOVERNMENT CODE SECTION 66434(G), THE FOLLOWING EASEMENTS, NOT SHOWN HEREON, IS HEREBY ABANDONED:
  - THE PORTION OF THE FORTY TWO (42) FOOT IRREVOCABLE OFFER OF DEDICATION (IOD) ROUNDHOUSE LOOP OVER LOT 5 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.
  - 50' PUE/PE ALONG THE SOUTHERLY RIGHT-OF-WAY OF BENCHMARK DRIVE, WITHIN LOT 5 AS SHOWN 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.
  - 45' PUE/PE ALONG THE SOUTHERLY RIGHT-OF-WAY OF BENCHMARK DRIVE, WITHIN LOT 5 AS SHOWN 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.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 51°55'51" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF LOT 5 AS SHOWN 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.

REFERENCES:

- FF MAPS 84
- EE MAPS 97



FINAL MAP OF  
CREEKVIEW PHASE 3  
VILLAGE 5  
SUBDIVISION NO. PL20-0201

ALL OF LOT 5 AS SHOWN ON THAT CERTAIN FINAL MAP TITLED "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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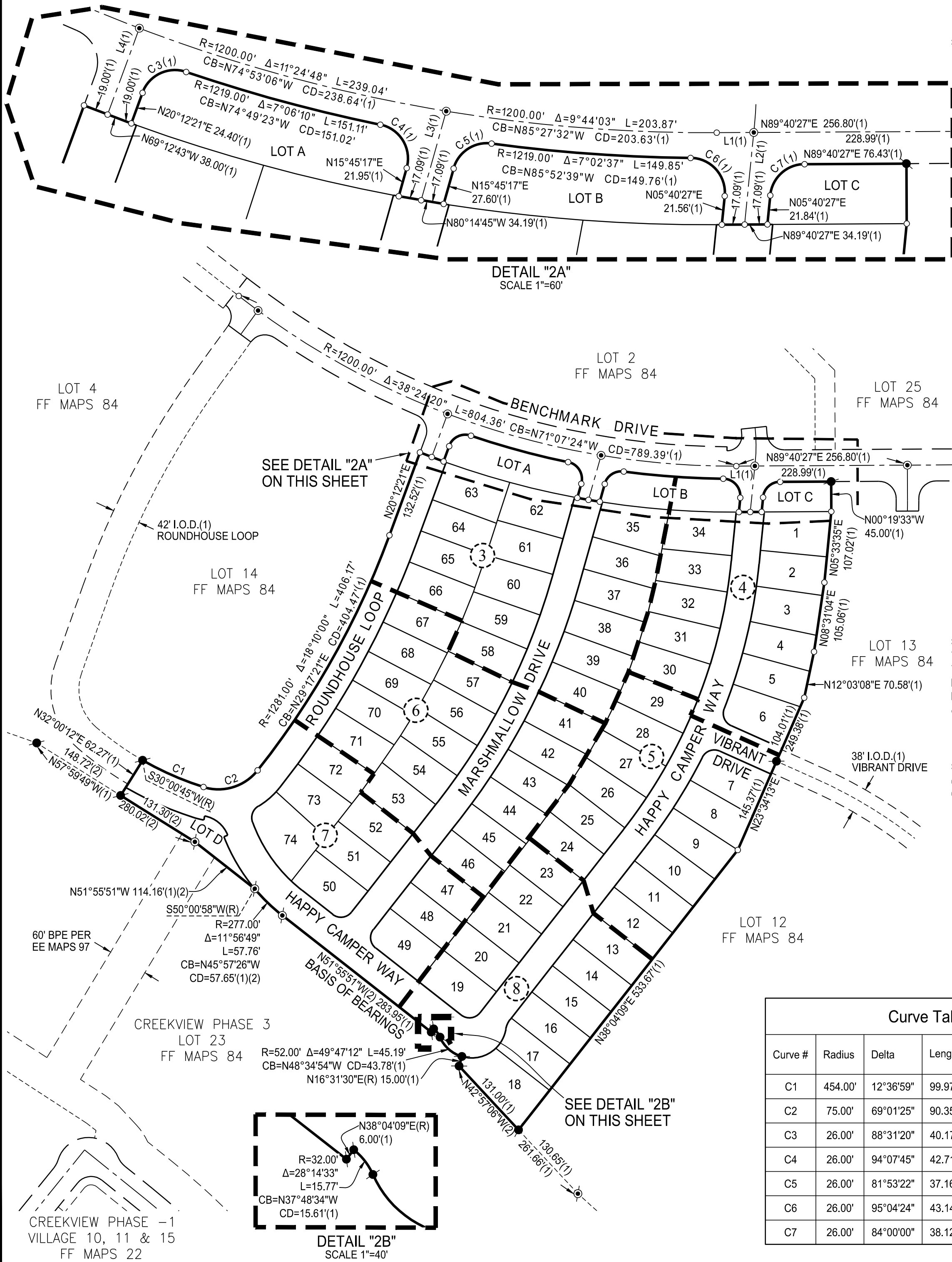
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SHEET 2 OF 9 18431.CV.PH3.V5

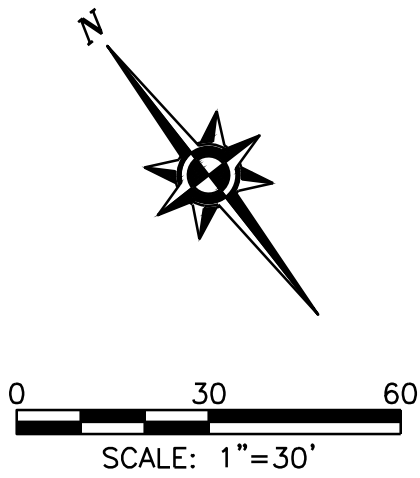
Curve Table				
Curve #	Radius	Delta	Length	Chord Bearing Chord Length
C1	454.00'	12°36'59"	99.97'	N66° 17' 44"W 99.77'
C2	75.00'	69°01'25"	90.35'	N72° 53' 04"E 84.99'
C3	26.00'	88°31'20"	40.17'	N64° 28' 01"E 36.29'
C4	26.00'	94°07'45"	42.71'	N31° 18' 36"W 38.07'
C5	26.00'	81°53'22"	37.16'	N56° 41' 58"E 34.08'
C6	26.00'	95°04'24"	43.14'	N41° 51' 45"W 38.36'
C7	26.00'	84°00'00"	38.12'	N47° 40' 27"E 34.79'

Line Table		
Line #	Bearing	Length
L1	N89°40'27"E	27.81'
L2	N05°40'27"E	69.38'
L3	N15°45'17"E	69.29'
L4	N20°12'21"E	68.86'



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

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	1269.00'	0°10'50"	4.00'	N70° 09' 36"W	4.00'
C2	1269.00'	0°10'53"	4.02'	N79° 23' 00"W	4.02'
C3	1269.00'	0°10'55"	4.03'	N81° 06' 31"W	4.03'



FINAL MAP OF  
CREEKVIEW PHASE 3  
VILLAGE 5  
SUBDIVISION NO. PL20-0201

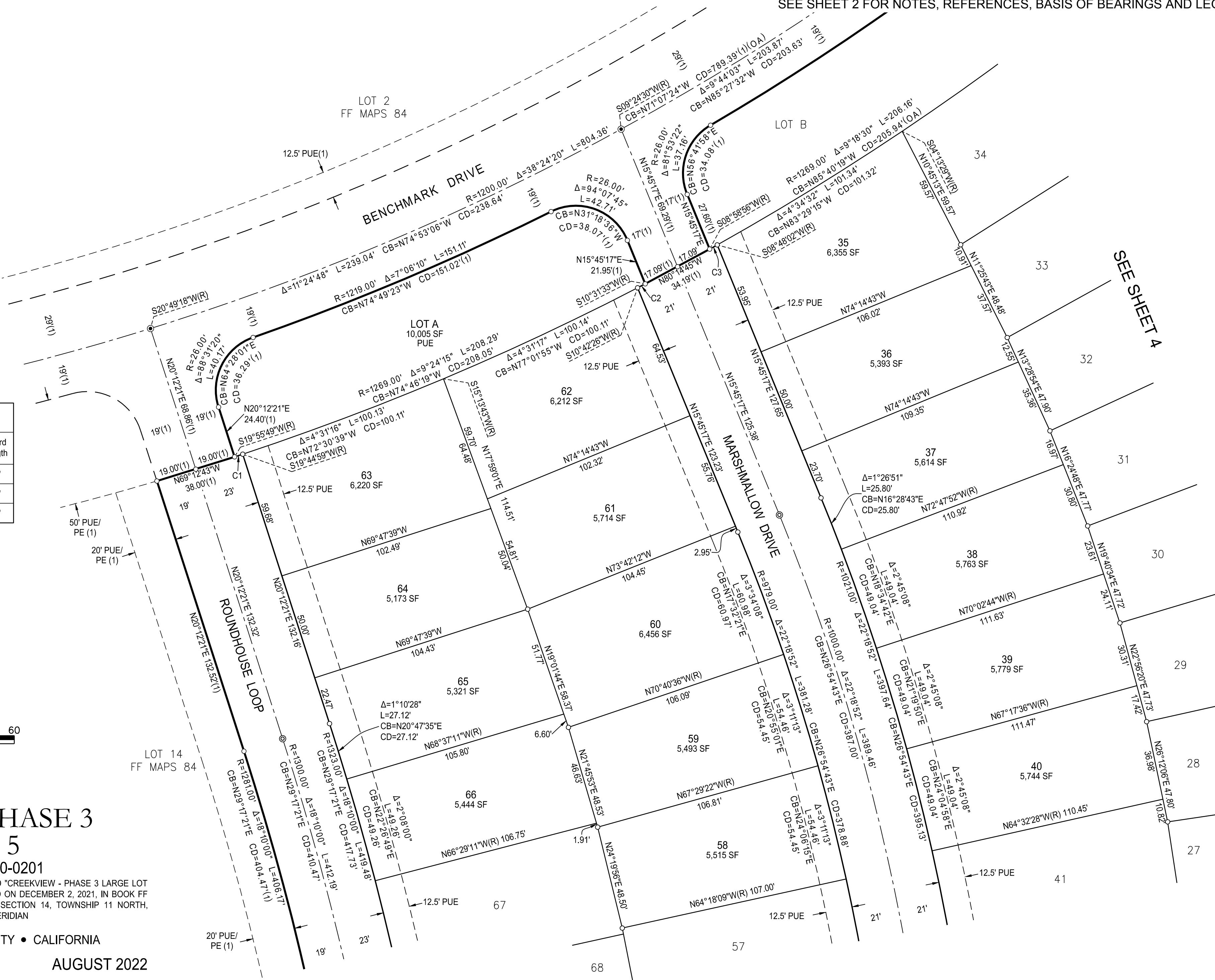
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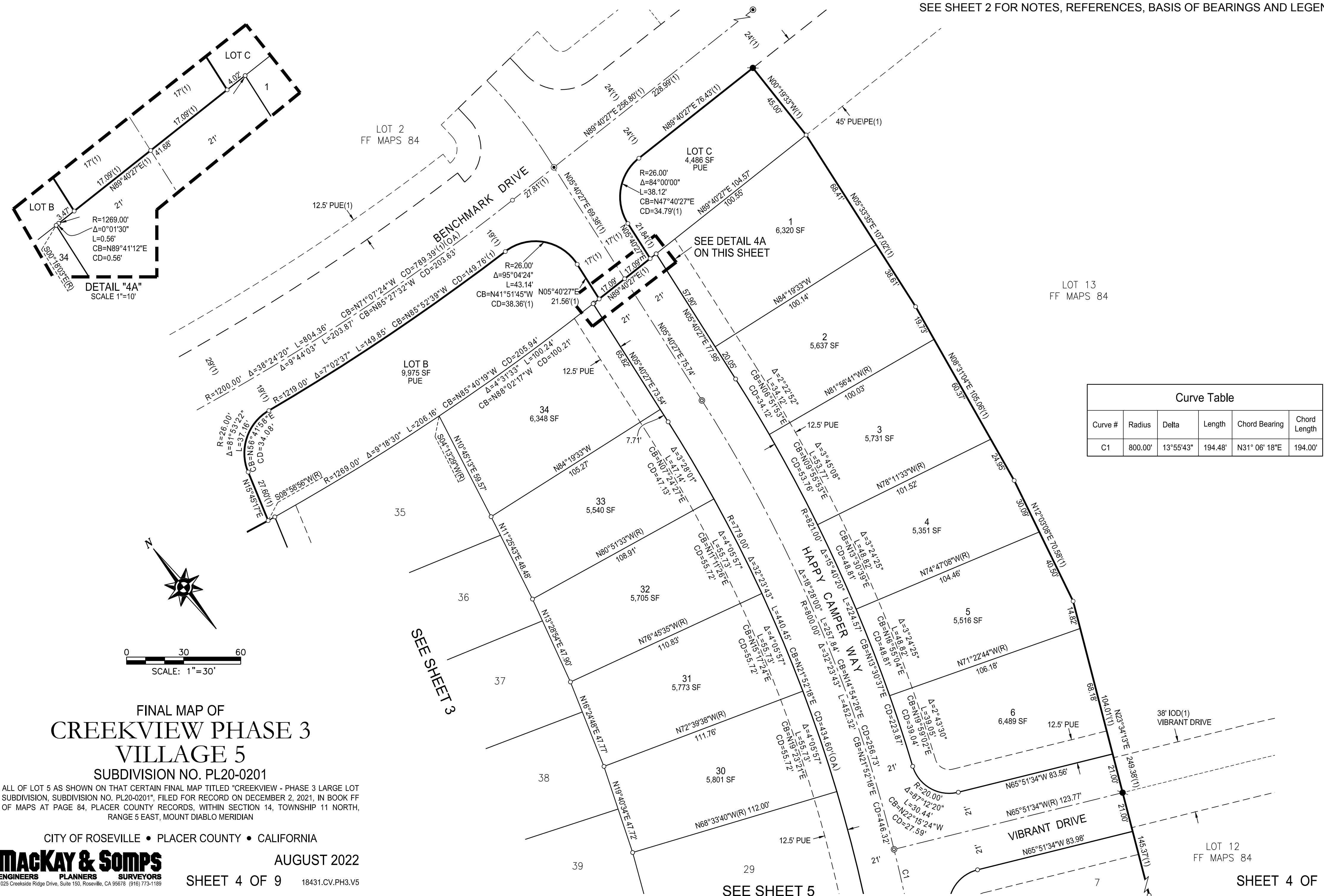
SHEET 3 OF 9 18431.CV.PH3.V5



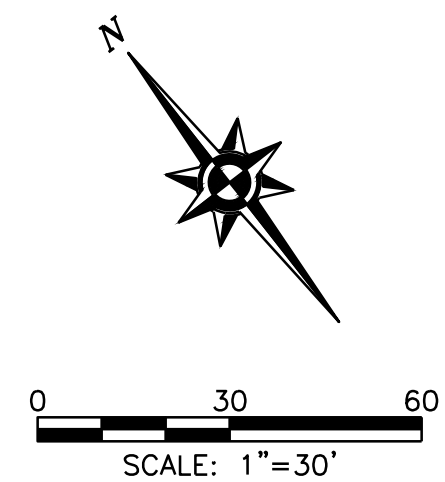
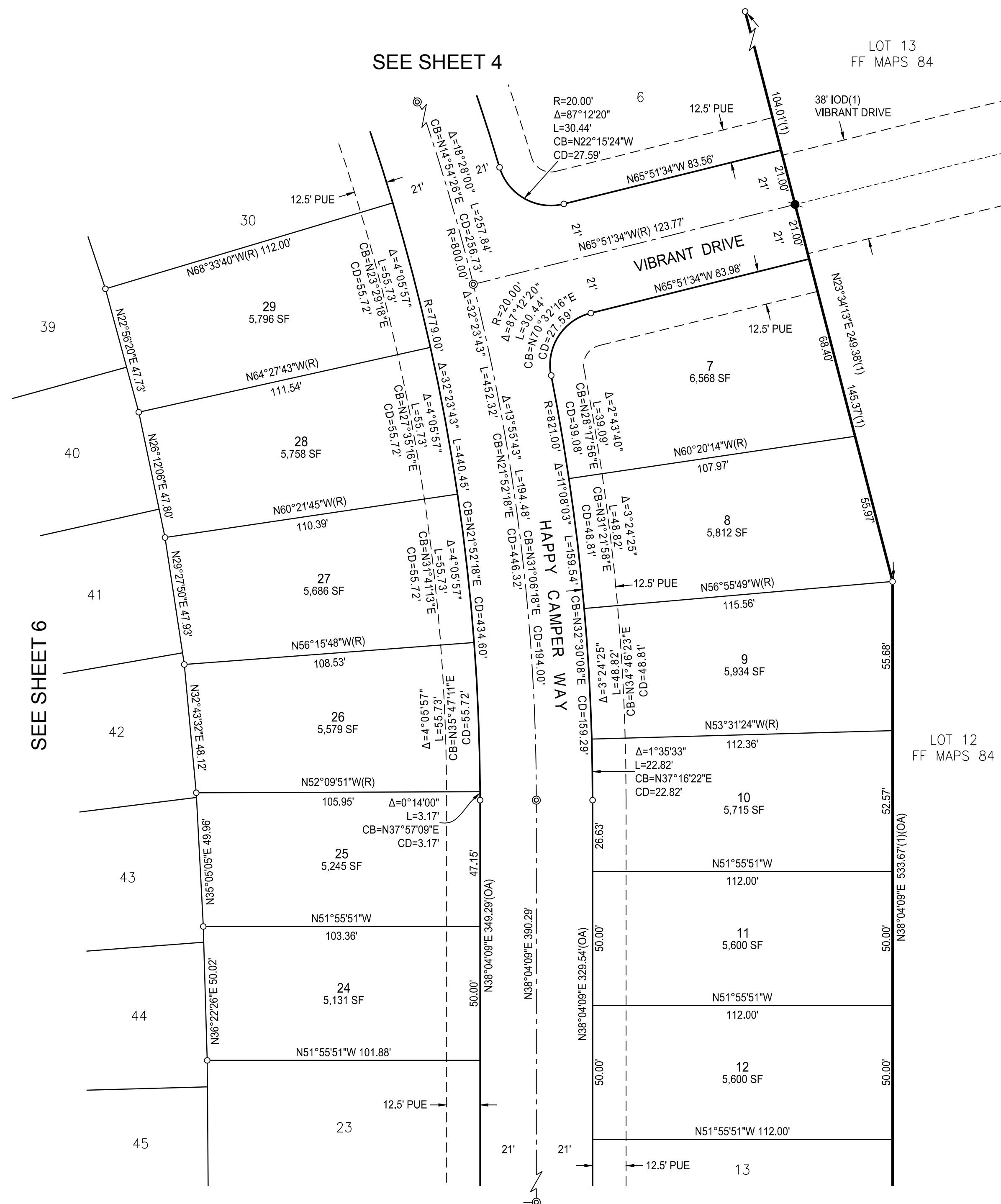
SEE SHEET 6

SHEET 3 OF 9

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







FINAL MAP OF  
CREEKVIEW PHASE 3  
VILLAGE 5  
SUBDIVISION NO. PL20-0201

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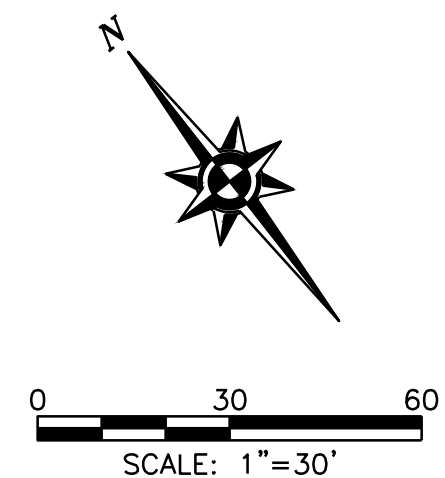
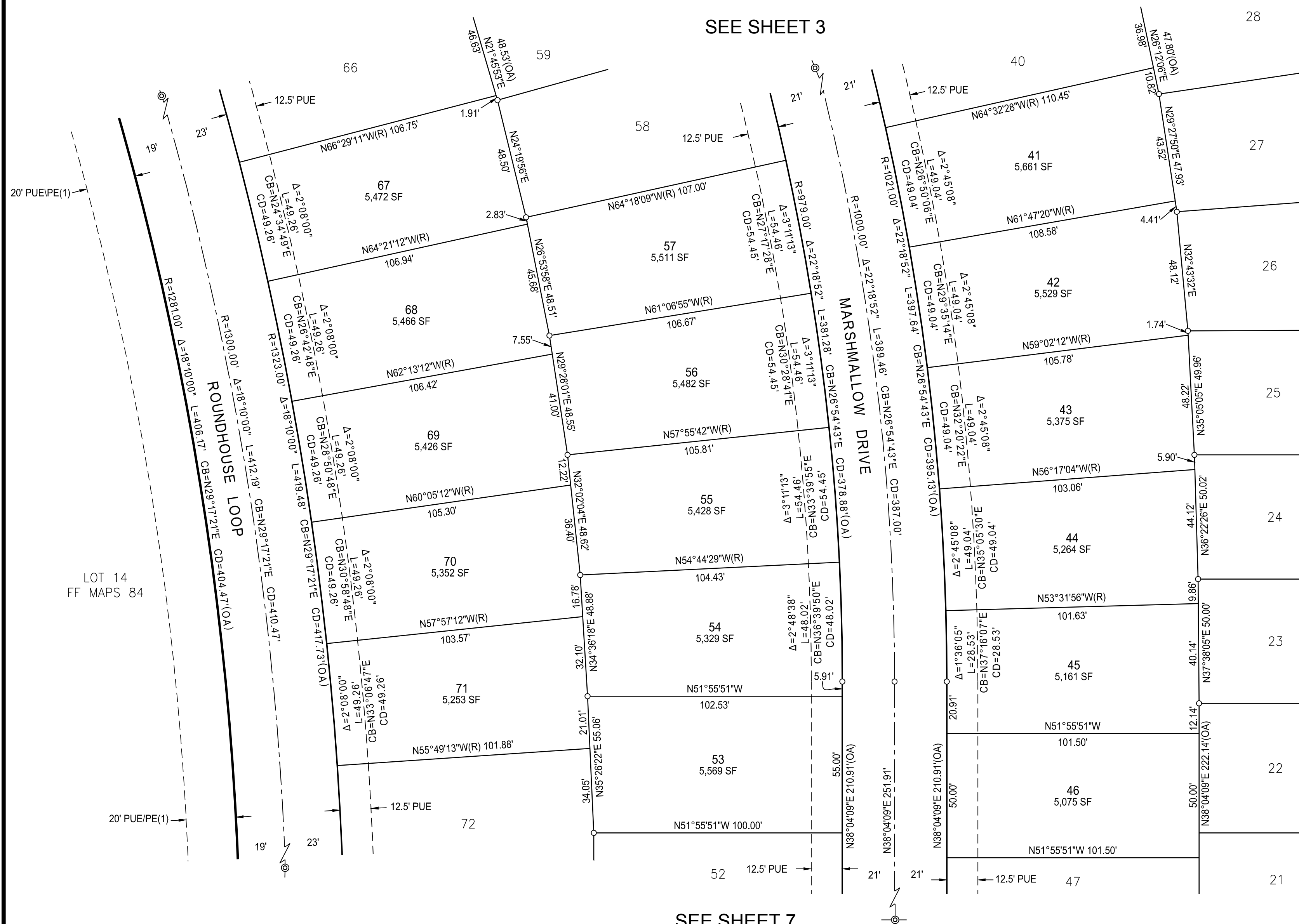
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SHEET 5 OF 9 18431.CV.PH3.V5

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

SEE SHEET 8



# FINAL MAP OF CREEKVIEW PHASE 3 VILLAGE 5

SUBDIVISION NO. PL20-0201

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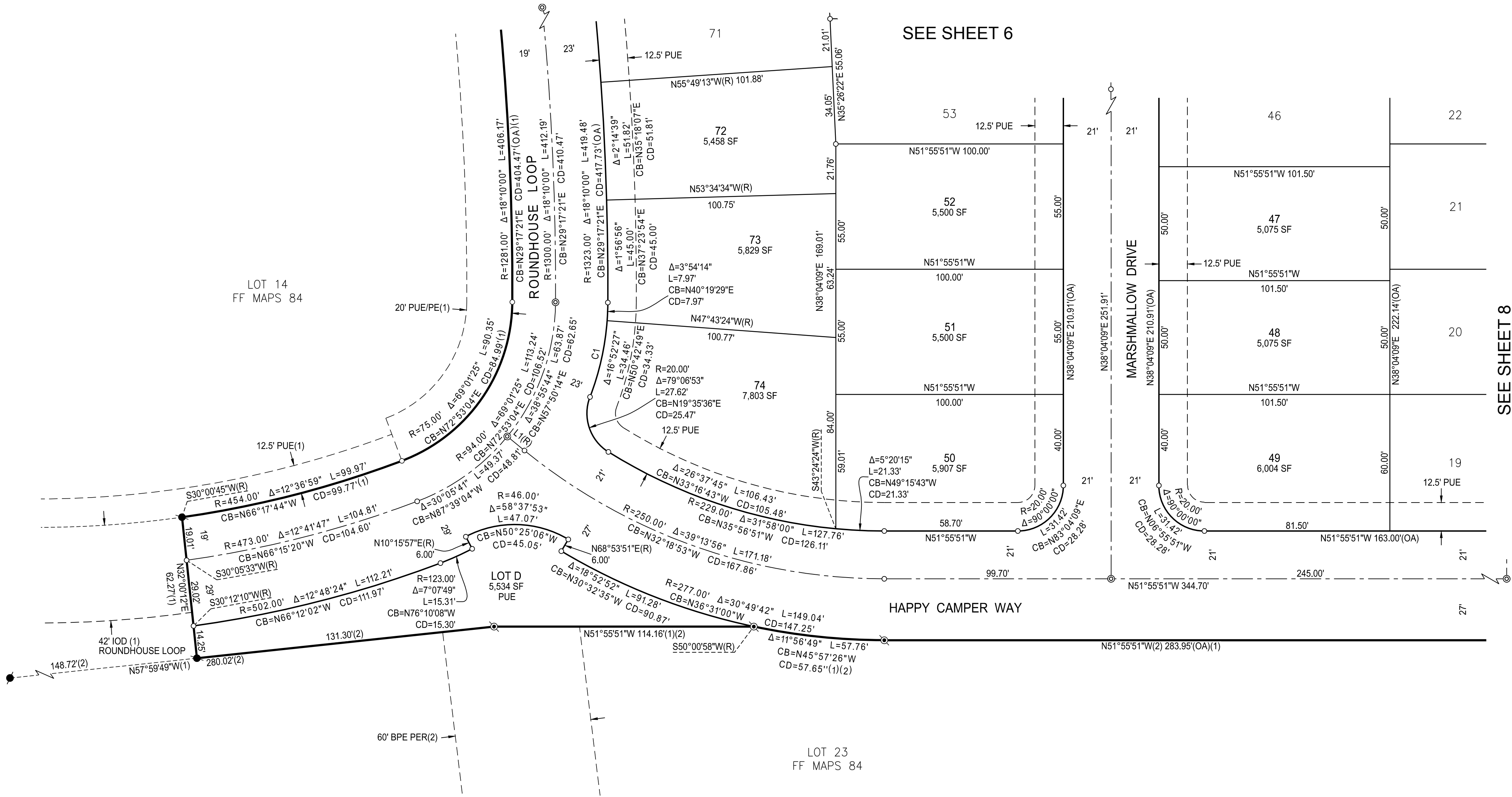
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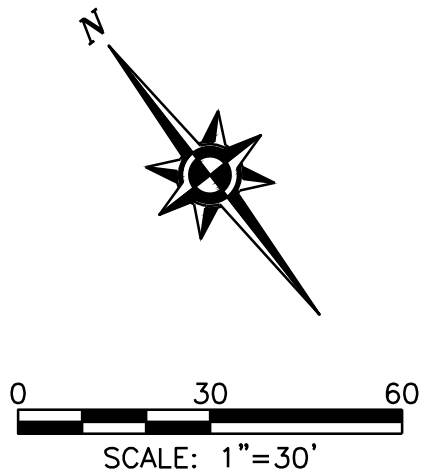
SHEET 6 OF 9 18431.CV.PH3.V5

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



Line Table		
Line #	Bearing	Length
L1	N12°41'55"W	9.75'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	117.00'	20°46'41"	42.43'	N48° 45' 42"E	42.20'



FINAL MAP OF  
CREEKVIEW PHASE 3  
VILLAGE 5  
SUBDIVISION NO. PL20-0201

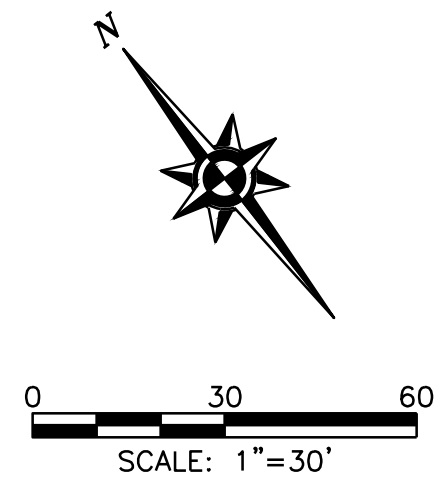
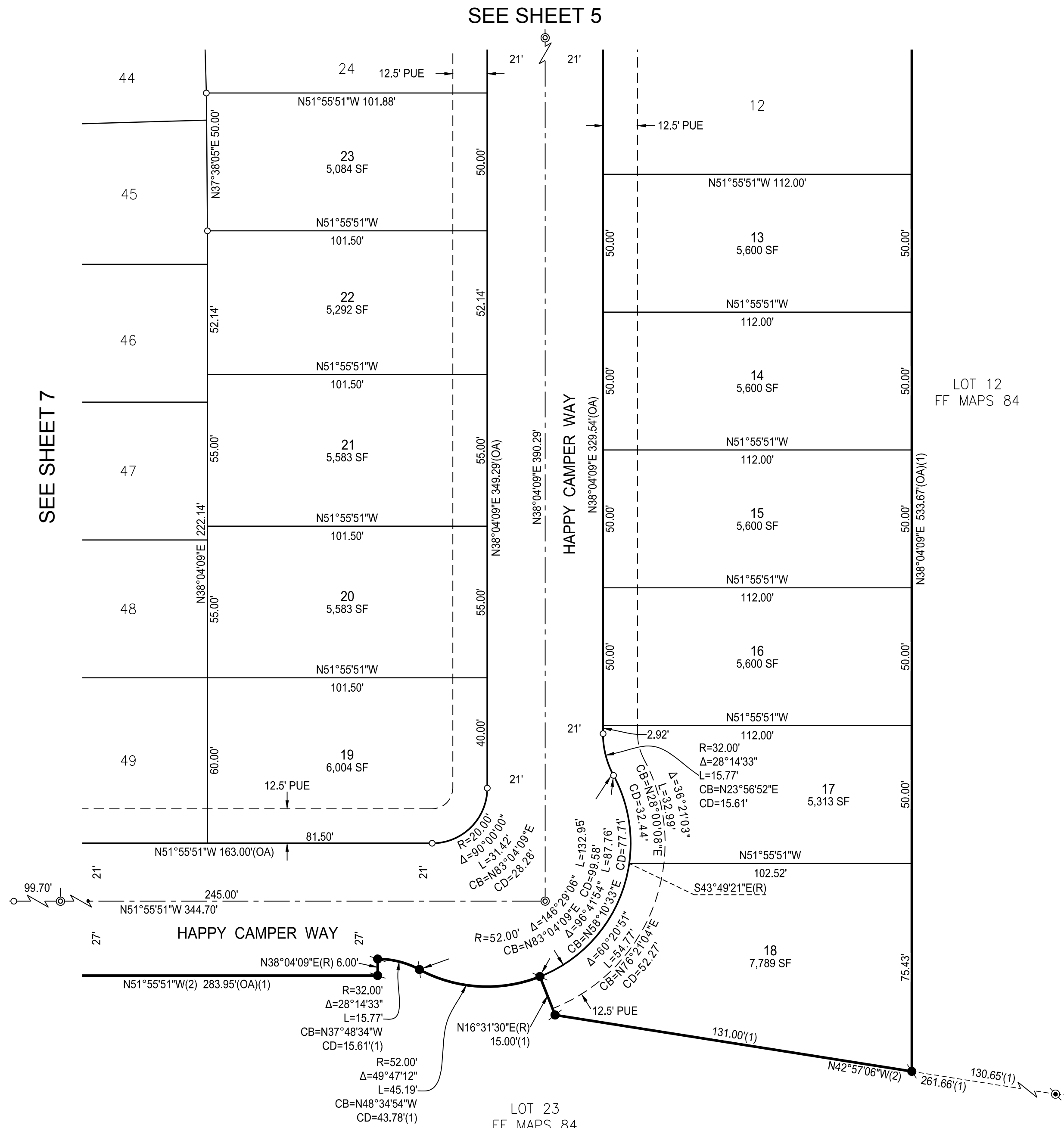
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# FINAL MAP OF CREEKVIEW PHASE 3 VILLAGE 5

SUBDIVISION NO. PL20-0201

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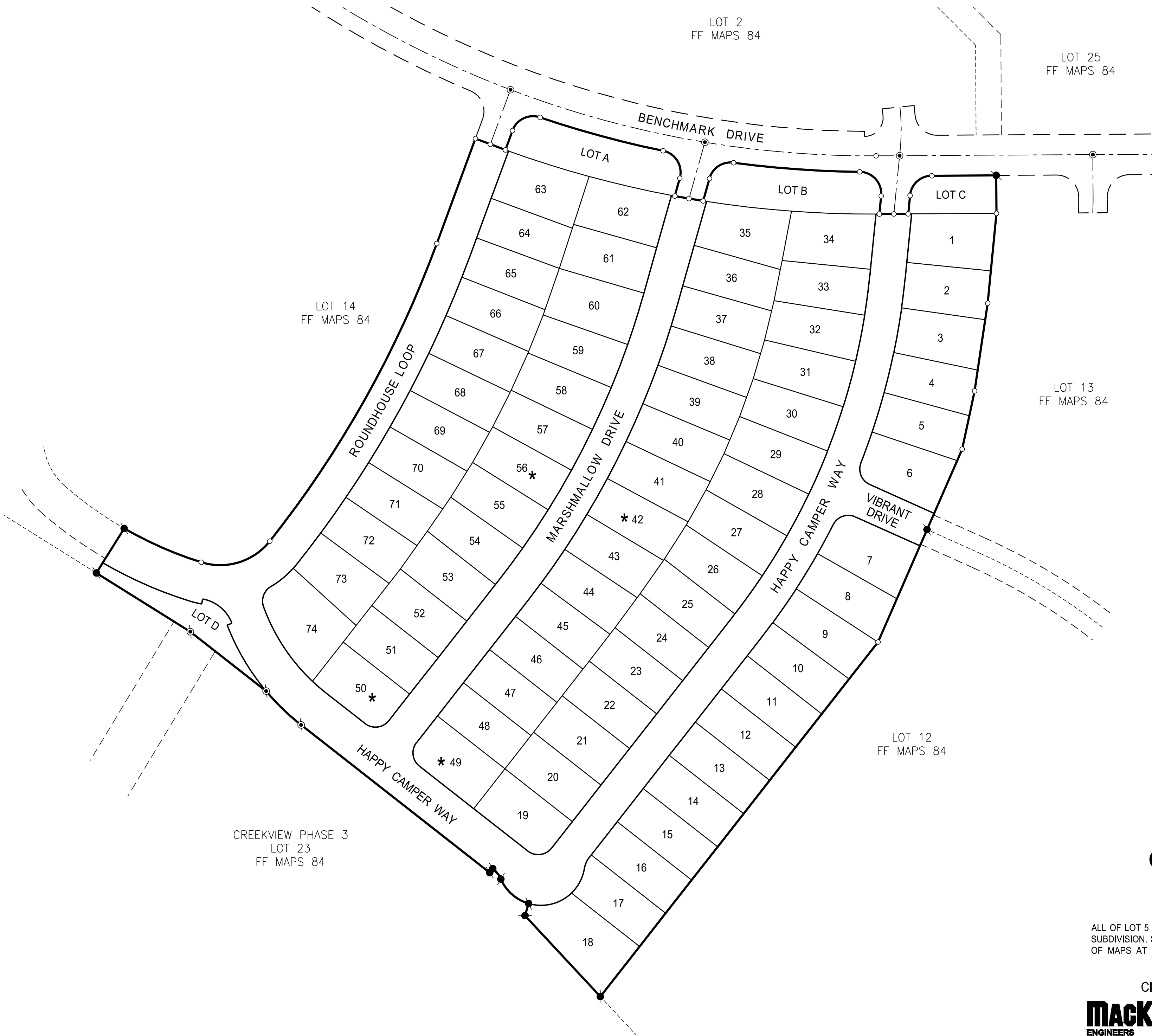
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SHEET 8 OF 9 18431.CV.PH3.V5

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



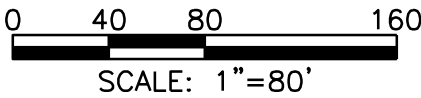


ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSES ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

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  
CREEKVIEW PHASE 3  
VILLAGE 5

SUBDIVISION NO. PL20-0201

ALL OF LOT 5 AS SHOWN ON THAT CERTAIN FINAL MAP TITLED "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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