

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 DF-20" 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 THE PUBLIC STREETS SHOWN HEREON AS MARKET STREET, VISTA GRANDE BOULEVARD AND BRAMBLEWOOD WAY, LOTS A, B, C, D, E, F, G, H AND I THOSE STRIPS OF LAND 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 A, B AND C SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.).
- (C) EMERGENCY ACCESS EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY SERVICE VEHICLES ON, OVER AND ACROSS LOTS H AND I (PRIVATE ROAD) FOR USE BY PUBLIC, CITY, COUNTY OR STATE AGENCIES IN RESPONSE TO LAW ENFORCEMENT, FIRE, MEDICAL OR EMERGENCIES CAUSED BY NATURAL DISASTERS, AS SHOWN HEREON AND DESIGNATED "E.A.E." (EMERGENCY ACCESS EASEMENT).
- (D) A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "BUS SHELTER EASEMENT."
- (E) PEDESTRIAN ACCESS EASEMENT FOR PUBLIC INGRESS AND EGRESS PURPOSES ON, OVER AND ACROSS THOSE STRIPS OF LAND ON LOT H DESIGNATED AS P.A.E. (PEDESTRIAN ACCESS EASEMENT).

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 MARKET STREET, VISTA GRANDE BOULEVARD & BRAMBLEWOOD WAY.
- (B) LOTS A, B, AND C AS SHOWN HEREON FOR LANDSCAPING PURPOSES AND AS PUBLIC RIGHT-OF-WAY.

SV 218, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Martin Ziegler
TITLE: Manager

BY: [Signature]
NAME: STEVEN A. SCHNABLE
TITLE: VP

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 Placer
ON December 7, 2021 BEFORE ME, Karen Headley, A NOTARY PUBLIC

PERSONALLY APPEARED Martin Ziegler and Steven A. Schnable 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/HEY 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] Karen Headley
SIGNATURE PRINTED NAME
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: 10-16-2022 MY COMMISSION NUMBER: 2258771

BENEFICIARY'S STATEMENT

DF PROPERTIES, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST TO SECURE INDEBTEDNESS AS RECORDED ON AUGUST 30, 2021, AS DOCUMENT NO. 2021-0109006, OFFICIAL RECORDS OF PLACER COUNTY, AGAINST THE LAND HEREIN SHOWN CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: [Signature] BY: [Signature]
NAME: KENNETH DENIO NAME: JEFF RONTEN
TITLE: PRESIDENT TITLE: EXEC. VP/CFO

NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF Placer
ON December 6, 2021 BEFORE ME, Adrian Manuel David Acosta, A NOTARY PUBLIC

PERSONALLY APPEARED Kenneth Denio 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/HEY 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] Adrian Manuel David Acosta
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: 4/29/2022 MY COMMISSION NUMBER: 2240448

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 Placer
ON December 6, 2021 BEFORE ME, Adrian Manuel David Acosta, A NOTARY PUBLIC

PERSONALLY APPEARED Jeff Ronten 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/HEY 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.

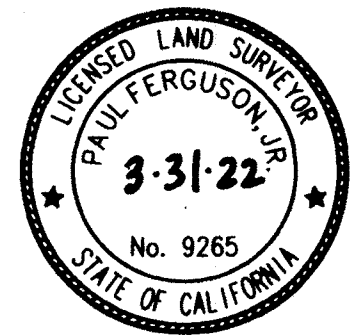
[Signature] Adrian Manuel David Acosta
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: 4/29/2022 MY COMMISSION NUMBER: 2240448

SURVEYOR'S STATEMENT

THIS MAP OF "PARCEL DF-20" 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 WESTPARK SIERRA VISTA, LLC, IN NOVEMBER, 2017, 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, 2023, 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: [Signature]
PAUL FERGUSON, JR., PLS 926
EXPIRATION DATE: MARCH 31, 2022



DATE: 12/6/2021

CITY ENGINEER'S STATEMENT

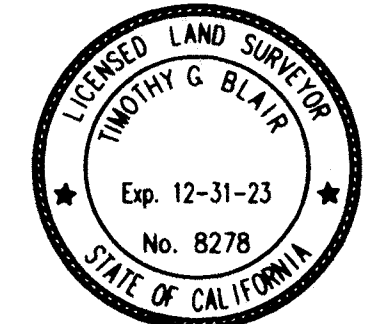
I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "PARCEL DF-20" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

[Signature] DATE: 1/4/22
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 DF-20" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

[Signature] DATE: 1/5/22
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 "PARCEL DF-20", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, THE PUBLIC RIGHT-OF-WAY AND LOTS A, B, AND C OFFERED HEREON FOR DEDICATION AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE RIGHTS OF WAY AND EASEMENTS LISTED HEREON WITHIN NOTE 5 ON SHEET 2.

[Signature] Acting CITY CLERK, CITY OF ROSEVILLE
DATE: 1-20-22 BY: _____ ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 16TH DAY OF February 2022, AT 12:54 P.M. IN BOOK FF OF MAPS, AT PAGE 96 IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

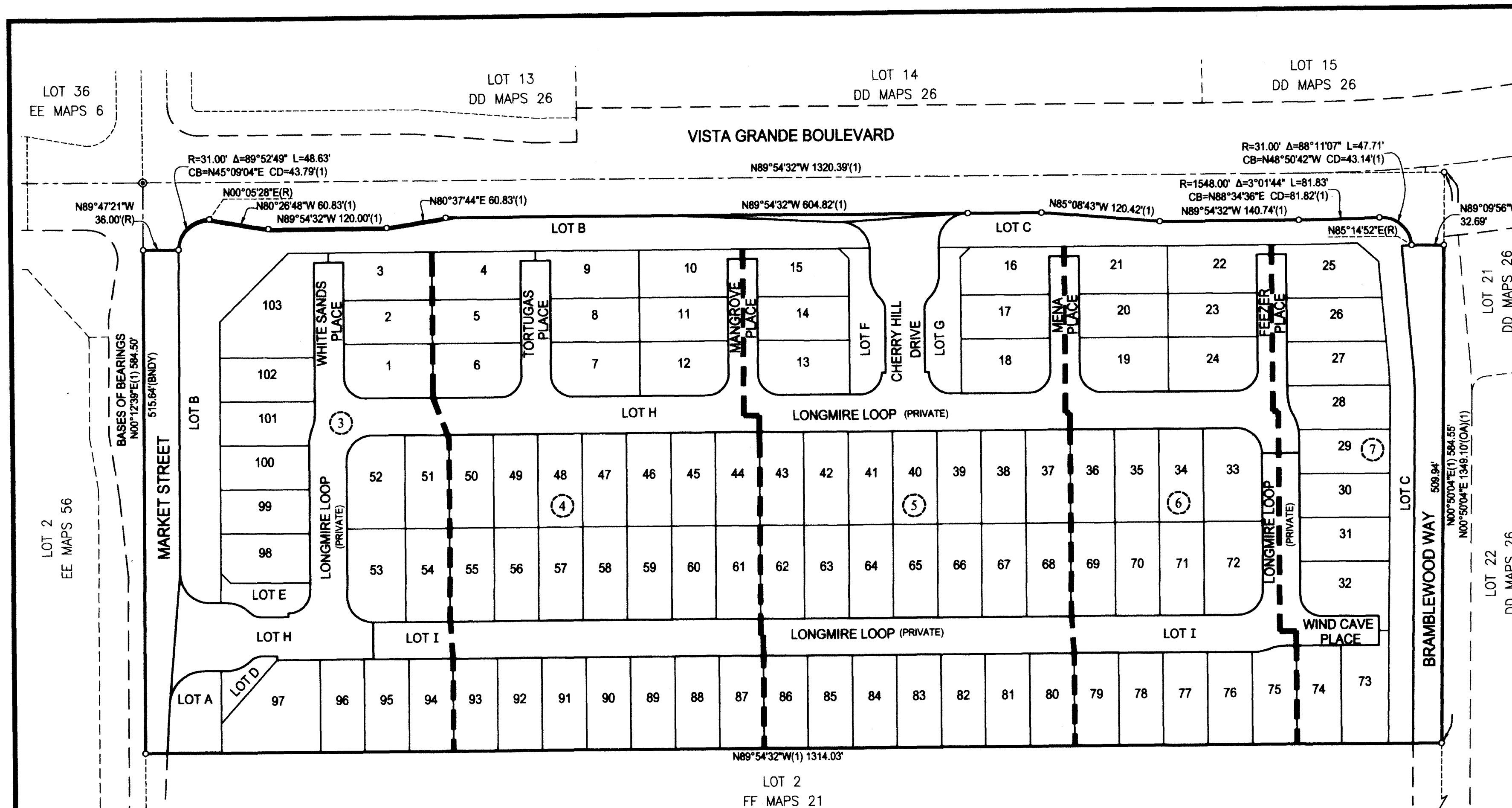
[Signature] DOCUMENT NO.: 2022-0014523
RYAN RONCO
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: [Signature] DEPUTY
FEE: \$ 104.00

**FINAL MAP OF
PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098**

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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MACKAY & SOMPS DECEMBER 2021
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1186



BASIS OF BEARINGS:

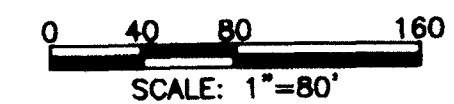
THE BEARING N 00°12'39" E, BEING THE WEST BOUNDARY LINE OF THE LARGE LOT MAP AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - DF PROPERTIES, INC. LARGE LOT SUBDIVISION SUBDIVISION NO. PL15-0192" RECORDED ON AUGUST 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ⊙ FOUND 2" DISC STAMPED "LS 7820" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL
- ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" PER CITY OF ROSEVILLE STANDARDS
- DIMENSION POINT
- CB CHORD BEARING
- CD CHORD DISTANCE
- E.A.E. EMERGENCY ACCESS EASEMENT
- (OA) OVERALL
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- P.E. PASEO EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- SF SQUARE FEET
- (1) DENOTES RECORD INFORMATION
- (X) SHEET NUMBER

REFERENCES:

- (1) FF MAPS 21



NOTES:

1. TOTAL AREA OF THIS SUBDIVISION IS 16.350± ACRES GROSS, CONSISTING OF 103 RESIDENTIAL LOTS, 3 PUBLIC LANDSCAPE LOTS, 4 PRIVATE COMMON AREA LOTS AND 2 PRIVATE ROAD LOTS.
2. 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.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC. PROJECT NO. E14298.000, BASELINE MARKETPLACE, DATED NOVEMBER 2014, AND AN UPDATE AND ADDENDUM REPORT DATED AUGUST 2017 PROJECT NO. E14298.002 IS ON FILE WITH THE CITY OF ROSEVILLE, DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT. FILE NO. 308-934.
4. ALL RESIDENTIAL LOT CORNERS ARE SET WITH THIS MAP, AS DESCRIBED BELOW:
 - A. FRONT CORNERS ARE SET WITH A 1" DIAMETER DISC STAMPED "LS 9265", IN THE SIDEWALK, OFFSET 1.00 FOOT ON AN EXTENSION OF THE SIDE LOT LINE, OR (WHERE SIDEWALK DOES NOT EXIST), OFFSET 0.25 FEET ON AN EXTENSION OF THE SIDE LOT LINE.
 - B. REAR CORNERS AND ANGLE POINTS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265" AT THE CORNER OR, WHERE A MASONRY WALL OR CONCRETE FOOTING EXISTS, OFFSET 4.00 FEET FROM THE REAR CORNER ON THE SIDE LOT LINE. IF AN OFFSET MONUMENT CAN NOT BE SET, A 3/4" BRASS TAG STAMPED "LS 9265" WILL BE SET ON THE MASONRY WALL.
5. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, ARE HEREBY MERGED AND RE-SUBDIVIDED AND THE FOLLOWING RIGHTS OF WAY AND EASEMENTS ARE HEREBY ABANDONED:
 - A. THOSE PORTIONS OF MARKET STREET AND BRAMBLEWOOD WAY DEDICATED PER FF MAPS 21 NOT SHOWN HEREON
 - B. THE PUBLIC UTILITY EASEMENTS AND THE PEDESTRIAN ACCESS EASEMENTS DEDICATED PER FF MAPS 21 NOT SHOWN HEREON
6. STREET OWNERSHIP AND MAINTENANCE INCLUDING STREET LIGHTS, LOT DRAINAGE SYSTEMS AND SURFACE DRAINAGE SYSTEMS ARE PRIVATE AND THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
7. LOTS H AND I (PRIVATE ROADS) SHOWN HEREON SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION AS A PRIVATE ROAD FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
8. LOTS D, E, F AND G SHOWN HEREON SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION AS COMMON AREAS FOR LANDSCAPING AND FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
9. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED, "RECIPROCAL EASEMENT AGREEMENT", EXECUTED BY WESTPARK SIERRA VISTA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ET AL, DATED FEBRUARY 7, 2017, RECORDED JUNE 6, 2017, AS (INSTRUMENT) 2017-0041424, OFFICIAL RECORDS. SAID EASEMENT, NOT SHOWN HEREON LIES ENTIRELY WITHIN LOTS A, B AND C.
10. THIS PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT RECORDED ON AUGUST 30, 2021 AS DOC. NO. 2021-0109009. EASEMENT SHALL EXPIRE ONCE IN-TRACT IMPROVEMENTS ARE COMPLETE. SAID EASEMENT, NOT SHOWN HEREON, ENCOMPASSES THE ENTIRE PROPERTY BEING SUBDIVIDED WITH THIS MAP.

FD 3/4" IRON PIPE W / BRASS DISC STAMPED LS 7820 (1)

**FINAL MAP OF
PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098**

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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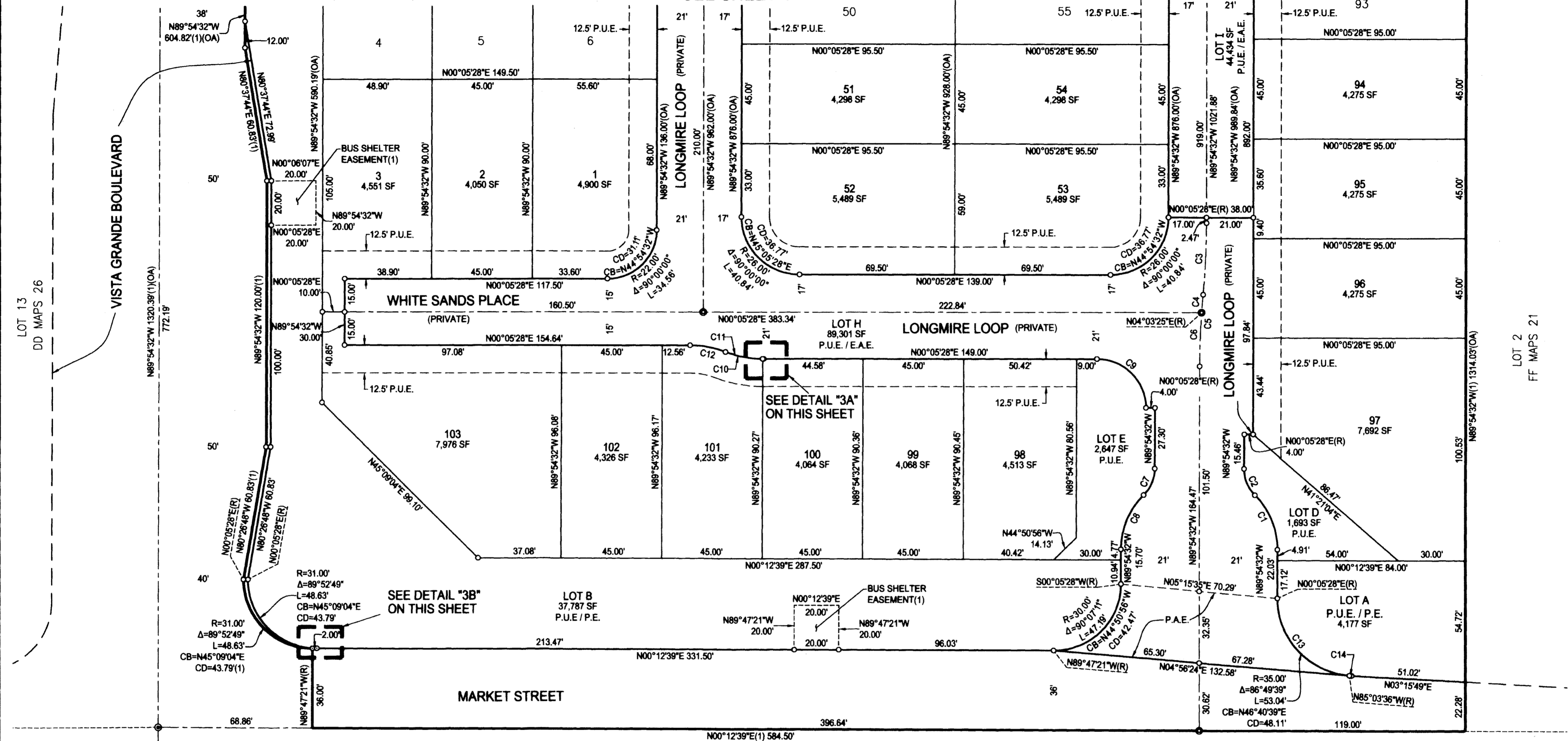
DECEMBER 2021

SHEET 2 OF 8

18476.DF20

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

SEE SHEET 4



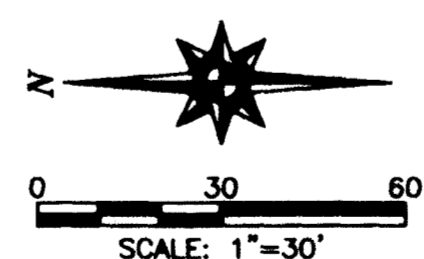
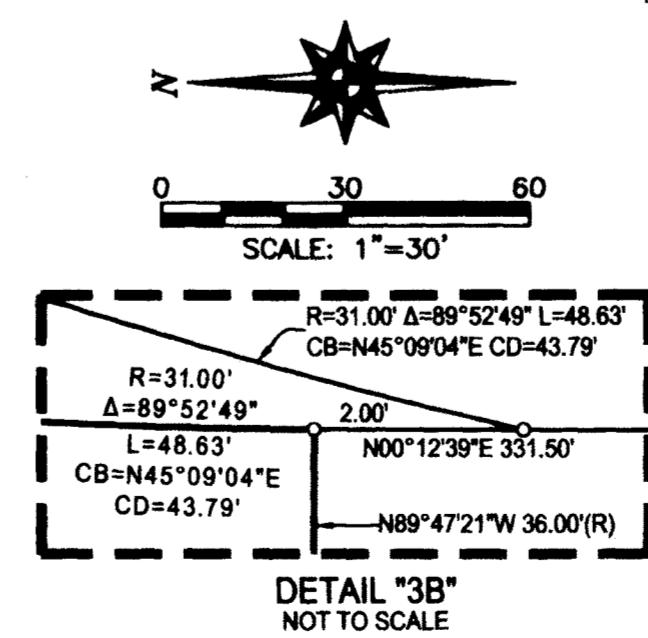
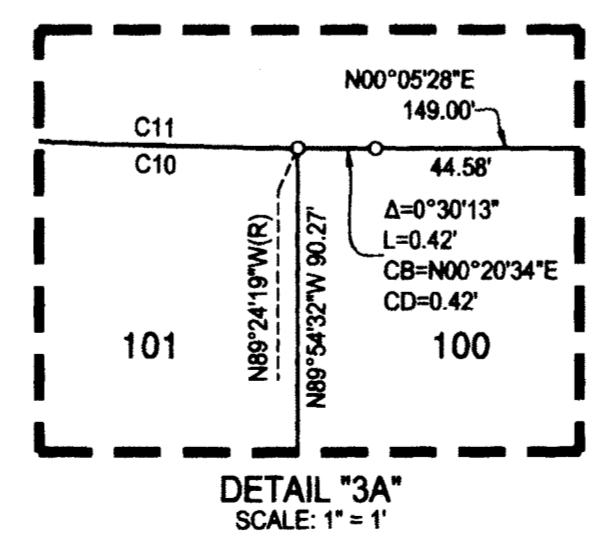
LOT 13
DD MAPS 26

LOT 2
FF MAPS 21

LOT 2
EE MAPS 56

| Curve # | Radius | Delta | Length | Chord Bearing | Chord Length |
|---------|---------|-----------|--------|---------------|--------------|
| C1 | 35.00' | 44°38'23" | 27.27' | N67° 46' 17"E | 26.58' |
| C2 | 17.00' | 44°38'23" | 13.24' | N67° 46' 17"E | 12.91' |
| C3 | 350.00' | 5°18'23" | 32.42' | N87° 15' 20"W | 32.40' |
| C4 | 350.00' | 1°20'26" | 8.19' | N85° 16' 22"W | 8.19' |
| C5 | 350.00' | 5°18'23" | 32.42' | N87° 15' 20"W | 32.40' |
| C6 | 350.00' | 3°57'57" | 24.23' | N87° 55' 33"W | 24.22' |
| C7 | 17.00' | 44°38'23" | 13.24' | N67° 35' 20"W | 12.91' |

| Curve # | Radius | Delta | Length | Chord Bearing | Chord Length |
|---------|--------|-----------|--------|---------------|--------------|
| C8 | 35.00' | 44°38'23" | 27.27' | N67° 35' 20"W | 26.58' |
| C9 | 22.00' | 90°00'00" | 34.56' | N45° 05' 28"E | 31.11' |
| C10 | 48.00' | 20°11'24" | 16.91' | N10° 41' 23"E | 16.83' |
| C11 | 48.00' | 20°41'37" | 17.34' | N10° 26' 17"E | 17.24' |
| C12 | 45.00' | 20°41'37" | 16.25' | N10° 26' 17"E | 16.16' |
| C13 | 35.00' | 85°09'04" | 52.02' | N47° 30' 56"E | 47.36' |
| C14 | 35.00' | 1°40'35" | 1.02' | N04° 06' 07"E | 1.02' |



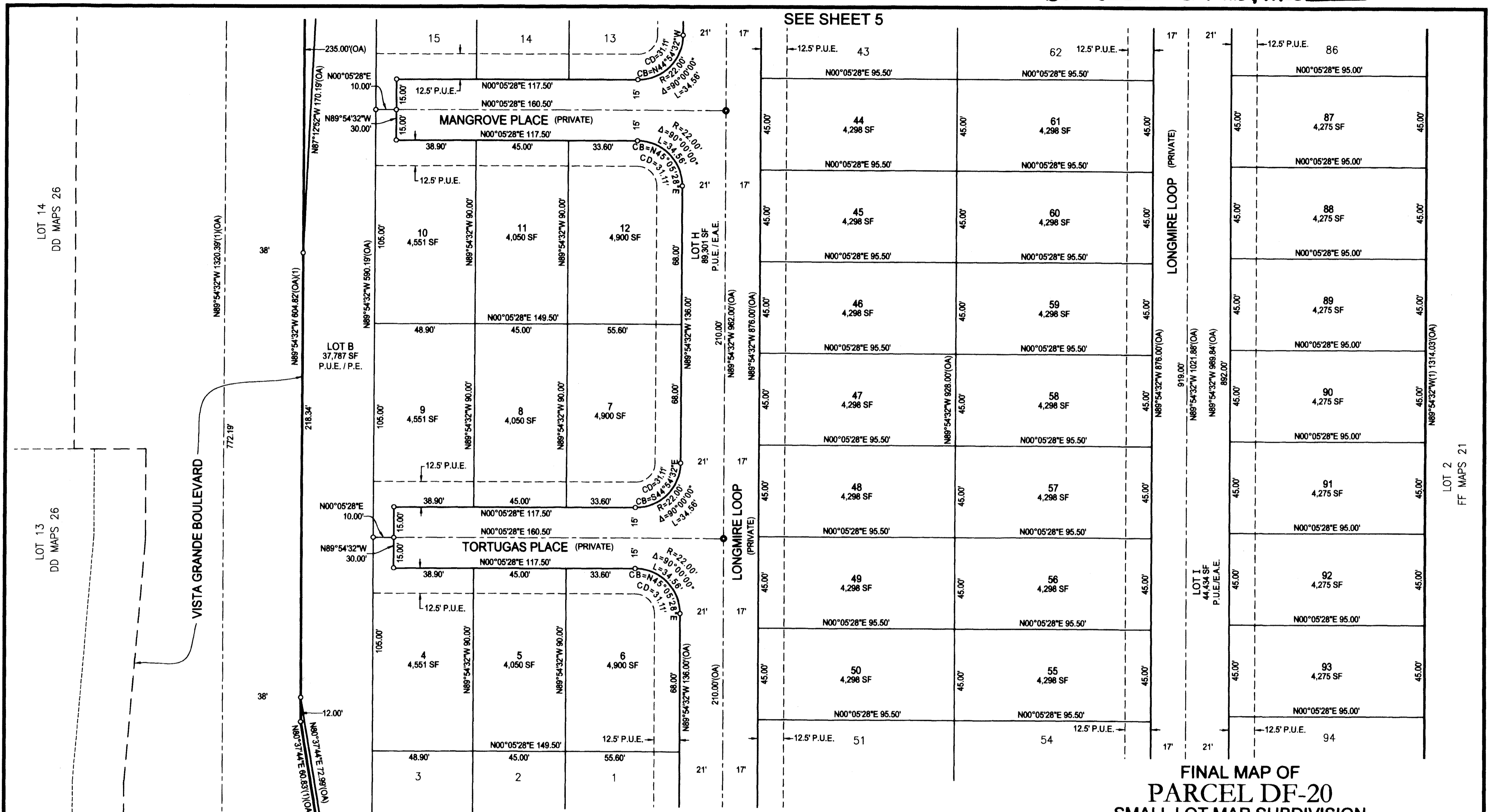
FINAL MAP OF
PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SERRA VISTA OF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 28, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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DECEMBER 2021
SHEET 3 OF 8 18476.DF20

SEE SHEET 5

SEE SHEET 3

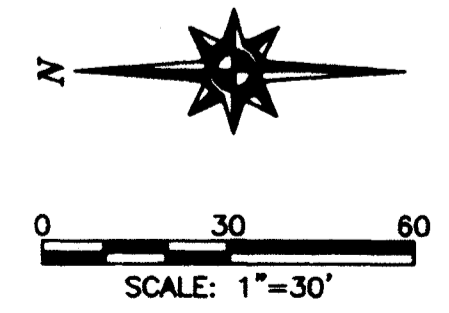


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 SMALL LOT MAP SUBDIVISION
 SUBDIVISION No. PL20-0098

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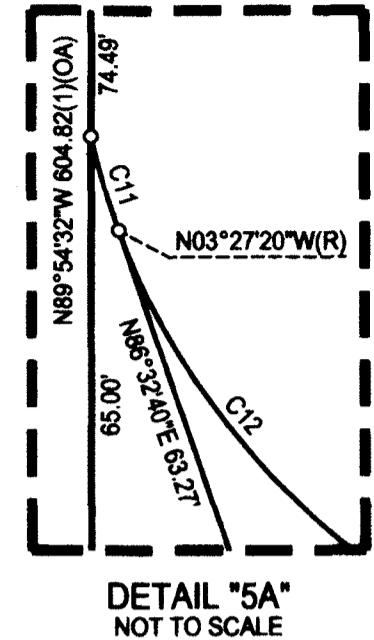
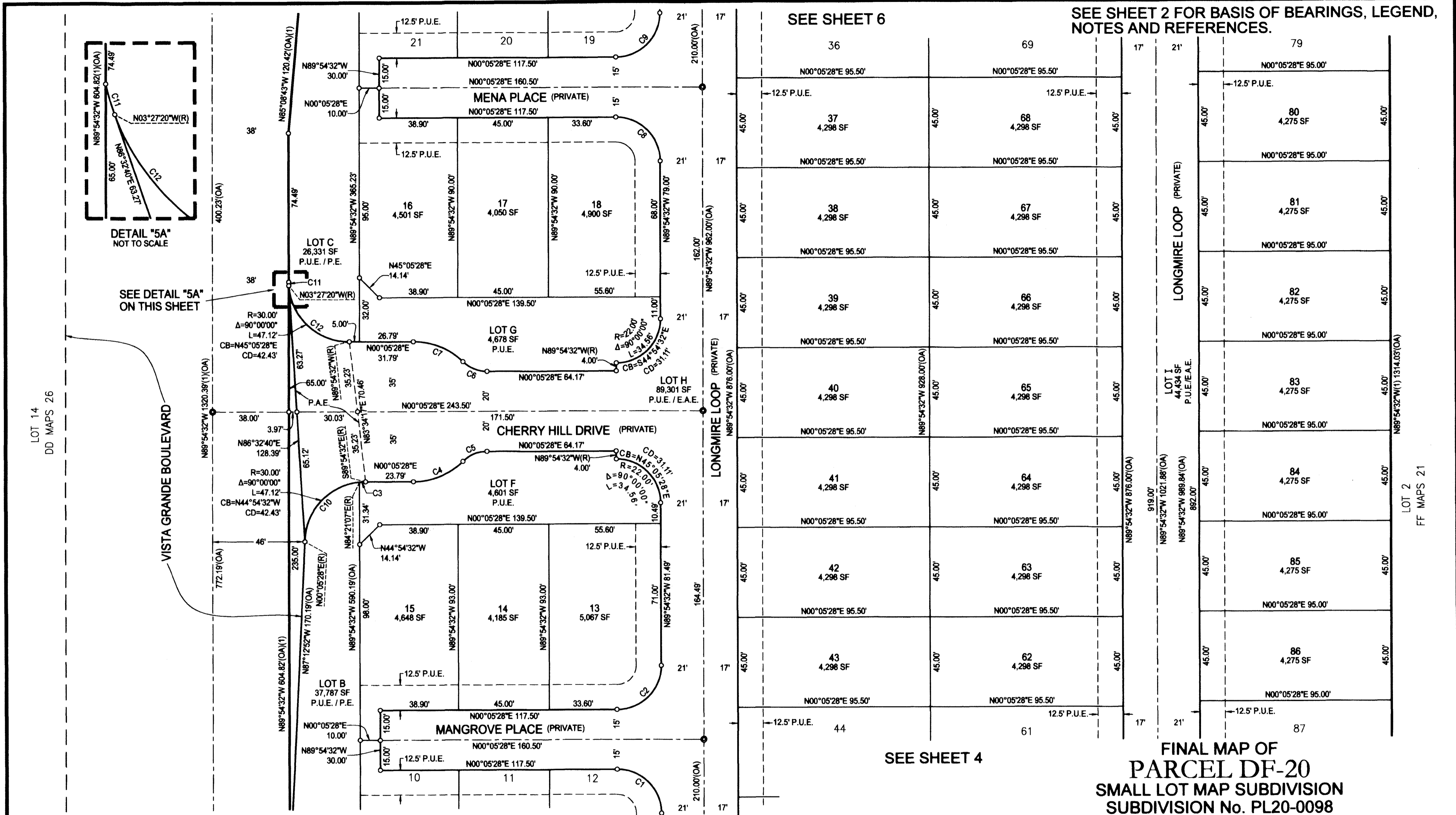
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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



SEE DETAIL *5A* ON THIS SHEET

LOT 14
DD MAPS 26

VISTA GRANDE BOULEVARD

LONGMIRE LOOP (PRIVATE)

LONGMIRE LOOP (PRIVATE)

LOT 2
FF MAPS 21

SEE SHEET 4

SEE SHEET 6

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PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098

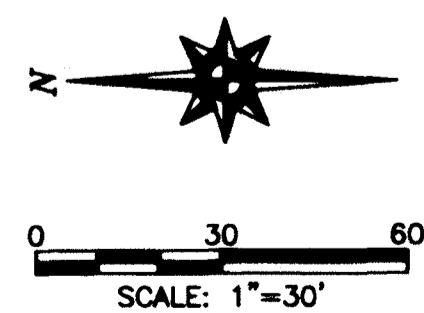
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SHEET 5 OF 8 18476.DF20



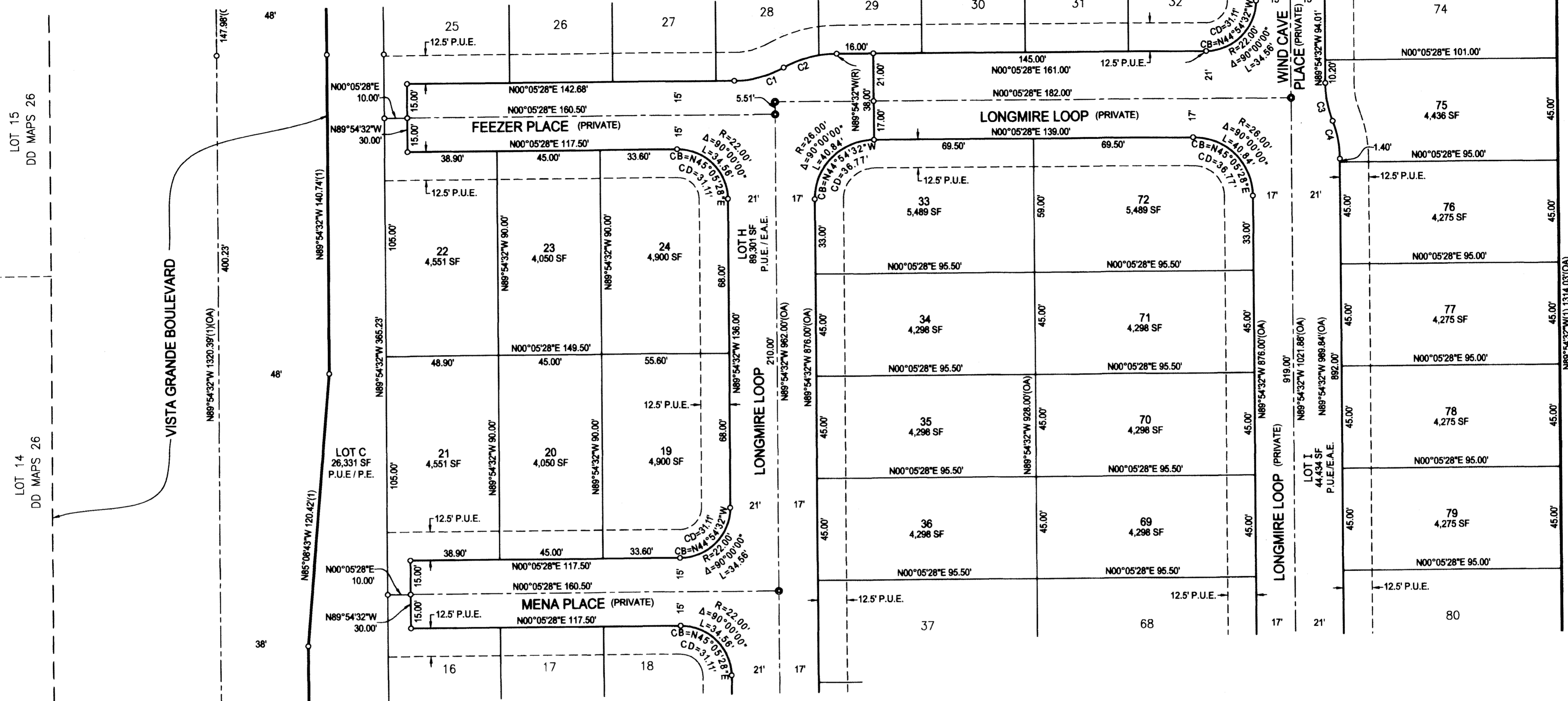
| Curve Table | | | | | |
|-------------|--------|-----------|--------|---------------|--------------|
| Curve # | Radius | Delta | Length | Chord Bearing | Chord Length |
| C1 | 22.00' | 90°00'00" | 34.56' | N45° 05' 28"E | 31.11' |
| C2 | 22.00' | 90°00'00" | 34.56' | N44° 54' 32"W | 31.11' |
| C3 | 30.00' | 5°44'21" | 3.01' | N02° 46' 42"W | 3.00' |
| C4 | 35.00' | 44°38'23" | 27.27' | N22° 13' 43"W | 26.58' |

| Curve Table | | | | | |
|-------------|--------|-----------|--------|---------------|--------------|
| Curve # | Radius | Delta | Length | Chord Bearing | Chord Length |
| C5 | 17.00' | 44°38'23" | 13.24' | N22° 13' 43"W | 12.91' |
| C6 | 17.00' | 44°38'23" | 13.24' | N22° 24' 40"E | 12.91' |
| C7 | 35.00' | 44°38'23" | 27.27' | N22° 24' 40"E | 26.58' |
| C8 | 22.00' | 90°00'00" | 34.56' | N45° 05' 28"E | 31.11' |

| Curve Table | | | | | |
|-------------|--------|-----------|--------|---------------|--------------|
| Curve # | Radius | Delta | Length | Chord Bearing | Chord Length |
| C9 | 22.00' | 90°00'00" | 34.56' | N44° 54' 32"W | 31.11' |
| C10 | 30.00' | 84°15'39" | 44.12' | N47° 46' 42"W | 40.25' |
| C11 | 30.00' | 3°32'48" | 1.86' | N88° 19' 04"E | 1.86' |
| C12 | 30.00' | 86°27'12" | 45.27' | N43° 19' 04"E | 41.09' |

SEE SHEET 7

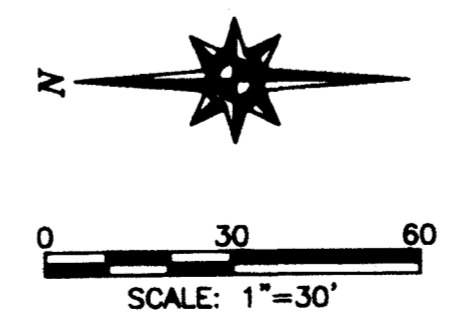
SEE SHEET 5



Curve Table

| Curve # | Radius | Delta | Length | Chord Bearing | Chord Length |
|---------|--------|-----------|--------|---------------|--------------|
| C1 | 45.00' | 28°48'50" | 22.63' | N14° 18' 57"W | 22.39' |
| C2 | 48.00' | 28°48'50" | 24.14' | N14° 18' 57"W | 23.89' |
| C3 | 48.00' | 20°21'51" | 17.06' | N79° 54' 33"E | 16.97' |
| C4 | 48.00' | 20°21'51" | 17.06' | N79° 54' 33"E | 16.97' |

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



FINAL MAP OF
PARCEL DF-20
 SMALL LOT MAP SUBDIVISION
 SUBDIVISION No. PL20-0098

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

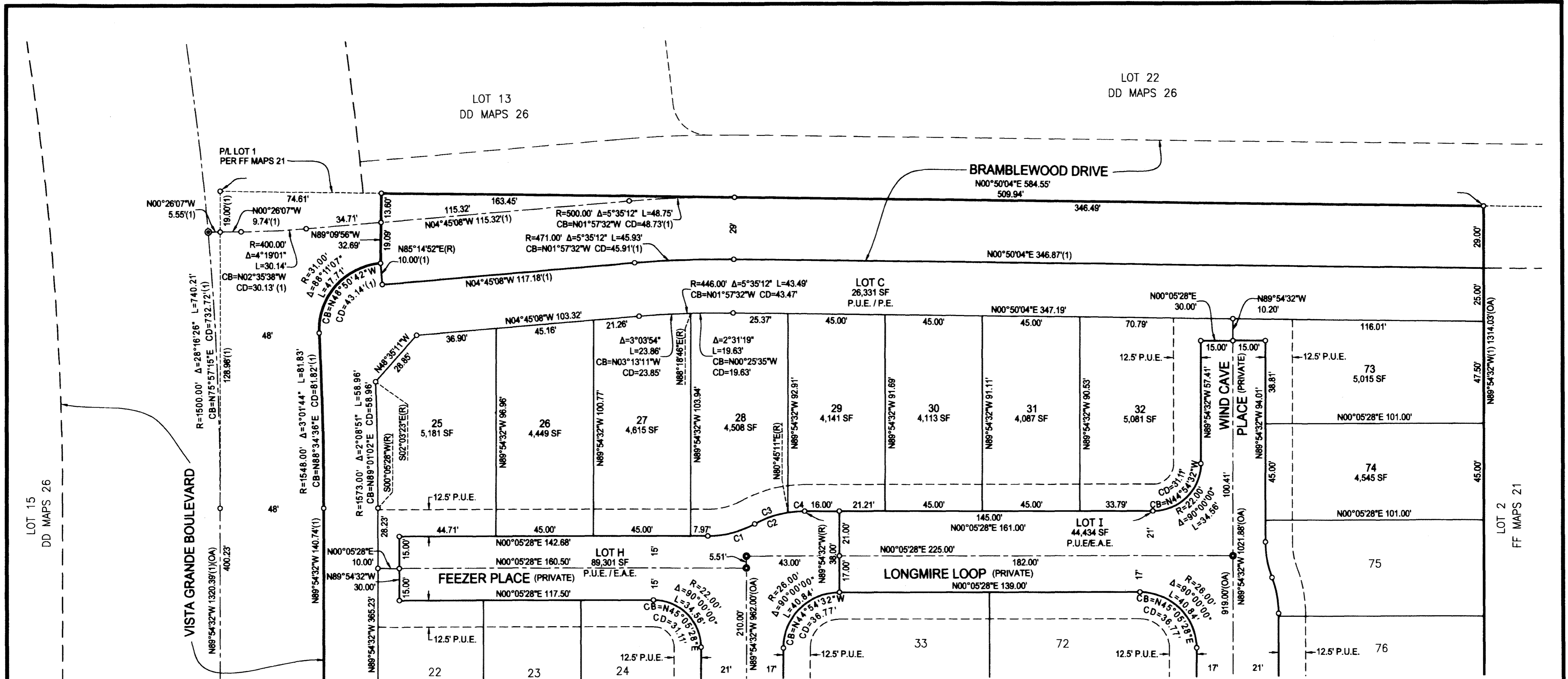
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 ENGINEERS PLANNERS SURVEYORS
 1025 Crestside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

DECEMBER 2021

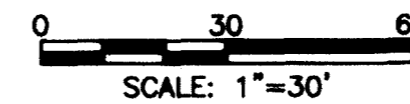
SHEET 6 OF 8

18476.DF20



SEE SHEET 6

| Curve Table | | | | | |
|-------------|--------|-----------|--------|---------------|--------------|
| Curve # | Radius | Delta | Length | Chord Bearing | Chord Length |
| C1 | 45.00' | 28°48'50" | 22.63' | N14° 18' 57"W | 22.39' |
| C2 | 48.00' | 28°48'50" | 24.14' | N14° 18' 57"W | 23.89' |
| C3 | 48.00' | 19°28'34" | 16.32' | N18° 59' 05"W | 16.24' |
| C4 | 48.00' | 9°20'17" | 7.82' | N04° 34' 40"W | 7.81' |



FINAL MAP OF
PARCEL DF-20
 SMALL LOT MAP SUBDIVISION
 SUBDIVISION No. PL20-0098

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL16-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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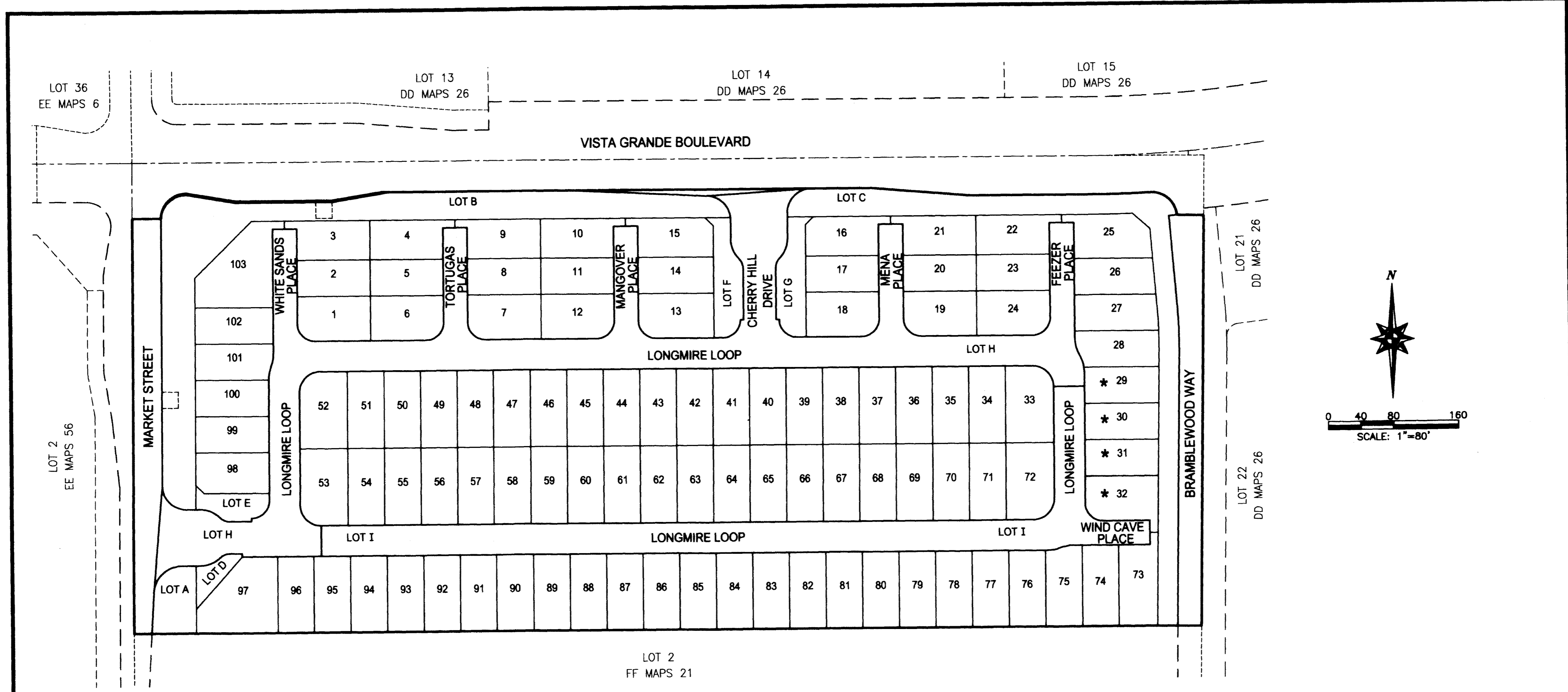
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SHEET 7 OF 8

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



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
PARCEL DF-20
SMALL LOT MAP SUBDIVISION
SUBDIVISION No. PL20-0098**

BEING A MERGER AND RESUBDIVISION OF LOT 1 AND A PORTION OF MARKET STREET & BRAMBLEWOOD WAY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192" FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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SHEET 8 OF 8

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