

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 "FEDERICO - PHASE 1 VILLAGE 22B" 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 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 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, D & E AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE 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) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS BLUE MOON LANE, CRATER PLACE, GLEAM PLACE, GLIMMER PLACE, GLOW PLACE, LUNA DRIVE AND SOLAR WAY.
- (B) LOTS A, B, C, D AND E SHOWN HEREON TO THE CITY OF ROSEVILLE FOR LANDSCAPING AND AS PUBLIC RIGHTS-OF-WAY.

TAYLOR MORRISON OF CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

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: _____

BENEFICIARY STATEMENT

SOLAIRE COMMUNITY BUILDERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 20, 2019 AS INSTRUMENT NO. 2019-0094036 OFFICIAL RECORDS OF PLACER COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

NAME: _____ DATE _____
TITLE: _____

NOTARY'S ACKNOWLEDGMENT

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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.

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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: _____

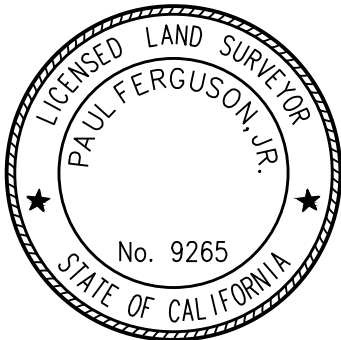
SURVEYOR'S STATEMENT

THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 22B" 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 WESTPARK SIERRA VISTA LLC, IN NOVEMBER 2017. 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, OR WILL BE SET IN THOSE POSITIONS BY JUNE 30, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

PAUL FERGUSON, JR., PLS 9265
EXPIRATION DATE: MARCH, 31 2022

DATE: _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 22B" 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: _____

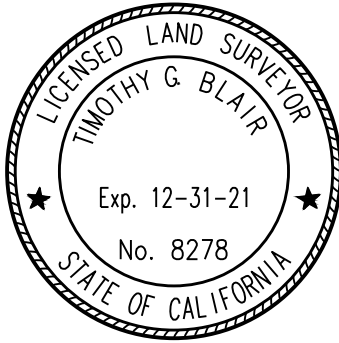
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 22B" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATE: _____

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021



CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 22B", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A, B, C, D, E, THE RIGHTS-OF-WAY AND THE EASEMENTS 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 _____, 2020, 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
FEDERICO - PHASE 1
VILLAGE 22B
SUBDIVISION NO. PL17-0024

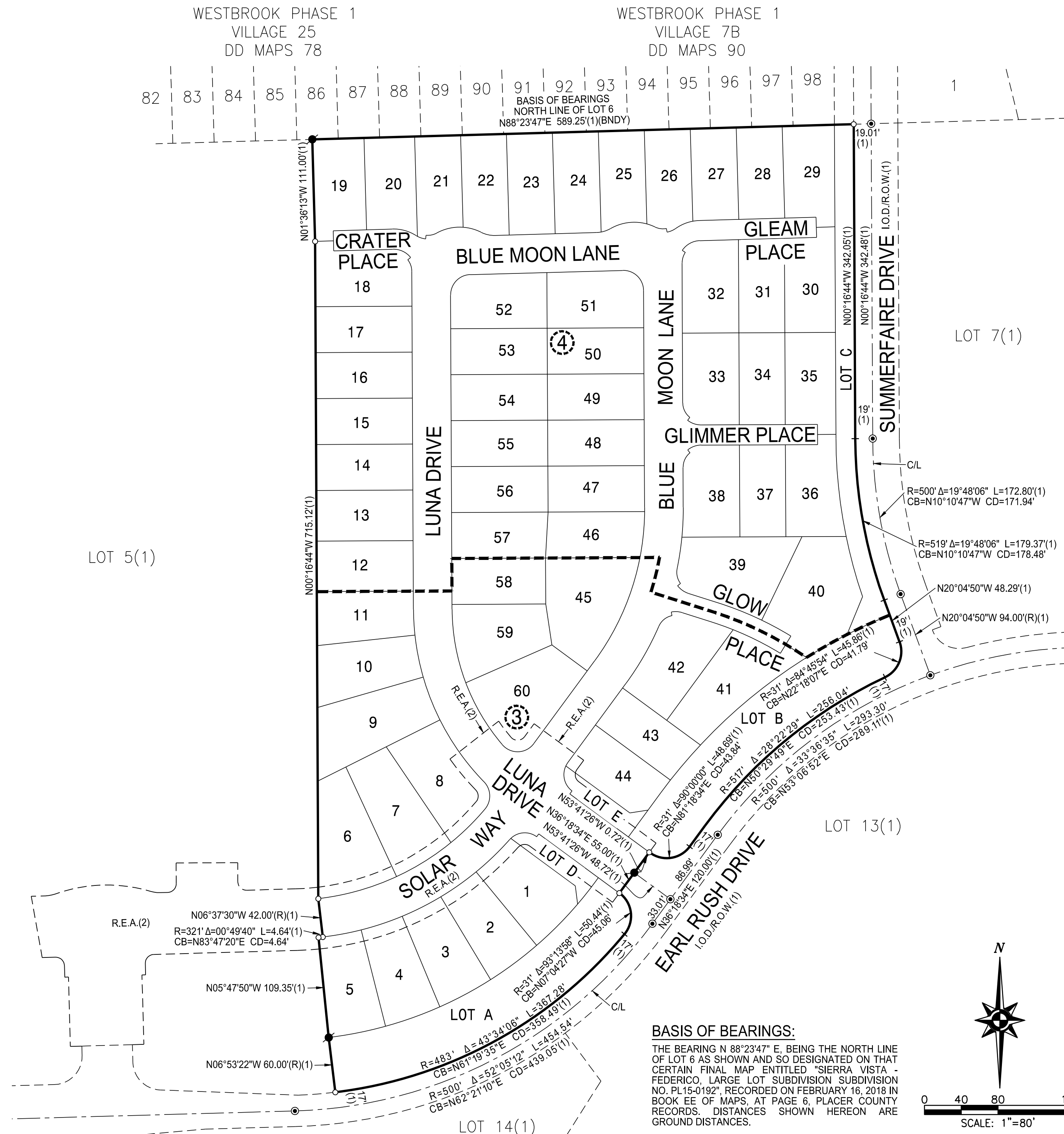
ALL OF LOT 6 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS AT PAGE 6 PLACER COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

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

JUNE 2020

SHEET 1 OF 5 18254.FED.22B



- ## NOTES:
1. TOTAL AREA OF THIS SUBDIVISION IS 11.80± ACRES, GROSS, CONSISTING OF 60 RESIDENTIAL LOTS AND 5 MISCELLANEOUS LOTS.
 2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. 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. DATED FEBRUARY, 2017; PROJECT NUMBER E 16372.00 AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT, FILE No. 308-870.
 4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 9265" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE, WHERE SIDEWALK DOES NOT EXIST, FRONT CORNERS SHALL BE SET ON 1.75' EXTENSION IN THE GUTTER PAN, UNLESS OTHERWISE NOTED.
 5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265", WHERE REAR CORNER FALLS WITHIN A MASONRY RETAINING WALL, MASONRY 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 CORNER OR A 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.
 6. THE TEMPORARY CONSTRUCTION AND ACCESS EASEMENT DESCRIBED IN DOCUMENT NO. 2017-0041424, O.R.P.C. IS FULLY CONTAINED WITHIN LOTS A, B AND C AND SHALL EXPIRE ONE YEAR FROM THE DATE OF THE CITY'S ACCEPTANCE OF IMPROVEMENTS PURSUANT TO THE TERMS OF THE AGREEMENT.
 7. THE "RESERVED TEMPORARY ACCESS EASEMENT" DESCRIBED IN DOCUMENT NO. 2019-0032303, O.R.P.C. IS FULLY CONTAINED WITHIN THE SUMMERFAIR DRIVE AND EARL RUSH DRIVE (FORMERLY FEDERICO DRIVE) RIGHTS-OF-WAY AS SHOWN ON ERE MAPS 6.

LEGEND

- ⑥ FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"(1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"(1)
- ◎ 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
- C/L CENTERLINE
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- (OA) OVERALL
- P.E. PASEO EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R.E.A. RECIPROCAL EASEMENT AGREEMENT
- R.O.W. RIGHT-OF-WAY
- S.F.± SQUARE FEET
- (1) DENOTES RECORD INFORMATION
- ⓧ SHEET NUMBER

REFERENCES:

- (1) EE MAPS 6
(2) DOCUMENT No. 2020-0004878

FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 22B
SUBDIVISION NO. PL17-0024

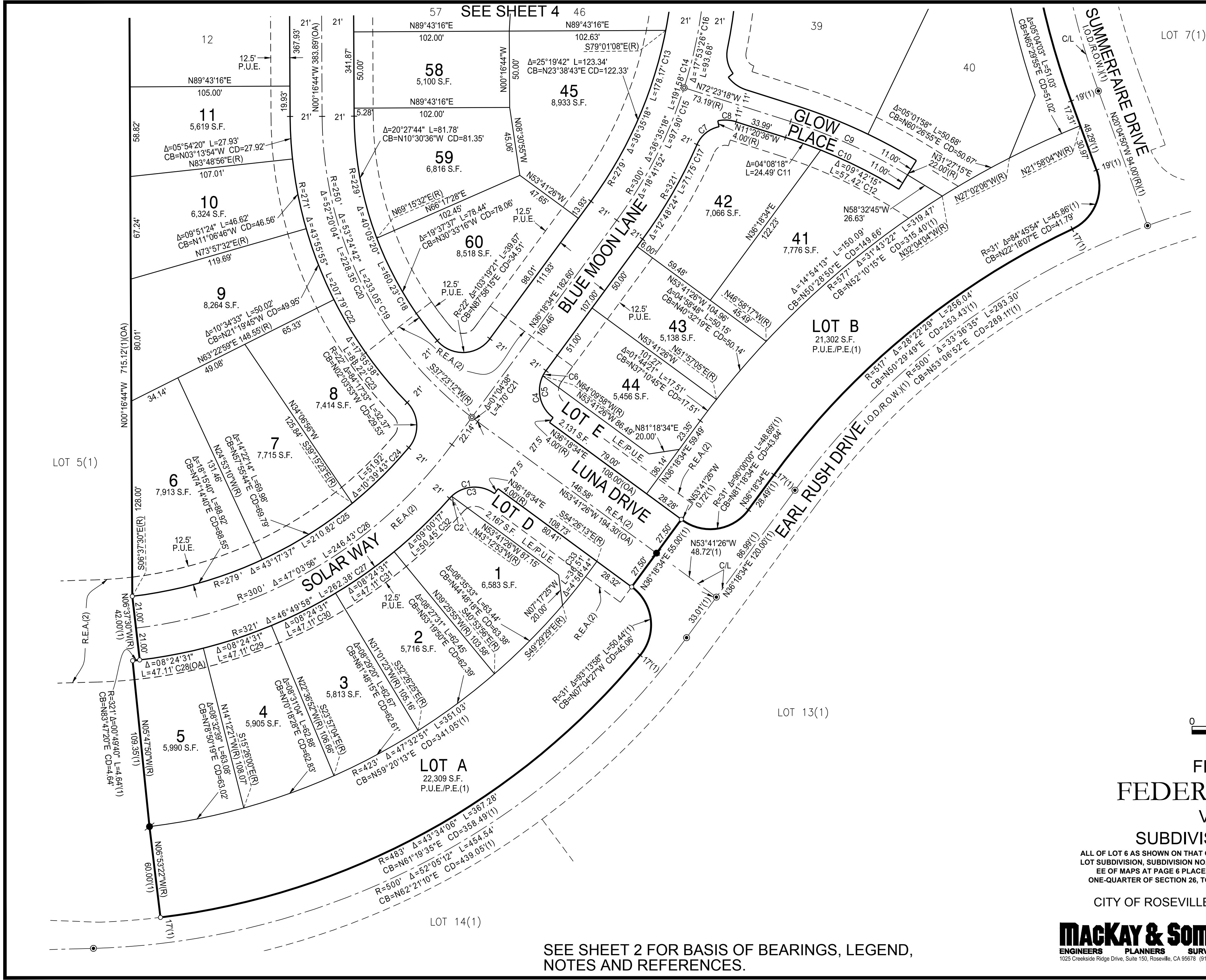
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JUNE 2020

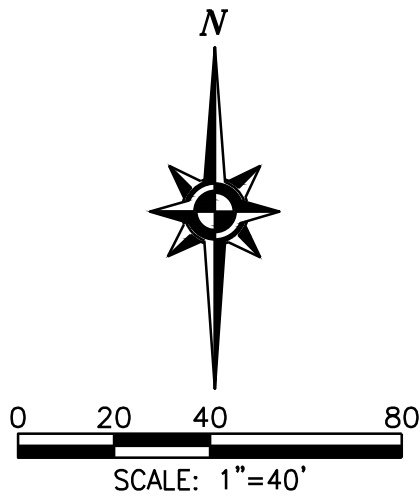
MAC KAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

SHEET 2 OF 5 18254.FED.22B



CURVE TABLE						
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	
C1	22'	84°44'46"	32.54'	N83°56'11"E	29.65'	
C2	22'	05°13'18"	2.01'	N44°10'28"E	2.00'	
C3	22'	79°31'28"	30.54'	N86°32'51"E	28.14'	
C4	22'	90°00'00"	34.56'	N08°41'26"W	31.11'	
C5	22'	79°31'28"	30.54'	N13°55'42"W	28.14'	
C6	22'	10°28'32"	4.02'	N31°04'18"E	4.02'	
C7	20'	55°09'14"	19.25'	N51°04'47"E	18.52'	
C8	24'	28°57'18"	12.13'	N86°51'57"W	12.00'	
C9	350'	13°50'33"	84.56'	N65°28'01"W	84.35'	
C10	339'	13°50'33"	81.90'	N65°28'01"W	81.70'	

CHORD TABLE		
#	CHORD BEARING	CHORD LENGTH
C11	N70°19'09"W	24.48'
C12	N63°23'52"W	57.35'
C13	N18°00'55"E	175.15'
C14	N18°00'55"E	188.34'
C15	N26°57'38"E	97.47'
C16	N08°39'59"E	93.30'
C17	N29°54'22"E	71.60'
C18	N20°19'24"W	156.98'
C19	N26°59'05"W	224.70'
C20	N26°26'46"W	220.50'
C21	N53°09'07"W	4.70'
C22	N22°14'42"W	202.74'
C23	N35°24'50"W	82.89'
C24	N45°24'45"E	51.84'
C25	N61°43'42"E	205.84'
C26	N59°50'32"E	239.56'
C27	N62°28'09"E	229.09'
C28	N79°59'55"E	47.07'
C29	N71°35'42"E	47.07'
C30	N63°10'52"E	47.07'
C31	N54°46'21"E	47.07'
C32	N46°03'57"E	50.40'
C33	N38°02'09"E	36.50'



FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 22B
SUBDIVISION NO. PL17-0024

ALL OF LOT 6 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS AT PAGE 6 PLACER COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

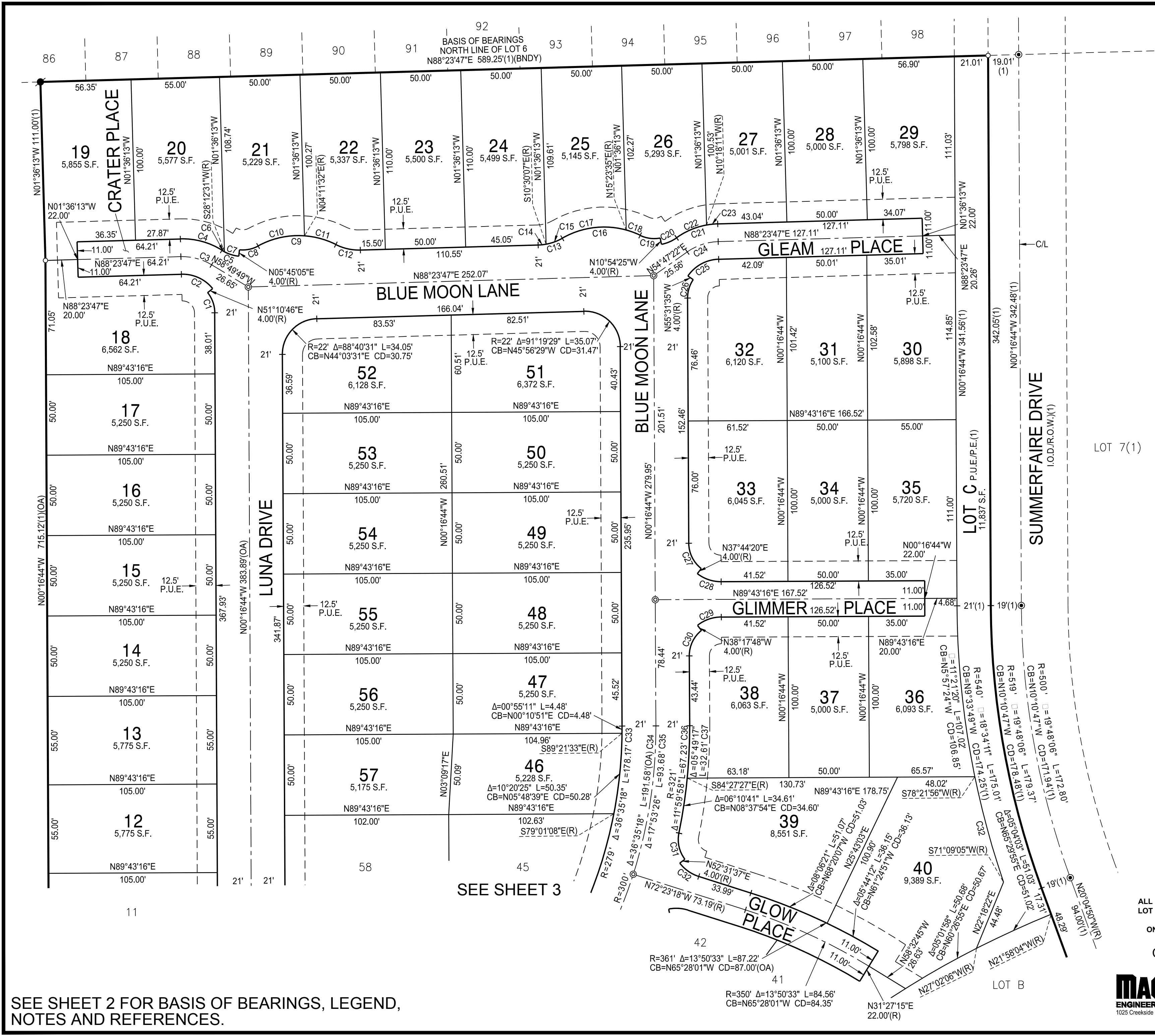
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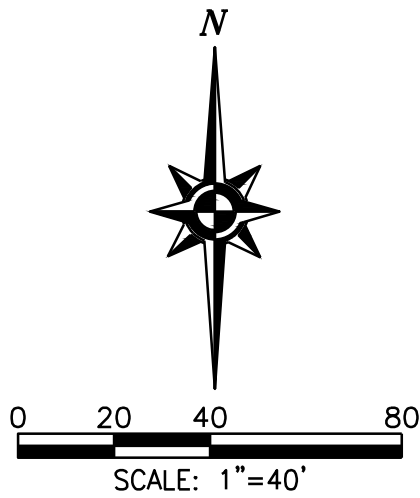
SHEET 3 OF 5 18254.FED.22B

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



CURVE TABLE					
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20'	38°32'30"	13.45'	N19°32'59"W	13.20'
C2	24'	52°46'59"	22.11'	N65°12'44"W	21.34'
C3	35'	32°46'24"	20.02'	N75°13'01"W	19.75'
C4	46'	33°55'17"	27.23'	N74°38'35"W	26.84'
C5	24'	26°33'58"	11.13'	N70°57'56"W	11.03'
C6	24'	04°06'32"	1.72'	N59°44'13"W	1.72'
C7	24'	22°27'26"	9.41'	N73°01'12"W	9.35'
C8	20'	34°28'15"	12.03'	N78°30'58"E	11.85'
C9	52'	55°21'30"	50.24'	N88°57'35"E	48.31'
C10	52'	32°54'42"	29.87'	N77°44'11"E	29.46'
C11	52'	22°26'47"	20.37'	N74°35'04"W	20.24'
C12	32'	28°14'33"	15.77'	N77°28'57"W	15.61'
C13	32'	28°14'33"	15.77'	N74°16'30"E	15.61'
C14	32'	08°53'54"	4.97'	N83°56'50"E	4.96'
C15	32'	19°20'39"	10.80'	N69°49'33"E	10.75'
C16	52'	55°29'57"	50.37'	N87°54'12"E	48.42'
C17	52'	45°14'22"	41.06'	N82°46'24"E	40.00'
C18	52'	10°15'35"	9.31'	N69°28'37"W	9.30'
C19	20'	36°33'35"	12.76'	N82°37'37"W	12.55'
C20	24'	24°44'12"	10.36'	N66°43'29"E	10.28'
C21	46'	34°02'23"	27.33'	N71°22'35"E	26.93'
C22	46'	25°20'26"	20.34'	N67°01'36"E	20.18'
C23	46'	08°41'58"	6.98'	N84°02'48"E	6.98'
C24	35'	33°36'24"	20.53'	N71°35'34"E	20.24'
C25	24'	53°55'21"	22.59'	N61°26'06"E	21.76'
C26	20'	34°45'09"	12.13'	N17°05'51"E	11.95'
C27	20'	51°58'56"	18.15'	N26°16'12"W	17.53'
C28	24'	38°01'04"	15.92'	N71°16'12"W	15.63'
C29	24'	38°01'04"	15.92'	N70°42'44"E	15.63'
C30	20'	51°58'56"	18.15'	N25°42'44"E	17.53'
C31	20'	49°11'37"	17.17'	N12°52'34"W	16.65'
C32	24'	34°54'55"	14.63'	N54°55'50"W	14.40'
C33	540'	07°12'51"	67.99'	N15°14'29"W	67.95'

CHORD TABLE		
#	CHORD BEARING	CHORD LENGTH
C33	N18°00'55"E	175.15'
C34	N18°00'55"E	188.34'
C35	N08°39'59"E	93.30'
C36	N05°43'15"E	67.10'
C37	N02°37'54"E	32.60'



FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 22B
SUBDIVISION NO. PL17-0024

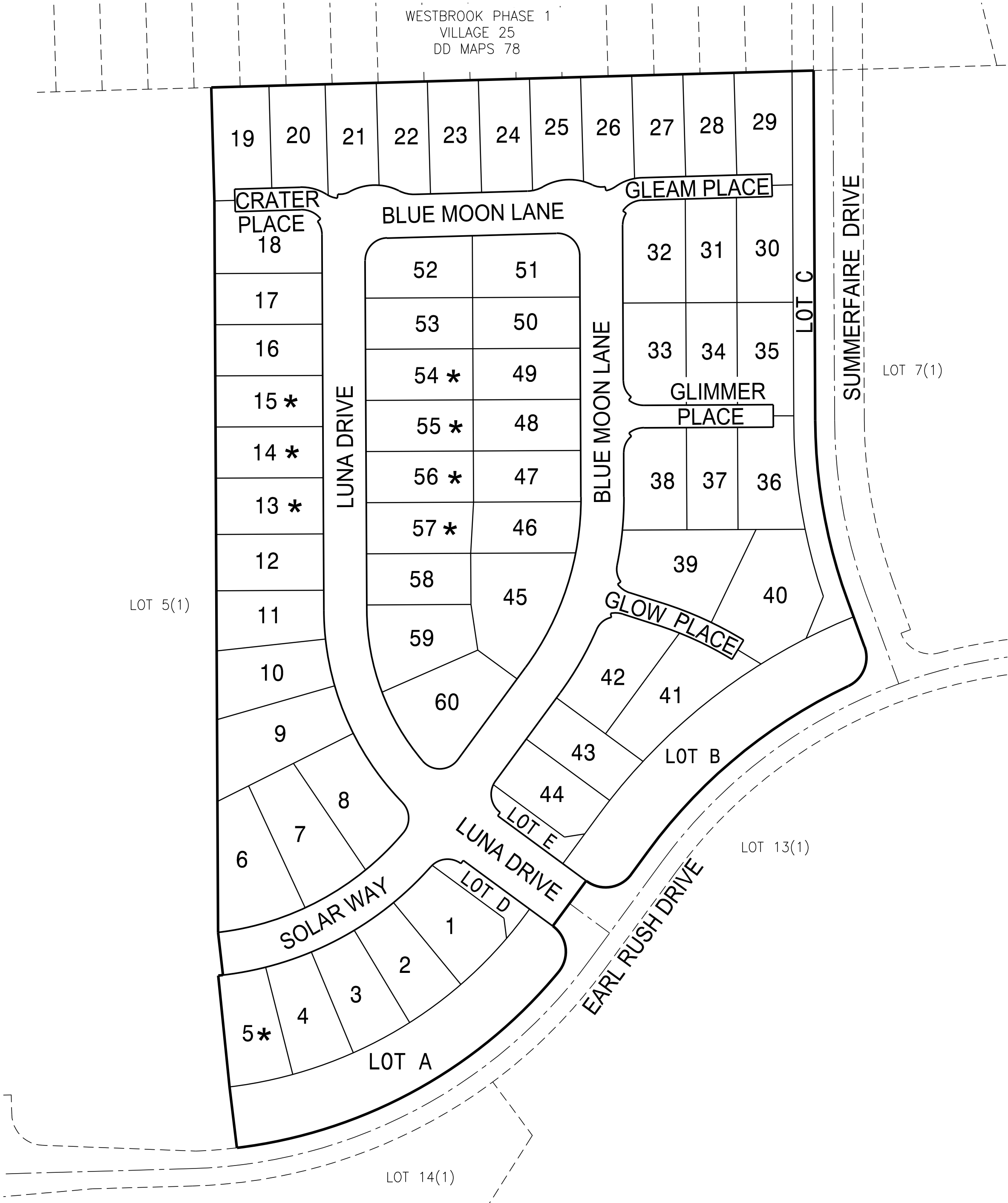
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JUNE 2020

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SHEET 4 OF 5 18254.FED.22B

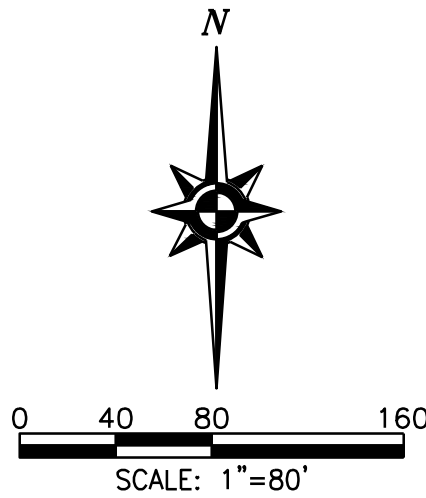


ADDITIONAL INFORMATION FOR INFORMATIONAL
PURPOSE ONLY PURSUANT TO SECTION 66434.2
OF THE GOVERNMENT CODE

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
FEDERICO - PHASE 1
VILLAGE 22B
SUBDIVISION NO. PL17-0024

ALL OF LOT 6 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192", FILED FOR RECORD ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS AT PAGE 6 PLACER COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 5 OF 5 18254.FED.22B