

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 3" 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 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 NEW DAWN COURT, NEW DAWN STREET, SUMMERWIND DRIVE AND ZENITH COURT.
- (B) LOTS A, B, C & D 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 OFFICAL 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 _____

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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 OFFICAL 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 3" 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 MOURIER INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND 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 3" 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: _____

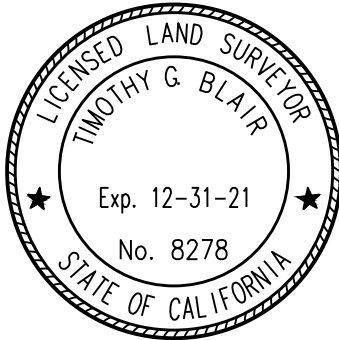
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "FEDERICO - PHASE 1 VILLAGE 3" 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 3", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A, B, C & D, THE RIGHTS-OF-WAY AND 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 3
SUBDIVISION NO. PL17-0024

ALL OF LOT 7 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

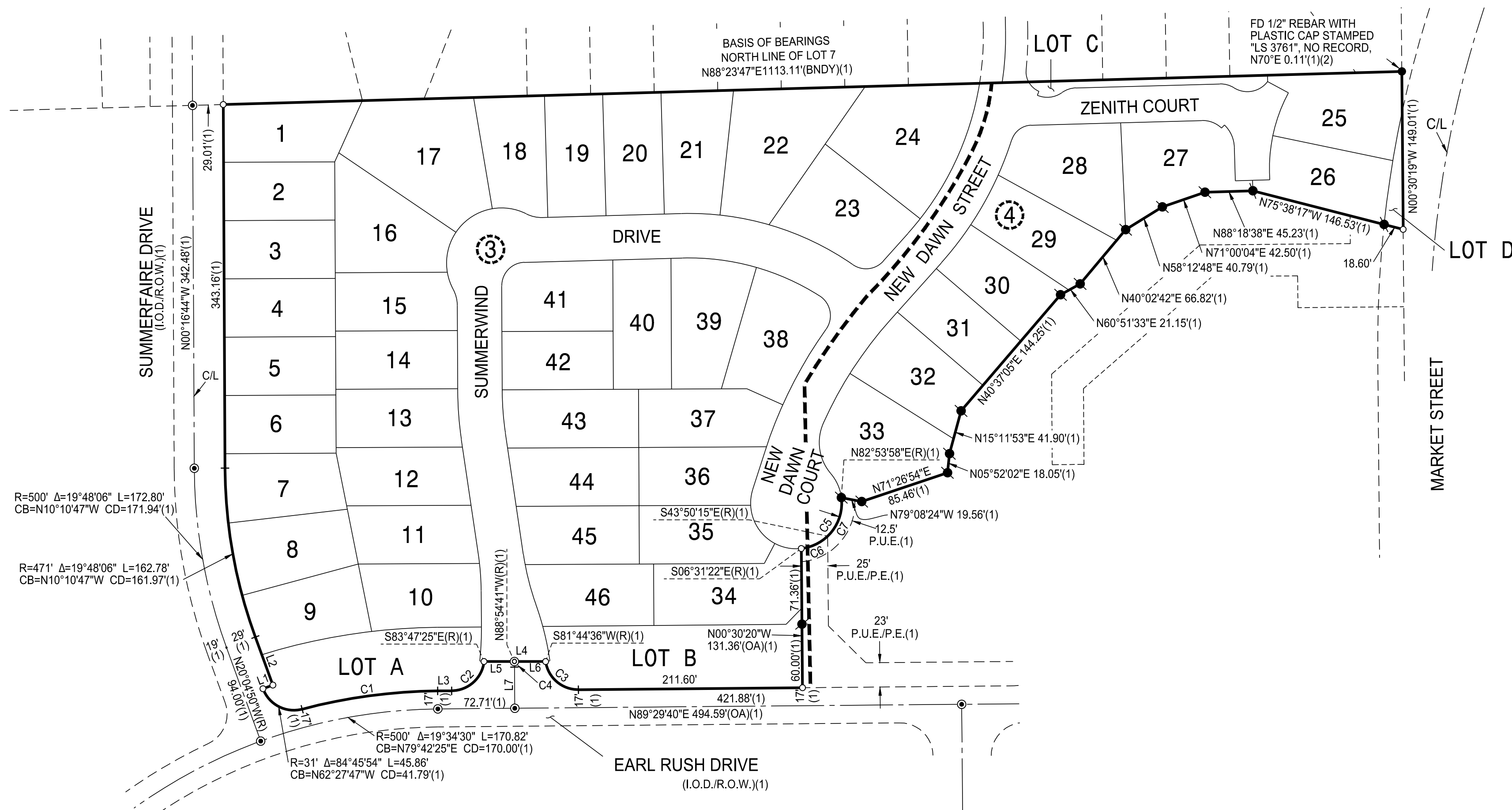
JUNE 2020

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

SHEET 1 OF 5 18254.FED.03

WESTBROOK PHASE 1
VILLAGE 25
DD MAPS 78

WESTBROOK PHASE 1
VILLAGE 7B
DD MAPS 90



BASIS OF BEARINGS:

THE BEARING N 88°23'47" E, BEING THE NORTH LINE OF LOT 7 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO, LARGE LOT SUBDIVISION SUBDIVISION NO. PL15-0192", RECORDED ON FEBRUARY 16, 2018 IN BOOK EE OF MAPS, AT PAGE 6, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

- FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"(1)
- ◎ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" PER CITY OF ROSEVILLE STANDARDS
- FOUND MONUMENT AS NOTED
 - DIMENSION POINT
- BNDY BOUNDARY
- CB CHORD BEARING
- CD CHORD DISTANCE
- C/L CENTERLINE
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- L.E. LANDSCAPE EASEMENT
- (OA) OVERALL
- P.E. PASEO EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R.O.W. RIGHT-OF-WAY
- S.F. SQUARE FEET
- (1) DENOTES RECORD INFORMATION
- ⊗ SHEET NUMBER

REFERENCES:

(1) EE MAPS 6

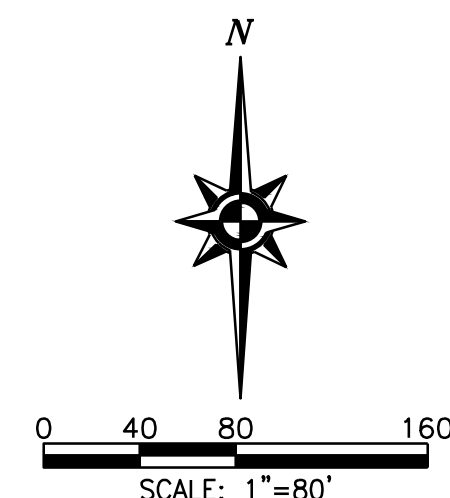
NOTES:

1. TOTAL AREA OF THIS SUBDIVISION IS 9.79± ACRES +/-, GROSS, CONSISTING OF 46 RESIDENTIAL LOTS AND 4 LANDSCAPE 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 4.00 FOOT OFFSET TO THE REAR CORNER OR A BRASS TAG STAMPED "LS 9265" WILL BE SET WITH EPOXY TO THE FACE 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 SUMMERFAIRE DRIVE AND EAR LUSH DRIVE (FORMERLY FEDERICO DRIVE) RIGHTS-OF-WAY AS SHOWN ON EE MAPS 6.

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	517'	14°20'24"	129.40'	N82°19'28"E	129.06(1)
C2	31'	83°17'05"	45.06'	N47°51'07"E	41.20(1)
C3	31'	82°14'56"	44.50'	N49°22'52"W	40.78(1)
C4	250'	00°34'59"	2.54'	N00°47'50"W	2.54(1)
C5	43'	90°34'40"	67.98'	N38°11'18"E	61.12(1)
C6	43'	37°18'53"	28.00'	N64°49'12"E	27.51(1)
C7	43'	53°15'48"	39.97'	N19°31'52"E	38.55(1)

#	BEARING	LENGTH
L1	N69°55'10"E(R)	10.00'(1)
L2	N20°04'50"W	48.29'(1)
L3	N89°29'40"E	13.18'(1)
L4	N89°57'30"W	58.20'(1)
L5	N89°57'30"W	28.73'(1)
L6	N89°57'30"W	29.47'(1)
L7	N00°30'20"W	41.56'(1)



FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 3
SUBDIVISION NO. PL17-0024

ALL OF LOT 7 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

JUNE 2020

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678, (916) 773-1185

SHEET 2 OF 5 18254.FED.03

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

CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
C1	N26°35'55"E	128.80'
C2	N29°47'31"E	82.25'
C3	N11°02'07"W	31.88'
C4	N83°16'16"E	29.13'
C5	N39°58'27"E	17.95'
C6	N23°39'05"E	139.51'
C7	N25°29'42"E	156.82'
C8	N25°06'50"E	172.45'
C9	N27°39'30"E	146.77'
C10	N10°57'17"E	26.64'
C11	N29°48'31"E	166.45'
C12	N29°32'25"E	162.79'
C13	N41°32'58"E	3.75'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C14	250'	07°53'31"	34.44'	N04°27'06"W	34.41'
C15	250'	11°16'09"	49.17'	N14°01'56"W	49.09'
C16	250'	07°53'31"	34.44'	N04°27'06"W	34.41'
C17	250'	07°18'32"	31.89'	N04°44'35"W	31.87'
C18	250'	00°34'59"	2.54'	N00°47'50"W	2.54'
C19	275'	11°24'36"	54.76'	N13°57'42"W	54.67'



0 20 40 80
SCALE: 1"=40'

FINAL MAP OF
FEDERICO - PHASE 1
VILLAGE 3
SUBDIVISION NO. PL17-0024

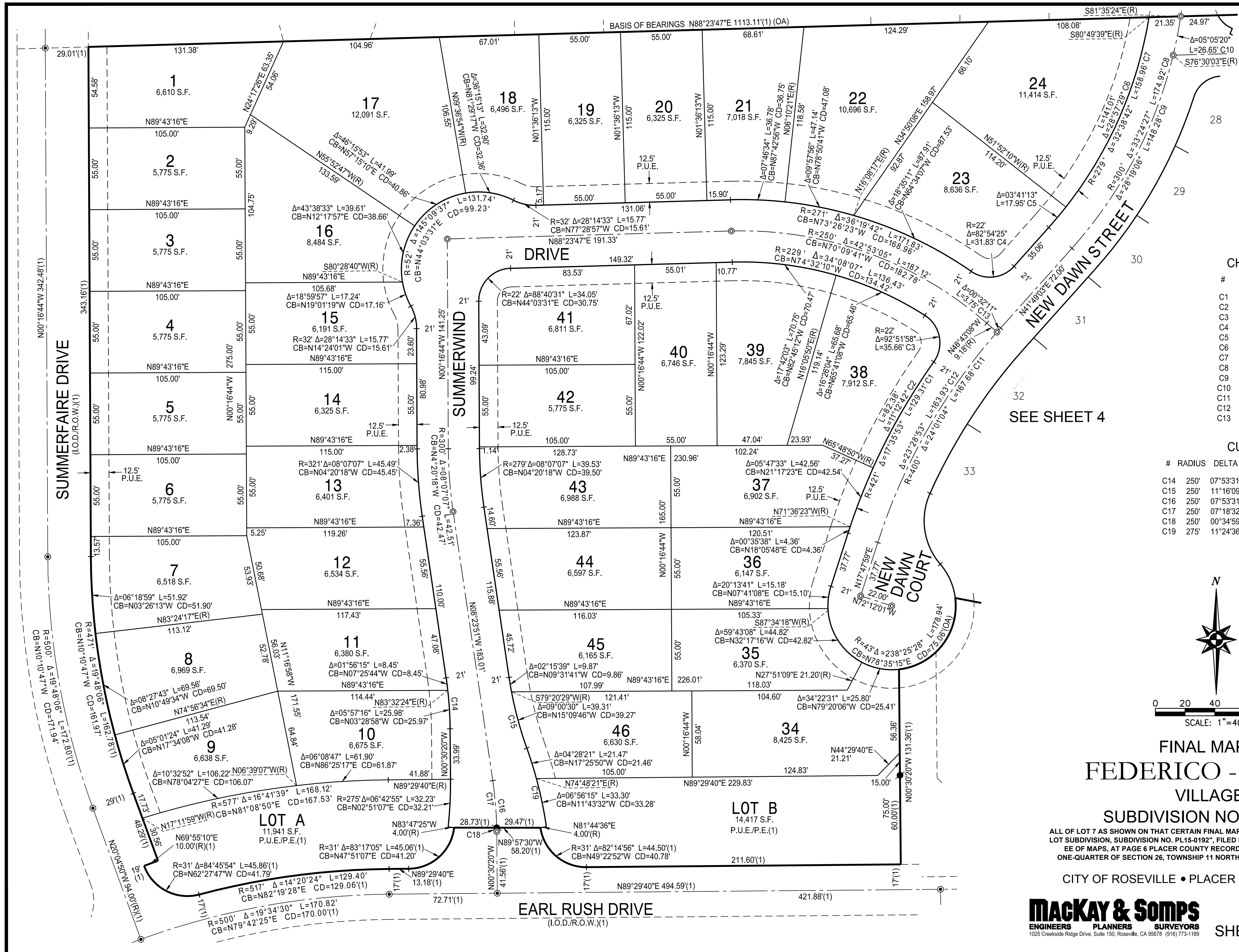
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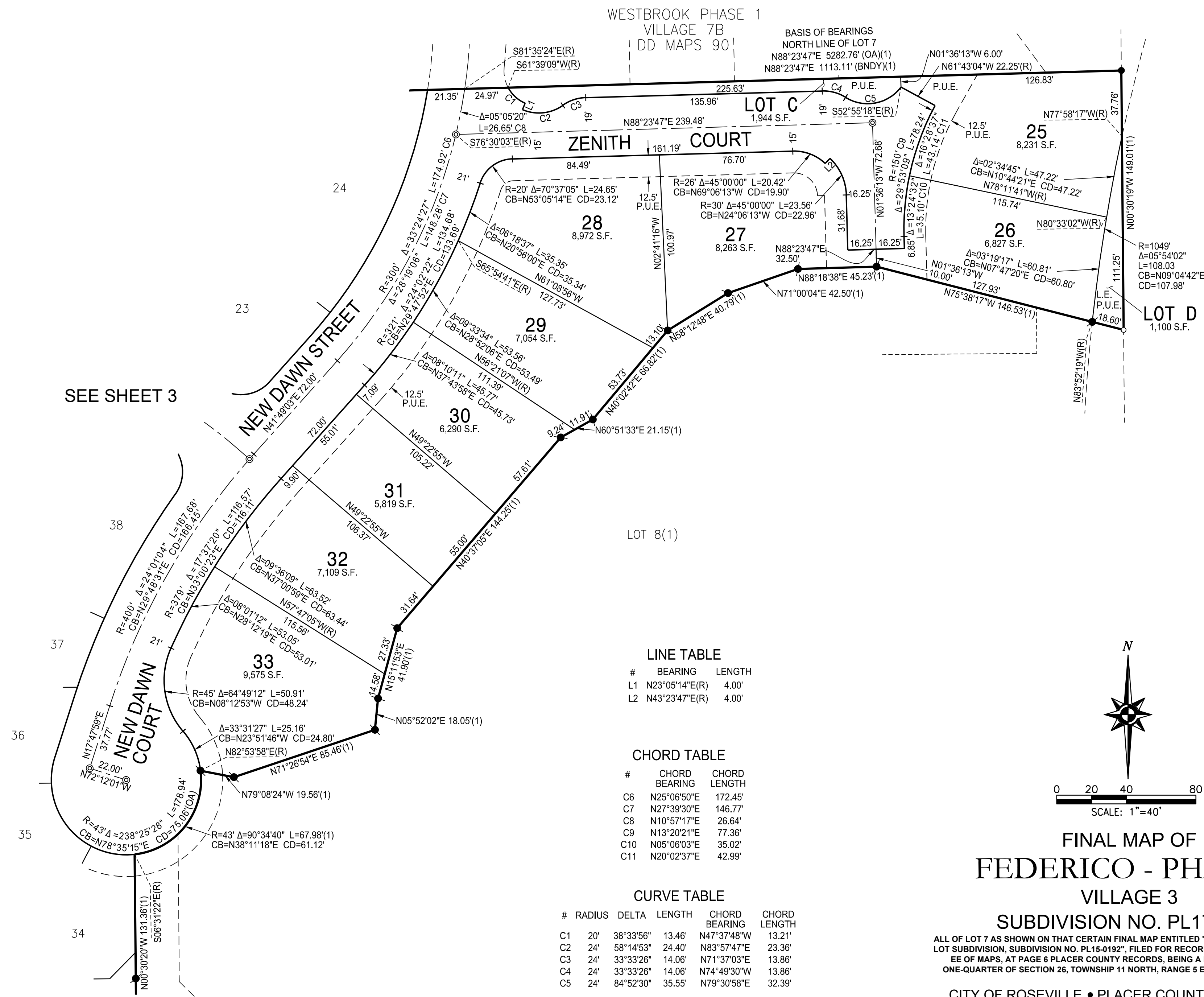
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JUNE 2020

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SHEET 3 OF 5 18254.FED.03





LINE TABLE

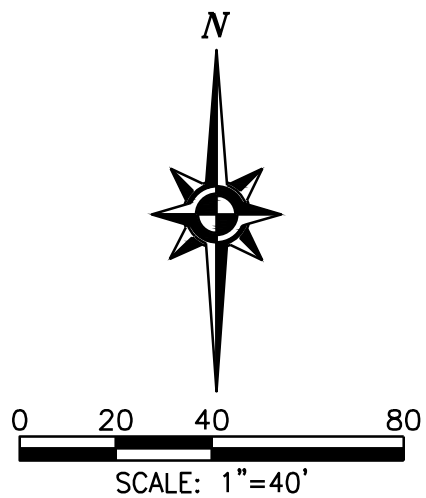
#	BEARING	LENGTH
L1	N23°05'14"E(R)	4.00'
L2	N43°23'47"E(R)	4.00'

CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
C6	N25°06'50"E	172.45'
C7	N27°39'30"E	146.77'
C8	N10°57'17"E	26.64'
C9	N13°20'21"E	77.36'
C10	N05°06'03"E	35.02'
C11	N20°02'37"E	42.99'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20'	38°33'56"	13.46'	N47°37'48"W	13.21'
C2	24'	58°14'53"	24.40'	N83°57'47"E	23.36'
C3	24'	33°33'26"	14.06'	N71°37'03"E	13.86'
C4	24'	33°33'26"	14.06'	N74°49'30"W	13.86'
C5	24'	84°52'30"	35.55'	N79°30'58"E	32.39'



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VILLAGE 3
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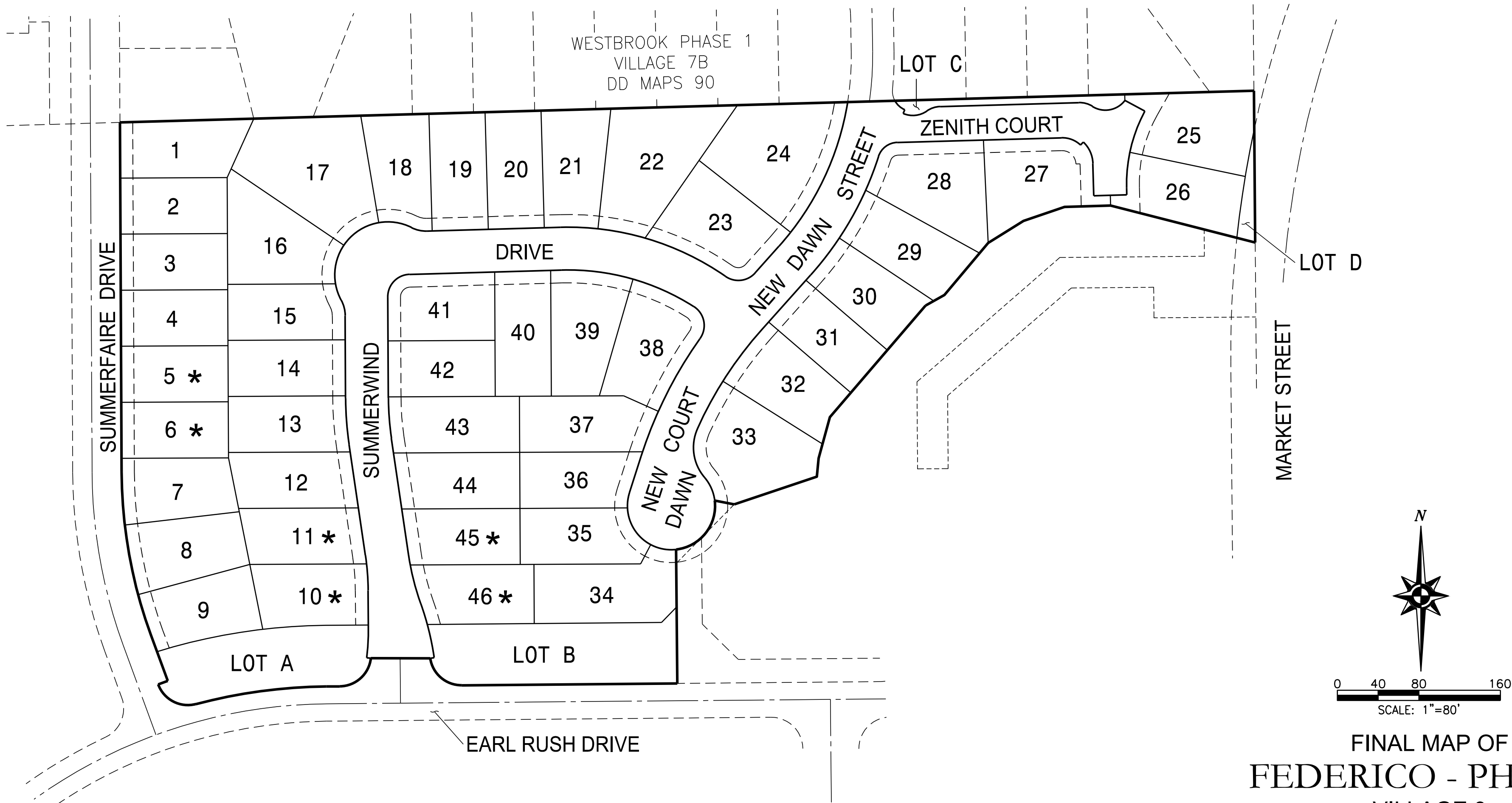
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ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

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 3
SUBDIVISION NO. PL17-0024

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SHEET 5 OF 5 18254.FED.03