

**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 "WESTBROOK - PHASE 3 VILLAGES WB-22 AND WB-23" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR 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 PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B AND C, THE STREETS SHOWN HEREON AS SANTUCCI BOULEVARD, SOLAIRE DRIVE, SOLAR FLARE WAY, SOLAR FLARE COURT, SUN DROP WAY, FIRELIGHT DRIVE, GOLDEN GLOW WAY, SUN BEAM WAY, SOLAR POINT DRIVE, SUNBELT WAY, AND SUNBELT PLACE, 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 IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS SANTUCCI BOULEVARD, SOLAIRE DRIVE, SOLAR FLARE WAY, SOLAR FLARE COURT, SUN DROP WAY, FIRELIGHT DRIVE, GOLDEN GLOW WAY, SUN BEAM WAY, SOLAR POINT DRIVE, SUNBELT WAY, AND SUNBELT PLACE
- (B) LOTS A, B AND C SHOWN HEREON TO THE CITY OF ROSEVILLE FOR LANDSCAPING PURPOSES AND AS PUBLIC RIGHT-OF-WAY.

TRI POINTE HOMES, INC.,  
A DELAWARE CORPORATION

BY: *Philip S. Bodem*  
PHILIP S. BODEM  
DIVISION PRESIDENT - SACRAMENTO

**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 September 16, 2020 BEFORE ME, K. Curcio, A NOTARY PUBLIC

PERSONALLY APPEARED Philip S. Bodem  
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.

*K. Curcio* *Katie Curcio*  
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Nov. 26, 2023 MY COMMISSION NUMBER: 2313976

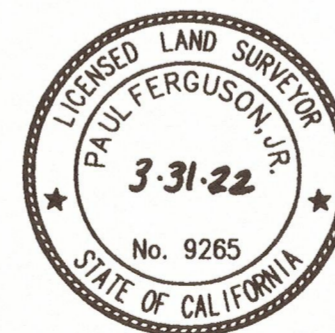
**SURVEYOR'S STATEMENT**

THIS FINAL MAP OF "WESTBROOK - PHASE 3 VILLAGE WB-22 AND WB-23" 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 S.V. 400, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2018. 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, AND WILL BE SET BY DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

*Paul Ferguson*  
PAUL FERGUSON, JR., RES 9265  
EXPIRATION DATE: MARCH 31, 2022

DATE: 9/15/2020



**CITY ENGINEER'S STATEMENT**

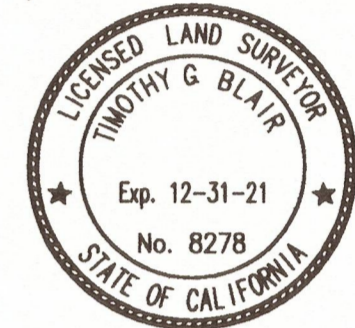
I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "WESTBROOK - PHASE 3 VILLAGES WB-22 AND WB-23" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

*Marc Stout* DATE: 10/13/20  
MARC STOUT, R.C.E. 69879  
CITY ENGINEER, CITY OF ROSEVILLE  
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF "WESTBROOK - PHASE 3 VILLAGES WB-22 AND WB-23" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

*Timothy G. Blair* DATE: 9/29/20  
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 "WESTBROOK - PHASE 3 VILLAGES WB-22 AND WB-23", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, LOTS A, B, C AND THE RIGHTS-OF-WAY OFFERED HEREON FOR DEDICATION. THE CITY COUNCIL HEREBY APPROVES THE ABANDONMENT OF THE RIGHTS OF WAY LISTED HEREON WITHIN NOTE 7 ON SHEET 2.

*Roni Orzuel*  
CITY CLERK, CITY OF ROSEVILLE  
DATE: 11/5/2020 BY: \_\_\_\_\_  
ASSISTANT CITY CLERK

**RECORDER'S STATEMENT**

FILED THIS 22nd DAY OF December, 2020, AT 11:19 A.M. IN BOOK FF OF MAPS, AT PAGE 36, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

*Ryan Ronco* DOCUMENT NO.: 1010-0150821  
RECORDER OF PLACER COUNTY  
STATE OF CALIFORNIA  
BY: *[Signature]* FEE: \$ 101

**FINAL MAP OF  
WESTBROOK - PHASE 3  
VILLAGES WB-22 AND WB-23  
SUBDIVISION No. PL18-0266**

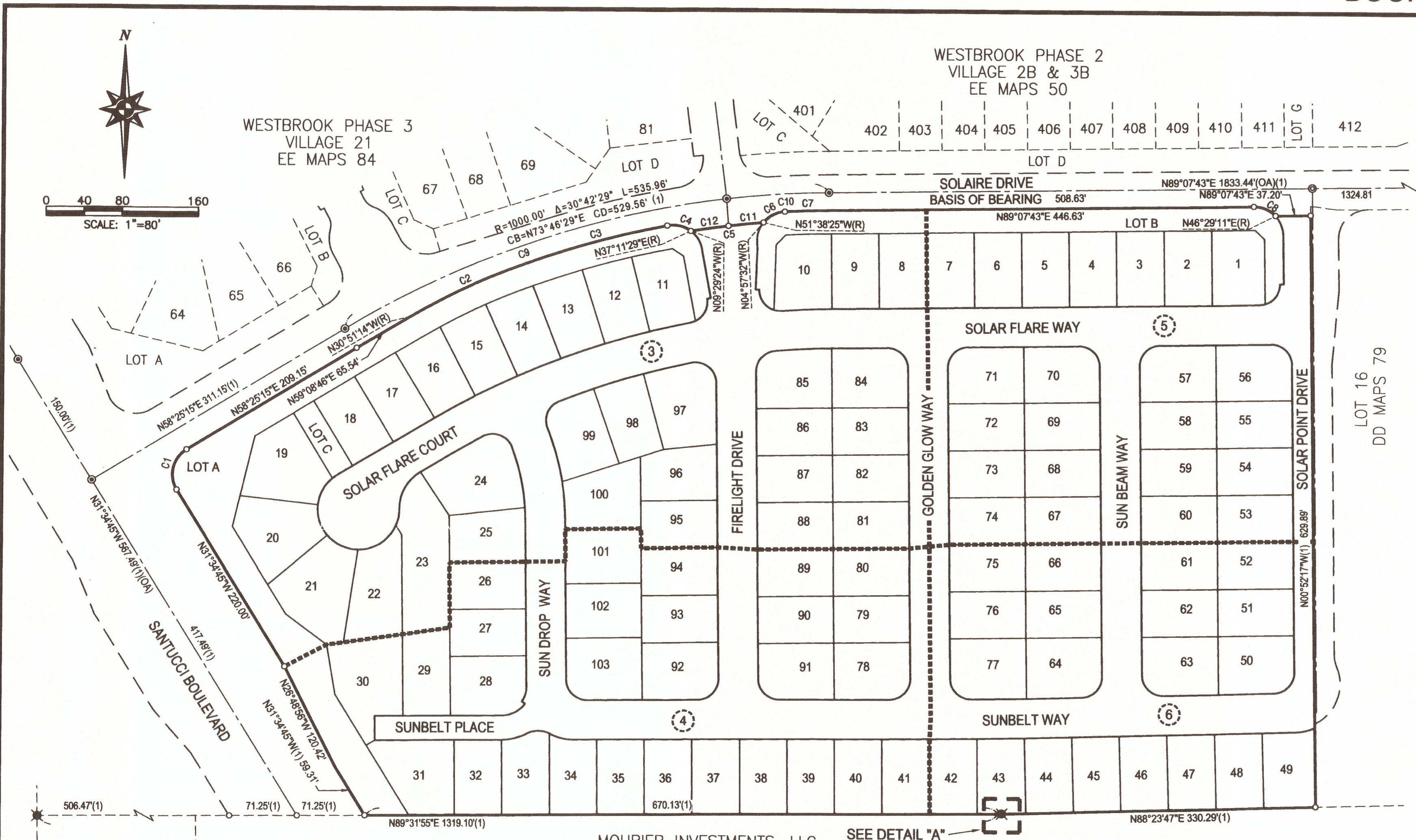
BEING A SUBDIVISION OF LOT 9, LOT 10, LOT C, A PORTION OF SOLAIRE DRIVE, AND A PORTION OF SANTUCCI BOULEVARD AS SHOWN ON THE CERTAIN FINAL MAP ENTITLED "WESTBROOK-PHASE 2 & 3 LARGE LOT SUBDIVISION" FILED FOR RECORD ON DECEMBER 8, 2016 IN BOOK DD OF MAPS, AT PAGE 79, OFFICIAL RECORDS OF PLACER COUNTY, WITHIN SECTIONS 26 & 27, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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

SEPTEMBER 2020

SHEET 1 OF 7 18437.PH3



- NOTES:**
- TOTAL AREA OF THIS SUBDIVISION IS 15.40± ACRES, GROSS, CONSISTING OF 103 RESIDENTIAL LOTS AND 3 MISCELLANEOUS LOTS.
  - ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DELTA, ARC LENGTH, CHORD LENGTHS AND OTHER DISTANCES MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
  - A PRELIMINARY SOILS REPORT WAS PREPARED BY ENGeo DATED MARCH 20, 2014; PROJECT NUMBER 10814.000.000 AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT, FILE No. 308-894.
  - 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.
  - 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 AT 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 THE OFFSET MONUMENT CANNOT BE SET.
  - COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED ~~HEREWITH~~ AS DOCUMENT NO. 2020-0066259 OFFICIAL RECORDS OF PLACER COUNTY.
  - PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, INCLUDING PORTIONS OF SOLAIRE DRIVE ARE HEREBY MERGED AND RE-SUBDIVIDED AND THE FOLLOWING RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY ABANDONED:
    - THOSE PORTIONS OF SOLAIRE DRIVE DEDICATED PER DD MAPS 79 NOT SHOWN HEREON.
    - THE PUBLIC UTILITY EASEMENTS DEDICATED PER DD MAPS 79 NOT SHOWN HEREON.

**CURVE TABLE**

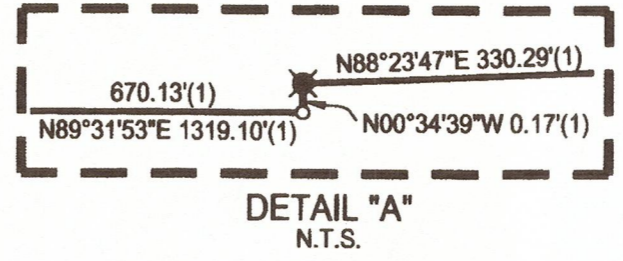
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31.00'	90°00'00"	48.69'	N13° 25' 15"E	43.84'
C2	700.00'	10°54'34"	133.28'	N64° 36' 03"E	133.08'
C3	981.00'	09°05'39"	155.71'	N74° 36' 09"E	155.54'
C4	31.00'	48°02'30"	25.99'	N76° 49' 46"W	25.24'
C5	971.00'	04°31'52"	76.79'	N82° 46' 32"E	76.77'
C6	31.00'	48°02'30"	25.99'	N62° 22' 50"E	25.24'
C7	981.00'	02°43'38"	46.70'	N87° 45' 54"E	46.69'
C8	31.00'	47°21'28"	25.62'	N67° 11' 33"W	24.90'
C9	1000.00'	24°30'29"	427.75'	N70° 40' 29"E	424.49'
C10	1000.00'	06°12'00"	108.21'	N86° 01' 44"E	108.16'
C11	971.00'	02°11'45"	37.21'	N83° 56' 35"E	37.21'
C12	971.00'	02°20'07"	39.57'	N81° 40' 39"E	39.57'

- LEGEND**
- ★ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 4533" PER CC MAPS 85
  - FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944" PER (1)
  - ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265" PER CITY OF ROSEVILLE STANDARDS
  - DIMENSION POINT
  - AC± ACRES
  - BNDY BOUNDARY
  - S.F. SQUARE FEET
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - C/L CENTERLINE
  - (OA) OVERALL
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (R) RADIAL BEARING
  - (1) DENOTES RECORD INFORMATION
  - (X) SHEET NUMBER
  - DIMENSION LEADERS

**REFERENCES:**  
(1) DD MAPS 79

**BASIS OF BEARINGS:**  
THE BASIS OF BEARING FOR THIS MAP IS N89°07'43"E, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SOLAIRE DRIVE AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "WESTBROOK - PHASE 2 & 3 - LARGE LOT SUBDIVISION" FILED FOR RECORD ON DECEMBER 8, 2016 IN BOOK DD OF MAPS, AT PAGE 79, PLACER COUNTY RECORDS.

SEE DETAIL "A" ON THIS SHEET



**FINAL MAP OF  
WESTBROOK - PHASE 3  
VILLAGES WB-22 AND WB-23  
SUBDIVISION No. PL18-0266**

BEING A SUBDIVISION OF LOT 9, LOT 10, LOT C, A PORTION OF SOLAIRE DRIVE, AND A PORTION OF SANTUCCI BOULEVARD AS SHOWN ON THE CERTAIN FINAL MAP ENTITLED "WESTBROOK-PHASE 2 & 3 LARGE LOT SUBDIVISION" FILED FOR RECORD ON DECEMBER 8, 2016 IN BOOK DD OF MAPS, AT PAGE 79, OFFICIAL RECORDS OF PLACER COUNTY, WITHIN SECTIONS 26 & 27, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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SEPTEMBER 2020  
**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS  
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189  
SHEET 2 OF 7 18437.PH3

**CURVE TABLE**

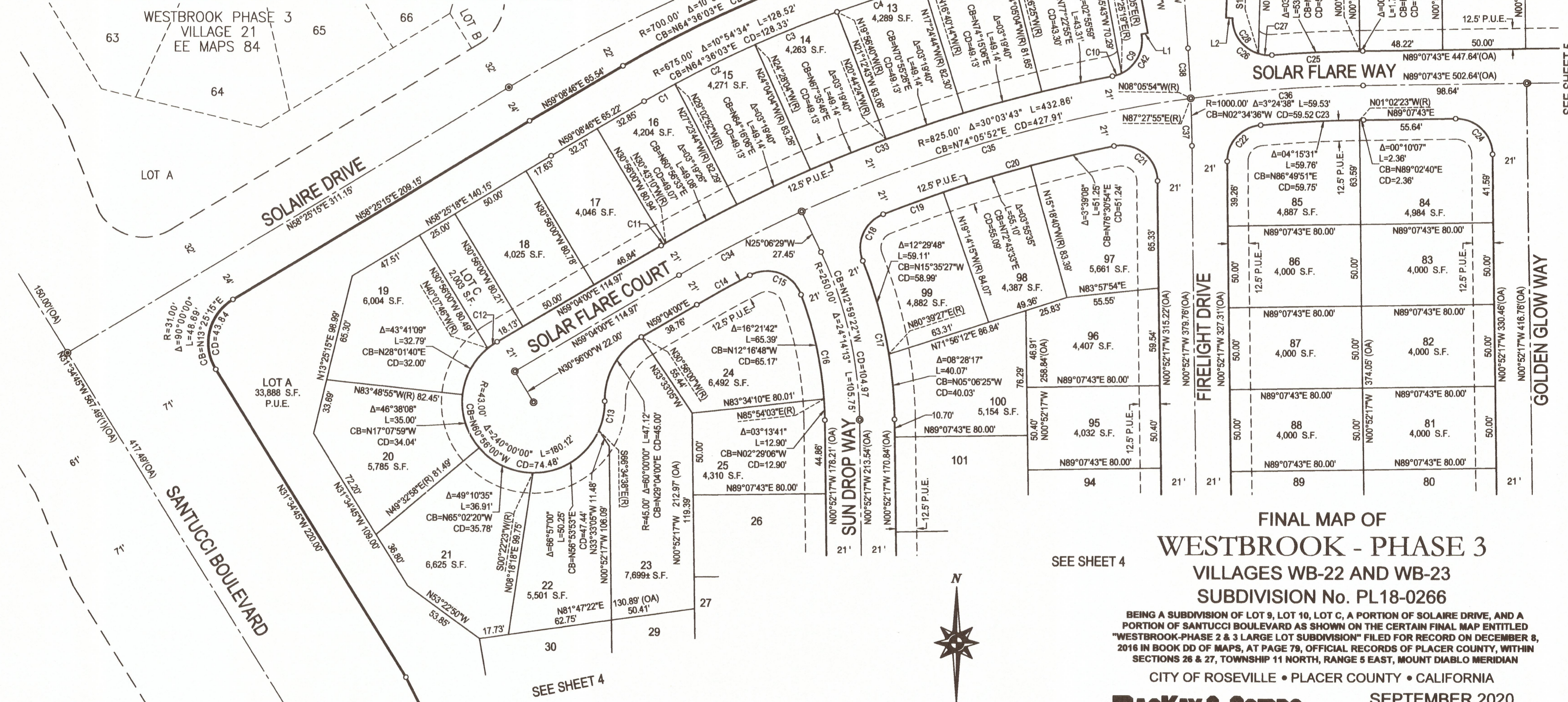
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	675.00'	01°48'21"	21.28'	N60°02'57"E	21.27'
C2	675.00'	04°34'49"	53.96'	N63°14'32"E	53.94'
C3	675.00'	04°31'24"	53.29'	N67°47'38"E	53.27'
C4	956.00'	03°16'26"	54.63'	N71°41'33"E	54.62'
C5	956.00'	03°13'49"	53.90'	N74°56'41"E	53.89'
C6	956.00'	02°38'24"	44.05'	N77°52'48"E	44.05'
C7	31.00'	48°02'30"	25.99'	N76°49'46"W	25.24'
C8	31.00'	48°31'37"	26.26'	N28°32'43"W	25.48'
C9	22.00'	74°10'24"	28.48'	N26°29'29"E	26.53'
C10	22.00'	15°16'13"	5.86'	N71°12'48"E	5.85'
C11	846.00'	00°12'50"	3.16'	N59°10'25"E	3.16'
C12	43.00'	09°11'47"	6.90'	N54°28'07"E	6.89'
C13	43.00'	24°21'22"	18.28'	N11°14'41"E	18.14'
C14	804.00'	02°37'23"	36.81'	N60°22'42"E	36.81'
C15	22.00'	97°50'57"	37.57'	N69°23'08"W	33.17'
C16	229.00'	19°35'23"	78.30'	N10°39'58"W	77.92'
C17	271.00'	20°58'05"	99.18'	N11°21'18"W	98.62'
C18	22.00'	89°50'54"	34.50'	N23°05'06"E	31.07'
C19	804.00'	02°45'12"	38.64'	N69°23'09"E	38.63'
C20	804.00'	10°19'55"	144.98'	N73°10'31"E	144.79'
C21	22.00'	100°47'15"	38.70'	N51°15'54"W	33.90'
C22	22.00'	85°34'22"	32.86'	N41°54'55"E	29.89'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C23	804.00'	04°25'38"	62.12'	N86°54'55"E	62.11'
C24	22.00'	90°00'00"	34.56'	N45°52'17"W	31.11'
C25	846.00'	03°42'34"	54.77'	N87°16'26"E	54.76'
C26	22.00'	95°59'45"	36.86'	N46°34'58"W	32.70'
C27	22.00'	21°49'20"	8.38'	N83°40'11"W	8.33'
C28	22.00'	74°10'24"	28.48'	N35°40'18"W	26.53'
C29	31.00'	42°38'30"	23.07'	N17°02'20"E	22.54'
C30	31.00'	48°02'30"	25.99'	N62°22'50"E	25.24'
C31	971.00'	02°20'07"	39.57'	N81°40'39"E	39.57'
C32	971.00'	02°11'46"	37.22'	N83°56'35"E	37.21'
C33	846.00'	19°46'54"	292.09'	N68°57'28"E	290.64'
C34	825.00'	05°49'31"	83.88'	N61°58'46"E	83.84'
C35	825.00'	17°00'35"	244.92'	N73°23'49"E	244.02'
C36	825.00'	07°13'37"	104.06'	N85°30'55"E	103.99'
C37	1000.00'	01°39'48"	29.03'	N01°42'11"W	29.03'
C38	1000.00'	01°44'50"	30.49'	N03°24'30"W	30.49'
C39	1000.00'	24°30'29"	427.75'	N70°40'29"E	424.49'
C40	1000.00'	06°12'00"	108.21'	N86°01'44"E	108.16'
C41	926.00'	02°50'21"	45.88'	N87°42'33"E	45.88'
C42	22.00'	89°26'38"	34.34'	N34°07'36"E	30.96'
C43	31.00'	96°34'06"	52.25'	N52°33'58"W	46.28'
C44	31.00'	90°41'00"	49.06'	N41°03'35"W	44.10'

**LINE TABLE**

Line #	Bearing	Length
L1	N79°24'17"E (R)	4.00'
L2	N88°35'06"W(R)	4.00'
L3	N04°16'55"W	6.18'
L4	N43°41'52"E	14.80'
L5	N89°07'43"E	2.22'



**FINAL MAP OF  
WESTBROOK - PHASE 3  
VILLAGES WB-22 AND WB-23  
SUBDIVISION No. PL18-0266**

BEING A SUBDIVISION OF LOT 9, LOT 10, LOT C, A PORTION OF SOLAIRE DRIVE, AND A PORTION OF SANTUCCI BOULEVARD AS SHOWN ON THE CERTAIN FINAL MAP ENTITLED "WESTBROOK PHASE 2 & 3 LARGE LOT SUBDIVISION" FILED FOR RECORD ON DECEMBER 8, 2016 IN BOOK DD OF MAPS, AT PAGE 79, OFFICIAL RECORDS OF PLACER COUNTY, WITHIN SECTIONS 26 & 27, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

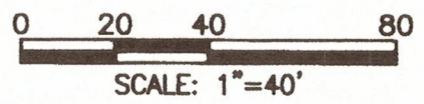
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

SEPTEMBER 2020



SHEET 3 OF 7

18437.PH3



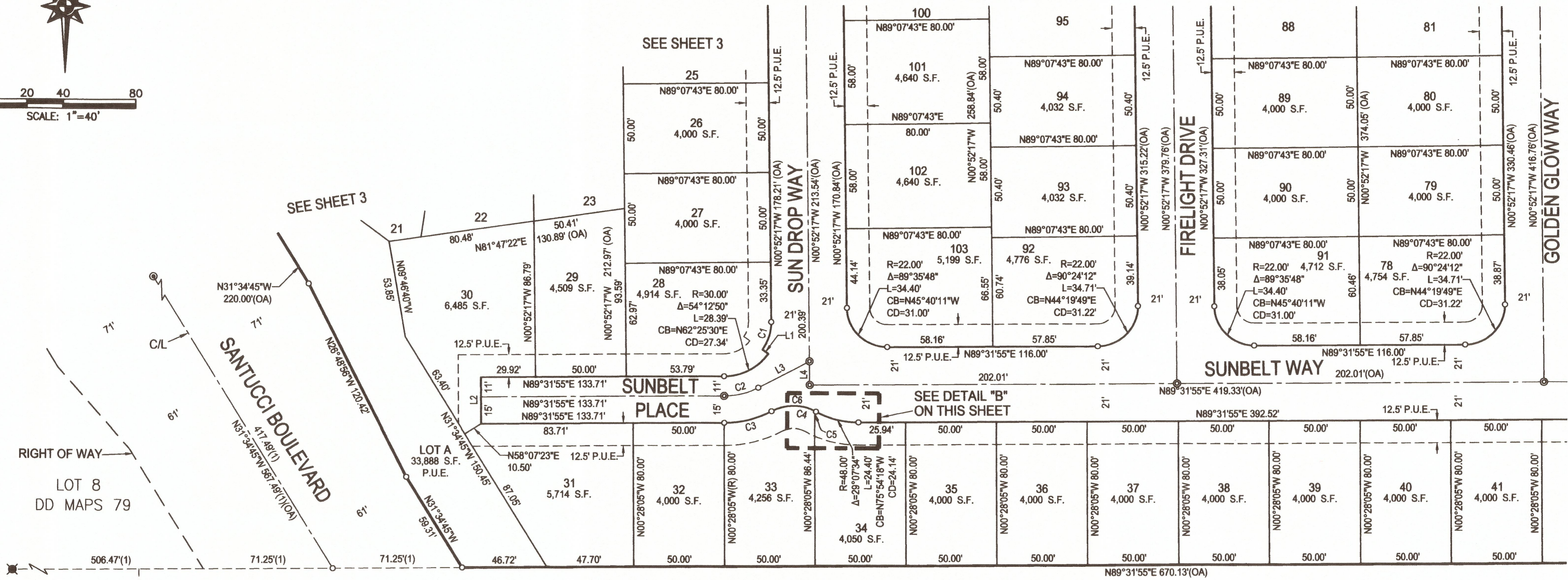
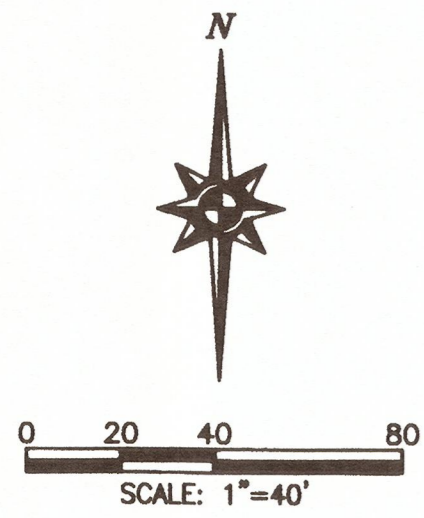
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5

LOT 8  
DD MAPS 79



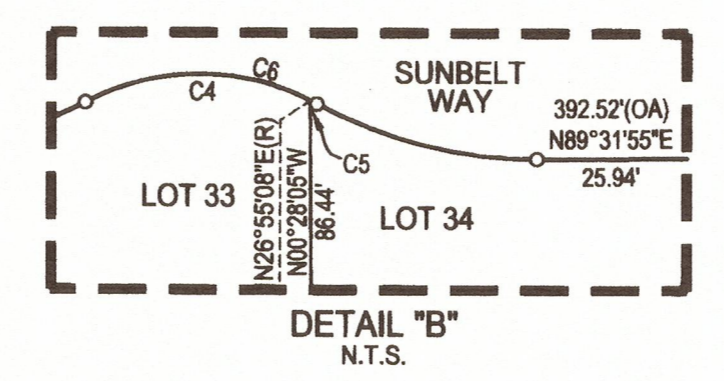
MOURIER INVESTMENTS, LLC  
DOC. NO. 2007-0076354

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	26.00'	36°11'22"	16.42'	N17° 13' 24"E	16.15'
C2	41.00'	27°13'49"	19.49'	N75° 55' 01"E	19.30'
C3	56.00'	27°38'21"	27.01'	N75° 42' 45"E	26.75'
C4	26.00'	55°01'33"	24.97'	N89° 24' 21"E	24.02'
C5	26.00'	01°44'22"	0.79'	N62° 12' 42"W	0.79'
C6	26.00'	56°45'55"	25.76'	N89° 43' 28"W	24.72'

**LINE TABLE**

Line #	Bearing	Length
L1	N54°40'55"W(R)	4.00'
L2	N0°28'05"W	26.00'
L3	N62°18'06"E	31.93'
L4	N00°52'17"W	13.16'



**FINAL MAP OF  
WESTBROOK - PHASE 3  
VILLAGES WB-22 AND WB-23  
SUBDIVISION No. PL18-0266**

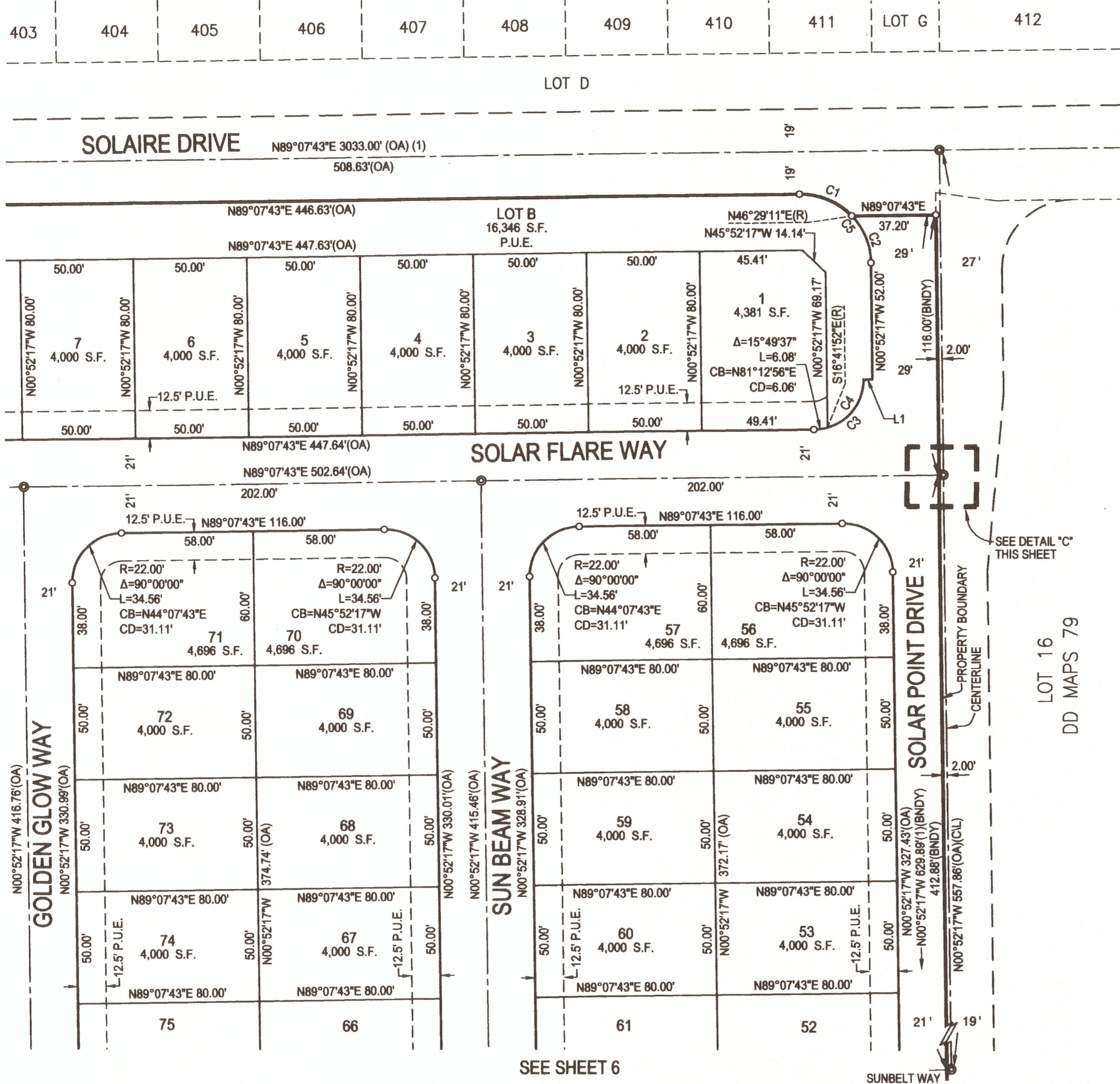
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SEPTEMBER 2020

**Mackay & Somp**  
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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

WESTBROOK PHASE 2  
VILLAGE 2B & 3B  
EE MAPS 50

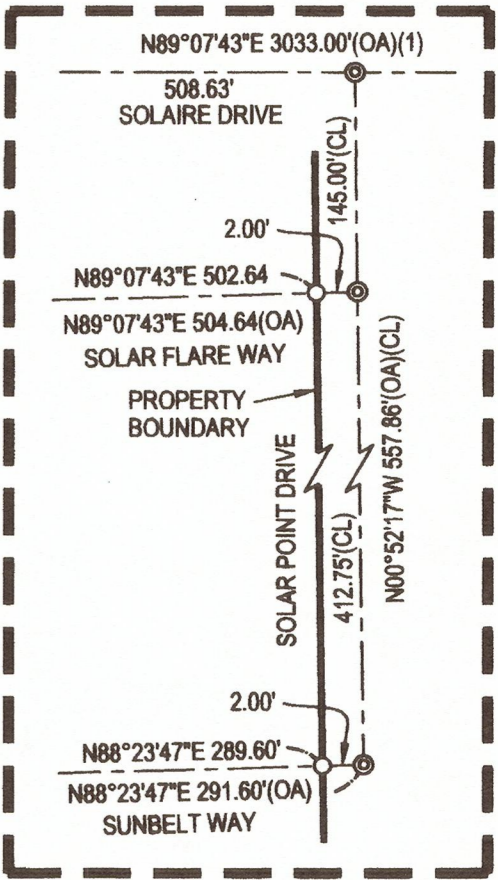
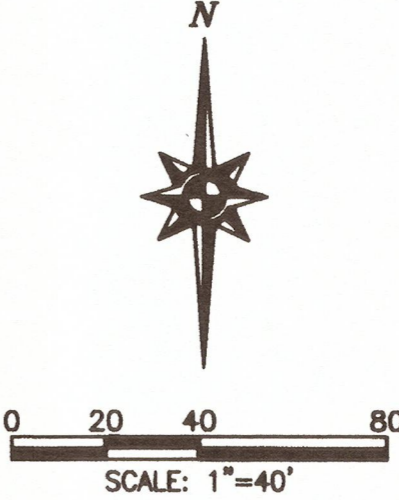


**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31.00'	47°21'28"	25.62'	N67°11'33"W	24.90'
C2	31.00'	42°38'32"	23.07'	N22°11'33"W	22.54'
C3	22.00'	90°00'01"	34.56'	N44°07'44"E	31.11'
C4	22.00'	74°10'24"	28.48'	N36°12'56"E	26.53'
C5	31.00'	90°00'00"	48.69'	N45°52'17"W	43.84'

**LINE TABLE**

Line #	Bearing	Length
L1	N89°07'43"E	4.00'



FINAL MAP OF  
WESTBROOK - PHASE 3  
VILLAGES WB-22 AND WB-23  
SUBDIVISION No. PL18-0266

BEING A SUBDIVISION OF LOT 9, LOT 10, LOT C, A PORTION OF SOLAIRE DRIVE, AND A PORTION OF SANTUCCI BOULEVARD AS SHOWN ON THE CERTAIN FINAL MAP ENTITLED "WESTBROOK PHASE 2 & 3 LARGE LOT SUBDIVISION" FILED FOR RECORD ON DECEMBER 8, 2016 IN BOOK DD OF MAPS, AT PAGE 79, OFFICIAL RECORDS OF PLACER COUNTY, WITHIN SECTIONS 26 & 27, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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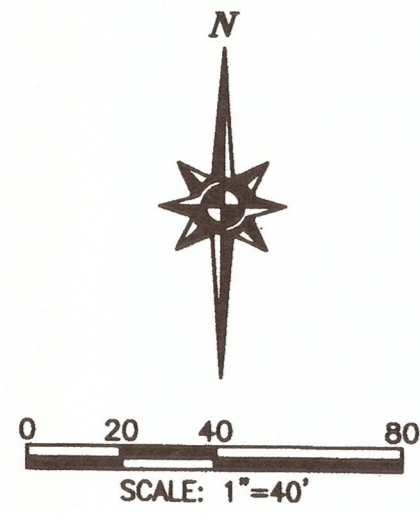
SEPTEMBER 2020

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

SHEET 5 OF 7

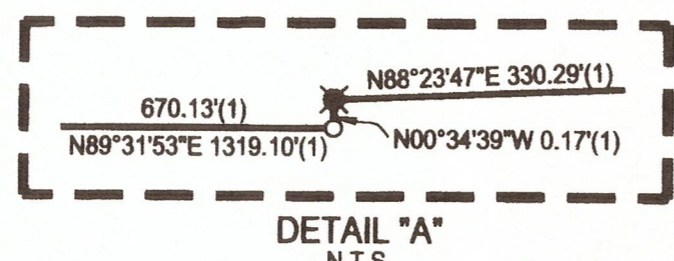
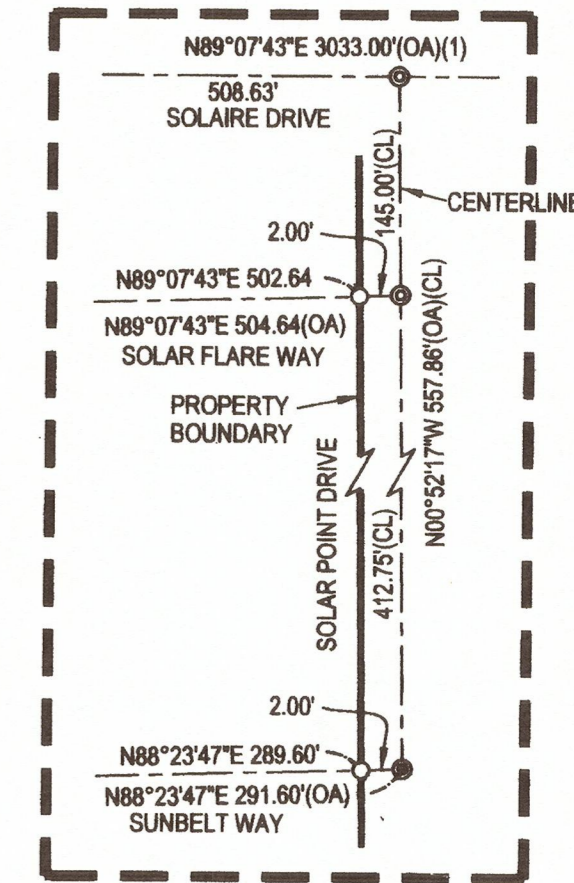
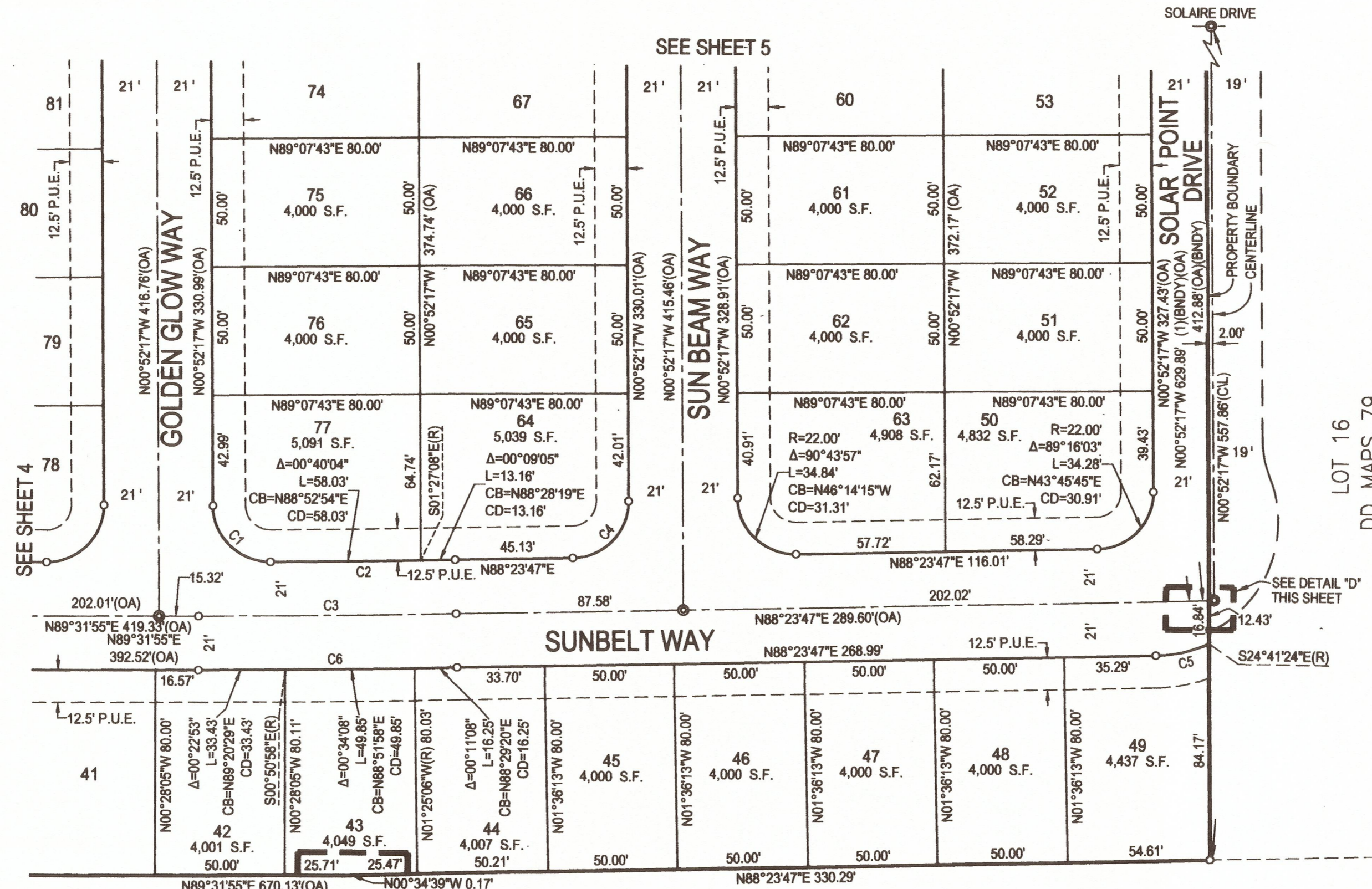
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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22.00'	89°54'48"	34.52'	N45°49'40"W	31.09'
C2	4979.00'	00°49'09"	71.19'	N88°48'21"E	71.19'
C3	5000.00'	01°08'09"	99.11'	N88°57'51"E	99.11'
C4	22.00'	89°16'03"	34.28'	N43°45'45"E	30.91'
C5	52.00'	23°05'11"	20.95'	N76°51'11"E	20.81'
C6	5021.00'	01°08'09"	99.53'	N88°57'51"E	99.53'



MOURIER INVESTMENTS, LLC  
DOC. NO. 2007-0076354

FINAL MAP OF  
**WESTBROOK - PHASE 3**  
VILLAGES WB-22 AND WB-23  
SUBDIVISION No. PL18-0266

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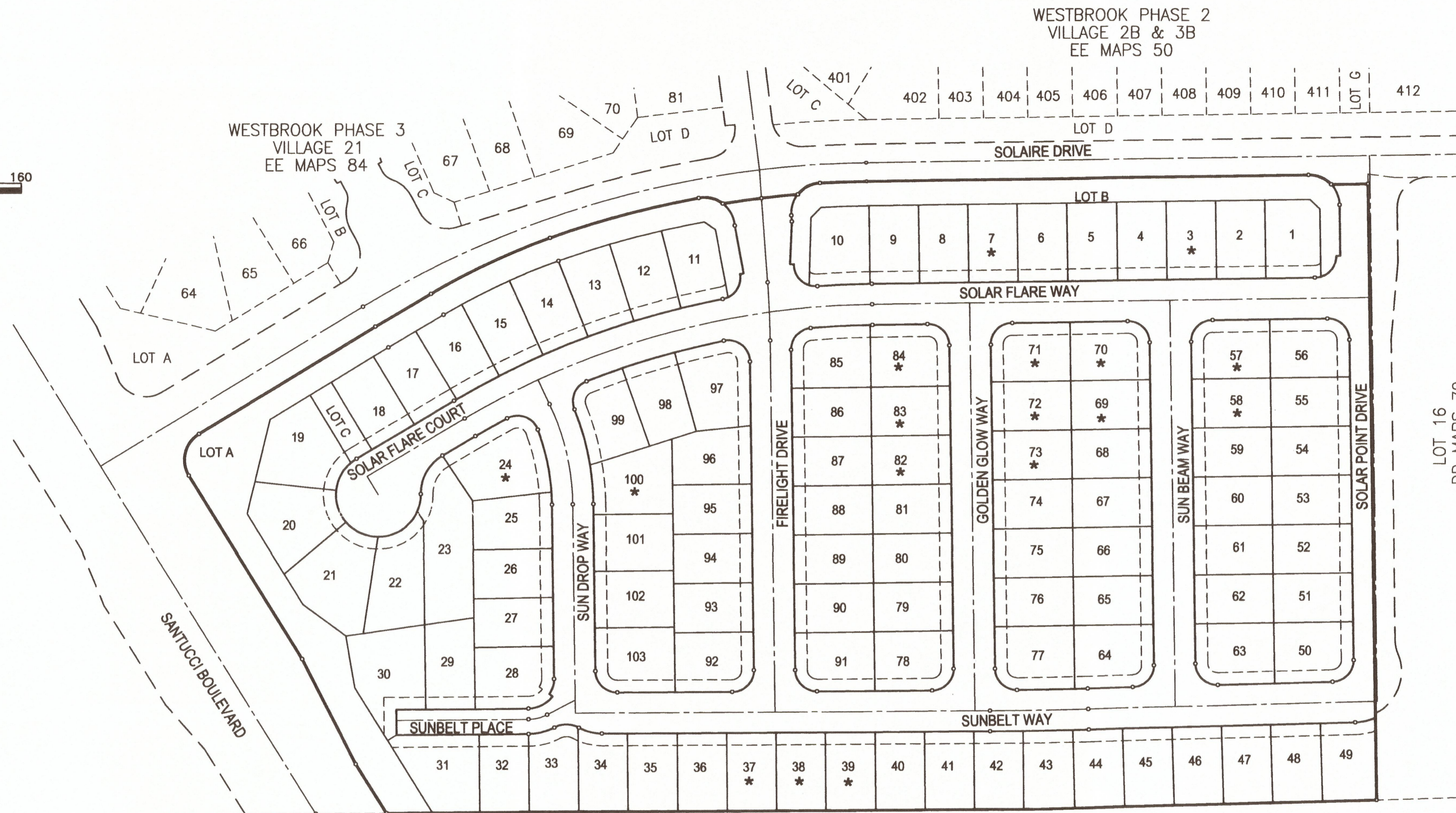
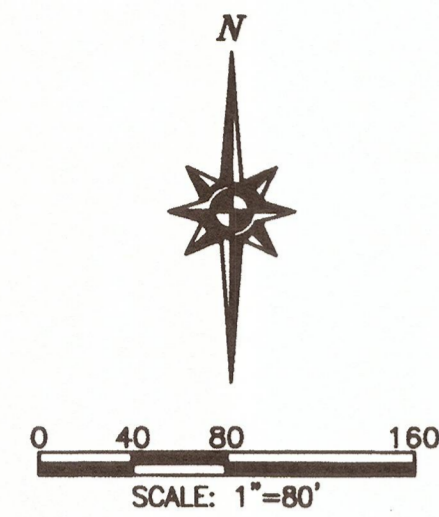
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SHEET 6 OF 7

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



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**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.

NOTE: SEE SHEET 2 FOR BASIS OF BEARING, LEGEND, NOTES & REFERENCES.

**FINAL MAP OF  
WESTBROOK - PHASE 3  
VILLAGES WB-22 AND WB-23  
SUBDIVISION No. PL18-0266**

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