

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 BOUNDARIES OF THIS SUBDIVISION MAP, "FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 2" AS SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE 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 INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, TRAFFIC CONTROL APPURTENANCES, WATER, SEWER, DRAINAGE AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B, C, D AND E, INCLUSIVE STREETS SHOWN HEREON AS CARDERO WAY, HOLT PARKWAY, PROVO COURT, WADSWORTH CIRCLE, WADSWORTH DRIVE AND VAUGHN WAY AND THOSE STRIPS OF LAND TEN (10) FEET AND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE CIRCLE, COURT, DRIVE, WAYS AND PARKWAY SHOWN HEREON AND DESIGNATED "10' PUE" AND "12.5' PUE".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- A. AS PUBLIC RIGHTS-OF-WAY (INCLUDING THE IMPROVEMENTS THEREON), THE CIRCLE, COURT, DRIVE, WAYS AND PARKWAY SHOWN AS CARDERO WAY, HOLT PARKWAY, PROVO COURT, WADSWORTH DRIVE, WADSWORTH CIRCLE AND VAUGHN WAY.
- B. FOR OPEN SPACE PURPOSES THE LOT SHOWN HERON AS LOT 'A'.
- C. FOR LANDSCAPING PURPOSES AND AS PUBLIC RIGHTS-OF-WAY THE LOTS SHOWN HEREON AS LOTS 'B', 'C', 'D' AND 'E'.

JEN CALIFORNIA 15 LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Clifton Taylor
ITS: VICE PRESIDENT

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR 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) SS

ON 21st DAY OF July, 2021 BEFORE ME, Anton Garcia
Clifton Taylor 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/HE/ THEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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: _____

PRINTED NAME: Anton Garcia

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: 10/9/2024

MY COMMISSION No.: 2335122

FINAL MAP OF
**FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 2**

SUBDIVISION NO. PL 14-0469
(WEST ROSEVILLE SPECIFIC PLAN PARCEL F-10B)
BEING THE DESIGNATED REMAINDER OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 VILLAGE F-10 PHASE 1", SUBDIVISION NO. PL-14-0438, BOOK FF OF MAPS, PAGE 31, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA



AUGUST 2021

Sheet 1 of 7

1027.168

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE HAS APPROVED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 2 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. THE CITY COUNCIL AND HAS APPROVED THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATION FOR RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS, IN NOTE 7 ON SHEET 2.

DATE _____ CITY CLERK, CITY OF ROSEVILLE

BY: _____ ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC

FEE: \$ _____ DOCUMENT NO.: _____

BY: Ryan Ronco COUNTY RECORDER COUNTY OF PLACER STATE OF CALIFORNIA
BY: _____ DEPUTY RECORDER

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 2 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
CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. #69879 EXPIRATION DATE 09/30/2022
DATE _____

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 2 IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

TIMOTHY G. BLAIR, P.L.S. 8278

DATE _____



SURVEYOR'S STATEMENT

THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE F-10 PHASE 2 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 JEN CALIFORNIA 15 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN APRIL 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET BY JULY 31, 2023 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.



DENNIS L. BARBER
P.L.S. 8067

7/21/21
DATE

OVERALL BOUNDARY SHEET

REFERENCES:

- (1) EE MAPS 74 FINAL MAP OF FIDDYMENT RANCH PHASE 3 - LARGE LOT SUBDIVISION
- (2) FF MAPS 31 FINAL MAP OF FIDDYMENT RANCH PHASE 3 - VILLAGE 10 PHASE 1

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 2 AS SAID LOT IS SHOWN ON THE FINAL MAP OF FIDDYMENT RANCH PHASE 3 - LARGE LOT SUBDIVISION. FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 74, PLACER COUNTY RECORDS, SAID LINE IS TAKEN TO BEAR NORTH 00°12'49" WEST. DISTANCES SHOWN HEREON ARE GROUND BASED.

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING, AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "FIDDYMENT RANCH PHASE 3 - VILLAGE 10 PHASE 2" SUBDIVISION IS 23.045± ACRES, CONSISTING OF 110 RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND 4 LANDSCAPE LOTS.
5. A GEOTECHNICAL ENGINEERING REPORT TITLED "FIDDYMENT RANCH PHASE-3" WAS PREPARED BY MID PACIFIC ENGINEERING, INC., MPE NO. 02525-33, DATED SEPTEMBER 9, 2019. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ROSEVILLE (FILE NUMBER 308-922).
6. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
7. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFER OF DEDICATION/RIGHT OF WAY(IOD/RW), NOT SHOWN HEREON IS HEREBY ABANDONED:
 - 7.1. THOSE PORTIONS OF THE IOD/RW DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 3 - LARGE LOT SUBDIVISION", FILED IN BOOK EE OF MAPS, AT PAGE 74, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.

LEGEND

- DIMENSION POINT
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8067" PER EE MAPS 74
- ⊙ SET BRASS DISK WITH PUNCH STAMPED "LS 8067" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL
- ⊕ FOUND QUARTER CORNER AS DESCRIBED REF INDICATES REFERENCE NUMBER
- (OA) OVERALL DIMENSION PUE PUBLIC UTILITY EASEMENT
- O.R.P.C. OFFICIAL RECORDS OF PLACER COUNTY RW RIGHT-OF-WAY
- IOD IRREVOCABLE OFFER OF DEDICATION (R) RADIAL BEARING
- (R) RADIAL BEARING (X) SHEET INDEX NUMBER

LINE TABLE - THIS SHEET ONLY

No.	Bearing	Length	Ref
L1	N29°01'58"E	52.00'	(2)

CURVE TABLE - THIS SHEET ONLY

No.	Radius	Delta	Length	Chord Bearing	Chord Dist	Ref
C1	974.00'	1°32'34"	26.22'	N61°44'19"W	26.22'	(2)

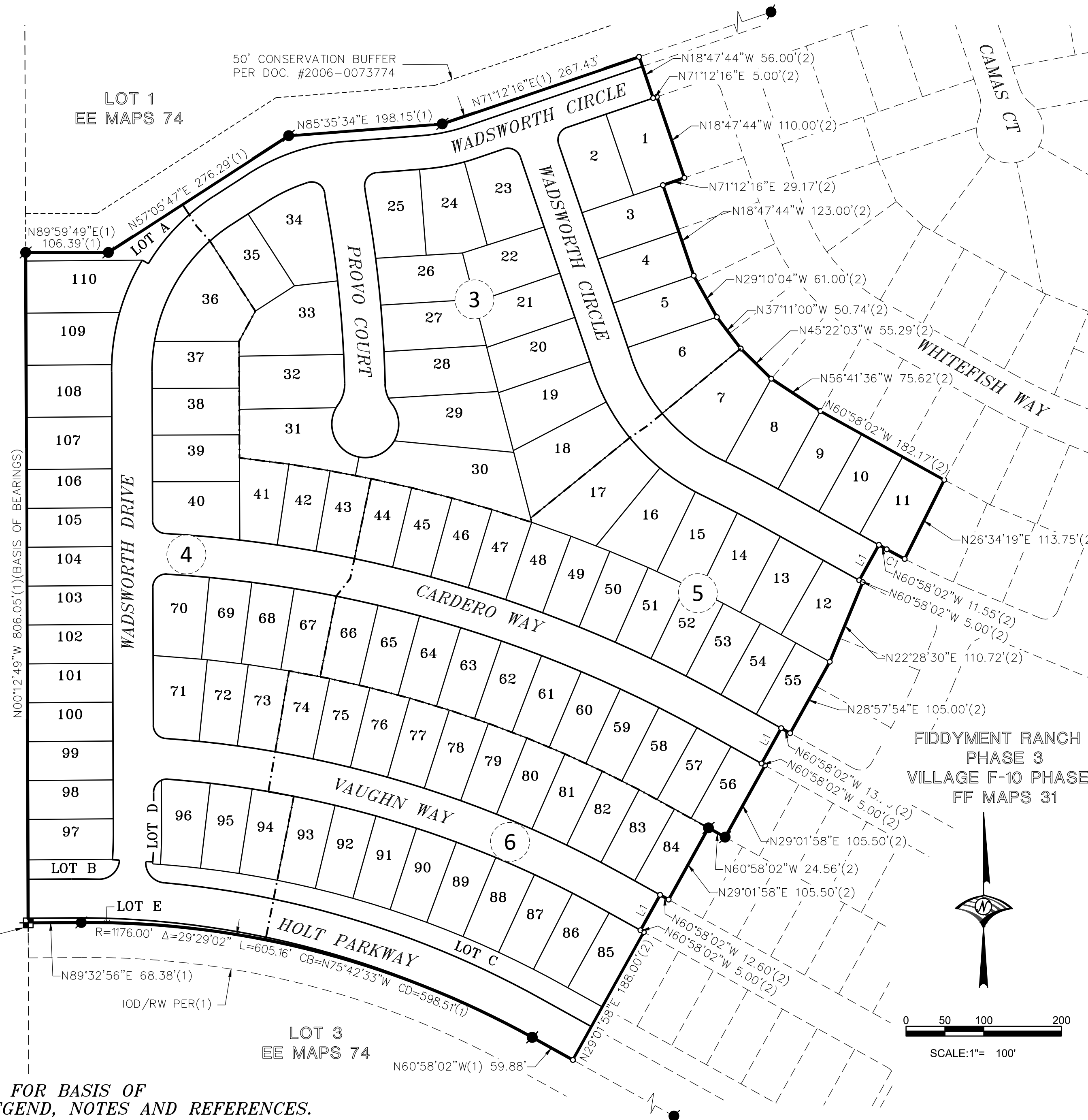
FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 2
 SUBDIVISION NO. PL 14-0469
 (WEST ROSEVILLE SPECIFIC PLAN F-10B)
 BEING THE DESIGNATED REMAINDER OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 VILLAGE F-10 PHASE 1", SUBDIVISION NO. PL-14-0438, BOOK FF OF MAPS, PAGE 31, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

AUGUST 2021

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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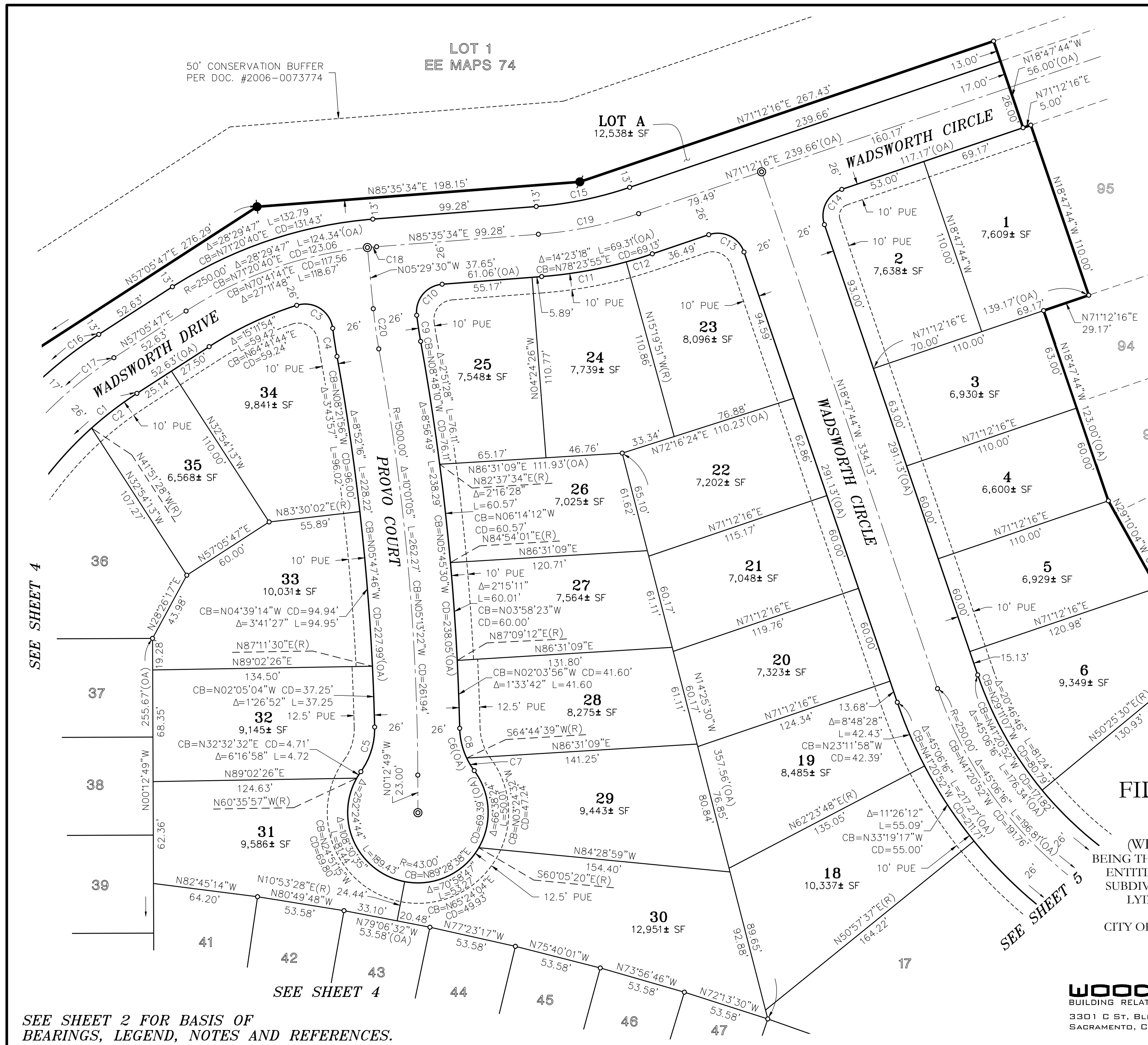


T11N R5E
 1/4
 S14 S13
 1980
 LS 3731

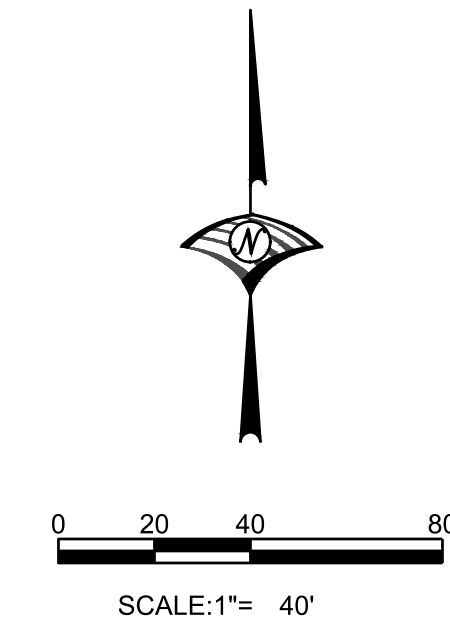
FOUND 2 1/2" CAPPED
 IRON PIPE PER
 BB MAPS 24 STAMPED:

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

CURVE TABLE - THIS SHEET ONLY					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	224.00'	57°18'37"	224.06'	N28°26'29"E	214.83'
C2	224.00'	8°57'15"	35.01'	N52°37'10"E	34.97'
C3	17.00'	100°32'16"	29.83'	N57°26'11"W	26.15'
C4	326.00'	3°03'51"	17.43'	N8°41'59"W	17.43'
C5	45.00'	37°02'38"	29.09'	N17°09'41"E	28.59'
C6	45.00'	35°26'39"	27.84'	N19°00'25"W	27.40'
C7	45.00'	11°28'23"	9.01'	N30°59'32"W	9.00'
C8	45.00'	23°58'15"	18.83'	N13°16'13"W	18.69'
C9	274.00'	3°22'43"	16.16'	N8°32'33"W	16.15'
C10	17.00'	92°26'45"	27.43'	N39°22'11"E	24.55'
C11	276.00'	10°55'25"	52.62'	N80°07'51"E	52.54'
C12	276.00'	3°27'53"	16.69'	N72°56'12"E	16.69'
C13	17.00'	90°00'00"	26.70'	N63°47'44"W	24.04'
C14	17.00'	90°00'00"	26.70'	N26°12'16"E	24.04'
C15	233.00'	14°23'18"	58.51'	N78°23'55"E	58.36'
C16	267.00'	26°02'53"	121.38'	N44°04'20"E	120.34'
C17	250.00'	57°18'36"	250.06'	N28°26'29"E	239.77'
C18	250.00'	1°17'59"	5.67'	N84°56'34"E	5.67'
C19	250.00'	14°23'18"	62.78'	N78°23'55"E	62.62'
C20	300.00'	4°44'25"	24.82'	N7°51'42"W	24.81'



FIDDYMENT RANCH -
 PHASE 3
 PHASE 1
 VILLAGE F-10
 MAPS 31



FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 2
 SUBDIVISION NO. PL 14-0469
 (WEST ROSEVILLE SPECIFIC PLAN F-10B)
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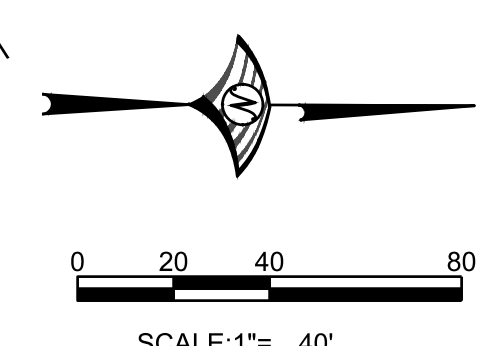
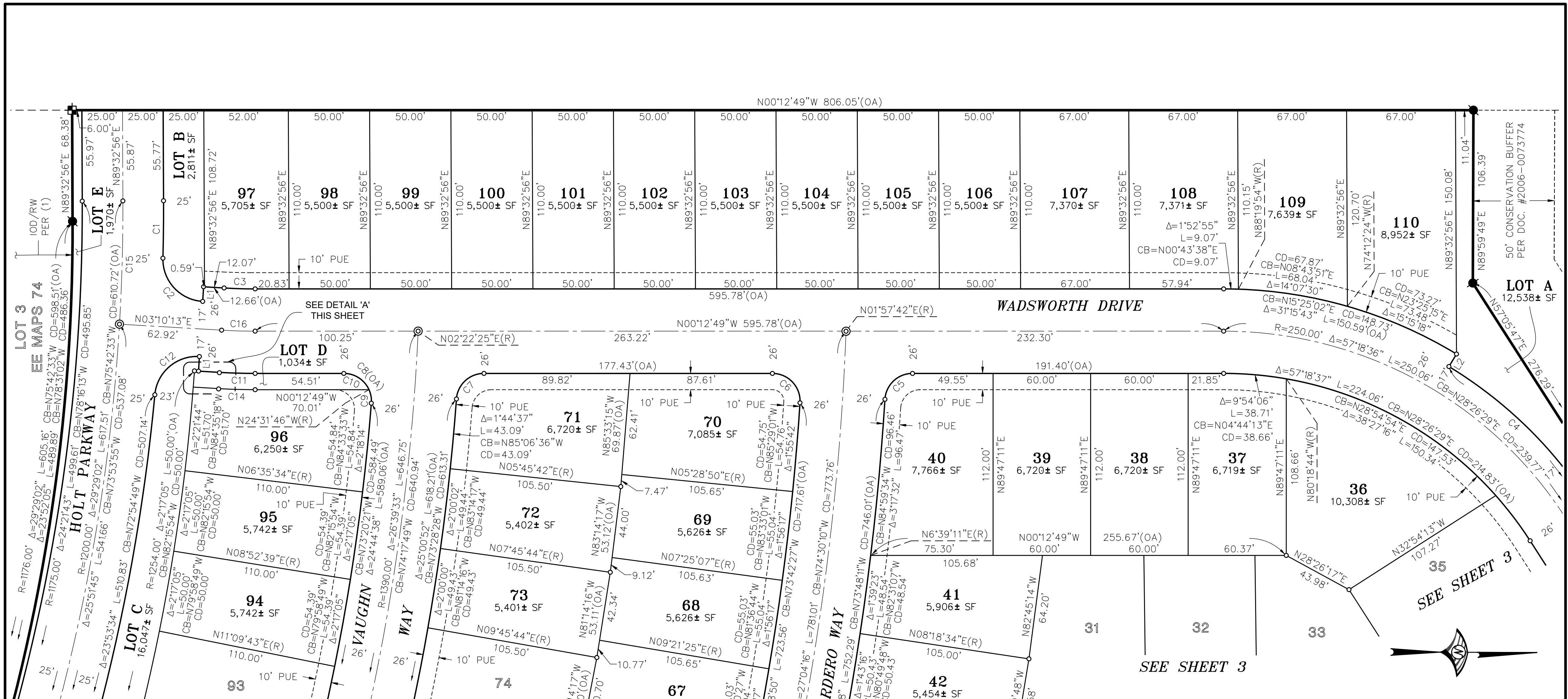
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SEE SHEET 2 FOR BASIS OF
 BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 4

SEE SHEET 5

SEE SHEET 4

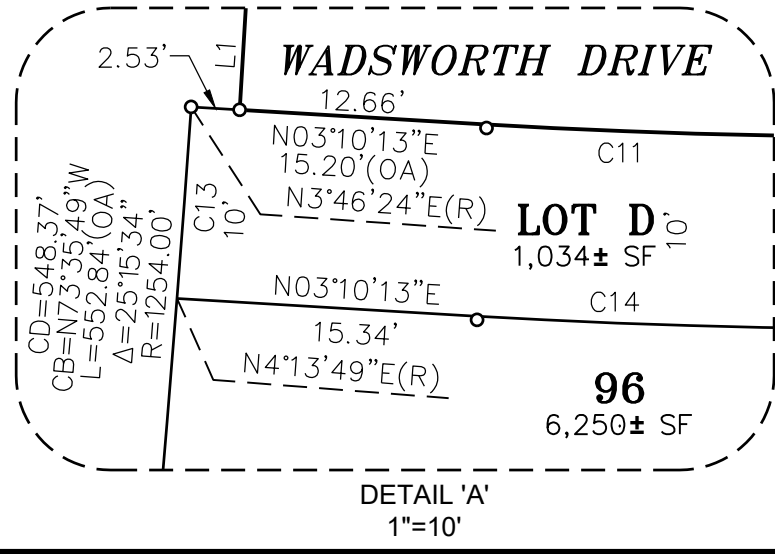


CURVE TABLE - THIS SHEET ONLY

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	1225.00'	1°39'06"	35.31'	N89°37'31"W	35.31'
C2	26.00'	88°01'49"	39.95'	N47°11'07"E	36.13'
C3	324.00'	3°23'02"	19.14'	N1°28'42"E	19.13'
C4	267.00'	26°02'53"	121.38'	N44°04'20"E	120.34'
C5	17.00'	86°25'31"	25.64'	N43°25'35"W	23.28'
C6	17.00'	93°45'57"	27.82'	N46°40'09"E	24.82'
C7	17.00'	85°46'05"	25.45'	N43°05'52"W	23.14'
C8	17.00'	94°30'10"	28.04'	N47°02'15"E	24.97'
C9	17.00'	28°49'06"	8.55'	N79°52'47"E	8.46'
C10	17.00'	65°41'03"	19.49'	N32°37'42"E	18.44'
C11	376.00'	3°23'02"	22.21'	N1°28'42"E	22.20'
C12	26.00'	88°01'49"	39.95'	N40°50'42"W	36.13'
C13	1254.00'	0°27'25"	10.00'	N85°59'53"W	10.00'
C14	386.00'	3°23'02"	22.80'	N1°28'42"E	22.79'
C15	1200.00'	3°37'17"	75.85'	N88°38'26"W	75.83'
C16	350.00'	3°23'02"	20.67'	N1°28'42"E	20.67'

LINE TABLE - THIS SHEET ONLY

No.	Bearing	Length
L1	N86°49'47"W(R)	9.00'
L2	N58°57'06"W(R)	9.00'



FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 2
 SUBDIVISION NO. PL 14-0469
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AUGUST 2021

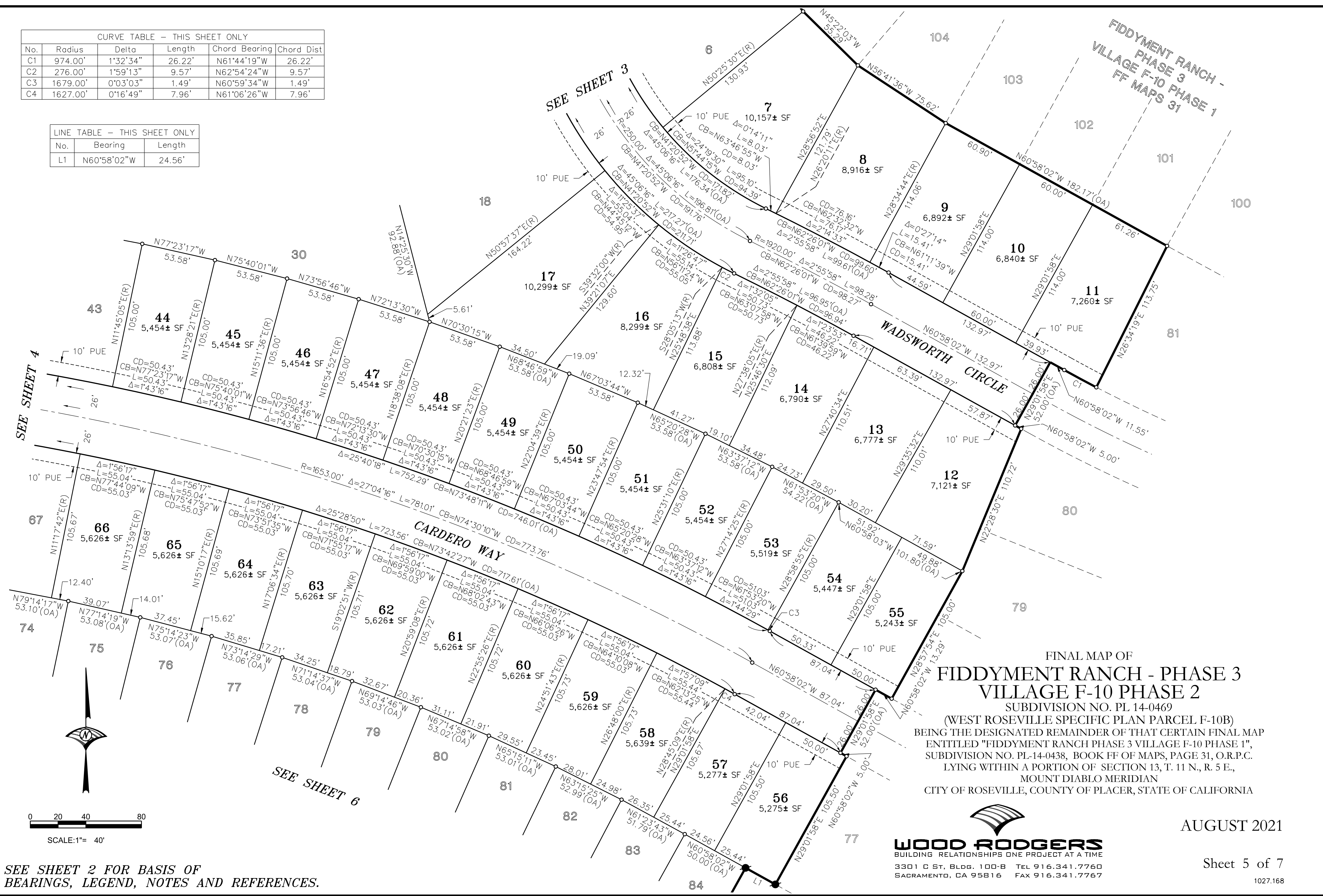
Sheet 4 of 7

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

CURVE TABLE - THIS SHEET ONLY					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	974.00'	1°32'34"	26.22'	N61°44'19"W	26.22'
C2	276.00'	1°59'13"	9.57'	N62°54'24"W	9.57'
C3	1679.00'	0°03'03"	1.49'	N60°59'34"W	1.49'
C4	1627.00'	0°16'49"	7.96'	N61°06'26"W	7.96'

LINE TABLE - THIS SHEET ONLY		
No.	Bearing	Length
L1	N60°58'02"W	24.56'



FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 2
 SUBDIVISION NO. PL 14-0469

(WEST ROSEVILLE SPECIFIC PLAN F-10B)
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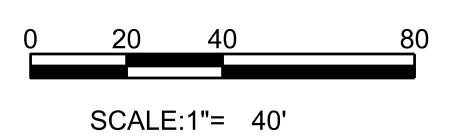
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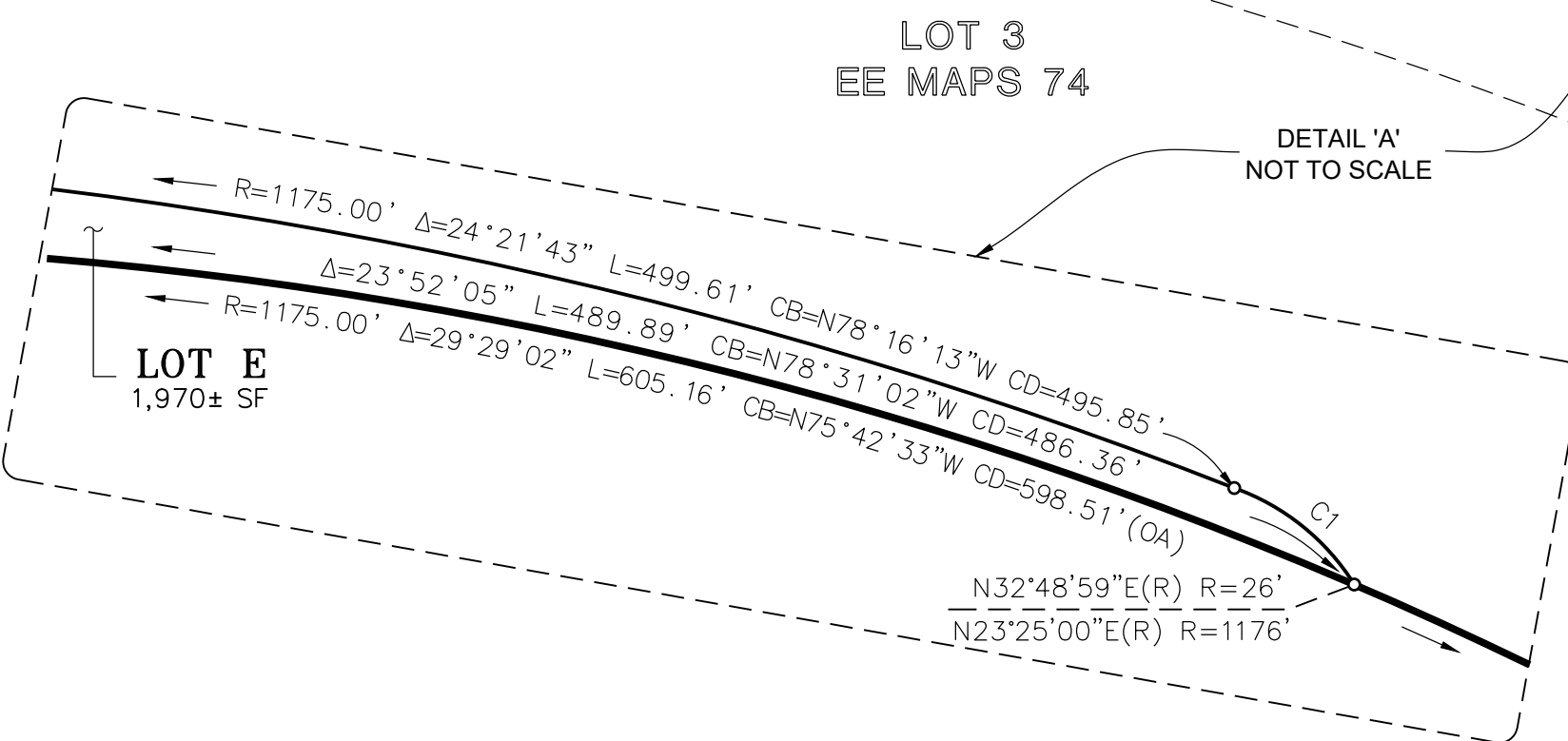
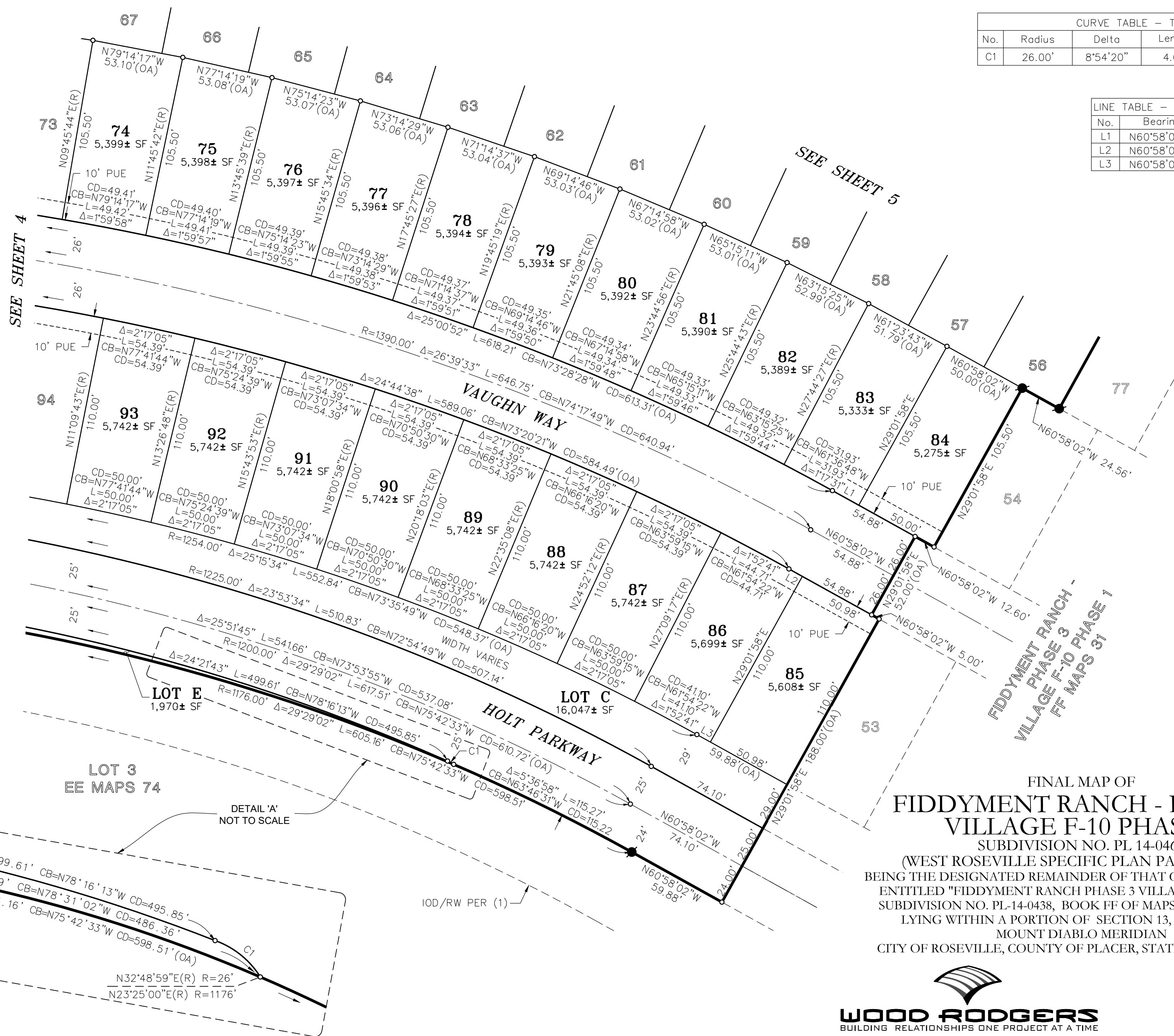
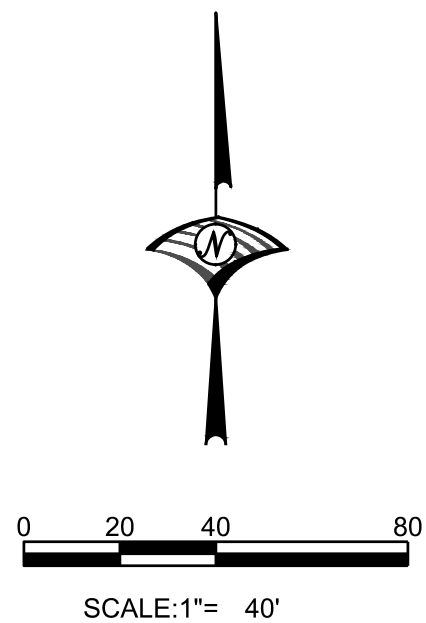
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SEE SHEET 2 FOR BASIS OF
 BEARINGS, LEGEND, NOTES AND REFERENCES.



CURVE TABLE - THIS SHEET ONLY					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	26.00'	8°54'20"	4.04'	N61°38'11"W	4.04'

LINE TABLE - THIS SHEET ONLY		
No.	Bearing	Length
L1	N60°58'02"W	17.48'
L2	N60°58'02"W	8.90'
L3	N60°58'02"W	8.90'



FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 2
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SEE SHEET 2 FOR BASIS OF
 BEARINGS, LEGEND, NOTES AND REFERENCES.

INFORMATIONAL SHEET

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

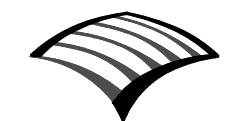
* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.



FIDDYMENT RANCH -
PHASE 3
VILLAGE F-10 PHASE 1
FF MAPS 31

FINAL MAP OF
FIDDYMENT RANCH - PHASE 3
VILLAGE F-10 PHASE 2
SUBDIVISION NO. PL 14-0469

(WEST ROSEVILLE SPECIFIC PLAN PARCEL F-10B)
BEING THE DESIGNATED REMAINDER OF THAT CERTAIN FINAL MAP
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SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.

LOT 1
EE MAPS 74

LOT 3
EE MAPS 74