

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 20A" 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 F, THE STREETS SHOWN HEREON AS MERCURY LANE, MILKY WAY CIRCLE, STARFIELD DRIVE, TITAN LANE, AND WANDERING STAR DRIVE, THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHTS-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 RIGHTS-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS MERCURY LANE, MILKY WAY CIRCLE, STARFIELD DRIVE, TITAN LANE, AND WANDERING STAR DRIVE.
- (B) LOTS A, B, C, D, E AND F SHOWN HEREON TO THE CITY OF ROSEVILLE FOR LANDSCAPING AND AS PUBLIC RIGHTS-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 WHOSE NAME 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.

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

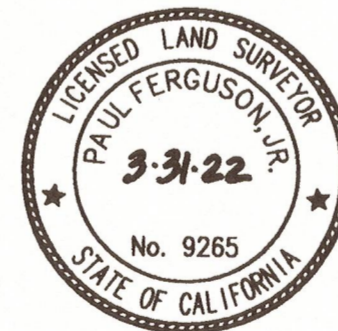
SURVEYOR'S STATEMENT

THIS FINAL MAP OF "FEDERICO PHASE 1 VILLAGE 20A" 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, AND WILL BE SET BY DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

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

DATE: 9/15/2020



CITY ENGINEER'S STATEMENT

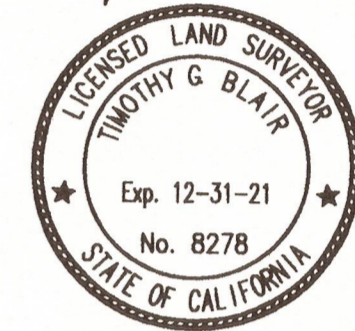
I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "FEDERICO PHASE 1 VILLAGE 20A" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

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 THIS FINAL MAP OF "FEDERICO PHASE 1 VILLAGE 20A" 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 "FEDERICO PHASE 1 VILLAGE 20A" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAVE ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B, C, D, E, F, AND THE RIGHTS OF WAY OFFERED HEREON FOR DEDICATION.

Roni Ornelas
CITY CLERK, CITY OF ROSEVILLE

DATE: 11/5/2020 BY: _____ ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 22 NO DAY OF DECEMBER, 2020, AT 9:17 A.M. IN BOOK FF OF MAPS, AT PAGE 35, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

Ryan Rancho DOCUMENT NO.: 2020-0150590
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: D. Buttern FEE: \$ 95.00
DEPUTY

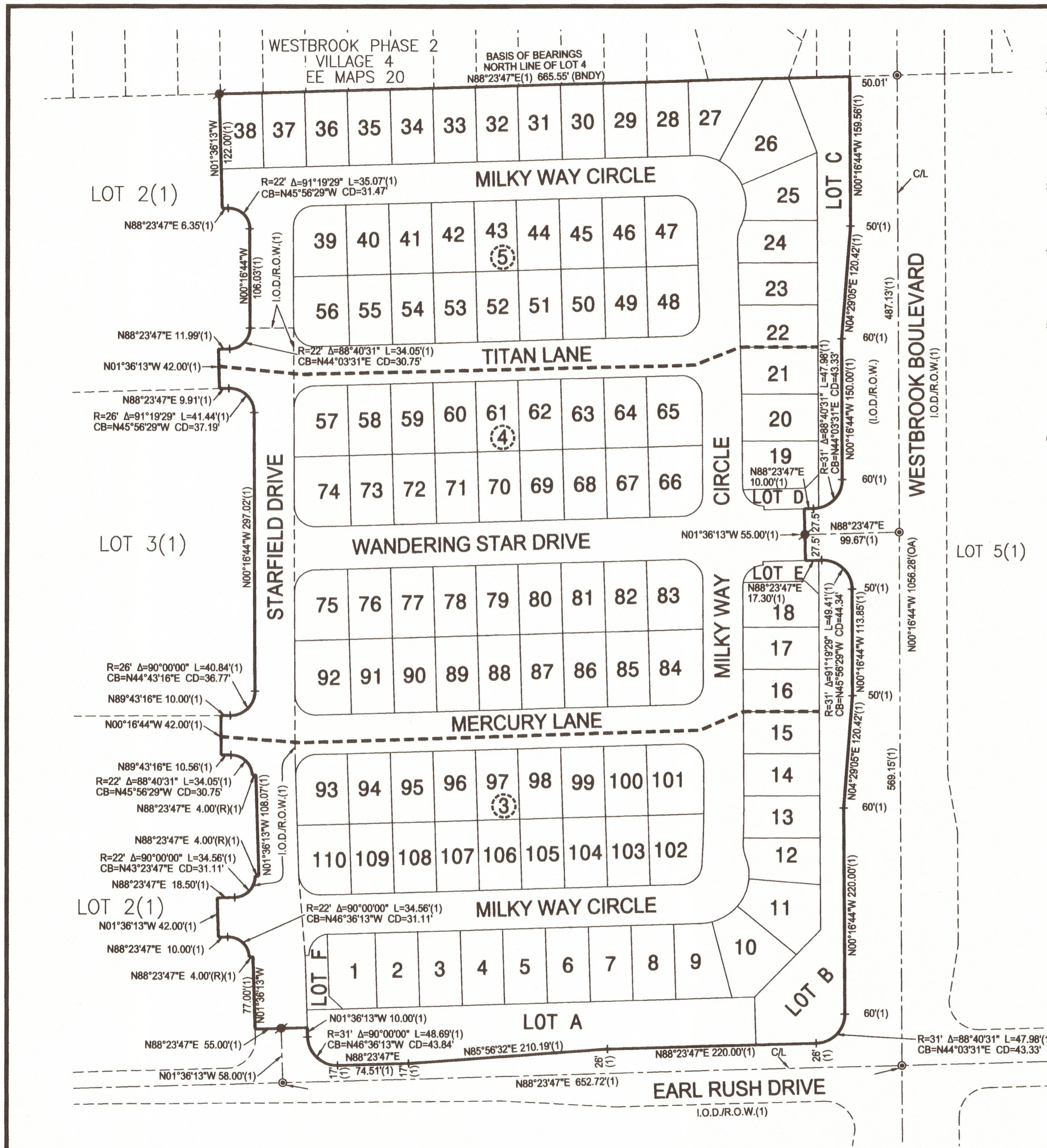
FINAL MAP OF
**FEDERICO PHASE 1
VILLAGE 20A**
SUBDIVISION NO. PL17-0024

ALL OF LOT 4 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0182", 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 6 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA



SEPTEMBER 2020

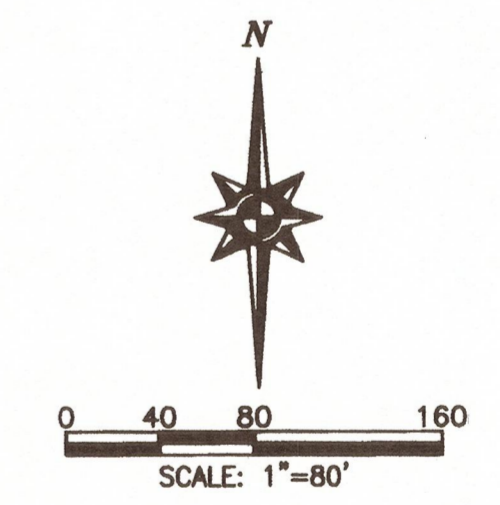


- NOTES:**
- TOTAL AREA OF THIS SUBDIVISION IS 14.93± ACRES GROSS, CONSISTING OF 110 RESIDENTIAL LOTS AND 6 MISCELLANEOUS LOTS.
 - ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
 - 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.
 - 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 2.00' EXTENSION IN THE GUTTER PAN, UNLESS OTHERWISE NOTED.
 - ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265", WHERE A 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.
 - PROPERTY IS SUBJECT TO A "RECIPROCAL EASEMENT AGREEMENT (SOLAIRE, PHASE 4: LOT 2, 3, & 4) RECORDED JULY 2, 2020 AS DOCUMENT NUMBER 2020-0066291, OFFICIAL RECORDS OF PLACER COUNTY, WITH THE OWNER OF LOT 2 & 3 A LONG THE WESTERLY BOUNDARY OF THIS SUBDIVISION.

BASIS OF BEARINGS:
 THE BEARING N 88°23'47" E, BEING THE NORTH LINE OF LOT 4 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 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"(1)
 - 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.O.W. RIGHT-OF-WAY
 - S.F.± SQUARE FEET
 - (1) DENOTES RECORD INFORMATION
 - (X) SHEET NUMBER

REFERENCES:
 (1) EE MAPS 6



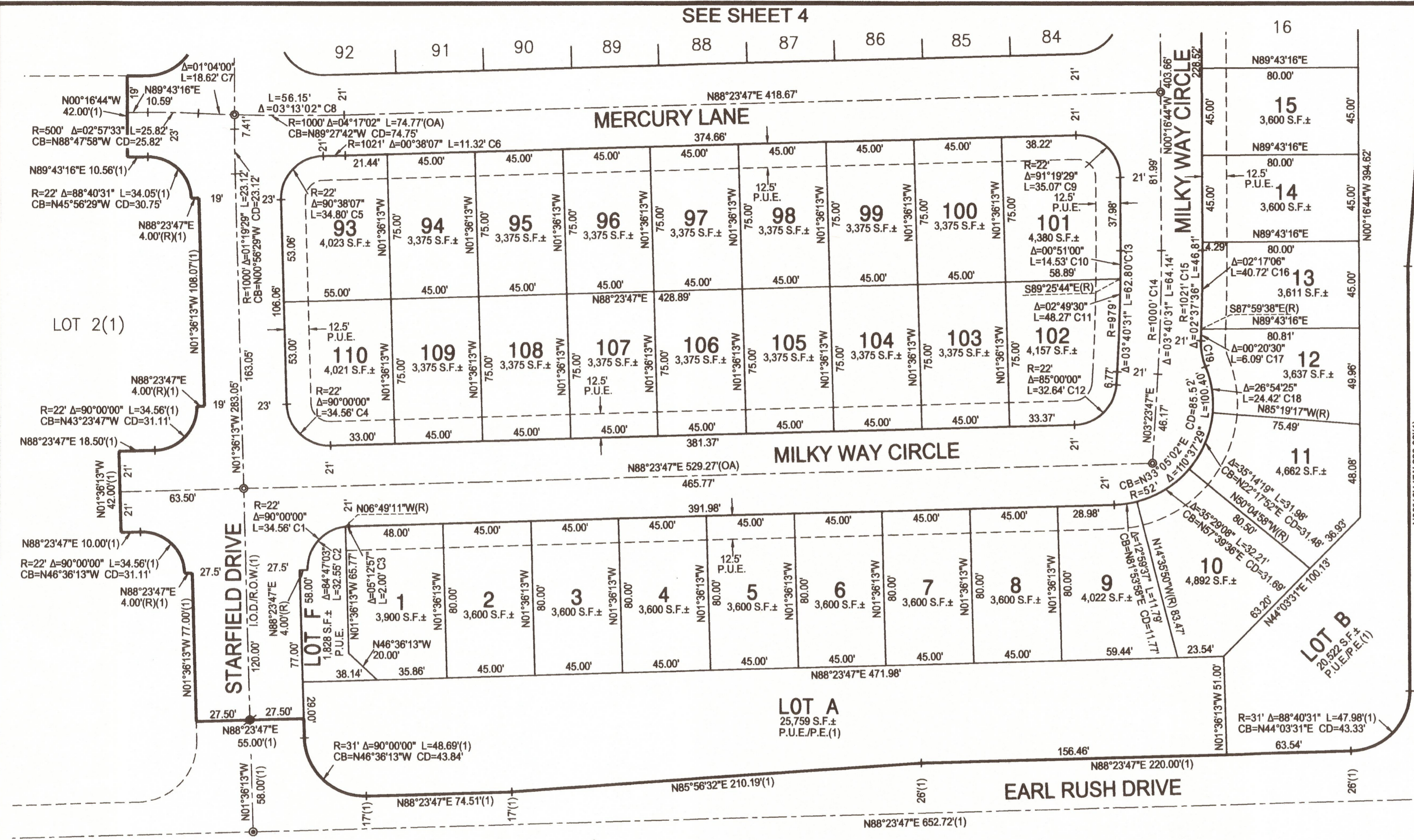
FINAL MAP OF
FEDERICO PHASE 1
 VILLAGE 20A
 SUBDIVISION NO. PL17-0024

ALL OF LOT 4 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 6 EAST, MOUNT DIABLO MERIDIAN.

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MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 775-1189

SEPTEMBER 2020
 SHEET 2 OF 5 18254.FED.20

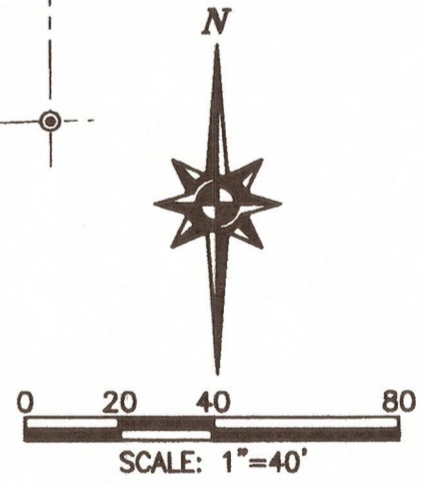


CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
C1	N43°23'47"E	31.11'
C2	N40°47'18"E	29.66'
C3	N85°47'18"E	2.00'
C4	N46°36'13"W	31.11'
C5	N43°42'50"E	31.28'
C6	N89°42'50"E	11.32'
C7	N87°51'11"W	18.61'
C8	N89°59'42"W	56.15'
C9	N45°56'29"W	31.47'
C10	N00°08'46"E	14.53'
C11	N01°59'01"E	48.27'
C12	N45°53'47"E	29.73'
C13	N01°33'31"E	62.79'
C14	N01°33'31"E	64.13'
C15	N01°02'04"E	46.80'
C16	N00°51'49"E	40.72'
C17	N02°10'37"E	6.09'
C18	N08°46'30"W	24.20'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C19	32'	24°34'34"	13.73'	N09°56'25"W	13.62'



FINAL MAP OF
FEDERICO PHASE 1
 VILLAGE 20A
 SUBDIVISION NO. PL17-0024

ALL OF LOT A 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 6 EAST, MOUNT DIABLO MERIDIAN.

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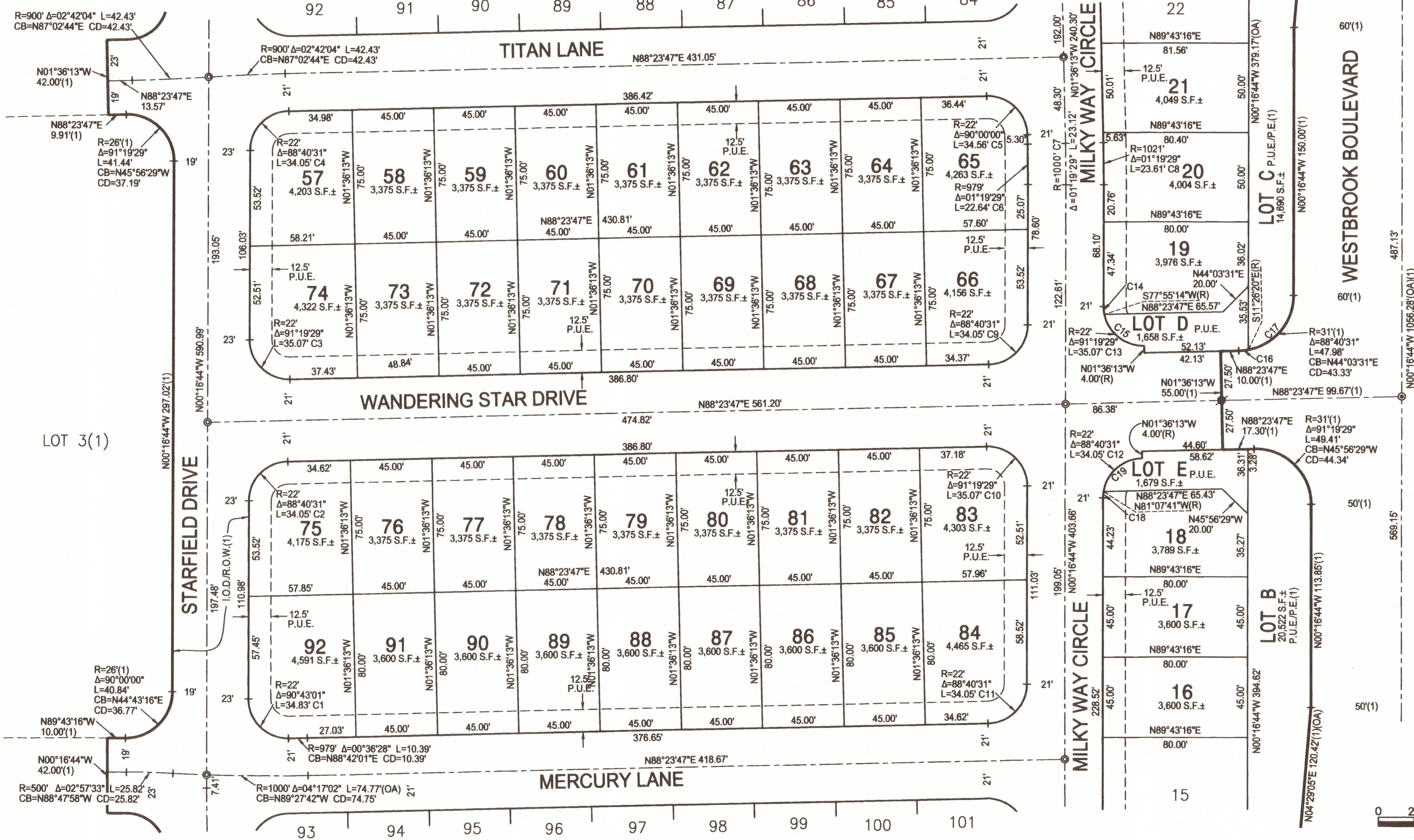
SEPTEMBER 2020

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

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SHEET 3 OF 5 18254.FED.20

SEE SHEET 5



LOT 3(1)

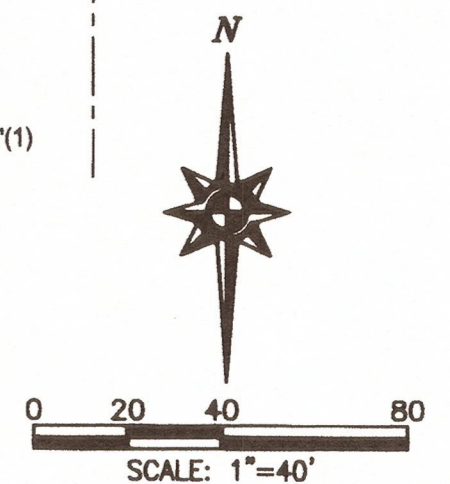
SEE SHEET 3

CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
C1	N45°38'15"W	31.31'
C2	N44°03'31"E	30.75'
C3	N45°56'29"W	31.47'
C4	N44°03'31"E	30.75'
C5	N46°36'13"W	31.11'
C6	N00°56'29"W	22.54'
C7	N00°56'29"W	23.12'
C8	N00°56'29"W	23.61'
C9	N44°03'31"E	30.75'
C10	N45°56'29"W	31.47'
C11	N44°03'31"E	30.75'
C12	N44°03'31"E	30.75'
C13	N45°56'29"W	31.47'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C14	22'	11°48'02"	4.53'	N06°10'45"W	4.52'
C15	22'	79°31'28"	30.54'	N51°50'30"W	28.14'
C16	31'	09°50'06"	5.32'	N83°28'43"E	5.31'
C17	31'	78°50'24"	42.66'	N39°08'28"E	39.37'
C18	22'	09°08'03"	3.51'	N04°17'47"E	3.51'
C19	22'	79°31'28"	30.54'	N48°38'03"E	28.14'



FINAL MAP OF
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VILLAGE 20A
SUBDIVISION NO. PL17-0024

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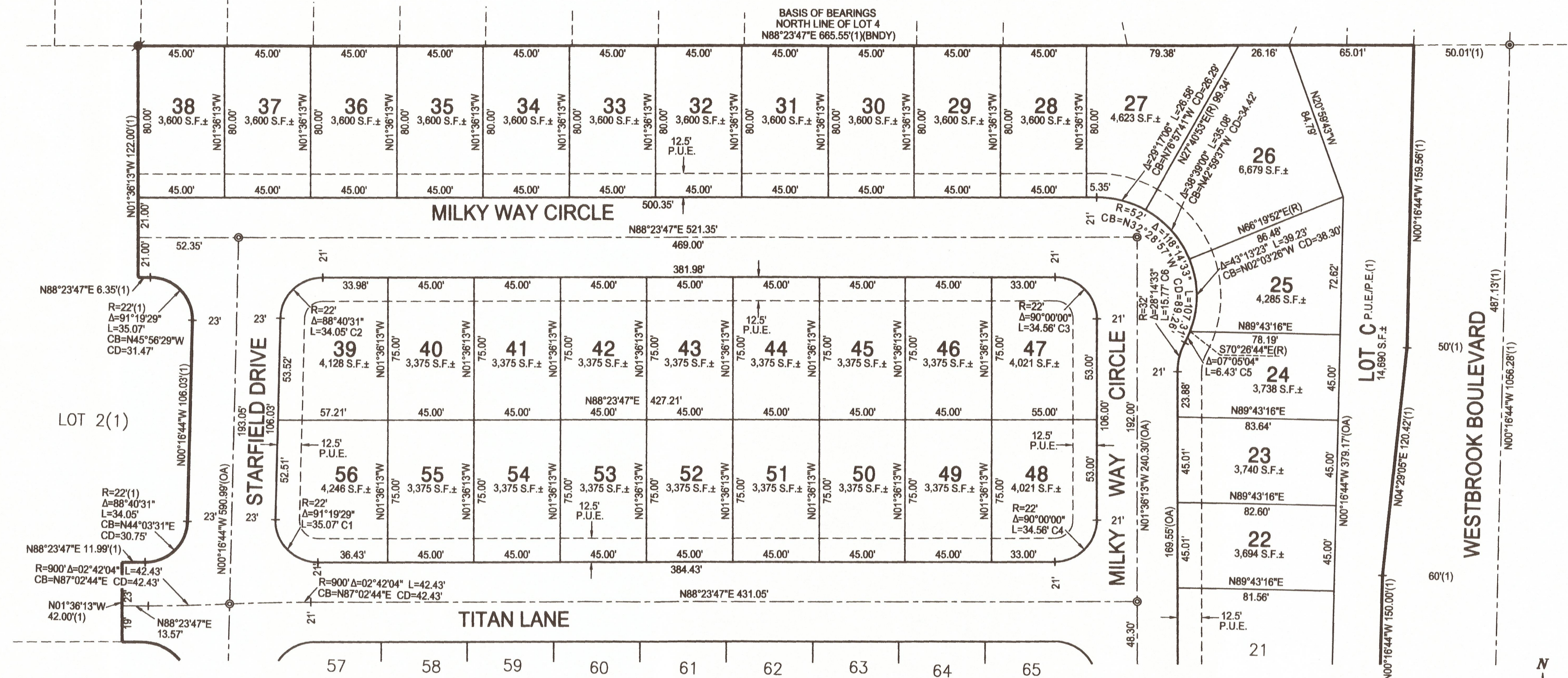
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SEPTEMBER 2020

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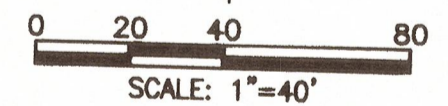
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

WESTBROOK PHASE 2
VILLAGE 4
EE MAPS 20



CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
C1	N45°56'29"W	31.47'
C2	N44°03'31"E	30.75'
C3	N46°36'13"W	31.11'
C4	N43°23'47"E	31.11'
C5	N23°05'48"E	6.43'
C6	N12°31'03"E	15.61'



FINAL MAP OF
FEDERICO PHASE 1
VILLAGE 20A
SUBDIVISION NO. PL17-0024

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