

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 "SIERRA VISTA KT 21A-1" 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 AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A, B, & C 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 IMPROVEMENTS THEREON), LOT A, LOT B AND LOT C AND THE STREETS SHOWN HEREON AS WIND RIVER DRIVE, HIMALAYA WAY, LAKE RANGE WAY, TRINITY ALPS WAY, WADDINGTON WAY.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
 NAME: CHRYSANTHY DEMOS NAME:
 TITLE: PRESIDENT & CEO TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
 NAME: LARRY GUALCO NAME:
 TITLE: VICE PRESIDENT 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 _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2020, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

NOTARY'S ACKNOWLEDGMENT

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STATE OF _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2020, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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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PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

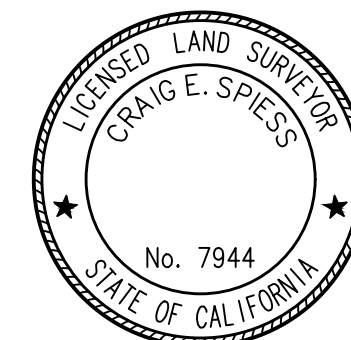
SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA KT 21A-1" 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 SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. 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, 2021 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT 21A-1" 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: _____

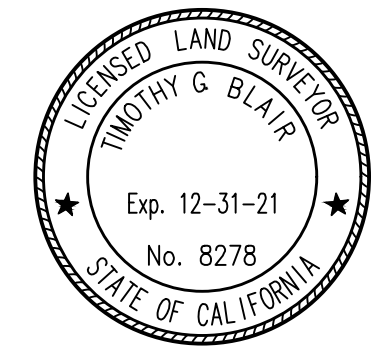
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA KT-21A-1" 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 OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA KT 21A-1", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A, B, C AND ALL 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, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

RECORDER OF PLACER COUNTY STATE OF CALIFORNIA DOCUMENT NO.: _____

BY: _____ FEE: \$ _____
DEPUTY

FINAL MAP OF SIERRA VISTA KT 21A-1 SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

02/08/2021

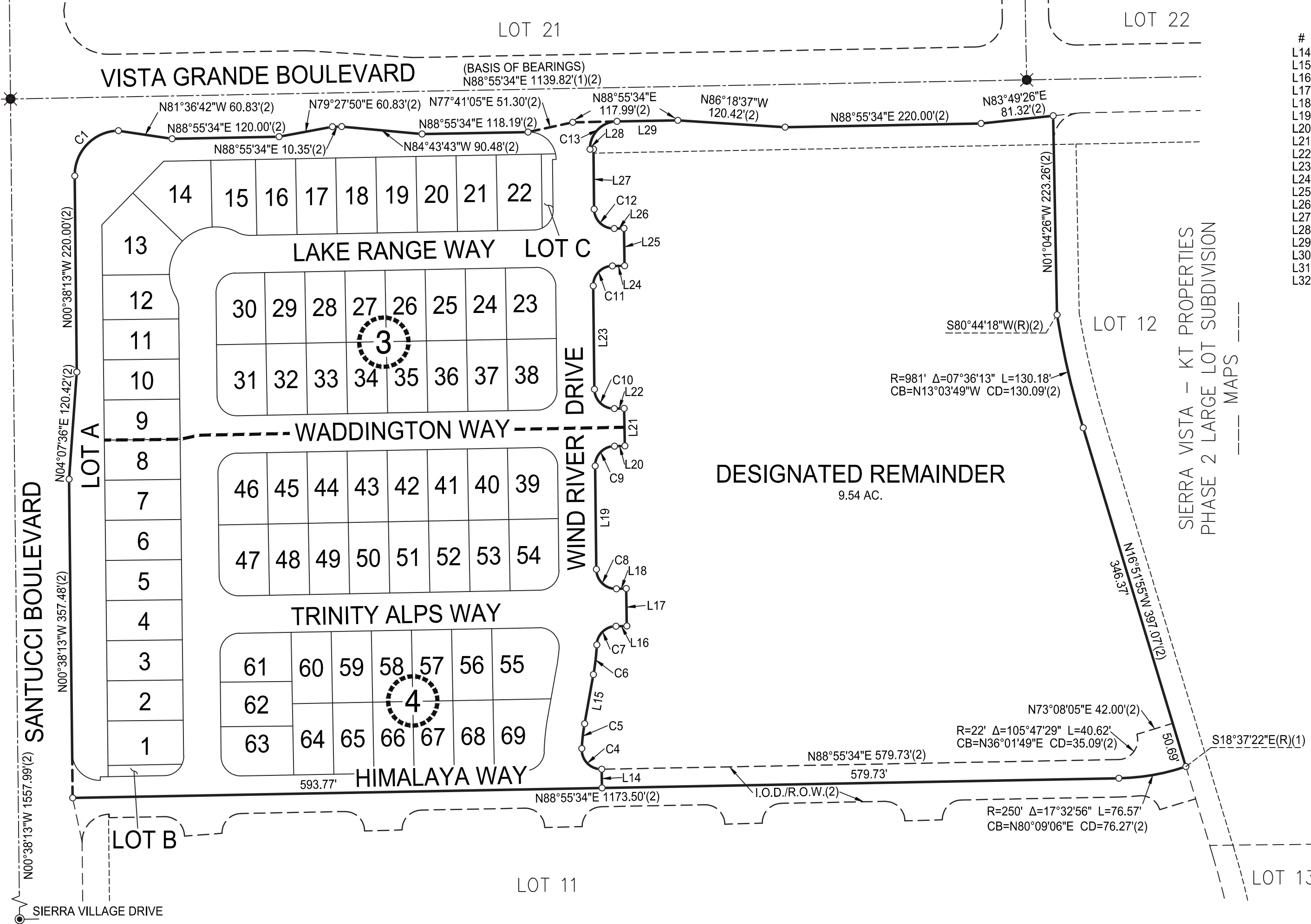
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C-1

SHEET 1 OF 5 7310.024

MOURIER INVESTMENTS, LLC
DN 2007-0076354

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6



LINE TABLE

#	BEARING	LENGTH
L14	N01°04'26"W	21.00'
L15	N10°03'55"E	56.08'
L16	N88°55'34"E	12.24'
L17	N01°04'26"W	42.00'
L18	N88°55'34"E	11.00'
L19	N00°38'17"W	116.00'
L20	N88°55'34"E	11.65'
L21	N01°04'26"W	42.00'
L22	N88°55'34"E	11.00'
L23	N00°38'17"W	116.00'
L24	N88°55'34"E	13.65'
L25	N01°04'26"W	42.00'
L26	N88°55'34"E	11.00'
L27	N00°38'17"W	67.04'
L28	N89°21'43"E	4.00'
L29	N88°55'34"E	68.23'
L30	N88°55'34"E	579.73'
L31	N88°55'34"E	593.77'
L32	N88°55'34"E	319.26'

CURVE TABLE

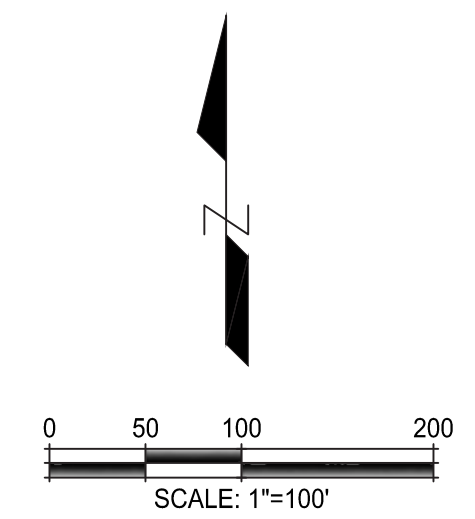
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(2)	50'	89°33'47"	78.16'	N44°08'41"E	70.44'
C4	22'	94°07'46"	36.14'	N44°00'33"W	32.21'
C5	229'	07°00'35"	28.02'	N06°33'38"E	28.00'
C6	271'	07°05'08"	33.51'	N06°31'21"E	33.49'
C7	22'	85°56'46"	33.00'	N45°57'11"E	29.99'
C8	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C9	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C10	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C11	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C12	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C13	31'	89°33'51"	48.46'	N44°08'39"E	43.67'

- NOTES:**
- THE TOTAL AREA OF THIS SUBDIVISION IS 10.04 ACRES +/-, GROSS, CONSISTING OF 69 RESIDENTIAL LOTS, 3 LANDSCAPE LOT AND 1 (9.54 ACRE) DESIGNATED REMAINDER LOT.
 - ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS 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 WALLACE KUHLE & ASSOCIATES DATED JANUARY 10, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-879.
 - ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 - ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
 - A PORTION OF THE I.O.D./R.O.W. ON LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
MAPS

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
MAPS

DESIGNATED REMAINDER
9.54 AC.



BASIS OF BEARINGS:
THE BEARING N 88°55'34" E , AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF VISTA GRANDE BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:
(1) EE MAPS 6
(2) ___ MAPS ___ (SV PH2 LLM)

- LEGEND**
- MONUMENT TO BE SET PER (1) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
 - ⊙ MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
 - FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
 - ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
 - I DIMENSION POINT NOTHING FOUND OR SET
 - AC. ACRE
 - B.S.E. BUS SHELTER EASEMENT
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - (OA) OVERALL
 - P.E. PEDESTRIAN EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (R) RADIAL
 - S.F. SQUARE FEET
 - () DENOTES RECORD INFORMATION
 - ① SHEET NUMBER

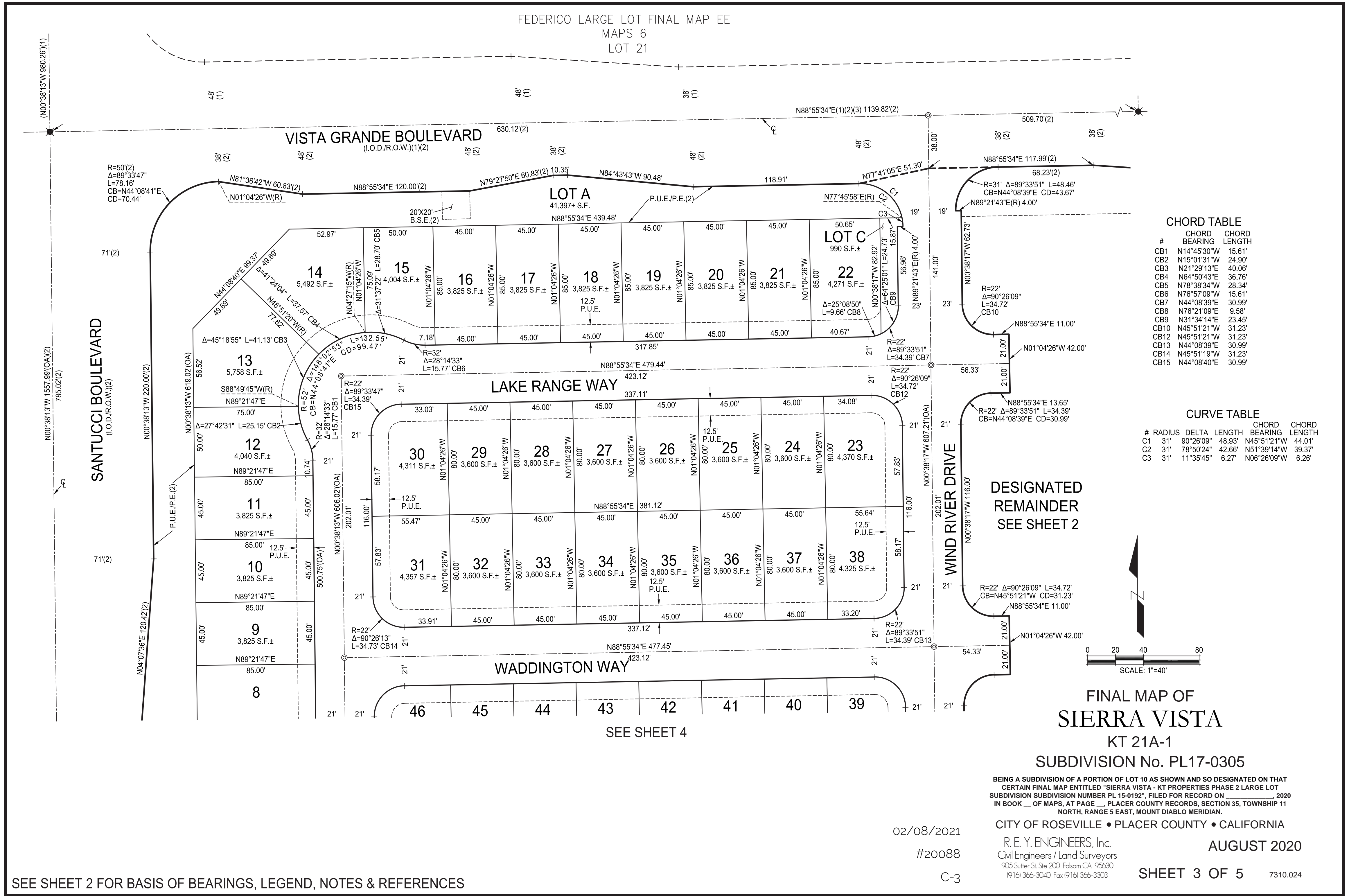
02/08/2021
#20088
C-2

**FINAL MAP OF
SIERRA VISTA
KT 21A-1
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303
AUGUST 2020
SHEET 2 OF 5 7310.024

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6
LOT 21



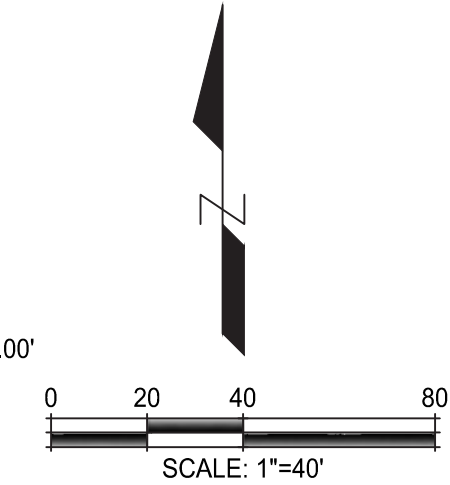
CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB1	N14°45'30"W	15.61'
CB2	N15°01'31"W	24.90'
CB3	N21°29'13"E	40.06'
CB4	N64°50'43"E	36.76'
CB5	N78°38'34"W	28.34'
CB6	N76°57'09"W	15.61'
CB7	N44°08'39"E	30.99'
CB8	N76°21'09"E	9.58'
CB9	N31°34'14"E	23.45'
CB10	N45°51'21"W	31.23'
CB12	N45°51'21"W	31.23'
CB13	N44°08'39"E	30.99'
CB14	N45°51'19"W	31.23'
CB15	N44°08'40"E	30.99'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	BEARING	CHORD LENGTH
C1	31'	90°26'09"	48.93'	N45°51'21"W	44.01'
C2	31'	78°50'24"	42.66'	N51°39'14"W	39.37'
C3	31'	11°35'45"	6.27'	N06°26'09"W	6.26'

DESIGNATED REMAINDER
SEE SHEET 2



**FINAL MAP OF
SIERRA VISTA
KT 21A-1
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
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AUGUST 2020
SHEET 3 OF 5 7310.024

02/08/2021
#20088
C-3

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

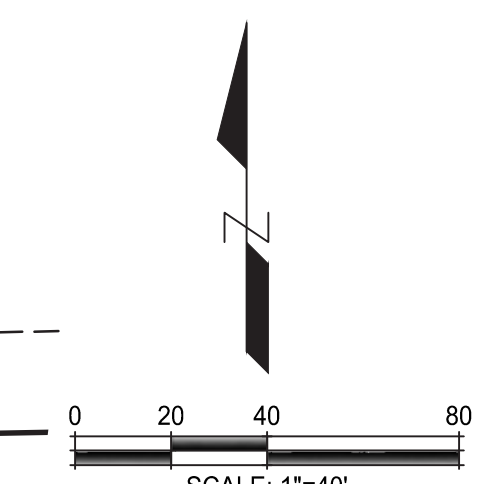
SEE SHEET 4



CHORD TABLE

#	BEARING	CHORD LENGTH
CB1	N44°08'40"E	30.99'
CB2	N56°43'03"E	23.45'
CB3	N11°56'10"E	9.58'
CB4	N44°08'41"E	30.99'
CB5	N45°51'21"W	31.23'
CB6	N44°08'39"E	30.99'
CB7	N45°51'19"W	31.23'
CB8	N44°08'41"E	30.99'
CB9	N43°12'09"W	32.63'
CB10	N07°22'02"E	21.56'
CB11	N05°57'14"E	38.86'
CB12	N45°23'03"E	30.31'
CB13	N45°51'19"W	31.23'

DESIGNATED REMAINDER SEE SHEET 2



**FINAL MAP OF
SIERRA VISTA
KT 21A-1
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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AUGUST 2020

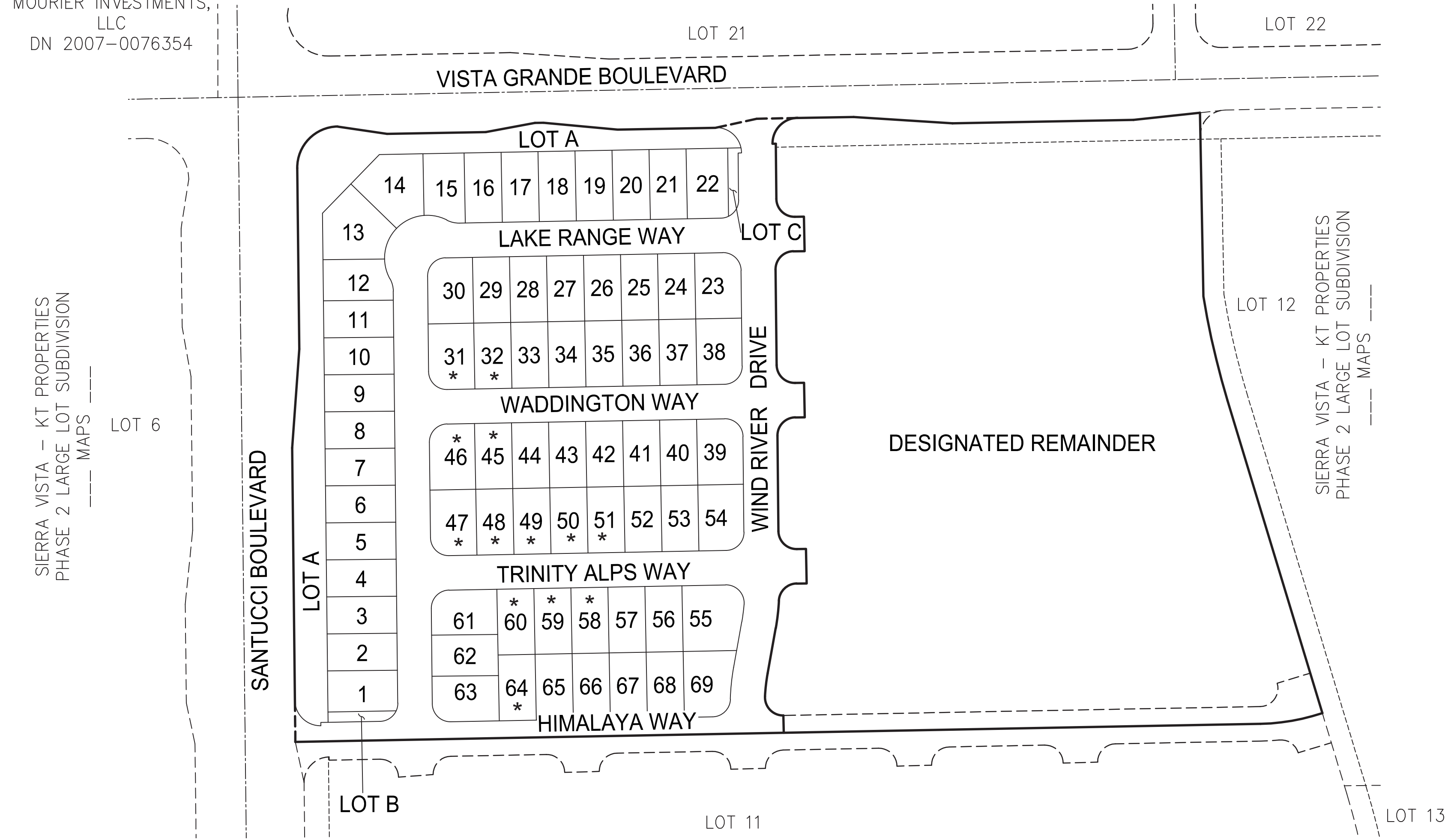
02/08/2021
#20088
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SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
--- MAPS ---

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

MOURIER INVESTMENTS, LLC
DN 2007-0076354

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6



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
SIERRA VISTA
KT 21A-1
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

02/08/2021

#20088

C-5

SHEET 5 OF 5 7310.024

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 "SIERRA VISTA KT 21A-2" 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:

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- (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, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A 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 IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS SLIVER SPRUCE DRIVE, HIMALAYA WAY, LAKE RANGE WAY, TRINITY ALPS WAY, WADDINGTON WAY AND LOT A.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
 NAME: CHRYSANTHY DEMOS NAME:
 TITLE: PRESIDENT & CEO TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
 NAME: LARRY GUALCO NAME:
 TITLE: VICE PRESIDENT 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 _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2020, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

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 _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2020, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

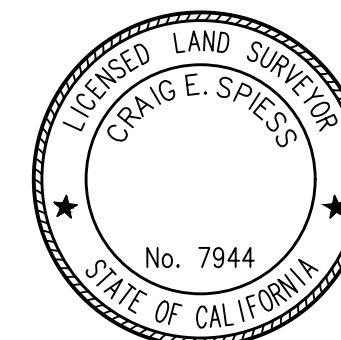
SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA KT 21A-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 ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. 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, 2021 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT 21A-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.

DATE: _____

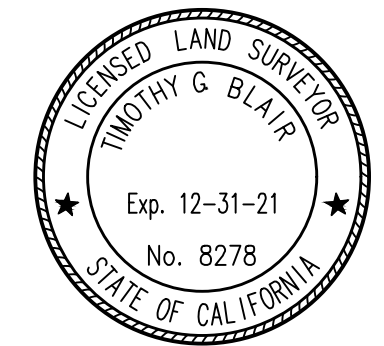
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA KT-21A-2" 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 OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA KT 21A-2", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOT A AND ALL 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, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

RECORDER OF PLACER COUNTY STATE OF CALIFORNIA DOCUMENT NO.: _____

BY: _____ FEE: \$ _____
DEPUTY

FINAL MAP OF SIERRA VISTA KT 21A-2 SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

02/08/2021

#20088

C-6

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

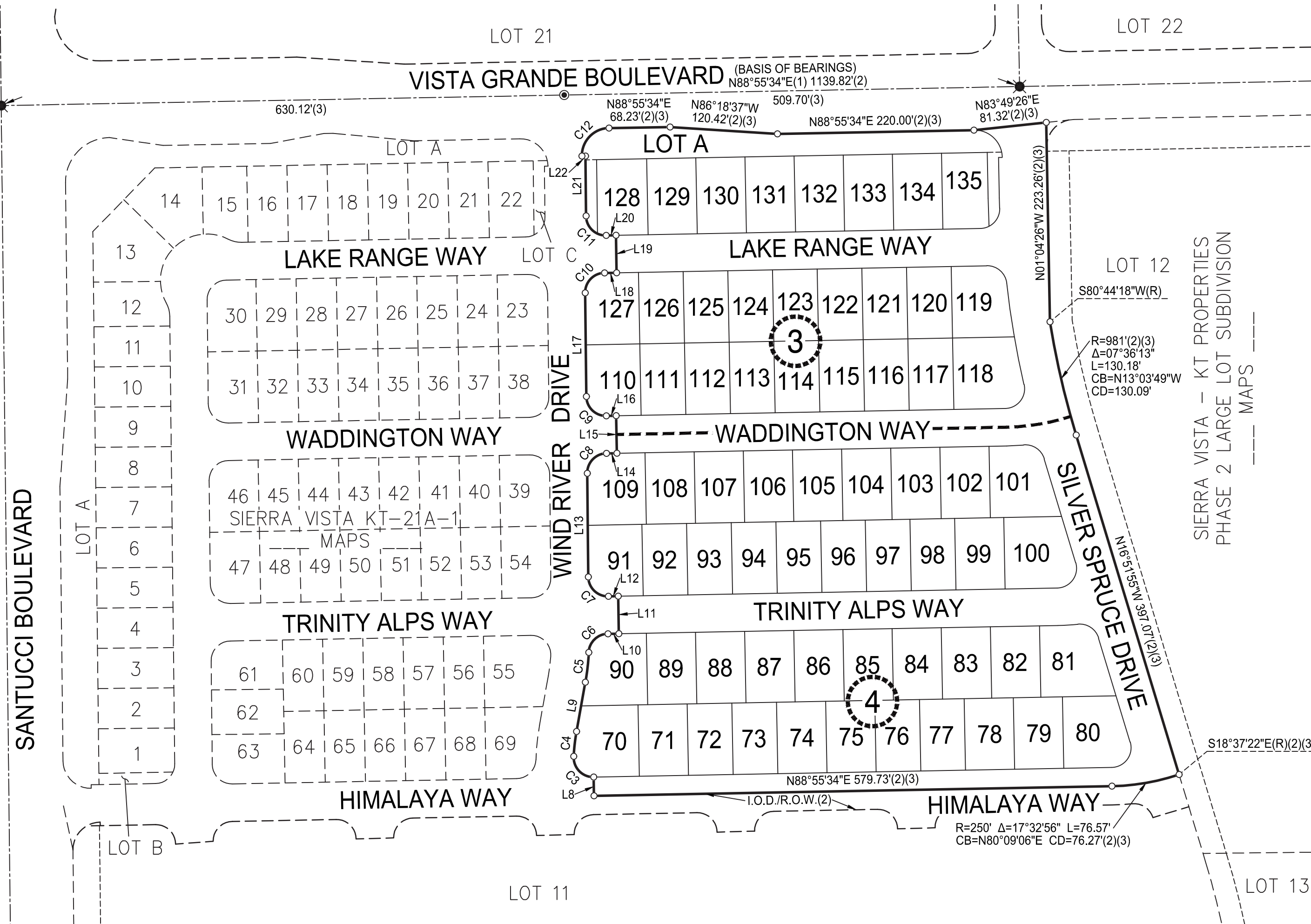
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

SHEET 1 OF 5 7310.024

MOURIER INVESTMENTS, LLC
DN 2007-0076354

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6



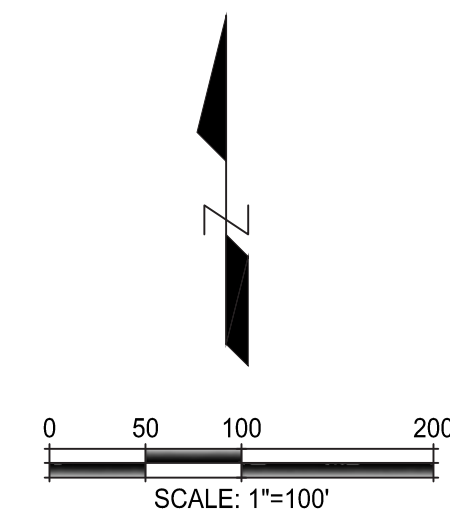
Line Table			CURVE TABLE					
#	BEARING	LENGTH	#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
L8(3)	N1°04'26"W	21.00'	C3(2)(3)	22'	94°07'46"	36.14'	N44°00'33"W	32.21'
L9(3)	N10°03'55"E	56.08'	C4(3)	229'	07°00'35"	28.02'	N06°33'38"E	28.00'
L10(3)	N88°55'34"E	12.24'	C5(3)	271'	07°05'08"	33.51'	N06°31'21"E	33.49'
L11(3)	N1°04'26"W	42.00'	C6(3)	22'	85°56'46"	33.00'	N45°57'11"E	29.99'
L12(3)	N88°55'34"E	11.00'	C7(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
L13(3)	N0°38'17"W	116.00'	C8(3)	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
L14(3)	N88°55'34"E	11.65'	C9(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
L15(3)	N1°04'26"W	42.00'	C10(3)	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
L16(3)	N88°55'34"E	11.00'	C11(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
L17(3)	N0°38'17"W	116.00'	C12(3)	31'	89°33'51"	48.46'	N44°08'39"E	43.67'
L18(3)	N88°55'34"E	13.65'						
L19(3)	N1°04'26"W	42.00'						
L20(3)	N88°55'34"E	11.00'						
L21(3)	N0°38'17"W	67.04'						
L22(3)	N89°21'43"E	4.00'						

- NOTES:**
- THE TOTAL AREA OF THIS SUBDIVISION IS 9.54 ACRES +/-, GROSS, CONSISTING OF 67 RESIDENTIAL LOTS, 1 LANDSCAPE LOT.
 - ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS 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 WALLACE KUHLE & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
 - ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 - ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
 - A PORTION OF THE I.O.D./R.O.W. ON LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
MAPS

SANTUCCI BOULEVARD

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
MAPS



BASIS OF BEARINGS:

THE BEARING N 88°55'34" E, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF VISTA GRANDE BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

- (1) EE MAPS 6
- (2) _____ MAPS _____ (SV PH2 LLM)
- (3) _____ MAPS _____ (KT-21A-1)

LEGEND

- ✖ MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- | DIMENSION POINT NOTHING FOUND OR SET
- CB CHORD BEARING
- CD CHORD DISTANCE
- (OA) OVERALL
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL
- S.F. SQUARE FEET
- () DENOTES RECORD INFORMATION
- ① SHEET NUMBER

**FINAL MAP OF
SIERRA VISTA
KT 21A-2
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303
AUGUST 2020
SHEET 2 OF 5 7310.024

02/08/2021
#20088
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FEDERICO LARGE LOT FINAL MAP EE
MAPS 6
LOT 21

VISTA GRANDE BOULEVARD
(I.O.D./R.O.W.)(1)(2)

(BASIS OF BEARINGS)
N88°55'34"E(1) 1139.82'(2)
509.70'

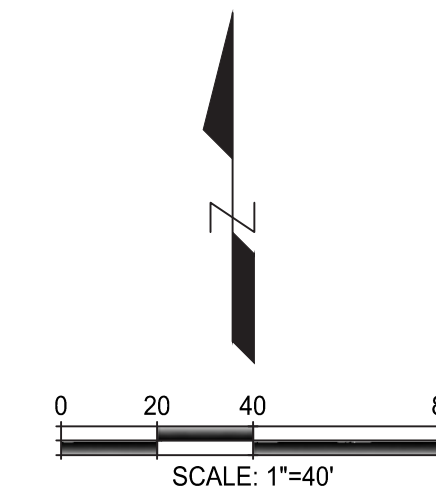
CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C2	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C3	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C4	22'	64°25'01"	24.73'	N32°50'48"W	23.45'
C5	22'	26°01'08"	9.99'	N78°03'52"W	9.90'
C6	31'	90°00'00"	48.69'	N46°04'26"W	43.84'
C7	1000'	03°08'05"	54.71'	N02°38'28"W	54.70'
C8	1025'	00°38'21"	11.44'	N01°23'37"W	11.44'
C9	1037.50'	01°43'49"	31.33'	N01°56'20"W	31.33'
C10	22'	90°38'21"	34.80'	N43°36'23"E	31.29'
C11	22'	63°52'22"	24.53'	N30°13'24"E	23.28'
C12	22'	26°45'59"	10.28'	N75°32'34"E	10.18'
C13	22'	84°38'11"	32.50'	N48°45'20"W	29.62'
C14	22'	101°47'57"	39.09'	N38°01'36"E	34.15'
C15	250'	12°25'51"	54.24'	N82°42'39"E	54.13'
C16	1000'	01°15'55"	22.08'	N16°13'58"W	22.08'

RADIAL TABLE

#	BEARING
R1	S87°11'45"W(R) R=1037.5'
R2	S27°50'25"E(R) R=22'
R3	S13°30'17"E(R) R=250'
R4	S074°24'00"W(R) R=1000'

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION



FINAL MAP OF SIERRA VISTA KT 21A-2 SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT
CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON
_____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION
35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA, 95630
(916) 366-3040 Fax (916) 366-3303
AUGUST 2020

02/08/2021

#20088

C-8

SHEET 3 OF 5 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SEE SHEET 4

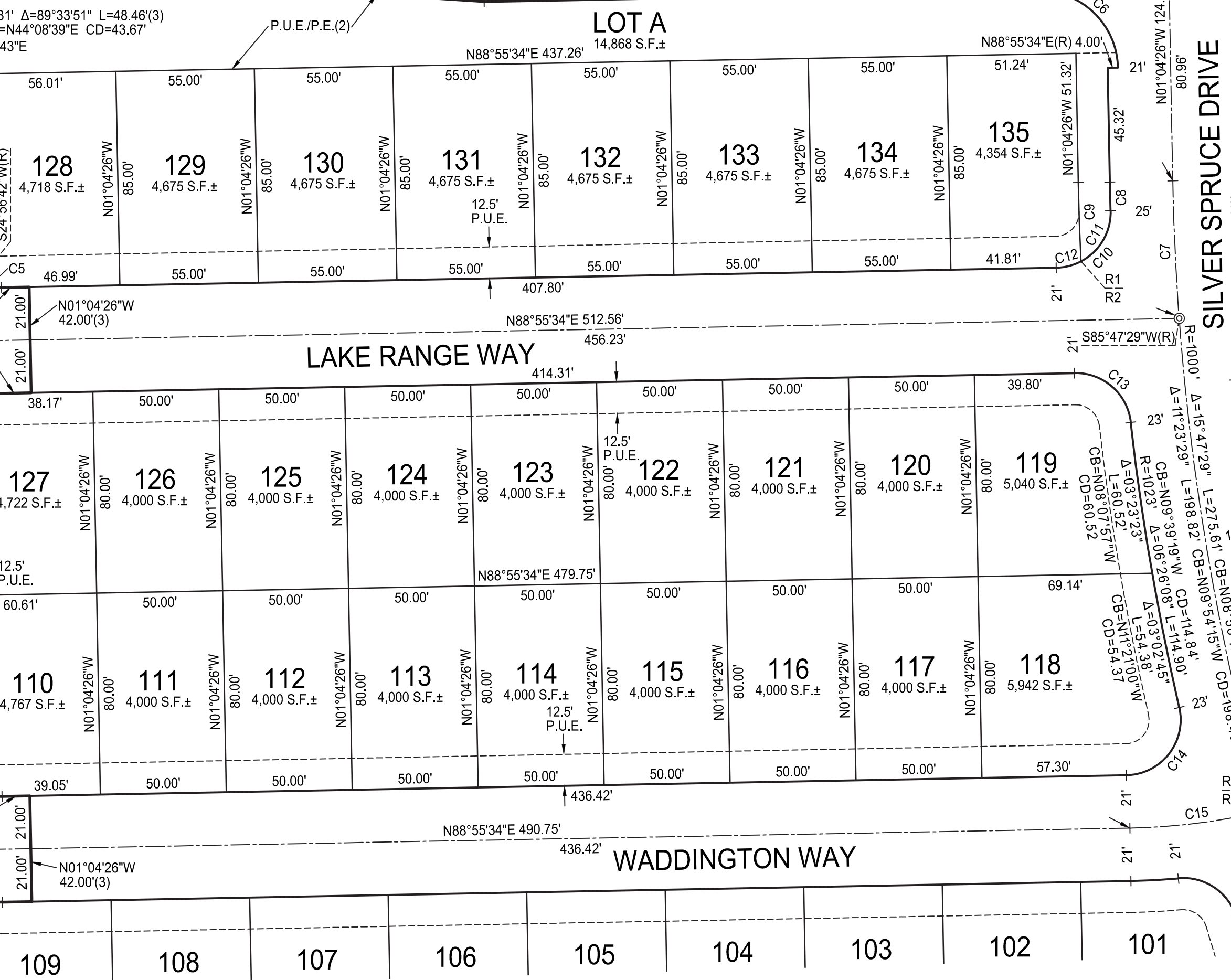
SIERRA VISTA KT-21A-1
MAPS

WIND RIVER DRIVE

LAKE RANGE WAY

WADDINGTON WAY

SILVER SPRUCE DRIVE



109 108 107 106 105 104 103 102 101

FINAL MAP OF SIERRA VISTA KT 21A-2

SUBDIVISION No. PL17-0305

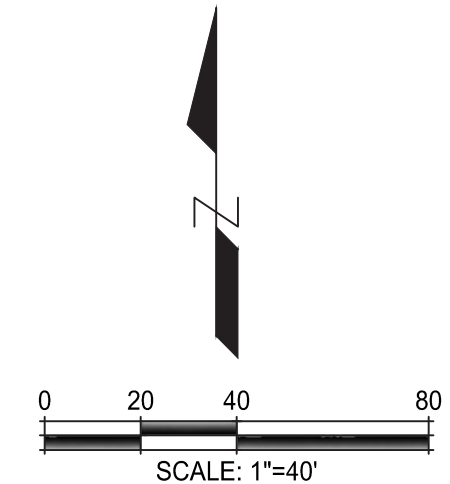
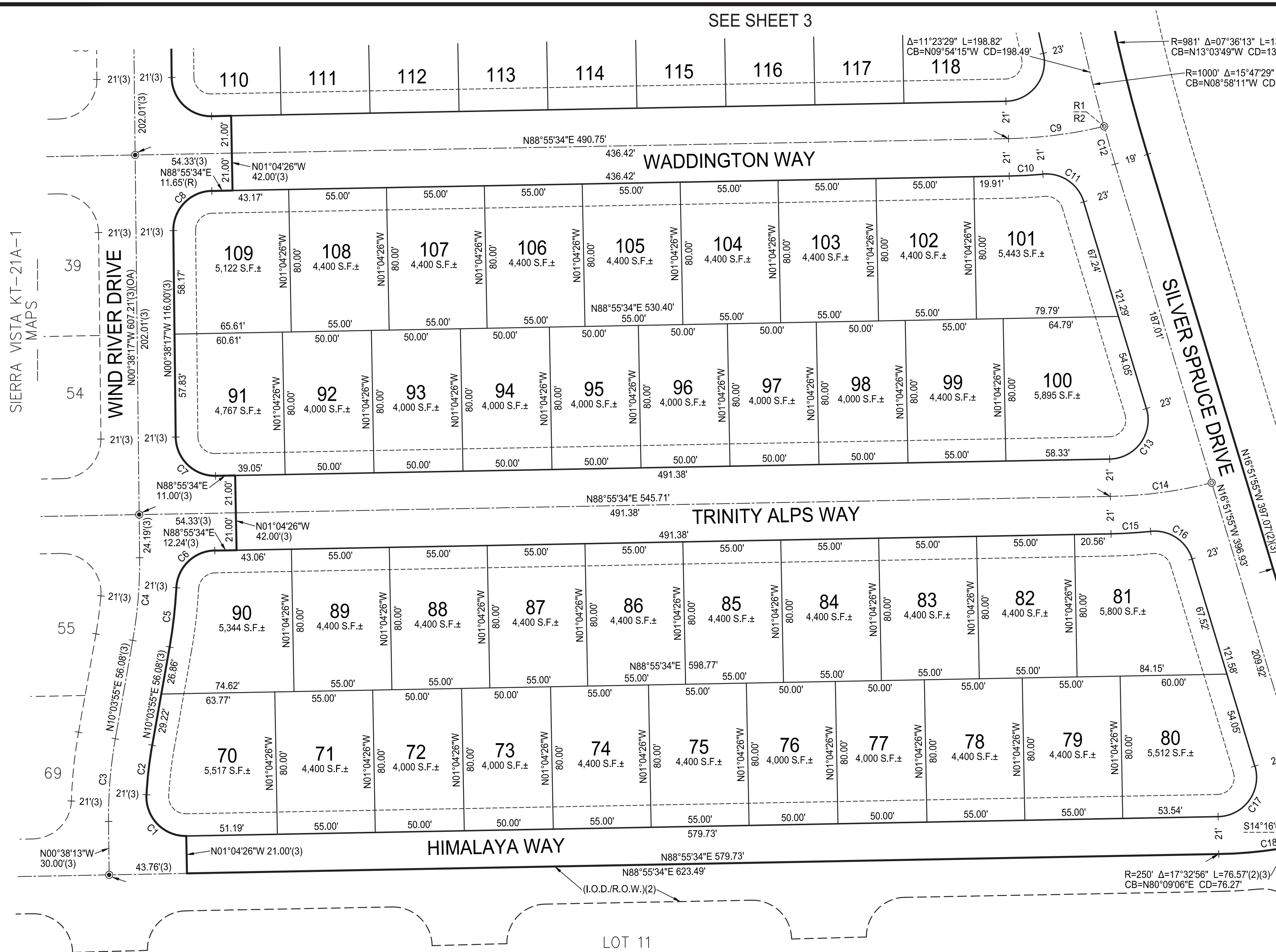
BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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Civil Engineers / Land Surveyors
905 Sutter St, Ste 200 Folsom CA, 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

7310.024



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(3)	22'	94°07'46"	36.14'	N44°00'33"W	32.21'
C2(3)	229'	07°00'35"	28.02'	N06°33'38"E	28.00'
C3(3)	250'	10°42'08"	46.70'	N04°42'51"E	46.63'
C4(3)	250'	10°42'12"	46.70'	N04°42'49"E	46.63'
C5(3)	271'	07°05'08"	33.51'	N06°31'21"E	33.49'
C6(3)	22'	85°56'46"	33.00'	N45°57'11"E	29.99'
C7(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C8(3)	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C9	250'	12°25'51"	54.24'	N82°42'39"E	54.13'
C10	271'	03°59'42"	18.90'	N86°55'43"E	18.89'
C11	22'	78°12'13"	30.03'	N55°58'02"W	27.75'
C12	1000'	01°15'55"	22.08'	N16°13'58"W	22.08'
C13	22'	105°47'29"	40.62'	N36°01'49"E	35.09'
C14	250'	13°11'36"	57.57'	N82°19'46"E	57.44'
C15	271'	04°42'24"	22.26'	N86°34'22"E	22.26'
C16	22'	78°54'55"	30.30'	N56°19'23"W	27.96'
C17	22'	105°47'29"	40.62'	N36°01'49"E	35.09'
C18	250'	13°11'36"	57.57'	N82°19'46"E	57.44'
C19	250'	04°21'20"	19.01'	N73°33'18"E	19.00'

RADIAL TABLE

#	BEARING
R1	S13°30'17"E(R) R=250'
R2	S074°24'00"W(R) R=1000'

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
--- MAPS ---

02/08/2021

#20088

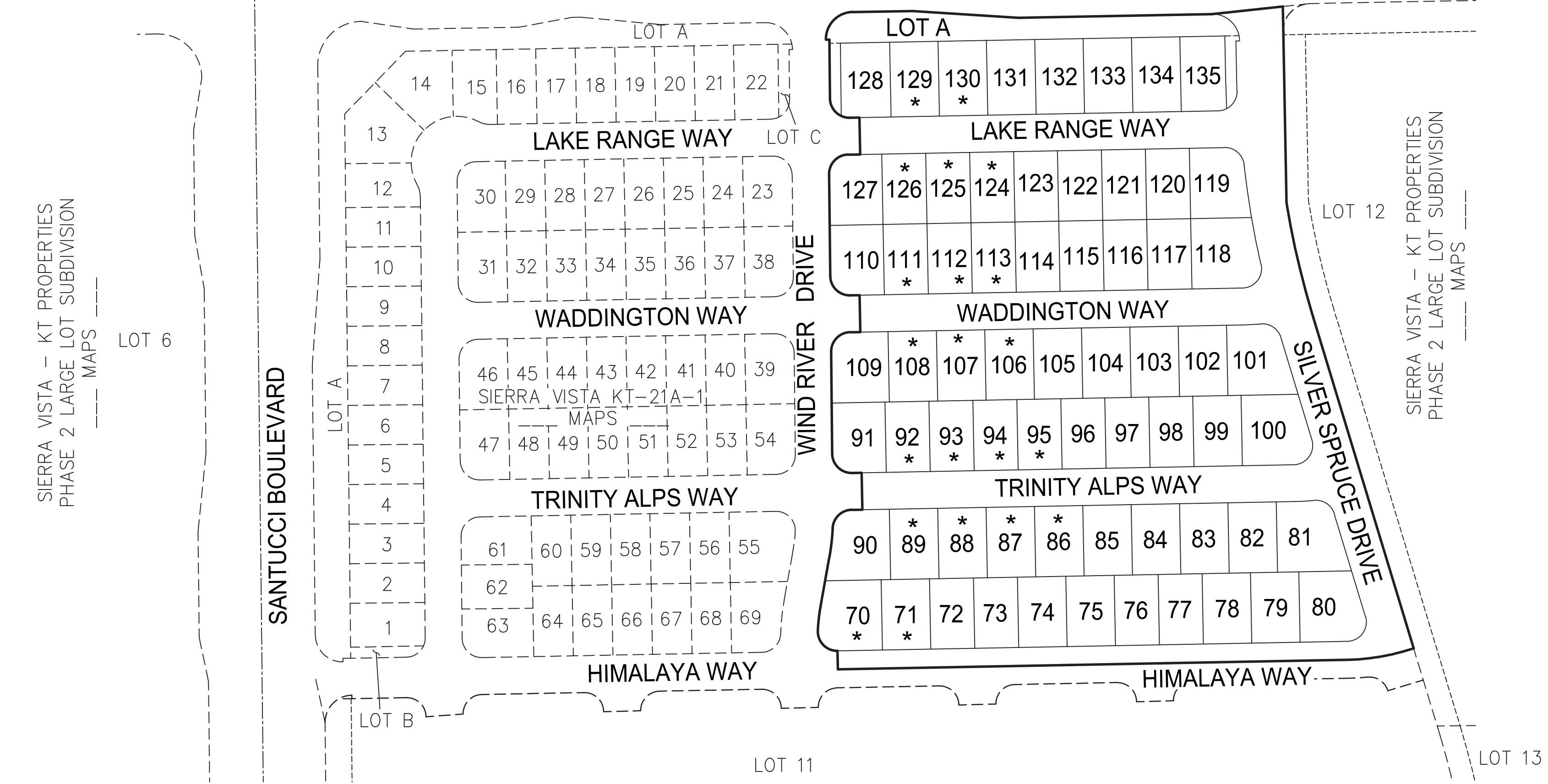
C-9

SHEET 4 OF 5

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

MOURIER INVESTMENTS, LLC
DN 2007-0076354

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6

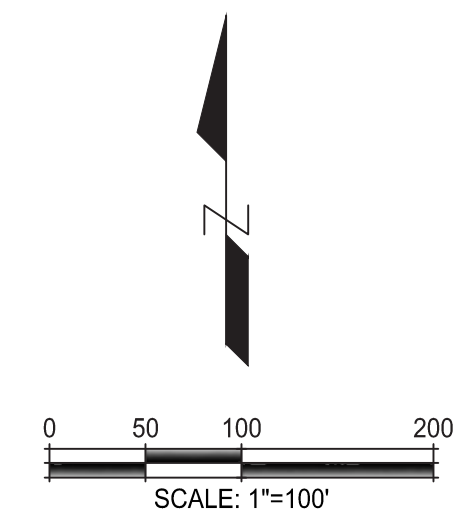


ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

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
SIERRA VISTA
KT 21A-2
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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Civil Engineers / Land Surveyors
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(916) 366-3040 Fax (916) 366-3303
AUGUST 2020
SHEET 5 OF 5 7310.024

02/08/2021
#20088
C-10

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 "SIERRA VISTA - VILLAGE KT 21B-1" 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 AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES 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 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 IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS BLACKWELDER WAY, KNOBBY CREST WAY, HOLLOWTOP WAY, SIERRA MORENA WAY, LOT A AND LOT B.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
 NAME: CHRYSANTHY DEMOS NAME:
 TITLE: PRESIDENT & CEO TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
 NAME: LARRY GUALCO NAME:
 TITLE: VICE PRESIDENT 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 _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2020, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

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 _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2020, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT 21B-1" 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: _____

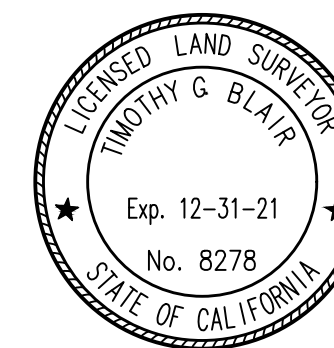
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT 21B-1" 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 OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT 21B-1", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A, B AND ALL 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

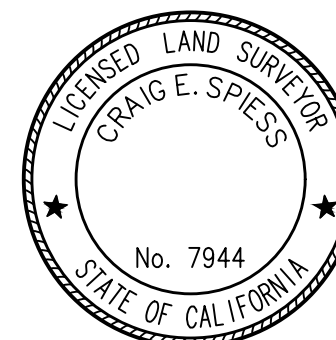
SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT 21B-1" 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 SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. 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, 2021 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: _____



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

RECORDER OF PLACER COUNTY STATE OF CALIFORNIA DOCUMENT NO.: _____

BY: _____ FEE: \$ _____
DEPUTY

FINAL MAP OF SIERRA VISTA VILLAGE KT 21B-1 SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

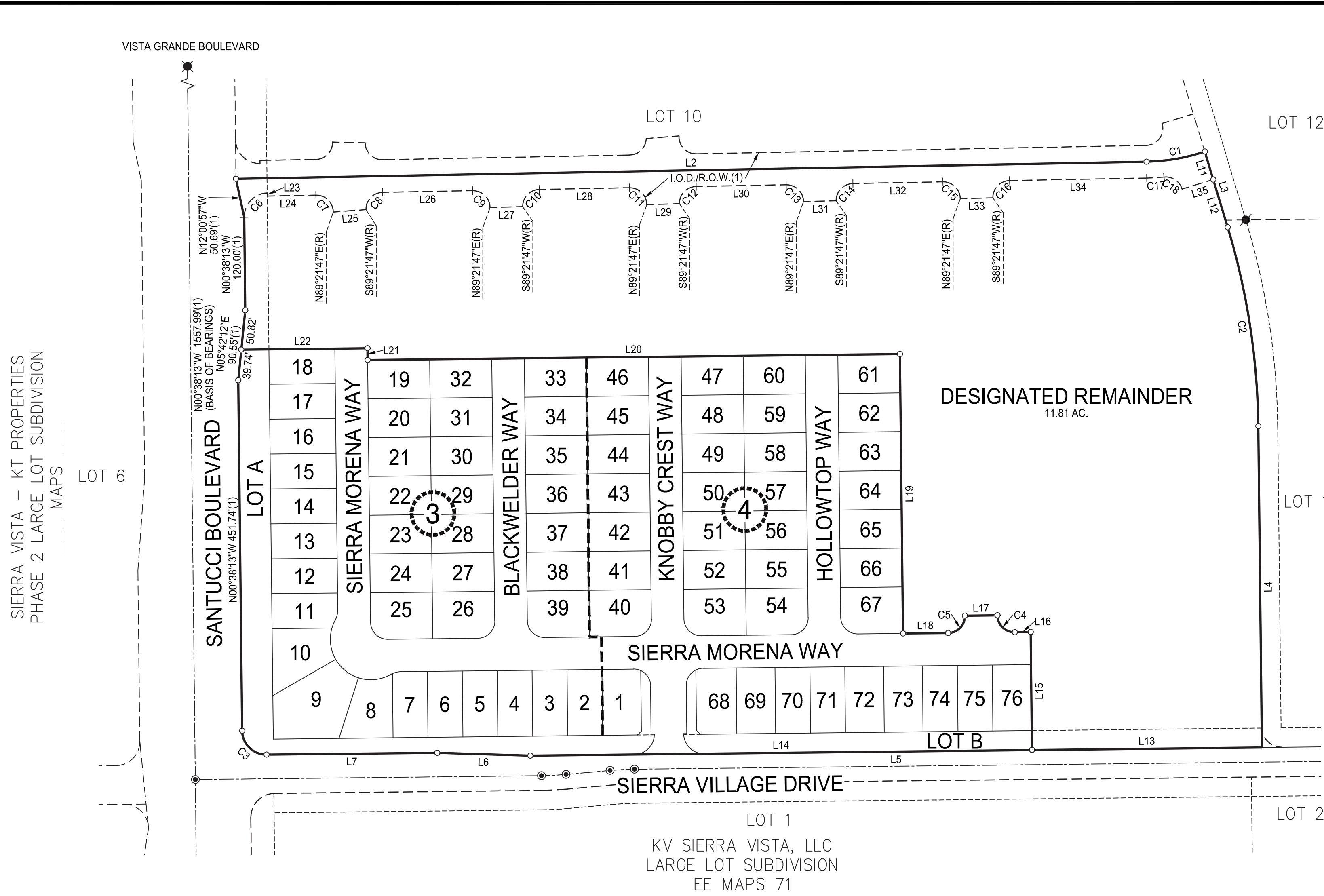
AUGUST 2020

SHEET 1 OF 5 7310.024

02/08/2021

#20088

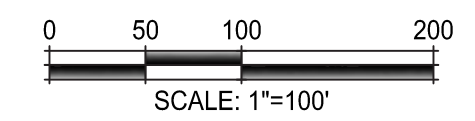
C-11



LINE TABLE				CURVE TABLE				
#	BEARING	LENGTH	#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
L2(1)	N88°55'34"E	1173.50'	C1(1)	250'	17°32'56"	76.57'	N80°09'06"E	76.27'
L3(1)	N16°51'55"W	101.77'	C2(1)	919'	16°13'38"	260.28'	N08°45'06"W	259.41'
L4(1)	N00°38'17"W	414.04'	C3(1)	31'	90°00'04"	48.70'	N45°38'15"W	43.84'
L5(1)	N89°21'43"E	942.83'	C4	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
L6(1)	N88°15'08"W	120.10'	C5	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
L7(1)	N89°21'43"E	220.00'	C6(1)	31'	89°33'47"	48.46'	N44°08'41"E	43.67'
L11	N16°51'55"W	37.65'	C7(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
L12	N16°51'55"W	64.12'	C8(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
L13	N89°21'43"E	296.33'	C9(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
L14	N89°21'43"E	646.50'	C10(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
L15	N00°38'13"W	151.99'	C11(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
L16	N89°21'47"E	20.50'	C12(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
L17	N89°21'47"E	42.00'	C13(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
L18	N89°21'47"E	58.00'	C14(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
L19	N00°38'13"W	360.00'	C15(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
L20	N89°21'47"E	686.00'	C16(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
L21	N00°38'13"W	15.22'	C17(1)	27'	04°42'24"	22.26'	N86°34'22"E	22.26'
L22	N89°21'47"E	162.61'	C18(1)	22'	78°54'55"	30.30'	N56°19'23"W	27.96'
L23(1)	N01°04'26"W	4.00'						
L24(1)	N88°55'34"E	62.04'						
L25(1)	N85°44'41"E	42.08'						
L26(1)	N88°55'34"E	116.00'						
L27(1)	N88°28'06"E	42.01'						
L28(1)	N88°55'34"E	116.00'						
L29(1)	N88°28'06"E	42.01'						
L30(1)	N88°55'34"E	116.00'						
L31(1)	N88°28'06"E	42.01'						
L32(1)	N88°55'34"E	116.00'						
L33(1)	N88°28'06"E	42.01'						
L34(1)	N88°55'34"E	176.80'						
L35(1)	N73°08'05"E(R)	42.00'						

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
MAPS

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
MAPS



FINAL MAP OF SIERRA VISTA VILLAGE KT 21B-1 SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA, 95630
(916) 366-3040 Fax (916) 366-3303
AUGUST 2020
SHEET 2 OF 5 7310.024

BASIS OF BEARINGS:

THE BEARING N00°38'13"W, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SANTUCCI BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

- (1) _____ MAPS (SV PH2 LLM)
- (2) EE MAPS 6

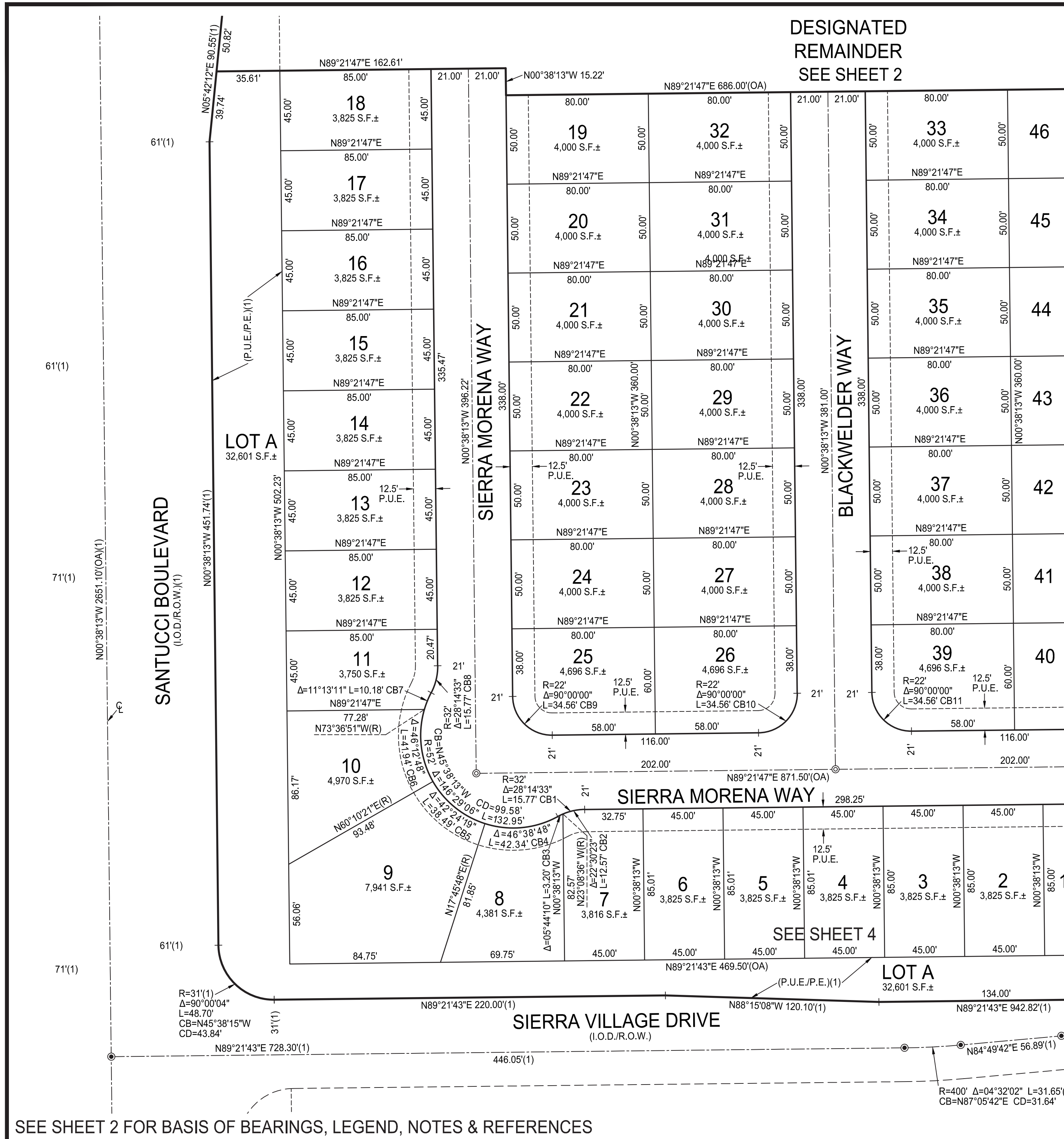
LEGEND

- MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- ⊙ MONUMENT TO BE SET PER (1) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
- ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- | DIMENSION POINT NOTHING FOUND OR SET
- AC. ACRE
- CB CHORD BEARING
- CD CHORD DISTANCE
- (OA) OVERALL
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL
- S.F. SQUARE FEET
- () DENOTES RECORD INFORMATION
- ① SHEET NUMBER

NOTES:

- THE TOTAL AREA OF THIS SUBDIVISION IS 22.45 ACRES +/-, GROSS, CONSISTING OF 76 RESIDENTIAL LOTS, 2 LANDSCAPE LOT AND 1 (11.81 ACRE) DESIGNATED REMAINDER LOT.
- ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS 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 WALLACE KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
- ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
- COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

02/08/2021
#20088
C-12

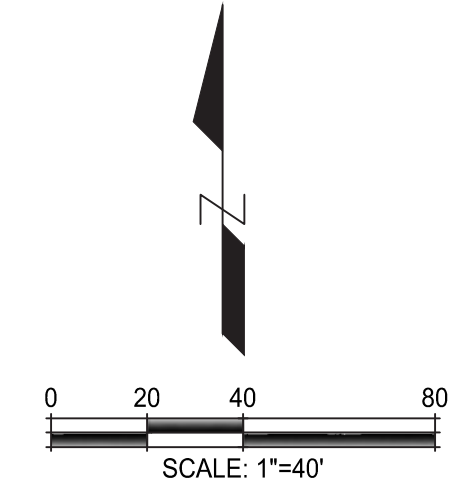


DESIGNATED
REMAINDER
SEE SHEET 2

CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
C1	N75°14'30"E	15.61'
C2	N78°06'35"E	12.49'
C3	N63°59'19"E	3.20'
C4	N84°26'38"E	41.18'
C5	N51°01'49"W	37.61'
C6	N06°43'15"W	40.81'
C7	N21°59'44"E	10.17'
C8	N13°29'04"E	15.61'
C9	N45°38'13"W	31.11'
C10	N44°21'47"E	31.11'
C11	N45°38'13"W	31.11'

SEE SHEET 4



**FINAL MAP OF
SIERRA VISTA
VILLAGE KT 21B-1
SUBDIVISION No. PL17-0305**

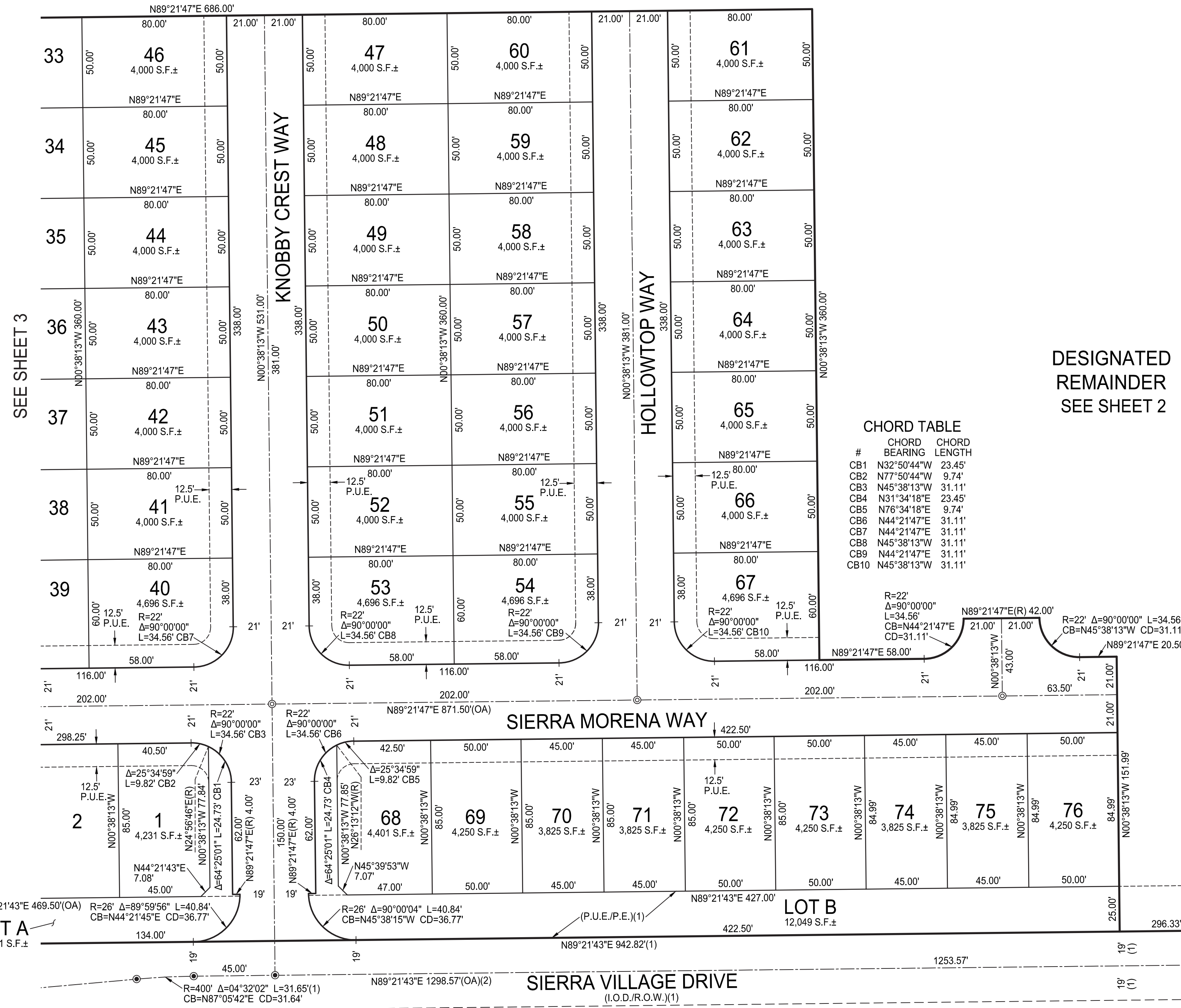
BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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Civil Engineers / Land Surveyors
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AUGUST 2020

02/08/2021
#20088
C-13

SHEET 3 OF 5 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

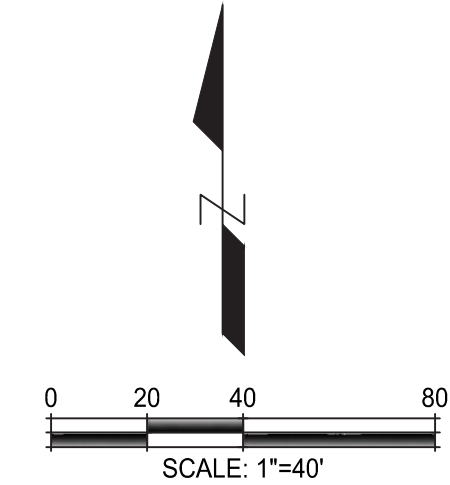


SEE SHEET 3

DESIGNATED
REMAINDER
SEE SHEET 2

CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB1	N32°50'44"W	23.45'
CB2	N77°50'44"W	9.74'
CB3	N45°38'13"W	31.11'
CB4	N31°34'18"E	23.45'
CB5	N76°34'18"E	9.74'
CB6	N44°21'47"E	31.11'
CB7	N44°21'47"E	31.11'
CB8	N45°38'13"W	31.11'
CB9	N44°21'47"E	31.11'
CB10	N45°38'13"W	31.11'



**FINAL MAP OF
SIERRA VISTA
VILLAGE KT 21B-1
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

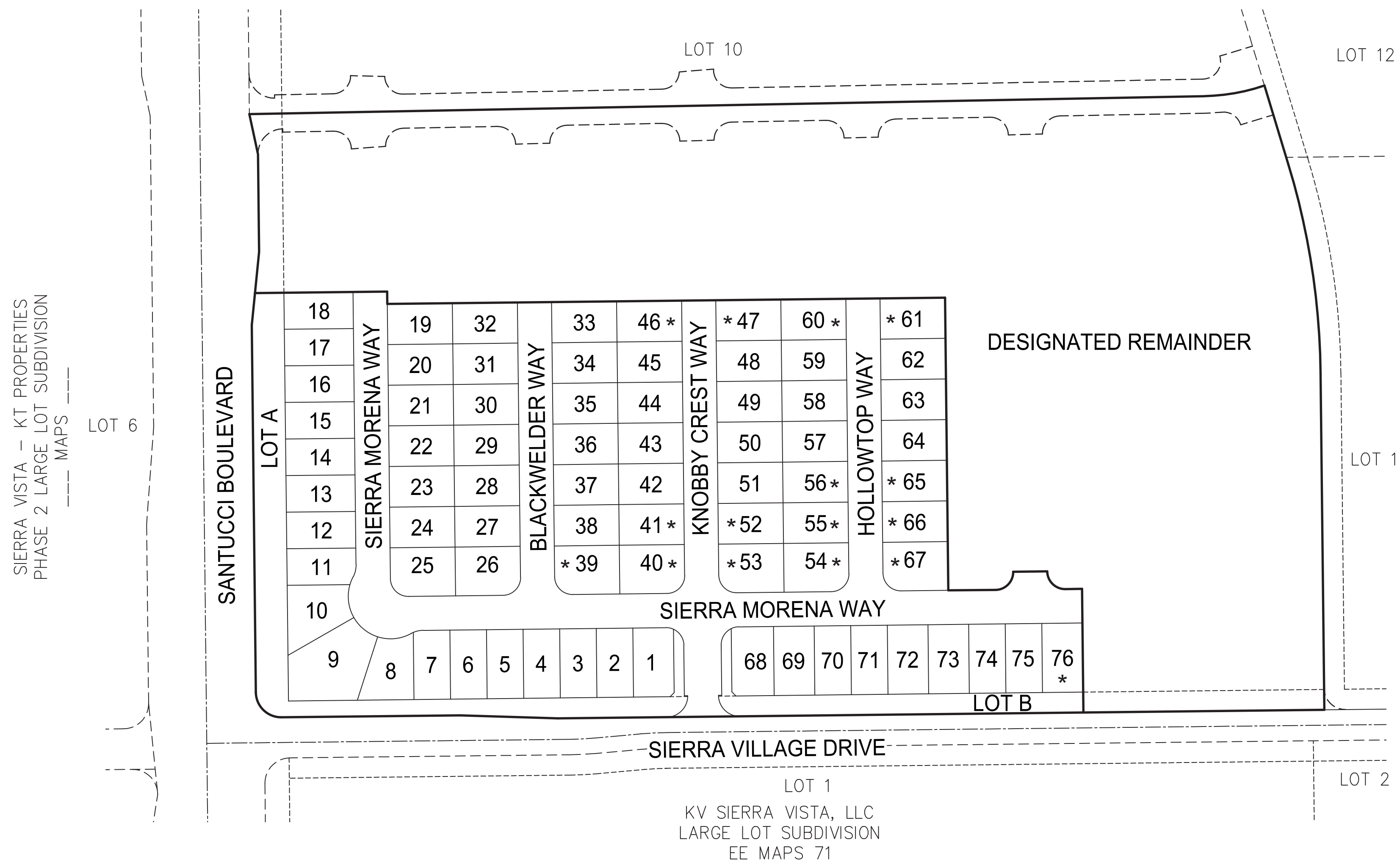
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(916) 366-3040 Fax (916) 366-3303
AUGUST 2020
SHEET 4 OF 5 7310.024

02/08/2021

#20088

C-14

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

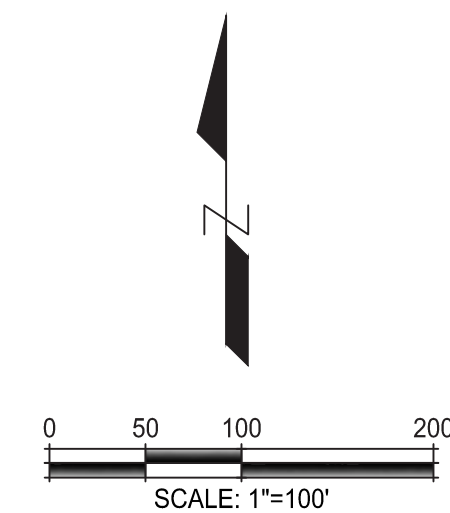


ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

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
SIERRA VISTA
VILLAGE KT 21B-1
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

02/08/2021

#20088

C-15

SHEET 5 OF 5 7310.024

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 "SIERRA VISTA KT 21B-2" 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 AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES 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 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 IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS SILVER SPRUCE DRIVE, BLACKWELDER WAY, GORGON WAY, KNOBBY CREST WAY, HALIFAX WAY, HIMALAYA WAY, HOLLOWTOP WAY, PANAMINT WAY, SIERRA MORENA WAY, LOT A AND LOT B.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
 NAME: CHRYSANTHY DEMOS NAME:
 TITLE: PRESIDENT & CEO TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
 NAME: LARRY GUALCO NAME:
 TITLE: VICE PRESIDENT 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 _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2020, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

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 _____ }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2020, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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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PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT 21B-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.

DATE: _____

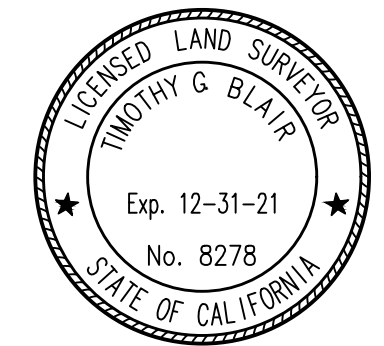
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA KT 21B-2" 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 OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA KT 21B-2", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A, B AND ALL 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

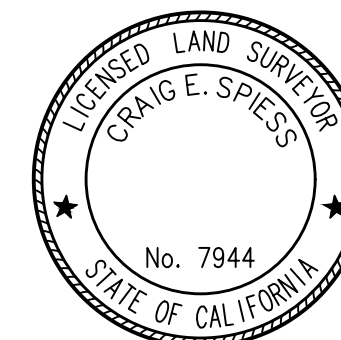
SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA KT 21B-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 ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. 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, 2021 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: _____



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

RECORDER OF PLACER COUNTY STATE OF CALIFORNIA DOCUMENT NO.: _____

BY: _____ FEE: \$ _____
DEPUTY

FINAL MAP OF SIERRA VISTA VILLAGE KT 21B-2 SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

SHEET 1 OF 6 7310.024

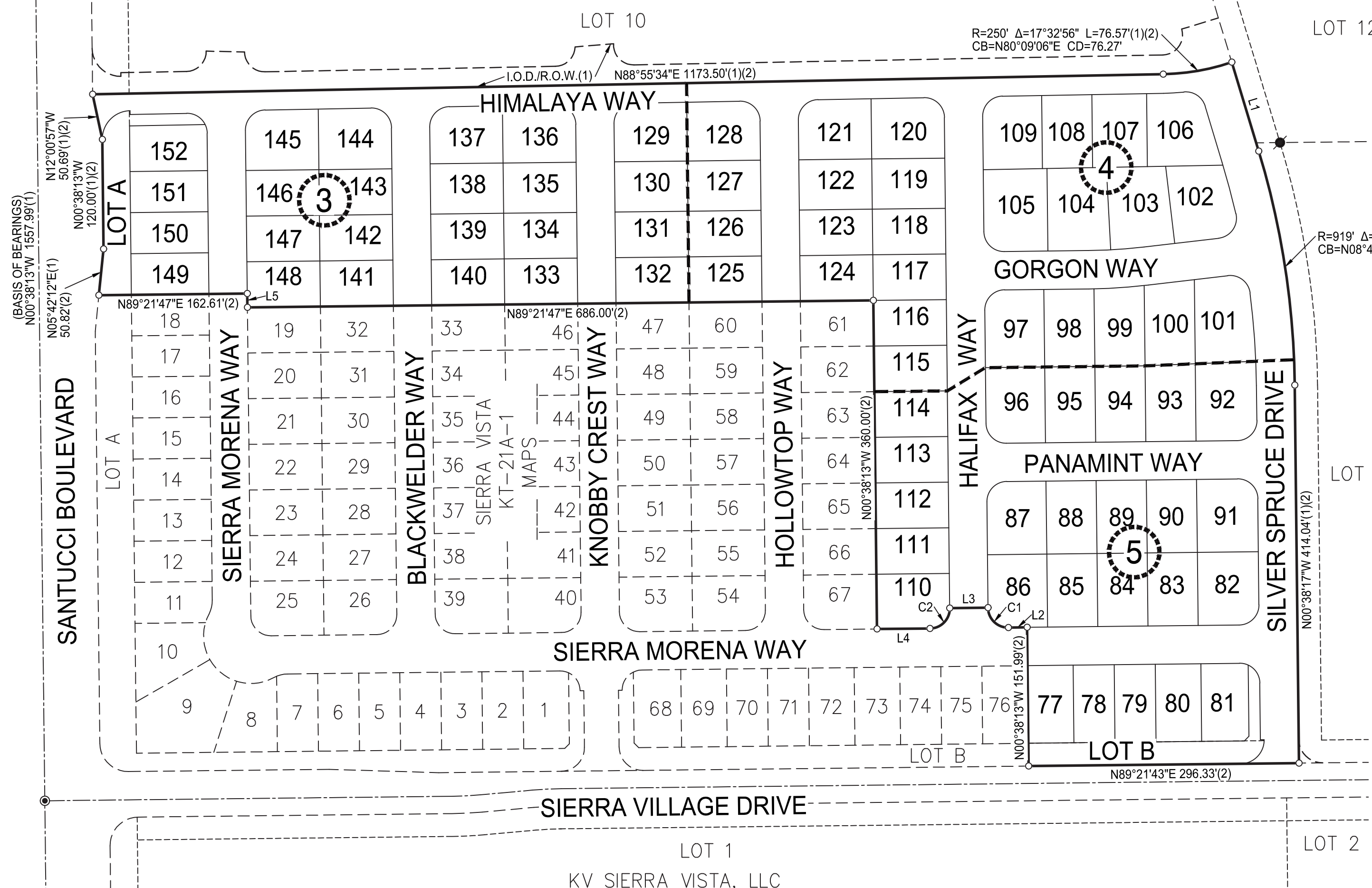
02/08/2021

#20088

C-16

VISTA GRANDE BOULEVARD

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
--- MAPS ---



LINE TABLE			CURVE TABLE					
#	BEARING	LENGTH	#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
L1(1)(2)	N16°51'55"W	101.77'	C1(2)	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
L2(2)	N89°21'47"E	20.50'	C2(2)	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
L3(2)	N89°21'47"E	42.00'						
L4(2)	N89°21'47"E	58.00'						
L5(2)	N00°38'13"W	15.22'						

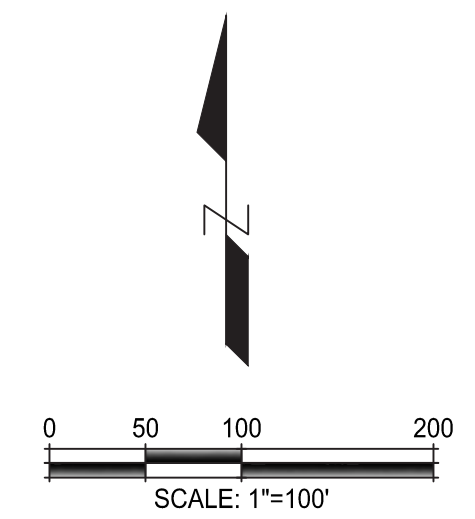
- NOTES:**
- THE TOTAL AREA OF THIS SUBDIVISION IS 11.81 ACRES +/-, GROSS, CONSISTING OF 76 RESIDENTIAL LOTS, 2 LANDSCAPE LOTS.
 - ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
 - A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLE & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
 - ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 - ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
 - A PORTION OF THE I.O.D./R.O.W. ON LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
 - COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

BASIS OF BEARINGS:
THE BEARING N 00°38'13" W, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SANTUCCI BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:
(1) _____ MAPS _____ (SV PH2 LLM)
(2) _____ MAPS _____ (KT-21B-1)
(3) EE MAPS 6

- LEGEND**
- ⊗ MONUMENT TO BE SET PER (3) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
 - ⊙ MONUMENT TO BE SET PER (1)(2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
 - FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
 - ⊙ SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
 - DIMENSION POINT NOTHING FOUND OR SET
- BNDY BOUNDARY
CB CHORD BEARING
CD CHORD DISTANCE
(OA) OVERALL
P.E. PASEO EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
(R) RADIAL
S.F. SQUARE FEET
() DENOTES RECORD INFORMATION

02/08/2021
#20088
C-17



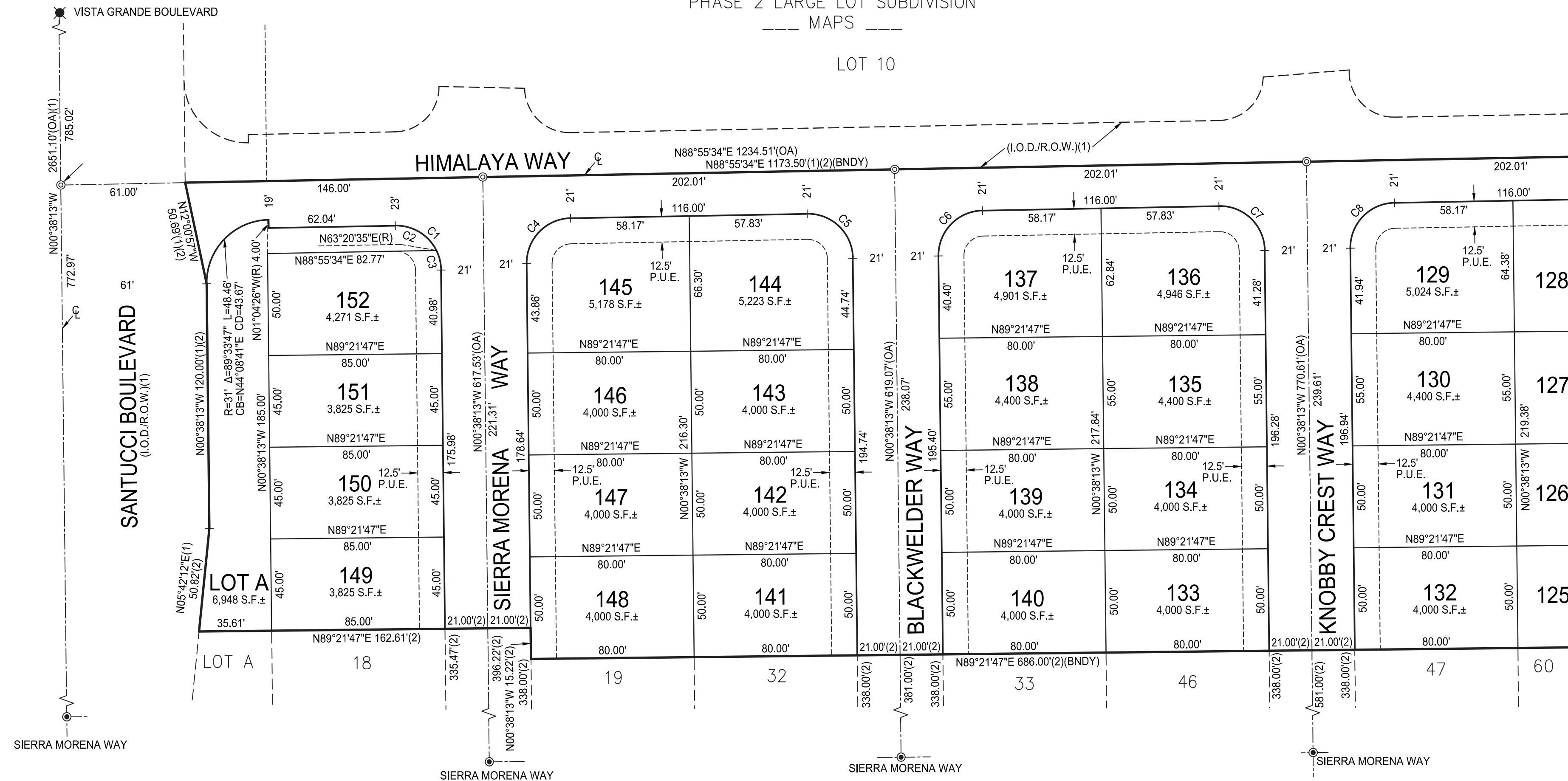
FINAL MAP OF SIERRA VISTA VILLAGE KT 21B-2 SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 2 OF 6 7310.024

SIERRA VISTA – KT PROPERTIES
 PHASE 2 LARGE LOT SUBDIVISION
 MAPS

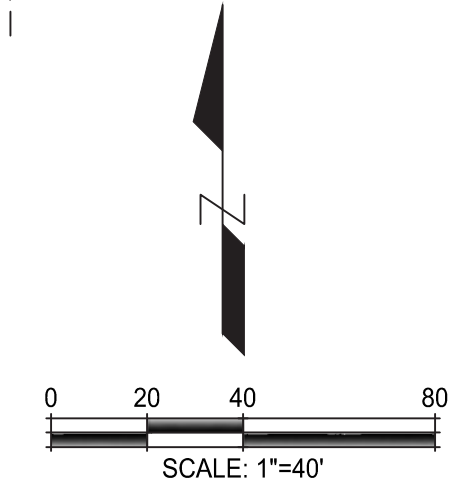
LOT 10



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C2	22'	64°25'01"	24.73'	N58°51'55"W	23.45'
C3	22'	26°01'12"	9.99'	N13°38'49"W	9.91'
C4	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C5	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C6	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C7	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C8	22'	89°33'47"	34.39'	N44°08'41"E	30.99'

SEE SHEET 4



**FINAL MAP OF
 SIERRA VISTA
 VILLAGE KT 21B-2
 SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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AUGUST 2020

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 #20088
 C-18

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
--- MAPS ---

LOT 10

R=250' Δ=17°32'56" L=76.57'(1)(2)
CB=N80°09'06"E CD=76.27'

HIMALAYA WAY

S18°37'22"E(R)

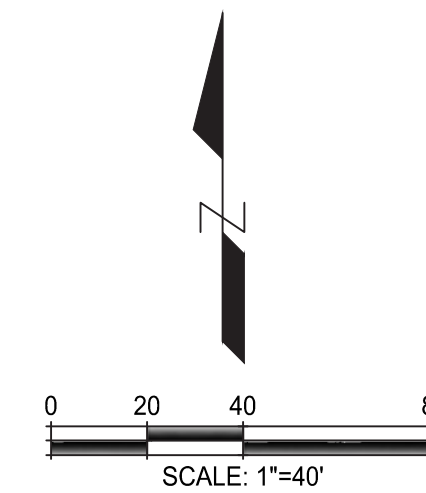
LOT 12

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C2	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C3	22'	90°26'13"	34.73'	N45°51'20"W	31.23'
C4	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C5	271'	04°42'24"	22.26'	N86°34'22"E	22.26'
C6	22'	78°54'55"	30.30'	N56°19'23"W	27.96'
C7	250'	13°11'36"	57.57'	N82°19'46"E	57.44'
C8	250'	04°21'20"	19.01'	N73°33'18"E	19.00'
C9	877'	00°13'21"	3.40'	N16°45'15"W	3.40'
C10	22'	96°21'29"	37.00'	N35°07'54"E	32.79'
C11	22'	89°25'05"	34.33'	N51°58'49"W	30.95'
C12	600'	06°03'08"	63.38'	N86°20'13"E	63.35'
C13	579'	02°25'55"	24.58'	N88°08'50"E	24.57'
C14	579'	03°37'13"	36.59'	N85°07'15"E	36.58'
C15	579'	06°03'08"	61.16'	N86°20'13"E	61.13'
C16	621'	00°31'51"	5.75'	N89°05'51"E	5.75'
C17	621'	06°03'08"	65.60'	N86°20'13"E	65.57'
C18	621'	00°26'17"	4.75'	N83°31'47"E	4.75'
C19	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C20	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
C21	877'	03°49'05"	58.44'	N14°57'23"W	58.43'
C22	877'	06°37'59"	101.53'	N03°57'16"W	101.47'

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
--- MAPS ---

LOT 13



FINAL MAP OF
SIERRA VISTA
VILLAGE KT 21B-2
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 4 OF 6 7310.024

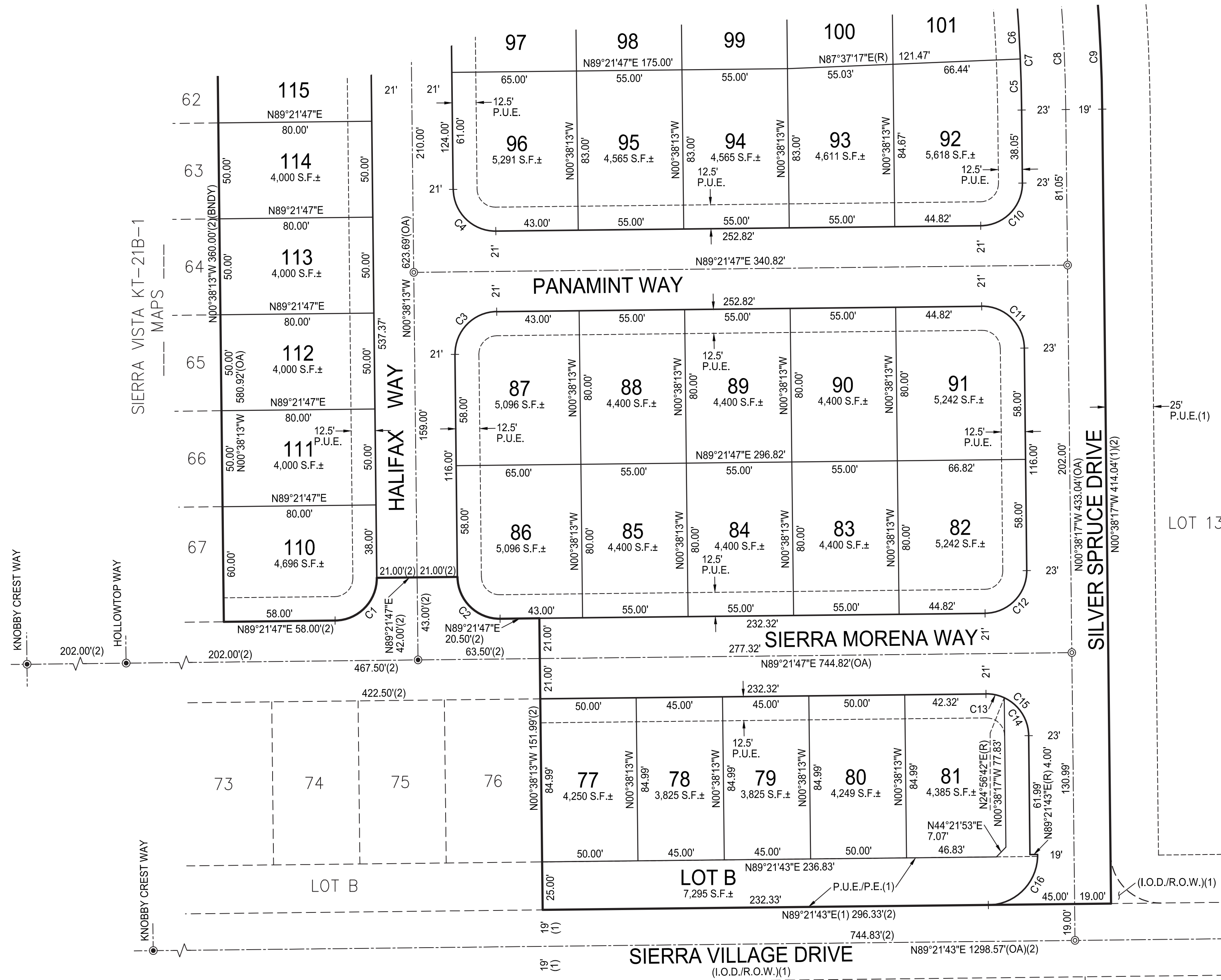
SEE SHEET 3

SEE SHEET 5

SIERRA VISTA KT-21B-1
--- MAPS ---

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

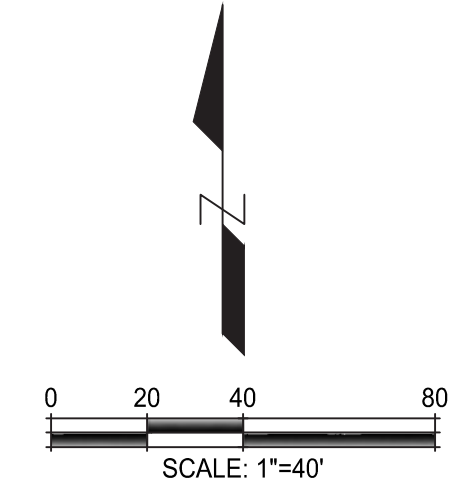
SEE SHEET 4



SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
MAPS

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
C2	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C3	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
C4	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C5	877'	01°44'26"	26.64'	N01°30'30"W	26.64'
C6	877'	04°53'33"	74.89'	N04°49'30"W	74.86'
C7	877'	06°37'59"	101.53'	N03°57'16"W	101.47'
C8	900'	16°13'38"	254.90'	N08°45'06"W	254.05'
C9	919'	16°13'38"	260.28'	N08°45'06"W	259.41'
C10	22'	90°00'04"	34.56'	N44°21'45"E	31.11'
C11	22'	89°59'56"	34.56'	N45°38'15"W	31.11'
C12	22'	90°00'04"	34.56'	N44°21'45"E	31.11'
C13	22'	25°34'55"	9.82'	N77°50'46"W	9.74'
C14	22'	64°25'01"	24.73'	N32°50'48"W	23.45'
C15	22'	89°59'56"	34.56'	N45°38'15"W	31.11'
C16	26'	90°00'00"	40.84'	N44°21'43"E	36.77'



**FINAL MAP OF
SIERRA VISTA
VILLAGE KT 21B-2
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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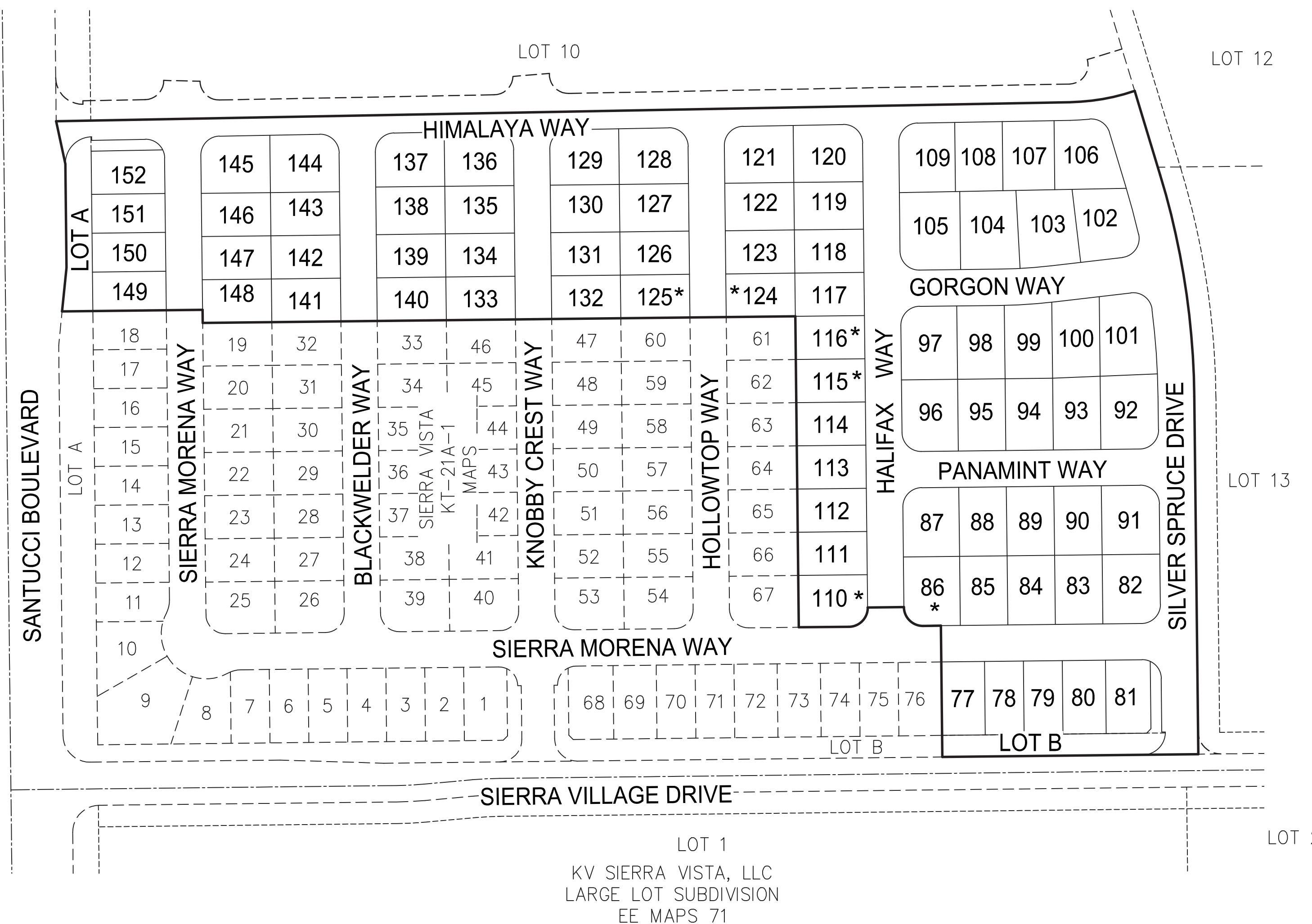
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

LOT 1
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

LOT 2
02/08/2021
#20088
C-20

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
--- MAPS ---

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
--- MAPS ---



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
SIERRA VISTA
VILLAGE KT 21B-2
SUBDIVISION No. PL17-0305**

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK _____ OF MAPS, AT PAGE _____, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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02/08/2021

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SHEET 6 OF 6

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