

TENTATIVE PARCEL MAP

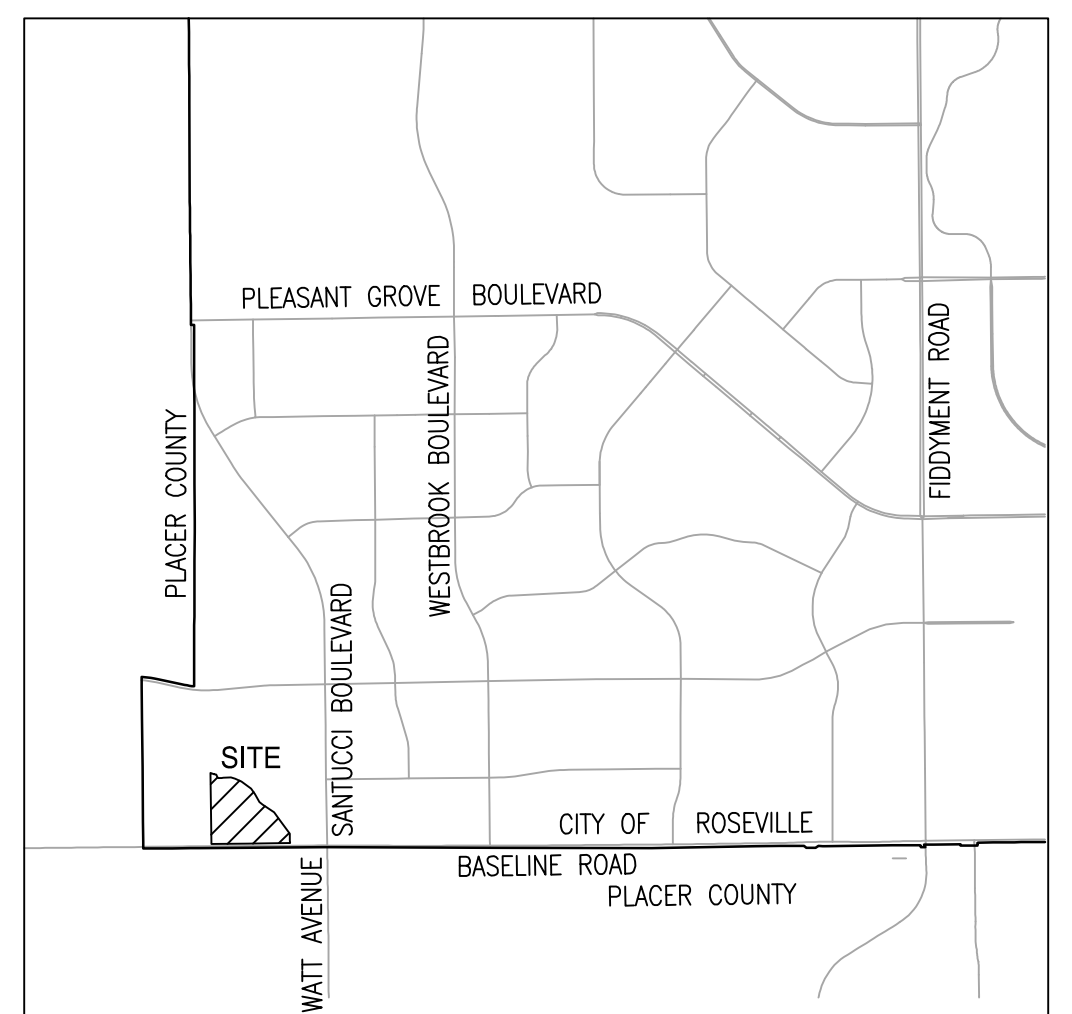
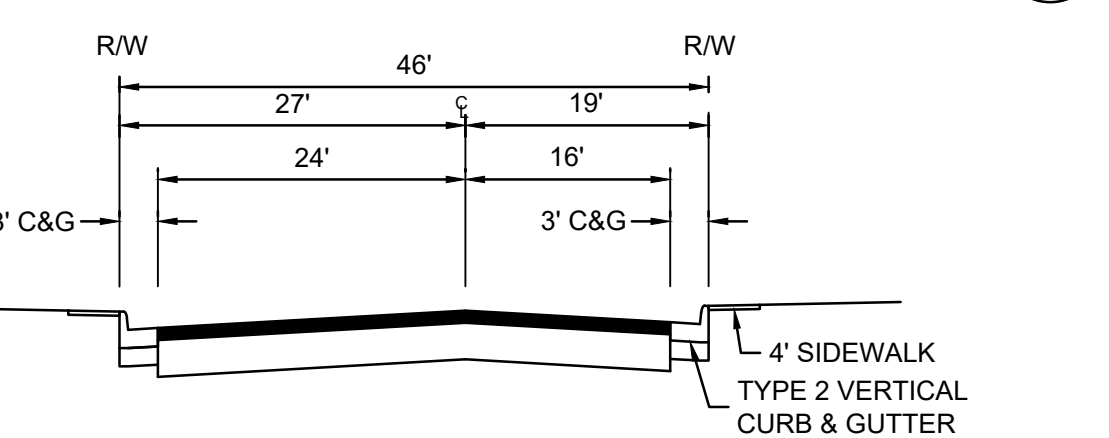
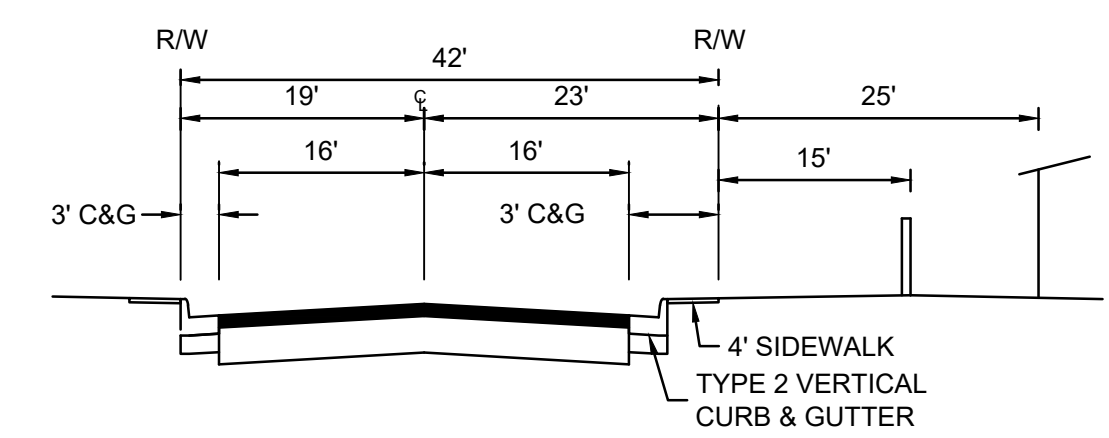
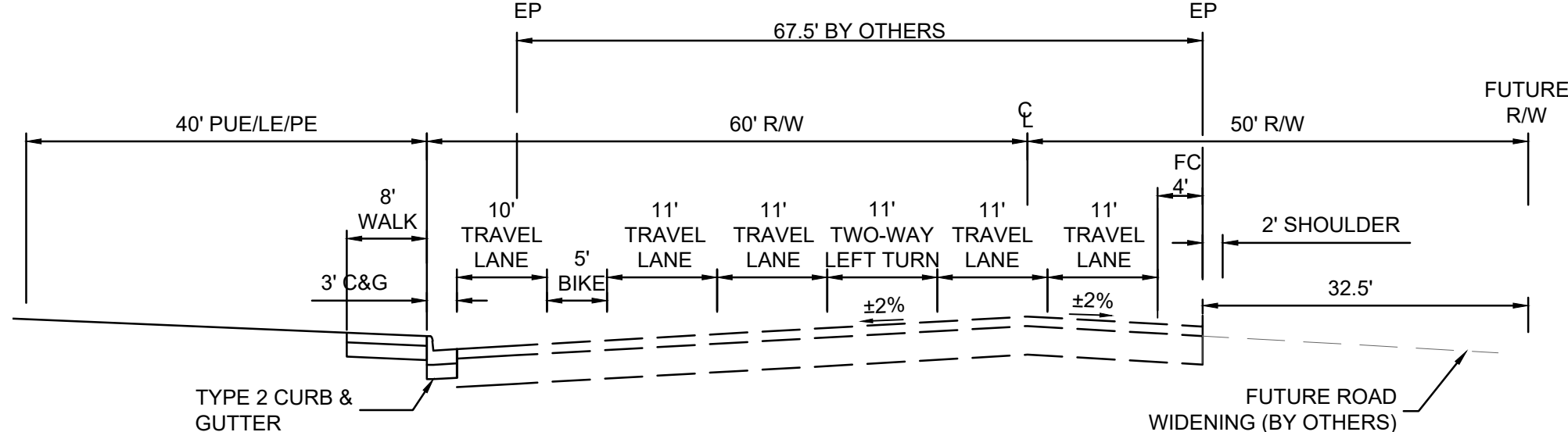
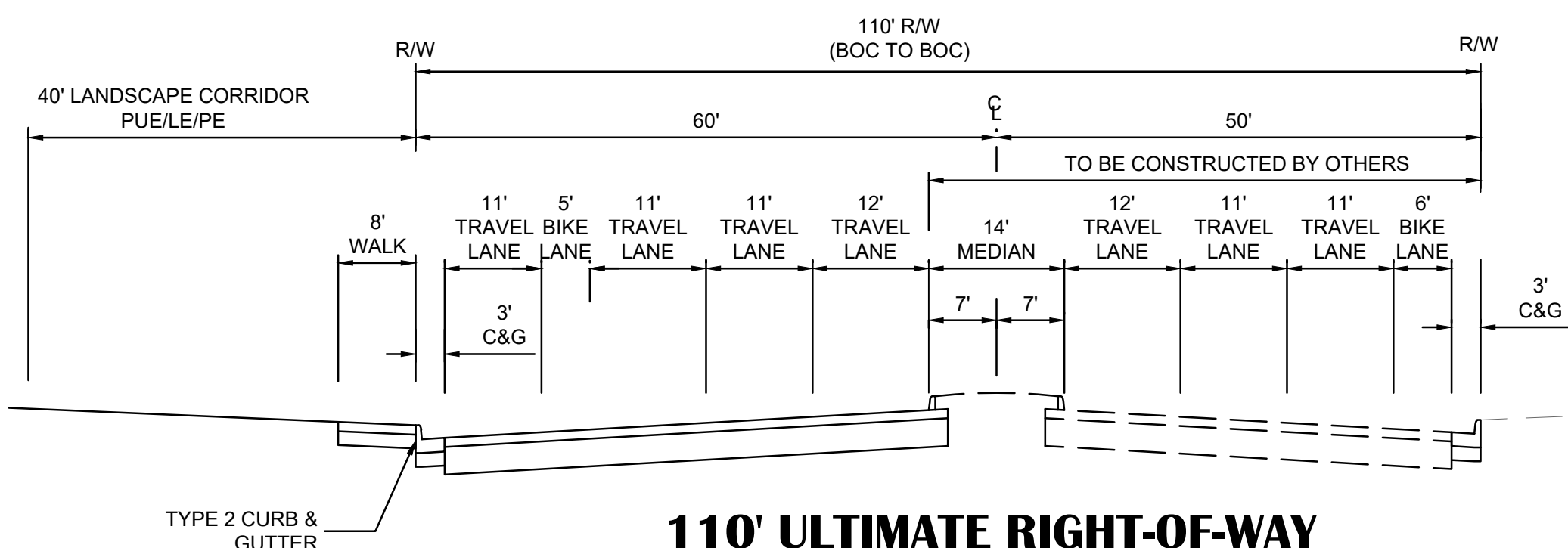
SIERRA VISTA ESTIA

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

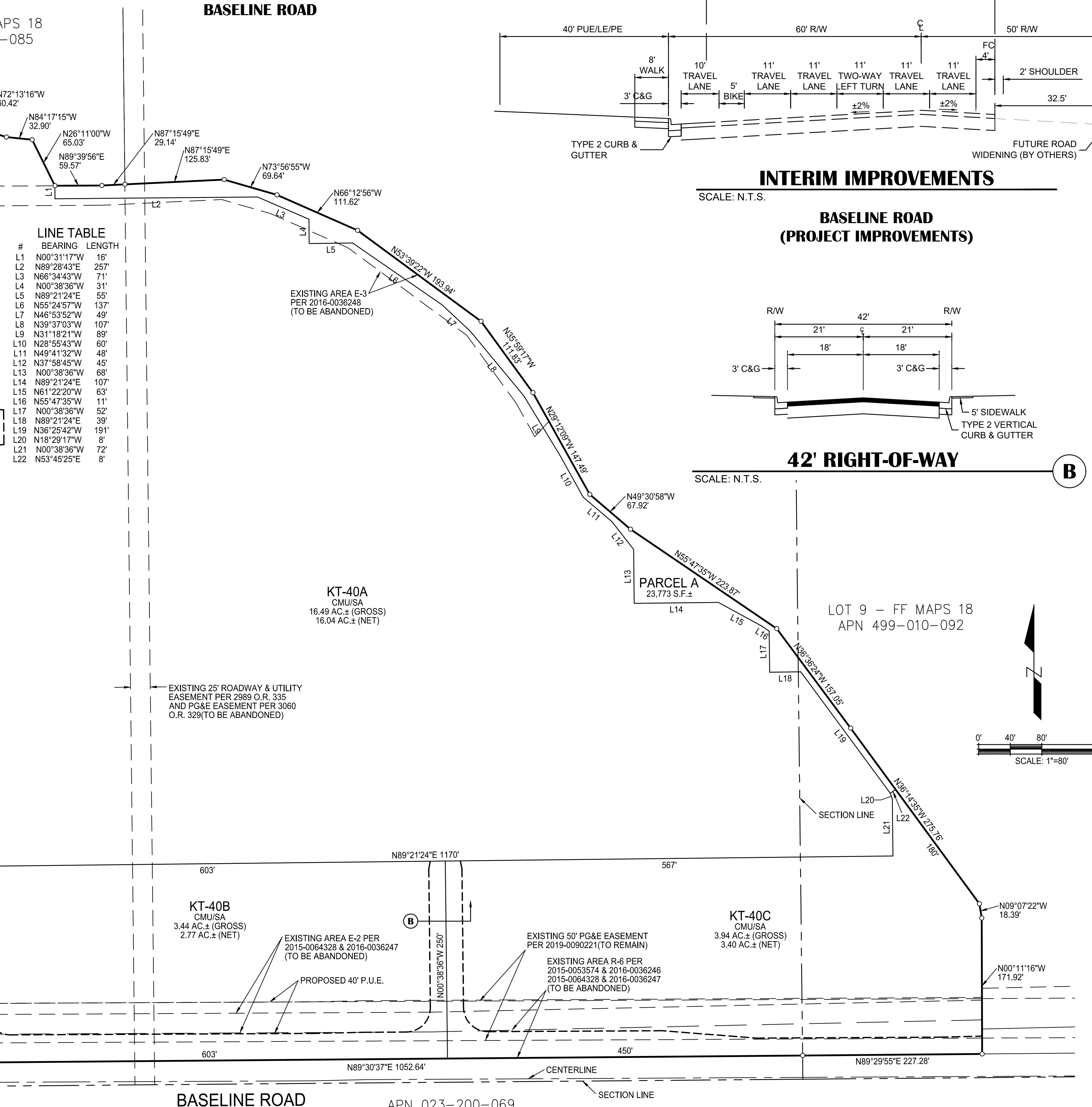
A.P.N. 499-010-014 & 058

FEBRUARY 2022

PC EXHIBIT E



LOT 2 - FF MAPS 18
APN 499-010-085



LINE TABLE

| # | BEARING | LENGTH |
|-----|-------------|--------|
| L1 | N00°31'17"W | 16' |
| L2 | N89°28'43"E | 257' |
| L3 | N66°34'43"W | 71' |
| L4 | N00°38'36"W | 31' |
| L5 | N89°21'24"E | 55' |
| L6 | N55°24'57"W | 137' |
| L7 | N46°53'52"W | 49' |
| L8 | N39°37'03"W | 107' |
| L9 | N31°18'21"W | 89' |
| L10 | N28°55'43"W | 60' |
| L11 | N49°41'32"W | 48' |
| L12 | N37°58'45"W | 45' |
| L13 | N00°38'36"W | 68' |
| L14 | N89°21'24"E | 107' |
| L15 | N61°22'20"W | 63' |
| L16 | N55°47'35"W | 11' |
| L17 | N00°38'36"W | 52' |
| L18 | N89°21'24"E | 39' |
| L19 | N36°25'42"W | 191' |
| L20 | N18°29'17"W | 8' |
| L21 | N00°38'36"W | 72' |
| L22 | N53°45'25"E | 8' |

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SITE IS THE FOUND MONUMENTS ON THE WEST BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS. SAID BEARING BEING N00°38'36"W.

BENCHMARK:

IDENTIFICATION NO.: CITY BM 126
ELEVATION: 118.03 (NGVD29)
3-1/4" BRASS DISK STAMPED SEPTEMBER 2014, LS-7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYDYM ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. LAT=38°45'27", LONG=121°21'30"

PROPERTY DESCRIPTION:

BEING A PORTION OF THE LANDS OF BASELINE P & R, LLC AS DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT #2001-0117909 AND A PORTION OF THE LANDS OF BASELINE 80 INVESTORS, LLC AS DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT #2013-0047229, OF OFFICIAL RECORDS, PLACER COUNTY RECORDS, AND LOCATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SAID LANDS OF BASELINE P & R, LLC, SAID SOUTHWEST CORNER BEING THE SOUTHEAST CORNER OF SAID LANDS OF BASELINE 80 INVESTORS, LLC, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY LINE AS DESCRIBED IN THE DEED RECORDED IN BOOK 55, AT PAGE 641, SAID COUNTY RECORDS; THENCE LEAVING SAID POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID LANDS OF BASELINE 80 INVESTORS, LLC, SAID SOUTH LINE ALSO BEING SAID NORTHERLY LINE OF LAST SAID DEED, SAID SOUTH LINE ALSO BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B. & M., SOUTH 89° 30' 37" WEST, A DISTANCE OF 206.88 FEET;

THENCE LEAVING SAID SOUTH LINE, ENTERING INTO AND CROSSING LAST SAID LANDS, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 00° 38' 36" WEST A DISTANCE OF 1190.34 FEET;
2. SOUTH 72° 13' 16" EAST, A DISTANCE OF 60.42 FEET;
3. SOUTH 84° 17' 15" EAST, A DISTANCE OF 32.90 FEET;
4. SOUTH 26° 11' 00" EAST, A DISTANCE OF 65.03 FEET;
5. NORTH 89° 39' 56" EAST, A DISTANCE OF 59.57 FEET;
6. NORTH 87° 15' 49" EAST, A DISTANCE OF 33.89 FEET TO A POINT ON THE EAST LINE OF LAST SAID LANDS, SAID EAST LINE ALSO BEING THE WEST LINE OF SAID LANDS OF BASELINE P & R, LLC, THENCE LEAVING SAID WEST LINE, ENTERING INTO AND CROSSING SAID LANDS OF BASELINE P & R, LLC, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. NORTH 87° 15' 49" EAST, A DISTANCE OF 121.07 FEET;
2. SOUTH 73° 56' 55" EAST, A DISTANCE OF 69.64 FEET;
3. SOUTH 66° 12' 56" EAST, A DISTANCE OF 111.62 FEET;
4. SOUTH 53° 39' 22" EAST, A DISTANCE OF 193.94 FEET;
5. SOUTH 35° 59' 17" EAST, A DISTANCE OF 111.93 FEET;
6. SOUTH 29° 12' 09" EAST, A DISTANCE OF 147.49 FEET;
7. SOUTH 49° 30' 58" EAST A DISTANCE OF 67.92 FEET;
8. SOUTH 55° 47' 35" EAST, A DISTANCE OF 223.87 FEET;
9. SOUTH 36° 36' 24" EAST, A DISTANCE OF 45.55 FEET TO A POINT ON THE WEST LINE OF THE LANDS OF BASELINE P & R, LLC AS DESCRIBED IN THE RESOLUTION TO APPROVE A MINOR BOUNDARY LINE ADJUSTMENT RECORDED AS DOCUMENT #2008-0020215, SAID COUNTY RECORDS, SAID WEST LINE ALSO BEING THE COMMON SECTION LINE FOR SAID SECTION 34 AND SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B. & M.

THENCE LEAVING SAID WEST LINE, ENTERING INTO AND CROSSING LAST SAID LANDS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 36° 36' 24" EAST, A DISTANCE OF 111.50 FEET;
2. SOUTH 36° 14' 35" EAST, A DISTANCE OF 275.76 FEET;
3. SOUTH 09° 07' 22" EAST, A DISTANCE OF 18.39 FEET;
4. SOUTH 00° 11' 16" EAST, A DISTANCE OF 174.92 FEET TO A POINT ON THE SOUTH LINE OF LAST SAID LANDS, SAID SOUTH LINE ALSO BEING THE NORTHERLY LINE OF SAID DEED RECORDED IN BOOK 55, AT PAGE 641;

THENCE ALONG SAID SOUTH LINE, SAID SOUTH LINE ALSO BEING SAID NORTHERLY LINE OF LAST SAID DEED, SAID SOUTH LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B. & M., SOUTH 89° 29' 55" WEST, A DISTANCE OF 227.35 FEET TO A POINT ON SAID COMMON SECTION LINE; THENCE CONTINUING ALONG A LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SAID SECTION 34, SOUTH 89° 30' 37" WEST, A DISTANCE OF 845.69 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING DESCRIBED UNDER RESULTANT PARCEL 2 IN THAT CERTAIN LOT LINE ADJUSTMENT CERTIFICATE OF COMPLIANCE, RECORDED FEBRUARY 18, 2014, SERIES NO. 2014-0010531, OFFICIAL RECORDS AND RE-RECORDED APRIL 21, 2014, SERIES NO. 2014-0024961, OFFICIAL RECORDS.

OWNER:

KY SIERRA VISTA, LLC
601 UNIVERSITY AVE STE 125
SACRAMENTO CA 95825
CONTACT: CRAIG E. SPIESS, PLS
PHONE: (916)-850-8836

APPLICANT/DEVELOPER:

TCS PLANNING
11080 WHITE ROCK ROAD, STE. 150
RANCHO CORDOVA, CA 95670
CONTACT: LAURA ZUCKERMAN
PHONE: 916-262-8819 - OFFICE

ENGINEER/SURVEYOR

R.E.Y. ENGINEERS, INC
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630
CONTACT: CRAIG E. SPIESS, PLS
PHONE: (916)-850-8836

EXISTING USE:

VACANT

PROPOSED USE:

COMMUNITY COMMERCIAL & MULTIFAMILY RESIDENTIAL

EXISTING ZONING:

CMU/SA

PROPOSED ZONING:

CMU/SA

EXISTING GENERAL PLAN DESIGNATION:

CC

PROPOSED GENERAL PLAN DESIGNATION:

CC/

SERVICE PROVIDERS:

PARK: CITY OF ROSEVILLE PARKS & RECREATION DEPT.
FIRE: ROSEVILLE CITY FIRE DEPARTMENT
ELECTRIC: ROSEVILLE ELECTRICAL UTILITY
SEWER: CITY OF ROSEVILLE ENVIRONMENTAL SERVICES
SCHOOL: CENTER JOINT UNIFIED SCHOOL DISTRICT
WATER: CITY OF ROSEVILLE ENVIRONMENTAL SERVICES
TELEPHONE: CONSOLIDATED COMMUNICATIONS
GAS: PACIFIC GAS AND ELECTRIC CO.
STORM DRAINAGE: ROSEVILLE DEVELOPMENT SERVICES

NOTES:

1. LOT DIMENSIONS AND ACREAGE ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL PARCEL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE. FLEXIBILITY IN LARGE LOT PARCEL CONFIGURATION AS SHOWN HEREON IS ALLOWED PROVIDED THE CONFIGURATION IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED SPECIFIC PLAN, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
3. PROJECT IMPROVEMENTS ARE DEFERRED TO PROJECT DEVELOPMENT PLANS.
4. PURSUANT TO GOVERNMENT CODE SECTION 66463.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL PARCEL MAPS BASED UPON THE TENTATIVE PARCEL MAP, THE FILING OF A FINAL PARCEL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
5. THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF PARCELS AND STREETS MAY BE PHASED.
6. PURSUANT TO GOVERNMENT CODE SECTION 66499.20.2 THE FOLLOWING EASEMENTS SHALL BE ABANDONED:
 - a. AREA R-6 PER 2015-0053574, 2016-0036246, 2015-0064328 & 2016-0036247
 - b. AREA E-2 PER 2015-0064328 & 2016-0036247
 - c. AREA E-3 PER 2016-0036246
7. EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL PARCEL MAP BASED ON THIS TENTATIVE PARCEL MAP.
8. PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL PANEL 920, MAP NO. 06061C0920H DATED NOVEMBER 2, 2018.

905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

