

**FINAL MAP  
CAMPUS OAKS CO-3**

SUBDIVISION NO. PL21-0070  
BEING A SUBDIVISION OF LOT 5,  
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42  
PLACER COUNTY OFFICIAL RECORDS  
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
MARCH 2022  
MORTON & PITALO, INC.

**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 "CAMPUS OAKS CO-3" AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; HEREBY OFFER FOR DEDICATION, AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, WATER AND GAS PIPES, AND SEWER PIPES, AND FOR UNDERGROUND WIRES 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 THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC 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) ELITE STREET, ENVY STREET, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, PALO ALTO STREET, AND TERMINAL STREET, AS PUBLIC RIGHT OF WAY.

(B) LOT A FOR LANDSCAPE PURPOSES.

(C) LOT B FOR OPEN SPACE, BIKEWAY, DRAINAGE AND WATER QUALITY PURPOSES.

(D) LOT C FOR OPEN SPACE, DRAINAGE AND WATER QUALITY PURPOSES.

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

JUSTIN WALTERS  
VP, PROJECT MANAGEMENT AND LAND DEVELOPMENT

**NOTARY'S STATEMENT**

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 \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, 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/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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY  
MY COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S STATEMENT**

THIS FINAL MAP OF "CAMPUS OAKS CO-3" 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 LENNAR HOMES OF CALIFORNIA INC., A CALIFORNIA CORPORATION, IN AUGUST, 2021. I HEREBY STATE THAT THIS FINAL MAP OF "CAMPUS OAKS CO-3" SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE FEBRUARY 28, 2022 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PRELIMINARY - FOR REVIEW PURPOSES ONLY  
MICHAEL J. CHIARA, P.L.S. 9058

\_\_\_\_\_  
DATE

**CITY ENGINEER'S STATEMENT**

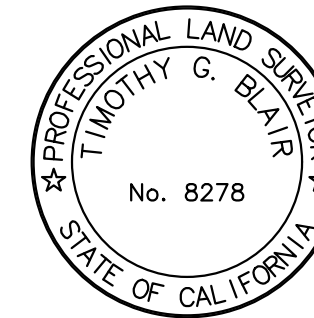
I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-3" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED \_\_\_\_\_  
MARC STOUT, R.C.E. 69879  
CITY ENGINEER, CITY OF ROSEVILLE  
LICENSE EXPIRATION DATE: 9/30/2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CAMPUS OAKS CO-3" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED \_\_\_\_\_  
TIMOTHY G. BLAIR, P.L.S. 8278  
EXPIRATION DATE: 12/31/2023



**CITY CLERK'S STATEMENT**

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "CAMPUS OAKS CO-3" 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 AND C AND THE PUBLIC RIGHTS OF WAY AND ALL PUBLIC EASEMENTS HEREON OFFERED FOR DEDICATION.

\_\_\_\_\_  
CITY CLERK, CITY OF ROSEVILLE

DATED \_\_\_\_\_  
ASSISTANT CITY CLERK

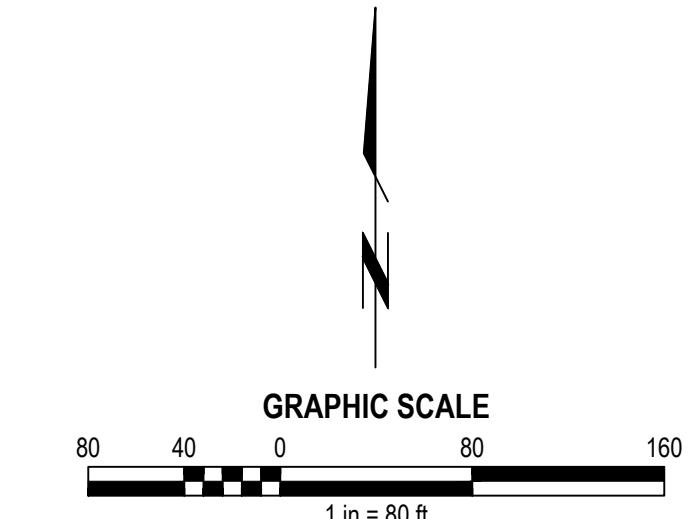
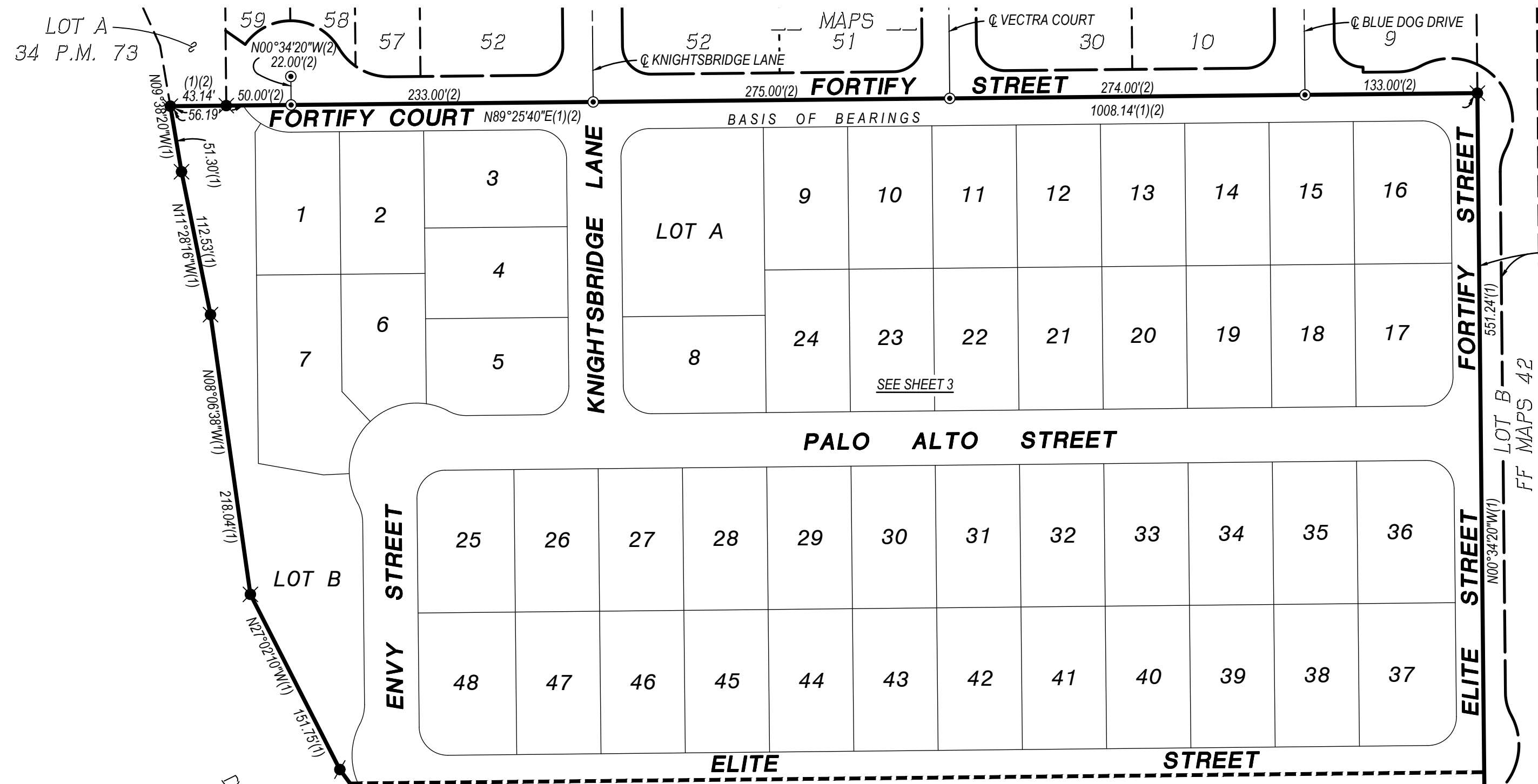
**RECORDER'S STATEMENT**

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT \_\_\_\_\_ MINUTES AFTER \_\_\_\_\_ O'CLOCK ON THE DAY OF \_\_\_\_\_, 2022, AND RECORDED IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF MORTON & PITALO, INC.

FILE NO. \_\_\_\_\_  
\_\_\_\_\_  
COUNTY RECORDER OF PLACER COUNTY

FEE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

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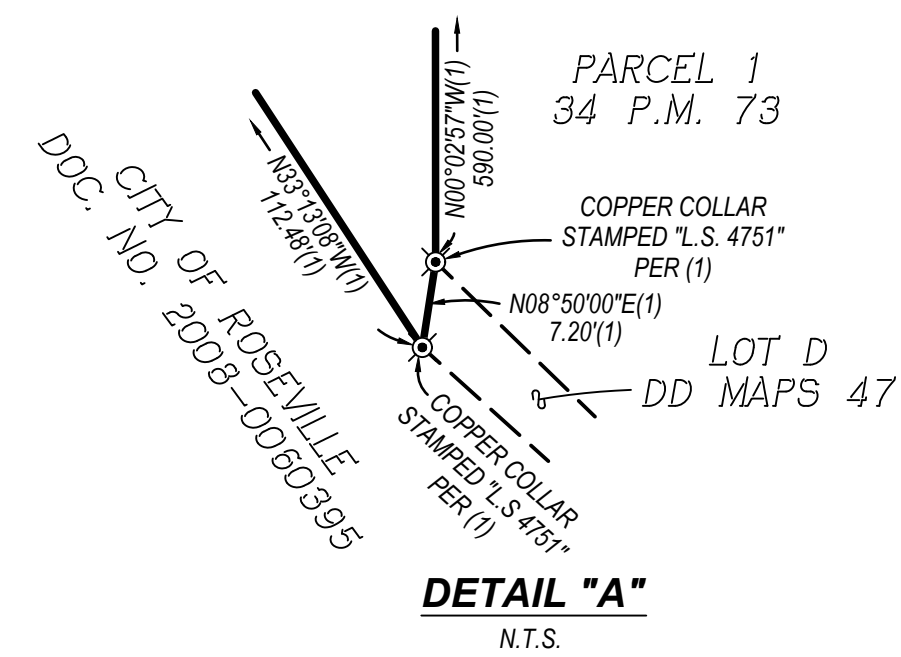
- LEGEND**
- ..... DIMENSION POINT, NOTHING FOUND OR SET
  - ⊗ ..... SET 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058"
  - ⊙ ..... SET BRONZE DISC STAMPED "L.S. 9058" SET IN CITY STANDARD WELL
  - ⊕ ..... FOUND BRONZE DISC STAMPED "L.S. 9058" IN CITY STANDARD WELL PER (2)
  - ⊗ ..... FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350" PER (1)
  - ..... FOUND MONUMENT AS DESCRIBED HEREON
  - ⊗ ..... FOUND 3/4" REBAR AS DESCRIBED HEREON
  - ..... FOUND 1" BRASS MONUMENT STAMPED "L.S. 4751" PER (1)
- P.U.E. .... PUBLIC UTILITY EASEMENT  
S.F. .... SQUARE FEET  
(1) ..... RECORD PER FF MAPS 42  
(2) ..... RECORD PER \_\_\_\_\_ MAPS \_\_\_\_\_ (CO-2)

PARCEL 1  
34 P.M. 73

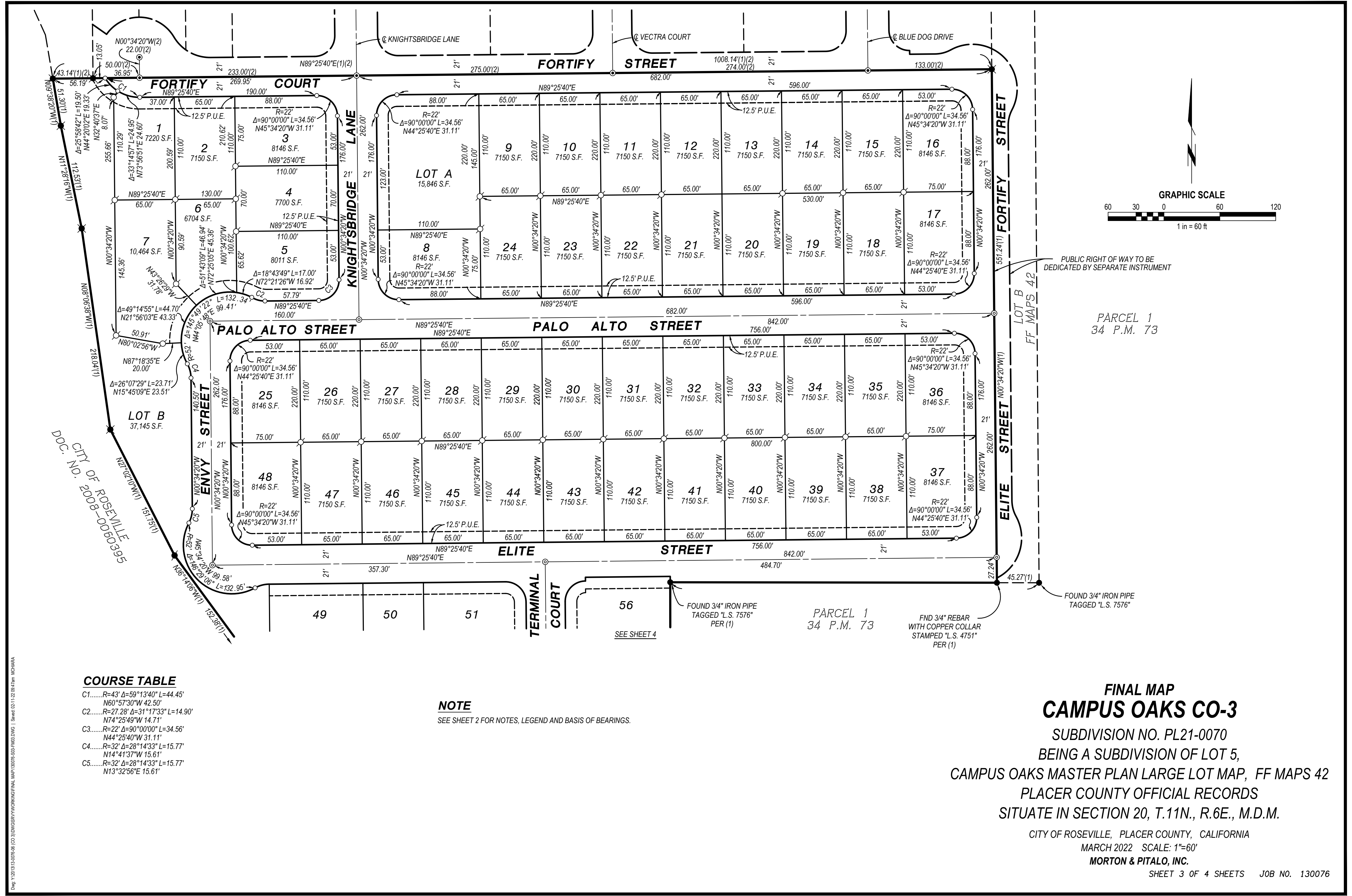
- NOTES**
- TOTAL AREA OF THIS SUBDIVISION IS 15.880 ACRES, CREATING 62 RESIDENTIAL LOTS AND THREE LETTERED LOTS.
  - A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. \_\_\_\_\_.
  - LOT CORNERS FRONTING ELITE STREET, ENVOY STREET, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, PALO ALTO STREET AND TERMINAL COURT SHALL BE WITNESSED BY A 1-1/4" CENTER-PUNCHED BRASS DISC STAMPED "L.S. 9058" SET 1.0 FEET FROM THE CORNER ON THE PROJECTED LOT LINE, EXCEPT AS SHOWN OTHERWISE.
  - LOT CORNERS ADJACENT TO WALLS SHALL BE WITNESSED BY A 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058", SET ON PROPERTY LINE, 3.00 FEET FROM THE TRUE CORNER.
  - A SOILS REPORT PREPARED BY ENGEQ INCORPORATED DATED AUGUST 30, 2021 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. PL21-0070.

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**CAMPUS OAKS CO-3**  
SUBDIVISION NO. PL21-0070  
BEING A SUBDIVISION OF LOT 5,  
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42  
PLACER COUNTY OFFICIAL RECORDS  
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
MARCH 2022 SCALE: 1"=80'  
MORTON & PITALO, INC.



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**COURSE TABLE**

C1.....	R=43'	Δ=59°13'40"	L=44.45'
	N60°57'30"W	42.50'	
C2.....	R=27.28'	Δ=31°17'33"	L=14.90'
	N74°25'49"W	14.71'	
C3.....	R=22'	Δ=90°00'00"	L=34.56'
	N44°25'40"W	31.11'	
C4.....	R=32'	Δ=28°14'33"	L=15.77'
	N14°41'37"W	15.61'	
C5.....	R=32'	Δ=28°14'33"	L=15.77'
	N13°32'56"E	15.61'	

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

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CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42  
PLACER COUNTY OFFICIAL RECORDS  
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.  
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
MARCH 2022 SCALE: 1"=60'  
MORTON & PITALO, INC.  
SHEET 3 OF 4 SHEETS JOB NO. 130076

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