Exhibit C

BOOK ____ OF MAPS, PAGE ____

Enhanced Elevations

*All Front Elevations Enhanced Per Plan

LOT A
34 P.M. 73

MAPS 51

59 58 57 52 52 30 10 9

℄ KNIGHTSBRIDGE LANE
℄ VECTRA COURT
℄ BLUE DOG DRIVE

N00°34'20"W(2) 22.00'(2)
(1)(2) 43.14'
50.00'(2)
233.00'(2)
275.00'(2)
274.00'(2)
133.00'(2)
1008.14'(1)(2)
N89°25'40"E(1)(2)
BASIS OF BEARINGS

FORTIFY COURT
FORTIFY STREET
KNIGHTSBRIDGE LANE
PALO ALTO STREET
ENVY STREET
ELITE STREET
TERMINAL COURT

M M 1 2 3 4 5 6 7
LOT A 8 9 10 11 12 13 14 15 16
17 18 19 20 21 22 23 24
SEE SHEET 3

25 26 27 28 29 30 31 32 33 34 35 36
48 47 46 45 44 43 42 41 40 39 38 37

49 50 51 52 53 54 55 56 57 58 59 60 61 62
SEE SHEET 4

N36°32'00"W(1) 56.19'
51.30'(1)
N11°28'16"W(1) 112.53'(1)
N09°36'38"W(1) 218.04'(1)
N27°02'10"W(1) 151.75'(1)
N36°14'06"W(1) 152.38'(1)
N42°32'42"W(1) 284.26'(1)

LOT B
LOT C
LOT D
DD MAPS 47

CITY OF ROSEVILLE
DOC. NO. 2008-0060395

PARCEL 1
34 P.M. 73

LOT B
FF MAPS 42

PUBLIC ROAD R/W PER DOC. NO. ____

551.24'(1)
N00°34'20"W(1)
590.00'(1)
N00°02'57"W(1)

N09°39'15"E(1) 58.16'(1)
N01°30'30"W(1) 35.23'(1)
N08°53'16"E(1) 30.02'(1)
123.83'(1) N46°49'27"W(1)
111.07'(1) N86°07'57"E(1)
N33°13'08"W(1) 112.48'(1)
N08°50'00"E(1) 7.20'(1)

COPPER COLLAR NO STAMP PER (1)
COPPER COLLAR STAMPED "L.S. 4751" PER (1)
COPPER COLLAR STAMPED "L.S 4751" PER (1)
1" BRASS MONUMENT NO STAMP PER (1)

350.73'(1) N89°55'15"W(1)
396.00'(1)
45.27'(1)
FOUND 3/4" IRON PIPE TAGGED "L.S. 7576" PER (1)
FND 3/4" REBAR WITH COPPER COLLAR STAMPED "L.S. 4751" PER (1)
FOUND 3/4" IRON PIPE TAGGED "L.S. 7576"

SEE DETAIL "A" THIS SHEET

DETAIL "A"
N.T.S.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS N89°25'40"E, ALONG THE NORTHERLY LINE OF LOT 5, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED, "CAMPUS OAKS MASTER PLAN LARGE LOT MAP" FILED IN BOOK FF OF MAPS, PAGE 42, PLACER COUNTY RECORDS, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

GRAPHIC SCALE
80 40 0 80 160
1 in = 80 ft

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)

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 15.880 ACRES, CREATING 62 RESIDENTIAL LOTS AND ONE LETTERED LOT.

2. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. _____.

3. LOT CORNERS FRONTING ELITE STREET, ENVY 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.

4. 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.

5. A SOILS REPORT PREPARED BY ENGEO INCORPORATED DATED AUGUST 30, 2021 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. _____.

PARCEL 1
34 P.M. 73

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
FEBRUARY 2022 SCALE: 1"=80'

MORTON & PITALO, INC.

SHEET 2 OF 4 SHEETS JOB NO. 130076

Dwg: T:\2013\13-0076-56 (CO 3)\DWGS\PVI\WORKING\FINAL MAP\130076-S03-FM02.DWG | Saved: 01/24/22 10:53am MCHARA