

Tentative Map for 13 Condominium Units

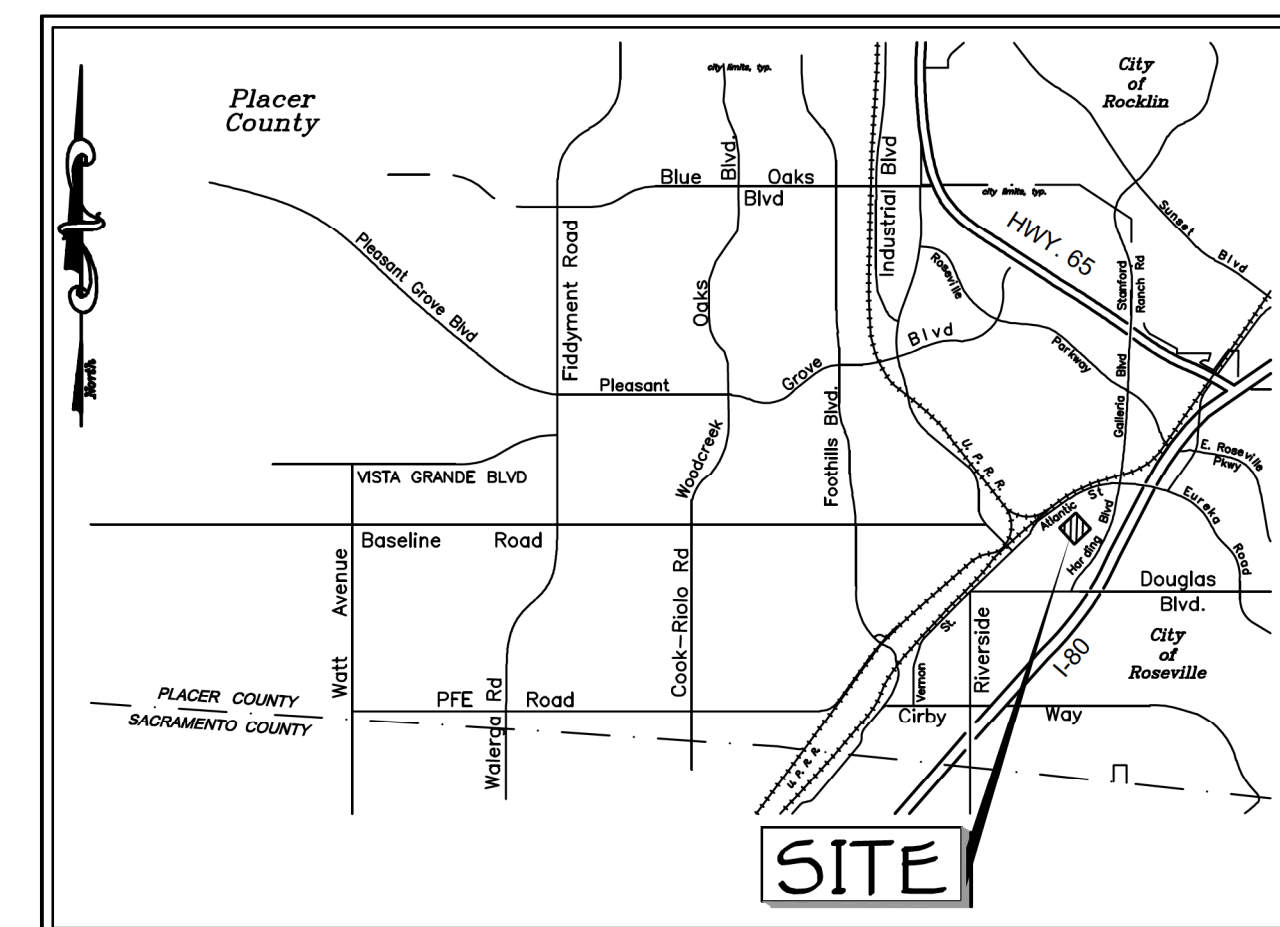
# CENTER STREET CONDOMINIUMS

LOTS 16, 17, 18 & 19, BLOCK 3  
 "ENWOOD" SUBDIVISION - 'C' MAPS 35  
 T. 11 N., R. 6 E., M.D.M.

City of Roseville,  
 Scale 1" = 20'

State of California  
 November, 2024

Project Address - 124 Center Street  
 Project No. PL24-0110



VICINITY MAP

**OWNER/DEVELOPER:**

LEOFFLER REALTY AND DEVELOPMENT, INC.  
 1960 BLUE OAKS BOULEVARD, SUITE 190-15  
 ROSEVILLE, CA 95747  
 PH. (916) 345-4211

**SURVEYOR:**

BAKER-WILLIAMS ENGINEERING GROUP  
 6939 SUNRISE BOULEVARD, SUITE 112  
 CITRUS HEIGHTS, CALIFORNIA 95610-3153  
 PH. (916) 331-4336

**ASSESSOR'S PARCEL NUMBER:**

013-022-047

**ACREAGE:**

0.69 ACRES - 30,000 SQ. FT. ±

**NUMBER OF CONDOMINIUM UNITS:**

13

**PROPOSED IMPROVEMENTS:**

AS REQUIRED BY THE CITY OF ROSEVILLE  
 DEPARTMENT OF PUBLIC WORKS

**EXISTING USE:**

VACANT

**SEWER:**

CITY OF ROSEVILLE

**WATER SUPPLY:**

CITY OF ROSEVILLE

**DRAINAGE:**

CITY OF ROSEVILLE

**FIRE PROTECTION:**

CITY OF ROSEVILLE

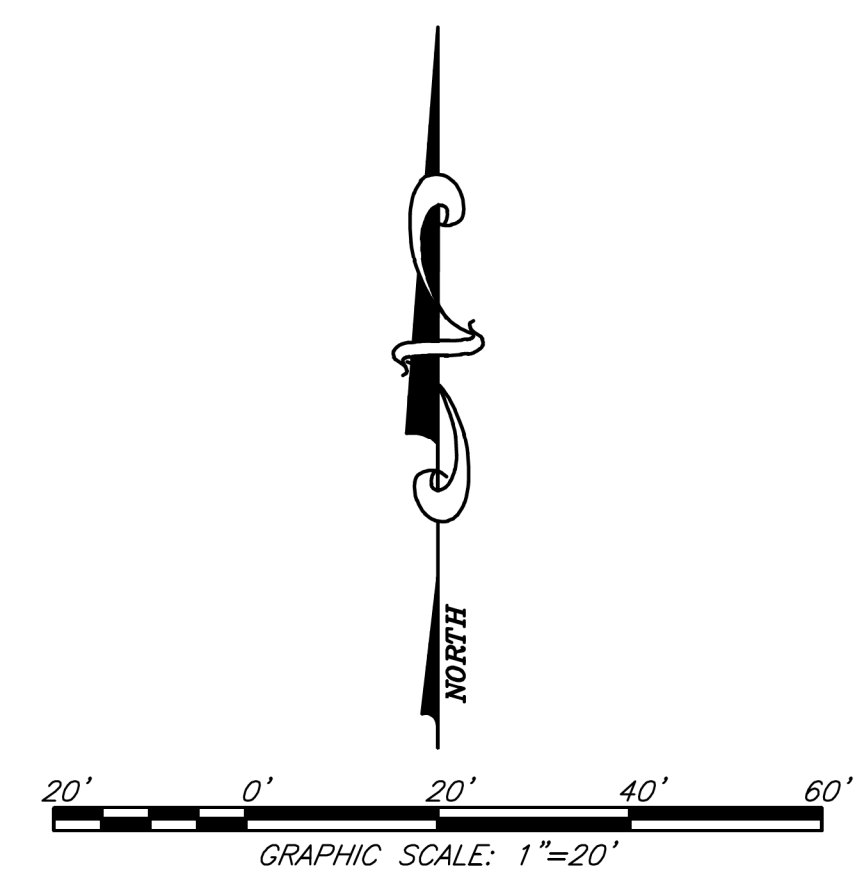
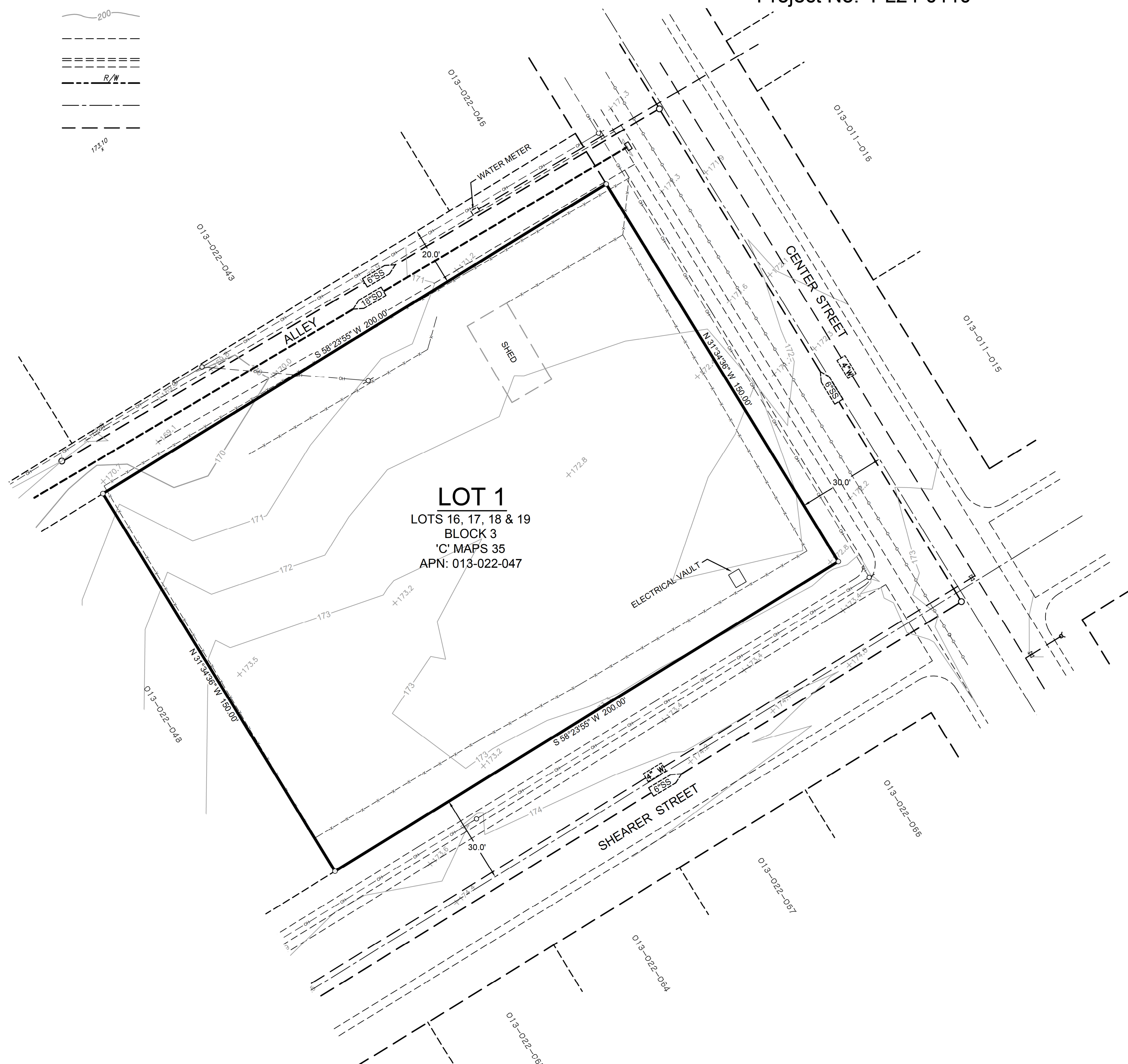
**SCHOOL DISTRICT:**

ROSEVILLE SCHOOL DISTRICT

**PARK DISTRICT:**

ROSEVILLE PARKS DISTRICT

| LEGEND                  |              |
|-------------------------|--------------|
| NAME                    |              |
| MANHOLE                 | ○            |
| SANITARY SEWER PIPE     | — [ S.S. ] — |
| STORM DRAIN PIPE        | — [ S.D. ] — |
| WATER PIPE              | — [ W ] —    |
| GAS PIPE                | — G —        |
| OVERHEAD WIRE           | — OH — OH —  |
| UTILITY POLE            | ↑            |
| DROP INLET              | □            |
| FIRE HYDRANT            | ⊕            |
| FENCE                   | — x — x —    |
| CONTOUR                 | — 200 —      |
| EDGE OF PAVEMENT        | — — — — —    |
| CURB, GUTTER & SIDEWALK | — — — — —    |
| RIGHT-OF-WAY            | — R/W —      |
| CENTER LINE             | — — — — —    |
| PROPERTY LINE           | — — — — —    |
| SPOT ELEVATION          | 173.10       |



**NOTES:**

- ALL EASEMENTS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED.
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS SUPPLIED BY OTHERS.

**CONDOMINIUM NOTE:**

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA CONTAINING A MAXIMUM OF 13 UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

**BW** **BAKER-WILLIAMS ENGINEERING GROUP**  
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
 6939 Sunrise Boulevard, Suite 112 • Citrus Heights, California 95610-3153  
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com ~ www.bwengineers.com

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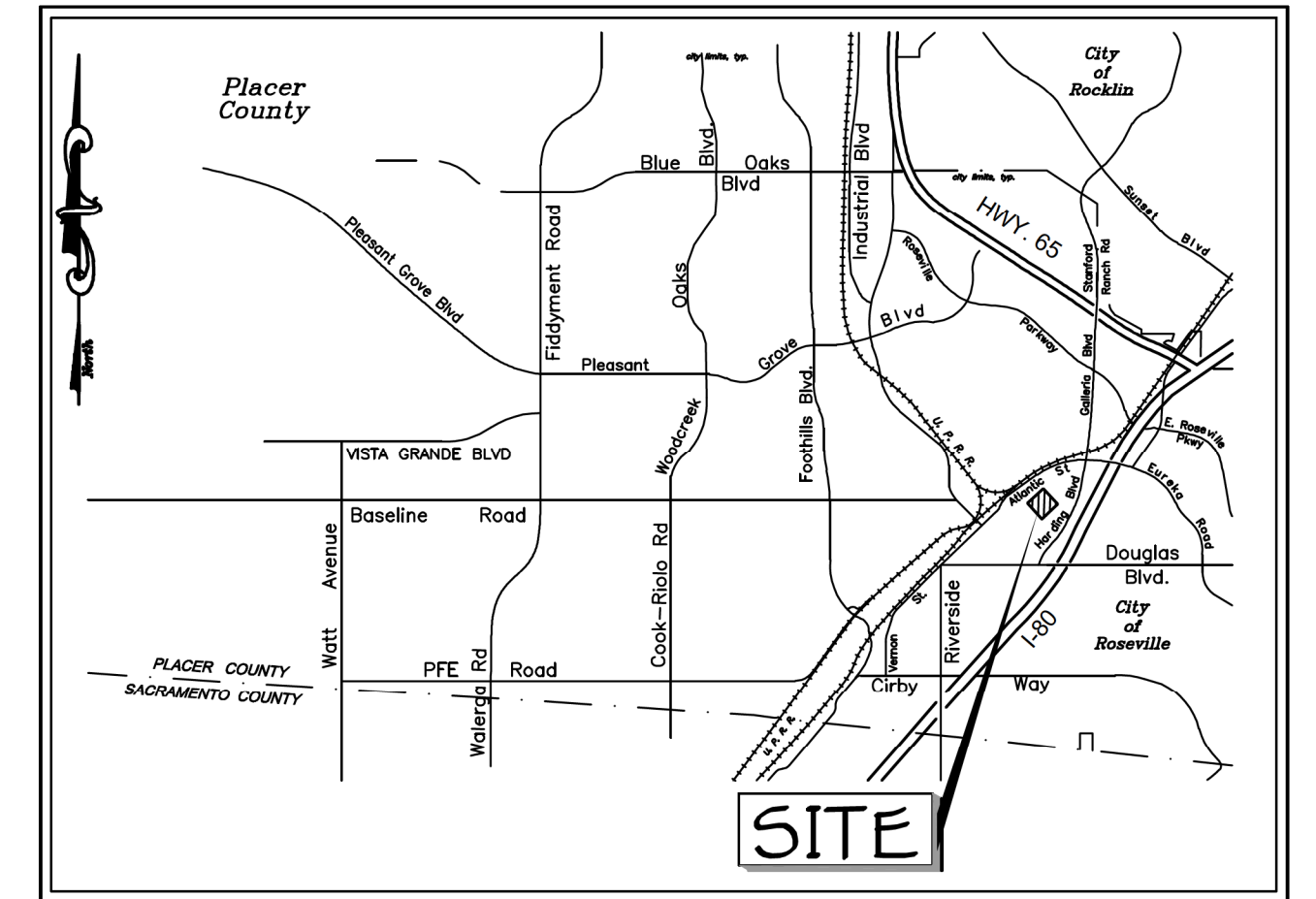
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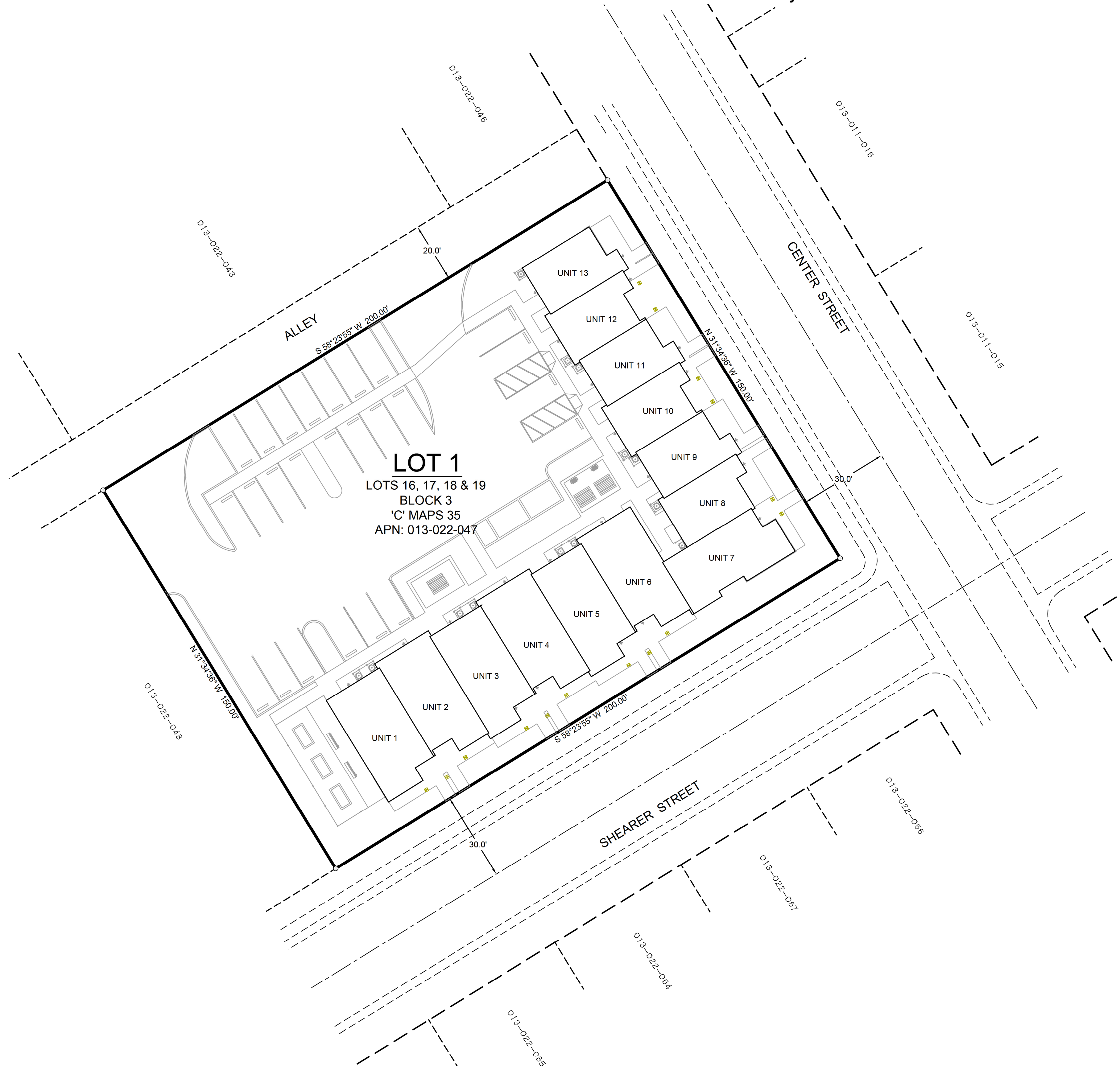
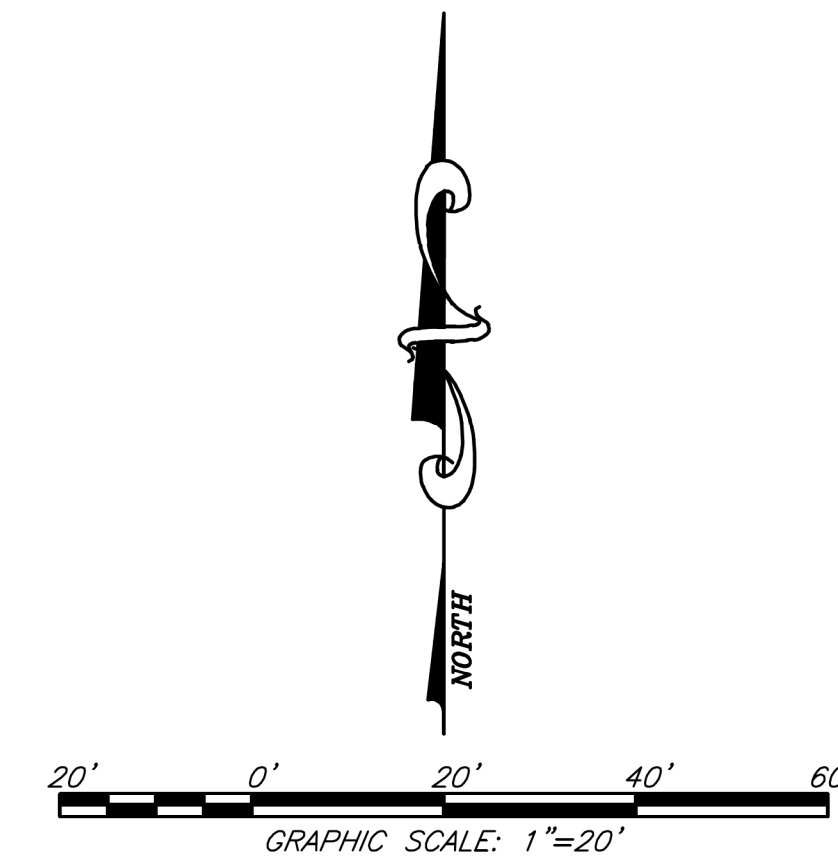
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