

319.5-1

PLAT OF La Collina dal Lago

SUBDIVISION NO. PN01-098

A SUBDIVISION OF PARCEL TWO AS DESCRIBED IN THE
CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT
RECORDED IN BOOK 20020729, AT PAGE 333
OFFICIAL RECORDS OF SACRAMENTO COUNTY
CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA
SEPTEMBER 2003

R.E.Y. ENGINEERS, Inc

NOTARY ACKNOWLEDGMENT:

STATE OF California } :SS
COUNTY OF Placer }
ON 9-15-2003. BEFORE ME, Danna Bell, notary public, PERSONALLY
APPEARED Jeremy G. Bernau, PERSONALLY
KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY, UPON BEHALF OF WHICH
THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Danna Bell
PRINCIPAL PLACE OF BUSINESS: COUNTY OF Placer
MY COMMISSION EXPIRES: 8-19-2005

BENEFICIARY'S STATEMENT:

WE, THE UNDERSIGNED, PLACER SIERRA BANK, BENEFICIARY UNDER THAT CERTAIN
DEED OF TRUST RECORDED MAY 23, 2003 IN BOOK 20030523, PAGE 2804, OFFICIAL
RECORDS OF SACRAMENTO COUNTY HEREBY CONSENT TO THE IRREVOCABLE OFFERS
OF DEDICATION SHOWN HEREON AND THE PREPARATION AND THE FILING OF THIS MAP.

PLACER SIERRA BANK

BY: Scott Holthaus DATE: 9-16-03

NOTARY ACKNOWLEDGMENT:

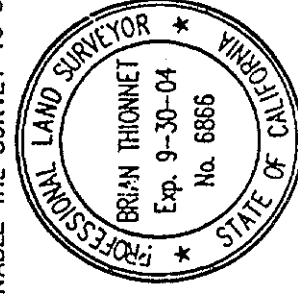
STATE OF California } :SS
COUNTY OF Placer }
ON Sept. 16, 2003 BEFORE ME, B. J. Johnson, Notary Public, PERSONALLY
APPEARED Scott Holthaus, PERSONALLY
KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY, UPON BEHALF OF WHICH
THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: B. J. Johnson
PRINCIPAL PLACE OF BUSINESS: COUNTY OF Placer
MY COMMISSION EXPIRES: June 15, 2007

SURVEYOR'S STATEMENT:

THIS MAP 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 ORDINANCE AT THE REQUEST OF GAETANO & DIANE DE MATTEI IN JANUARY 2003.
I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY
APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL
OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY JUNE 30, 2004, AND THAT SAID
MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: B. J. Johnson
BRIAN THIONNET LS 6866

DATE: 9-12-03



OWNER'S STATEMENT:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING
ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES
OF THIS SUBDIVISION, LA COLLINA DAL LAGO, AS SHOWN ON THIS MAP AND THAT WE
CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP; AND THAT THE
CONSENT OF NO OTHER PERSON IS NECESSARY; AND HEREBY DECLARE THAT THE TITLE
TO LOTS A, B, C, D, E, F, AND H AS SHOWN HEREON ARE RESERVED TO THE LA
COLLINA DAL LAGO HOMEOWNER'S ASSOCIATION, A CALIFORNIA CORPORATION; AND
HEREBY DECLARE THAT THE PARCEL OF LAND SHOWN HEREON AS LOT G CONSISTING OF
CRISTINA COURT, LORENA LANE, AND GONATA WAY WITHIN THE BOUNDARIES OF THIS
SUBDIVISION IS A PRIVATE ROAD WITH THE TITLE OF LOT G RESERVED TO THE LA
COLLINA DAL LAGO HOMEOWNER'S ASSOCIATION, A CALIFORNIA CORPORATION.

WE HEREBY OFFER FOR DEDICATION AND HEREBY DEDICATE FOR PUBLIC PURPOSES THE
FOLLOWING:
1. PUBLIC EASEMENT FOR INGRESS, EGRESS AND SUPPORT OVER LOT G SHOWN HEREON,
FOR USE BY ALL PUBLIC UTILITIES, LAW ENFORCEMENT, FIRE PROTECTION, WELFARE, AND
OTHER RELATED PUBLIC AGENCIES, THEIR VEHICLES, AND PERSONNEL.
2. PUBLIC RIGHTS OF WAY AND PUBLIC UTILITY EASEMENTS FOR EAST NATOMA STREET
AND FOLSOM DAM ROAD AS SHOWN HEREON.
3. PUBLIC EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF WATER
AND SEWER PIPELINES AND APPURTENANCES THERETO CONSTRUCTED OVER, ON, ACROSS
AND UNDER LOT G HEREON.
4. PUBLIC UTILITY EASEMENTS OVER, ON, ACROSS, AND UNDER LOT B AND STRIPS OF
LAND DESIGNATED ON THIS MAP AS "P.U.E." FOR WATER, GAS, SEWER, AND DRAINAGE
PIPES AND APPURTENANCES THERETO FOR ELECTRIC, TELEVISION, AND COMMUNICATION
SERVICES. ALL EASEMENTS HEREUNDER ARE NON-EXCLUSIVE.
5. PUBLIC EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY
BOXES, PEDESTALS, SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO
INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER AND
ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH LYING CONTIGUOUS TO THE COURT,
LANE, AND WAY SHOWN HEREON.
6. PUBLIC EASEMENT FOR EMERGENCY ACCESS PURPOSES, TOGETHER WITH ANY AND ALL
APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS STRIPS OF LAND SHOWN
HEREON AND DESIGNATED "EMERGENCY ACCESS EASEMENT."
7. PUBLIC WATER EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF
PUBLIC WATER FACILITIES AS SHOWN HEREON AND DESIGNATED "WATER EASEMENT."
8. PUBLIC SEWER EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF
PUBLIC SEWER FACILITIES AS SHOWN HEREON AND DESIGNATED "SEWER EASEMENT."
9. PUBLIC PEDESTRIAN EASEMENTS OVER THOSE STRIPS OF LAND SHOWN HEREON AND
DESIGNATED "P.E."
10. PUBLIC EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A
SOUNDWALL AND APPURTENANCES THERETO OVER THOSE STRIPS OF LAND SHOWN
HEREON AND DESIGNATED "S.E."
11. LOT B IN FEE TO THE CITY OF FOLSOM FOR WATER BOOSTER STATION PURPOSES.
12. PUBLIC CONSERVATION EASEMENT FOR THE PURPOSE OF PRESERVING OPEN SPACE
AND RESTRICTING DEVELOPMENT ON, OVER, UNDER, AND ACROSS LOTS E, F, & H SHOWN
HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO BE
SUBSCRIBED.

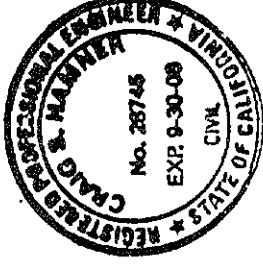
LA COLLINA DAL LAGO
A CALIFORNIA LIMITED PARTNERSHIP
BY: Jeremy G. Bernau
BERNAU DEVELOPMENT CORPORATION
A CALIFORNIA CORPORATION
GENERAL PARTNER

BY: Jeremy G. Bernau
JEREMY G. BERNAU, PRESIDENT

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF LA COLLINA DAL LAGO AND
THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT.

BY: Craig S. Hamner
CRAIG S. HAMNER
CITY SURVEYOR
RCE 28745 EXPIRES: 7-30-06
DATE: 9-24-03



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF LA COLLINA DAL LAGO, AND
FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE
CITY COUNCIL OF THE CITY OF FOLSOM, AND THAT ALL PROVISIONS OF THE SUBDIVISION
MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH. I HEREBY
AGREE, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL PUBLIC RIGHTS
OF WAY, AND EASEMENTS SHOWN HEREON.

BY: John I. Maguire
JOHN I. MAGUIRE
ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR
RCE 38445 EXPIRES: 03/31/05
DATE: 9/23/03

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF FOLSOM HAS APPROVED THIS
PLAT OF LA COLLINA DAL LAGO, AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC,
SUBJECT TO IMPROVEMENTS, LOT B AND ALL THE PUBLIC RIGHTS-OF-WAY AND
EASEMENTS SHOWN HEREON OFFERED FOR DEDICATION.

BY: Christa Schmidt
CHRISTA SCHMIDT
ACTING CITY CLERK
DATE: 9/24/03

RECORDER'S STATEMENT:

FILED THIS 29th DAY OF SEPTEMBER 2003 AT 11:28 AM. IN
BOOK 319 OF MAPS, AT PAGE 5 AT THE REQUEST OF R.E.Y. ENGINEERS, INC.,
TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE
NO. 6484 ON FILE IN THIS OFFICE. 200309291797

BY: Mark Norris
SACRAMENTO COUNTY RECORDER
BY: John Tomack
DEPUTY

319.52

LEGEND:

- o DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH CAP STAMPED "L.S. 6866"
- ⊙ SET 3/4" IRON PIPE WITH CAP STAMPED "L.S. 6866"
- ⊗ SET STANDARD CITY OF FOLSOM MONUMENT IN WELL STAMPED "LS 6866"
- └ LOT CORNER, SEE NOTE 3
- ⊕ FOUND 3/4" C.I.P. STAMPED LS 2720
- ⊗ FOUND MONUMENT AS NOTED
- (R) RADIAL LINE
- F.M.E. FUEL MODIFICATION EASEMENT (SEE NOTE 6)
- P.E. PEDESTRIAN EASEMENT
- C.E. CONSERVATION EASEMENT
- S.E. SOUNDWALL EASEMENT
- (1) RECORD PER 73 P.M. 14
- (2) RECORD PER 20000518 O.R. 421
- (3) RECORD PER 202 B.M. 7
- (4) RECORD PER 20020729 O.R. 333
- (5) RECORD PER 197 B.M. 1

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 23.13 ACRES GROSS, CONSISTING OF 38 NUMBERED LOTS AND 8 LETTERED LOTS.
 2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
 3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB ON THE LOT LINE PROJECTION. 5/8" REBAR WITH CAP STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS.
 4. THE SOILS REPORTS FOR THIS SUBDIVISION (LISTED BELOW) WERE PREPARED BY YOUNGDAHL AND ASSOCIATES, INC., AND YOUNGDAHL CONSULTING GROUP, INC. COPIES OF THESE REPORTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
- | | |
|-------------|-------------------|
| PROJECT NO. | DATE |
| 92155.e | MAY 1, 1992 |
| 92115.1 | JUNE 21, 2000 |
| 92115.2 | FEBRUARY 14, 2003 |
5. THE INGRESS/EGRESS EASEMENT SHOWN ALONG ELVES LANE WAS GRANTED TO VARIOUS ADJACENT PROPERTIES IN THE FOLLOWING DEEDS: 5155 O.R. 29, 5191 O.R. 311, 5262 O.R. 13, 5316 O.R. 263, 660225 O.R. 748, 660318 O.R. 412, 670811 O.R. 310 AND 821102 O.R. 762.
 6. FOR LOTS SHOWN HEREON AFFECTED BY THE "F.M.E.", FUEL MODIFICATION EASEMENT, REFER TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LA COLLINA DAL LAGO RECORDED IN BOOK 20020729 AT PAGE 1799 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY.
 7. LOTS A, C, D, E, F, G, AND H ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 8. THE PRIVATE DOMESTIC WATER EASEMENT (77-09-20 O.R. 1059) SHOWN HEREON IS TO BE QUITCLAIMED AT A FUTURE DATE.

PLAT OF
La Collina dal Lago

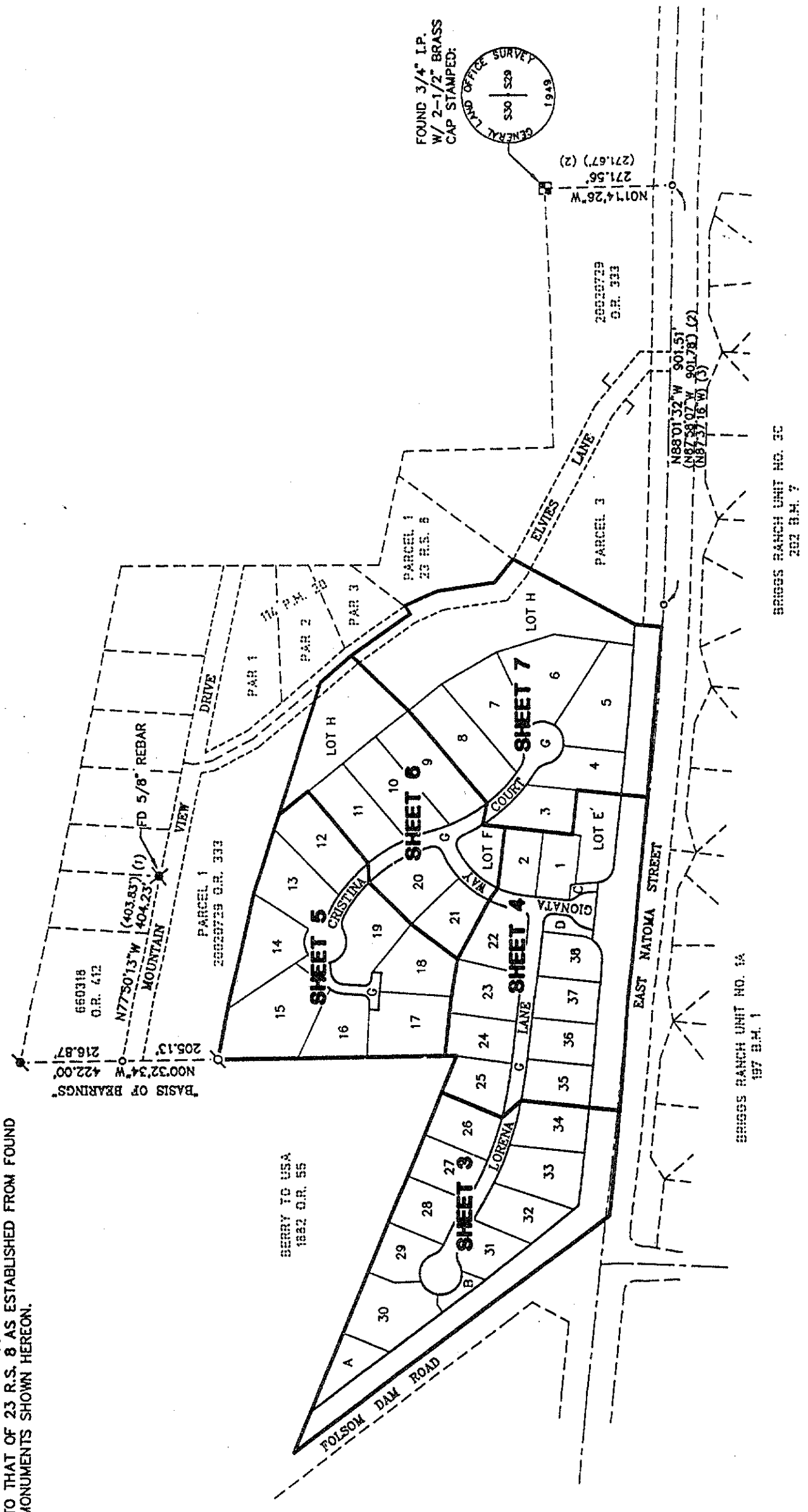
SUBDIVISION NO. PN01-098
A SUBDIVISION OF PARCEL TWO AS DESCRIBED IN THE
CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT
RECORDED IN BOOK 20020729, AT PAGE 333
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CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA
SEPTEMBER 2003

R.E.Y. ENGINEERS, Inc.

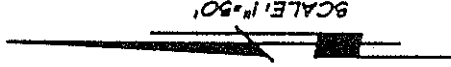
SCALE: 1"=200'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT OF 23 R.S. 8 AS ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.



319-5-3



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

No.	Bearing	Distance
①	N82°16'38"W	21.26'
②	N54°11'50"E	20.87'
③	N72°36'53"W	2.40'
④	N38°18'42"W	12.58'

No.	Radius	Chord	Bearing	Chord
①	734.00'	N56°36'56"W	30.08'	
②	516.00'	N66°03'10"W	1.89'	
③	35.00'	N42°36'00"W	27.98'	
④	45.00'	N38°29'03"E	46.03'	
⑤	45.00'	N45°07'29"W	71.73'	
⑥	45.00'	N71°11'19"E	16.92'	
⑦	35.00'	N87°27'31"E	31.90'	
⑧	766.00'	N57°36'20"W	3.49'	

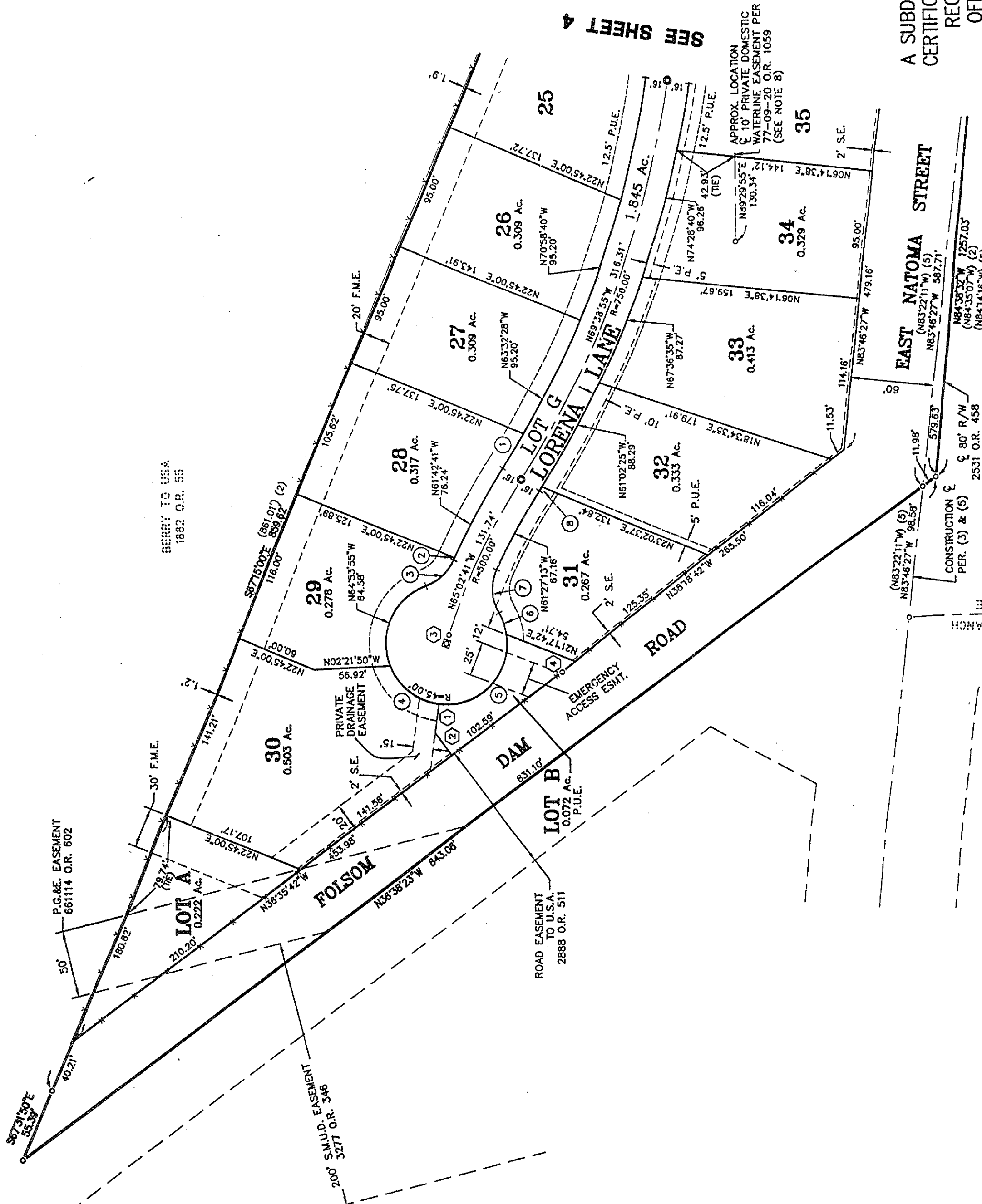
PLAT OF La Collina dal Lago

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SEPTEMBER 2003
R.E.Y. ENGINEERS, Inc.

SHEET 3 OF 8 SHEETS



SEE SHEET 4

APPROX. LOCATION
OF 10' PRIVATE DOMESTIC
WATERLINE EASEMENT PER
77-09-20 O.R. 1039
(SEE NOTE 8)

BERRY TO USA
1882 O.R. 55

P.G.&E. EASEMENT
661114 O.R. 602

200' S.M.U.D. EASEMENT
32771 O.R. 346

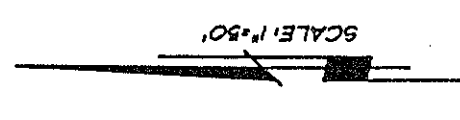
ROAD EASEMENT
TO U.S.A.
2888 O.R. 511

EAST NATOMA STREET

CONSTRUCTION OF
PER. (3) & (5)
2531 O.R. 458

BRIGGS RANCH
BRIGGS RANCH UNIT NO. 1A
197 S.M. 1

319.5-A



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

Bearing Table	
No.	Bearing
①	N84°04'01"W
②	N06°35'11"E
③	N83°46'27"W
④	N83°45'27"W
⑤	N17°33'52"E
⑥	N04°23'29"W

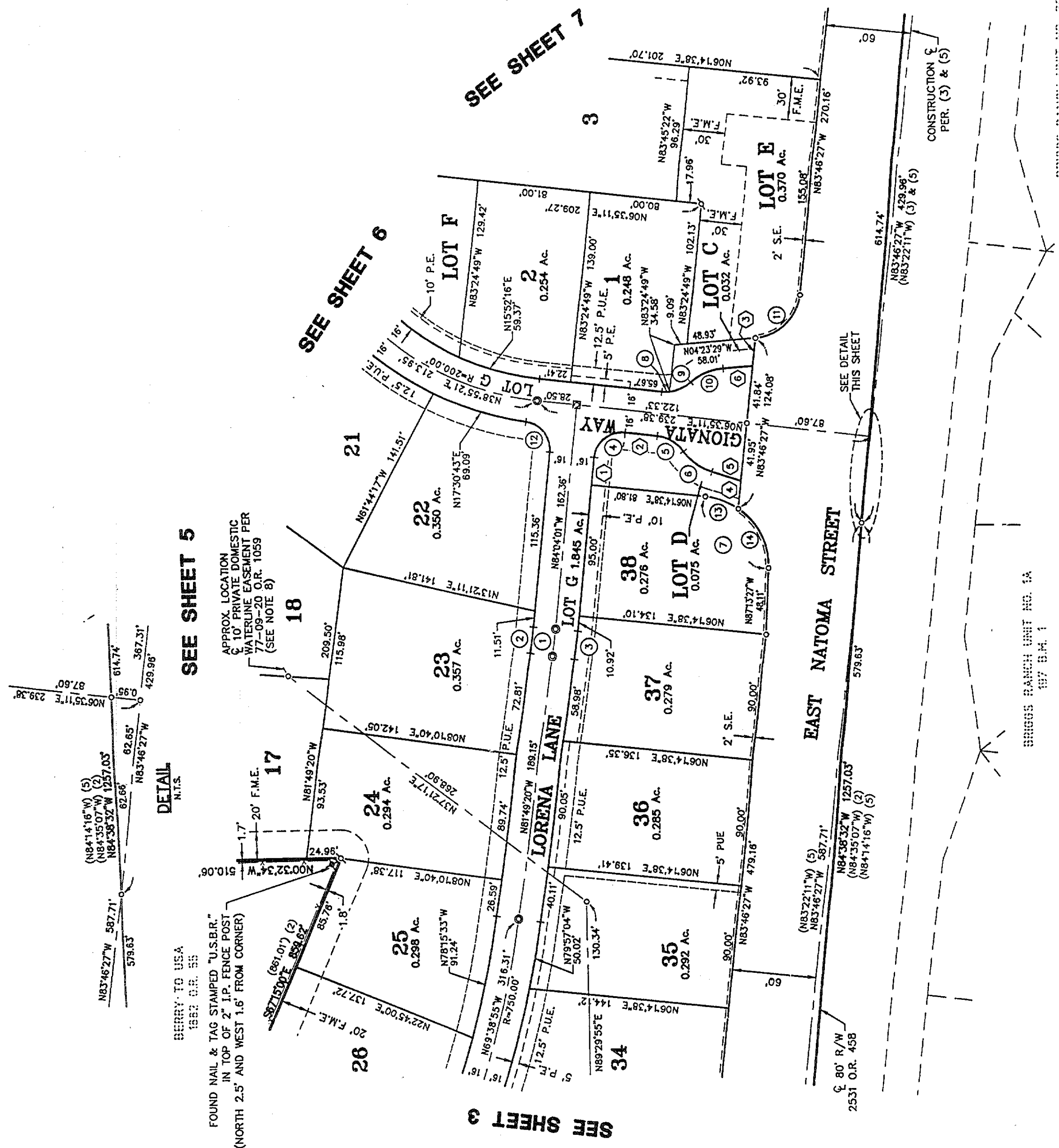
Curve Table	
No.	Radius
①	498.00'
②	482.00'
③	514.00'
④	20.00'
⑤	26.00'
⑥	38.50'
⑦	50.00'

Curve Table	
No.	Radius
⑧	26.00'
⑨	26.00'
⑩	38.50'
⑪	35.00'
⑫	20.00'
⑬	50.00'
⑭	50.00'

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SEPTEMBER 2003
R. E. Y. ENGINEERS, Inc.



SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

FOUND NAIL & TAG STAMPED "U.S.B.R." IN TOP OF 2" I.P. FENCE POST (NORTH 2.5' AND WEST 1.6' FROM CORNER)

APPROX. LOCATION OF 10' PRIVATE DOMESTIC WATERLINE EASEMENT PER 77-09-20 O.R. 1059 (SEE NOTE 8)

DETAIL N.T.S.

BRIGGS RANCH UNIT NO. 1A
197 B.M. 1

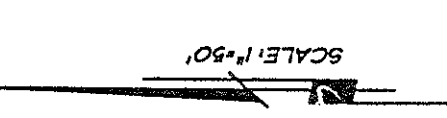
BRIGGS RANCH UNIT NO. 3C
202 B.M. 7

CONSTRUCTION PER. (3) & (5)

SEE DETAIL THIS SHEET

SEE SHEET 3

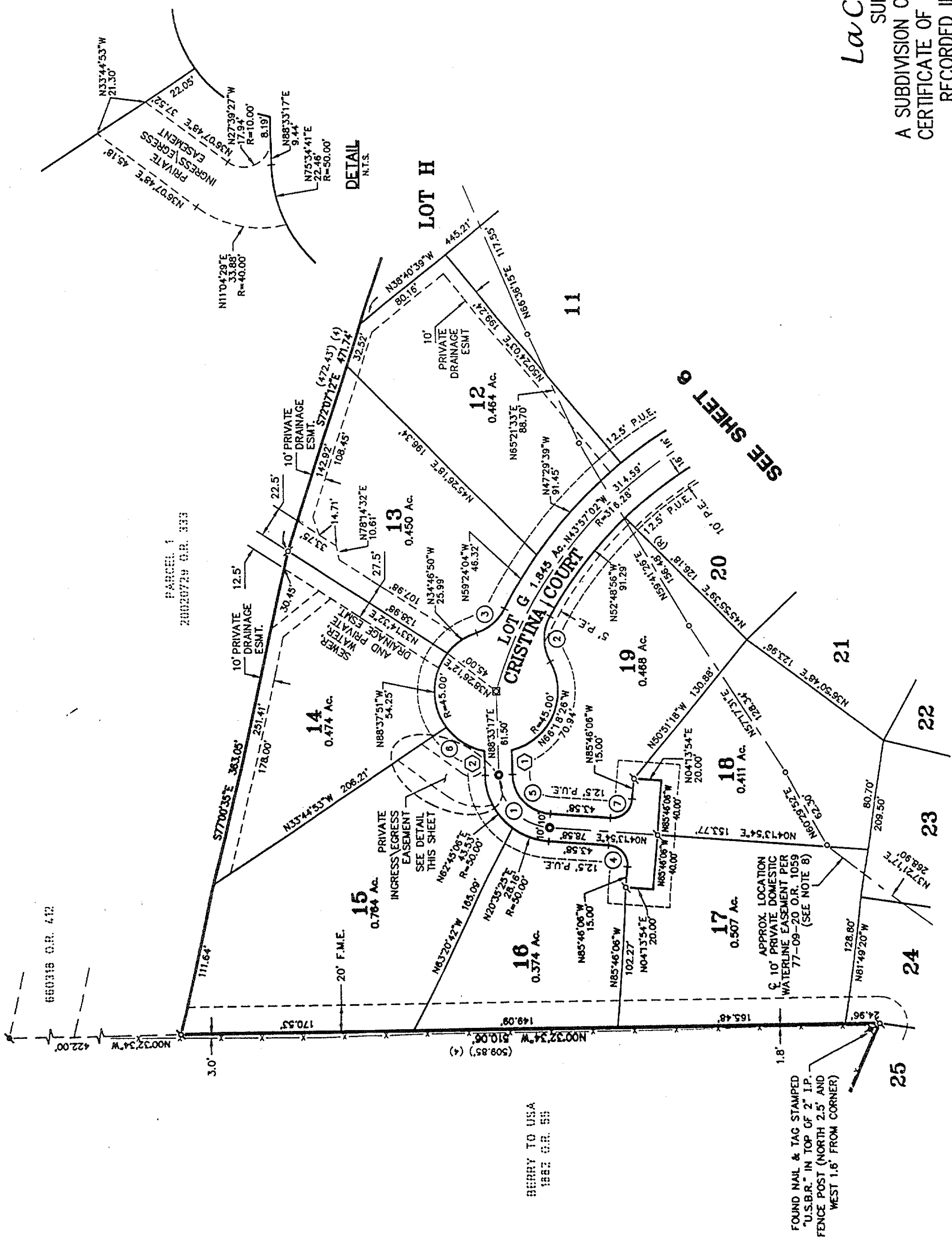
319-5-5



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

Curve Table		
No.	Radius	Chord Bearing
①	40.00'	N46°23'35"E
②	35.00'	N89°56'39"W
③	35.00'	N40°41'53"W
④	15.00'	N49°13'54"E
⑤	30.00'	N46°23'35"E
⑥	45.00'	N32°50'53"E
⑦	15.00'	N40°46'06"W

Bearing Table		
No.	Bearing	Distance
①	N88°33'17"E	17.63'
②	N88°33'17"E	17.63'



FOUND NAIL & TAG STAMPED
"U.S.B.R." IN TOP OF 2" I.P.
FENCE POST (NORTH 2.5' AND
WEST 1.6' FROM CORNER)

BERRY TO USA
1982 O.R. 55

APPROX. LOCATION
C. 10' PRIVATE DOMESTIC
WATERLINE EASEMENT PER
77-09-20 O.R. 1059
(SEE NOTE 8)

SEE SHEET 4

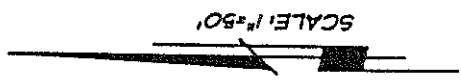
SEE SHEET 6

PLAT OF *La Collina dal Lago*

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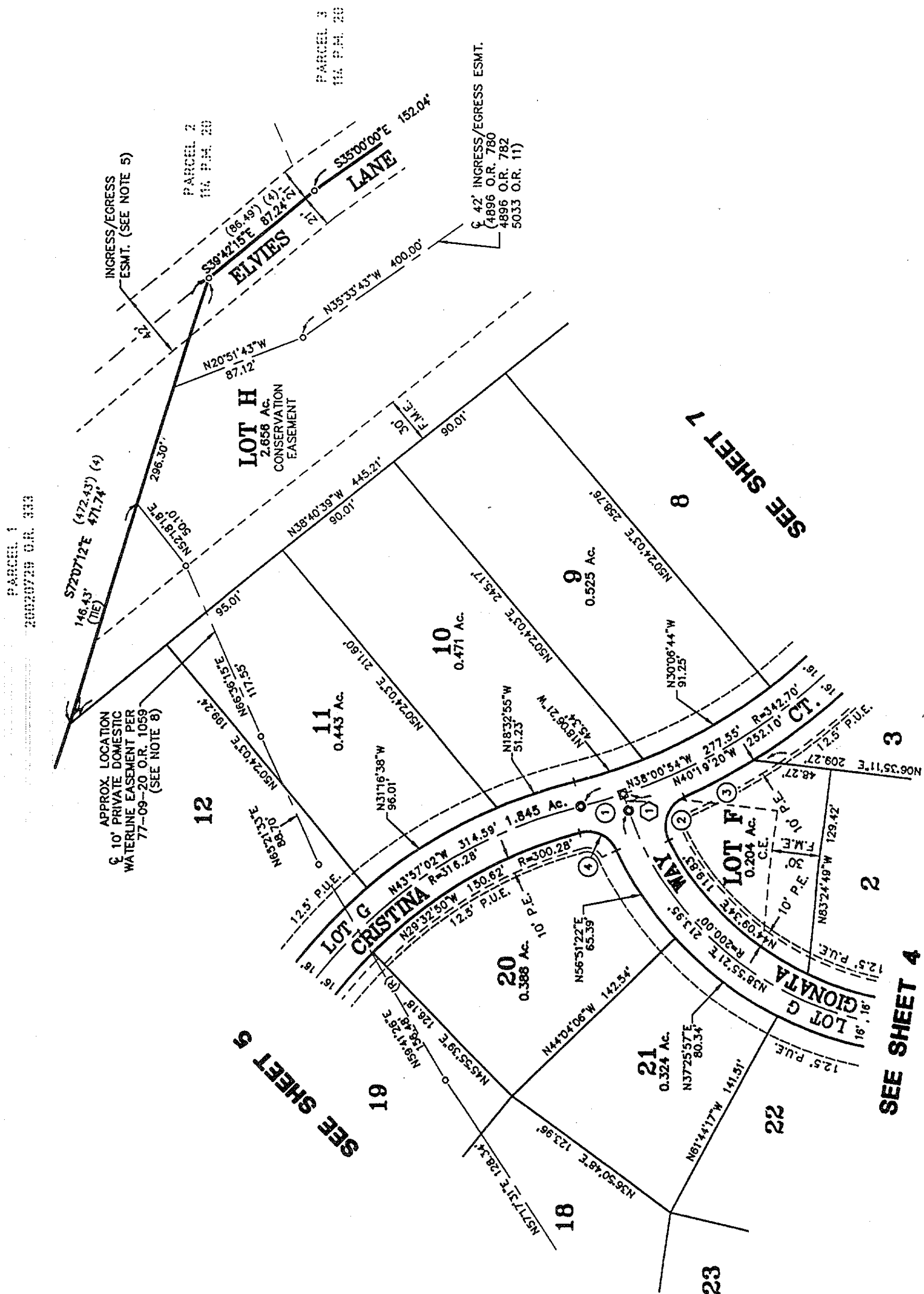
319-5-6



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

Curve Table			
No.	Radius	Chord Bearing	Chord
①	342.70'	N16°26'04\"W	27.59'
②	20.00'	N70°38'27\"W	28.87'
③	358.70'	N28°22'40\"W	49.20'
④	20.00'	N25°16'12\"E	25.87'

Bearing Table		
No.	Bearing	Distance
①	N71°15'30\"E	11.03'

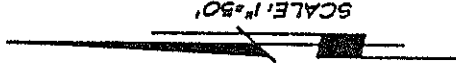


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R.E.Y. ENGINEERS, Inc.

319-5-7



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

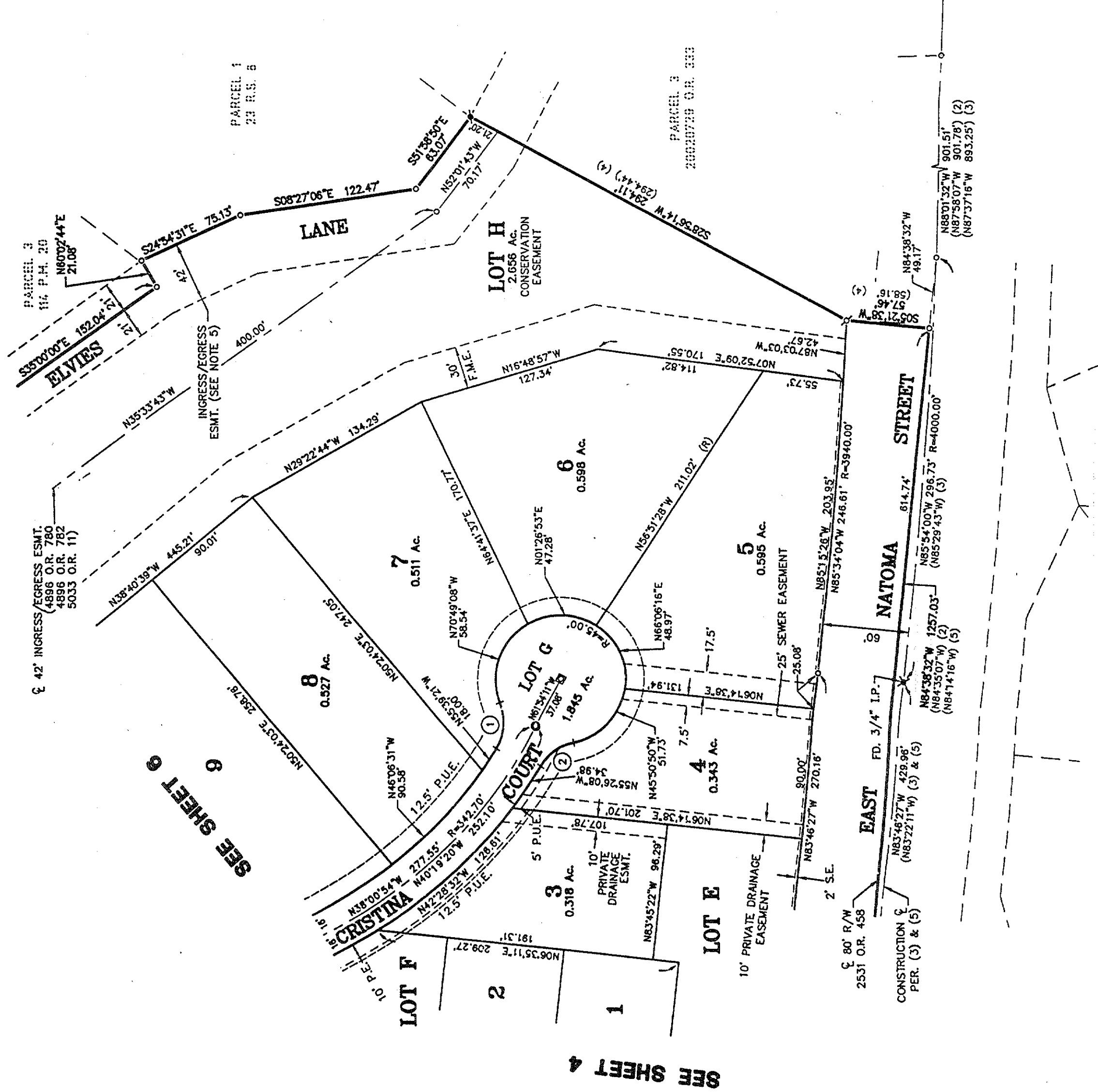
Curve Table		
No.	Radius	Chord Bearing
①	35.00'	N84°18'46\"W 31.87'
②	35.00'	N34°29'45\"W 28.13'

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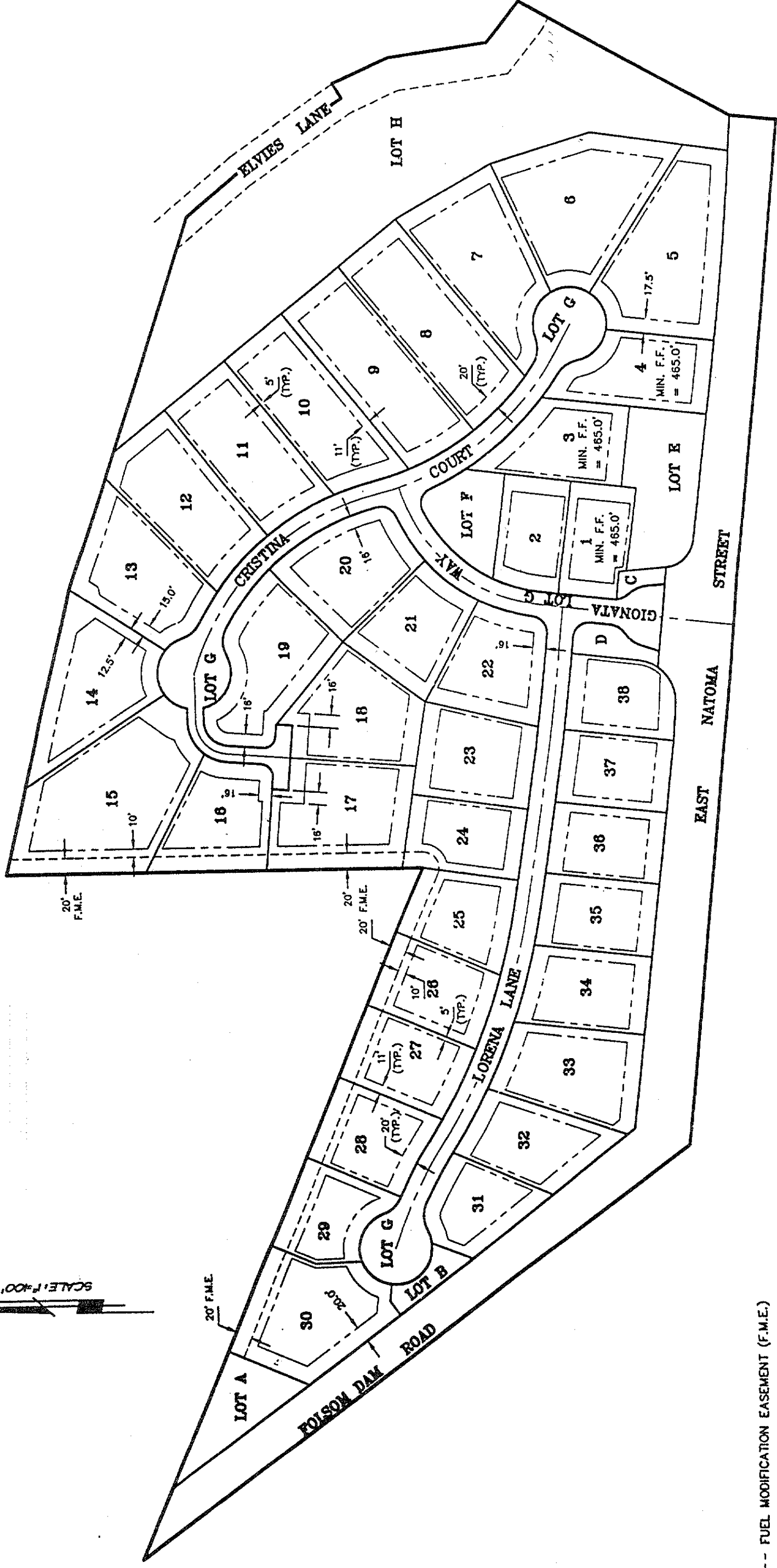


SEE SHEET 6

SEE SHEET 4

BRIGGS RANCH UNIT NO. 30
202 B.M. 7

319.5-8



SCALE: 1"=40'

LEGEND:

- FUEL MODIFICATION EASEMENT (F.M.E.)
- SET BACK LINE
- F.F. FINISH FLOOR

THE FOLLOWING ITEMS ARE FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND ARE NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

1. BUILDING SET BACK LINES:
 FRONT - 20'
 SIDE - 5' AND 11'
 STREET SIDE - 16'
 REAR - 20' OR 10' FROM F.M.E. (LOTS 15-17 AND 24-30, SEE NOTE 2)
2. STRUCTURES (WITH THE EXCEPTION OF POOLS) SHALL NOT BE CONSTRUCTED AND TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT BUILDING SETBACK FROM THE FUEL MODIFICATION EASEMENT. LANDSCAPE MATERIALS SELECTED FOR THIS AREA SHALL BE FIRE RESISTANT AND LIMITED TO A HEIGHT OF 18 INCHES.
3. BENCHMARK: CITY OF FOLSOM "B.M. 40" ELEV. = 450.45 FEET
 BRASS DISK STAMPED "CITY OF FOLSOM B.M. 40" IN THE BASE OF A SIGNAL POLE AT THE EAST END OF THE SOUTHEAST CURB RETURN AT THE INTERSECTION OF EAST NATOMA STREET, BRIGGS RANCH DRIVE, AND FOLSOM DAM ROAD.
 (NOTE - THE ELEVATION FOR THIS POINT IS 450.24 FEET ON THE CITY OF FOLSOM BENCH MARK LIST. THE ELEVATION SHOWN ABOVE WAS ESTABLISHED TO MATCH EXISTING SURVEY CONTROL FOR THE SITE)
4. OPEN-VIEW FENCING WITH NO GATES SHALL BE REQUIRED FOR ALL LOTS ADJACENT TO THE FOLSOM LAKE STATE RECREATION AREA.

INFORMATIONAL SHEET

PLAT OF
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