

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP, AND DO HEREBY DEDICATE TO THE PUBLIC FOR SPECIFIC PURPOSES THE FOLLOWING:

- 1) A PUBLIC UTILITY EASEMENT (P.U.E.) OVER, ON, ACROSS, UNDER, ADJOINING AND LYING OUTSIDE OF THE RIGHT-OF-WAY AS SHOWN HEREON. THIS EASEMENT SHALL CONSIST OF NON-EXCLUSIVE EASEMENTS FOR THE FOLLOWING PURPOSES:
 - A. FOR THE INSTALLATION OF WATER, GAS, SANITARY SEWER, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO; FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, CABLE, TELEPHONE AND TELECOMMUNICATIONS, AND ALL APPURTENANCES THERETO; FOR SURFACE DRAINAGE, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO.
 - B. FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL.
- 2) AN EASEMENT FOR THE INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS DESIGNATED "ACCESS EASEMENT" OR A.E. BUT NOT LIMITED TO ACCESS AND MAINTENANCE OF WORKS. THE ROADWAY FACILITIES AND OTHER PUBLIC IMPROVEMENTS CONSTRUCTED WITHIN THE AREA SHALL BE MAINTAINED BY THE CITY OF ROCKLIN.
- 3) AN EASEMENT FOR THE PURPOSES OF DRAINAGE DESIGNATED "DRAINAGE EASEMENT" OR "D.E." AN EASEMENT GRANTED FOR THE PURPOSES OF PIPING AND MAINTAINING PUBLIC DRAINAGE OVER PRIVATE PROPERTY AS SHOWN HEREAFTER.

END OF PUBLIC DEDICATIONS

THE UNDERSIGNED HEREBY DEDICATE TO THE EFFECTED OWNERS THE FOLLOWING:

- 1) AN EASEMENT FOR THE PURPOSES OF DESIGNATING LAND THAT IS SUBJECT TO FLOODING DURING THE PASSAGE OF STORM WATERS ON, OVER, AND ACROSS THAT PORTION OF LOTS 4 THROUGH 10, DESIGNATED AS "FLOOD-ZONE EASEMENT" OR "F.Z."

AS OWNER: EQUITY SMART INVESTMENTS, LP
A CALIFORNIA LIMITED PARTNERSHIP

BY: _____
RYAN BRADFORD DATE

NOTARY'S ACKNOWLEDGMENT:

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 CALIFORNIA }
COUNTY OF _____ }

ON _____ BEFORE ME _____, NOTARY PUBLIC, PERSONALLY APPEARED RYAN BRADFORD, 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 SIGNATURE

NOTARY PUBLIC SEAL

FINAL MAP OF RACETRACK ESTATES

(RACETRACK SUBDIVISION)

PORTION OF THE NORTH ONE-HALF OF THE
NORTHWEST CORNER OF SECTION 20, T. 11 N.,
R. 7 E., M.D.B. & M., CITY OF ROCKLIN,
PLACER COUNTY, STATE OF CALIFORNIA

JULY 2021



TRUSTEE'S STATEMENT:

FCI LENDER SERVICES, INC., A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST DATED APRIL 7, 2014 AND RECORDED APRIL 14, 2014 AS INSTRUMENT NO. 2014-0023285-00 OF OFFICIAL RECORDS, AND BY ASSIGNMENT RECORDED OCTOBER 16, 2018 AS INSTRUMENT NO. 2018-0074612 OF OFFICIAL RECORDS HEREBY CONSENTS TO THE FILING OF THIS MAP.

BY: _____

NOTARY'S ACKNOWLEDGMENT:

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 CALIFORNIA }
COUNTY OF _____ }

ON _____ BEFORE ME _____, 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 SIGNATURE

NOTARY PUBLIC SEAL

SURVEYOR'S STATEMENT:

THIS FINAL MAP OF RACETRACK ESTATES 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 RYAN BRADFORD ON JUNE 10, 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CHARLES W. CRAIL, LS 4519
LICENSE EXPIRES 9/30/22

DATE: _____

CITY SURVEYOR'S STATEMENT:

I, LARRY M. WING, CITY SURVEYOR, CITY OF ROCKLIN, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

LARRY M. WING, RCE 29836
CITY SURVEYOR, CITY OF ROCKLIN, CALIFORNIA
LICENSE EXPIRES 3/31/2023

DATE: _____

CITY CLERK'S STATEMENT:

THE CITY COUNCIL OF THE CITY OF ROCKLIN ON THE _____ DAY OF _____, 2021, BY RESOLUTION NO. _____, DID APPROVE THIS FINAL MAP OF "RACETRACK ESTATES" (SD-2014-006) AND ACCEPTED, ON BEHALF OF THE CITY OF ROCKLIN AND THE PUBLIC, ALL PARCELS OF LAND OFFERED FOR DEDICATION IN CONFORMANCE WITH THE TERMS OF THE OFFER OF DEDICATION SUBJECT TO THE COMPLETION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS, AND FURTHER ACCEPTED, ON BEHALF OF THE PUBLIC AND UTILITY AGENCIES, THE EASEMENTS FOR PUBLIC UTILITY AND ACCESS PURPOSES AS SHOWN HERON AND OVER THE PRIVATE STREETS AND PROPERTY IN CONFORMANCE WITH THE TERMS OF THE OFFER OF DEDICATION.

DATED _____

HOPE ITHURBURN, CITY CLERK
CITY OF ROCKLIN, CALIFORNIA

RECORDER'S STATEMENT:

ACCEPTED FOR RECORDATION AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF GUIDE ENGINEERING AT _____ MINUTES AFTER _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 2020, AND RECORDED IN BOOK _____ OF MAPS, AT PAGE _____.

FILE NO _____ RYAN RONCO
COUNTY RECORDER OF PLACER COUNTY

FEE _____

BY: _____
DEPUTY

FINAL MAP OF RACETRACK ESTATES

(RACETRACK SUBDIVISION)

PORTION OF THE NORTH ONE-HALF OF THE
NORTHWEST CORNER OF SECTION 20, T. 11 N.,
R. 7 E., M.D.B. & M., CITY OF ROCKLIN,
PLACER COUNTY, STATE OF CALIFORNIA

JULY 2021



TRUSTEE'S STATEMENT:

KNAGGS WALNUT RANCHES COMPANY, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST DATED MAY 30, 2016 AND RECORDED SEPTEMBER 26, 2016 AS INSTRUMENT NO. 2016-0080888-00 OF OFFICIAL RECORDS HEREBY CONSENTS TO THE FILING OF THIS MAP.

BY: _____

NOTARY'S ACKNOWLEDGMENT:

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 CALIFORNIA }
COUNTY OF _____ }

ON _____ BEFORE ME _____, 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 SIGNATURE

NOTARY PUBLIC SEAL

TRUSTEE'S STATEMENT:

DANIEL DAWSON, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST DATED AUGUST 10, 2018 AND RECORDED NOVEMBER 6, 2018 AS INSTRUMENT NO. 2018-0080757 OF OFFICIAL RECORDS HEREBY CONSENTS TO THE FILING OF THIS MAP.

BY: _____

NOTARY'S ACKNOWLEDGMENT:

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 CALIFORNIA }
COUNTY OF _____ }

ON _____ BEFORE ME _____, 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 SIGNATURE

NOTARY PUBLIC SEAL

TRUSTEE'S STATEMENT:

GRADEN P. JACKSON, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST DATED DECEMBER 5, 2018 AND RECORDED DECEMBER 6, 2018 AS INSTRUMENT NO. 2018-0088025 OF OFFICIAL RECORDS HEREBY CONSENTS TO THE FILING OF THIS MAP.

BY: _____

NOTARY'S ACKNOWLEDGMENT:

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 CALIFORNIA }
COUNTY OF _____ }

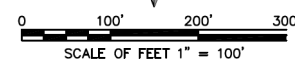
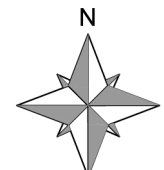
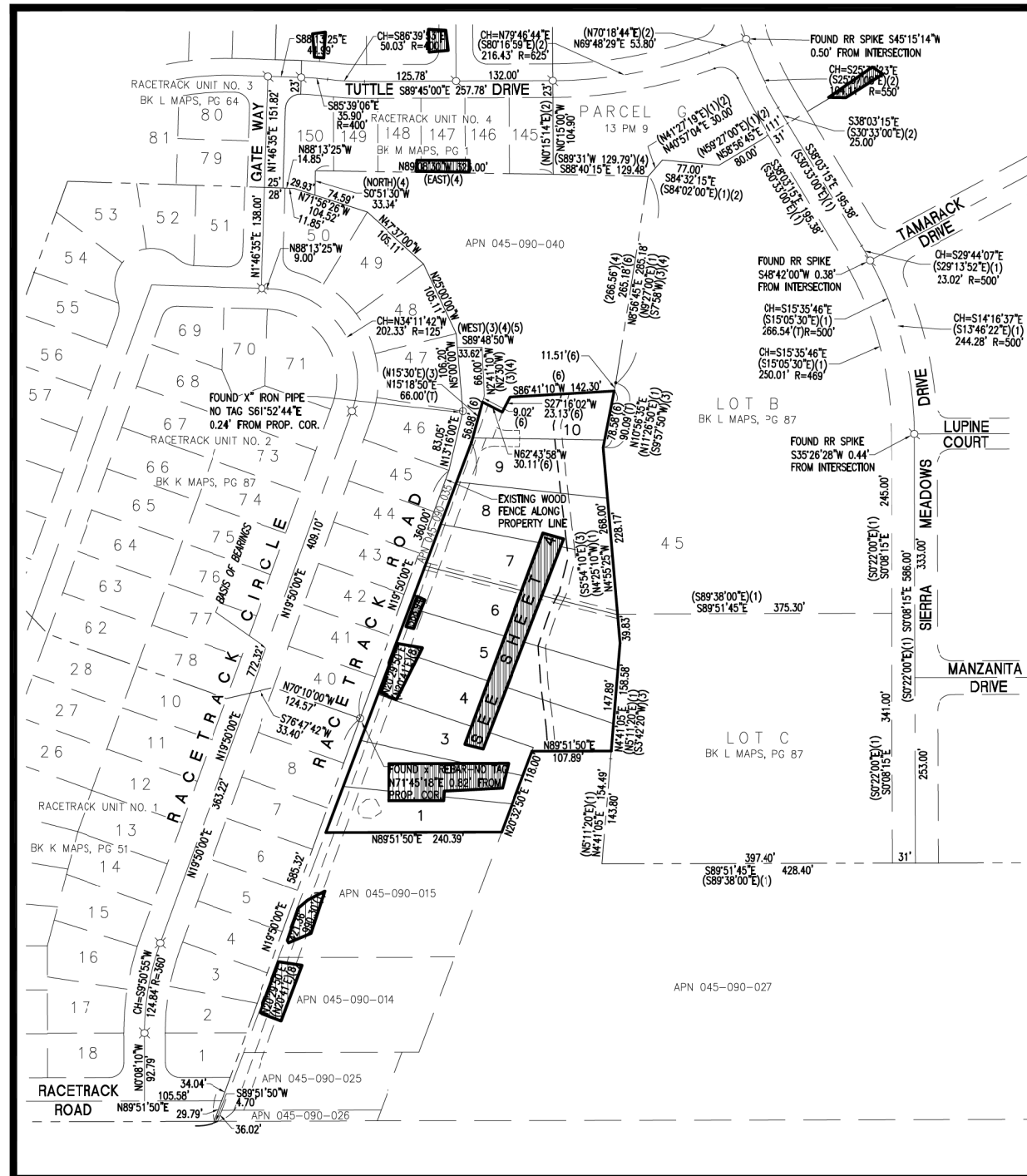
ON _____ BEFORE ME _____, NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND 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.

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WITNESS MY HAND AND OFFICIAL SEAL.

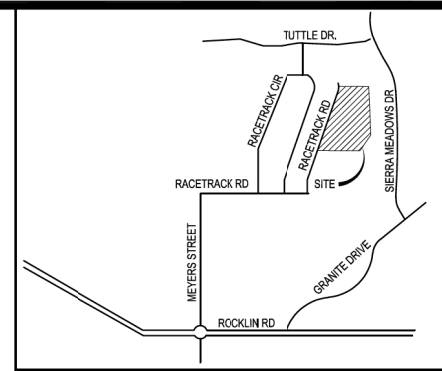
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC SEAL



BASIS OF BEARINGS
 THE BASIS OF BEARING OF THIS SURVEY, BEING N19°50'00"E IS IDENTICAL TO THE CENTERLINE OF RACETRACK CIRCLE, AS SHOWN ON RACETRACK UNIT NO. 1, BOOK K OF MAPS PG 51 AND RACETRACK UNIT NO. 2, BOOK K OF MAPS AT PAGE 87.

- REFERENCE DATA**
- (1) BOOK L MAPS PAGE 87
 - (2) BOOK 13 PARCEL MAPS PAGE 9
 - (3) DOC-2014-0023284
 - (4) DOC-2003-0047741
 - (5) BOOK 510 OR PAGE 246
 - (6) DOC-2020-0063521-00

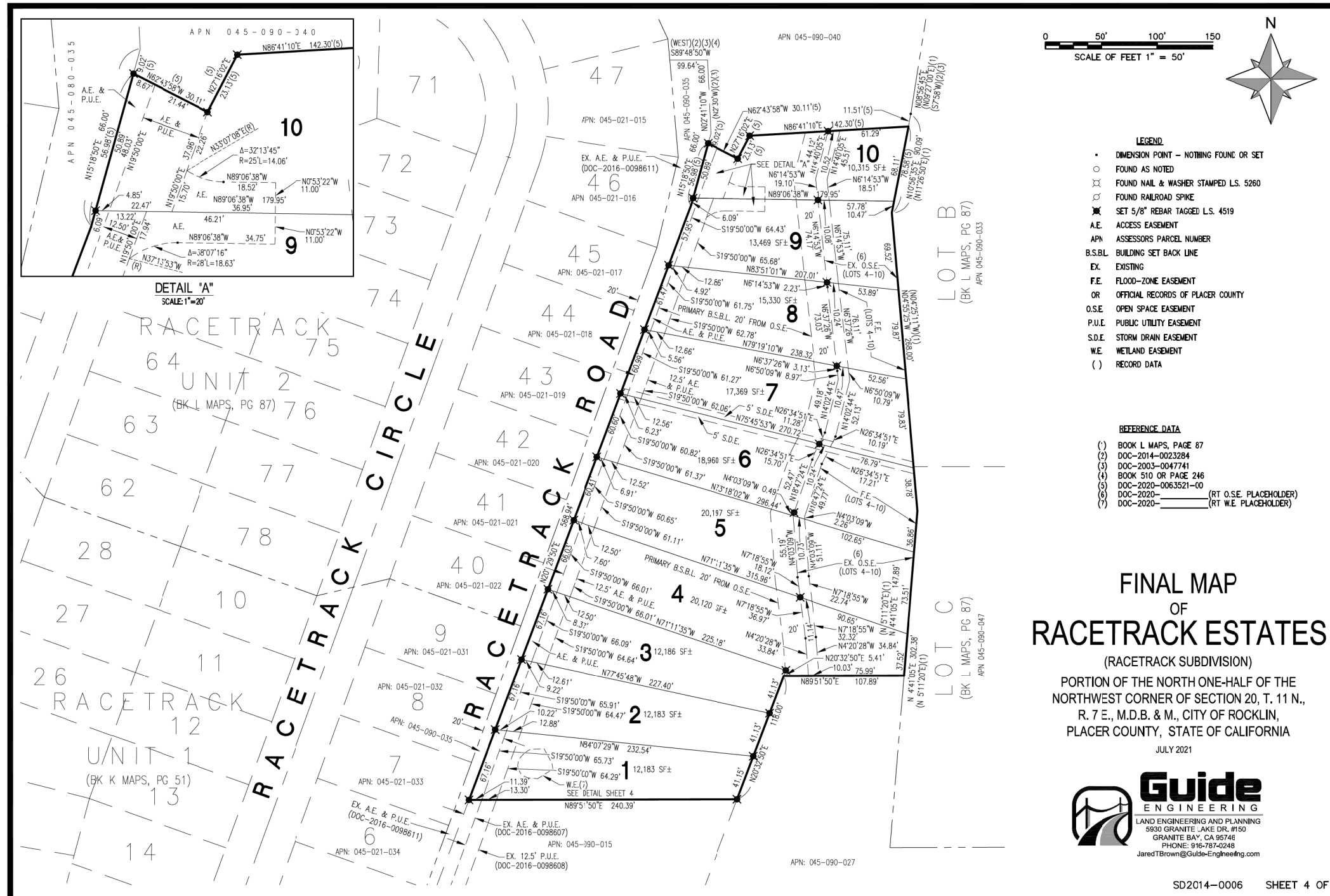


- LEGEND**
- DIMENSION POINT - NOTHING FOUND OR SET
 - FOUND AS NOTED
 - ⊗ FOUND NAIL & WASHER STAMPED L.S. 5260
 - ⊕ FOUND RAILROAD SPIKE
 - APN ASSESSORS PARCEL NUMBER
 - OR OFFICIAL RECORDS OF PLACER COUNTY
 - RR RAILROAD
 - () RECORD DATA
 - CH CHORD
 - T TOTAL

FINAL MAP OF RACETRACK ESTATES

(RACETRACK SUBDIVISION)
 PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST CORNER OF SECTION 20, T. 11 N., R. 7 E., M.D.B. & M., CITY OF ROCKLIN, PLACER COUNTY, STATE OF CALIFORNIA
 JULY 2021





CITY OF ROCKLIN - LOCAL AGENCY INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES AS REQUIRED BY SECTION 66434.2 OF THE SUBDIVISION MAP ACT, AS AMENDED, AND LOCAL ORDINANCE.

THE INFORMATION SHOWN DESCRIBES CONDITIONS AT OF THE DATE OF FILING. IT IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE INFORMATION IS DERIVED FROM PUBLIC RECORDS AND REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE REPAIRER OF THIS ADDITIONAL INFORMATION SHEET.

NOTES:

1. ANY BUILDING CONSTRUCTED ON ANY LOT WITHIN THE FLOOD-PLAIN MAY REQUIRE FLOOD ZONE APPROVAL FROM THE CITY ENGINEER.
2. THE CLOSEST 100-YEAR FLOOD-PLAIN ELEVATION IS AT ELEVATION 248.00 FEET AND THE LOWEST ADJACENT BUILDING PAD ON THE APPROVED PLANS IS 269.2. THEREFORE, EACH LOT SHOWN HEREON ADJACENT TO THE 100-YEAR FLOOD-PLAIN HAS A FINISH FLOOR ELEVATION AT LEAST TWO (2) FEET ABOVE THE 100-YEAR FLOOD-PLAIN ELEVATION.

FINAL MAP
OF
RACETRACK ESTATES

(RACETRACK SUBDIVISION)

PORTION OF THE NORTH ONE-HALF OF THE
NORTHWEST CORNER OF SECTION 20, T. 11 N.,
R. 7 E., M.D.B. & M., CITY OF ROCKLIN,
PLACER COUNTY, STATE OF CALIFORNIA

JULY 2021

