

# PLAT MAP OF SIERRA OAKS ESTATES

A PORTION OF PARCELS 2,3,& 4 OF "PINETOP ESTATES" 35 PM 103  
BEING PARCEL 2 OF DOC. NO. 2017-0045327, O.R.P.C.  
A PORTION OF THE SOUTHWEST ¼ OF SECTION 2, T.14N., R.9.E. M.D.M.  
CITY OF COLFAX, COUNTY OF PLACER, STATE OF CALIFORNIA,  
DECEMBER, 2018 SCALE:N/A  
RFE ENGINEERING, INC.  
SHEET 1 OF 8



**RFE ENGINEERING, INC**

*Civil Engineers • Planners • Surveyors*  
2260 Douglas Blvd, Suite 160, Roseville, CA 95661  
Ph: 916-772-7800 Fax: 916-772-7804  
www.RFEengineering.com

## 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 THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND THEY HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF COLFAX THE FOLLOWING DESCRIBED REAL PROPERTY AS EASEMENTS FOR PUBLIC PURPOSES:

- MULTI PURPOSE EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "M.P.E." FOR THE FOLLOWING PURPOSES
  - THE INSTALLATION AND MAINTENANCE OF ANY AND ALL SECONDARY UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLE, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, BROADBAND, LIGHTING, GAS, STORM, SANITARY SEWER AND WATER DISTRIBUTION SERVICES, FIRE HYDRANTS AND ALL APPURTENANCES THERETO.
  - FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS. TOGETHER WITH ANY AND ALL APPURTENANCE THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL.
- PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "P.U.E." FOR THE FOLLOWING PURPOSES:
  - THE INSTALLATION AND MAINTENANCE OF ALL PRIMARY UTILITY SERVICE FACILITIES. THE EASEMENT SHALL INCLUDE WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, BROADBAND, LIGHTING, GAS, STORM AND SANITARY SERVICES, AND ALL APPURTENANCES THERETO.
  - THE INSTALLATION AND MAINTENANCE OF ALL PRIMARY WATER SERVICE FACILITIES. THE EASEMENT SHALL INCLUDE THE RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, REPLACE AND OPERATE ANY SIZE BELOW GROUND WATER PIPELINE OR PIPELINES, CONDUITS, AND ABOVE OR BELOW GROUND WATER APPURTENANT FACILITIES, INCLUDING BUT NOT LIMITED TO METERING DEVICES, GATE VALVES, ELECTRICAL/ELECTRONIC EQUIPMENT AND DEVICES FOR CONTROLLING ELECTROLYSIS, NECESSARY TO CONVEY AND/OR METER WATER. THIS WATER SERVICE EASEMENT IS COINCIDENT WITH A ROADWAY AND EMERGENCY ACCESS ROUTE, AND NO FUTURE ABOVE GROUND APPURTENANCES SHALL BE INSTALLED THAT MAY IMPEDE TRAFFIC FLOW.
- EMERGENCY ACCESS EASEMENT (E.A.E.) THROUGH AND OVER PRIVATE ROADS SHOWN HEREON, AS WELL AS OVER LOTS 8 AND 28 AS INDICATED HEREON, ARE FOR USE BY PUBLIC, COUNTY, STATE AGENCIES OR THEIR AGENTS AND THEIR VEHICLES IN RESPONSE TO LAW ENFORCEMENT, FIRE, MEDICAL OR EMERGENCIES CAUSED BY NATURAL DISASTER.

SIERRA OAKS ESTATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PINETOP PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,  
MEMBER/MANAGER

BY: MONARCH MINE INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,  
MANAGER/MEMBER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ERIC R. STAUSS,  
MANAGER

## 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, \_\_\_\_\_  
(INSERT NAME AND TITLE OF THE OFFICER)

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.

SIGNATURE \_\_\_\_\_

NOTARY PUBLIC, STATE OF \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS: \_\_\_\_\_ COUNTY

MY COMMISSION NUMBER IS: \_\_\_\_\_ AND

EXPIRES ON: \_\_\_\_\_

## 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 ERIC R. STAUSS, FEBRUARY 18, 2017, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MARCH 2020, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

\_\_\_\_\_  
WILLIAM F. MCKINNEY  
P.L.S. 4715  
EXPIRES 09-30-19

\_\_\_\_\_  
DATE



## CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE MAP OF THIS SUBDIVISION ON BEHALF OF THE CITY OF COLFAX AND AM SATISFIED THAT THE SURVEY DATA SHOWN ON THIS MAP IS TECHNICALLY CORRECT.

\_\_\_\_\_  
RONALD S. DUNDAS, P.L.S. 4415  
CITY SURVEYOR, CITY OF COLFAX  
LICENSE EXPIRES DATE: 09/30/2019

\_\_\_\_\_  
DATE

## CITY ENGINEER'S STATEMENT:

I, SCOTT GANDLER, CITY ENGINEER FOR THE CITY OF COLFAX, DO HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF THE SUBDIVISION OF "SIERRA OAKS ESTATES", CITY OF COLFAX, STATE OF CALIFORNIA, COMPRISING EIGHT (8) SHEETS, AND FIND IT SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
CITY ENGINEER: SCOTT GANDLER  
LICENSE NUMBER: 56561  
EXPIRATION DATE: JUNE 30, 2019

\_\_\_\_\_  
DATE

## CITY COUNCIL STATEMENT:

THE CITY COUNCIL OF THE CITY OF COLFAX ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ DID APPROVE THIS PLAT MAP OF "SIERRA OAKS ESTATES", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE EASEMENTS OFFERED FOR DEDICATION IN CONFORMITY WITH THE TERMS OF THE DEDICATION. THE EXCEPTIONS ARE LISTED AS FOLLOWS:

THE EXCEPTIONS ARE LISTED AS FOLLOWS: THE EASEMENT FOR FIRE ROAD PER 35 PM 103 NOT SHOWN ON THIS MAP IS HEREBY ABANDONED. (SEE NOTE 2, SHEET 2)

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ .M. IN  
BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, PLACER COUNTY RECORDS, AT THE REQUEST OF  
RFE ENGINEERING, INC.

DOCUMENT NO. \_\_\_\_\_

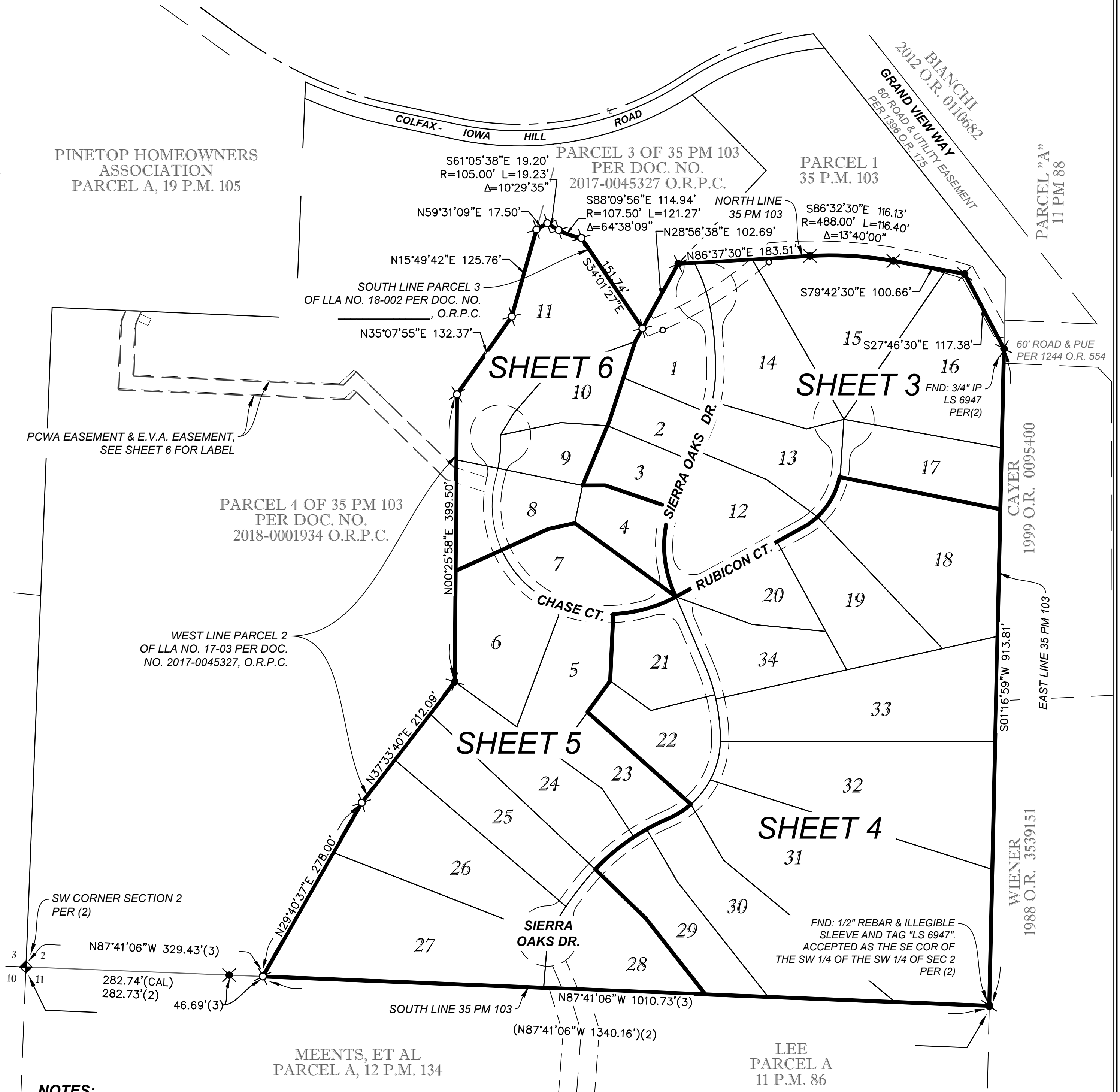
FEE: \$ \_\_\_\_\_

\_\_\_\_\_  
RYAN RONCO  
PLACER COUNTY RECORDER

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

# PLAT MAP OF SIERRA OAKS ESTATES

A PORTION OF PARCELS 2, 3, & 4 OF "PINETOP ESTATES" 35 PM 103  
BEING PARCEL 2 OF DOC. NO. 2017-0045327, O.R.P.C.  
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 2, T.14N., R.9.E. M.D.M.  
CITY OF COLFAX, COUNTY OF PLACER, STATE OF CALIFORNIA,  
DECEMBER, 2018 SCALE 1" = 100'  
RFE ENGINEERING, INC.  
SHEET 2 OF 8



## NOTES:

1. THE SOURCE DEED FOR THIS SUBDIVISION, RECORDED OCT. 23, 2017 AS DOC. NO. 2017-0082634 (TITLE REPORT 2012-0071649)
2. THE FIRE ROAD EASEMENT PER 35 PM 103 NOT SHOWN ON THIS MAP IS BEING ABANDONED BY THE CITY OF COLFAX PURSUANT TO SECTION 66434.(g) AND SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.
3. COVENANTS, CONDITIONS AND RESTRICTIONS FOR "SIERRA OAKS ESTATES" ARE BEING RECORDED CONCURRENTLY HERewith IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL RECORDS PLACER COUNTY.
4. THE RIGHTS AND APPLICABILITY OF THE PRIVATE DRAIN, SEWER, LANDSCAPE AND ROADWAY EASEMENTS SHOWN HEREON ARE ADDRESSED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED IN NOTE 3 HERE-IN-ABOVE.

## ABBREVIATIONS:

E.A.E. EMERGENCY ACCESS EASEMENT  
FND FOUND  
O.R. OFFICIAL RECORDS OF PLACER COUNTY  
P.S.E. PRIVATE SEWER EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
M.P.E. MULTIPURPOSE EASEMENT

## BASIS OF BEARINGS

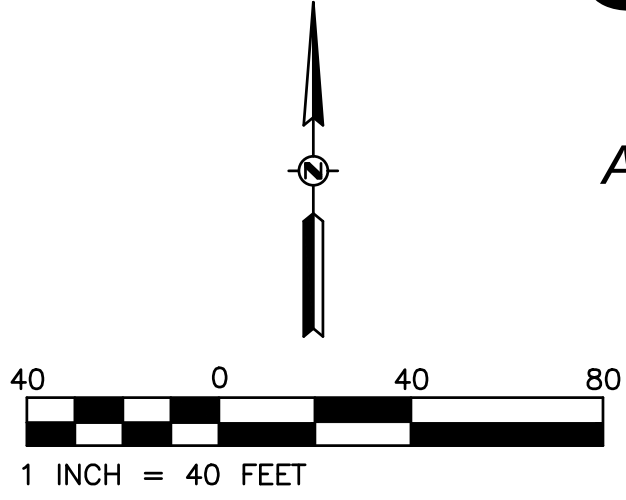
THE BASIS OF BEARINGS FOR THIS MAP IS THE EAST BOUNDARY LINE OF "PARCEL 2" AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY IN BOOK 35 OF PARCEL MAPS, AT PAGE 103, THE BEARING OF WHICH IS SOUTH 01°16'59" WEST, AND WAS ESTABLISHED FROM THE RECORD MONUMENTS SHOWN HEREON.

## LEGEND:

- ..... DIMENSION POINT - NOTHING FOUND OR SET
- ..... FOUND MONUMENT AS SHOWN HEREON
- ⊗ ..... FOUND 3/4" x 24" IRON PIPE WITH PLASTIC CAP "LS 6947" PER (2)
- ⊙ ..... FOUND RAILROAD SPIKE STAMPED "LS 6947" PER (2)
- ⊘ ..... SET 3/4" IRON PIPE WITH PLASTIC PLUG "LS 4715"
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- (2) ..... RECORD PER 35 PM 103 O.R.P.C.
- (3) ..... RECORD PER LLA NO. 17-03, DOC. NO. 2017-0045327 O.R.P.C.
- ◆ ..... SECTION CORNER

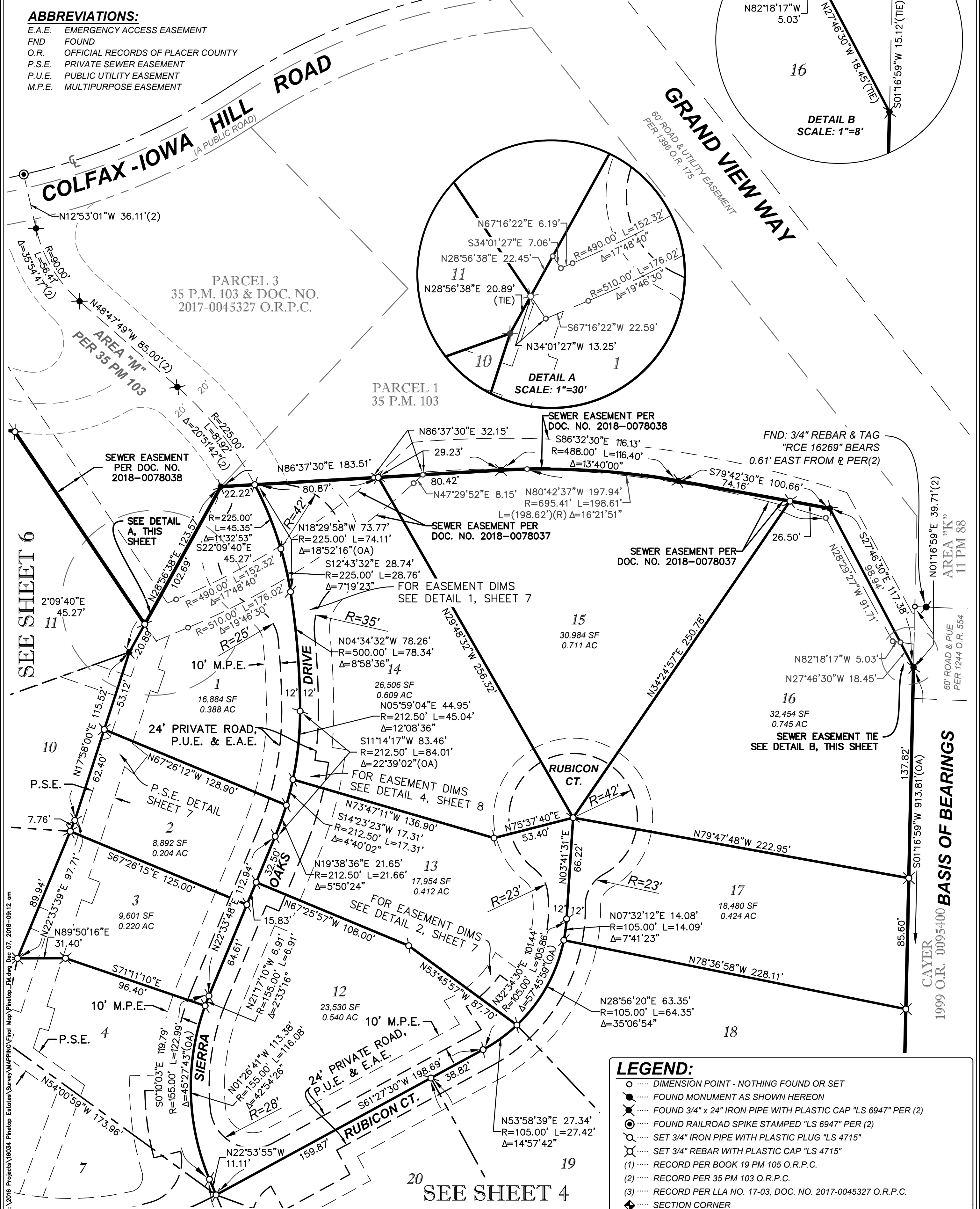
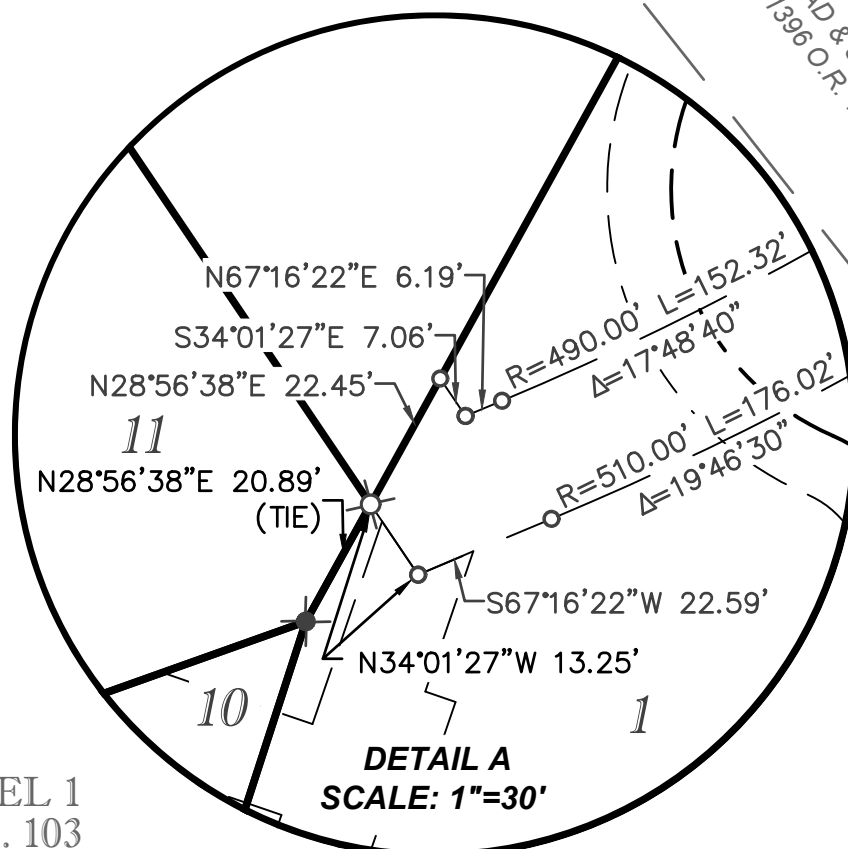
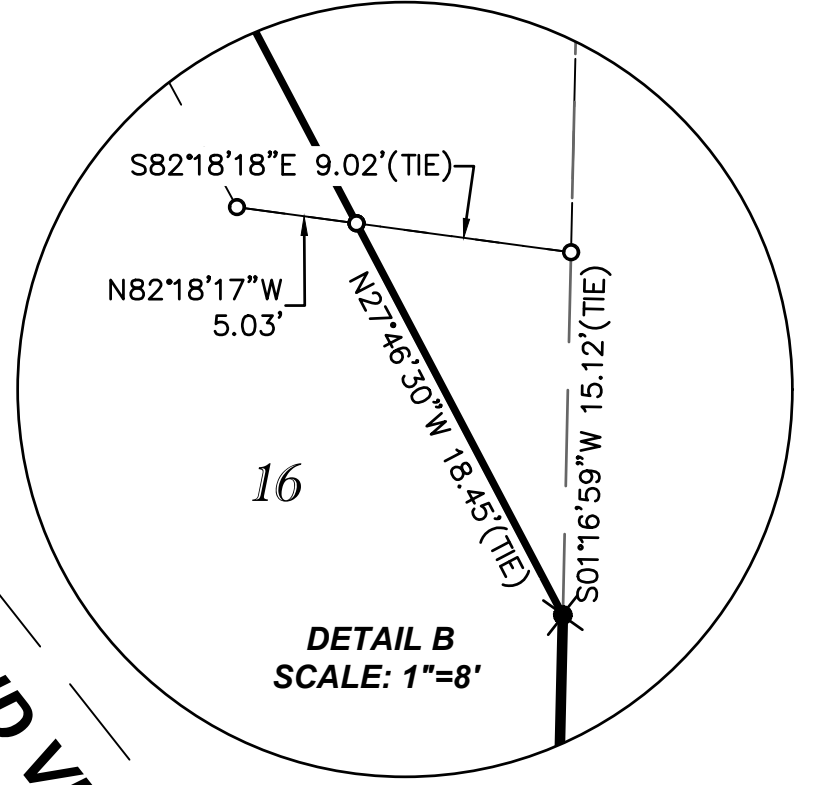
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CITY OF COLFAX, COUNTY OF PLACER, STATE OF CALIFORNIA,  
DECEMBER, 2018 SCALE 1" = 40'  
RFE ENGINEERING, INC.  
SHEET 3 OF 8



### ABBREVIATIONS:

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FND FOUND  
O.R. OFFICIAL RECORDS OF PLACER COUNTY  
P.S.E. PRIVATE SEWER EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
M.P.E. MULTIPURPOSE EASEMENT



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# PLAT MAP OF SIERRA OAKS ESTATES

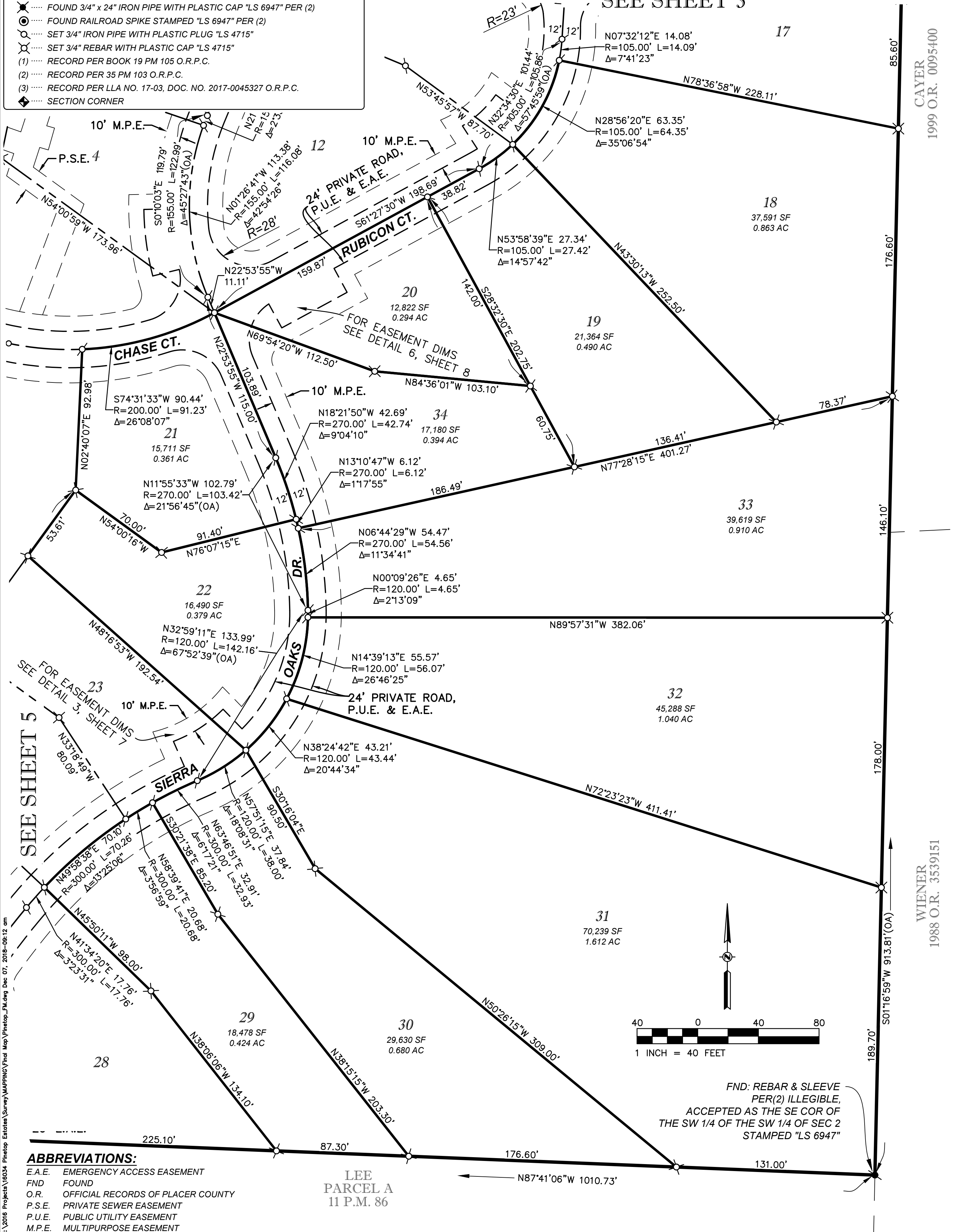
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RFE ENGINEERING, INC.  
SHEET 4 OF 8

SEE SHEET 3

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CAYER  
1999 O.R. 0095400

WIENER  
1988 O.R. 3539151

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LEE  
PARCEL A  
11 P.M. 86

FND: REBAR & SLEEVE  
PER(2) ILLEGIBLE,  
ACCEPTED AS THE SE COR OF  
THE SW 1/4 OF THE SW 1/4 OF SEC 2  
STAMPED "LS 6947"

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RFE ENGINEERING, INC.  
SHEET 5 OF 8

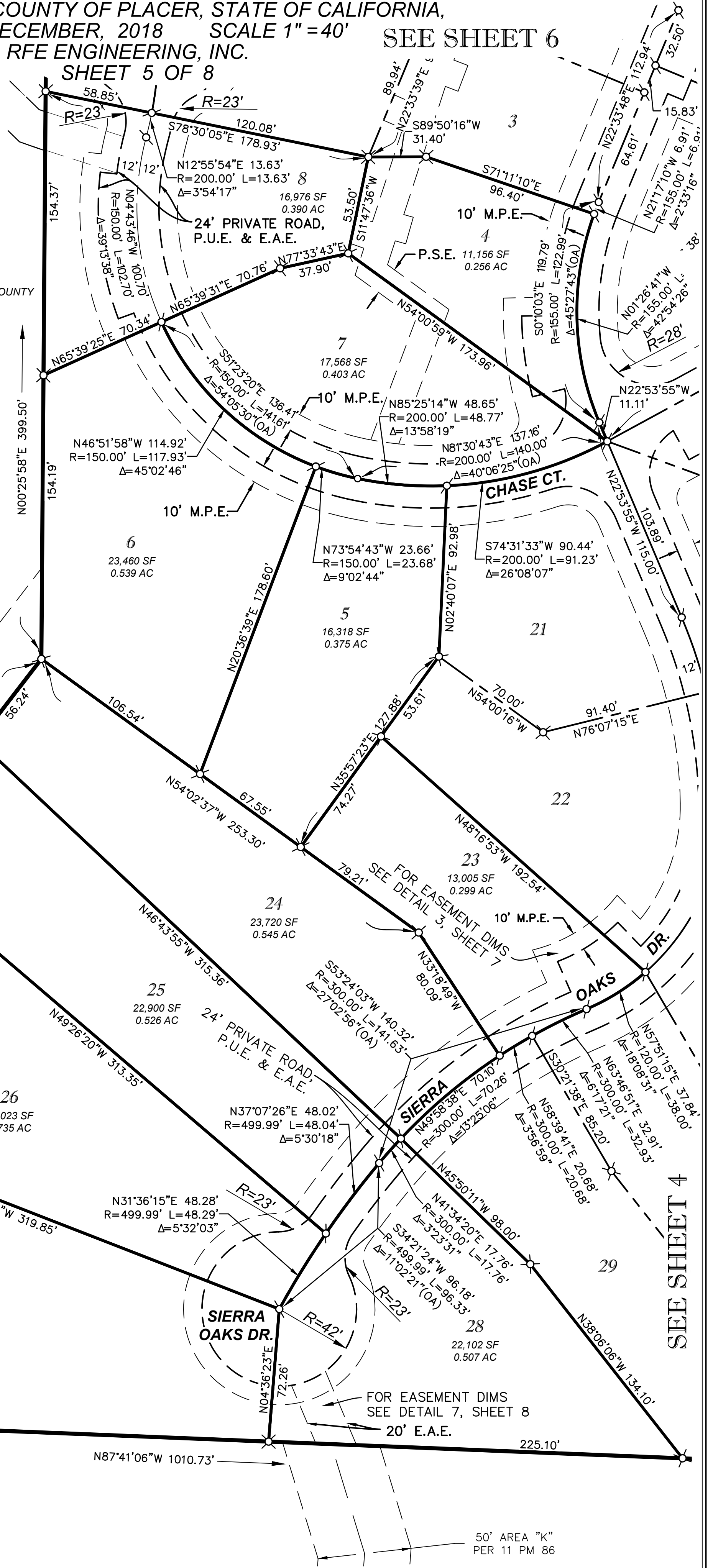
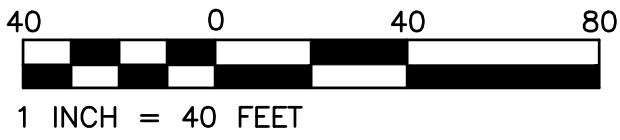
SEE SHEET 6

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### ABBREVIATIONS:

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- FND FOUND
- O.R. OFFICIAL RECORDS OF PLACER COUNTY
- P.S.E. PRIVATE SEWER EASEMENT
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PARCEL 4 OF 35 PM 103  
PER DOC. NO.  
2018-0001934 O.R.P.C.

30' WIDE DRAINAGE  
EASEMENT  
PER (2)

RESULT OF LOT LINE ADJUSTMENT  
NO. 17-03 O.R.P.C.

BROOKS  
PARCEL A, 12 P.M. 134

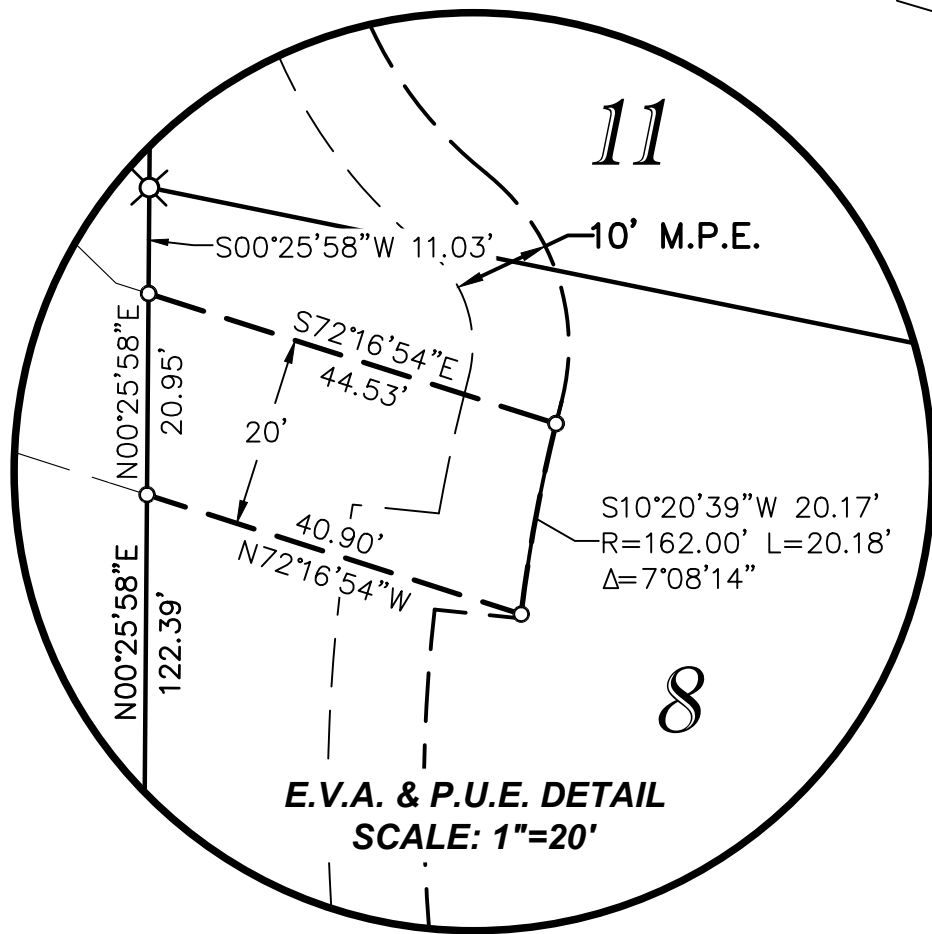
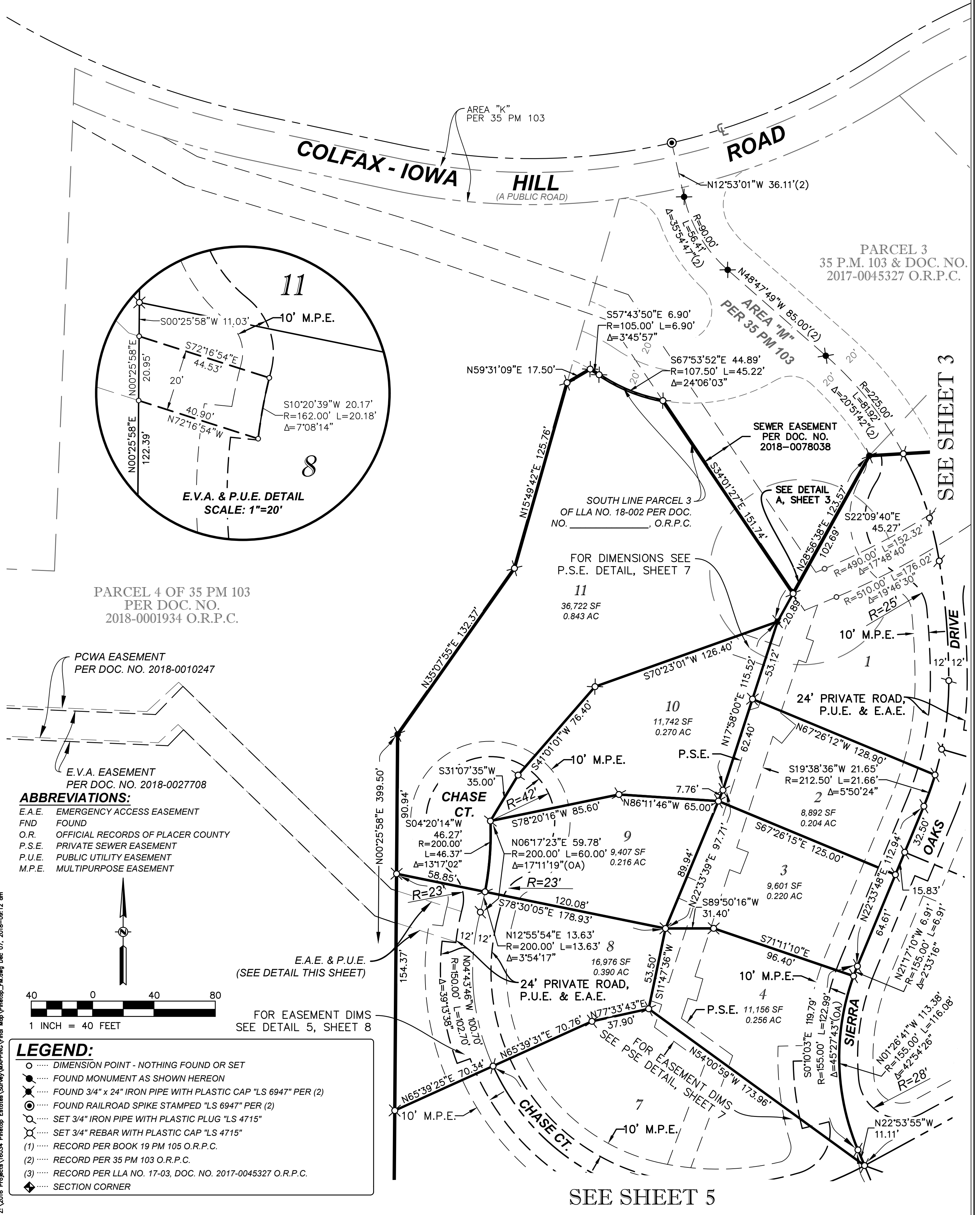
FOR EASEMENT DIMS  
SEE DETAIL 7, SHEET 8

50' AREA "K"  
PER 11 PM 86

SEE SHEET 4

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SHEET 6 OF 8

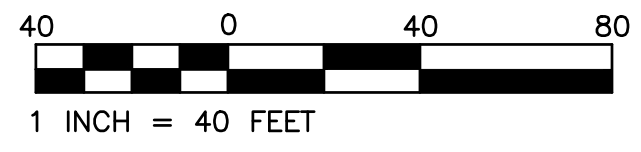
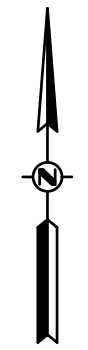


PARCEL 4 OF 35 PM 103  
PER DOC. NO.  
2018-0001934 O.R.P.C.

PCWA EASEMENT  
PER DOC. NO. 2018-0010247

E.V.A. EASEMENT  
PER DOC. NO. 2018-0027708

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SEE SHEET 3

SEE SHEET 5

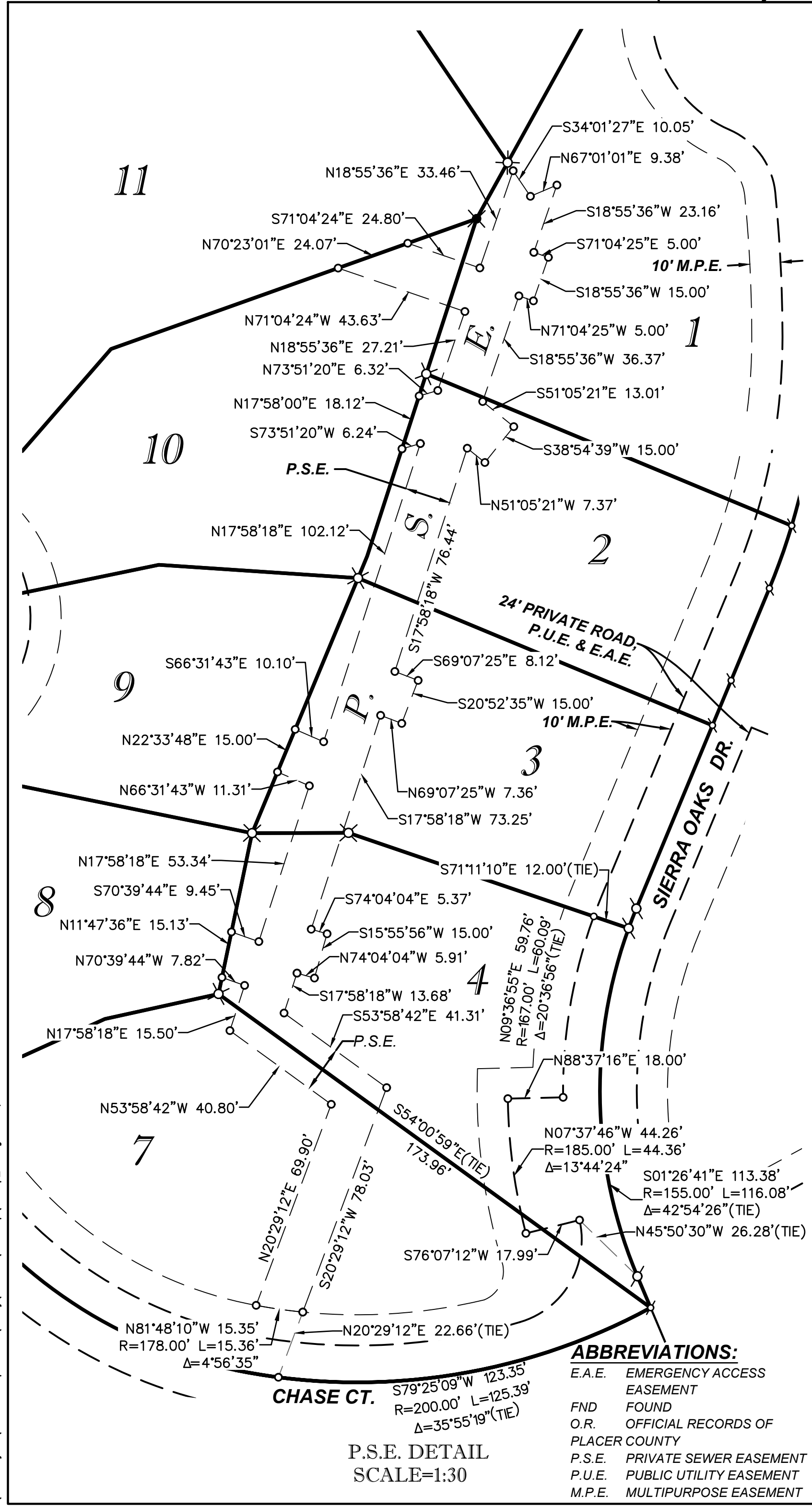
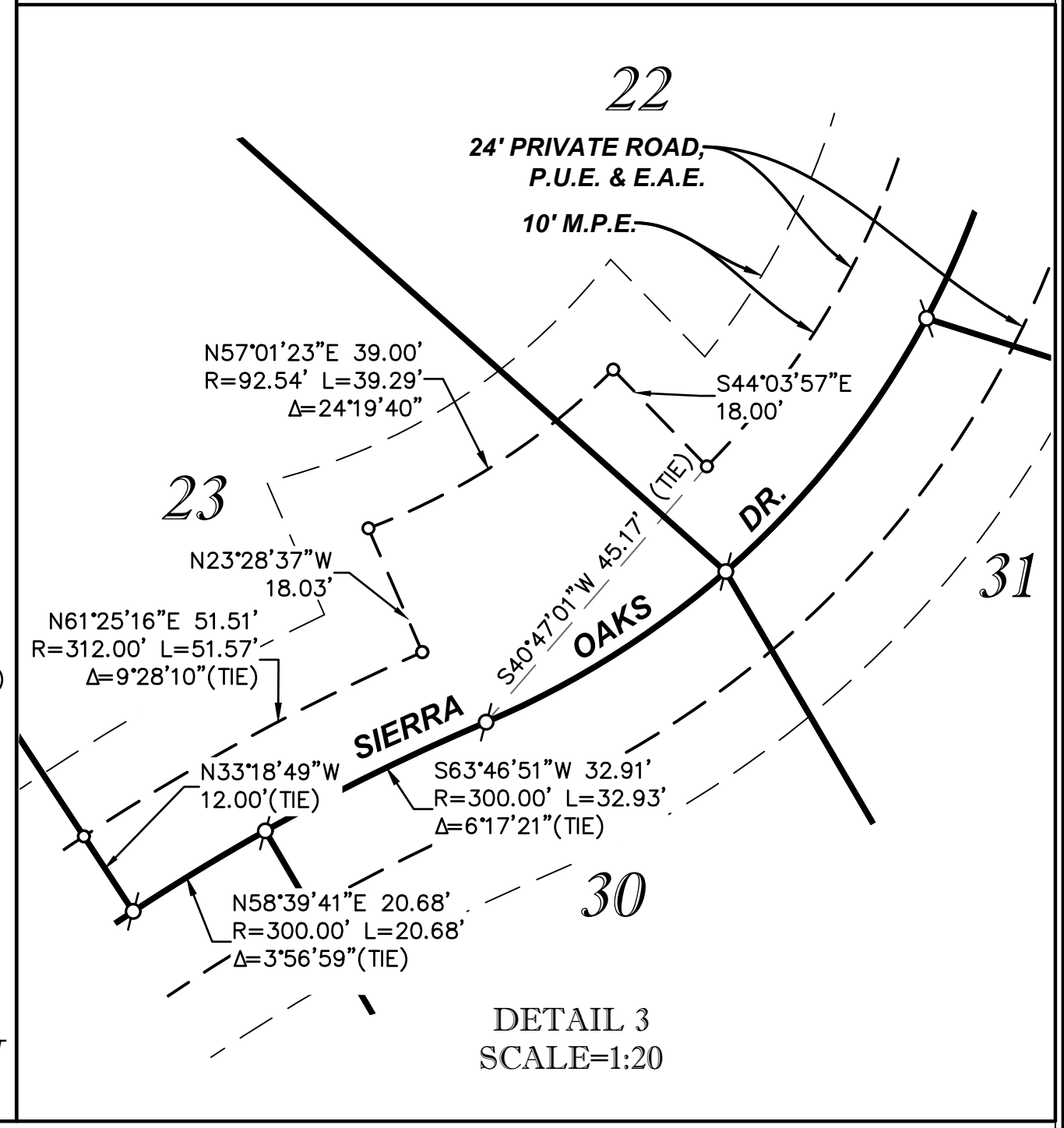
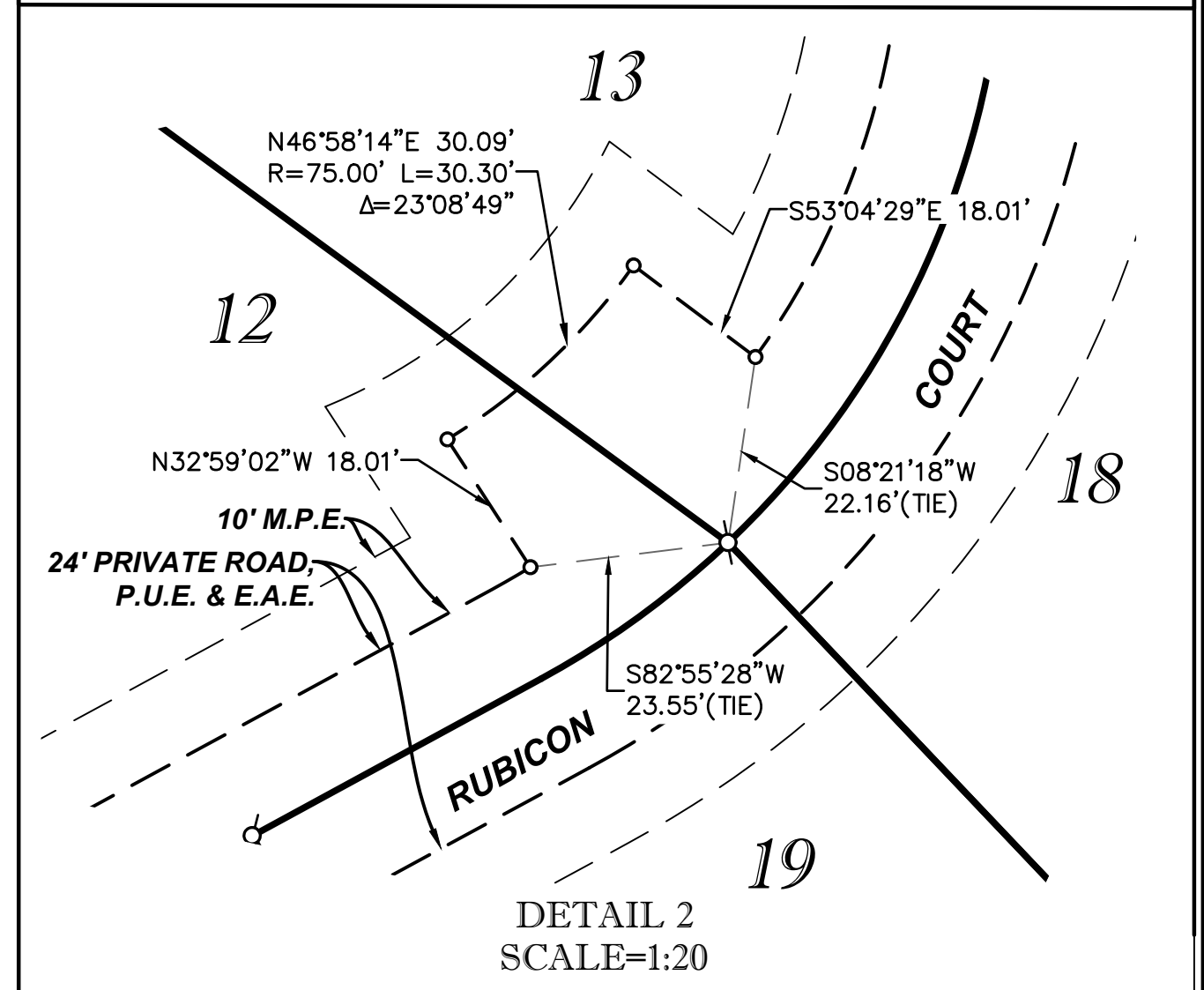
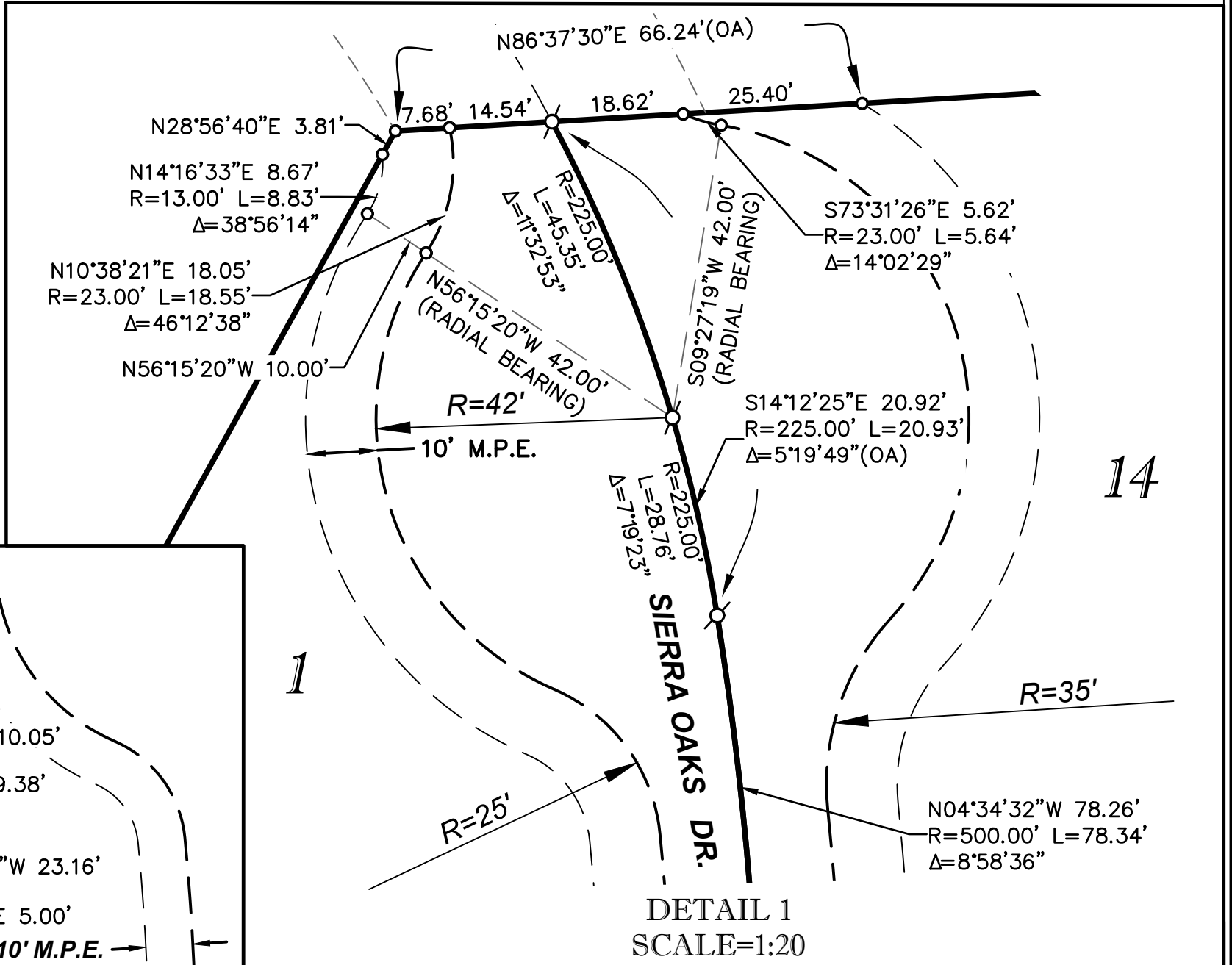
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RFE ENGINEERING, INC.  
SHEET 7 OF 8



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**ABBREVIATIONS:**

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FND	FOUND
O.R.	OFFICIAL RECORDS OF PLACER COUNTY
P.S.E.	PRIVATE SEWER EASEMENT
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- ⊙ ..... FOUND RAILROAD SPIKE STAMPED "LS 6947" PER (2)
- ⊗ ..... SET 3/4" IRON PIPE WITH PLASTIC PLUG "LS 4715"
- ⊙ ..... SET 3/4" REBAR WITH PLASTIC CAP "LS 4715"
- (1) ..... RECORD PER BOOK 19 PM 105 O.R.P.C.
- (2) ..... RECORD PER 35 PM 103 O.R.P.C.
- (3) ..... RECORD PER LLA NO. 17-03, DOC. NO. 2017-0045327 O.R.P.C.
- ◆ ..... SECTION CORNER

