

OWNER'S STATEMENT

THE UNDERSIGNED, DAVIDON HOMES, A CALIFORNIA LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE ONLY ENTITY HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION MAP SHOWN HEREON ENTITLED "FINAL MAP OF WESTERN MEADOWS", CONSISTING OF FIVE SHEETS, INCLUDING THIS ONE, AND THAT IT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

AND IT DOES HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF NAPA FOR PUBLIC EMERGENCY VEHICLE INGRESS AND EGRESS THOSE CERTAIN EASEMENTS DESIGNATED ON SAID MAP AS "PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT" OR (E.V.A.E.).

AND IT DOES HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF NAPA FOR PUBLIC UTILITY PURPOSES THOSE CERTAIN EASEMENTS DESIGNATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

AND IT DOES HEREBY IRREVOCABLY OFFER FOR DEDICATION TO NAPA SANITATION DISTRICT FOR PUBLIC SANITARY SEWER PURPOSES THAT CERTAIN PARCEL OF LAND DESIGNATED ON SAID MAP AS "PUBLIC SANITARY SEWER EASEMENT" (S.S.E.).

AND IT DOES HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF NAPA FOR PUBLIC WATER UTILITY PURPOSES THOSE CERTAIN EASEMENTS DESIGNATED ON SAID MAP AS "PUBLIC WATER UTILITY EASEMENT" (W.L.E.). NO PERMANENT STRUCTURES (OBJECTS THAT ARE NOT INTENDED TO BE REMOVED OR RELOCATED, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, FENCES, RETAINING WALLS, POOLS, HOUSES, TREES, LARGE BUSHES, AND SIGNS) SHALL BE LOCATED WITHIN THE PUBLIC WATER UTILITY EASEMENT. THE CITY HAS THE RIGHT TO ACCESS AND USE THE WATER LINE EASEMENT FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, MAINTAINING, REPAIRING, REPLACING OR OTHERWISE TAKING ANY ACTIONS THAT THE CITY REASONABLY BELIEVES ARE NECESSARY OR PRUDENT FOR THE SAFE OPERATION OF THE CITY WATER FACILITIES. NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH HEREIN, THE CITY SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY SURFACE OR ABOVEGROUND IMPROVEMENTS WITHIN THE WATER LINE EASEMENT AREA THAT MAY BE DISTURBED OR DAMAGED AS A RESULT OF REASONABLE CITY WORK IN SUCH AREAS, INCLUDING BUT NOT LIMITED TO BIORETENTION FACILITIES, SIDEWALK, CURB/GUTTER, OTHER UTILITIES INCLUDING JOINT TRENCH AND IRRIGATION, SIGNING/STRIPING, DECORATIVE PAVEMENT/PAVERS/CONCRETE, OR LANDSCAPING, EXCEPT AS SET FORTH HEREIN. NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH HEREIN, THE CITY'S SOLE RESPONSIBILITY FOR REPAIRING WATER TRENCHES IN HARDSCAPED AREAS IS LIMITED TO COMPLIANCE WITH THE CITY'S THEN-CURRENT WATER TRENCH DETAIL STANDARD (CITY STD. W-13A AS OF 2022), AS MAY BE AMENDED, MATCHING THE DEPTH OF THE EXISTING ASPHALT CONCRETE UP TO MAXIMUM OF 5-INCHES. NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH HEREIN, THE CITY'S SOLE RESPONSIBILITY FOR REPAIRING WATER TRENCHES WITHIN LANDSCAPED AREAS OR STORM DRAIN FEATURES IS LIMITED TO COMPLIANCE WITH THE CITY'S THEN-CURRENT WATER TRENCH DETAIL STANDARD (CITY STD W-13A AS OF 2022), AS MAY BE AMENDED, EXCLUDING ASPHALT CONCRETE.

THE AREAS MARKED AS "PRIVATE STORM DRAIN EASEMENT" (P.S.D.E.) ARE FOR PRIVATE DRAINAGE PURPOSES AND ARE NOT OFFERED TO THE CITY FOR DEDICATION AND SHALL NOT BE MAINTAINED BY THE CITY. EACH PORTION OF SAID EASEMENT SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE PROPERTY THROUGH WHICH IT CROSSES. SAID EASEMENT WILL BE RECORDED BY SEPARATE DOCUMENT. DOC NO. _____

THE AREAS MARKED AS "PRIVATE LANDSCAPE MAINTENANCE EASEMENT" (L.M.E.) ARE RESERVED FOR USE BY THE HOME OWNERS ASSOCIATION OF "WESTERN MEADOWS" FOR LANDSCAPE PURPOSES INCLUDING CONSTRUCTION AND MAINTENANCE AND WILL BE RECORDED BY SEPARATE DOCUMENT. DOC NO. _____

THE AREAS MARKED AS "PRIVATE ACCESS EASEMENT" ARE (P.A.E.) RESERVED FOR THE PURPOSE OF INGRESS AND EGRESS FOR THE USE OF AND BENEFIT OF THE HOMEOWNERS OF "WESTERN MEADOWS" AND WILL BE RECORDED BY SEPARATE DOCUMENT. DOC NO. _____

THE AREAS MARKED AS "PRIVATE UTILITY EASEMENT" ARE (U.E.) RESERVED FOR THE PURPOSE OF SEWER, WATER AND UTILITY FOR THE USE OF AND BENEFIT OF THE HOMEOWNERS OF "WESTERN MEADOWS" AND WILL BE RECORDED BY SEPARATE DOCUMENT. DOC NO. _____

THE AREA MARKED AS "BORRETTE COURT" IS FOR PRIVATE STREET PURPOSES AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF "WESTERN MEADOWS" AND IS NOT DEDICATED TO THE PUBLIC. SAID AREA IS ALSO A P.S.D.E., W.L.E., P.U.E., P.A.E., E.V.A.E., AND S.S.E. AS DEFINED ABOVE.

IN WITNESS WHEREOF IT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF February, 2024

DAVIDON HOMES, A CALIFORNIA LIMITED PARTNERSHIP

ITS: GENERAL PARTNER

BY: [Signature]
STEVEN ABBS, VICE PRESIDENT

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 DAVIDON HOMES, A CALIFORNIA LIMITED LIABILITY PARTNERSHIP IN JUNE 2022. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE SUBDIVISION MAP AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET AT SUCH POSITIONS WITHIN ONE YEAR FROM THE DATE OF FILING OF THIS MAP, THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
DANIEL DRUMMOND, P.L.S. 6333

2/1/24
DATE



OWNER'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 CONTRA COSTA)

ON FEBRUARY 2, 2024 BEFORE ME, LINDA J ALLEN, A NOTARY PUBLIC, PERSONALLY APPEARED

STEVEN ABBS

_____, 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 SIGNATURES 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: [Signature]

LINDA J ALLEN
NAME (TYPED OR PRINTED), NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE

MY COMMISSION NUMBER: 2397052

MY COMMISSION EXPIRES: 03/15/2026

PRINCIPAL COUNTY OF BUSINESS: CONTRA COSTA

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE CITY OF NAPA PLANNING COMMISSION HAS APPROVED THE TENTATIVE MAPS OF THE SUBDIVISIONS, UPON WHICH THIS FINAL MAP IS BASED.

SECRETARY, NAPA CITY PLANNING COMMISSION _____ DATE _____

MAYOR'S AND CITY CLERK'S CERTIFICATE

WE, SCOTT SEDGLEY, MAYOR AND TIFFANY CARRANZA, CITY CLERK, RESPECTIVELY, OF THE CITY OF NAPA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THIS MAP ENTITLED "FINAL MAP OF WESTERN MEADOWS" WAS FILED WITH THE CITY COUNCIL FOR APPROVAL AS REQUIRED BY LAW; THAT BY RESOLUTION DULY ADOPTED AT THE REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____ SAID COUNCIL APPROVED SAID MAP AND ACCEPTED THE OFFER OF DEDICATION TO THE CITY OF NAPA, THOSE CERTAIN PORTIONS OF LAND DESIGNATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" (P.U.E.), "PUBLIC WATER UTILITY EASEMENT" (W.L.E.), AND PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT" OR (E.V.A.E.).

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED THE SEAL OF THE CITY OF NAPA THIS _____ DAY OF _____, 20____.

SCOTT SEDGLEY, MAYOR, CITY OF NAPA, STATE OF CALIFORNIA

TIFFANY CARRANZA, CITY CLERK, CITY OF NAPA, STATE OF CALIFORNIA

COUNTY TAX COLLECTOR & REDEMPTION OFFICER CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION, THAT SECURITY IN THE AMOUNT OF \$ 1900.00 HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION BUT, WHICH ARE NOT PAYABLE.

Robert G. Minahen
ROBERT G. MINAHEN
COUNTY TAX COLLECTOR AND REDEMPTION CENTER

3/19/24
DATE

Dannette Martindale
DEPUTY

3/19/24
DATE

CITY SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "FINAL MAP OF WESTERN MEADOWS" THAT SAID SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL 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.

IT WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY

OF _____, 20____.

TIMOTHY CHRISTENSEN WOOD, L.S. 8615
CITY SURVEYOR, CITY OF NAPA

COUNTY RECORDER'S CERTIFICATE

THIS MAP ENTITLED "FINAL MAP OF WESTERN MEADOWS" IS HEREBY ACCEPTED FOR RECORDATION SHOWING CLEAR TITLE AS PER GUARANTEE OF THE TITLE MADE BY FIRST AMERICAN TITLE COMPANY, DATED _____, 20____ AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 670 OF THE STATUTES AND SUBDIVISION REGULATIONS ADOPTED PURSUANT THERETO.

FILED THIS _____ DAY OF _____, 20____, AT _____, M. IN

BOOK _____ OF _____, AT PAGES _____
AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

JOHN TUTEUR
COUNTY RECORDER

DATE

DEPUTY COUNTY RECORDER

FEE \$ _____ SERIES # _____

NAPA SANITATION DISTRICT'S CERTIFICATE

I, ANDREW DAMRON [Signature] GENERAL MANAGER OF THE NAPA SANITATION DISTRICT, DO HEREBY CERTIFY THAT ON THE 21 DAY OF FEBRUARY, 2024, I ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT FOR SANITARY SEWER PURPOSES THOSE CERTAIN EASEMENTS DESIGNATED ON THIS MAP ENTITLED "FINAL MAP OF WESTERN MEADOWS" AS A "PUBLIC SANITARY SEWER EASEMENT" (SSE).

ANDREW DAMRON [Signature] 02/21/2024
TIMOTHY B. HEALY, GENERAL MANAGER
NAPA SANITATION DISTRICT DATE

CITY AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION.

DEPUTY CITY AUDITOR, CITY OF NAPA, STATE OF CALIFORNIA

DATE

FINAL MAP OF
WESTERN MEADOWS

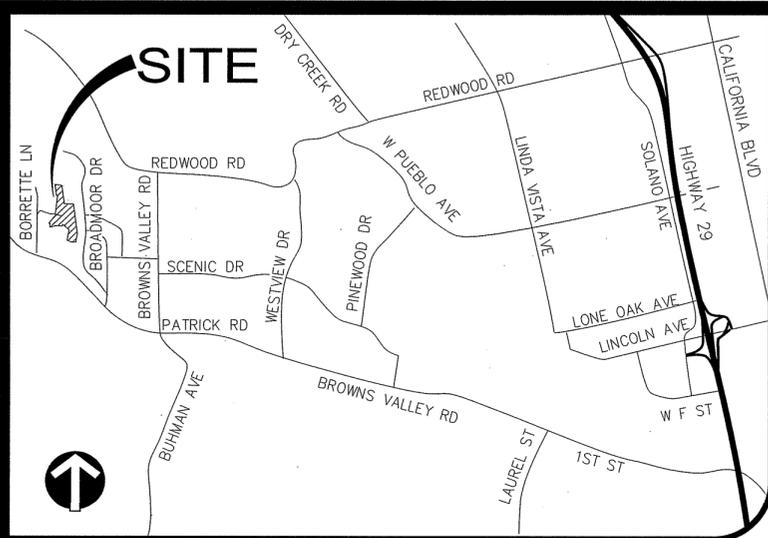
NEW LOT 4 AS SHOWN ON THE LOT LINE ADJUSTMENT,
RECORDED ON March 20, 2024, IN DEED SERIES
NUMBER 2024-0003982 Official Records NAPA COUNTY RECORDS

CITY OF NAPA NAPA COUNTY CALIFORNIA
APN: 041-100-016 (Portion) & 041-100-004 (Portion)

dk ENGINEERING

SURVEYING-PLANNING-ENGINEERING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CALIFORNIA 94596

JANUARY 31, 2024 SHEET 1 OF 5



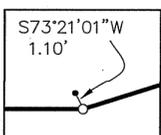
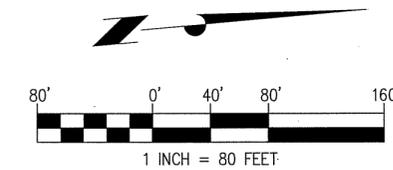
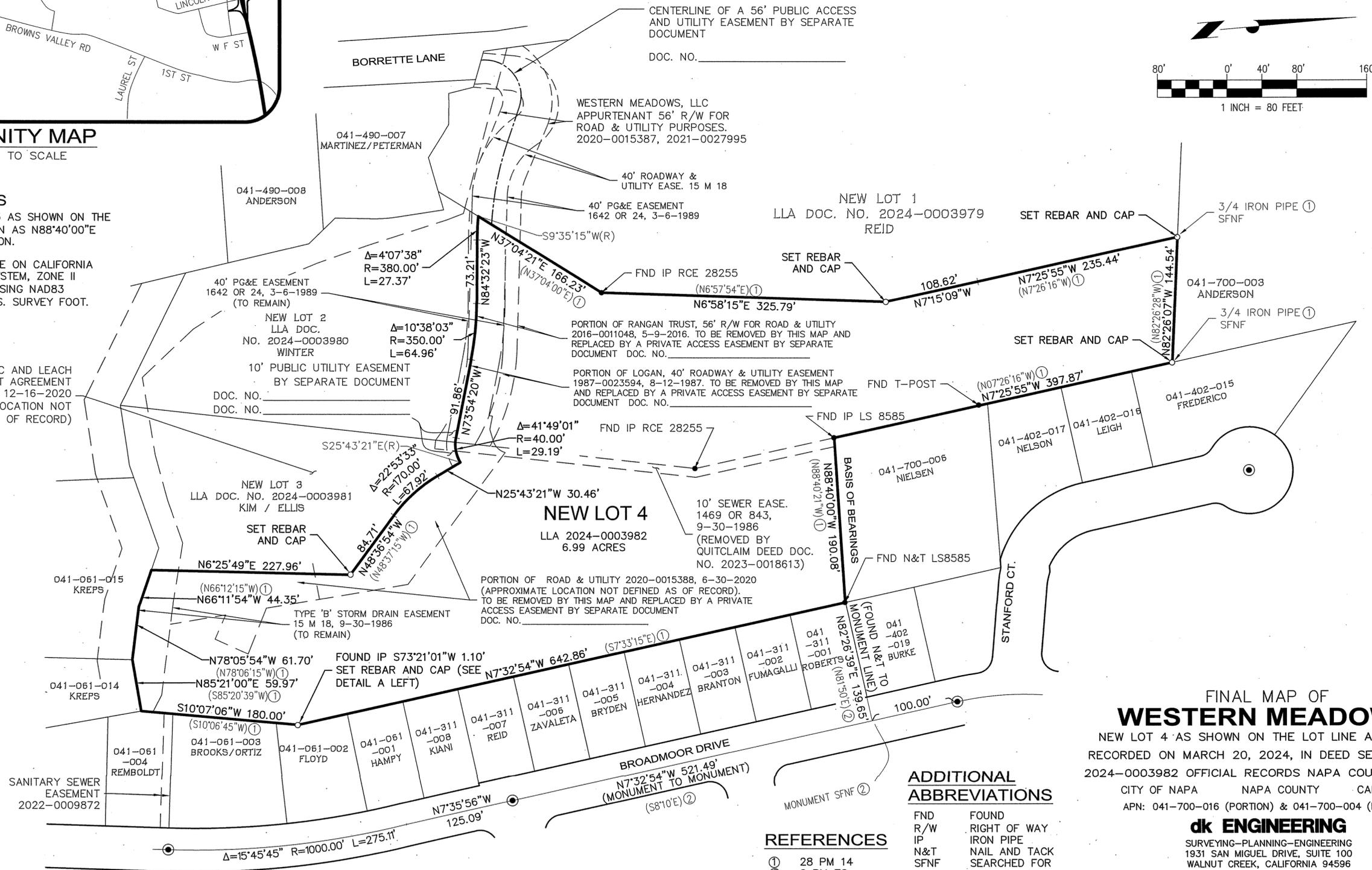
VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE EASTERLY LINE OF LOT 3 AS SHOWN ON THE PARCEL MAP 28 PM 14 TAKEN AS N88°40'00"E DETERMINED BY OPUS SOLUTION.

BEARINGS SHOWN HEREON ARE ON CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE II (GRID), HORIZONTAL DATUM USING NAD83 (2011)(EPOCH 2010.0000), U.S. SURVEY FOOT.

RANGAN TRUST, SEPTIC AND LEACH FIELD EASEMENT AGREEMENT 2020-0033819, 12-16-2020 (APPROXIMATE LOCATION NOT DEFINED AS OF RECORD)



DETAIL A
1"=10'

ADDITIONAL ABBREVIATIONS

FND	FOUND
R/W	RIGHT OF WAY
IP	IRON PIPE
N&T	NAIL AND TACK
SFNF	SEARCHED FOR NOT FOUND
DOC. NO.	DOCUMENT NUMBER

REFERENCES

①	28 PM 14
②	6 RM 72

FINAL MAP OF WESTERN MEADOWS
NEW LOT 4 AS SHOWN ON THE LOT LINE ADJUSTMENT, RECORDED ON MARCH 20, 2024, IN DEED SERIES NUMBER 2024-0003982 OFFICIAL RECORDS NAPA COUNTY RECORDS
CITY OF NAPA NAPA COUNTY CALIFORNIA
APN: 041-700-016 (PORTION) & 041-700-004 (PORTION)

dk ENGINEERING
SURVEYING-PLANNING-ENGINEERING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CALIFORNIA 94596

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N10°47'27"E	5.77'
L2	N55°47'27"E	8.62'
L3	N22°05'19"W	8.29'

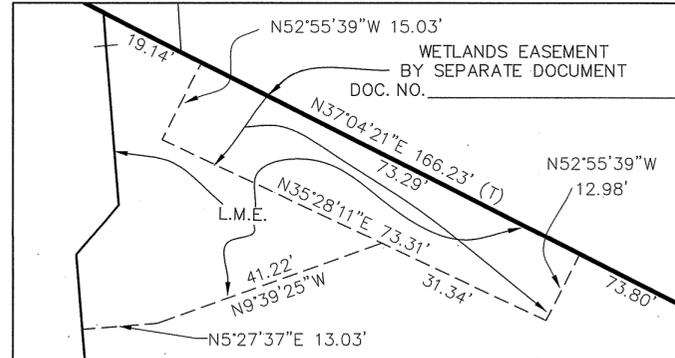
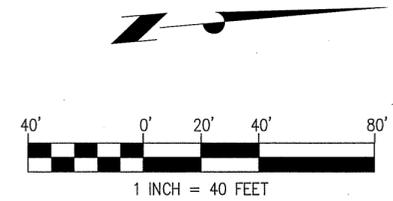
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°57'39"	344.00'	5.77'
C2	45°00'00"	2.00'	1.57'
C3	45°00'00"	4.50'	3.53'
C4	46°22'16"	3.00'	2.43'
C5	51°52'05"	2.00'	1.81'

BASIS OF BEARINGS
 THE EASTERLY LINE OF LOT 3 AS SHOWN ON THE PARCEL MAP 28 PM 14 TAKEN AS N88°40'00"E DETERMINED BY OPUS SOLUTION.

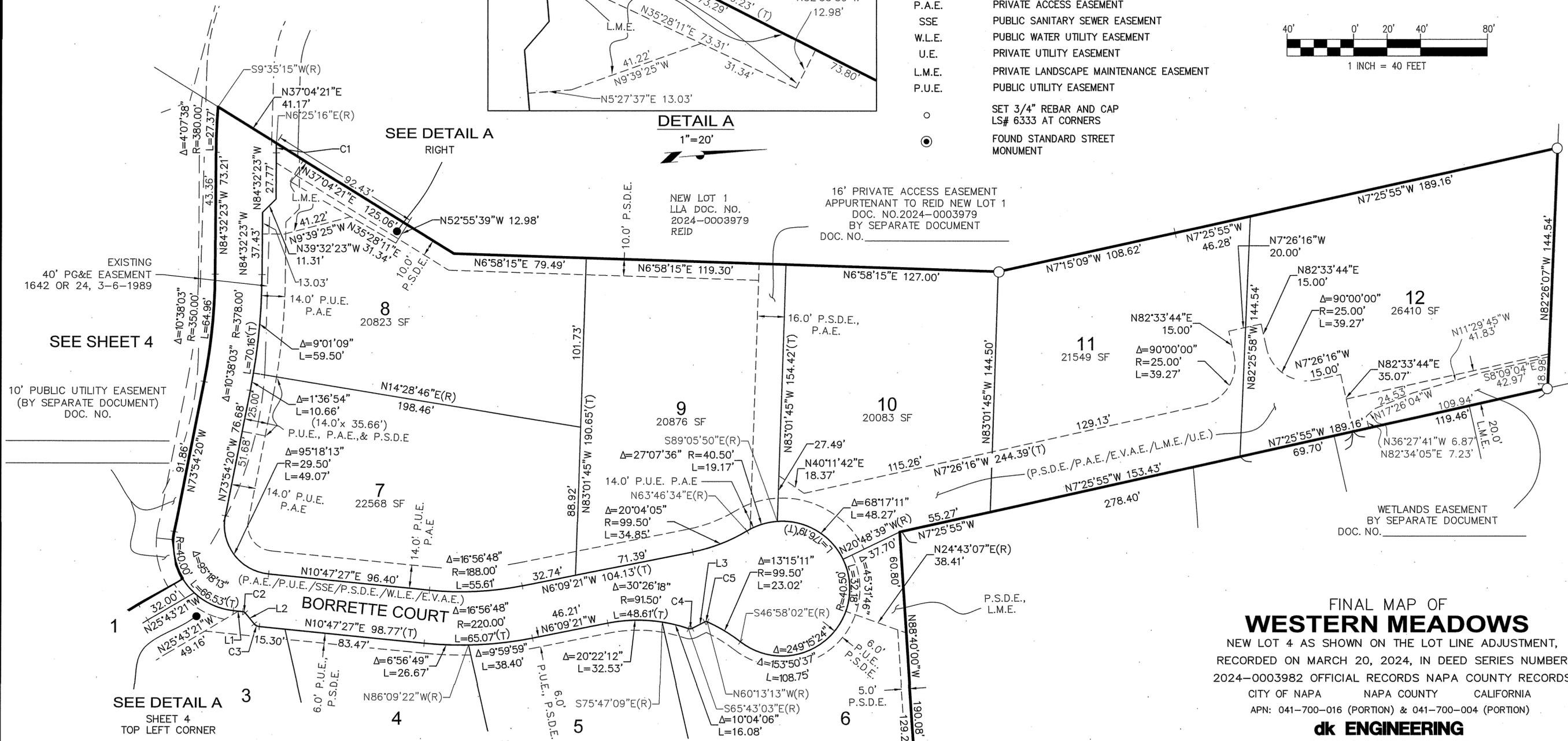
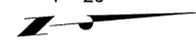
BEARINGS SHOWN HEREON ARE ON CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE II (GRID), HORIZONTAL DATUM USING NAD83 (2011)(EPOCH 2010.0000), U.S. SURVEY FOOT.

LEGEND

- BOUNDARY
- RIGHT OF WAY
- LOT LINE / PARCEL LINE
- - - EASEMENT LINE
- - - EXISTING LOT LINE
- (R) RADIAL
- (T) TOTAL
- SF SQUARE FEET
- P.S.D.E. PRIVATE STORMDRAIN EASEMENT
- E.V.A.E. PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- SSE PUBLIC SANITARY SEWER EASEMENT
- W.L.E. PUBLIC WATER UTILITY EASEMENT
- U.E. PRIVATE UTILITY EASEMENT
- L.M.E. PRIVATE LANDSCAPE MAINTENANCE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- SET 3/4" REBAR AND CAP LS# 6333 AT CORNERS
- FOUND STANDARD STREET MONUMENT

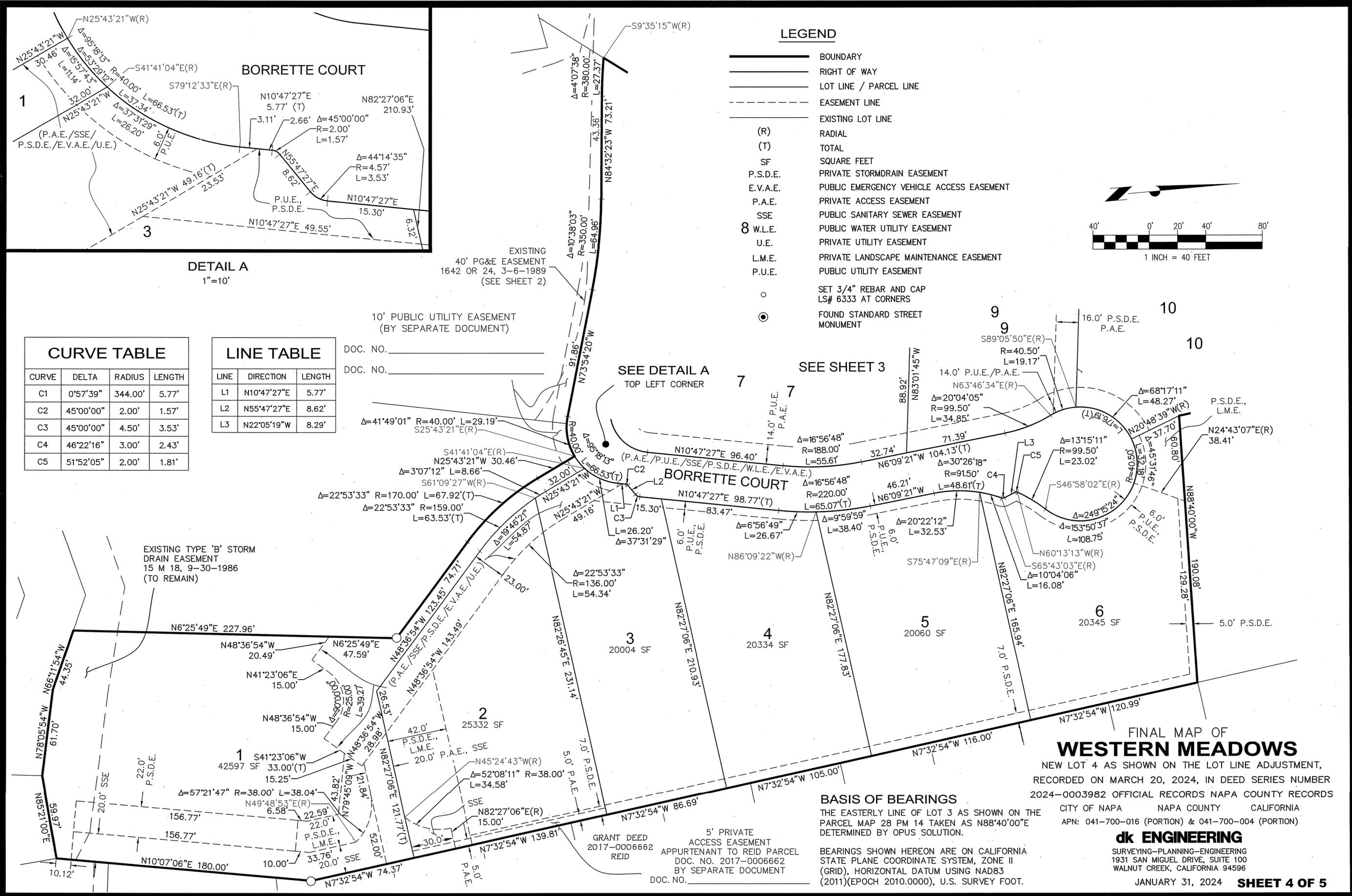


DETAIL A
1" = 20'

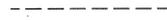


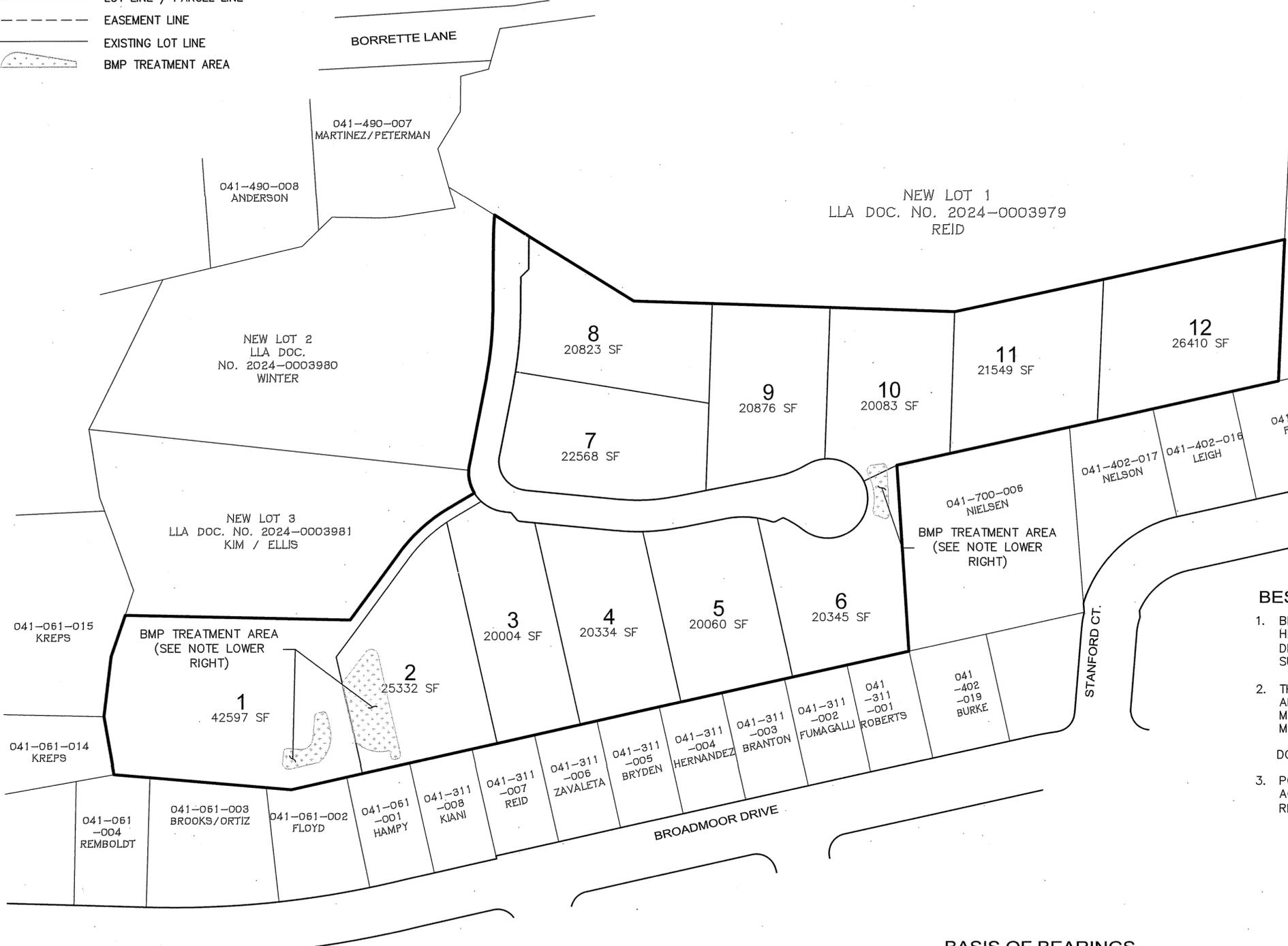
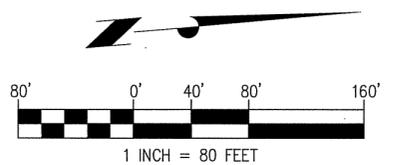
FINAL MAP OF
WESTERN MEADOWS
 NEW LOT 4 AS SHOWN ON THE LOT LINE ADJUSTMENT,
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 CITY OF NAPA NAPA COUNTY CALIFORNIA
 APN: 041-700-016 (PORTION) & 041-700-004 (PORTION)

dk ENGINEERING
 SURVEYING-PLANNING-ENGINEERING
 1931 SAN MIGUEL DRIVE, SUITE 100
 WALNUT CREEK, CALIFORNIA 94596
 JANUARY 31, 2024



LEGEND

-  BOUNDARY
-  RIGHT OF WAY
-  LOT LINE / PARCEL LINE
-  EASEMENT LINE
-  EXISTING LOT LINE
-  BMP TREATMENT AREA



BEST MANAGEMENT PRACTICES NOTE

1. BEST MANAGEMENT PRACTICES (BMP) TREATMENT MEASURE AREAS SHOWN HEREON INDICATE THE APPROXIMATE LOCATIONS OF THE REQUIRED BMP AS DESCRIBED IN THE STORMWATER CONTROL PLAN (SCP) FOR WESTERN MEADOWS SUBDIVISION.
2. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE BMP'S AND RELATED APPURTENANCES TO ENSURE ADEQUATE TREATMENT OF STORMWATER PER THE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES,
DOC. NO. _____
3. POST CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES AGREEMENT RECORDED AS DOC. NO. _____ TO BE RECORDED CONCURRENTLY WITH CC&R'S AS DOC. NO. _____

BASIS OF BEARINGS

THE EASTERLY LINE OF LOT 3 AS SHOWN ON THE PARCEL MAP 28 PM 14 TAKEN AS N88°40'00"E DETERMINED BY OPUS SOLUTION.

BEARINGS SHOWN HEREON ARE ON CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE II (GRID), HORIZONTAL DATUM USING NAD83 (2011)(EPOCH 2010.0000), U.S. SURVEY FOOT.

FINAL MAP OF WESTERN MEADOWS

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