

OWNER'S STATEMENT

WE THE UNDERSIGNED, EDENBRIDGE LAND AND CATTLE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DO HEREBY STATE THAT WE ARE THE ONLY ENTITIES HAVING ANY RECORD TITLE INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON ENTITLED "FINAL MAP OF BROWNS VALLEY ROAD SUBDIVISION", CONSISTING OF 5 SHEETS, INCLUDING THIS ONE, AND THAT WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED AS AN EASEMENT TO THE CITY OF NAPA FOR PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITIES:

THAT CERTAIN PARCEL OF LAND DESIGNATED AS "WATERSTONE COURT (PUBLIC)" FOR PUBLIC EASEMENT RIGHT OF WAY PURPOSES.

THAT CERTAIN PARCEL OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENT "10.00' P.U.E." FOR PUBLIC UTILITY PURPOSES.

THE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENT PURPOSES IS HEREBY EXPRESSLY DEEMED TO INCLUDE ALL PUBLIC FACILITIES LOCATED OVER, ON, OR UNDER SAID PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PRIVATE USE:

THE AREA MARKED AS "PRIVATE DRAINAGE EASEMENT A I.F.O. LOTS 1-7 AND 9-11" IS ESTABLISHED FOR PRIVATE DRAINAGE FACILITIES FOR THE BENEFIT OF THE IDENTIFIED LOTS, RECORDED CONCURRENTLY WITH THIS MAP AS DOCUMENT NO. _____ TO BE MAINTAINED BY THE LOT OWNERS.

THE AREA MARKED AS "PRIVATE DRAINAGE EASEMENT B I.F.O. LOTS 1-6 AND 8-11" IS ESTABLISHED FOR PRIVATE DRAINAGE FACILITIES FOR THE BENEFIT OF THE IDENTIFIED LOTS RECORDED CONCURRENTLY WITH THIS MAP AS DOCUMENT NO. _____ TO BE MAINTAINED BY THE LOT OWNERS.

THE AREA MARKED AS "PRIVATE DRAINAGE EASEMENT C I.F.O. LOTS 1-5 AND 7-11" IS ESTABLISHED FOR PRIVATE DRAINAGE FACILITIES FOR THE BENEFIT OF THE IDENTIFIED LOTS, RECORDED CONCURRENTLY WITH THIS MAP AS DOCUMENT NO. _____ TO BE MAINTAINED BY THE LOT OWNERS.

IN WITNESS THEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 7th DAY OF MARCH, 2024.

EDENBRIDGE LAND AND CATTLE LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PATRICK J. GEARY
ITS: MANAGING MEMBER

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 Napa

ON 03/07/2024, BEFORE ME, Patricia Campoy Rivera, A NOTARY PUBLIC, PERSONALLY APPEARED PATRICK J. GEARY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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: Patricia Campoy Rivera
PRINTED NAME: Patricia Campoy Rivera
PRINCIPAL COUNTY OF BUSINESS: Napa
COMMISSION NUMBER: 2419929
MY COMMISSION EXPIRES: October 6, 2026

MAYOR'S AND CITY CLERK'S CERTIFICATE

WE, SCOTT SEDGLEY, MAYOR AND TIFFANY GARRANZA, CITY CLERK, RESPECTIVELY, OF THE CITY OF NAPA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2024, THIS MAP ENTITLED "FINAL MAP OF BROWNS VALLEY ROAD SUBDIVISION" 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 _____, 2023 SAID COUNCIL APPROVED SAID MAP AND ACCEPTED THE OFFER OF DEDICATION TO THE CITY OF NAPA, EASEMENTS FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE CERTAIN PORTIONS OF LAND DESIGNATED ON SAID MAP AS "WATERSTONE COURT (PUBLIC)", AN EASEMENT FOR PUBLIC UTILITY PURPOSES THAT CERTAIN PORTION OF LAND DESIGNATED ON SAID MAP AS "10.00' P.U.E." AND ABANDONED THE 6.00' WATER EASEMENT AS SHOWN ON THIS MAP DESCRIBED IN 975 O.R. 465, NAPA COUNTY RECORDER, IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED THE SEAL OF THE CITY OF NAPA THIS _____ DAY OF _____, 2024.

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

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

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE CITY OF NAPA PLANNING COMMISSION HAS RECOMMENDED APPROVAL OF THE VESTING TENTATIVE MAP OF THE SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

SECRETARY, NAPA CITY PLANNING COMMISSION 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.

CITY AUDITOR, CITY OF NAPA, STATE OF CALIFORNIA DATE

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "FINAL MAP OF BROWNS VALLEY ROAD SUBDIVISION" THAT SAID MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING 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.

JULIE LUCIDO RCE 66200 EXP. 6/30/2024
CITY ENGINEER, CITY OF NAPA

CITY SURVEYOR'S CERTIFICATE

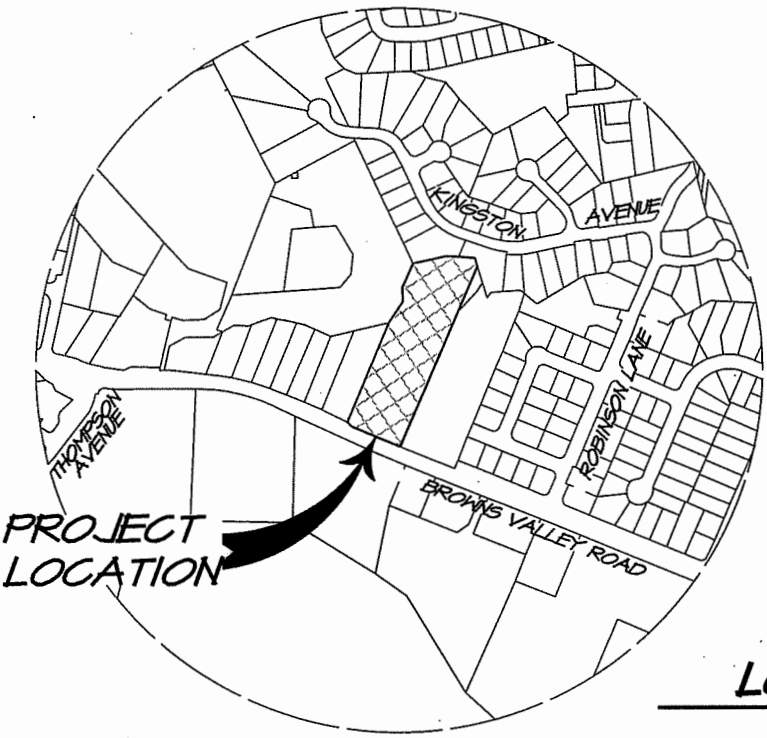
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "FINAL MAP OF BROWNS VALLEY ROAD SUBDIVISION" THAT SAID SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTIONS OF THE GOVERNMENT CODE AS APPROVED BY THE GOVERNOR SEPTEMBER 27, 1974 AND AMENDMENTS THERETO 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.

TIMOTHY C. WOOD, CITY SURVEYOR, DATE
CITY OF NAPA, CALIFORNIA
LS 8615, EXPIRES 12/31/25

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 EDENBRIDGE LAND AND CATTLE LLC IN MARCH, 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER SHOWN 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.

Christopher M. Tibbitts 3/6/24
CHRISTOPHER M. TIBBITTS DATE
LS 8585



COUNTY TAX COLLECTOR AND 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 \$ 39,630.00 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. Minahan 03/07/24
ROBERT G. MINAHEN DATE
COUNTY TAX COLLECTOR AND TREASURER
COUNTY OF NAPA, STATE OF CALIFORNIA

03/07/24
DATE

COUNTY RECORDER'S CERTIFICATE

THE MAP ENTITLED "FINAL MAP OF BROWNS VALLEY ROAD SUBDIVISION" IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE AS PER GUARANTEE OF TITLE MADE BY FIRST AMERICAN TITLE COMPANY OF NAPA, DATED THE _____ DAY OF _____, 2024, 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 AT THE REQUEST OF _____ AT _____ MINUTES
PAST _____ O'CLOCK AM/PM ON THE _____ DAY OF _____, 2024,
IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, IN BOOK _____ OF MAPS AT PAGES _____
RECORDER'S SERIAL NO. _____

FEE PAID _____

JOHN TUTEUR DATE
COUNTY RECORDER IN AND
FOR THE COUNTY OF NAPA,

DEPUTY COUNTY RECORDER DATE
COUNTY OF NAPA
STATE OF CALIFORNIA

FINAL MAP
OF
BROWNS VALLEY ROAD
SUBDIVISION

BEING THE LANDS OF EDENBRIDGE LAND AND CATTLE LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
2023-0005219, N.C.R.
CITY OF NAPA, CALIFORNIA
11 LOTS
PROJECT TOTAL 3.81 ACRES
APN: 041-170-009



TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, UNDER DEED OF TRUST, AS RECORDED MARCH 30, 2023, AS SERIES NUMBER 2023-0005280 OF OFFICIAL RECORDS OF NAPA COUNTY, AGAINST THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

SIGNATURE: [Signature] DATE: 3-7-2024
PRINTED NAME: Stacey Glenn
TITLE: Vice President

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 Napa

ON 03/07/2024, BEFORE ME,
Patricia Campoy Rivera, A NOTARY PUBLIC, PERSONALLY
APPEARED Stacey Glenn, WHO PROVED TO ME ON THE BASIS
OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED
CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON
BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

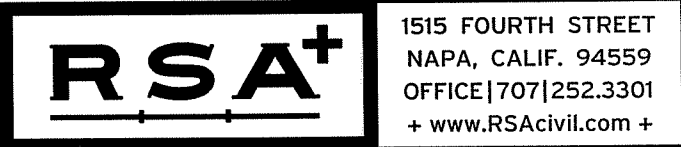
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

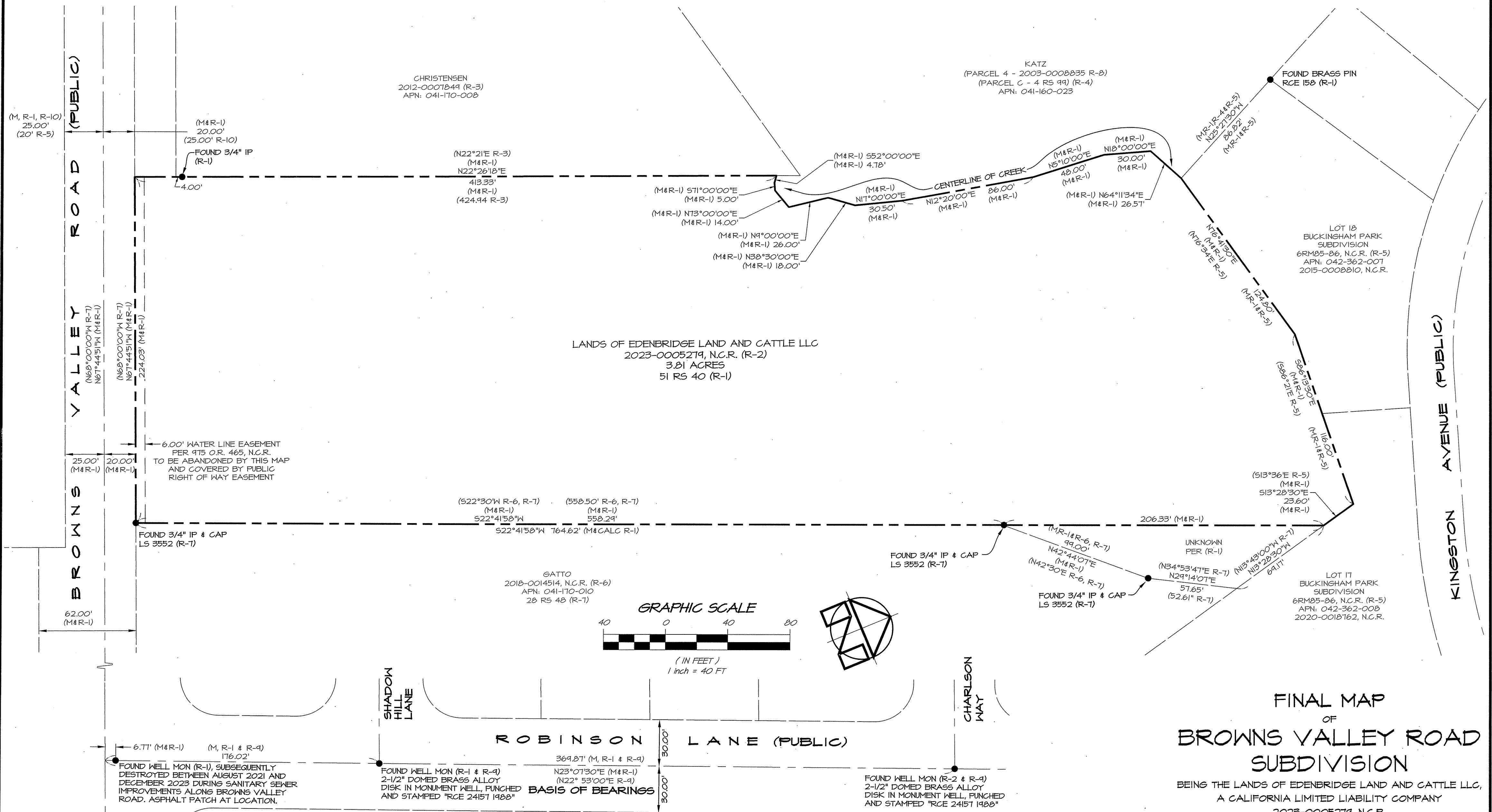
SIGNATURE: [Signature]
PRINTED NAME: Patricia Campoy Rivera
PRINCIPAL COUNTY OF BUSINESS: Napa
COMMISSION NUMBER: 2419929
MY COMMISSION EXPIRES: October 9, 2026

FINAL MAP
OF
BROWNS VALLEY ROAD
SUBDIVISION

BEING THE LANDS OF EDENBRIDGE LAND AND CATTLE LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
2023-0005279, N.C.R.
CITY OF NAPA, CALIFORNIA
11 LOTS
PROJECT TOTAL 3.81 ACRES
APN: 041-170-009



RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980



FINAL MAP OF BROWNS VALLEY ROAD SUBDIVISION

BEING THE LANDS OF EDENBRIDGE LAND AND CATTLE LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

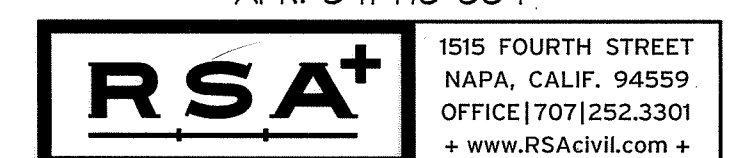
2023-0005279, N.C.R.

CITY OF NAPA, CALIFORNIA

11 LOTS

PROJECT TOTAL 3.81 ACRES

APN: 041-170-009



RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

5320.0-FM DEC, 2023 PAGE 3 OF 5

LEGEND

●	FOUND MONUMENT (AS NOTED)
N.C.R.	NAPA COUNTY RECORDS
S.F.N.F.	SEARCHED FOR NOT FOUND
IP	IRON PIPE
M.	MEASURED
---	ADJOINING PROPERTY LINE
---	BOUNDARY LINE
---	CENTERLINE
---	TIE

REFERENCES

R-1	BOOK 51 OF SURVEYS AT PAGE 40, N.C.R.
R-2	GRANT DEED, DOC. No. 2023-0005279, N.C.R.
R-3	GRANT DEED, DOC. No. 2012-0007849, N.C.R.
R-4	BOOK 4 OF SURVEYS AT PAGE 99, N.C.R.
R-5	BOOK 6 OF RECORD MAPS AT PAGES 85-86, N.C.R.
R-6	GRANT DEED, DOC. No. 2018-0014514, N.C.R.
R-7	BOOK 28 OF RECORD MAPS AT PAGES 48, N.C.R.
R-8	GRANT DEED, DOC. No. 2003-0008835, N.C.R.
R-9	BOOK 15 OF MAPS AT PAGE 46, N.C.R.
R-10	BOOK 4 OF SURVEYS AT PAGE 38, N.C.R.

BASIS OF BEARINGS

BASIS OF BEARINGS BEING NORTH 23° 07' 30" EAST BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF ROBINSON LANE, PER R-1.

NOTES

- SEE SHEET 5 FOR SUPPLEMENTAL INFORMATION.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BROWNS VALLEY ROAD (PUBLIC)

KINGSTON AVENUE (PUBLIC)

CHRISTENSEN
2012-0007044 (R-3)
APN: 041-170-008

KATZ
(PARCEL 4 - 2003-0008835 R-8)
(PARCEL C - 4 R5 99) (R-4)
APN: 041-160-023

FOUND BRASS PIN
RCE 158 (R-1)

LOT 18
BUCKINGHAM PARK
SUBDIVISION
6RM85-86, N.C.R. (R-5)
APN: 042-362-007
2015-0008810, N.C.R.

LOT 17
BUCKINGHAM PARK
SUBDIVISION
6RM85-86, N.C.R. (R-5)
APN: 042-362-008
2020-0018762, N.C.R.

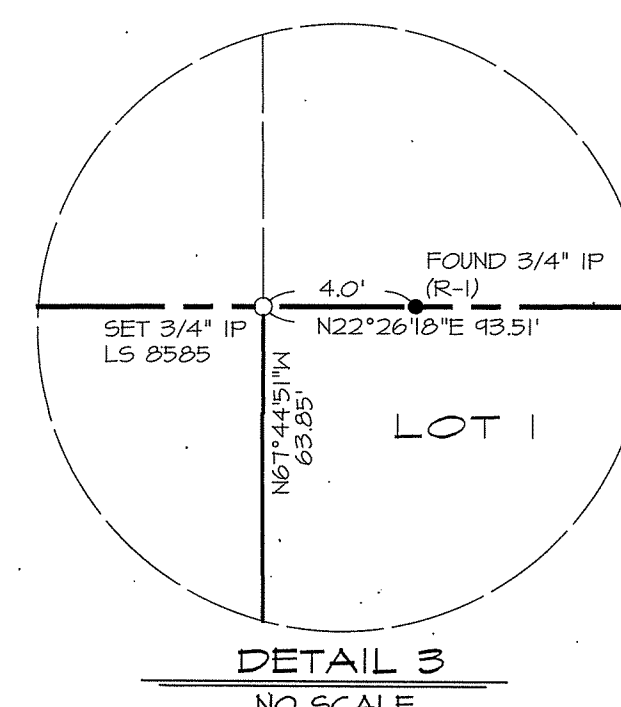
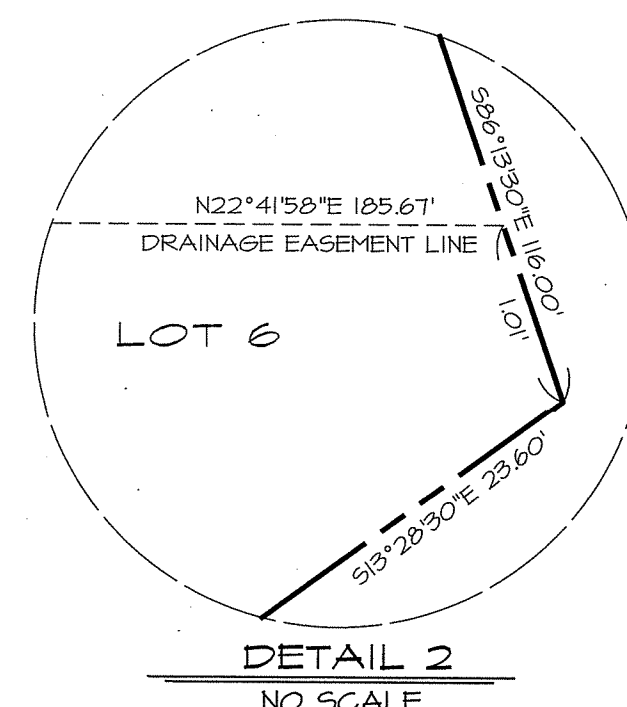
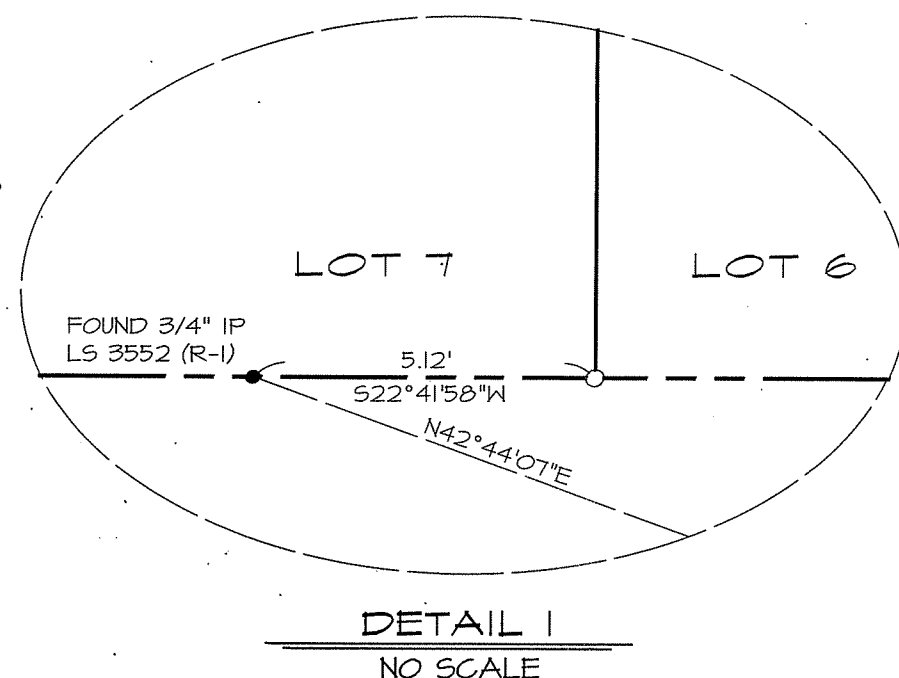
GATTO
2018-0014514, N.C.R. (R-6)
APN: 041-170-010
28 RS 48 (R-7)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 FT

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 3/4" IRON PIPE L.S. 8585
- SET NAIL + TAG L.S. 8585
- △ SET WELL MONUMENT PUNCHED & STAMPED L.S. 8585
- N.C.R. NAPA COUNTY RECORDS
- IP IRON PIPE
- M. MEASURED
- W.C. WITNESS CORNER, ON PROPERTY LINE OR PROLONGATION THEREOF, (DISTANCE FROM CORNER AS NOTED)
- PARCEL BOUNDARY LINE
- LOT LINE PER THIS MAP
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- TIE



FINAL MAP
OF
BROWNS VALLEY ROAD
SUBDIVISION

BEING THE LANDS OF EDENBRIDGE LAND AND CATTLE LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

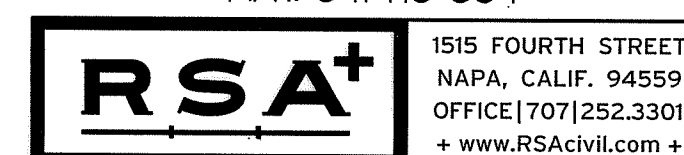
2023-0005279, N.C.R.

CITY OF NAPA, CALIFORNIA

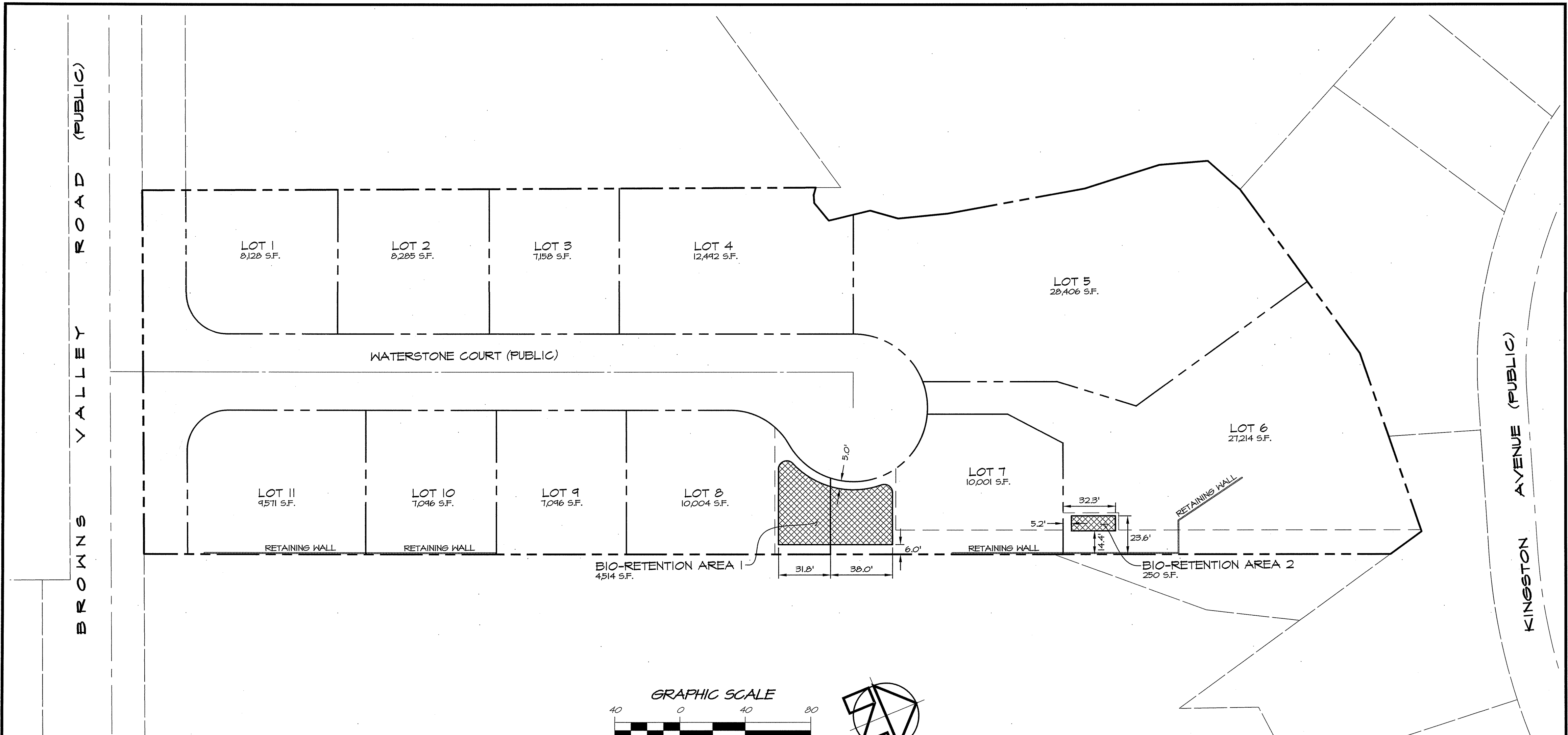
11 LOTS

PROJECT TOTAL 3.81 ACRES

APN: 041-170-009



RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980



BEST MANAGEMENT PRACTICES NOTES

BEST MANAGEMENT PRACTICES (BMP) TREATMENT MEASURE AREAS SHOWN HEREON INDICATE THE APPROXIMATE LOCATION OF THE REQUIRED BMP AS DESCRIBED IN THE STORMWATER CONTROL PLAN (SCP) FOR BROWNS VALLEY ROAD SUBDIVISION.

THE MAINTENANCE ASSOCIATION SHALL MAINTAIN THE BMP AND THE RELATED APPURTENANCES TO ENSURE ADEQUATE TREATMENT OF STORMWATER PER THE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES, DOCUMENT NUMBER _____ RECORDED CONCURRENTLY WITH THIS MAP.

THESE PROPERTIES ARE SUBJECT TO CC&R'S ASSOCIATED WITH BROWNS VALLEY ROAD SUBDIVISION, DOCUMENT NUMBER _____, RECORDED CONCURRENTLY WITH THIS MAP.

NOTE

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

LEGEND

BMP	BEST MANAGEMENT PRACTICES
CC&R	COVENANTS, CONDITIONS & RESTRICTIONS
SF	SQUARE FOOT
---	ADJACENT PROPERTY LINE
---	DISTINCTIVE BOUNDARY
---	LOT BOUNDARY
---	BEST MANAGEMENT PRACTICES
---	TREATMENT MEASURE
---	(SEE NOTE, THIS SHEET)

SUPPLEMENTAL INFORMATION PAGE

SUPPLEMENTAL INFORMATION PER BEST MANAGEMENT PRACTICES AND MISCELLANEOUS CONDITIONS OF APPROVAL.

CONSTRUCTION OF THE FUTURE HOMES ON EACH OF THE LOTS SHALL COMPLY WITH THE SPECIFIC MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT ADOPTED BY RESOLUTION NO. R2023-018.

FINAL MAP OF BROWNS VALLEY ROAD SUBDIVISION

BEING THE LANDS OF EDENBRIDGE LAND AND CATTLE LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
2023-0005279, N.C.R.
CITY OF NAPA, CALIFORNIA
11 LOTS
PROJECT TOTAL 3.81 ACRES
APN: 041-170-009

