

OWNER'S STATEMENT

THE UNDERSIGNED, CASVENTURES 23, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 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 REDWOOD VINES", CONSISTING OF FOUR SHEETS, INCLUDING THIS ONE, AND THAT IT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

AND IT DOES HEREBY DEDICATE TO THE CITY OF NAPA FOR PUBLIC STREET PURPOSES THOSE CERTAIN EASEMENTS DESIGNATED ON SAID MAP AS "RUSTON LANE".

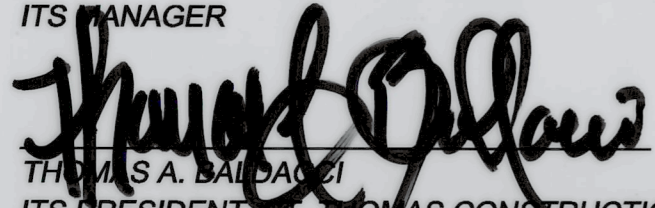
AND IT DOES HEREBY DEDICATE TO THE CITY OF NAPA FOR PUBLIC UTILITY PURPOSES THOSE CERTAIN EASEMENTS DESIGNATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" (PUE).

THE AREAS MARKED "PRIVATE STORM DRAIN EASEMENT" (PSDE) ARE INTENDED FOR PRIVATE DRAINAGE PURPOSES AND ARE NOT OFFERED TO THE CITY FOR DEDICATION AND SHALL NOT BE MAINTAINED BY THE CITY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN SAID EASEMENT TO BE PERFORMED BY LOT 1 OF SAID SUBDIVISION AND AS OUTLINED IN THE CONDITIONS COVENANTS AND RESTRICTIONS TO BE RECORDED BY SEPARATE DOCUMENT.

IN WITNESS THEREOF IT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 28th DAY OF January, 2025.

CASVENTURES 23, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ST. THOMAS CONSTRUCTION COMPANY, INC, A CALIFORNIA CORPORATION  
ITS MANAGER

BY:   
THOMAS A. BALDACCII  
ITS PRESIDENT, ST. THOMAS CONSTRUCTION INC.

OWNER'S ACKNOWLEDGEMENT

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 Costa County ) SS

ON January 28, 2025 BEFORE ME, A NOTARY PUBLIC  
Monica Alcazar PERSONALLY APPEARED Thomas A. Baldacci  
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

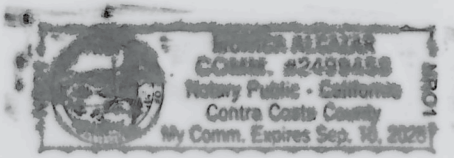
SIGNATURE NOTARY: 

NAME (PRINTED OR TYPED): Monica Alcazar

MY COMMISSION EXPIRES: Sept. 10, 2028

COUNTY OF NOTARY: Contra Costa

PRINCIPAL PLACE OF BUSINESS: San Ramon, CA



FIRST AMERICAN TITLE COMMITMENT  
# 0131-627423 DATED FEBRUARY 5, 2024  
JOB NO. 22084



VICINITY MAP  
NOT TO SCALE

SURVEYOR'S STATEMENT

I, BOB J. LEZCANO, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, THAT THIS MAP, ENTITLED "FINAL MAP OF REDWOOD VINES", CONSISTING OF FOUR SHEETS, WAS PREPARED BY ME, THAT IT CORRECTLY REPRESENTS A FIELD SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE 2023, AT THE REQUEST OF CASTLE COMPANIES THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, THAT ALL OF THE MONUMENTS SHOWN ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 2026 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE AREA OF THIS SUBDIVISION IS 1.56 ACRES, MORE OR LESS.

BOB J. LEZCANO, PLS 8514

1-14-25  
DATE



COUNTY RECORDER'S CERTIFICATE

THIS MAP ENTITLED "FINAL MAP OF REDWOOD VINES" 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 AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF NAPA, STATE OF CALIFORNIA IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGES \_\_\_\_\_

JOHN TUTEUR  
COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER,  
COUNTY OF NAPA, STATE OF CALIFORNIA

DATE

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

SERIES# \_\_\_\_\_

FINAL MAP OF  
"REDWOOD VINES"

BEING A SUBDIVISION OF THE LANDS OF  
CASVENTURES 23, LLC, DESCRIBED IN THE  
DEED RECORDED IN SERIES NO  
2024-0004707, NAPA COUNTY RECORDS.

APN 007-261-003  
6 LOTS ON 1.56 ACRES

CITY OF NAPA  
NAPA COUNTY, CALIFORNIA



817 Arnold Drive, Ste. 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
www.apexce.net

JULY, 2024

COUNTY TAX COLLECTOR & REDEMPTION 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 \$ 21,140.00 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 2-4-2025  
ROBERT G. MINAHEN DATE  
COUNTY TAX COLLECTOR AND REDEMPTION CENTER  
McMahon 2-4-2025  
DEPUTY DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "REDWOOD VINES" . 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.

IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND THIS 10 DAY OF March, 20 25

JULIE LUCIDÓ, RCE 66200 DATE 3/10/2025  
CITY ENGINEER, CITY OF NAPA  
REGISTRATION EXPIRES 12-31-2025

CITY AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NOT 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.

ERIKA LEAHY  
CITY AUDITOR, CITY OF NAPA, STATE OF CALIFORNIA DATE

MAYOR'S AND CITY CLERK'S CERTIFICATE

WE, SCOTT SEDGLEY, MAYOR AND TIFFANY CARRANZA, CITY CLERK, RESPECTIVELY, FOR THE CITY OF NAPA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ON THE DAY OF , 20 , THIS MAP ENTITLED "FINAL MAP OF REDWOOD VINES" 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 OFFERS OF DEDICATION TO THE CITY OF NAPA, THOSE CERTAIN PARCELS OF LAND DESIGNATED ON SAID MAP AS "RUSTON LANE" AND PUBLIC UTILITY EASEMENT (PUE) .

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

PLANNING COMMISSION CERTIFICATE

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

RICKY CAPERTON 3-10-25  
SECRETARY, NAPA CITY PLANNING COMMISSION DATE

CITY SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "FINAL MAP OF REDWOOD VINES" AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND THIS 10 DAY OF MARCH, 20 25

TIMOTHY C. WOOD, PLS NO. 8615 DATE 3/10/25  
CITY SURVEYOR, CITY OF NAPA  
REGISTRATION EXPIRES 6-30-2026  
2025



FINAL MAP OF "REDWOOD VINES"

BEING A SUBDIVISION OF THE LANDS OF CASVENTURES 23, LLC, DESCRIBED IN THE DEED RECORDED IN SERIES NO 2024-0004707, NAPA COUNTY RECORDS.

APN 007-261-003  
6 LOTS ON 1.56 ACRES

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APEX  
CIVIL ENGINEERING & LAND SURVEYING

JULY, 2024

## BASIS OF BEARINGS

THE BEARING OF NORTH 54°17'31" EAST, TAKEN BETWEEN THE TWO FOUND MONUMENTS ON PATRICIA DRIVE AS SHOWN ON THE FINAL MAP OF 'REDWOOD VILLAGE, UNIT NO. 4A', FILED IN BOOK 9 OF MAPS AT PAGE 60. NAPA COUNTY RECORDS.

FND. BRASS DISK IN MON. WELL NO STAMP, 10' X 10' OFF C/L PER (1)

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
L1	N32°05'29"W	18.04'	
L2	N32°05'29"W	10.02'	
L3	N32°05'29"W	28.06'	
L4	S35°42'15"E	28.00'	
L5	N57°54'31"E	13.00'	
L6	N57°54'31"E	15.00'	(D4)(D6)

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
L7	N54°49'53"W	15.02'	(D6)
L8	N84°58'00"E	20.21'	
L9	N57°54'31"E	26.00'	
L10	N32°06'00"W	21.21'	
L11	N32°05'29"W	193.67'	
L12	N32°05'29"W	23.34'	(D5)

## MAP REFERENCES

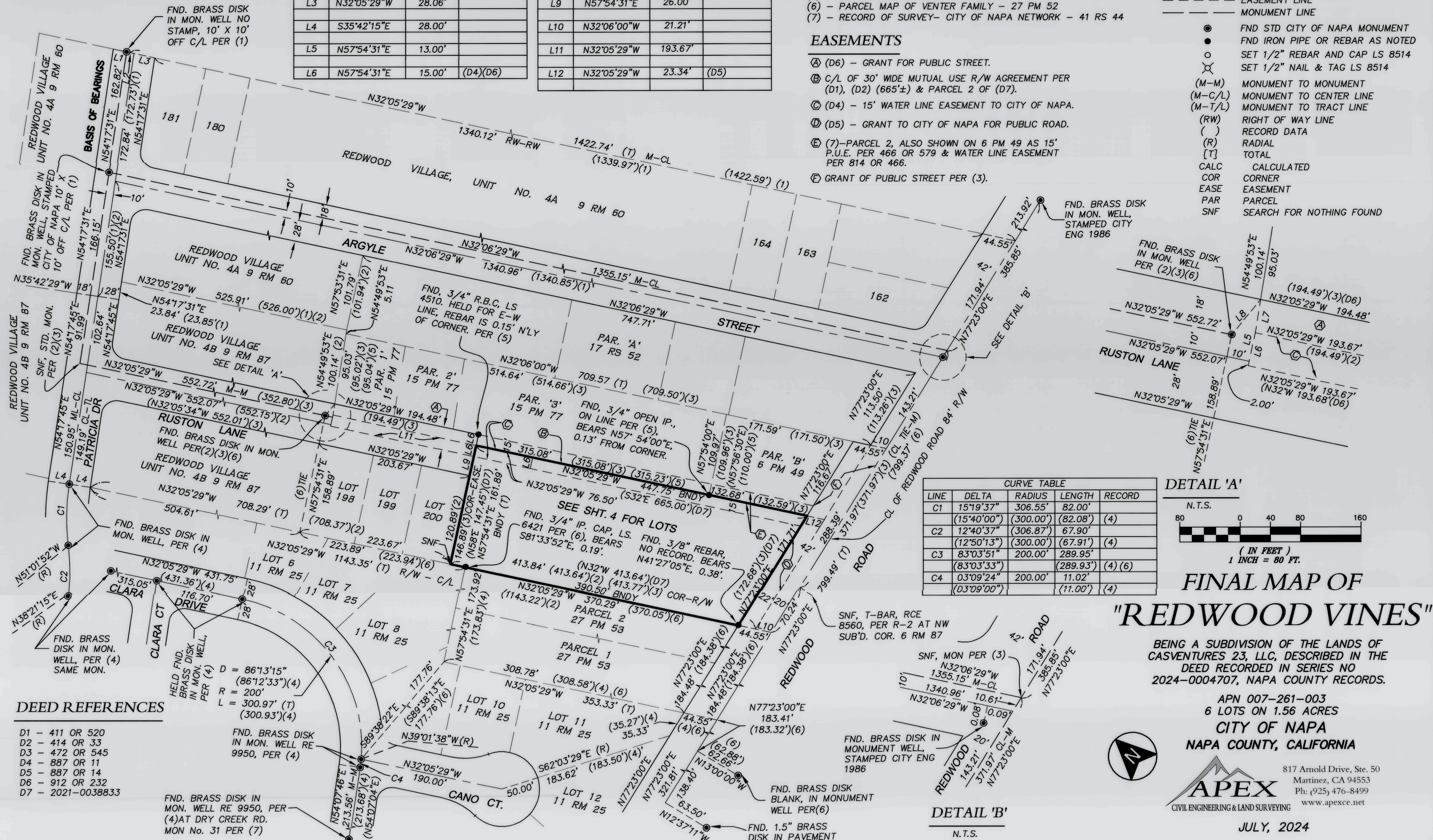
- (1) - "REDWOOD VILLAGE, UNIT NO. 4A" - 9 RM 60  
 (2) - "REDWOOD VILLAGE, UNIT NO. 4B" - 9 RM 87  
 (3) - PARCEL MAP NO. 2559 - 6 PM 49  
 (4) - "DRY CREEK SUBDIVISION NO. 1" - 11 RM 25  
 (5) - PARCEL MAP NO. 4068 - 15 PM 77  
 (6) - PARCEL MAP OF VENTER FAMILY - 27 PM 52  
 (7) - RECORD OF SURVEY- CITY OF NAPA NETWORK - 41 RS 44

## EASEMENTS

- (A) (D6) - GRANT FOR PUBLIC STREET.  
 (B) C/L OF 30' WIDE MUTUAL USE R/W AGREEMENT PER (D1), (D2) (665'±) & PARCEL 2 OF (D7).  
 (C) (D4) - 15' WATER LINE EASEMENT TO CITY OF NAPA.  
 (D) (D5) - GRANT TO CITY OF NAPA FOR PUBLIC ROAD.  
 (E) (7)-PARCEL 2, ALSO SHOWN ON 6 PM 49 AS 15' P.U.E. PER 466 OR 579 & WATER LINE EASEMENT PER 814 OR 466.  
 (F) GRANT OF PUBLIC STREET PER (3).

## LEGEND:

- SUBDIVISION BOUNDARY LINE  
 — EXISTING RIGHT OF WAY LINE  
 — ADJACENT LOT LINE  
 — CENTERLINE  
 — EASEMENT LINE  
 — MONUMENT LINE
- FND STD CITY OF NAPA MONUMENT  
 ● FND IRON PIPE OR REBAR AS NOTED  
 ○ SET 1/2" REBAR AND CAP LS 8514  
 ○ SET 1/2" NAIL & TAG LS 8514
- (M-M) MONUMENT TO MONUMENT  
 (M-C/L) MONUMENT TO CENTER LINE  
 (M-T/L) MONUMENT TO TRACT LINE  
 (RW) RIGHT OF WAY LINE  
 ( ) RECORD DATA  
 (R) RADIAL  
 [T] TOTAL  
 CALC CALCULATED  
 COR CORNER  
 EASE EASEMENT  
 PAR PARCEL  
 SNF SEARCH FOR NOTHING FOUND

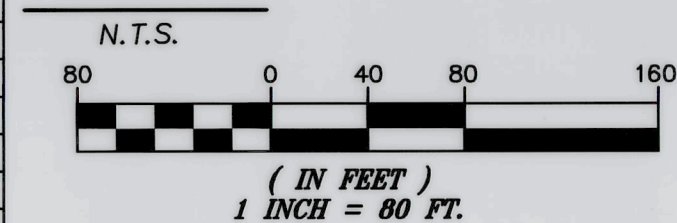


## DEED REFERENCES

- D1 - 411 OR 520  
 D2 - 414 OR 33  
 D3 - 472 OR 545  
 D4 - 887 OR 11  
 D5 - 887 OR 14  
 D6 - 912 OR 232  
 D7 - 2021-0038833

FND. BRASS DISK IN MON. WELL RE 9950, PER (4) AT DRY CREEK RD. MON No. 31 PER (7)

## DETAIL 'A'



CURVE TABLE			
LINE	DELTA	RADIUS	LENGTH
C1	15°19'37"	306.55'	82.00'
	(15°40'00")	(300.00')	(82.08')
C2	12°40'37"	(306.87')	67.90'
	(12°50'13")	(300.00')	(67.91')
C3	83°03'51"	200.00'	289.95'
	(83°03'33")		(289.93')
C4	03°09'24"	200.00'	11.02'
	(03°09'00")		(11.00')

FINAL MAP OF  
"REDWOOD VINES"

BEING A SUBDIVISION OF THE LANDS OF CASVENTURES 23, LLC, DESCRIBED IN THE DEED RECORDED IN SERIES NO 2024-0004707, NAPA COUNTY RECORDS.

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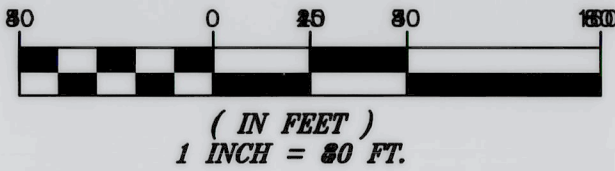


INFORMATIONAL SHEET

LEGEND

- SUBDIVISION BOUNDARY LINE  
RIGHT-OF-WAY LINE  
EXISTING RIGHT-OF-WAY LINE  
LOT LINE  
CENTERLINE  
EASEMENT LINE

- (T) TOTAL  
(R) RADIAL  
BMP BEST MANAGEMENT PRACTICES  
CC&R CONDITIONS, COVENANTS & RESTRICTIONS  
DOC DOCUMENT  
HOA HOMEOWNERS ASSOCIATION  
NCR NAPA COUNTY RECORDS  
SCP STORMWATER CONTROL PLAN  
BEST MANAGEMENT PRACTICES  
TREATMENT MEASURE, BIO-RETENTION  
FACILITY AREA TO BE MAINTAINED BY  
LOT 1 OF SAID SUBDIVISION AND AS  
OUTLINED IN THE CONDITIONS  
COVENANTS AND RESTRICTIONS TO  
BE RECORDED BY SEPARATE  
INSTRUMENT



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JULY, 2024

PAR. 2'  
15 PM 77

PAR. '3'  
15 PM 77

PAR. 'B'  
6 PM 49

RUSTON LANE

REDWOOD VILLAGE  
UNIT NO. 4B  
9 RM 87

LOT  
200

LOT 8  
11 RM 25

BIORETENTION  
FACILITY AREA  
(BMP)

1

2

3

4

5

6

REDWOOD ROAD

PARCEL 2  
27 PM 53

BEST MANAGEMENT PRACTICES NOTES

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 FOR A REGULATED PROJECT (SCP) FOR THE REDWOOD VINES SUBDIVISION. PREPARED BY APEX CIVIL ENGINEERING DATED SEPTEMBER 12, 2024.
2. ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF REDWOOD VINES SUBDIVISION TO BE RECORDED CONCURRENTLY WITH THIS FINAL MAP IN THE OFFICIAL RECORDS OF THE COUNTY OF NAPA AS DOCUMENT NUMBER \_\_\_\_\_.
3. ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT, POST CONSTRUCTION STORM WATER BEST MANAGEMENT PRACTICES, REDWOOD VINES SUBDIVISION, ENG23-0017, TO BE RECORDED CONCURRENTLY WITH THIS FINAL MAP IN THE OFFICIAL RECORDS OF THE COUNTY OF NAPA AS DOCUMENT NUMBER \_\_\_\_\_.