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. BALDACCI
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: MAlcazar

NAME (PRINTED OR TYPED): Monica Alcazar

MY COMMISSION EXPIRES: Sept. 10, 2028

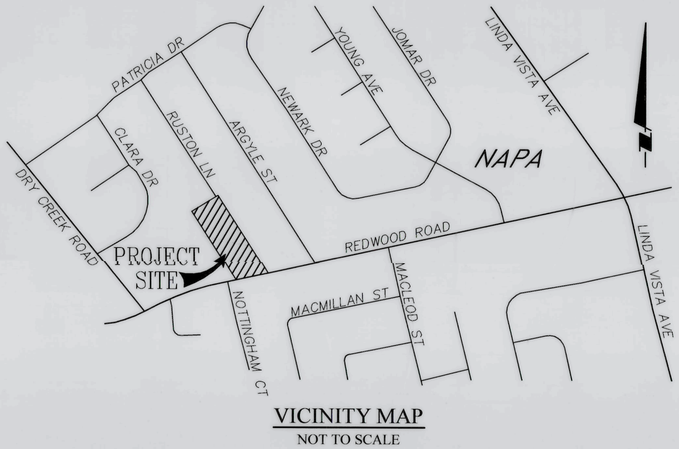
COUNTY OF NOTARY: Contra Costa

PRINCIPAL PLACE OF BUSINESS: San Ramon, CA

MONICA ALCAZAR
COMM. #2499458
Notary Public - California
Contra Costa County
My Comm. Expires Sep. 10, 2028

MONICA ALCAZAR
COMM. #2499458
Notary Public - California
Contra Costa County
My Comm. Expires Sep. 10, 2028

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

LICENSED LAND SURVEYOR
BOB J. LEZCANO
NO. 8514
STATE OF CALIFORNIA

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, DATE
COUNTY OF NAPA, STATE OF CALIFORNIA

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

APEX
CIVIL ENGINEERING & LAND SURVEYING
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

DEPUTY — 2-4-2025
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 WHEROF, I HAVE HERUNTO SET MY HAND THIS 10 DAY OF March, 20 25

JULIE LUCIDO, RCE 66200 — 3/10/2025
CITY ENGINEER, CITY OF NAPA — DATE
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 WHEROF, I HAVE HERUNTO SET MY HAND THIS 10 DAY OF MARCH, 20 25

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

LICENSED LAND SURVEYOR — TIMOTHY CHRISTENSEN WOOD — L 8615 Exp. 6/30/2025 — STATE OF CALIFORNIA

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

APEX CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
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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.

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

Ⓐ (D6) – GRANT FOR PUBLIC STREET.

Ⓑ C/L OF 30' WIDE MUTUAL USE R/W AGREEMENT PER (D1), (D2) (665'±) & PARCEL 2 OF (D7).

Ⓒ (D4) – 15' WATER LINE EASEMENT TO CITY OF NAPA.

Ⓓ (D5) – GRANT TO CITY OF NAPA FOR PUBLIC ROAD.

Ⓔ (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.

Ⓕ 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

CURVE TABLE				
LINE	DELTA	RADIUS	LENGTH	RECORD
C1	15°19'37"	306.55'	82.00'	
	(15°40'00")	(300.00')	(82.08')	(4)
C2	12°40'37"	(306.87')	67.90'	
	(12°50'13")	(300.00')	(67.91')	(4)
C3	83°03'51"	200.00'	289.95'	
	(83°03'33")		(289.93')	(4) (6)
C4	03°09'24"	200.00'	11.02'	
	(03°09'00")		(11.00')	(4)

DETAIL 'A'
N.T.S.

80 0 40 80 160
(IN FEET)
1 INCH = 80 FT.

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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NAPA COUNTY, CALIFORNIA

DETAIL 'B'
N.T.S.

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

APEX
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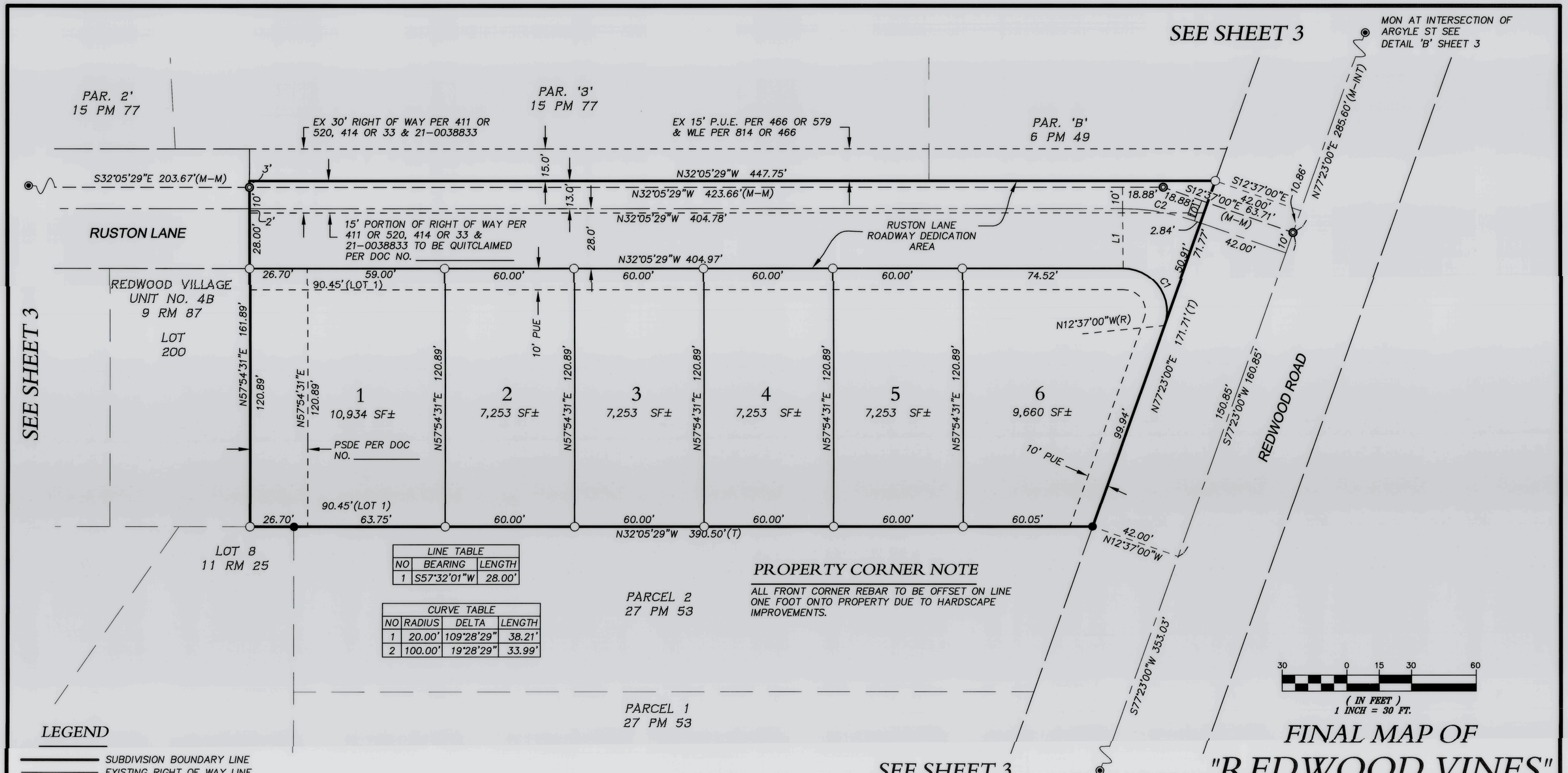
JULY, 2024



LINE TABLE		
NO	BEARING	LENGTH
1	S57°32'01"W	28.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
1	20.00'	109°28'29"	38.21'
2	100.00'	19°28'29"	33.99'

PROPERTY CORNER NOTE

ALL FRONT CORNER REBAR TO BE OFFSET ON LINE ONE FOOT ONTO PROPERTY DUE TO HARDSCAPE IMPROVEMENTS.

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 ON SHEET 3
- ○ SET 1/2" REBAR AND CAP LS 8514
- ◎ SET STANDARD CITY MON., LS 8514
- (M-M) MONUMENT TO MONUMENT
- (RW) RIGHT OF WAY LINE
- ( ) RECORD DATA
- (R) RADIAL
- (T) TOTAL
- INT INTERSECTION
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT

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.

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

FINAL MAP OF "REDWOOD VINES"

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JULY, 2024

INFORMATIONAL SHEET

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

BIORETENTION
FACILITY AREA
(BMP)

1 2 3 4 5 6

REDWOOD ROAD

LOT 8
11 RM 25

PARCEL 2
27 PM 53

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

50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

BEST MANAGEMENT PRACTICES NOTES

1. BEST MANAGEMENT PRACTICES (BMP) TREATMENT MEASURE AREAS SHOWN HERON 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, REWOOD VINES SUBDIVISION, ENG23-0017, TO BE RECORDED CONCURRENTLY WITH THIS FINAL MAP IN THE OFFICIAL RECORDS OF THE COUNTY OF NAPA AS DOCUMENT NUMBER _____.

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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JULY, 2024

JOB NO. 22084