

**RESOLUTION NO. 2006-196**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE ABANDONMENT OF IRREVOCABLE OFFERS OF DEDICATION  
TOGETHER WITH LANDSCAPE, PEDESTRIAN AND PUBLIC UTILITY EASEMENTS  
OVER PORTIONS OF THE ELK GROVE AUTO MALL**

**WHEREAS**, the City of Elk Grove had received an Irrevocable Offer of Dedication for a road alignment that was to connect West Stockton Boulevard to the future extension of Big Horn Boulevard along with landscape, pedestrian and public utility easements over a portion of the Elk Grove Auto Mall; and

**WHEREAS**, this offer was based on a tentative alignment to be finalized when the Laguna Ridge Specific Plan and a final alignment was approved; and

**WHEREAS**, this new preferred alignment has been agreed upon and the old alignment is no longer necessary.


**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby finds as follows:

- a. That the abandonment of the Irrevocable Offer of Dedication and appurtenant easements would be consistent with, and not violate the General Plan and all elements and components thereof;
- b. That the public interest will be served by the herein abandonment.

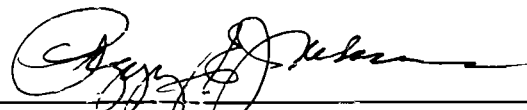
**NOW, THEREFORE, BE IT FURTHER RESOLVED AND ORDERED** that the following described portions of an Irrevocable Offer of Dedication and appurtenant easements are hereby abandoned as described in Exhibit "A" and shown in Exhibit "B".

**NOW, THEREFORE, BE IT FINALLY RESOLVED AND ORDERED** that the Clerk of the City of Elk Grove shall cause a certified copy of this Resolution of Vacation, attested by the Clerk under seal, to be recorded in the office of the County Recorder of the County of Sacramento.

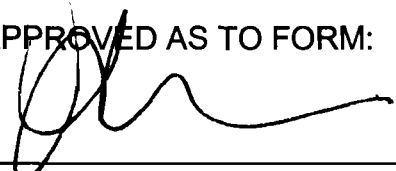
**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 12<sup>th</sup> day of July, 2006.

  
\_\_\_\_\_  
RICK SOARES, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

**EXHIBIT A**

**DESCRIPTION OF ABANDONMENT OF  
38' IRREVOCABLE OFFER OF DEDICATION**

Being a portion of The Lands of Niello Investments, LLC, a California Limited Liability Company, as described in that certain Lot Merger Boundary Line Adjustment recorded on June 17, 2004 in Book 20040617, at Page 2071, Official Records of Sacramento County, and situate in the Northwest One-Quarter of Section 1, Township 6 North, Range 5 East, Mount Diablo Meridian, City of Elk Grove, County of Sacramento, State of California, and being further described as follows:

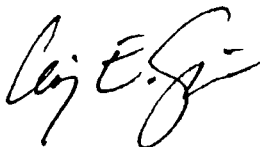
Beginning at the Southwest corner of said Lands of Niello Investments, as described in said Lot Merger Boundary Line Adjustment; thence from said **POINT OF BEGINNING**, along the West line of said Lands of Niello Investments, North 00°05'06" West a distance of 38.00 feet; thence leaving said West line of the Lands of Niello Investments, along a line parallel with and thirty eight feet (38') distant, as measured at right angles, from the South line of said Lands of Niello Investments, North 89°54'54" East a distance of 260.30 feet to the East line of said Lands of Niello Investments; thence along said East line of the Lands of Niello Investments, South 26°52'47" West a distance of 42.64 feet to the South line of said Lands of Niello Investments; thence along said South line of the Lands of Niello Investments, South 89°54'54" West a distance of 240.97 feet to the Point of Beginning.

Containing 9,525 square feet of land, more or less.

*See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.*

The **Basis of Bearings** for this description is North 89°44'44" West from found monuments for the North line of Lot 3 as shown on that certain Final Map entitled 'ELK GROVE AUTO MALL PHASE 3', filed for record in Book 303 of Maps at Page 8, Sacramento County Records.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess P.L.S. 7944  
Expires: December 31, 2005

Date: 10/28/05



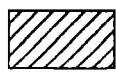
1023.006

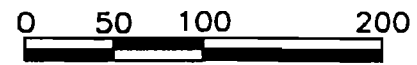
S:\DRAWINGS\1023-AUTOMALL\plats to accompany\ABANDON-38 FOOT-100-NUM-ONE.dwg 10/28/05 10:56am atopley

**EXHIBIT B**  
PLAT TO ACCOMPANY  
DESCRIPTION

LANDS OF NIELLO INVESTMENTS  
ABANDONMENT OF  
38' IRREVOCABLE OFFER OF DEDICATION  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

**LEGEND:**

- DIMENSION POINT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
-  AREA BEING ABANDONED



SCALE: 1" = 100'

LOT 2  
303 BM 6



LAGUNA GROVE DRIVE

LANDS OF NIELLO INVESTMENTS  
20040617 O.R. 2071

LANDS OF GNJJR  
LAND COMPANY  
20030509 O.R. 1521

EXISTING 38' I.O.D.  
TO BE ABANDONED

N00°05'06"W  
38.00'

N89°54'54"E 260.30'

S26°52'47"W  
42.64'

P.O.B.

S89°54'54"W 240.97'



10/24/05

SEE DESCRIPTION FOR  
COURSE INFORMATION



**WOOD RODGERS**  
ENGINEERING • MAPPING • PLANNING • SURVEYING  
3301 C St, Bldg. 100-B Tel 916.341.7780  
Sacramento, CA 95818 Fax 916.341.7767

## EXHIBIT A

### DESCRIPTION OF ABANDONMENT OF 25' LANDSCAPE, PEDESTRIAN AND PUBLIC UTILITY EASEMENTS

Being a portion of The Lands of Niello Investments, LLC, a California Limited Liability Company, as described in that certain Lot Merger Boundary Line Adjustment recorded on June 17, 2004 in Book 20040617, at Page 2071, Official Records of Sacramento County, and situate in the Northwest One-Quarter of Section 1, Township 6 North, Range 5 East, Mount Diablo Meridian, City of Elk Grove, County of Sacramento, State of California, and being further described as follows:

**Commencing** at the Southwest corner of the Lands of Niello Investments as described in said Grant Deed; thence along the West line of said Lands of Niello Investments, North 00°05'06" West a distance of 38.00 feet to the **TRUE POINT OF BEGINNING**, thence continuing along said West line of the Lands of Niello Investments, North 10°47'59" West a distance of 25.44 feet; thence leaving said West line of the Lands of Niello Investments, along a line parallel with and sixty three feet (63') distant, as measured at right angles, from the South line of said Lands of Niello Investments, North 89°54'54" East a distance of 277.75 feet to the East line of said Lands of Niello Investments; thence along said East line of the Lands of Niello Investments, South 26°52'47" West a distance of 28.05 feet; thence leaving said East line of the Lands of Niello Investments, along a line parallel with and thirty eight feet (38') distant, as measured at right angles, from said South line of the Lands of Niello Investments, South 89°54'54" West a distance of 260.30 feet to the True Point of Beginning.  
Containing 6,726 square feet of land, more or less.

*See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.*

The **Basis of Bearings** for this description is North 89°44'44" West from found monuments for the North line of Lot 3 as shown on that certain Final Map entitled 'ELK GROVE AUTO MALL PHASE 3', filed for record in Book 303 of Maps at Page 8, Sacramento County Records.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess P.L.S. 7944  
Expires: December 31, 2005

Date: 10/28/05




PREPARED BY WOOD RODGERS, INC.  
SACRAMENTO, CALIFORNIA

**EXHIBIT B**  
PLAT TO ACCOMPANY  
DESCRIPTION

LANDS OF NIELLO INVESTMENTS  
ABANDONMENT OF  
25' LANDSCAPE, PEDESTRIAN AND  
PUBLIC UTILITY EASEMENTS  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA

**LEGEND:**

- DIMENSION POINT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
-  AREA BEING ABANDONED



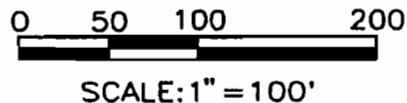
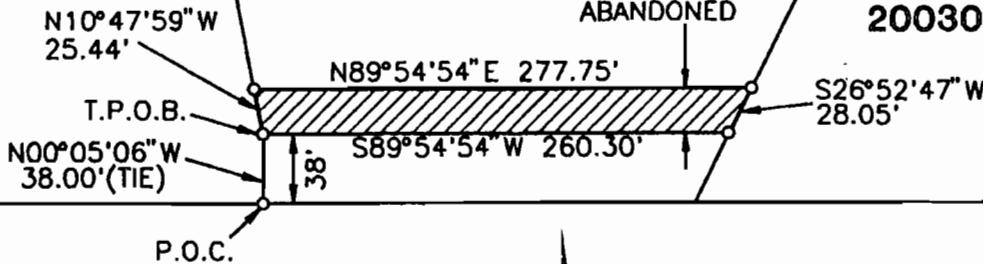
LOT 2  
303 BM 6

LAGUNA GROVE DRIVE

**LANDS OF NIELLO INVESTMENTS**  
20040617 O.R. 2071

LOT 1  
20030509 O.R. 1521

EXISTING 25'  
L.E., P.E. &  
P.U.E. TO BE  
ABANDONED



SEE DESCRIPTION FOR  
COURSE INFORMATION



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3301 C St, Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95815 Fax 916.341.7767

**EXHIBIT A**

**DESCRIPTION OF ABANDONMENT OF  
38' IRREVOCABLE OFFER OF DEDICATION**

Being a portion of The Lands of GNJJR Land Company, LLC, a California Limited Liability Company, as described in that certain Grant Deed recorded on May 9, 2003 in Book 20030509, at Page 1521, Official Records of Sacramento County, and situate in the Northwest One-Quarter of Section 1, Township 6 North, Range 5 East, Mount Diablo Meridian, City of Elk Grove, County of Sacramento, State of California, and being further described as follows:

Beginning at the Southwest corner of said Lands of GNJJR Land Company, as described in said Grant Deed; thence from said **POINT OF BEGINNING**, along the West line of said Lands of GNJJR Land Company, North 26°52'47" East a distance of 42.64 feet; thence leaving said West line of the Lands of GNJJR Land Company, along a line parallel with and thirty eight feet (38') distant, as measured at right angles, from the South line of said Lands of GNJJR Land Company, North 89°54'54" East a distance of 133.38 feet to a point of curvature; thence 393.71 feet along the arc of a tangent 2038.00 foot radius curve to the right through a central angle of 11°04'07" to the East line of said Lands of GNJJR Land Company; thence along said East line of the Lands of GNJJR Land Company, South 0.09 feet to the Southeast corner of said Lands of GNJJR Land Company; thence along the South line of said Lands of GNJJR Land Company, South 89°54'54" West 543.98 feet to the Point of Beginning.

Containing 15,378 square feet of land, more or less.

*See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.*

The **Basis of Bearings** for this description is North 89°44'44" West from found monuments for the North line of Lot 3 as shown on that certain Final Map entitled 'ELK GROVE AUTO MALL PHASE 3', filed for record in Book 303 of Maps at Page 8, Sacramento County Records.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess P.L.S. 7944  
Expires: December 31, 2005

Date: 10/28/05



PREPARED BY WOOD RODGERS, INC.  
SACRAMENTO, CALIFORNIA

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**EXHIBIT B**

PLAT TO ACCOMPANY  
DESCRIPTION

**LANDS OF GNJJR LAND COMPANY  
ABANDONMENT OF  
38' IRREVOCABLE OFFER OF DEDICATION  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

**LEGEND:**

- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

 AREA BEING ABANDONED

**LAGUNA GROVE DRIVE**

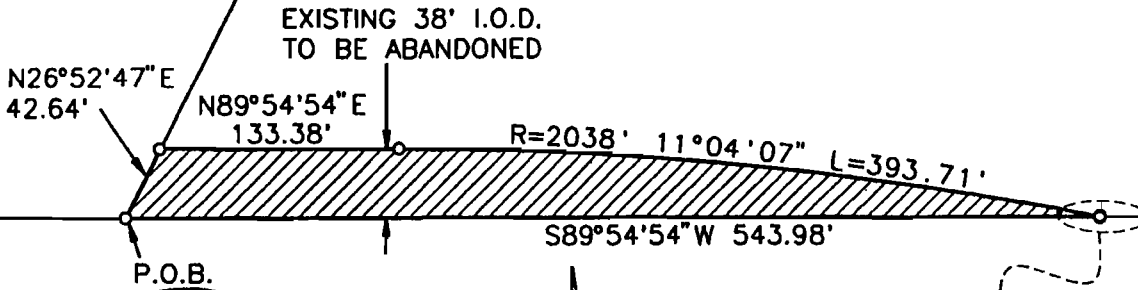
**LOT 2  
303 BM 6**

**LOT 4  
303 BM 6**

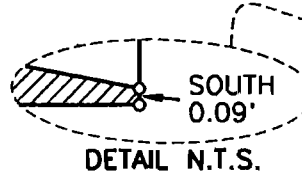
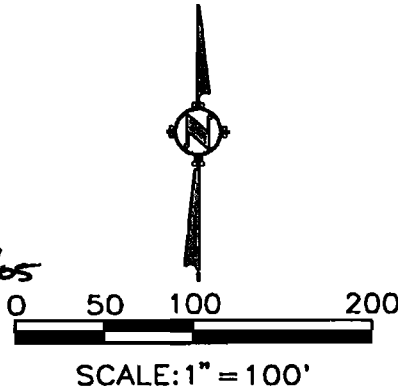
**LANDS OF  
NIELLO INVESTMENTS  
20040617 O.R. 2071**

**LANDS OF GNJJR LAND COMPANY  
20030509 O.R. 1521**

**LANDS OF GNJJR  
LAND COMPANY  
20030509 O.R. 1521**



SEE DESCRIPTION FOR  
COURSE INFORMATION



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Sacramento, CA 95816 Fax 916.341.7767



**EXHIBIT A**

**DESCRIPTION OF ABANDONMENT OF  
25' LANDSCAPE , PEDESTRIAN  
AND PUBLIC UTILITY EASEMENTS**

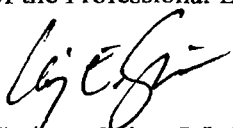
Being a portion of The Lands of GNJJR Land Company, LLC, a California Limited Liability Company, as described in that certain Grant Deed recorded on May 9, 2003 in Book 20030509, at Page 1521, Official Records of Sacramento County, and situate in the Northwest One-Quarter of Section 1, Township 6 North, Range 5 East, Mount Diablo Meridian, City of Elk Grove, County of Sacramento, State of California, and being further described as follows:

Commencing at the Southwest corner of said Lands of GNJJR Land Company as described in said Grant Deed; thence along the West line of said Lands of GNJJR Land Company, North 26°52'47" East a distance of 42.64 feet to the **TRUE POINT OF BEGINNING**, thence continuing along said West line of the Lands of GNJJR Land Company, North 26°52'47" East a distance of 28.05 feet; thence leaving said West line of the Lands of GNJJR Land Company, along a line parallel with and sixty three feet (63') distant, as measured at right angles, from the South line of said Lands of GNJJR Land Company, North 89°54'54" East a distance of 120.66 feet to a point of curvature; thence 393.69 feet along the arc of a tangent 2063.00 foot radius curve to the right through a central angle of 10°56'02" to the East line of said Lands of GNJJR Land Company; thence along said East line of the Lands of GNJJR Land Company, South a distance of 25.46 feet to a point on said East line, from which, the Southeast corner of said Lands of GNJJR Land Company bears South 0.09 feet, said point also being a point of curvature; thence leaving said East line of the Lands of GNJJR Land Company, from a radial line which bears North 10°59'02" East, 393.71 feet along the arc of a non-tangent 2038.00 foot radius curve to the right through a central angle of 11°04'07"; thence along a line parallel with and thirty eight feet (38') distant, as measured at right angles, from said South line of the Lands of GNJJR Land Company, South 89°54'54" West a distance of 133.38 feet to the True Point of Beginning. Containing 13,017 square feet of land, more or less.

*See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.*

The **Basis of Bearings** for this description is North 89°44'44" West from found monuments for the North line of Lot 3 as shown on that certain Final Map entitled 'ELK GROVE AUTO MALL PHASE 3', filed for record in Book 303 of Maps at Page 8, Sacramento County Records.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

  
Craig E. Spiess P.L.S. 7944  
Expires: December 31, 2005

Date: 10/28/05



PREPARED BY WOOD RODGERS, INC.  
SACRAMENTO, CALIFORNIA

1023.006

10/28/05 1:07pm atapley

S:\DRAWINGS\1023-AUTOMALL\plats to accompany\ABANDON-25 FOOT-LE-PE-PUE-NUM-TWO.dwg

**EXHIBIT B**  
PLAT TO ACCOMPANY  
DESCRIPTION

**LANDS OF GNJJR LAND COMPANY**  
ABANDONMENT OF  
25' LANDSCAPE, PEDESTRIAN AND  
PUBLIC UTILITY EASEMENTS  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA

**LEGEND:**

- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



AREA BEING ABANDONED

LOT 2  
303 BM 6

LOT 4  
303 BM 6

LANDS OF  
NIELLO INVESTMENTS  
20040617 O.R. 2071

LANDS OF GNJJR LAND COMPANY  
20030509 O.R. 1521

LANDS OF GNJJR  
LAND COMPANY  
20020920 O.R. 1605

N10°59'02"E (R)

EXISTING 25' L.E., P.E.  
& P.U.E. TO BE  
ABANDONED

N26°52'47" E  
28.05'

T.P.O.B.

120.66'  
N89°54'54" E

R=2063' 10°56'02" L=393.69'

S89°54'54" W  
133.38'

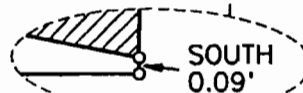
R=2038'  
11°04'07" L=393.71'

SOUTH  
25.46'

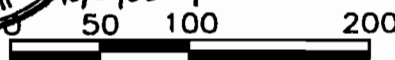
P.O.C.

S89°54'54" W 543.98'

N26°52'47" E  
42.64'(TIE)



DETAIL N.T.S.



SCALE: 1" = 100'

SEE DESCRIPTION FOR  
COURSE INFORMATION

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Sacramento, CA 95816 Fax 916.341.7767

**EXHIBIT A**

**DESCRIPTION OF ABANDONMENT OF  
25' LANDSCAPE, PEDESTRIAN  
AND PUBLIC UTILITY EASEMENTS**

Being a portion of The Lands of GNJJR Land Company, LLC, a California Limited Liability Company, as described in that certain Grant Deed recorded on September 20, 2002 in Book 20020920, at Page 1605, Sacramento County Records, and situate in the Northwest One-Quarter of Section 1, Township 6 North, Range 5 East, Mount Diablo Meridian, City of Elk Grove, County of Sacramento, State of California, and being further described as follows:

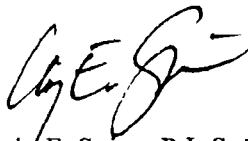
Beginning the Southwest corner of The Lands of GNJJR Land Company as described in said Grant Deed; thence from said **POINT OF BEGINNING**, along the West line of said Lands of GNJJR Land Company, North East a distance of 25.55 feet to a point of curvature; thence leaving said West line of the Lands of GNJJR Land Company, from a radial line which bears North 10°50'57" East, 117.46 feet along the arc of a non-tangent 2063.00 foot radius curve to the right through a central angle of 03°15'44" to the South line of said Lands of GNJJR Land Company; thence along said South line of Lands of GNJJR Land Company, South 89°54'54" West a distance of 114.67 feet the Point of Beginning.

Containing 1,530 square feet of land, more or less.

*See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.*

The **Basis of Bearings** for this description is North 89°44'44" West from found monuments for the North line of Lot 3 as shown on that certain Final Map entitled 'ELK GROVE AUTO MALL PHASE 3', filed for record in Book 303 of Maps at Page 8, Sacramento County Records.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess P.L.S. 7944  
Expires: December 31, 2005

Date: 10/28/05



**EXHIBIT B**  
**PLAT TO ACCOMPANY**  
**DESCRIPTION**

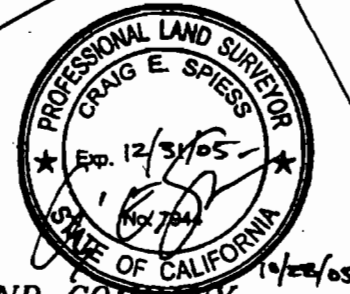
**ELK GROVE AUTOMALL**  
**ABANDONMENT OF**  
**25' LANDSCAPE, PEDESTRIAN AND**  
**PUBLIC UTILITY EASEMENT**  
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
 STATE OF CALIFORNIA

**LOT 4**  
**303 BM 6**

**LAGUNA**

**GROVE**

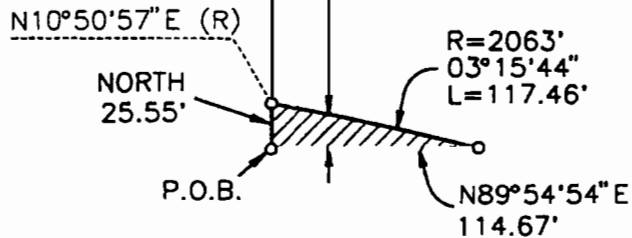
**LANDS OF GNJJR LAND COMPANY**  
**20030509 O.R. 1521**




**WEST STOCKTON BOULEVARD**  
**HIGHWAY 99**

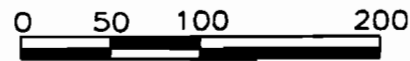
**LANDS OF GNJJR**  
**LAND COMPANY**  
**20030509-**  
**O.R. 1521**

**EXISTING 25' L.E., P.E.**  
**& P.U.E. TO BE**  
**ABANDONED**



**LEGEND:**

- D.E. DIMENSION POINT
- S.S.E. DRAINAGE EASEMENT
- L.E. SANITARY SEWER EASEMENT
- P.E. LANDSCAPE EASEMENT
- P.U.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
-  AREA BEING ABANDONED



**SCALE: 1" = 100'**

SEE DESCRIPTION FOR  
 COURSE INFORMATION



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 Sacramento, CA 95818 Fax 916.341.7767


**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-196**

STATE OF CALIFORNIA            )  
COUNTY OF SACRAMENTO        )        ss  
CITY OF ELK GROVE                )

*I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on July 12, 2006 by the following vote:*

**AYES :**        **COUNCILMEMBERS:**        **Soares, Scherman, Briggs, Cooper, Leary**  
**NOES :**        **COUNCILMEMBERS:**        **None**  
**ABSTAIN :**    **COUNCILMEMBERS:**        **None**  
**ABSENT:**     **COUNCILMEMBERS:**        **None**



  
\_\_\_\_\_  
**Peggy E. Jackson, City Clerk  
City of Elk Grove, California**