

RESOLUTION NO. 2008-193

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING SUBDIVISION NO. 03-493.01 ALLEN RANCH PHASE 1 AND
AUTHORIZING THE MAYOR TO EXECUTE THE SUBDIVISION IMPROVEMENT
AGREEMENT**

WHEREAS, the City approved a Tentative Subdivision Map on August 24, 2005, for Subdivision No. 03-493.01 Allen Ranch Phase 1 Project (Project); and

WHEREAS, the owners have submitted to the City for approval a proposed Subdivision Map consistent with the previously approved Tentative Subdivision Map; and

WHEREAS, staff has reviewed the proposed Subdivision Map and finds it to be technically correct and that all applicable conditions of approval have been satisfied.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove that the location and configuration of the lots to be created by Subdivision No. 03-493.01, Allen Ranch Phase 1 substantially comply with the previously approved Tentative Subdivision Map.

BE IT FURTHER RESOLVED AND ORDERED that the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves Subdivision No. 03-493.01, Allen Ranch Phase 1, a copy of which is hereby attached and made part of this resolution as Exhibit A, and authorizes the Mayor to execute the Subdivision Improvement Agreement submitted at the Elk Grove City Council meeting in connection with the owners **JJV, LLC, a California Limited Liability Company**.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 27th day of August 2008.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



SUSAN J. BLACKSTON, CITY CLERK

APPROVED AS TO FORM:



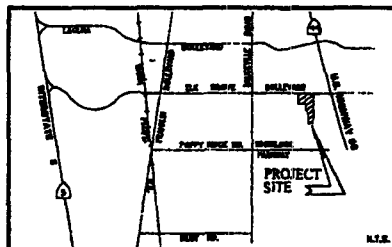
SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE PUBLIC DRIVES AND BOULEVARD SHOWN HEREON WITHIN THESE BOUNDARIES AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE EASEMENTS FOR THE FOLLOWING SPECIFIC PURPOSES.

- EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH LYING ADJACENT TO THE PUBLIC DRIVES AND BOULEVARD, AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).
- RIGHT-OF-WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT," SAID STRIPS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS. (P.E.).
- A RIGHT-OF-WAY AND DRAINAGE EASEMENT FOR THE PURPOSE OF DRAINING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND FOREVER MAINTAINING THEREON A DRAINAGE CANAL, DITCH, OR PIPELINE FOR DRAINAGE PURPOSES, TOGETHER WITH THE SPOIL BANKS AND APPURTENANT STRUCTURES THEREOF OVER THAT CERTAIN REAL PROPERTY SHOWN HEREON AND DESIGNATED "DRAINAGE EASEMENT" (D.E.).



VICINITY MAP

TRUSTEE'S STATEMENT

UNIONBANCAL MORTGAGE CORPORATION, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JUNE 14, 2007 IN BOOK 20070814, AT PAGE 1338, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

BY: Nancy C. Smith BY: Todd Merrill
 PRINT: Nancy C. Smith PRINT: TODD MERRILL
 TITLE: VP TITLE: V.P.

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF SACRAMENTO } SS
 ON June 9, 2008 BEFORE ME, Nancy Berry, A Notary Public PERSONALLY APPEARED, Susan M. Haas 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 IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
Nancy Berry

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 04-493.01 OF ALLEN RANCH PHASE 1, AND FIND IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP CONDITIONALLY APPROVED BY THE CITY OF ELK GROVE ON AUGUST 24, 2005, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

DATE: _____
 CITY ENGINEER
 FRITZ BUCHMAN
 R.C.E. NO. 80418
 EXPIRATION DATE: JUNE 30, 2008

DIRECTOR OF PUBLIC WORKS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 03-493.01 OF ALLEN RANCH PHASE 1 AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____
 DIRECTOR OF PUBLIC WORKS
 CHERYL FRANCES GRESON
 R.C.E. NO. 30334
 EXPIRATION DATE: MARCH 31, 2008

CITY CLERK'S STATEMENT

I, THE CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP OF SUBDIVISION NO. 03-493.01 OF ALLEN RANCH PHASE 1, AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP.

DATE: _____
 SUSAN J. BLACKSTON
 CLERK OF THE CITY COUNCIL
 CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2008, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF WOOD RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: _____
 STATE OF CALIFORNIA
 BY: _____ DEPUTY
 FEE: \$ _____

SUBDIVISION NO. 03-493.01 ALLEN RANCH PHASE 1

BRING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.B. & M. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
 ENGINEERING • PLANNING • SURVEYING
 2201 G St., Suite 200-B Tel 916.841.7760
 Sacramento, CA 95816 Fax 916.841.7767

JULY 2008
 Sheet 1 of 5
 108119

JJV, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Susan M. Haas DATE: 6/8/08
 NAME: Susan M. Haas Jr
 TITLE: managing member

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF SACRAMENTO } SS
 ON June 9, 2008 BEFORE ME, Susan M. Haas PERSONALLY APPEARED, Susan M. Haas 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 IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
Susan M. Haas

LEGEND

- ┌ SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES AND AT BEGINNING OR ENDING OF CURVES (OR 1" BRASS DISK L.S. 7944 AT 1' PROJECTION OR A 12', 14' OR 33' OFFSET OF PROPERTY LINE ONTO SIDEWALK. (REAR LOT CORNERS ADJACENT TO A SOUNDWALL WILL BE A TWO FOOT REFERENCE POINT SET ALONG THE LOT LINE.)
- SET 5/8" REBAR WITH CAP L.S. 7944
- ⊙ FOUND 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 7944 PER 362 BM 1
- ⊙ SET 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 7944
- SET 3/4" IRON PIPE WITH PLUG STAMPED L.S. 7944
- FOUND 3/4" IRON PIPE WITH PLUG STAMPED L.S. 7944 PER (9)
- ⊞ FOUND 1-1/4" IRON PIPE WITH CAP STAMPED L.S. 7944 PER (10)
- ◆ SECTION CORNER AS NOTED
- ⊕ ONE-QUARTER CORNER AS NOTED
- ◆ CENTER OF SECTION AS NOTED
- △ NGS STATION
- AC. ACRES
- D.E. DRAINAGE EASEMENT
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- I.P. IRON PIPE
- DA OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- (S) SHEET INDEX

NOTES

- ALL CURVES DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED "RIGHT TO FARM ORDINANCE." A "NOTICE TO PURCHASER" WILL BE RECORDED PRIOR TO THE SALE OF LOTS.
- THE 20' ACCESS EASEMENT RECORDED IN BOOK 20050307, AT PAGE 1889, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LIES ENTIRELY WITHIN THE CIVIC CENTER DRIVE AND LAGUNA SPRINGS DRIVE RIGHT-OF-WAY SHOWN HEREON.

REFERENCES

- (1) = 48 R.S. 25
- (2) = 58 R.S. 3
- (3) = 245 S.M. 2
- (4) = 20080307 O.R. 1889
- (5) = 20080823 O.R. 1139
- (6) = 20081117 O.R. 0873
- (7) = 20080915 O.R. 0707
- (8) = CORNER RECORD DOCUMENT NO. 1774
- (9) = 185 P.M. 8
- (10) = CORNER RECORD DOCUMENT NO. 1773

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "ESCHANGER", 1ST ORDER AND NGS STATION "KELLER", 1ST ORDER. SAID BEARING IS N 20°56'36" W. DISTANCES SHOWN ARE GROUND BASED.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY MCL O. ANDERSON & ASSOCIATES, FILE NO. S005-031, DATED JULY 29, 2005. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

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 JWV, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY IN AUGUST 2007. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 2008; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 48.89± ACRES, CONSISTING OF 18 COMMERCIAL LOTS TOTALING 42.02± ACRES AND 1 MISCELLANEOUS LOT TOTALING 0.33± ACRES AND STREETS TOTALING 6.34± ACRES.

WOOD RODGERS, INC.



CRAIG E. SPIES
P.L.S. 7944 EXP. 12-31-09

MAY 28, 2008
DATE

SUBDIVISION NO. 03-493.01 ALLEN RANCH PHASE 1

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.B. & M. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
2501 O St., Ste. 100-B Tel 916.841.7790
Sacramento, CA 95816 Fax 916.341.7787

JULY 2008

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NBL:LN

FOUND 2" BRASS DISK
E.T.Y. SIDE BRUCEVILLE RD
140' & OF INTX ELK GROVE
BLVD. ON CONC. PAD @
BACK OF WALK STAMPED:



"KELLER"
GROUND

BASIS OF BEARINGS
N40°54'55"W 227.00'±
(GROUND DISTANCE)

FOUND 1-1/2" I.P.
WITH BRASS DISK
PER (2) STAMPED:

2004
17N R51
5-35
1/4 S
16N R5E
15 S 385'

FOUND 7" BRASS CAP
IN MONUMENT WELL
PER 115 S.M. 16 STAMPED:

1977
17N R51
35-38
7-11
16N R51
15 S 1185'

LOT 15
20050819
O.R. 1933

LOT 1
20041228
O.R. 0417

FOUND 1-1/4" I.P.
WITH BRASS DISK
PER (2) STAMPED:

2007
16N R5E
24-1
15 S 7944'



0 300 600
SCALE: 1"=300'

SUBDIVISION NO. 03-493.01 ALLEN RANCH PHASE 1

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SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.B. & M.
CITY OF ELK GROVE
(COUNTY OF SACRAMENTO), STATE OF CALIFORNIA

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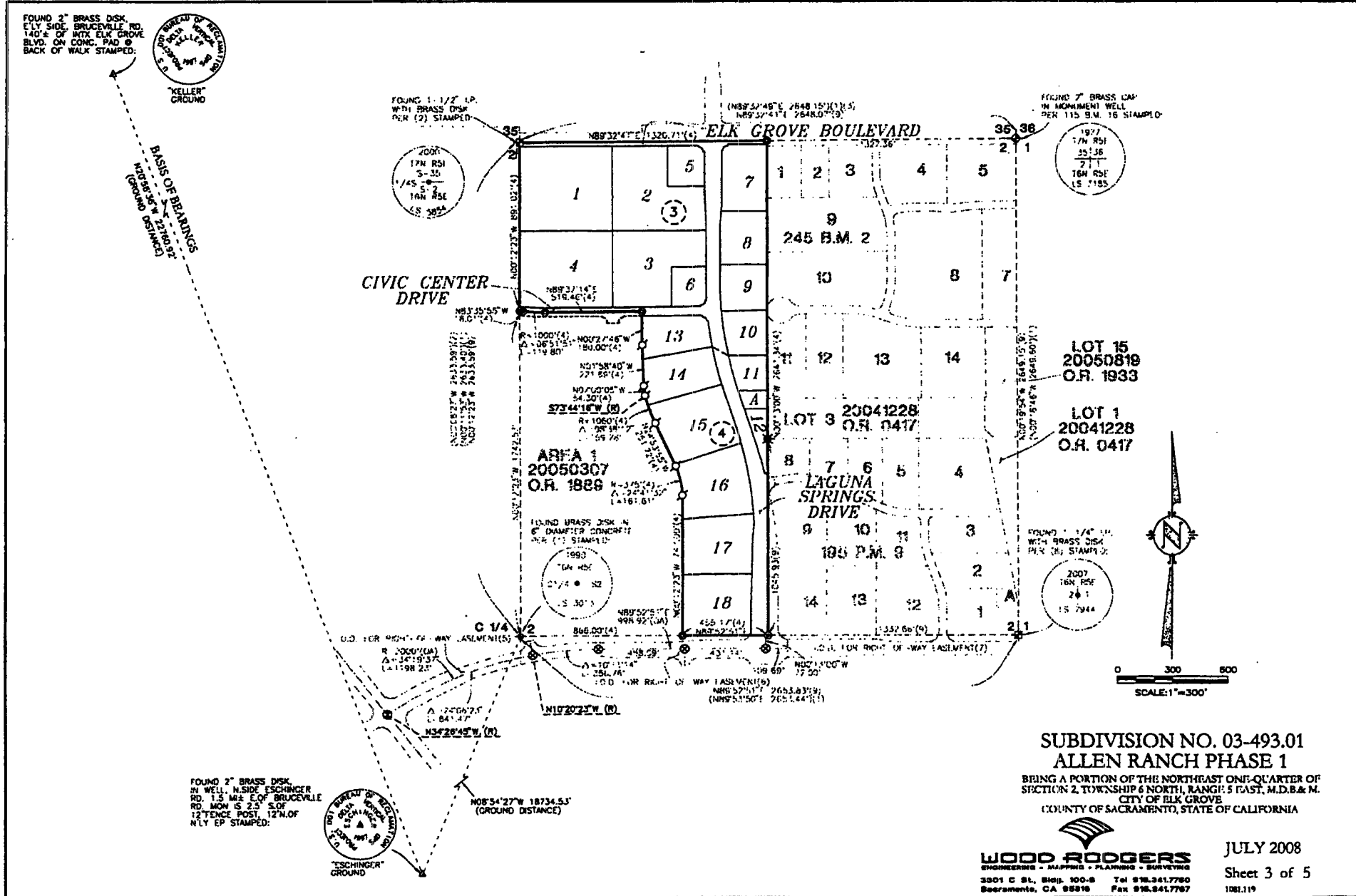
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108119

FOUND 2" BRASS DISK
IN WELL N.SIDE ESCHINGER
RD. 1.5 MI. E. OF BRUCEVILLE
RD. MON IS 2.5' S.O.F.
12" FENCE POST, 12" N.O.F.
N.T.Y. EP STAMPED:

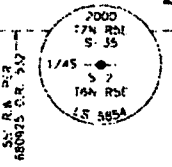


"ESCHINGER"
GROUND

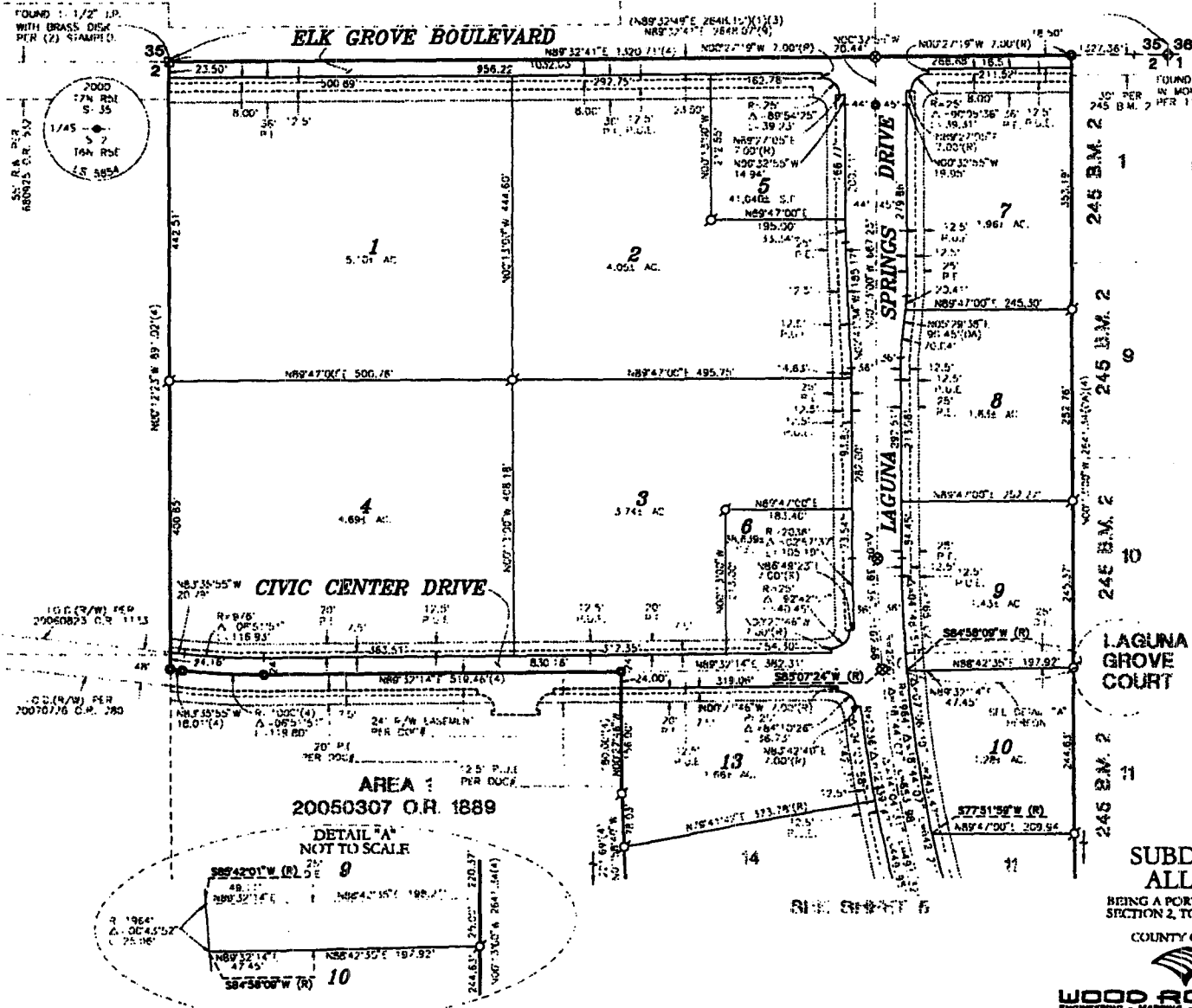
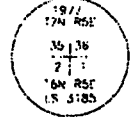
N08°54'27"W 18734.53'
(GROUND DISTANCE)



FOUND 1 1/2" I.P.
WITH BRASS DISK
PER (2) STAMPED.



FOUND 2" BRASS CAP
IN MONUMENT WELL
PER 135 B.M. 16 STAMPED.

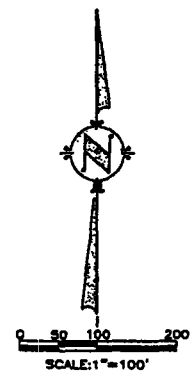
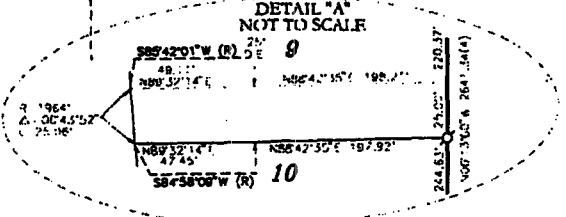


10 C.C.(7/8) PER
20060823 C.R. 1113

0.2 C.C.(4/8) PER
20070776 C.R. 280

AREA 1
20050307 O.R. 1889

DETAIL "A"
NOT TO SCALE

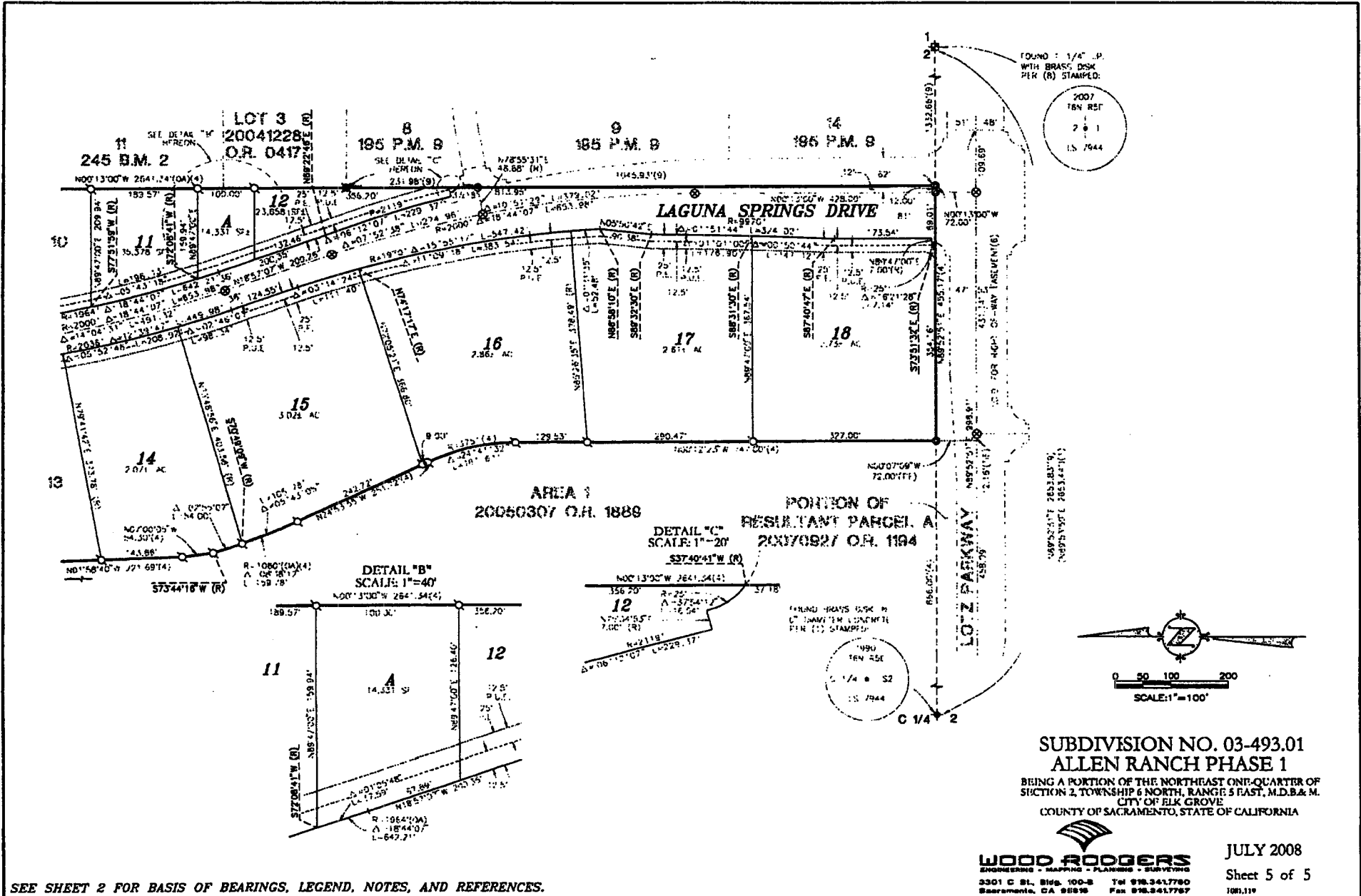


**SUBDIVISION NO. 03-493.01
ALLEN RANCH PHASE 1**
BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF
SECTION 2, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.B. & M.
CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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Sacramento, CA 95816 Fax 916.341.7787

JULY 2008
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SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES, AND REFERENCES.



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES, AND REFERENCES.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2008-193**

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

I, Susan J. Blackston, 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 August 27, 2008 by the following vote:

AYES : COUNCILMEMBERS: *Davis, Hume, Scherman, Cooper, Leary*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


**Susan J. Blackston, City Clerk
City of Elk Grove, California**