

RESOLUTION NO. 2009-171

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING
PARCEL MAP NO. 08-018, SHOPS AT CALVINE AND AUTHORIZING THE MAYOR TO
EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, the City of Elk Grove (City) approved a Tentative Parcel Map on February 25, 2009 entitled The Shops at Calvine, Project No. EG-08-018; and

WHEREAS, consistent with the approved Tentative Parcel Map, Armstrong Development Properties, Inc. and The Rock Church, Inc. (Subdivider and Owner, respectively) submitted to the City for approval final Parcel Map No. 08-018, Shops at Calvine; and

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

WHEREAS, the City Attorney has approved a Subdivision Improvement Agreement required by the conditions of approval and is attached hereto for execution; and

WHEREAS, the City has determined that this Parcel Map is subject to a Mitigated Negative Declaration under Article 6, Sections 15070 through 15075 inclusive of the California Environmental Quality Act (Title 14 of the Government Code).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove that the location and configuration of the parcels to be created by Parcel Map No. 08-018, Shops at Calvine substantially comply with the previously approved Tentative Parcel 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 Parcel Map No. 08-018, Shops at Calvine, a copy of which is hereby attached as Exhibit A and made part of this Resolution, submitted at the Elk Grove City Council meeting in connection with the Owner.

BE IT FURTHER RESOLVED AND ORDERED that the City Council of the City of Elk Grove hereby authorizes and directs the Mayor to sign the Subdivision Improvement Agreement and have it 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 on this 26th day of August 2009.



PATRICK HUME, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



SUSAN J. BLACKSTON, CITY CLERK



SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A

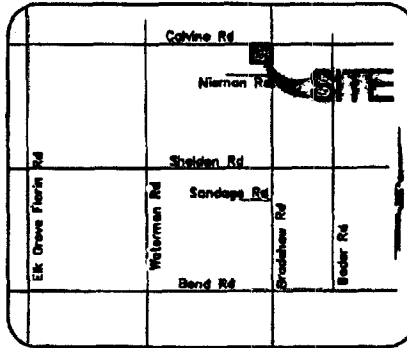
OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP OF "SHOPS AT CALVINE" AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE RIGHTS SHOWN HEREON SUBJECT TO IMPROVEMENT; AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS, SEWER, WATER AND DRAIN PIPES AND FOR TRAFFIC CONTROL DEVICES AND ELECTRODES AND UNDERGROUND AND ABOVE GROUND WIRING AND CONDUITS FOR ELECTRIC, TELEVISION, AND COMMUNICATION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO AND FOR PLANTING AND MAINTAINING TREES ACROSS, ON, OVER, AND UNDER STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET, EIGHTEEN AND ONE-HALF (18.5) FEET AND TWENTY FIVE (25) FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC ROADS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

(B) VISIBILITY EASEMENTS TO BE KEPT FREE FROM SIGNS, HEDGES, FENCES, STRUCTURES, NATURAL GROWTH OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO AND ONE-HALF (2.5) FEET ABOVE THE NEAREST PAVEMENT SURFACE, WITHIN THE AREA AND ACROSS THE LAND SHOWN HEREON AND DESIGNATED "VISIBILITY EASEMENT" (V.E.).

(C) RIGHT OF WAYS AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THE STRIP OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).



VICINITY MAP
NOT TO SCALE

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP NO. 08-018, "SHOPS AT CALVINE", AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON _____ AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

DATED: _____

RICHARD W. SHEPARD
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. No. 35439
REGISTRATION EXPIRES: 08-30-09

CITY CLERK'S STATEMENT:

I, SUSAN J. BLACKSTON, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS MAP AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERM AND OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP.

SUSAN J. BLACKSTON
CITY CLERK OF THE CITY COUNCIL

DATED: _____

THE ROCK CHURCH, A CALIFORNIA CORPORATION

BY: Nathaniel J. Wilson
NATHANIEL J. WILSON, PRESIDENT OF THE ROCK CHURCH,
A CALIFORNIA CORPORATION

BY: Judy Emergent
JUDY EMERGENT, FINANCIAL SECRETARY OF THE ROCK CHURCH,
A CALIFORNIA CORPORATION

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 ARMSTRONG DEVELOPMENT ON JANUARY 19, 2008. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JANUARY 19, 2010, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE ON FILE IN THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF ELK GROVE BY THE ABOVE DATE, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

THIS MAP CONSIST OF 2 COMMERCIAL PARCELS AND 1 NON-COMMERCIAL PARCEL AND HAS AN AREA OF 8.99 GROSS ACRES.

DATED: 6-15-09

Shannon K. Conway
SHANNON K. CONWAY, L.S. 7537
EXP: 12/31/08
JACOBS



NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____

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.

NOTARY'S SIGNATURE _____ PRINTED NAME _____

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF Sacramento

ON June 16, 2009 BEFORE ME, William J. Enderco, Notary Public

PERSONALLY APPEARED Nathaniel J. Wilson
Judy Emergent

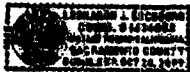
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), 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.

William J. Enderco
NOTARY'S SIGNATURE _____ PRINTED NAME _____

MY COMMISSION EXPIRES: Oct. 20, 2009

COMMISSION NO. 1614858



IMPROVEMENT STATEMENT:

THE FOLLOWING PUBLIC IMPROVEMENTS SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF ELK GROVE IMPROVEMENT STANDARDS, WITHIN A REASONABLE TIME, FOLLOWING THE APPROVAL OF THIS PARCEL MAP AND PRIOR TO THE ISSUANCE OF ANY PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE HEREIN CREATED PARCELS:

STREET LIGHTS: REQUIRED SEWER: REQUIRED DRAINAGE: REQUIRED STREETS: REQUIRED

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2008, AT _____ IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF ARMSTRONG DEVELOPMENT, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

SIGNED: _____
SACRAMENTO COUNTY RECORDER

BY: _____
DEPUTY

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP NO. 08-018, "SHOPS AT CALVINE", AND FIND IT TO BE TECHNICALLY CORRECT.

RAYMOND MICHAEL MANGER
L.S. 5484
REGISTRATION EXPIRES: 8/30/2009

DATED: _____

PARCEL MAP NO. 08-018
SHOPS AT CALVINE

ALL OF LOT 606 AS SHOWN ON THE "PLAT OF CENTRAL CALIFORNIA TRACTION UNIT NO. 11", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, ON MAY 21, 1912 IN BOOK 13 OF MAPS, MAP NO. 23.

CITY OF ELK GROVE,
SACRAMENTO COUNTY, CALIFORNIA

JULY, 2009
SHEET 1 OF 4



SIGNATURE OMISSIONS

PURSUANT TO SECTION 96436 (a)(3)(A)(i)-(iii) OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS BY LISTED DEEDS HAVE BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. PACIFIC GAS AND ELECTRIC, EASEMENT HOLDER FOR ELECTRICAL AND COMMUNICATION FACILITIES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED AUGUST 6, 1923, IN BOOK 23, PAGE 414, OF OFFICIAL RECORDS.
2. SACRAMENTO MUNICIPAL UTILITY DISTRICT, EASEMENT HOLDER FOR ELECTRICAL FACILITIES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED DECEMBER 2, 1983, IN BOOK 831202, PAGE 883, OF OFFICIAL RECORDS.
3. SACRAMENTO COUNTY WATER AGENCY, EASEMENT HOLDER FOR POTABLE WATER PIPELINES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED MARCH 30, 2006, IN BOOK 20060330, PAGE 916, OF OFFICIAL RECORDS.
4. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC RIGHT-OF-WAY AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JUNE 8, 2004, IN BOOK 23048608, PAGE 1049, OF OFFICIAL RECORDS.
5. COUNTY OF SACRAMENTO, EASEMENT HOLDER FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JUNE 4, 1993, IN BOOK 930604, PAGE 914, OF OFFICIAL RECORDS.

BENEFICIARY'S STATEMENT

EVANGELICAL CHRISTIAN CREDIT UNION, AS BENEFICIARY UNDER DEEDS OF TRUST RECORDED MARCH 31, 2004, IN BOOK 28040331, PAGE 1119 AND ON APRIL 30, 2007, IN BOOK 28070430, PAGE 1784 AND AS GRANTEE UNDER ASSIGNMENT OF RENTS RECORDED MARCH 31, 2004 IN BOOK 20048331, PAGE 1120 AND AS GRANTEE UNDER ASSIGNMENT OF RENTS RECORDED APRIL 30, 2007 IN BOOK 20070430, PAGE 1785, ALL OF OFFICIAL RECORDS OF SACRAMENTO COUNTY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

BY: S. Roberts
 PRINT: S. Roberts 'i
 TITLE: Home Inspector & Sr. Counsel

NOTARY ACKNOWLEDGMENT
STATE OF CALIFORNIA

COUNTY OF Orange
 ON June 17, 2009 BEFORE ME, Sara Paule, Notary Public,
 PERSONALLY APPEARED S. Robert Yi

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITIES AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE DEEDS 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
Sara Paule Sara Paule
 NOTARY'S SIGNATURE PRINTED NAME
 MY COMMISSION EXPIRES: Jan 29, 2012
 COMMISSION NO. 1786509

PARCEL MAP NO. 08-018
SHOPS AT CALVINE
 ALL OF LOT 886 AS SHOWN ON THE "PLAT OF CENTRAL CALIFORNIA TRACTION UNIT NO. 11", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, ON MAY 21, 1912 IN BOOK 13 OF MAPS.
 MAP NO. 23.
 CITY OF ELK GROVE,
 SACRAMENTO COUNTY, CALIFORNIA

JULY, 2009
 SHEET 2 OF 4
JACOBS
 ENGINEERS AND ARCHITECTS
 180 FORTY-NINTH STREET, SUITE 300
 SACRAMENTO, CALIFORNIA 95811
 TEL: 916/441-7773

FOUND 2" BRASS DISK
N1/4 SECTION 20
SACRAMENTO COUNTY
DEPARTMENT OF PUBLIC WORKS (R1)

FOUND 1-1/2" IP
WITH ELIMBLE
BRASS TAG
S001°18'E 8.18'
(NO REFERENCE)

LINE	LENGTH	BEARING
L1	74.95	N89°57'38"W
L2	67.89	N89°57'45"W
L3	1.00	S001°18'E (R1)
L4	7.00	S89°57'42"E
L5	6.00	N89°57'42"E
L6	28.49	N89°57'42"E
L7	8.90	N89°57'42"E
L8	16.37	N89°57'42"E
L9	33.28	S001°18'E
L10	136.29	S89°57'31"W
L11	39.98	S89°57'14"E
L12	55.37	S89°57'24"E
L13	188.40	N87°28'25"E
L14	42.92	N89°59'45"W
L15	82.91	S89°57'42"W
L16	68.26	S89°57'20"E
L17	16.42	S89°57'20"E
L18	16.89	S89°57'42"W
L19	36.89	N89°57'42"W
L20	36.89	S89°57'42"W
L21	137.05	N89°57'42"W
L22	7.00	N89°57'42"W
L23	28.00	N89°57'42"W
L24	7.00	S89°57'22"W
L25	18.50	S89°57'42"W
L26	18.00	N89°57'42"W
L27	18.00	N89°57'42"W
L28	17.55	S84°37'23"W
L29	17.83	S89°57'42"W
L30	15.00	S89°57'42"W
L31	15.00	S89°57'42"W
L32	18.48	N87°30'50"W
L33	20.54	S89°57'42"W
L34	28.07	S89°59'45"E

REFERENCES
(R1) BOOK 59 OF SURVEYS, PAGE 29
BOOK 28 OF PARCEL MAPS, PAGE 18
BOOK 13 OF PLAT MAPS, PAGE 23
BOOK 59 OF SURVEYS, PAGE 28

LEGEND
 ● SET CENTERLINE MONUMENT PER CITY STANDARD
 ○ SET 2" IRON PIPE TAGGED L.S. 7537
 ○ SET 3/4" IRON PIPE TAGGED L.S. 7537
 ◆ SECTION CORNER AS NOTED
 * FOUND MONUMENT AS NOTED
 O.R. ORIGINAL RECORDS
 P.U.E. PUBLIC UTILITY EASEMENT
 P.E. PEDESTRIAN EASEMENT
 V.E. VISIBILITY EASEMENT
 --- CITY / COUNTY BOUNDARY LINE

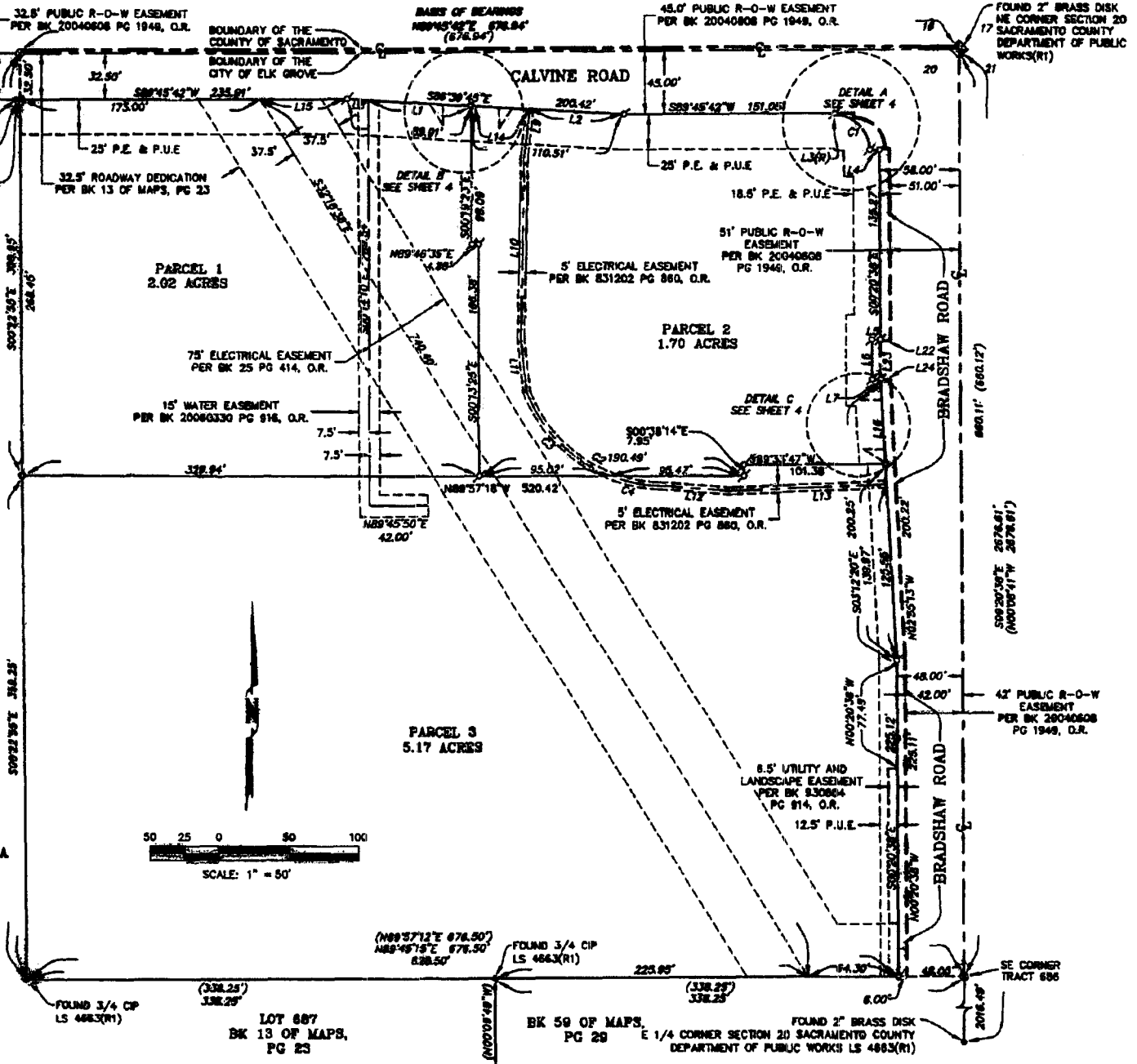
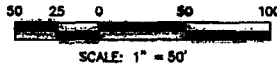
CURVE	RADIUS	LENGTH	DELTA
C1	28.00	36.32	88°24'18"
C2	185.00	121.80	88°27'58"
C3	185.00	87.12	47°32'38"
C4	185.00	34.69	19°22'38"
C5	23.00	34.62	89°53'40"

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°57'38"E OF THE NORTHERLY LINE OF SECTION 20, T.7N, R.9E, M.D.S.M., AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 59 AT PAGE 29, OF SURVEYS AND ROTATED TO N89°45'42"E AS SHOWN HEREON.

**PARCEL MAP NO. 08-018
SHOPS AT CALVINE**

ALL OF LOT 686 AS SHOWN ON THE "PLAT OF CENTRAL CALIFORNIA TRACTION UNIT NO. 11", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, ON MAY 21, 1922 IN BOOK 13 OF MAPS, MAP NO. 23.
CITY OF ELK GROVE,
SACRAMENTO COUNTY, CALIFORNIA
JULY, 2008
SHEET 3 OF 4



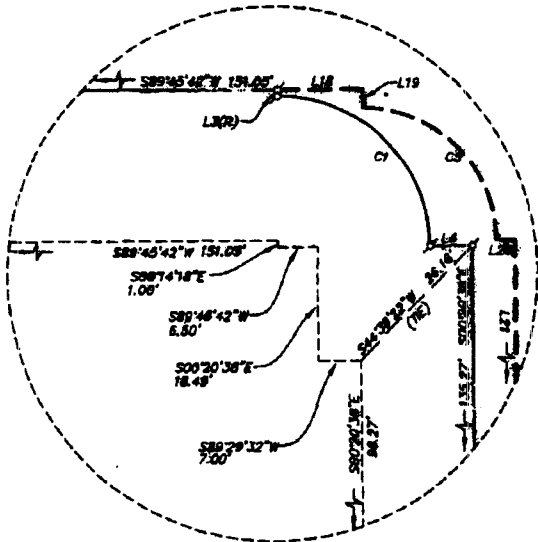
FOUND 3/4" CIP
LS 4863(R1)

LOT 887
BK 13 OF MAPS,
PG 23

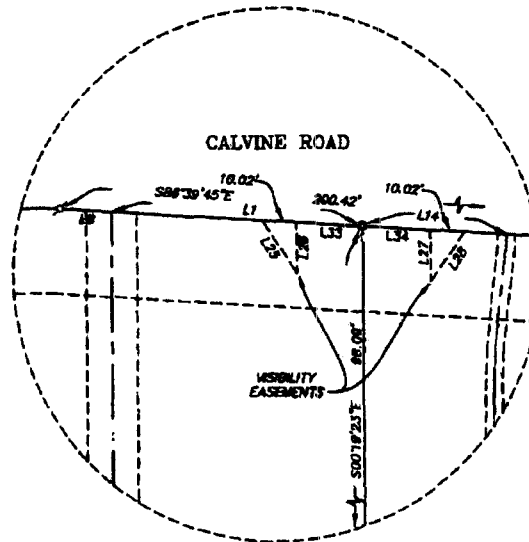
BK 59 OF MAPS,
PG 29

FOUND 2" BRASS DISK
1/4 CORNER SECTION 20
SACRAMENTO COUNTY
DEPARTMENT OF PUBLIC WORKS LS 4863(R1)

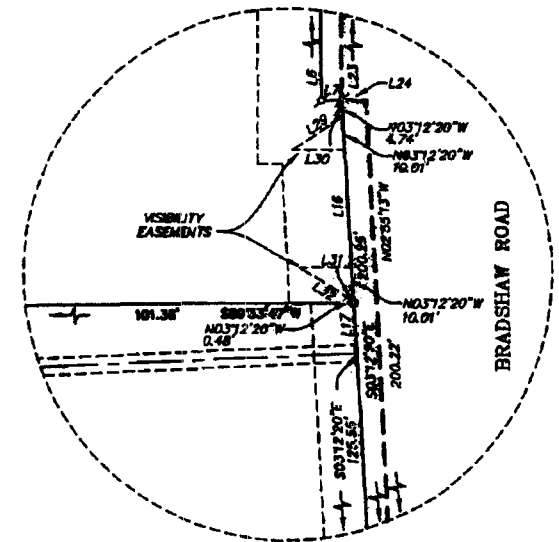
DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE



PARCEL MAP NO. 08-018
SHOPS AT CALVINE

ALL OF LOT 686 AS SHOWN ON THE "PLAT OF CENTRAL CALIFORNIA TRACTION UNIT NO. 11", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, ON MAY 28, 1942 IN BOOK 13 OF MAPS, MAP NO. 23, CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

JULY, 2000
SHEET 4 OF 4



NOTES:

SEE SHEET 3 FOR LEGEND, REFERENCES, LINE AND CURVE TABLES.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2009-171**

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

I, Susan 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 26, 2009 by the following vote:

AYES : COUNCILMEMBERS: *Hume, Scherman, Davis, Detrick*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *Cooper*



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