

**RESOLUTION NO. 2014-72**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE  
SALE OF CITY-OWNED REAL PROPERTY WITH GIL MOORE OIL COMPANY FOR  
PARCEL #1, A SMALL REMNANT PARCEL LOCATED IN THE SOUTHEAST  
QUADRANT OF THE SHELDON INTERCHANGE, AND TSAKOPOULOS  
INVESTMENTS, LLC FOR PARCEL #2, A SMALL REMNANT PARCEL LOCATED IN  
THE NORTHEAST QUADRANT OF THE SHELDON INTERCHANGE**

**WHEREAS**, the City acquired Parcel #1 (legal description and plat map attached), located on the west side of East Stockton Boulevard, south of Sheldon Road and the Park and Ride Lot, in 2007, in conjunction with the Sheldon Road / State Route 99 Interchange Project. The majority of the property was utilized for constructing the new alignment of East Stockton Boulevard; and

**WHEREAS**, the City acquired Parcel #2 (legal description and plat map attached), located on the west side of East Stockton Boulevard and Bow Street, in 2006, in conjunction with the Sheldon Road / State Route 99 Interchange Project. The majority of the property was utilized for constructing the new alignment of East Stockton Boulevard; and

**WHEREAS**, the City desires to sell Parcels #1 and #2 because they are no longer required for City purposes; and

**WHEREAS**, the City Council determines that selling Parcels #1 and #2 is in the best interests of the City; and

**WHEREAS**, the City initiated a competitive process on January 30, 2014 by issuing a Request for Proposals (RFP) to dispose of such properties; and

**WHEREAS**, the proposed sale is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 Section 15312 of the California Code of Regulations.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove authorizes the City Manager to execute an Agreement for the Sale of City-owned Real Property with Gil Moore Oil Company for Parcel #1 in an amount of \$75,001 in substantially the form presented with the accompanying staff report, and authorizes the City Manager to execute an Agreement for the Sale of City-owned Real Property with Tsakopoulos Investments, LLC for Parcel #2 in the amount of \$60,000 in substantially the form presented with the accompanying staff report, and further direct that all of the proceeds from the sale of Parcels #1 and #2 be deposited into the City's Roadway Fee Fund (Fund 328).

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 26<sup>th</sup> day of March 2014.



\_\_\_\_\_  
GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

**LEGAL DESCRIPTION  
SOUTHERLY REMNANT PARCEL 1  
EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW AS SOUTHERLY REMNANT PARCEL 1 SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS A PORTION OF THE LAND DESCRIBED IN DEED TO THE CITY OF ELK GROVE, RECORDED IN BOOK 20070717, PAGE 1465, OFFICIAL RECORDS OF SACRAMENTO COUNTY DESCRIBED AS FOLLOWS:

**SOUTHERLY REMNANT PARCEL 1**

**Beginning** at the Southwest corner of the above described Fee Parcel; thence from said **Point of Beginning** along the East Right of Way of US Highway 99 North 15° 44'14"West 100.00 feet or 30.480 meters to the North boundary line of said Fee Parcel; thence along said North line North 89° 51'34"East 35.86 feet or 10.930 meters to the beginning of a non-tangent curve concave to the Northeast having a radius of 529.82 feet or 161.489 meters; thence Southeasterly along said curve through a central angle of 01° 53' 57" and a curve length of 17.56 feet or 5.352 meters; thence South 08° 12'19"East 79.68 feet or 24.286 meters to the South boundary of said Fee Parcel ; thence South 89° 51'34" West 22.32 feet or 6.803 meters to the **Point of Beginning**.

Containing 2789.37 square feet or 0.064 acres, more or less.

**Reserving therefrom** an easement for public utilities purposes more particularly described as follows:

**Beginning** at the southeast corner of Southerly Remnant Parcel 1; thence from said **Point of Beginning of the Public Utility Easement** along the southerly boundary line of Southerly Remnant Parcel 1, South 89° 51'34" West 10.10 feet or 3.078 meters; thence North 08° 12'19" West 78.26 feet or 23.854 meters to the beginning of a non-tangent curve concave to the Northeast having a radius of 539.82 feet or 164.537 meters; thence Northwesterly along said curve through a central angle of 02° 00' 49" and a curve length of 18.97 feet or 5.782 meters to the northerly boundary line of Southerly Remnant Parcel 1; thence along the northerly boundary line of Southerly Remnant Parcel 1, North 89° 51'34"East 10.06 feet or 3.066 meters to the easterly boundary line of Southerly Remnant Parcel 1; thence along the easterly boundary line of Southerly Remnant Parcel 1 being a non-tangent curve concave to the Northeast having a radius of 529.82 feet or 161.489 meters, through a central angle of 01° 53' 57" and a curve length of 17.56 feet or 5.352 meters; thence continuing along the easterly boundary line of Southerly Remnant Parcel 1 South 08° 12'19"East 79.68 feet or 24.286 meters to the **Point of Beginning of the Public Utility Easement**

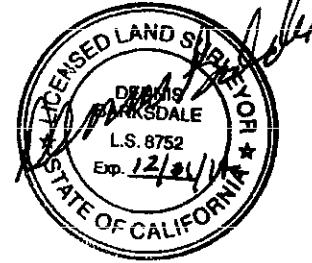
The meridian used herein is based upon the California Coordinate System (CCS)

Zone II, NAD83, 1991.35. The ground distances used herein are In U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

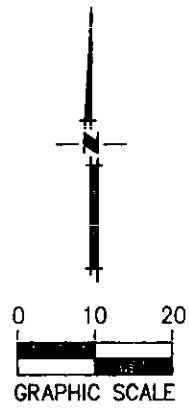
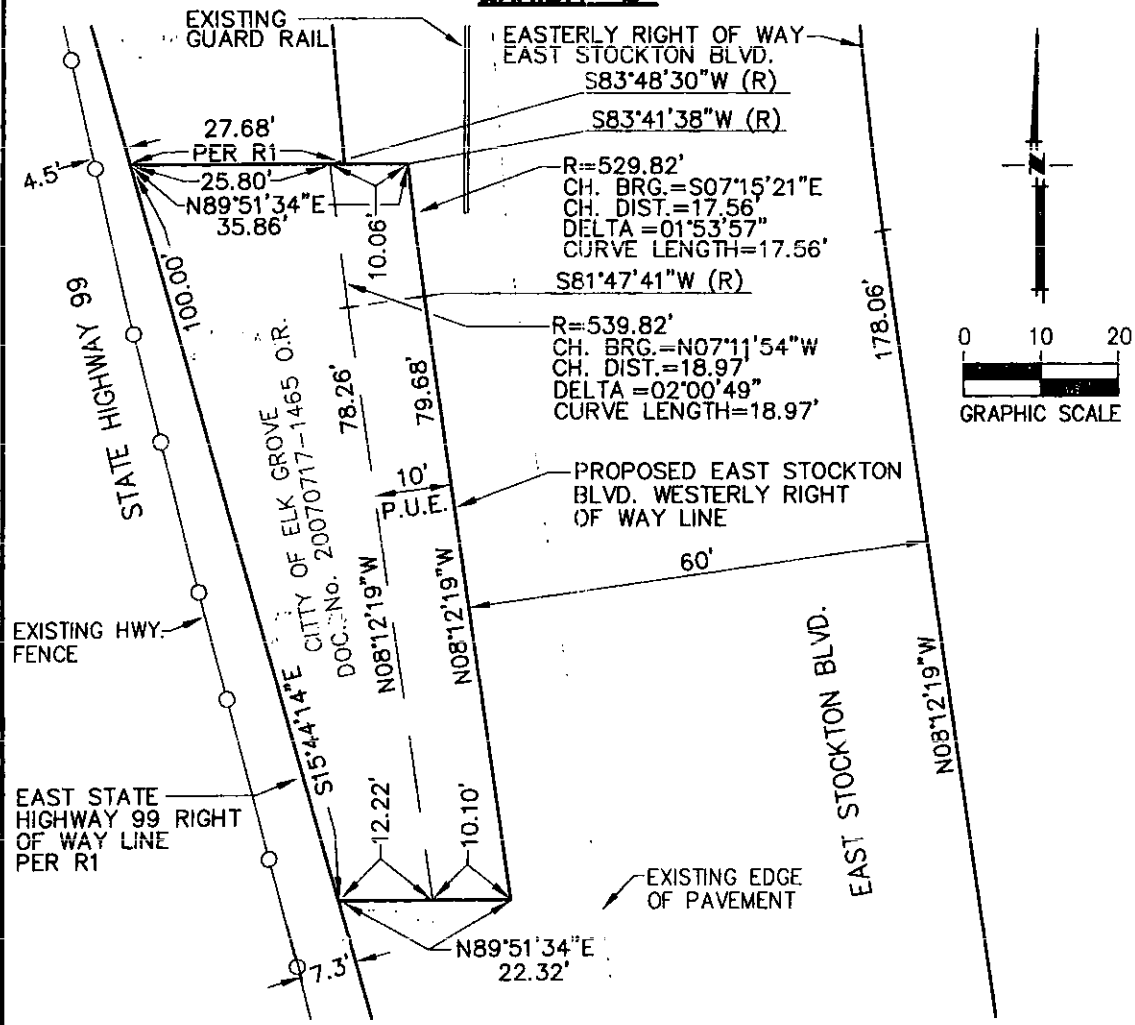
This real property description has been prepared at Claybar Engineering Inc., by me or under my direction in conformance with the Professional Land Surveyors Act.

Dennis Barksdale  
Dennis Barksdale, P.L.S. 8752

1-3-2014  
Date



**THE CITY OF ELK GROVE 2013 STATE HIGHWAY 99  
SOUTHERLY REMNANT PARCEL 1  
EXHIBIT "B"**

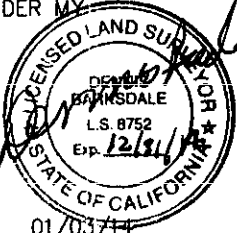


**SURVEYOR'S STATEMENT:**

THE INFORMATION AS SHOWN ON THIS EXHIBIT IS BASED ON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN NOVEMBER OF 2013. THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION ON NOVEMBER 27, 2013.

**LEGEND:**

- R1 - RECORD MAP 80 RS 4
- WV - WATER VALVE
- WB - WATER BOX/VALVE
- R - CURVE RADIUS
- CH - CHORD
- BRG - BEARING
- DIST. - DISTANCE
- P.U.E. - PUBLIC UTILITY EASEMENT
- (R) - RADIAL BEARING



*Dennis Barksdale*  
DENNIS BARKSDALE, P.L.S. 8752

01/03/14  
DATE



**CLAYBAR ENGINEERING INC.**  
9354 ELK GROVE-FLORIN ROAD  
ELK GROVE, CA 95624  
Ph: 916-684-7301  
Fax: 916-684-2627

**LEGAL DESCRIPTION  
NORTHERLY REMNANT PARCEL 2  
EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW AS NORTHERLY REMNANT PARCEL 2 SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS;

All that portion of Lot 12 of the Fleming's Highway Farms No. 4, according to the official plat thereof, filed in the Office of the Recorder of Sacramento County, California, on July 14, 1926, in Book 19 of Maps, Map No. 3 and being more particularly described as follows:

**Beginning** at a point on the future State Highway 99 right of way line as shown on that certain Record of Survey filed with the Recorder of Sacramento County on May 21, 2010 in Book 80 of Surveys at Page 4, said point also being the intersection of the South line of Lot 12 said Fleming's Highway Farms No. 4 and said future State Highway 99 right of way line; thence from said **Point of Beginning** along said future Right of Way line North 24° 15' 23" West 134.86 feet or 41.105 meters; thence leaving said future Right of Way line North 65° 44'37" East 3.15 feet or 0.960 meters to the beginning of a non-tangent curve concave to the Northeast having a radius of 710.00 feet or 216.408 meters; thence Southeasterly along said curve through a central angle of 11° 27' 49" and a curve length of 142.06 feet or 43.300 meters to the South line of said Lot 12; thence along South line, South 70° 18' 45" West 36.81 feet or 11.220 meters to the **Point of Beginning**.

Containing 2355.52 square feet or 0.054 acres, more or less.

**Reserving therefrom** an easement for public utilities purposes more particularly described as follows:

**Beginning** at the southeast corner of Northerly Remnant Parcel 2 described above; thence from said **Point of Beginning of the Public Utility Easement** along the southerly boundary of Northerly Remnant Parcel 2, South 70° 18' 45" West 10.93 feet or 3.331 meters to the beginning of a non-tangent curve concave to the Northeast having a radius of 720.00 feet or 219.456 meters; thence Northwesterly along said curve through a central angle of 07° 52' 35" and a curve length of 98.98 feet or 30.169 meters to the westerly boundary line of Northerly Remnant Parcel 2 ; thence along the westerly boundary line of Northerly Remnant Parcel 2 to the northwest boundary corner of Northerly Remnant Parcel 2, North 24° 15' 23" West 41.45 feet or 12.634 meters; thence along the northerly boundary line of Northerly Remnant Parcel 2, North 65° 44'37" East 3.15 feet or 0.960 meters to the northeast corner of Northerly Remnant Parcel 2; thence along the easterly boundary line of Northerly Remnant Parcel 2, said easterly boundary line being a non-tangent curve concave to the Northeast having a radius of 710.00 feet or 216.408 meters through a central angle of 11° 27' 49" and a curve length of 142.06 feet or 43.300 meters to the **Point of Beginning of the Public Utility Easement**.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are In U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

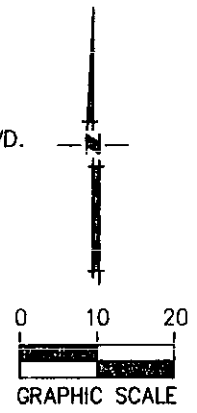
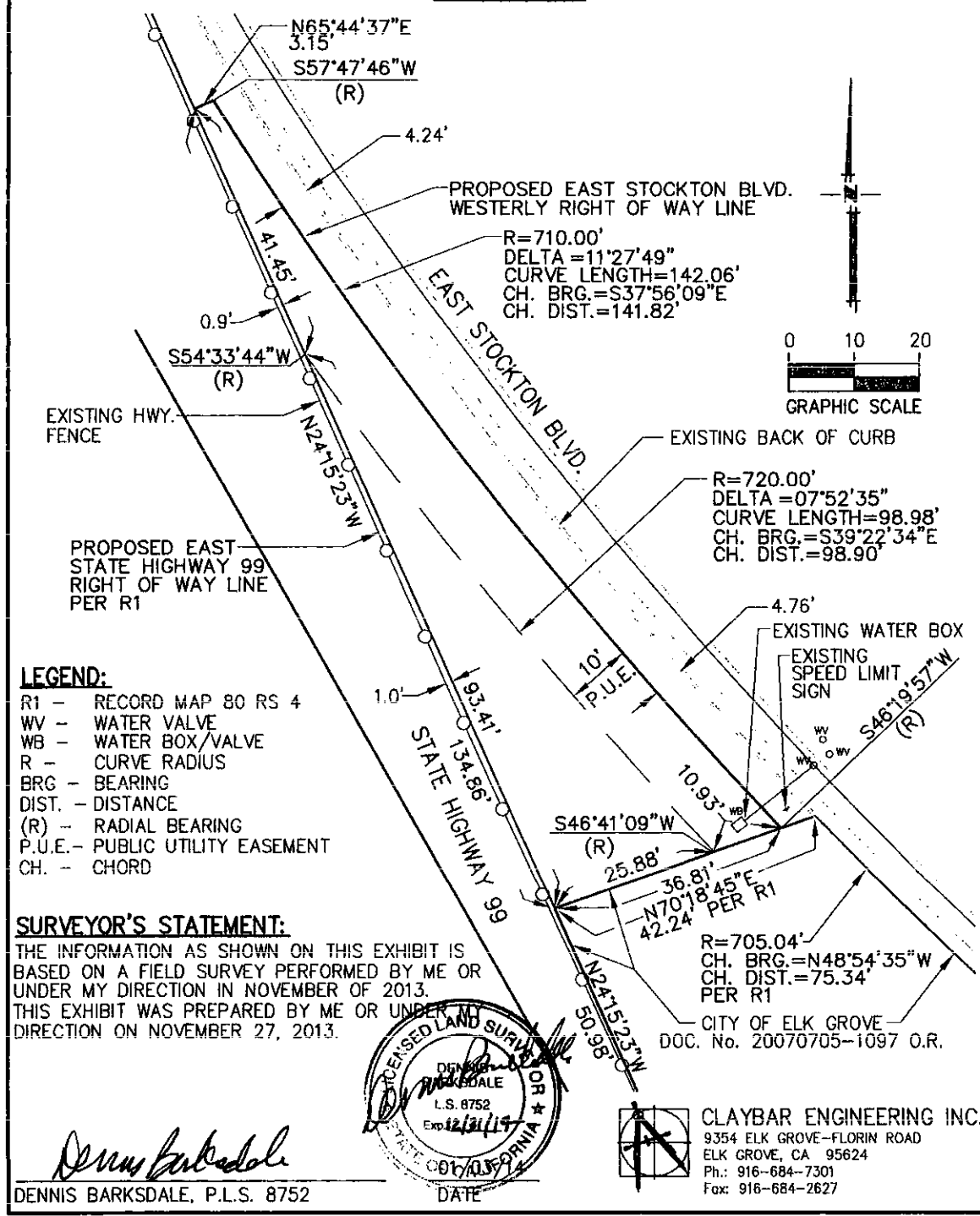
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1/3/2014  
Date

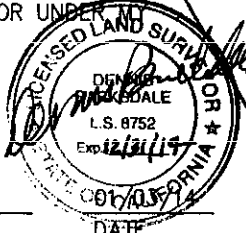


**THE CITY OF ELK GROVE 2013 STATE HIGHWAY 99  
NORTHERLY REMNANT PARCEL 2  
EXHIBIT "B"**



- LEGEND:**
- R1 - RECORD MAP 80 RS 4
  - WV - WATER VALVE
  - WB - WATER BOX/VALVE
  - R - CURVE RADIUS
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**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-72**

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


***I, Jason Lindgren, 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 March 26, 2014 by the following vote:***

**AYES :        COUNCILMEMBERS:        Davis, Cooper, Detrick, Hume, Trigg**

**NOES:        COUNCILMEMBERS:        None**

**ABSTAIN :   COUNCILMEMBERS:        None**

**ABSENT:     COUNCILMEMBERS:        None**

  
**Jason Lindgren, City Clerk  
City of Elk Grove, California**