

**RESOLUTION NO. 2018-147**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR SUBDIVISION NO. 04-587.01, SHELDON  
TERRACE PHASE 1, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

**WHEREAS**, the City approved the Tentative Map and a Special Development Permit for the Sheldon Terrace on November 9, 2005; and

**WHEREAS**, this approval was granted for three (3) years and received a total of seven (7) years of automatic extensions as provided in Sections 66452.21-24 of the State of California Government Code and two discretionary extensions approved by the City, totaling four (4) years; and

**WHEREAS**, consistent with the approved Tentative Map, KB Home Sacramento, Inc., a California Corporation submitted to the City for approval a Final Map for Subdivision No. 04-587.01, Sheldon Terrace Phase 1; and

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

**WHEREAS**, the Subdivision Improvement Agreement, which is required for this Final Map and is intended to secure the delivery of the required public improvements, has been reviewed and approved by the City Attorney, and adequate security has been posted; and

**WHEREAS**, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, approval of final subdivision maps.

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

- 1) Finds that the location and configuration of the lots to be created by the Sheldon Terrace Phase 1 Subdivision substantially comply with the previously-approved Tentative Map for Sheldon Terrace including the discrepancy between the Tentative Map note for the offsite dedication to be a public dedication versus the conditions of approval that implies that the access will be private and private access agreements have been recorded and staff agrees that the condition has been satisfied; and
- 2) Waives the note on the Tentative Map for the extension Michener Drive as a public right-of-way as Condition of Approval No. 43 implies that the extension be a private street and, therefore, supersedes the note on the Tentative Map; and

- 3) Finds that the Final Map is categorically exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial projects, approval of final subdivision maps; and
- 4) Approves the Final Map for Subdivision No. 04-587.01, Sheldon Terrace Phase 1, a copy of which is attached as Exhibit A to this Resolution, pursuant to Government Code Section 66458; and
- 5) Authorizes the City Manager to execute the Subdivision Improvement Agreement and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 11<sup>th</sup> day of July 2018.



STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

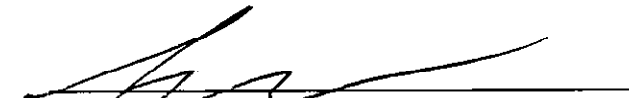
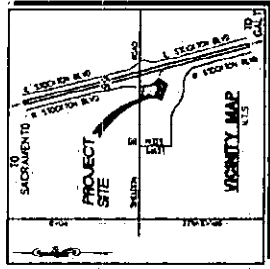
  
JONATHAN P. HOBBS,  
CITY ATTORNEY

EXHIBIT A

SUBDIVISION NO. 04-587.01  
SHELDON TERRACE  
PHASE 1

A PORTION OF  
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT PAGE 9  
AND A PORTION OF PARCEL 4 FILED  
IN BOOK 153 OF PARCEL MAPS AT PAGE 13  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JULY 2016 SHEET 1 OF 15



**OWNER'S STATEMENT:**  
THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF  
SUBDIVISION NO. 04-587.01, SHELDON TERRACE PHASE 1, AND OFFER FOR DEDICATION AND TO HEREBY  
DEDICATE THE FOLLOWING:

- A) AN EASEMENT FOR MAINTAINING WATER PIPES, GAS PIPES, ELECTRICAL LINES, TRAFFIC CONTROL DEVICES,  
UNDERGROUND AND OVER HEAD WIRES, AND CONDUITS FOR UTILITIES TO BE LOCATED ON THE PROJECT SITE  
SERVED TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON OVER LINDER, AND  
ADJACENT STRIPS OF LAND OF DIFFERENT WIDTHS LYING CONTIGUOUS TO AND OVER ALL PRIVATE  
STREETS AND PRIVATE DRIVEWAYS AND LATTERLY LOTS V AND W, AS SHOWN HEREON AND DESIGNATED  
PUBLIC UTILITY EASEMENT (P.U.E.).
- B) EMERGENCY VEHICLE ACCESS EASEMENT FOR INTERGRESS AND USE BY THE PUBLIC, CITY, COUNTY,  
OR STATE AGENCIES ON OVER, AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN HEREON AND  
DESIGNATED "E.V.A." (EMERGENCY VEHICLE ACCESS).

THE FOLLOWING ARE NOT DEDICATED TO THE PUBLIC:  
ALL PRIVATE STREETS SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S  
ASSOCIATION. OWNER'S SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE  
HOMEOWNER'S ASSOCIATION. LOTS V AND W SHOWN HEREON ARE LAWSUITE LOTS AND WILL BE CONVEYED TO AND MAINTAINED BY  
THE HOMEOWNER'S ASSOCIATION. LOT J AS SHOWN HEREON IS A PARK TO BE CONVEYED TO AND  
MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OWNER  
KB HOME SHORING, A CALIFORNIA CORPORATION

*[Signature]*  
DATE: 5/21/2016

**NOTARY'S ACKNOWLEDGEMENT:**

A NOTARY PUBLIC OR OTHER OFFICER CERTIFYING 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 SACRAMENTO  
ON 5:25:78 before me LISA M. ESUJAY, a Notary Public, personally  
appeared Lisa M. Esujay 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), on 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.

WITNESSED BY HAND:  
Lisa M. Esujay PRINTED NAME  
LISA M. ESUJAY COUNTY



**SOILS REPORT NOTE**

A SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY WILLACE WALKER & ASSOCIATES, INC. ON  
AUGUST 23, 2014. A COPY OF THIS REPORT IS AVAILABLE AT THE CITY OF ELK GROVE PUBLIC WORKS  
DEPARTMENT.

**SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT THIS FINAL MAP OF SHELDON TERRACE WAS PREPARED BY ME OR  
BY ANOTHER PERSON WHOSE NAME AND ADDRESS ARE SHOWN ON THE FINAL MAP IN  
COMFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE  
REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE CITY OF ELK GROVE. I  
KNOW THE PERSONS WHOSE NAMES ARE SHOWN ON THE FINAL MAP AND I  
KNOW THAT THIS FINAL MAP SUBSTANTIALLY COMFORMS TO THE APPROVED OR CONDITIONALLY  
APPROVED TENTATIVE MAP THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL  
BE LOCATED AS SHOWN ON THE TENTATIVE MAP. I HAVE EXAMINED THE SURVEY AND THE  
MONUMENTS WILL BE SET OUT TO MARK THE SURVEY TO BE AS SHOWN ON THE TENTATIVE  
STATE THAT THIS SUBDIVISION ENTITLED SHELDON TERRACE IS A SUBDIVISION CONTAINING  
8.719 ACRES, MORE OR LESS AND CONSISTS OF 83 RESIDENTIAL LOTS, 12 COMMON AREA  
LETTERED LOTS

Rennis Barteldale DATE: 5/21/2016  
DENNIS C. BARNESDALE, LS 12522  
LICENSED SURVEYOR  
EXPIRES 12/31/18

**CITY ENGINEER'S STATEMENT:**

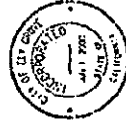
I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF SHELDON TERRACE PHASE 1  
AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE  
CITY OF ELK GROVE CITY COUNCIL ON NOVEMBER 9TH, 2005 AND ANY APPROVED  
VARIATIONS THEREFROM. ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT  
AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



ROBERT K. KURODOUCH  
CITY ENGINEER  
CITY OF ELK GROVE  
R.C.E. NO. 47844  
EXPIRATION DATE: 12-31-19

**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 SHELDON TERRACE PHASE 1  
FOR RECORDATION AND HAS ACCEPTED THE EASEMENTS AND THE EMERGENCY VEHICLE ACCESS EASEMENTS AS OFFERED HEREON.  
PURPOSES, AND THE EMERGENCY VEHICLE ACCESS EASEMENTS AS OFFERED HEREON.



JASON LINDBERG, CITY CLERK  
CITY OF ELK GROVE, CALIFORNIA  
DATE: \_\_\_\_\_

**COUNTY RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ A.M./P.M. IN BOOK  
OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF CLAYBAR ENGINEERING  
TITLE TO THE CITY OF ELK GROVE. THIS FINAL MAP BEING VESTED PER CERTIFICATE  
NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDED OF SACRAMENTO COUNTY  
BY: \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_  
TITLE: \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP NO. 04-587.01, SHELDON  
TERRACE SUBDIVISION MAP, AND FIND IT TO BE TECHNICALLY CORRECT.

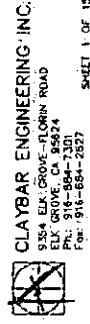


RAYNOLD MICHAEL MANGER  
U.S. NO. 5154  
REGISTRATION EXPIRES: JUNE 30, 2019

**SIGNATURE, COMMISSIONS:**

PURSUANT TO SECTION 66420(a)(2)(A)-(D) OF THE SUBDIVISION MAP ACT, THE FOLLOWING  
EASEMENT HOLDERS BY LISTED DEEDS HAVE BEEN DULY ASSESSED AS TO THEIR INTEREST IN SUCH THAT  
THEY CAN SUPPORT THIS MAP AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL  
AGENCY.

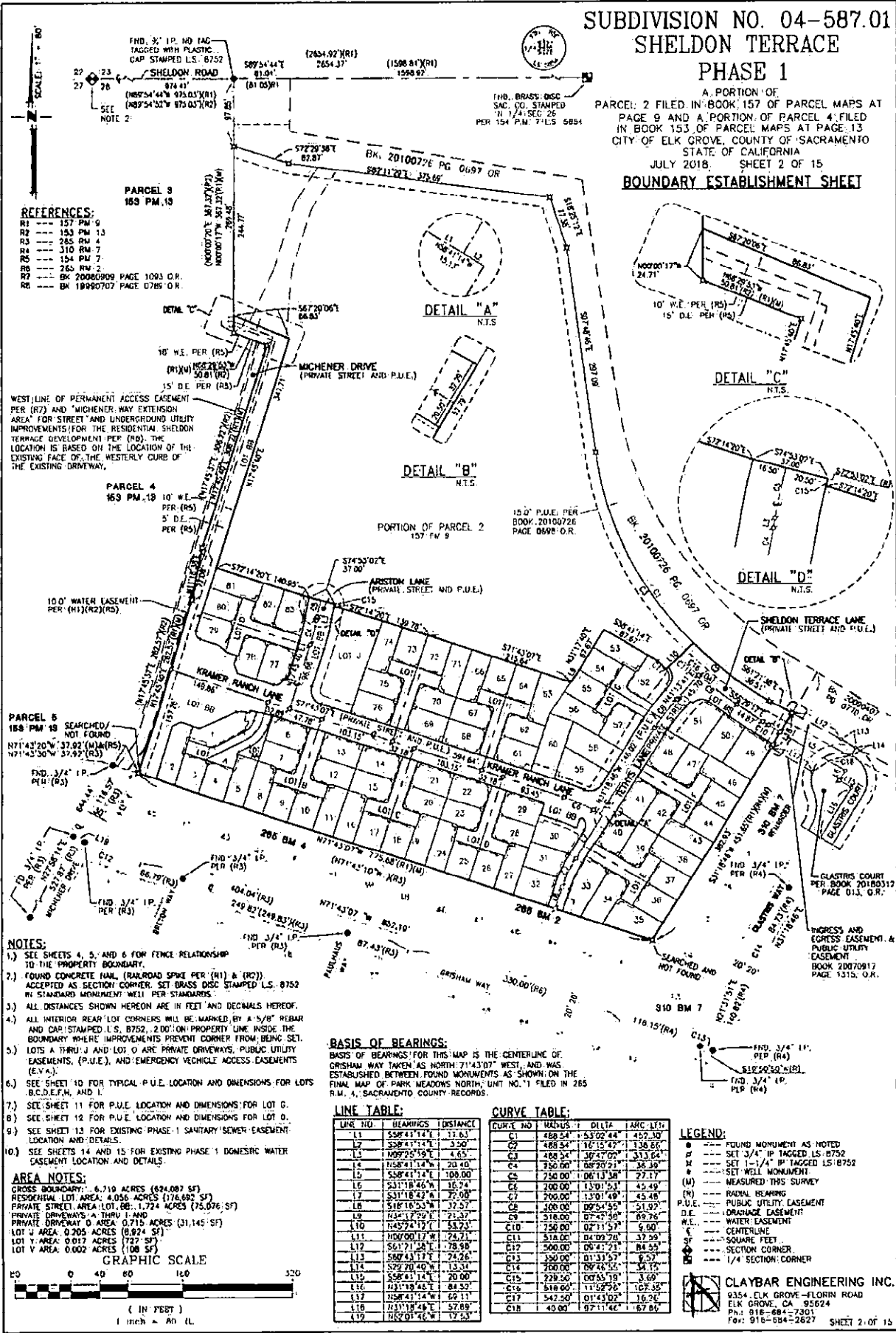
- 1.) CITY OF ELK GROVE EASEMENT HOLDER FOR FINANCE PURPOSES BY DEDICATION ON THE  
PARCEL MAPS FILED IN BOOK 153, PAGE 13 AND IN BOOK 154, PAGE 77, BOTH OF PARCEL  
MAPS, RECORDS OF SACRAMENTO COUNTY.
- 2.) SACRAMENTO COUNTY WATER AGENCY, EASEMENT HOLDER FOR WATERLINE AND INCREASING  
PURPOSES BY DEED RECORDED IN BOOK 20071017, PAGE 807, OFFICIAL RECORDS OF  
SACRAMENTO COUNTY.
- 3.) THE COUNTY SANITATION DISTRICT NO. 1 OF SACRAMENTO, EASEMENT HOLDER FOR SEWER  
PURPOSES BY DEED RECORDED IN BOOK 20080702, PAGE 0779, OFFICIAL RECORDS OF  
SACRAMENTO COUNTY.
- 4.) SACRAMENTO COUNTY WATER AGENCY, EASEMENT HOLDER FOR WATERLINE AND INCREASING  
PURPOSES BY DEED RECORDED IN BOOK 20080702, PAGE 0779, OFFICIAL RECORDS OF  
SACRAMENTO COUNTY.
- 5.) CITY OF ELK GROVE EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES BY DEED RECORDED IN  
BOOK 20100728, PAGE 0988, OFFICIAL RECORDS OF SACRAMENTO COUNTY.



# SUBDIVISION NO. 04-587.01 SHELDON TERRACE PHASE 1

A PORTION OF  
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT  
PAGE 9 AND A PORTION OF PARCEL 4 FILED  
IN BOOK 153 OF PARCEL MAPS AT PAGE 13  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JULY 2018 SHEET 2 OF 15

## BOUNDARY ESTABLISHMENT SHEET



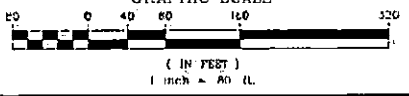
- REFERENCES:**
- R1 --- 157 PM 9
  - R2 --- 153 PM 13
  - R3 --- 285 PM 4
  - R4 --- 310 PM 7
  - R5 --- 154 PM 7
  - R6 --- 283 PM 4
  - R7 --- BK 20085909 PAGE 1093 O.R.
  - R8 --- BK 19989707 PAGE 0785 O.R.

WEST LINE OF PERMANENT ACCESS EASEMENT PER (R7) AND "MICHEREN WAY EXTENSION AREA" FOR STREET AND UNDERGROUND UTILITY IMPROVEMENTS FOR THE RESIDENTIAL SHELDON TERRACE DEVELOPMENT PER (R6). THE LOCATION IS BASED ON THE LOCATION OF THE EXISTING FACE OF THE WESTERLY CURB OF THE EXISTING DRIVEWAY.

SEARCHED/NOT FOUND  
N71°43'20"W 37.02' (M)(R5)  
N71°43'30"W 37.92' (R3)

- NOTES:**
- 1.) SEE SHEETS 4, 5, AND 6 FOR FENCE RELATIONSHIP TO THE PROPERTY BOUNDARY.
  - 2.) FOUND CONCRETE NAIL (RAILROAD SPIKE PER (R1) & (R2)) ACCEPTED AS SECTION CORNER. SET BRASS DISC STAMPED L.S. 8752 IN STANDARD MONUMENT WELL PER STANDARDS.
  - 3.) ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS HEREOF.
  - 4.) ALL INTERIOR REAR LOT CORNERS WILL BE MARKED BY A 5/8" REBAR AND CAP STAMPED L.S. 8752, 2.00" ON PROPERTY LINE INSIDE THE BOUNDARY WHERE IMPROVEMENTS PREVENT CORNER FROM BEING SET.
  - 5.) LOTS A THRU J AND LOT O ARE PRIVATE DRIVEWAYS, PUBLIC UTILITY EASEMENTS, (P.U.E.) AND EMERGENCY VEHICLE ACCESS EASEMENTS (E.V.A.).
  - 6.) SEE SHEET 10 FOR TYPICAL P.U.E. LOCATION AND DIMENSIONS FOR LOTS B,C,D,E,F,H, AND I.
  - 7.) SEE SHEET 11 FOR P.U.E. LOCATION AND DIMENSIONS FOR LOT G.
  - 8.) SEE SHEET 12 FOR P.U.E. LOCATION AND DIMENSIONS FOR LOT O.
  - 9.) SEE SHEET 13 FOR EXISTING PHASE 1 SANITARY SEWER EASEMENT LOCATION AND DETAILS.
  - 10.) SEE SHEETS 14 AND 15 FOR EXISTING PHASE 1 DOMESTIC WATER EASEMENT LOCATION AND DETAILS.

**AREA NOTES:**  
GROSS BOUNDARY: 6.710 ACRES (694,087 SF)  
RESIDENTIAL LOT AREA: 4.056 ACRES (174,682 SF)  
PRIVATE STREET AREA: LOT BB: 1.274 ACRES (75,076 SF)  
PRIVATE DRIVEWAYS A THRU I AND PRIVATE DRIVEWAY O AREA: 0.710 ACRES (31,145 SF)  
LOT J AREA: 0.205 ACRES (8,924 SF)  
LOT Y AREA: 0.017 ACRES (727 SF)  
LOT V AREA: 0.002 ACRES (108 SF)



**BASIS OF BEARINGS:**  
BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF GRISHAM WAY TAKEN AS NORTH: 71°43'07" WEST, AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN ON THE FINAL MAP OF PARK MEADOWS NORTH, UNIT NO. 1 FILED IN 285 R.M., 4, SACRAMENTO COUNTY RECORDS.

**LINE TABLE:**

LINE NO.	BEARINGS	DISTANCE
L1	S58°43'14"E	11.63
L2	S28°41'14"E	3.20
L3	N09°25'58"E	4.65
L4	N58°41'14"W	20.40
L5	S58°43'14"E	108.00
L6	S31°18'42"W	16.74
L7	S31°18'42"W	77.00
L8	S18°15'53"W	32.57
L9	N34°17'29"E	21.37
L10	N45°24'12"E	53.73
L11	N09°00'17"W	74.21
L12	S61°21'28"E	78.58
L13	S58°43'14"E	74.56
L14	S29°20'40"W	13.34
L15	S58°43'14"E	20.00
L16	N31°18'42"E	84.57
L17	N58°41'14"W	62.11
L18	N31°18'42"E	57.89
L19	N82°01'46"W	12.53

**CURVE TABLE:**

CURVE NO.	BEARINGS	CH11A	ARC LEN.
C1	488.54	153°02'44"	457.30
C2	488.54	16°15'47"	136.60
C3	488.54	36°47'02"	313.64
C4	750.00	08°20'21"	38.30
C5	750.00	06°13'38"	27.17
C6	700.00	13°01'53"	45.49
C7	700.00	15°01'48"	45.48
C8	300.00	09°54'55"	51.07
C9	318.00	07°47'36"	69.76
C10	750.00	02°11'57"	9.80
C11	516.00	04°09'26"	32.59
C12	500.00	05°47'21"	84.57
C13	330.00	01°31'57"	45.57
C14	700.00	09°48'05"	34.52
C15	228.50	03°53'19"	3.69
C16	516.00	11°52'20"	107.35
C17	342.50	01°43'02"	16.26
C18	40.00	02°11'46"	67.86

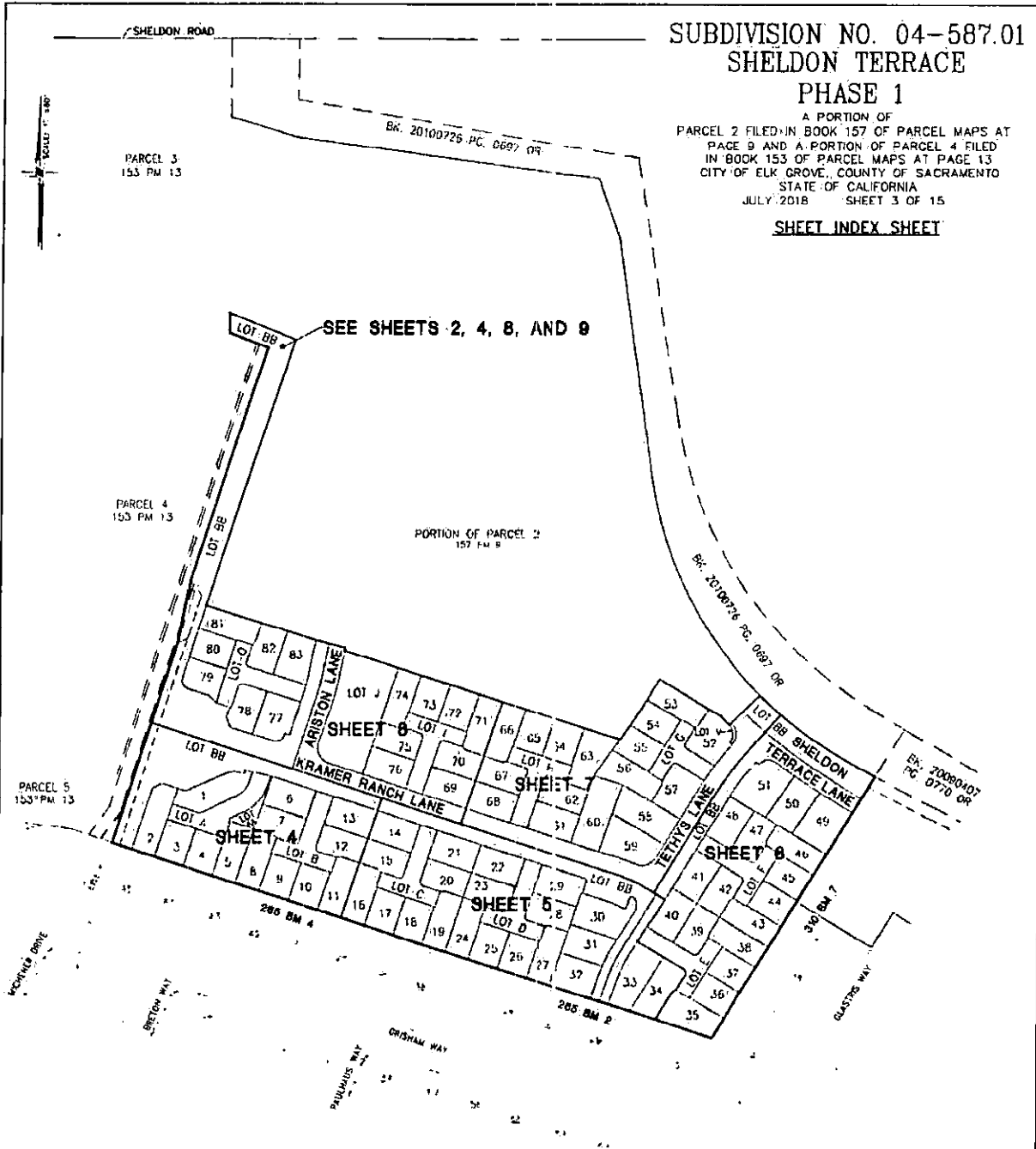
- LEGEND:**
- FOUND MONUMENT AS NOTED
  - # SET 3/4" IP TAGGED L.S. 8752
  - M SET 1/4" IP TAGGED L.S. 8752
  - SET WELL MONUMENT
  - (U) MEASURED THIS SURVEY
  - (R) RADIAL BEARING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - W.E. WATER EASEMENT
  - N.T.S. CENTERLINE
  - SF SQUARE FEET
  - SC SECTION CORNER
  - SB 1/4 SECTION CORNER

**CLAYBAR ENGINEERING INC.**  
9354 ELK GROVE - FLORIN ROAD  
ELK GROVE, CA 95624  
PH: 916-684-7301  
FOX: 916-684-2627 SHEET 2 OF 15

SUBDIVISION NO. 04-587.01  
 SHELDON TERRACE  
 PHASE 1

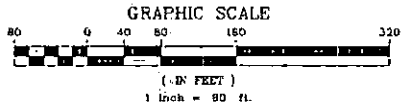
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 STATE OF CALIFORNIA  
 JULY 2018 SHEET 3 OF 15

**SHEET INDEX SHEET**



**NOTE:**  
 SEE SHEET 2 FOR MAPPING NOTES, BASIS OF BEARING,  
 MAP LEGEND, AND MAP REFERENCES

**RESIDENTIAL PLANNED DEVELOPMENT NOTE**  
 THIS SUBDIVISION IS APPROVED AS A RESIDENTIAL PLANNED  
 DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL  
 BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE  
 OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE  
 HOMEOWNERS ASSOCIATION IS INSEPARABLE FROM  
 OWNERSHIP IN THE INDIVIDUAL LOTS.



**CLAYBAR ENGINEERING INC.**  
 9354 ELK GROVE-FLORIN ROAD  
 ELK GROVE, CA 95624  
 Ph.: 916-684-7301  
 Fax: 916-684-2527

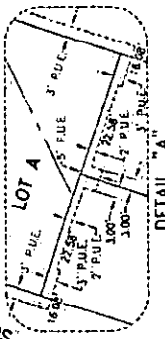
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JULY 2018 SHEET 4 OF 15

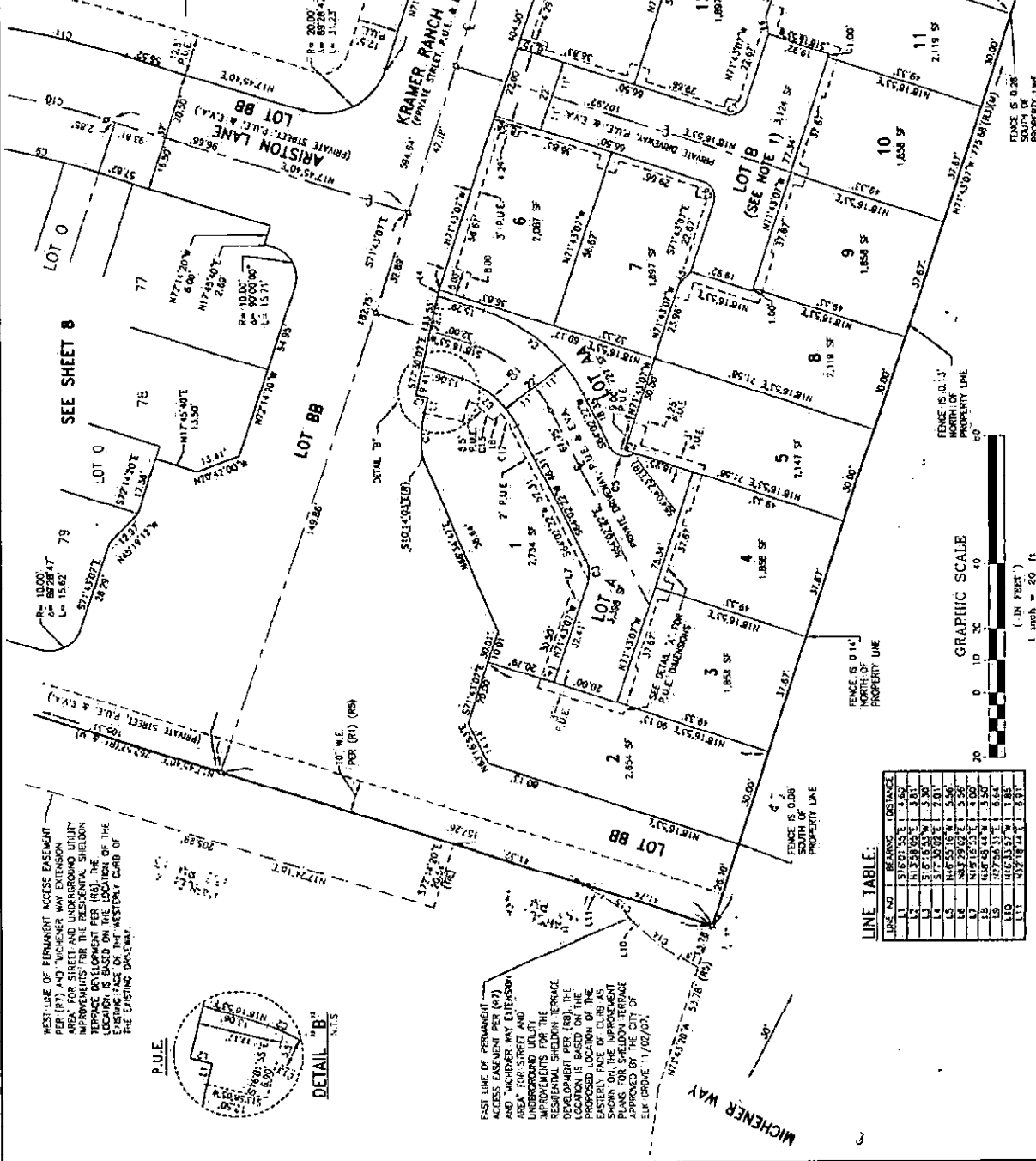
- NOTES:**
- 1) SEE SHEET 10 FOR TYPICAL P.U.E. LOCATIONS AND DIMENSIONS FOR LOTS
  - 2) SEE SHEET 2 FOR THE MAP LEGEND AND MAP REFERENCES
  - 3) SEE SHEETS 13 AND 14 WATER AND SEWER EASEMENTS

**CURVE TABLE:**

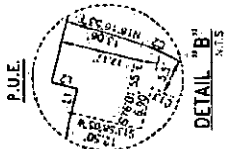
CURVE NO.	RADIUS	DELTA	LENGTH
C1	31.50	124.10°	11.57'
C2	20.00	124.10°	3.10'
C3	31.50	124.10°	11.57'
C4	31.50	124.10°	11.57'
C5	5.00	124.10°	0.75'
C6	5.00	124.10°	0.75'
C7	5.00	124.10°	0.75'
C8	49.00	124.10°	3.95'
C9	49.00	124.10°	3.95'
C10	27.00	124.10°	2.10'
C11	27.00	124.10°	2.10'
C12	27.00	124.10°	2.10'
C13	50.00	124.10°	3.94'
C14	50.00	124.10°	3.94'
C15	50.00	124.10°	3.94'



**CLAYBAR ENGINEERING INC.**  
9354 ELK GROVE-FLOREN ROAD  
ELK GROVE, CA 95724  
TEL: 916-684-7301  
FAX: 916-684-2627



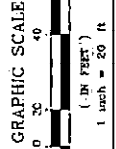
WEST LINE OF PERMANENT ACCESS EASEMENT PER (P7) AND "WICHENER WAY EXTENSION" AREA FOR STREET AND UNDERGROUND UTILITY IMPROVEMENTS FOR THE RESIDENTIAL SHELDON TERRACE DEVELOPMENT PER (P8) IS LOCATED ON THE EASTING FACE OF THE "WESTERN" CURB OF THE EXISTING PARKWAY.



EAST LINE OF PERMANENT ACCESS EASEMENT PER (P7) AND "WICHENER WAY EXTENSION" AREA FOR STREET AND UNDERGROUND UTILITY IMPROVEMENTS FOR THE RESIDENTIAL SHELDON TERRACE DEVELOPMENT PER (P8), THE LOCATION IS BASED ON THE EXISTING "WESTERN" CURB OF THE EXISTING PARKWAY. THE PLANS FOR SHELDON TERRACE PHASE 1, APPROVED BY THE CITY OF ELK GROVE 11/02/07.

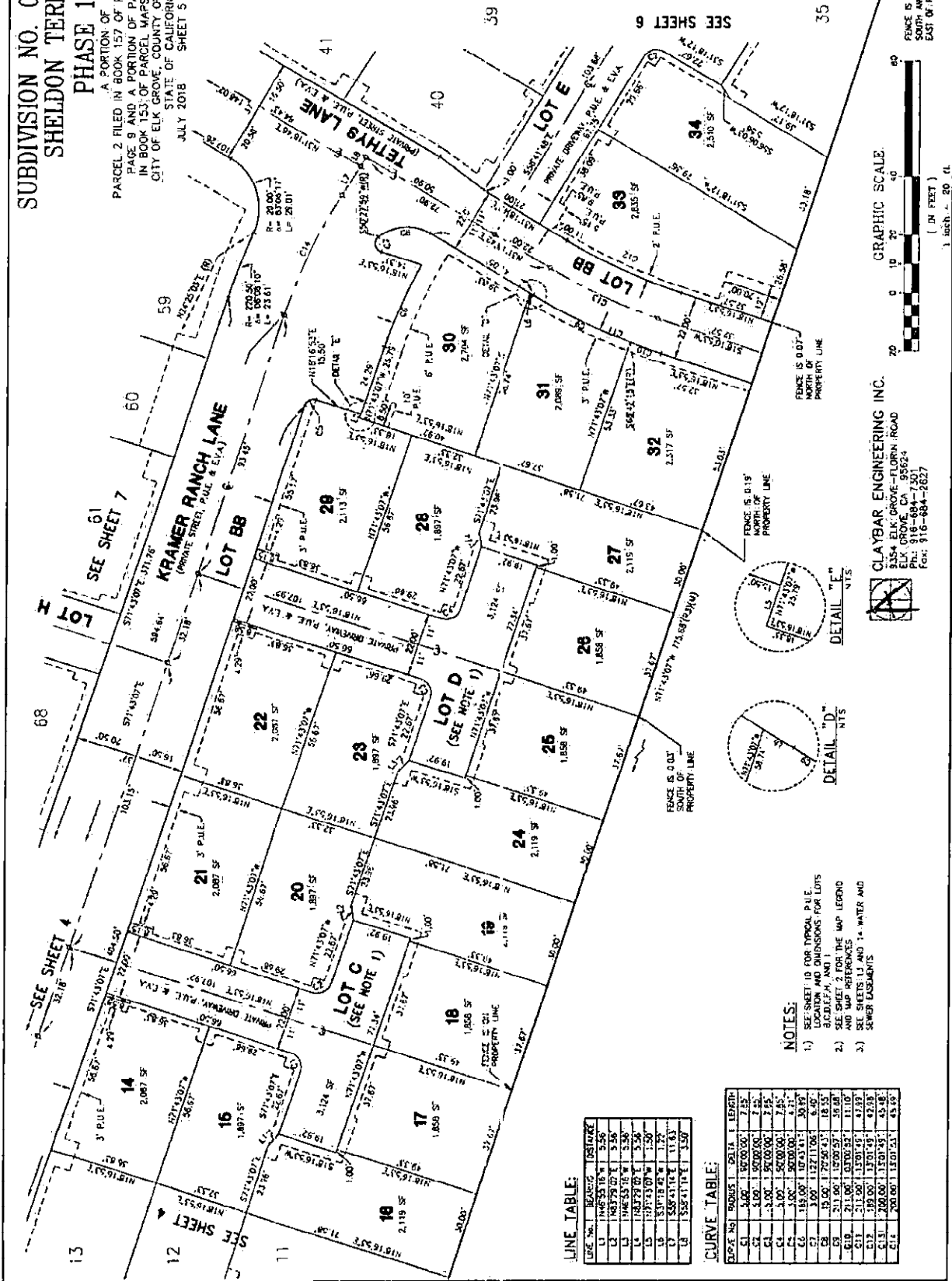
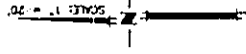
**LINE TABLE:**

LINE NO.	BEARING	DISTANCE
L1	S16°01'55" E	14.62'
L2	N1°33'05" E	3.81'
L3	S18°16'53" E	5.30'
L4	S17°30'02" E	7.01'
L5	N46°55'18" E	5.56'
L6	S43°29'02" E	3.26'
L7	N18°18'23" E	1.50'
L8	N27°26'31" E	8.44'
L9	N46°55'17" E	1.85'
L10	N57°18'44" E	8.91'



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CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JULY 2018 SHEET 5 OF 15



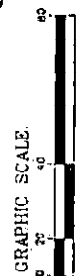
- NOTES:**
- 1) SEE SHEET 10 FOR TYPICAL P.U.E. LOCATION AND DIMENSIONS FOR LOTS 30, 31, 32, 33, 34.
  - 2) SEE SHEET 2 FOR THE MAP LEGEND.
  - 3) SEE SHEETS 11 AND 14 FOR WATER AND SEWER EASEMENTS.

**LINE TABLE:**

LINE NO.	BEARING	DISTANCE
1	N 89° 58' 18" W	5.58
2	N 89° 58' 18" W	2.58
3	N 89° 58' 18" W	2.58
4	N 89° 58' 18" W	2.58
5	N 89° 58' 18" W	2.58
6	N 89° 58' 18" W	2.58
7	N 89° 58' 18" W	2.58
8	N 89° 58' 18" W	2.58
9	N 89° 58' 18" W	2.58
10	N 89° 58' 18" W	2.58
11	N 89° 58' 18" W	2.58
12	N 89° 58' 18" W	2.58
13	N 89° 58' 18" W	2.58
14	N 89° 58' 18" W	2.58
15	N 89° 58' 18" W	2.58
16	N 89° 58' 18" W	2.58
17	N 89° 58' 18" W	2.58
18	N 89° 58' 18" W	2.58
19	N 89° 58' 18" W	2.58
20	N 89° 58' 18" W	2.58
21	N 89° 58' 18" W	2.58
22	N 89° 58' 18" W	2.58
23	N 89° 58' 18" W	2.58
24	N 89° 58' 18" W	2.58
25	N 89° 58' 18" W	2.58
26	N 89° 58' 18" W	2.58
27	N 89° 58' 18" W	2.58
28	N 89° 58' 18" W	2.58
29	N 89° 58' 18" W	2.58
30	N 89° 58' 18" W	2.58
31	N 89° 58' 18" W	2.58
32	N 89° 58' 18" W	2.58
33	N 89° 58' 18" W	2.58
34	N 89° 58' 18" W	2.58

**CURVE TABLE:**

STATION NO.	CHORDS	DELTA	LENGTH
C1	5.00	180°00'00"	2.25
C2	5.00	180°00'00"	2.25
C3	5.00	180°00'00"	2.25
C4	5.00	180°00'00"	2.25
C5	5.00	180°00'00"	2.25
C6	5.00	180°00'00"	2.25
C7	5.00	180°00'00"	2.25
C8	5.00	180°00'00"	2.25
C9	5.00	180°00'00"	2.25
C10	5.00	180°00'00"	2.25
C11	5.00	180°00'00"	2.25
C12	5.00	180°00'00"	2.25
C13	5.00	180°00'00"	2.25
C14	5.00	180°00'00"	2.25
C15	5.00	180°00'00"	2.25
C16	5.00	180°00'00"	2.25
C17	5.00	180°00'00"	2.25
C18	5.00	180°00'00"	2.25
C19	5.00	180°00'00"	2.25
C20	5.00	180°00'00"	2.25
C21	5.00	180°00'00"	2.25
C22	5.00	180°00'00"	2.25
C23	5.00	180°00'00"	2.25
C24	5.00	180°00'00"	2.25
C25	5.00	180°00'00"	2.25
C26	5.00	180°00'00"	2.25
C27	5.00	180°00'00"	2.25
C28	5.00	180°00'00"	2.25
C29	5.00	180°00'00"	2.25
C30	5.00	180°00'00"	2.25
C31	5.00	180°00'00"	2.25
C32	5.00	180°00'00"	2.25
C33	5.00	180°00'00"	2.25
C34	5.00	180°00'00"	2.25
C35	5.00	180°00'00"	2.25
C36	5.00	180°00'00"	2.25
C37	5.00	180°00'00"	2.25
C38	5.00	180°00'00"	2.25
C39	5.00	180°00'00"	2.25
C40	5.00	180°00'00"	2.25
C41	5.00	180°00'00"	2.25
C42	5.00	180°00'00"	2.25
C43	5.00	180°00'00"	2.25
C44	5.00	180°00'00"	2.25
C45	5.00	180°00'00"	2.25
C46	5.00	180°00'00"	2.25
C47	5.00	180°00'00"	2.25
C48	5.00	180°00'00"	2.25
C49	5.00	180°00'00"	2.25
C50	5.00	180°00'00"	2.25



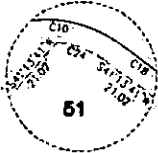
**CLAYBAR ENGINEERING INC.**  
9354 ELK GROVE-FLOREN ROAD  
ELK GROVE, CA 95624  
PH: 916-684-7301  
FAX: 916-684-2627

**SUBDIVISION NO. 04-587.01  
SHELDON TERRACE  
PHASE 1**

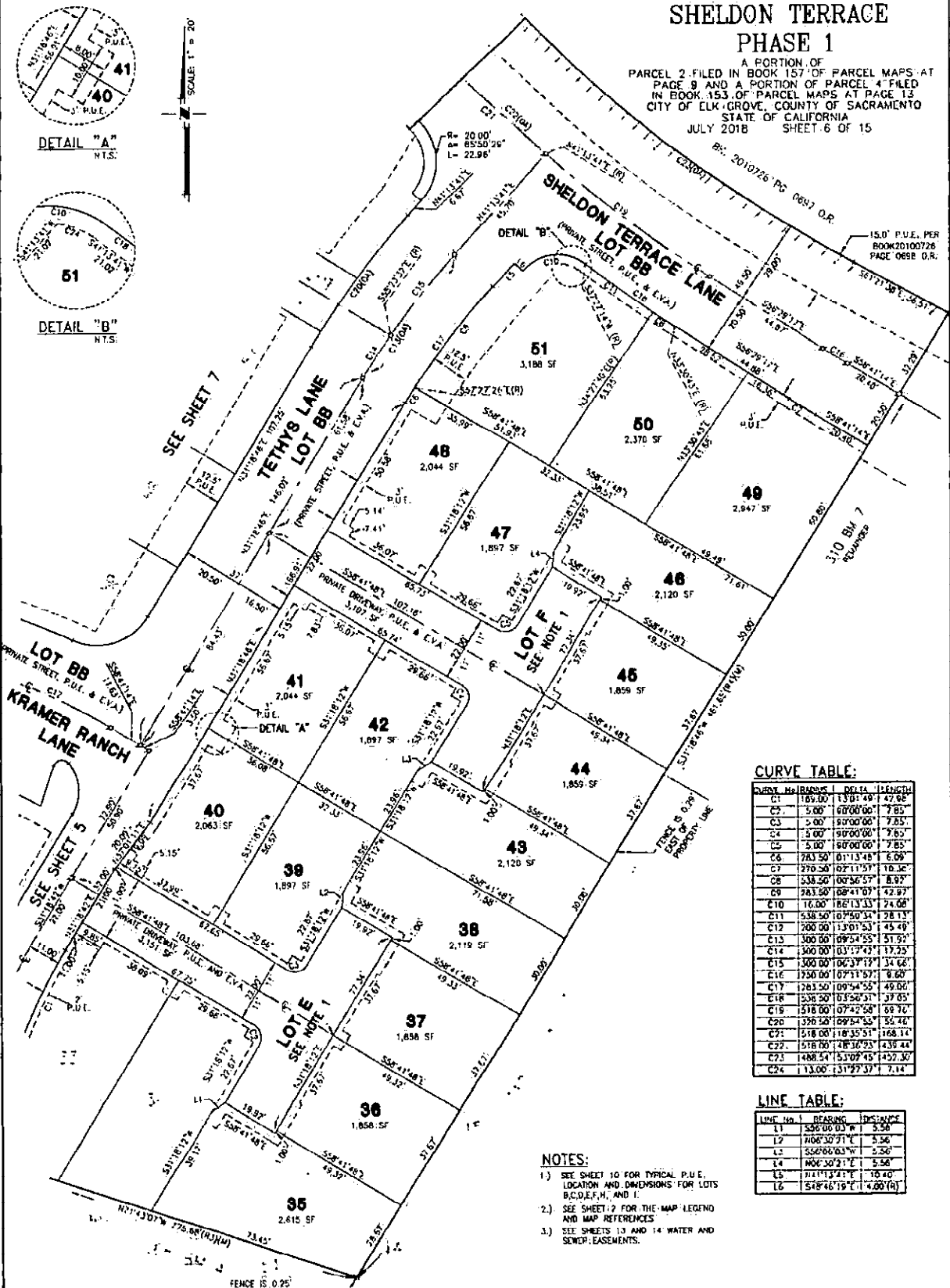
A PORTION OF  
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT  
PAGE 9 AND A PORTION OF PARCEL 4 FILED  
IN BOOK 153 OF PARCEL MAPS AT PAGE 13  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JULY 2018 SHEET 6 OF 15



DETAIL "A"  
N.T.S.



DETAIL "B"  
N.T.S.



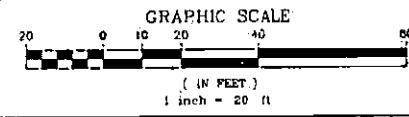
**CURVE TABLE:**

CURVE NO.	BEARING	DELTA	LENGTH
C1	S89°00'00"W	139°42'49"	47.83'
C2	S5°00'00"W	89°00'00"	7.85'
C3	S5°00'00"W	89°00'00"	7.85'
C4	S5°00'00"W	89°00'00"	7.85'
C5	S5°00'00"W	89°00'00"	7.85'
C6	S78°50'00"W	11°13'48"	6.09'
C7	S78°50'00"W	11°13'48"	6.09'
C8	S38°50'00"W	10°56'57"	8.97'
C9	S83°50'00"W	10°56'57"	8.97'
C10	S10°00'00"W	166°13'33"	24.68'
C11	S38°50'00"W	10°56'57"	8.97'
C12	S70°00'00"W	11°01'53"	45.49'
C13	S30°00'00"W	109°54'55"	51.92'
C14	S30°00'00"W	103°17'42"	117.25'
C15	S30°00'00"W	103°17'42"	117.25'
C16	S30°00'00"W	103°17'42"	117.25'
C17	S28°50'00"W	10°56'57"	8.97'
C18	S28°50'00"W	10°56'57"	8.97'
C19	S18°00'00"W	109°42'48"	68.72'
C20	S38°50'00"W	10°56'57"	8.97'
C21	S18°00'00"W	110°35'51"	168.14'
C22	S18°00'00"W	110°35'51"	168.14'
C23	S48°48'19"W	11°40'00"	452.30'
C24	S13°00'00"W	131°27'37"	7.14'

**LINE TABLE:**

LINE NO.	BEARING	DISTANCE
L1	S00°00'00"W	5.56'
L2	N00°30'21"E	5.56'
L3	S00°00'00"W	5.56'
L4	N00°30'21"E	5.56'
L5	N11°13'47"E	18.40'
L6	S18°48'19"W	4.00'(V)

- NOTES:**
- SEE SHEET 10 FOR TYPICAL P.U.E. LOCATION AND DIMENSIONS FOR LOTS B,C,D,E,F,H, AND I.
  - SEE SHEET 2 FOR THE MAP LEGEND AND MAP REFERENCES.
  - SEE SHEETS 13 AND 14 WATER AND SEWER EASEMENTS.



**CLAYBAR ENGINEERING INC.**  
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Fax: 916-684-7627



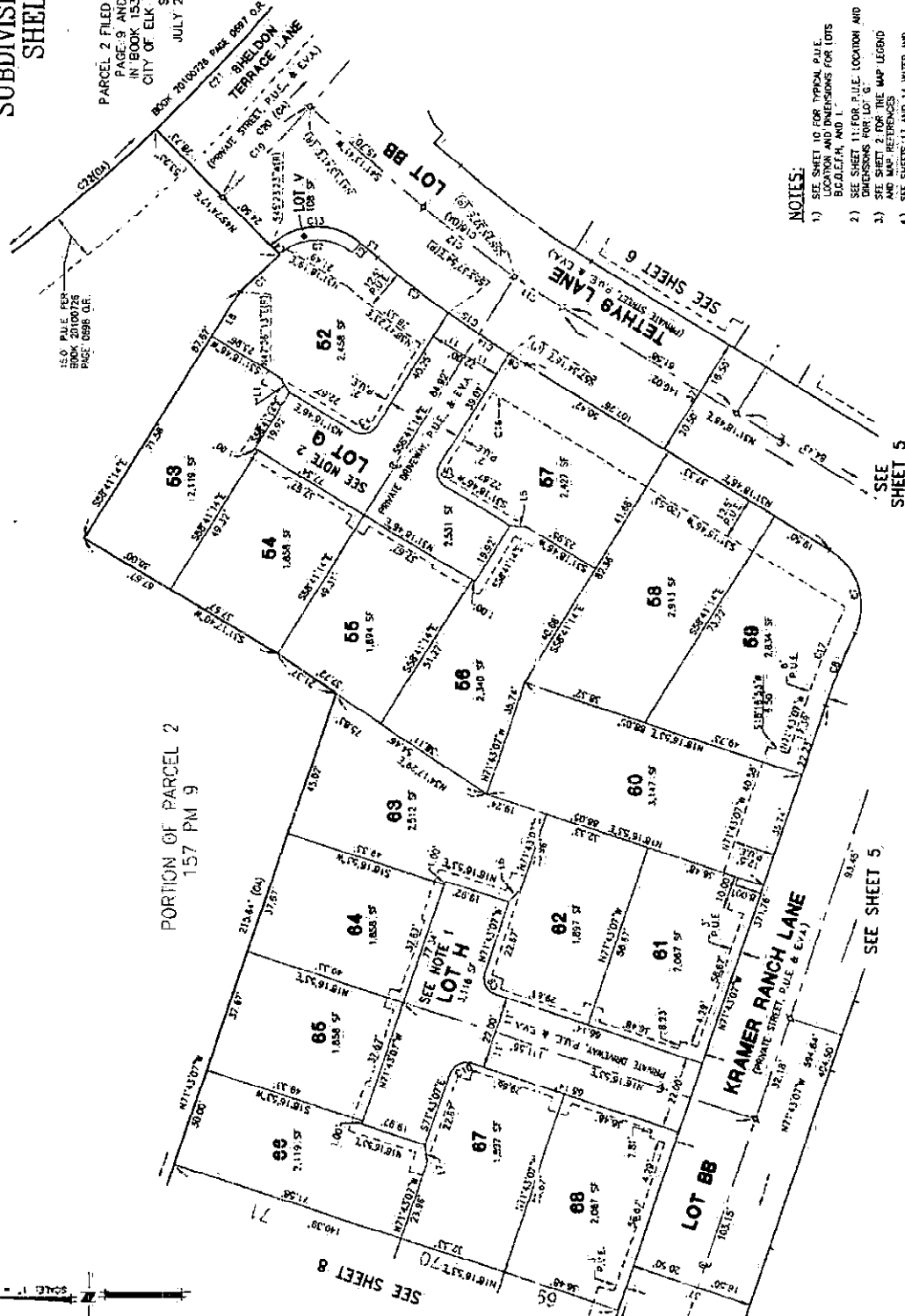
**SUBDIVISION NO. 04-587.01  
SHELDON TERRACE  
PHASE 1**

A PORTION OF  
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT  
PAGE 9 AND A PORTION OF PARCEL 4 FILED  
IN BOOK 153 OF PARCEL MAPS AT PAGE 13  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JULY 2018 SHEET 7 OF 15

150' PILE PER  
BOOK 20100726  
PAGE 0886 CH.

PORTION OF PARCEL 2  
157 PM 9

SCALE 1" = 20'



LINE TABLE:

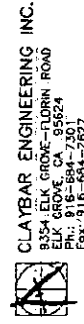
LINE NO.	BEARING	DISTANCE
L1	45°56'31"E	5.25'
L2	15°47'18"(0)	2.00'
L3	51°13'41"W	6.67'
L4	345°2'17"E	4.00'
L5	225°30'33"W	5.56'
L6	348°55'11"E	5.56'
L7	333°59'57"W	5.56'
L8	338°11'1"E	12.22'
L9	338°11'1"E	12.22'

CURVE TABLE:

CURVE NO.	RADIUS	DATA	LENGTH
C1	172.50'	107°43'02"	16.35'
C2	155.00'	107°37'31"	23.37'
C3	155.00'	107°37'31"	23.37'
C4	155.00'	107°37'31"	23.37'
C5	155.00'	107°37'31"	23.37'
C6	155.00'	107°37'31"	23.37'
C7	155.00'	107°37'31"	23.37'
C8	155.00'	107°37'31"	23.37'
C9	155.00'	107°37'31"	23.37'
C10	155.00'	107°37'31"	23.37'
C11	155.00'	107°37'31"	23.37'
C12	155.00'	107°37'31"	23.37'
C13	155.00'	107°37'31"	23.37'
C14	155.00'	107°37'31"	23.37'
C15	155.00'	107°37'31"	23.37'
C16	155.00'	107°37'31"	23.37'
C17	155.00'	107°37'31"	23.37'
C18	155.00'	107°37'31"	23.37'
C19	155.00'	107°37'31"	23.37'
C20	155.00'	107°37'31"	23.37'
C21	155.00'	107°37'31"	23.37'
C22	155.00'	107°37'31"	23.37'

NOTES:

- 1) SEE SHEET 10 FOR TYPICAL P.U.L. LOCATION AND DIMENSIONS FOR [OTS B.C.D.E.F.H. AND I.]
- 2) SEE SHEET 11 FOR P.U.L. LOCATION AND DIMENSIONS FOR LOT 'G'.
- 3) SEE SHEET 2 FOR THE MAP LEGEND AND MAP REFERENCES.
- 4) SEE SHEETS 13 AND 14 WATER AND SWAMP USES/LEGENDS.

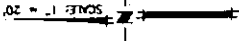


**CLAYBAR ENGINEERING INC.**  
8354 ELK GROVE-FLOREN ROAD  
ELK GROVE, CA 95624  
TEL: 916-884-7867  
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**SUBDIVISION NO. 04-587.01  
SHELDON TERRACE**

**PHASE 1**

A PORTION OF  
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT  
PAGE 9 AND A PORTION OF PARCEL 4 FILED  
IN BOOK 155 OF PARCEL MAPS AT PAGE 13  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
JULY 2018 SHEET 8 OF 15



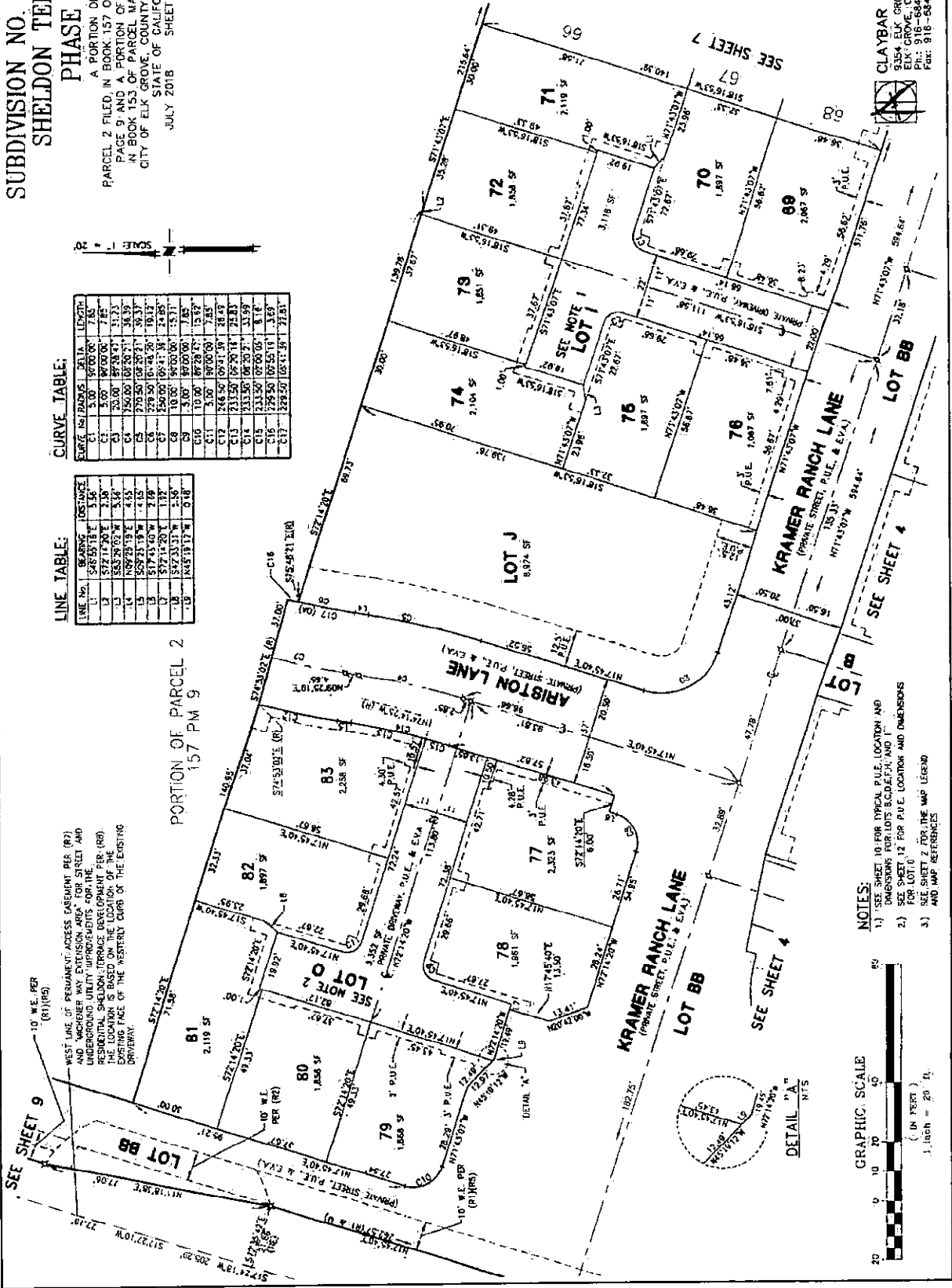
**CURVE TABLE:**

CURVE NO.	RADIUS	CHORD	LENGTH
C1	5.00	87.0000	7.85
C2	5.00	87.0000	7.85
C3	25.00	87.0000	31.73
C4	250.00	105.2071	33.39
C5	275.50	105.2071	33.37
C6	275.50	105.2071	33.37
C7	250.00	105.2071	33.37
C8	10.00	87.0000	7.85
C9	5.00	87.0000	7.85
C10	10.00	87.0000	7.85
C11	5.00	87.0000	7.85
C12	216.50	105.2071	33.37
C13	216.50	105.2071	33.37
C14	216.50	105.2071	33.37
C15	222.50	105.2071	33.37
C16	222.50	105.2071	33.37
C17	222.50	105.2071	33.37

**LINE TABLE:**

LINE NO.	BEARING	LENGTH
L1	S72°14'20"E	3.16
L2	S72°14'20"E	2.16
L3	S72°14'20"E	3.16
L4	S83°23'03"W	3.16
L5	N02°23'19"E	4.35
L6	S52°23'19"W	4.35
L7	S72°14'20"E	2.16
L8	S72°14'20"E	1.72
L9	S72°33'31"W	2.36
L10	N45°19'17"W	0.48

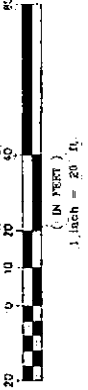
PORTION OF PARCEL 2  
157 PM 9



**NOTES:**

- 1) SEE SHEET 10 FOR TYPICAL P.U.E. LOCATION AND DIMENSIONS FOR LOTS 80, 81, 82, 83, AND 11
- 2) SEE SHEET 12 FOR P.U.E. LOCATION AND DIMENSIONS FOR LOT 10 FOR THE MAP LEGEND
- 3) SEE MAP REFERENCES

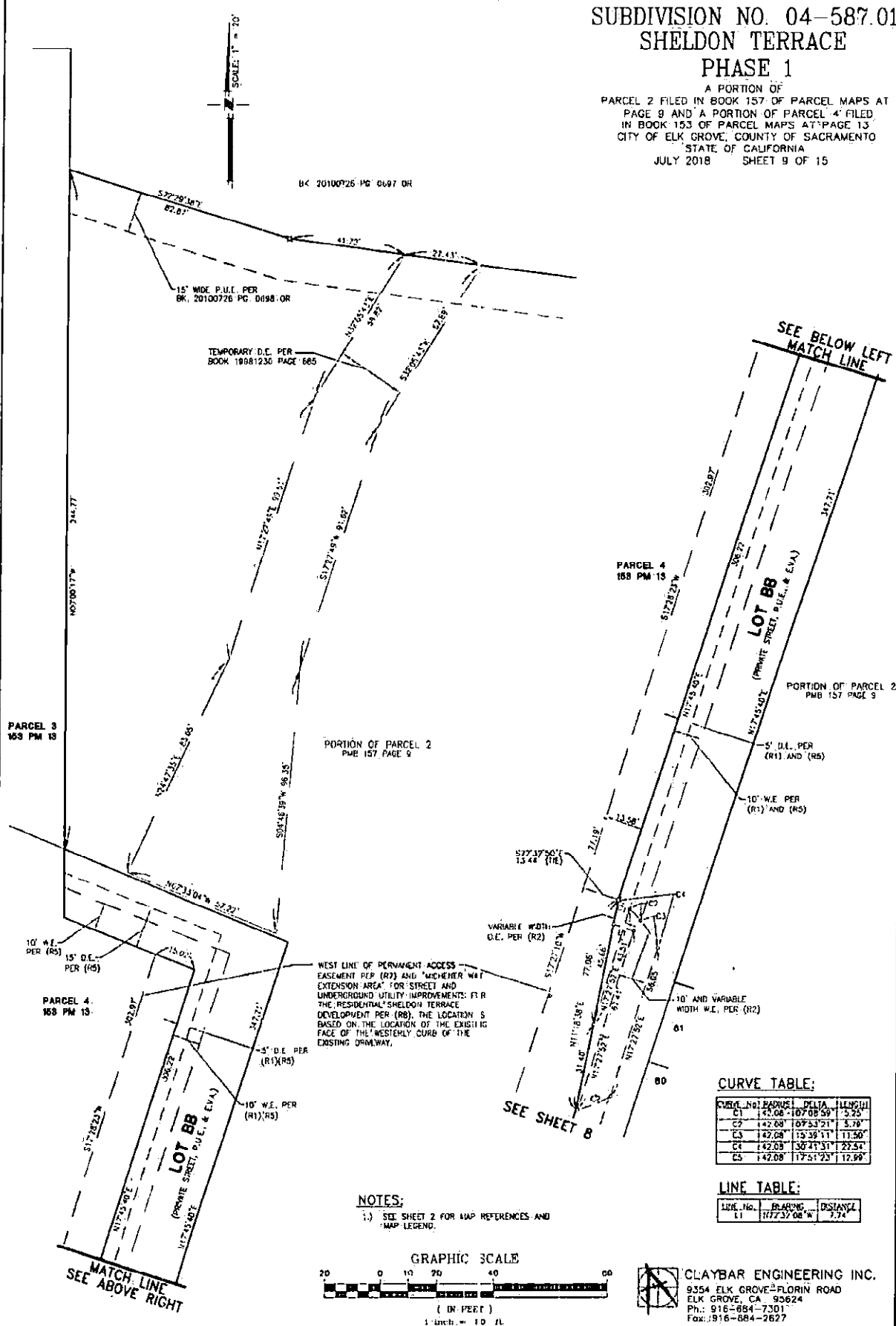
**GRAPHIC SCALE**



**CLAYBAR ENGINEERING INC.**  
6364 ELK GROVE-FLOREN ROAD  
ELK GROVE, CA 95624  
Ph: 916-684-7301  
Fax: 916-684-7827

**SUBDIVISION NO. 04-587.01  
SHELDON TERRACE  
PHASE 1**

A PORTION OF  
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT  
PAGE 9 AND A PORTION OF PARCEL 4 FILED  
IN BOOK 153 OF PARCEL MAPS AT PAGE 13  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JULY 2018 SHEET 9 OF 15



UC 20100726 PG 0697 DR

15' WIDE P.U.I. PER  
BK. 20100726 PG 0698 OR

TEMPORARY D.E. PER  
BOOK 19881230 PAGE 665

PARCEL 3  
163 PM 13

PORTION OF PARCEL 2  
PAGE 157 PAGE 9

PARCEL 4  
163 PM 13

PORTION OF PARCEL 2  
PAGE 157 PAGE 9

10' W.E. PER (R5)  
15' D.E. PER (R5)

PARCEL 4  
163 PM 13

WEST LINE OF PERMANENT ACCESS  
EASEMENT PER (R2) AND "WHETHER WAY  
EXTENSION AREA" FOR STREET AND  
UNDERGROUND UTILITY IMPROVEMENTS FOR  
THE RESIDENTIAL "SHELDON TERRACE"  
DEVELOPMENT PER (R8), THE LOCATION IS  
BASED ON THE LOCATION OF THE EXISTING  
FACE OF THE WESTERLY CURB OF THE  
EXISTING DRIVEWAY.

VARIABLE WIDTH  
D.E. PER (R2)

5' D.E. PER  
(R1) AND (R5)

10' W.E. PER  
(R1) AND (R5)

10' AND VARIABLE  
WIDTH W.E. PER (R2)

**CURVE TABLE:**

CURVE NO.	RADIUS	DELTA	LENGTH
C1	42.08	107°08'59"	3.75
C2	42.08	107°33'21"	3.75
C3	42.08	133°39'11"	11.58
C4	42.08	30°37'31"	7.25
C5	42.08	175°51'23"	12.99

**LINE TABLE:**

LINE NO.	BEARING	DISTANCE
L1	N77°37'08"W	7.74

**NOTES:**

- 1.) SEE SHEET 2 FOR MAP REFERENCES AND MAP LEGEND.

**GRAPHIC SCALE**



**CLAYBAR ENGINEERING INC.**  
9354 ELK GROVE FLORIN ROAD  
ELK GROVE, CA 95624  
Ph.: 916-884-7301  
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MATCH LINE  
SEE ABOVE RIGHT

SEE BELOW LEFT  
MATCH LINE

SEE SHEET 8

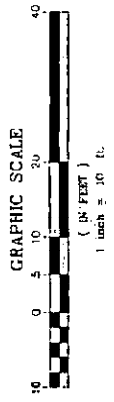
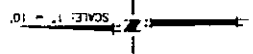
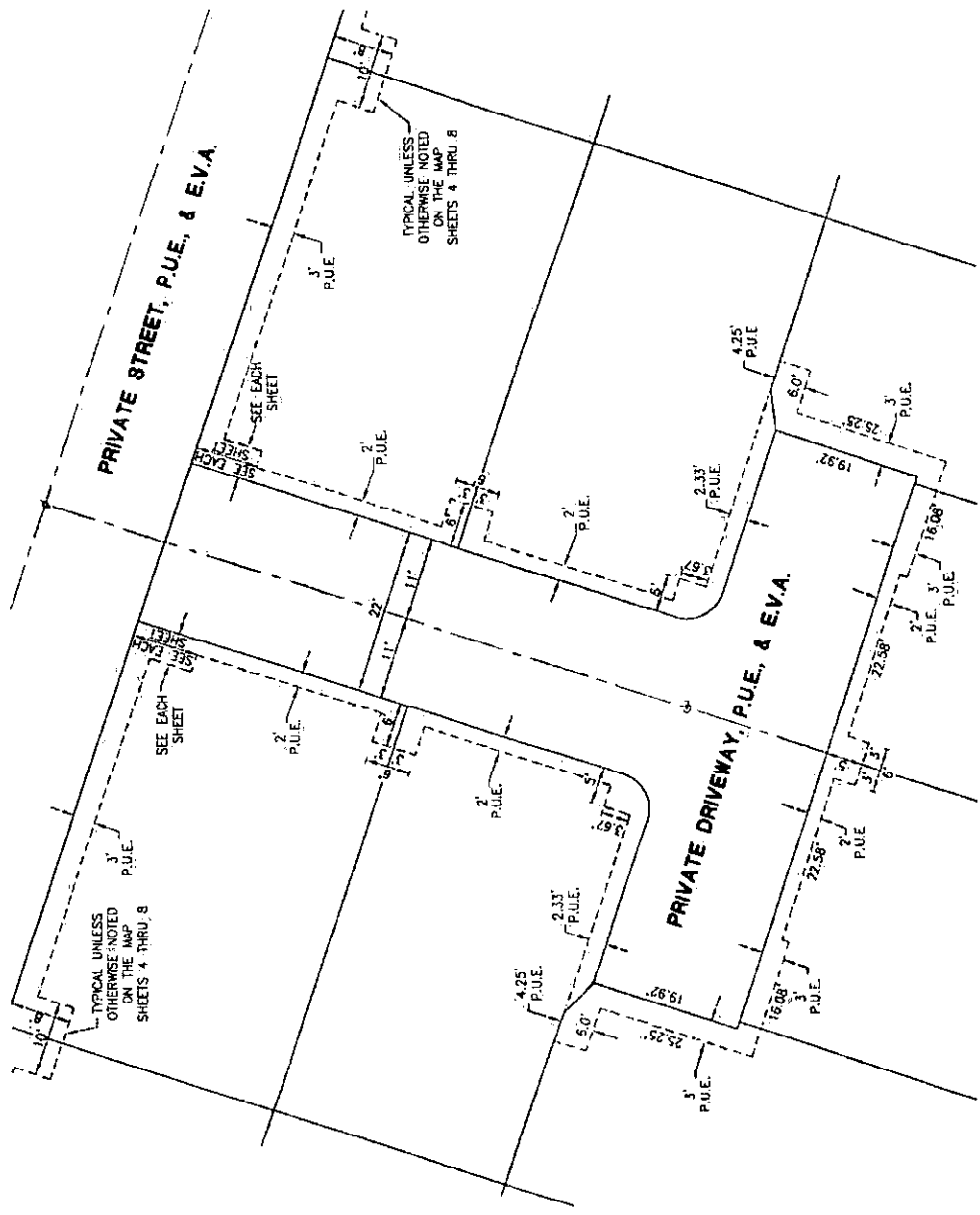
**SUBDIVISION NO 04-587.01  
SHELDON TERRACE  
PHASE 1**

A PORTION OF  
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT  
PAGE 9 AND A PORTION OF PARCEL 4 FILED  
IN BOOK 153 OF PARCEL MAPS AT PAGE 13  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JULY 2018 SHEET 10 OF 15.

**NOTES:**

- 1) THIS DETAIL IS THE BASELINE DIMENSIONS FOR  
LOTS B, C, D, E, F, H, AND I.

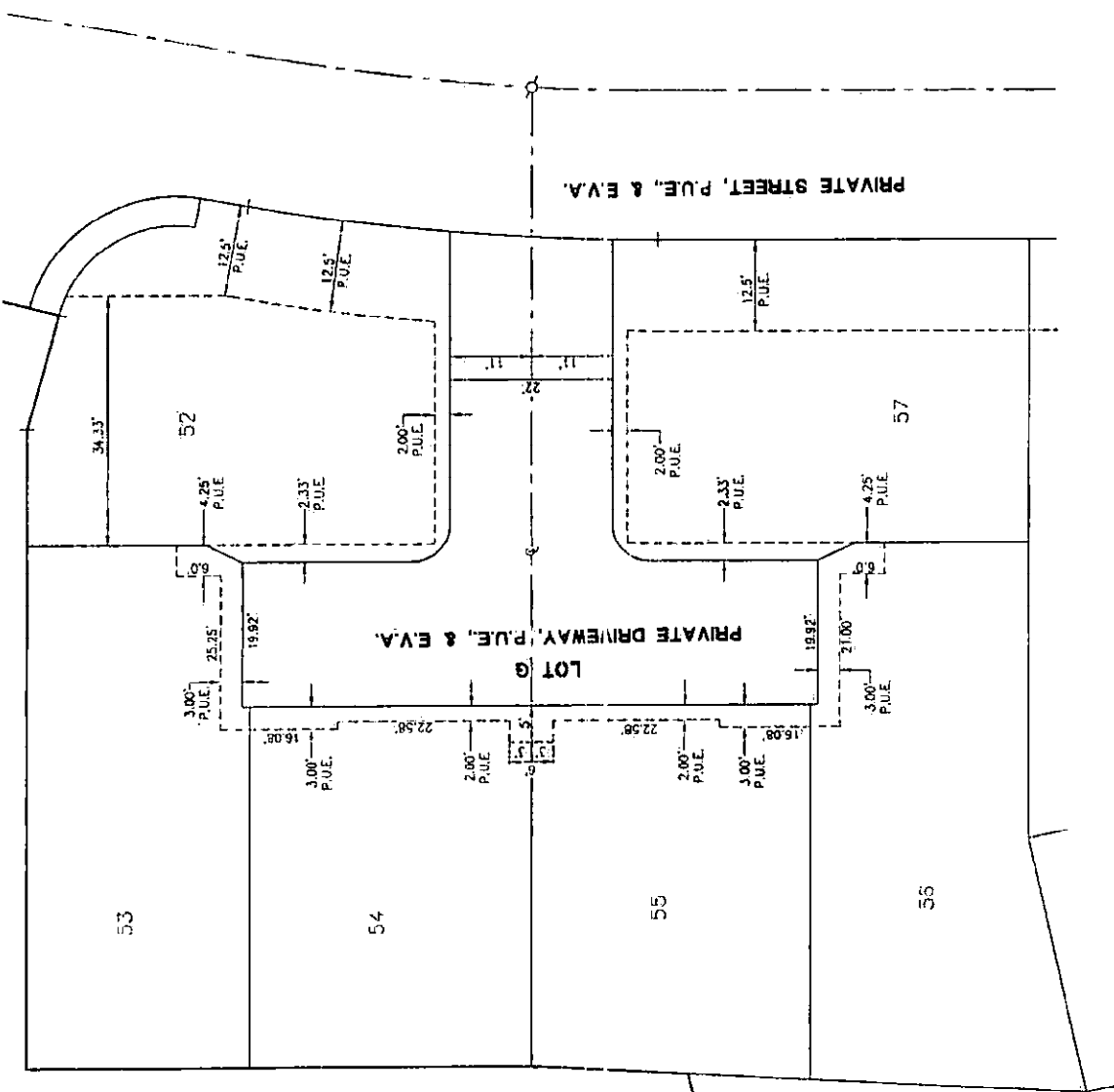
**TYPICAL EASEMENT CONFIGURATION FOR  
LOTS B, C, D, E, F, H, AND I.**



**SUBDIVISION NO. 04-587.01  
SHELDON TERRACE  
PHASE 1**

A PORTION OF  
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT  
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IN BOOK 153 OF PARCEL MAPS AT PAGE 13  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JULY 2018 SHEET 11 OF 15

**LOT 9 EASEMENT CONFIGURATION**

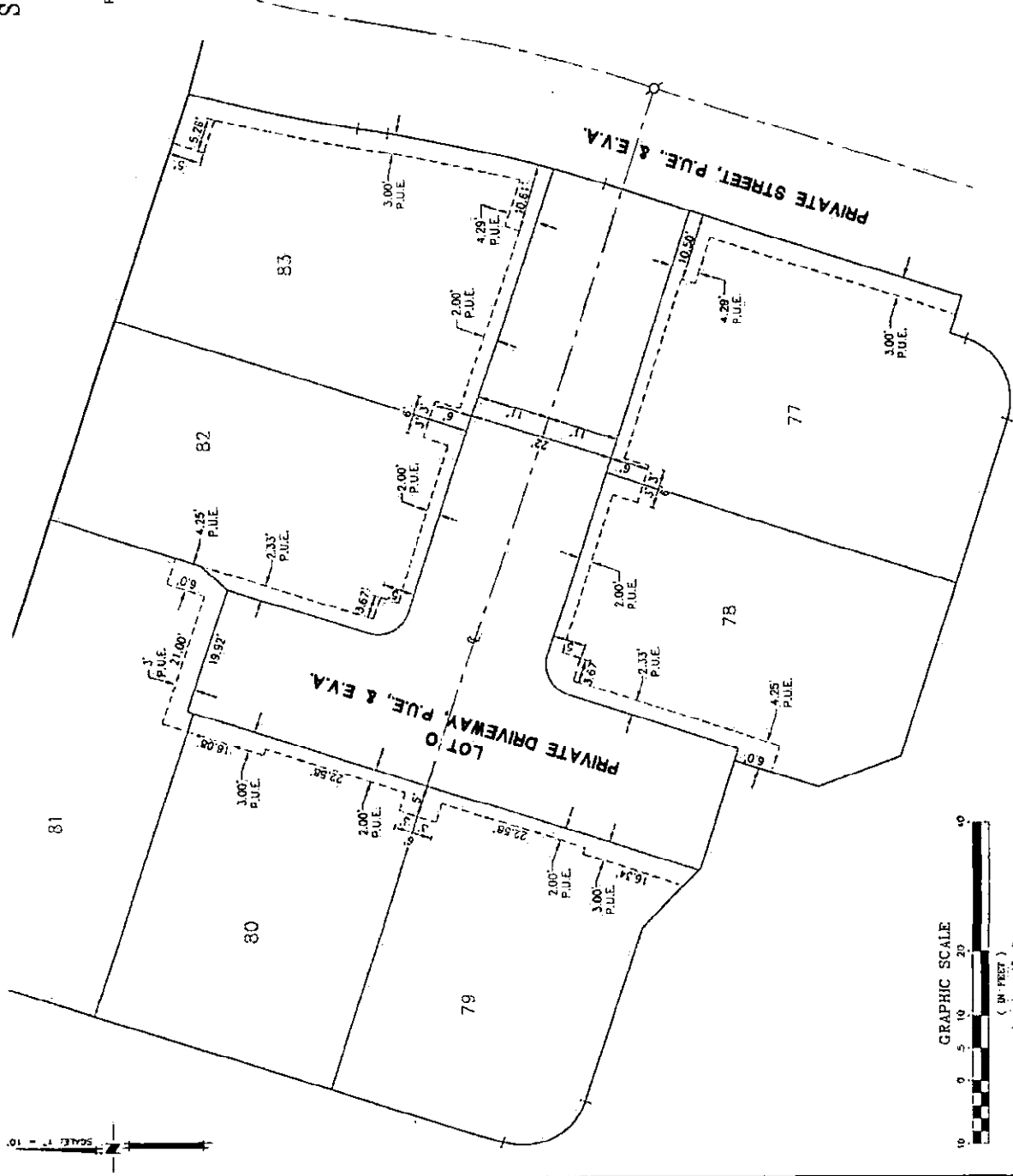


**CLAYBAR ENGINEERING INC.**  
9154 ELK GROVE-FLORIN ROAD  
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FAX: 916-884-2827

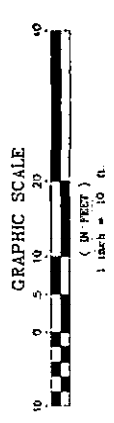
**SUBDIVISION NO. 04-587.01  
SHELDON TERRACE  
PHASE 1**

A PORTION OF  
PARCEL 2, FILED IN BOOK 157 OF PARCEL MAPS AT  
PAGE 9 AND A PORTION OF PARCEL 4, FILED  
IN BOOK 153 OF PARCEL MAPS AT PAGE 13  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA  
JULY 2018 SHEET 12 OF 15

**LOT 0 EASEMENT CONFIGURATION**

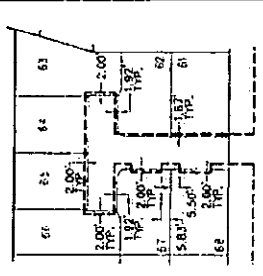
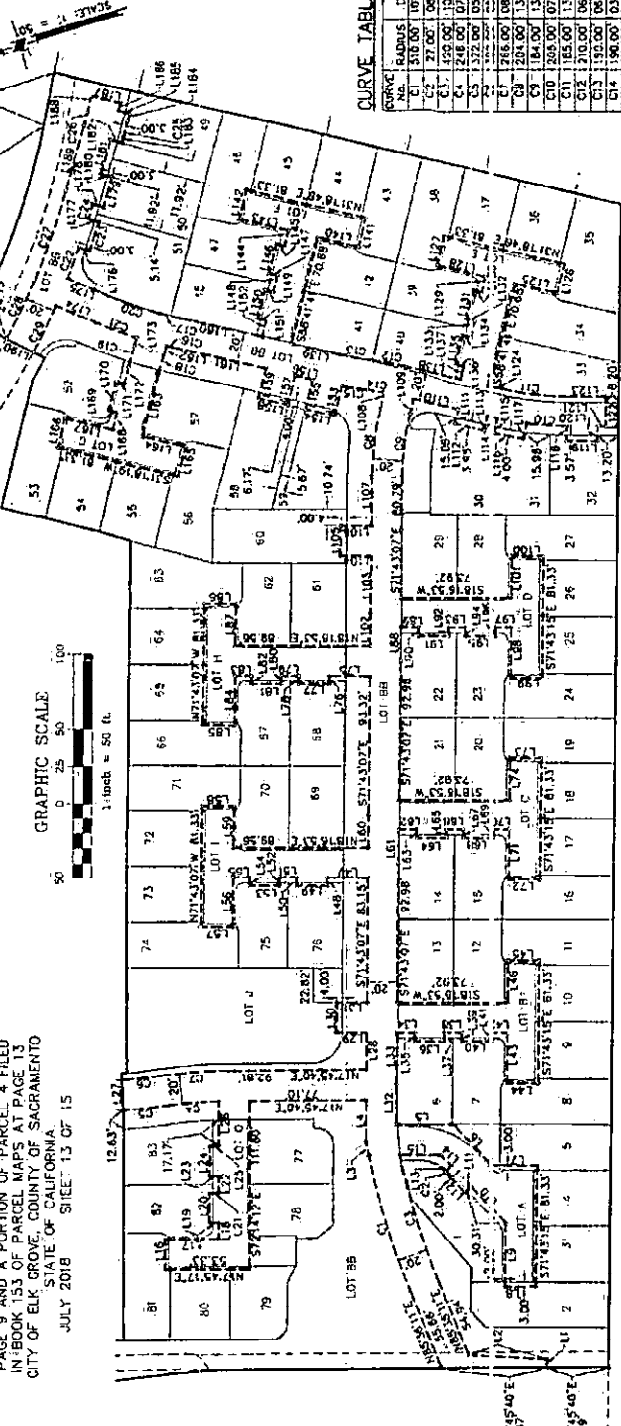
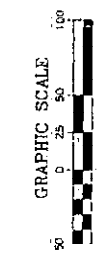


**CLAYBAR ENGINEERING INC.**  
9334 ELK GROVE-FLOREN ROAD  
ELK GROVE, CA 95624  
Ph: 916-684-2327  
Fax: 916-684-2027



**SUBDIVISION NO. 04-587.01**  
**EXISTING SANITARY SEWER EASEMENT EXHIBIT AS GRANTED TO**  
**COUNTY SANITATION DISTRICT No. 1 OF SACRAMENTO COUNTY**  
**SHELDON TERRACE**  
**PHASE 1**  
 IN BOOK 20080702, PAGE 0779 OFFICIAL RECORDS OF SACRAMENTO COUNTY

A PORTION OF  
 PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT  
 PAGE 9 AND A PORTION OF PARCEL 4 FILED  
 IN BOOK 153 OF PARCEL MAPS AT PAGE 13  
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO  
 STATE OF CALIFORNIA  
 JULY 2018 SHEET 13 OF 15



TYPICAL SANITARY SEWER  
 EASEMENT DIMENSIONS

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	510.00'	103.372'	94.71'
C2	27.00'	100.111'	4.01'
C3	150.00'	121.331'	87.41'
C4	248.00'	127.142'	112.34'
C5	272.00'	129.222'	116.07'
C6	216.00'	127.272'	112.34'
C7	210.00'	130.533'	118.40'
C8	184.00'	130.533'	118.40'
C9	205.00'	120.540'	112.34'
C10	165.00'	130.449'	123.40'
C11	210.00'	162.743'	23.40'
C12	150.00'	162.743'	23.40'
C13	180.00'	173.729'	11.25'
C14	210.00'	144.523'	17.41'

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N89°14'21"E	7.50'
L2	S89°14'21"W	7.50'
L3	S89°14'21"W	7.50'
L4	N89°14'21"E	7.50'
L5	N89°14'21"E	7.50'
L6	N89°14'21"E	7.50'
L7	N89°14'21"E	7.50'
L8	N89°14'21"E	7.50'
L9	N89°14'21"E	7.50'
L10	N89°14'21"E	7.50'
L11	N89°14'21"E	7.50'
L12	N89°14'21"E	7.50'
L13	N89°14'21"E	7.50'
L14	N89°14'21"E	7.50'
L15	N89°14'21"E	7.50'
L16	N89°14'21"E	7.50'
L17	N89°14'21"E	7.50'
L18	N89°14'21"E	7.50'
L19	N89°14'21"E	7.50'
L20	N89°14'21"E	7.50'
L21	N89°14'21"E	7.50'
L22	N89°14'21"E	7.50'
L23	N89°14'21"E	7.50'
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L27	N89°14'21"E	7.50'
L28	N89°14'21"E	7.50'
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L36	N89°14'21"E	7.50'
L37	N89°14'21"E	7.50'
L38	N89°14'21"E	7.50'
L39	N89°14'21"E	7.50'
L40	N89°14'21"E	7.50'
L41	N89°14'21"E	7.50'
L42	N89°14'21"E	7.50'
L43	N89°14'21"E	7.50'
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L45	N89°14'21"E	7.50'
L46	N89°14'21"E	7.50'
L47	N89°14'21"E	7.50'
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L49	N89°14'21"E	7.50'
L50	N89°14'21"E	7.50'
L51	N89°14'21"E	7.50'
L52	N89°14'21"E	7.50'
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L100	N89°14'21"E	7.50'
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L102	N89°14'21"E	7.50'
L103	N89°14'21"E	7.50'
L104	N89°14'21"E	7.50'
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L107	N89°14'21"E	7.50'
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L111	N89°14'21"E	7.50'
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L131	N89°14'21"E	7.50'
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L135	N89°14'21"E	7.50'
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L141	N89°14'21"E	7.50'
L142	N89°14'21"E	7.50'
L143	N89°14'21"E	7.50'
L144	N89°14'21"E	7.50'
L145	N89°14'21"E	7.50'
L146	N89°14'21"E	7.50'
L147	N89°14'21"E	7.50'
L148	N89°14'21"E	7.50'
L149	N89°14'21"E	7.50'
L150	N89°14'21"E	7.50'

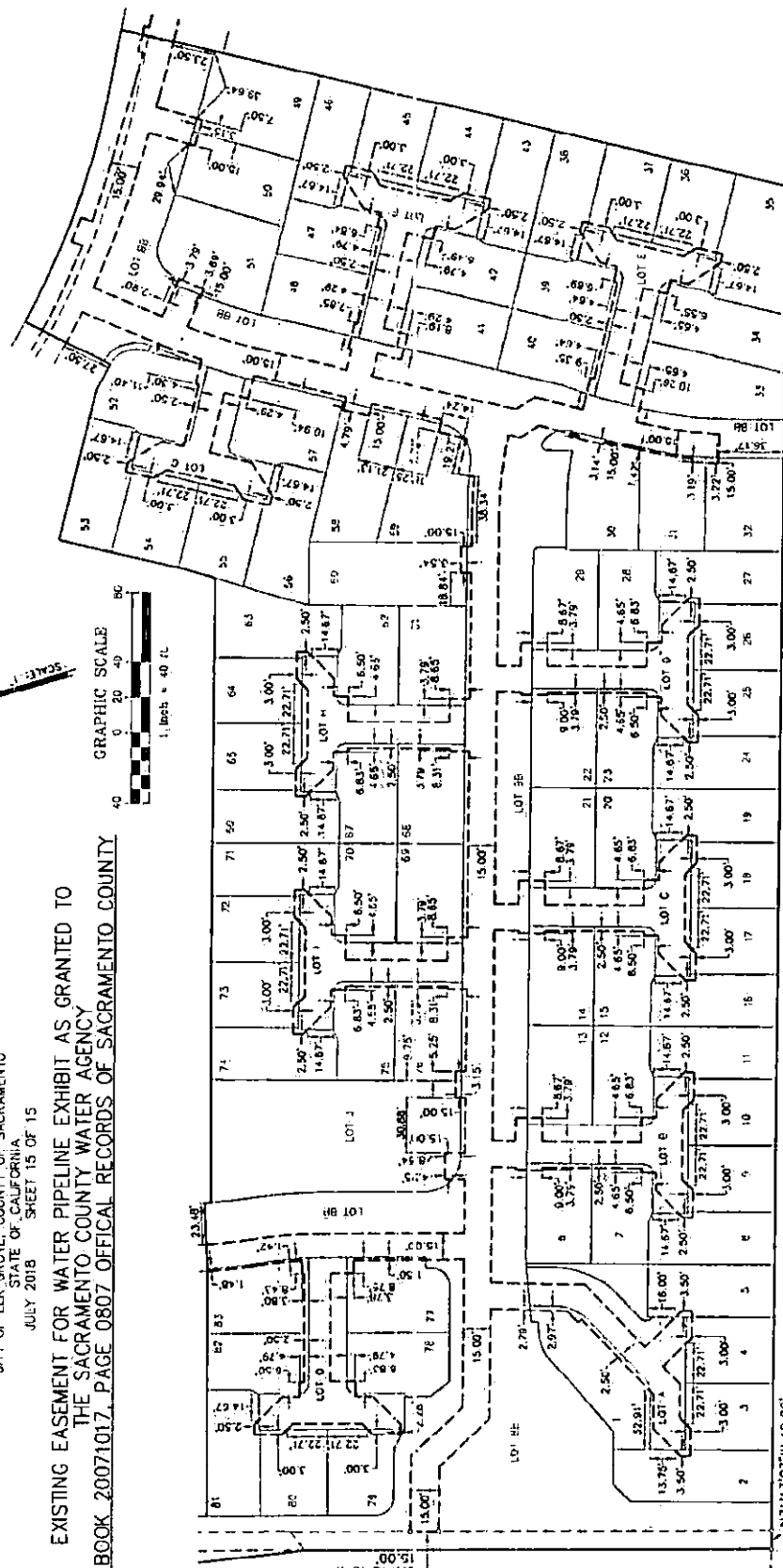




**SUBDIVISION NO. 04-587.01  
SHELDON TERRACE  
PHASE 1**

A PORTION OF  
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT  
PAGE 9 AND A PORTION OF PARCEL 4 FILED  
IN BOOK 153 OF PARCEL MAPS AT PAGE 13,  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO,  
STATE OF CALIFORNIA.  
JULY 2018

EXISTING EASEMENT FOR WATER PIPELINE EXHIBIT AS GRANTED TO  
THE SACRAMENTO COUNTY WATER AGENCY  
IN BOOK 20071017, PAGE 0807 OFFICIAL RECORDS OF SACRAMENTO COUNTY



N71°43'07\"/>

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-147**

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


*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 July 11, 2018 by the following vote:*

**AYES:           COUNCILMEMBERS:       Ly, Suen, Detrick, Hume, Nguyen**

**NOES:           COUNCILMEMBERS:       None**

**ABSTAIN:       COUNCILMEMBERS:       None**

**ABSENT:        COUNCILMEMBERS:       None**

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