

RESOLUTION NO. 2019-087

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR FIELDSTONE NORTH VILLAGE 1
(SUBDIVISION NO. 13-004-01), AND AUTHORIZING THE CITY MANAGER TO
EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, the City of Elk Grove (City) approved the Fieldstone North Large Lot Final Map (Subdivision No. 13-004) on December 12, 2018, and

WHEREAS, staff has reviewed the Final Map for Subdivision No. 13-004-01, Fieldstone North Village 1 (Final Map) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied, and

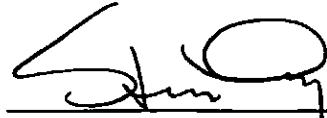
WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney, and bonds have been posted to the City for the construction of the required improvements; and

WHEREAS, 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, and a Notice of Exemption will be filed with the County of Sacramento after the filing of this map.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

- 1) The location and configuration of the lots to be created by the Final Map for Fieldstone North Village 1 (Subdivision No. 13-004-01) substantially comply with the previously-approved Large Lot Final Map; and
- 2) 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; and
- 3) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Fieldstone North Village 1 (Subdivision No. 13-004-01), a copy of which is hereby attached as Exhibit A and made part of this Resolution, and
- 4) Authorizes the City Manager to execute the Subdivision Improvement Agreement for the Final Map 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 8th
day of May 2019




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

OWNERS STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL SUBDIVISION MAP OF 13-004-01 FIELDSTONE NORTH VILLAGE 1 AND OTHERS FOR DEDICATION AND DOES HEREBY DENY TO HAVE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW ARE INDICATED AS EASEMENTS TO THE CITY OF ELI GROVE FOR PUBLIC USE (EIN DRIVE, ATLAND DRIVE, BARRIOS DRIVE, AND BEAULIE DRIVE) AND BEING THE INTERESTS AND EASEMENTS OF THE CITY OF ELI GROVE FOR PUBLIC STREET PURPOSES SUBJECT TO IMPROVEMENTS

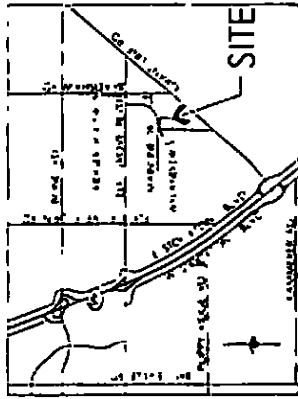
AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTRICITY, TRAFFIC CONTROL DEVICES AND STREET LIGHTS AND OTHER PUBLIC UTILITIES; (2) THE CITY OF ELI GROVE'S ALL ELECTRICAL, TELEPHONE AND TELEVISION SERVICES TOGETHER WITH ANY APPURTENANCES PERTAINING THEREON ON OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE PUBLIC STREETS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE)

TO THE CITY OF ELI GROVE A PORTION OF ANY AND EASEMENTS ON BEHALF OF THE PUBLIC FOR THE USE OF A PREDESTINATED AREA TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THEREON ON OVER, UNDER AND ACROSS THOSE STRIPS OF LAND CONTIGUOUS TO THE ATLAND DRIVE AS SHOWN HEREON AND DESIGNATED "PREDESTINATED EASEMENT" (PE) SAID STRIPS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS TO THE LOTS AND ALLEGED RIGHT OF SEVERAL ACCESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELI GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO ACCESS OR EGRESS RIGHT LINES" (NAREL)

UNSWORN STATEMENT

TO AFFIRMATION OF TRUTH
BY: *[Signature]*
COUNTY OF PLAZA
TITLE VICE PRESIDENT



VICINITY MAP - NOT TO SCALE

SURVYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON THE INFORMATION AND DATA FURNISHED TO ME BY THE OWNERS OF THE PROPERTY AND LOCAL OFFICIALS AT THE REQUEST OF ERIC ARIZONA LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, IN DECEMBER 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE COMBINATION OF APPROVED INSTRUMENTS THAT THE UNDERSIGNED HAS BEEN INSTRUMENTALLY APPROVED AND WILL OCCUPY THE POSITIONS AS INDICATED AND ALL OF THE STRIPS OF LAND TO BE SET OFF AND THE NOTES TO ALL CELESTIAL AND MONUMENTS SET IN PROVIDOR TO THE CITY OF ELI GROVE PRIOR TO THE ABOVE DATE

TOTAL AREA OF THIS SUBDIVISION IS 17,085 ACRES COMPOSING OF 57 RESIDENTIAL LOTS TOTALING 9851 ACRES

WOOD ROGERS INC

[Signature]
MICHAEL LONG
P.L.S. 6815 SEP 08-30 20
DATE



SURVYORS STATEMENT

A VOLUNTARY PUBLIC OFFICER COMPLETING THIS CERTIFICATE HEREBY DENIES THE VALIDITY OF THE INSTRUMENT AND SIGNED THIS DOCUMENT TO AFFIRM THE CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS ACCURACY OF ANY PORTION OF THAT DOCUMENT

STATE OF CALIFORNIA
COUNTY OF PLAZA

ON 25 DAY OF March, 2015 BEFORE ME *Monique Reynolds*
A VOLUNTARY PUBLIC OFFICER PERSONALLY APPEARED

Larry Garcia & Robert Tronzo
AND STATED TO ME ON THE BASIS OF INFORMATION FURNISHED TO ME BY THE PERSONS WHOSE NAMES I HAVE SUBSCRIBED TO THE INSTRUMENT AND ACCORDANCE TO THE INSTRUMENT AND THE TRUTHFULNESS OF THE SAME I BELIEVE THEM TO BE THE PERSONS WHOSE NAMES ARE SHOWN IN THE SIGNATURE(S) OF THE INSTRUMENT AND THAT THEY HAVE SIGNATURE(S) OF WHICH THE PERSON(S) ACTED (I RECITED THE INSTRUMENT)

I BELIEVE THE INSTRUMENT OR INSTRUMENT UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND AND OFFICIAL SEAL *Monique Reynolds*

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF PLAZA

MY COMMISSION EXPIRES November 24, 2020

MY COMMISSION NO. 2171021

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO 13-004-01 FIELDSTONE NORTH VILLAGE 1 AND FIND IT SUBSTANTIALLY CONFORMS WITH THE INSTRUMENTS RECORDED WITH THE CITY ENGINEERS OFFICE IN THE YEAR 2015 AND APPROVES ALL THE CITY OF ELI GROVE'S ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH



ROBERT A. WOODROFF
CITY ENGINEER
CITY OF ELI GROVE
EXPIRATION DATE 12 31-19
DATE

SURVYORS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO 13-004-01 FIELDSTONE NORTH VILLAGE 1 AND FIND IT TO BE TECHNICALLY CORRECT



REMIAN J. STANTON
L.S. NO 7297
REGISTRATION EXPIRES 12 31-20
DATE

CITY CLERK'S STATEMENT

JASON LINDGREN CITY CLERK OF THE CITY OF ELI GROVE HEREBY STATE THAT THE CITY ENGINEER OF THE CITY OF ELI GROVE HAS APPROVED THIS FINAL MAP OF SUBDIVISION NO 13-004-01 FIELDSTONE NORTH VILLAGE 1 AND ACCEPTED BEEN DONE ATLAND DRIVE, MARSHALL COURT, SEDGEFIELD AVENUE, AND POSITION AVENUE AND THE CITY OF ELI GROVE HAS ACCEPTED THE NECESSARY LOCAL ORDINANCES FOR PUBLIC UTILITY AND PREDESTINATED HIGHWAY PURPOSES AND ACCEPTED THE DEDICATION OF EGRESS AND EGRESS RIGHTS ALL AS OFFERED HEREON



JASON LINDGREN
CITY OF ELI GROVE
CALIFORNIA
DATE

RECORDER'S STATEMENT

I FILED THIS MAP OF SALES AT PAGE 2010 AT THE REQUEST OF NORTH AMERICAN TITLE INSURANCE COMPANY, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER DECLARATION NO. 13-004-01-01 ON FILE IN THIS OFFICE

RECORDED BY
STATE OF CALIFORNIA

DATE
SUBDIVISION NO. 13-004-01
FIELDSTONE NORTH VILLAGE 1

APPROVED BY
COUNTY OF PLAZA

APRIL, 2019

Sheet 1 of 5



WOOD ROGERS
1100 MAPLE LEAVES DRIVE
REDFORD, CA 95068

REFERENCES

- (1) 408 B.M. 4 FINAL MAP OF FREDSTONE NORTH LARGO LOT MAP
- (2) 408 B.M. 5 FINAL MAP OF FREDSTONE ALLEGE 7

BASES OF BEARINGS

THE BEARS OF BEARINGS FOR THE SURVEY OF THE CALIFORNIA STATE PLATE COORDINATE SYSTEM ZONE 10, AND ALL TYPICAL DATA 2010.00 AS MEASURED BETWEEN MON STATION "1011" AND MON STATION "1015" AND BEARING IS TAKEN AS NORTH 78°11'10" EAST

LEGEND

- ④ FOUND 3/4" ID IRON PIPE ACCEPTED AS CENTER POINT CORNER OF SECTION 5 TEN ACRES TO BE RETURNED AND REPLACED WITH 7.5" DIA. MONUMENT WITH PER (1)
- FOUND 3/4" ID IRON PIPE PER (1) NOT TAGGED
- ② FOUND 1" IRON PIPE STAMPED "A.P. L.S. 5454" A' 1 FOOT PROJECTION OF LOT LINE (N. TO MONUMENT PER (1))
- FOUND 3/4" ID IRON PIPE PER (1) NOT TAGGED
- FOUND MONUMENT AS NOTED
- ③ 3/4" ID IRON PIPE WITH CAP STAMPED "S. 611" TO BE SET
- ③ FOUND IRON PIPE STAMPED "S. 611" IN MONUMENT WITH PER FREDSTONE ALLEGE 7 -- B.M.
- ① IRON PIPE DAMAGED
- ① IRRECOGNIZABLE OFFER OF DEDICATION
- ① OFFICIAL RECORDS OF SACRAMENTO COUNTY
- ① RECORDS OF SACRAMENTO COUNTY
- ① PUBLIC UTILITY EASEMENT
- ① MAPS BEARING
- ① SQUARE FOOT
- ① OVERALL
- ① NO EGRESS OR EGRESS RIGHT LINE

NOTES

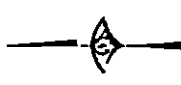
- 1 ALL CURVES DIMENSIONED WITH RADII, DELTA AND ARC LENGTH
- 2 ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF
- 3 TOTAL AREA FOR THIS FREDSTONE NORTH ALLEGE 1' SUBDIVISION IS 7.061 ACRES, CONSISTING OF 57 RESIDENTIAL LOTS
- 4 A GEOMETRICAL ENGINEERING REPORT WAS PREPARED BY J.D. PACIFIC ENGINEERING, INC. ON 04/11/10 FOR THE CITY OF FREDSTONE, CALIFORNIA. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF FREDSTONE.
- 5 7/8" IRON PIPE STAMPED "S. 611" IS SET AT ALL BEAR CORNERS, ALONG WITH ALL LOT LINE AND ANGLES PER (1) AT 300 FOOT PROJECTIONS ALONG LOT LINES ADJACENT TO ALLEGE 7 (200 FOOT BY 700 FOOT OFFSET FOR ANGLES ADJACENT TO ALLEGE 1) FROM THE CORNER OF THE LOTS. ALL DISTANCES ARE TO BE SETS AT 100 FOOT PROJECTIONS OF PROPERTY LINE ON TO THE PROPERTY.

SUBDIVISION COMMISSIONS

PURSUANT TO SECTION 64542.5 (SUBDIVISION) OF THE SUBDIVISION MAP ACT THE FOLLOWING EASEMENT HOLDERS BY LISTED BELIEFS HAVE BEEN DETERMINED AS "REAL INTEREST" IS SUCH THAT IT CANNOT BE SET INTO A FEET FILE AND "MAP SCENARIOS" ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE CITY OF FREDSTONE, CALIFORNIA, HAS BEEN ADVISED BY THE PUBLIC WORKS DEPARTMENT THAT THE RECORDS OF THE CITY OF FREDSTONE, CALIFORNIA, PER DEED RECORDED IN BOOK 20020111 PAGE 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BASES OF BEARINGS DIAGRAM



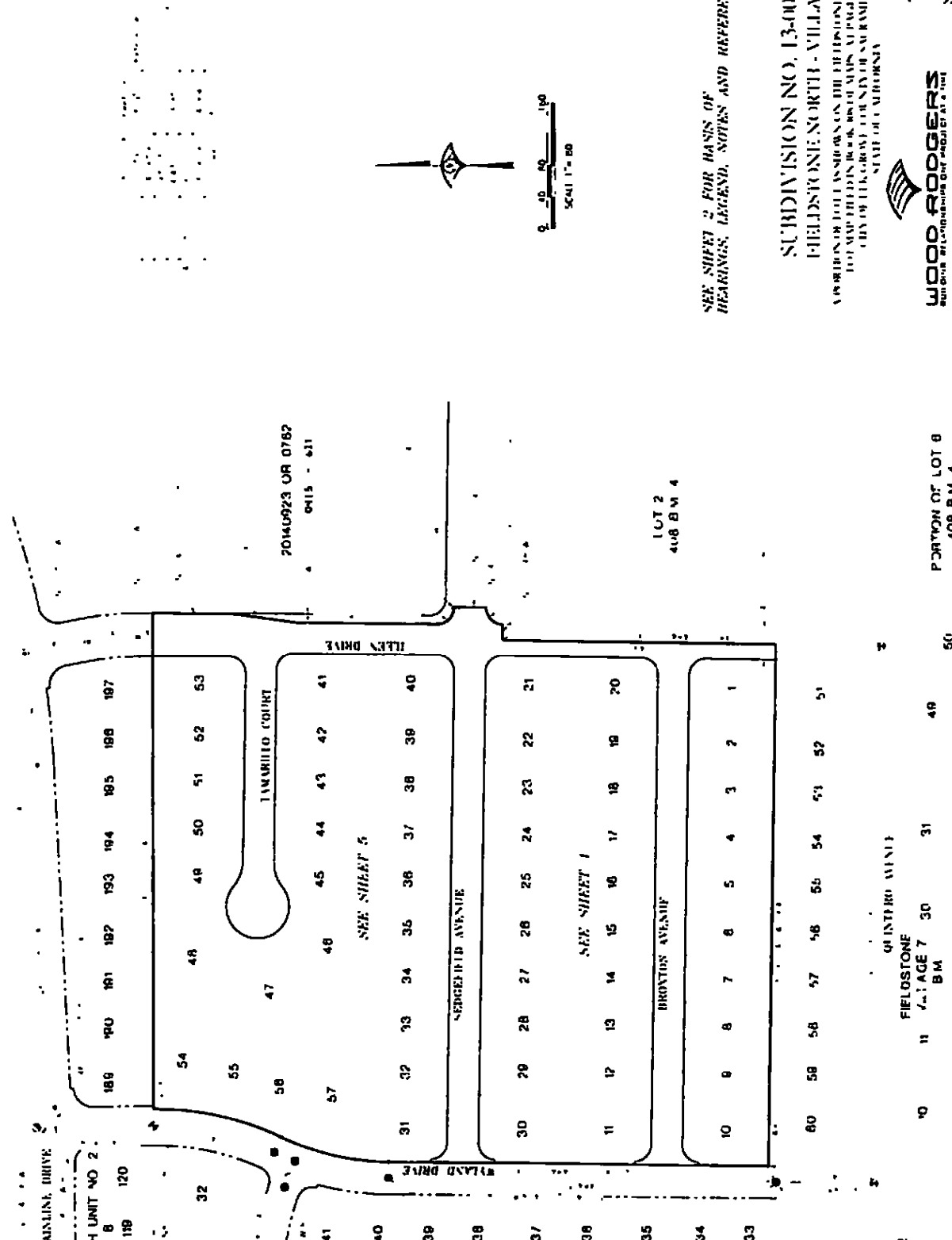
0 - 1000 2000 3000
SCALE 1" = 2000'

SUBDIVISION NO. 13-004-01
FREDSTONE NORTH VILLAGES I
APPROVED FOR ANNUAL REVIEW ON THE FREDSTONE NORTH VILLAGES I
LOT MAP BEARING BEARINGS MAPS AND PLATS FOR THE
CITY OF FREDSTONE, CALIFORNIA
STATE OF CALIFORNIA



WOOD RODGERS
REGISTERED PROFESSIONAL LAND SURVEYOR
11111 E. BUCKLE LANE, SUITE 200, FREDSTONE, CA 95620
TEL: 530.834.1234 FAX: 530.834.1235

VILLAGE 1 BOUNDARY AND SHEET INDEX



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

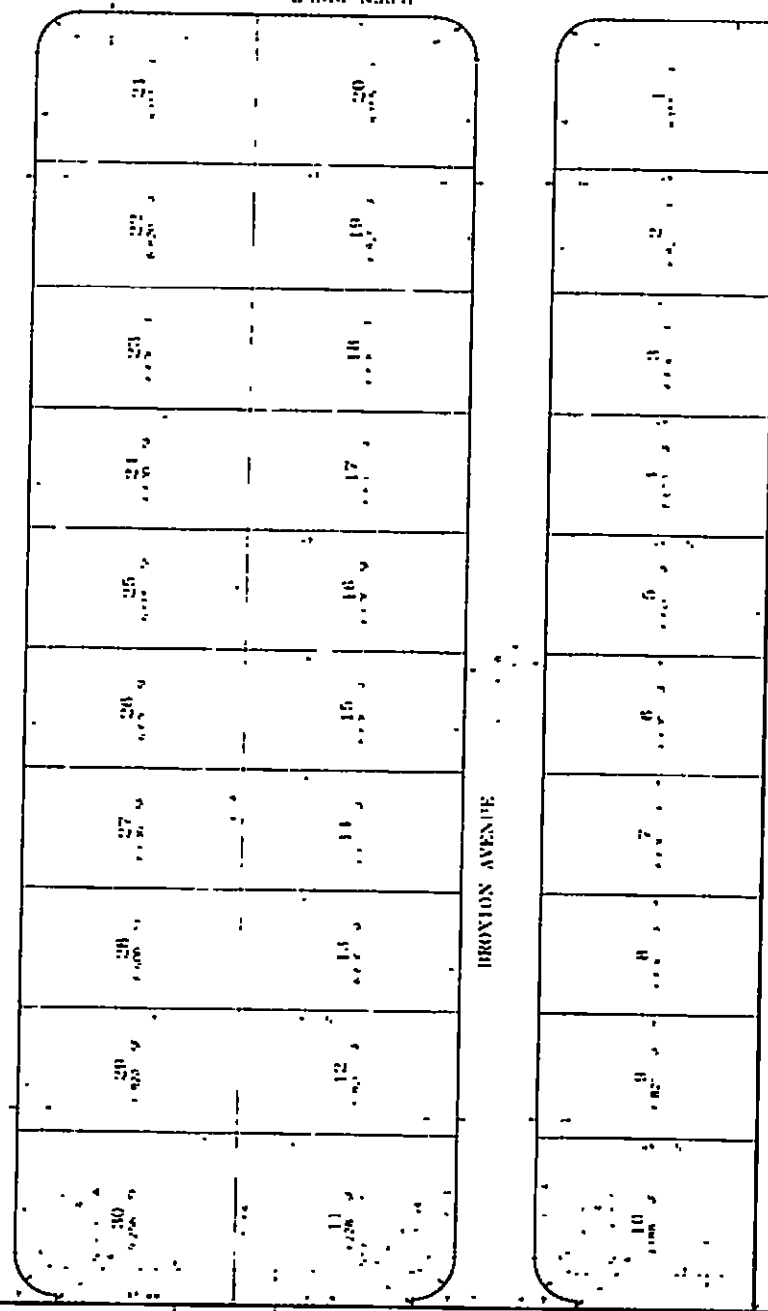
SUBDIVISION NO. 13-004-01
 FIELDSTONE NORTH - VILLAGE 1
 A SUBDIVISION OF THE EDITION NORTH MAP
 FOR MAP FILED IN BOOK 10000 MAPS AT PAGE 10000
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
 STATE OF CALIFORNIA

APRIL, 2019
 Sheet 3 of 5
 (see 1)



SEE SHEET 5
31 32 33 34 35 36 37 38 39 40

SEMEFIELD AVENUE

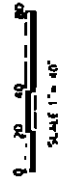


BROXTON AVENUE

LEEN DRIVE

MYLAND DRIVE

JT 2
408 B.M. 4



FF UPTUNE VILLAGE 7
PM

80 58 56 54 52 50 48 46 44 42 40

QUINERO AVENUE

SUBDIVISION NO. 13-004-01
FIELDSTONE NORTH VILLAGE 1

AS SHOWN ON THE PRELIMINARY MAPS
FOR THE DEVELOPMENT OF THIS PROJECT
CITY OF SACRAMENTO, CALIFORNIA

APRIL 2019



WOOD RODGERS
LAND SURVEYORS AND ENGINEERS, INC.
1301 F. ST. N. SUITE 1000
SACRAMENTO, CA 95811

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

Sheet 4 of 5
11/17/18

LOT A
FIELDSTONE UNIT NO 3A
787.3 M 3

20140823 OR 0762
A.S. 0816 + 621

LOT 2
408 BM 4

SUBDIVISION NO. 13-004-01
FIELDSTONE NORTH - VILLAGE I

A PORTION OF THE ASSHOWN IN THE PLATENTED SURVEY MAP
TO BE APPLIED TO THE MAPS ATTACHED TO THIS
CITY OF ELK GROUND CENTER OF SURVEY NO. 13
STATE OF CALIFORNIA

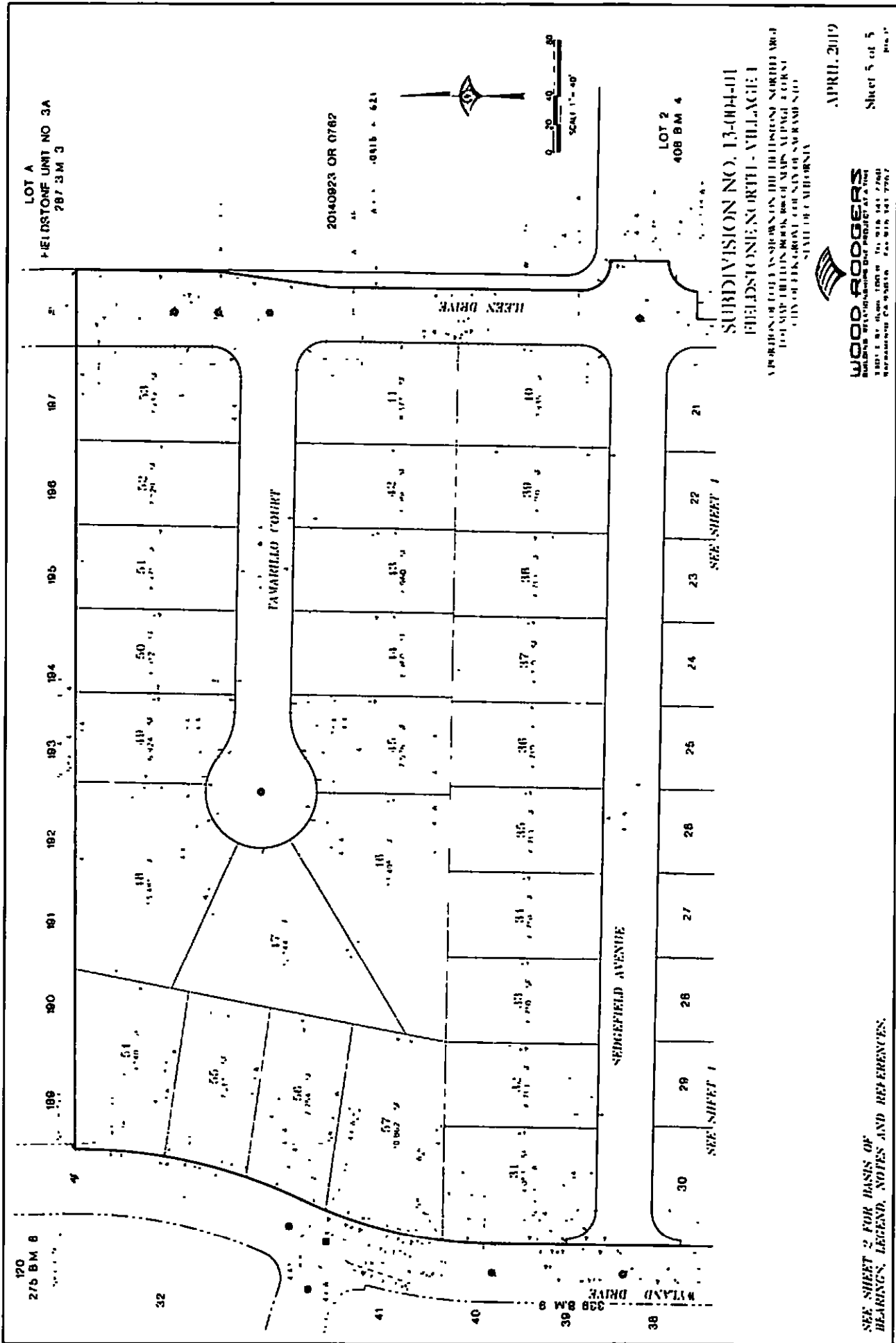
APRIL 2019

Sheet 5 of 5
PLAT 17



WOOD RODGERS
LAND SURVEYING & ENGINEERING
1801 E. WYAND AVENUE, SUITE 100
MARTINEZ, CA 94553 TEL: 925.941.7760
FAX: 925.941.7767

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



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-087

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

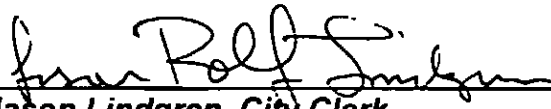
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on May 8, 2019 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Detrick*



Jason Lindgren, City Clerk
City of Elk Grove, California