

RESOLUTION NO. 2019-268

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR SHELDON TERRACE PHASE 2 SUBDIVISION
(SUBDIVISION NO. 04-587.02) AND AUTHORIZING THE CITY MANAGER TO
EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, the City of Elk Grove (City) approved the Tentative Subdivision Map (TSM) and a Special Development Permit for the Sheldon Terrace Project (Subdivision No. 04-587) on November 9, 2005; and

WHEREAS, this approval was granted for three years and received a total of seven 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 years; and

WHEREAS, on July 11, 2018, the City approved a Final Map for Sheldon Terrace Phase 1 Subdivision No. 04-587.01 for KB Home Sacramento, Inc., a California Corporation (Applicant); and

WHEREAS, consistent with the approved TSM, the Applicant submitted to the City for approval a Final Map for Sheldon Terrace Phase 2 Subdivision No. 04-587.02; 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 the 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 2 Subdivision substantially comply with the previously-approved Tentative Map for Sheldon Terrace including the discrepancy between the TSM 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 of Michener Drive as a public right-of-way as Conditions 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 Sheldon Terrace Phase 2 Subdivision No. 04-587.02, 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 11th day of December 2019



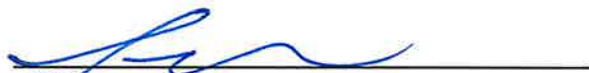
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

SUBDIVISION NO. 04-587.02 SHELDON TERRACE PHASE 2

A PORTION OF
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 1 OF 14

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF SUBDIVISION NO. 04-587.02, SHELDON TERRACE PHASE 2 AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING:

THE FOLLOWING ARE DEDICATED AS EASEMENTS:

- A.) AN EASEMENT FOR MAINTAINING WATER PIPES, GAS PIPES, ELECTRIC WIRES, TRAFFIC CONTROL DEVICES, UNDERGROUND AND OVER HEAD WIRES AND CONDUITS FOR ELECTRIC, TELEVISION, AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERE TO, ON, OVER, UNDER, AND ACROSS THOSE STRIPS OF LAND OF DIFFERENT WIDTHS LYING CONTIGUOUS TO AND OVER ALL PRIVATE STREETS AND PRIVATE DRIVEWAYS AND LETTERED LOTS V1, V2, W, AND Y, AS SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT (P.U.E.)
- B.) EMERGENCY VEHICLE ACCESS EASEMENT FOR INGRESS/EGRESS 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. ALL PRIVATE DRIVEWAYS SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OWNER:

LOTS V1, V2, W, AND Y, SHOWN HEREON ARE LANDSCAPE LOTS AND WILL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

KB HOME SACRAMENTO, INC., A CALIFORNIA CORPORATION

11/07/19
DATE



NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING 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 NOV 7, 2019 BEFORE ME, Samantha Breinke, A NOTARY PUBLIC, PERSONALLY APPEARED Joe Daseaja 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:

Samantha Breinke Samantha Breinke
SIGNATURE PRINTED NAME
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES Dec 21, 2022

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 644366(a)(3)(A)-(d) OF THE SUBDIVISION MAP ACT 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.) CITY OF ELK GROVE EASEMENT HOLDER FOR DRAINAGE PURPOSES BY DEDICATION ON THE PARCEL MAPS FILED IN BOOK 153, PAGE 13 AND IN BOOK 154, PAGE 7, BOTH OF PARCEL MAPS, RECORDS OF SACRAMENTO COUNTY.
- 2.) SACRAMENTO COUNTY WATER AGENCY, EASEMENT HOLDER FOR WATERLINE AND INCIDENTAL 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 INCIDENTAL PURPOSES BY DEDICATION ON THE PARCEL MAPS FILED IN BOOK 153, PAGE 13, IN BOOK 154, PAGE 7, IN BOOK 157 PAGE 9, ALL THREE OF PARCEL MAPS, RECORDS OF SACRAMENTO COUNTY.
- 5.) CITY OF ELK GROVE EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES BY DEED RECORDED IN BOOK 20100726 PAGE 0698, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

SOILS REPORT NOTE

A SOILS REPORT FOR THIS SUBDIVISION WAS PREPARED BY WALLACE-KLUE & ASSOCIATES, INC. ON AUGUST 25, 2003. 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 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 KB HOME SACRAMENTO INC., A CALIFORNIA CORPORATION IN APRIL 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY NOVEMBER 30, 2020, AND THAT SET MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED. I FURTHER STATE THAT THIS SUBDIVISION ENTITLED SHELDON TERRACE IS A SUBDIVISION CONTAINING 7.600 ACRES, MORE OR LESS AND CONSISTS OF 92 RESIDENTIAL LOTS, 15 COMMON AREA LETTERED LOTS.

Dennis C. Barksdale 11/6/2019
DENNIS C. BARKSDALE, LS 8752
LICENSE EXPIRES: 12/31/20



SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP NO. 04-587.02, SHELDON TERRACE PHASE 2 SUBDIVISION MAP, AND FIND IT TO BE TECHNICALLY CORRECT.

William J. Stanton
L.S. NO. 7292
REGISTRATION EXPIRES: DEC. 31, 2020



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SHELDON TERRACE PHASE 2 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY OF ELK GROVE CITY COUNCIL ON NOVEMBER 9TH, 2005 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Robert K. Murdoch
CITY OF ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 47644
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 MAP OF SUBDIVISION NO. 04-587.02 SHELDON TERRACE PHASE 2 AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, AND THE EMERGENCY VEHICLE ACCESS EASEMENTS AS OFFERED HEREON.

Jason Lindgren, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA



COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ A.M./P.M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF CLAYBAR ENGINEERING, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

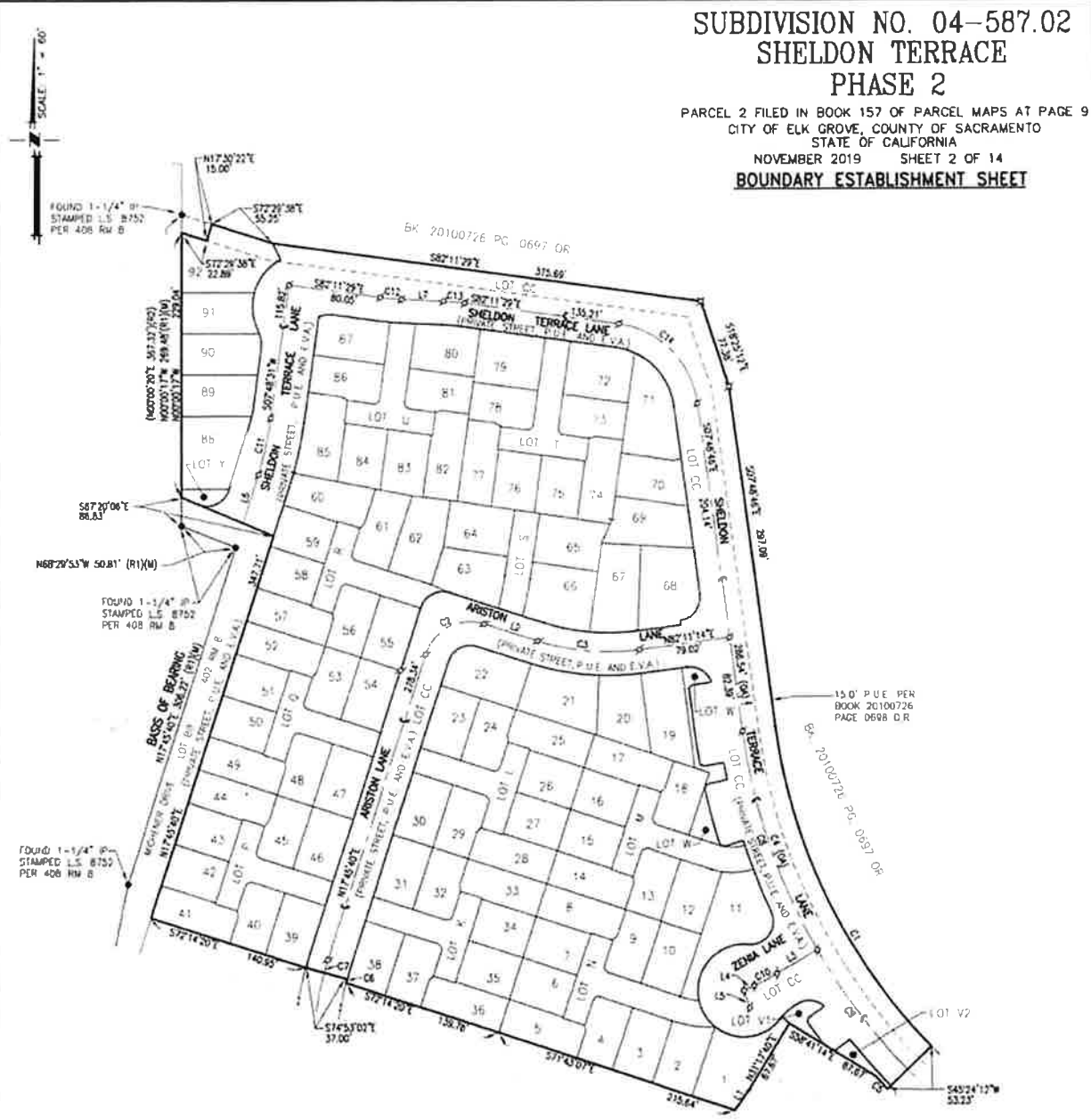
RECORDED BY _____ DOCUMENT NO. _____
BY: _____ FEE: _____



CLAYBAR ENGINEERING INC.
9354 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
Ph: 916-884-7301
Fax: 916-884-2827

SUBDIVISION NO. 04-587.02 SHELDON TERRACE PHASE 2

PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 2 OF 14
BOUNDARY ESTABLISHMENT SHEET

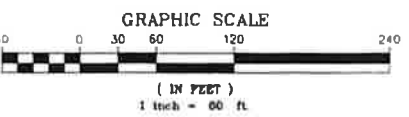


NOTES:

- 1.) ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS HEREOF.
- 2.) ALL INTERIOR NEAR 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.
- 3.) LOTS K THRU N AND LOTS P THRU U ARE PRIVATE DRIVEWAYS, PUBLIC UTILITY EASEMENTS, (P.U.E.) AND EMERGENCY VEHICLE ACCESS EASEMENTS (E.V.A.).
- 4.) SEE SHEET 11 FOR TYPICAL P.U.E. LOCATION AND DIMENSIONS FOR LOTS K,L,M,N,P,Q,R,T, AND U.
- 5.) SEE SHEET 12 FOR EXISTING PHASE 2 SANITARY SEWER EASEMENT LOCATION AND DETAILS.
- 6.) SEE SHEET 13 FOR EXISTING PHASE 2 DOMESTIC WATER EASEMENT LOCATION AND DETAILS.

AREA NOTES:

GROSS BOUNDARY: 7.600 ACRES (331,036.70 SF)
RESIDENTIAL LOT AREA: 4.480 ACRES (203,876 SF)
PRIVATE STREET AREA LOT CC: 2.130 ACRES (92,787 SF)
PRIVATE DRIVEWAYS K,L,M,N,P,Q,R,T, AND U AREA: 0.720 ACRES (31,354 S.F.)
PHASE 2 LOT V1 AREA: 0.0130 ACRES (568 SF)
PHASE 2 LOT V2 AREA: 0.0104 ACRES (454 SF)
LOT W AREA: 0.0351 ACRES (1,529 SF)
LOT Y AREA: 0.0106 ACRES (469 SF)



LINE TABLE:

LINE NO.	BEARING	DISTANCE
L1	S84°17'29"W	21.31'
L2	S72°14'20"E	46.69'
L3	N09°49'32"E	40.73'
L4	N65°00'00"E	9.71'
L5	S19°18'16"E	15.82'
L6	N17°22'50"E	44.28'
L7	S67°29'46"E	36.45'

CURVE TABLE:

CURVE NO.	RADIUS	DELTA	ARC LEN.
C1	488.54	36°43'02"	313.84'
C2	40.50	90°00'00"	63.02'
C3	200.00	75°34'26"	89.27'
C4	518.00	36°43'02"	332.09'
C5	542.50	01°43'00"	16.26'
C6	229.50	00°05'19"	3.69'
C7	250.00	07°36'42"	11.54'
C8	518.00	27°17'54"	201.54'
C9	518.00	14°26'23"	130.55'
C10	250.00	05°10'28"	22.28'
C11	500.00	09°34'19"	51.12'
C12	200.00	05°18'17"	18.52'
C13	200.00	05°18'17"	18.52'
C14	60.00	74°22'43"	103.85'

LEGEND:

- FOUND MONUMENT AS NOTED
- ⊕ SET 3/4" IP TAGGED L.S. 8752
- ⊕ SET 1-1/4" IP TAGGED L.S. 8752
- ⊙ SET WELL MONUMENT
- (M) MEASURED THIS SURVEY
- (R) RADIAL BEARING
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- CENTERLINE
- SQUARE FOOT
- ⊕ SECTION CORNER
- ⊕ 1/4 SECTION CORNER
- (DA) OVERALL (TYPICAL)

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE SHELDON TERRACE PHASE 1 SUBDIVISION TAKEN AS N17°45'40"E, AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN ON THE FINAL MAP OF SHELDON TERRACE PHASE 1 FILED IN 402 R.M. 8, SACRAMENTO COUNTY RECORDS.

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 HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.



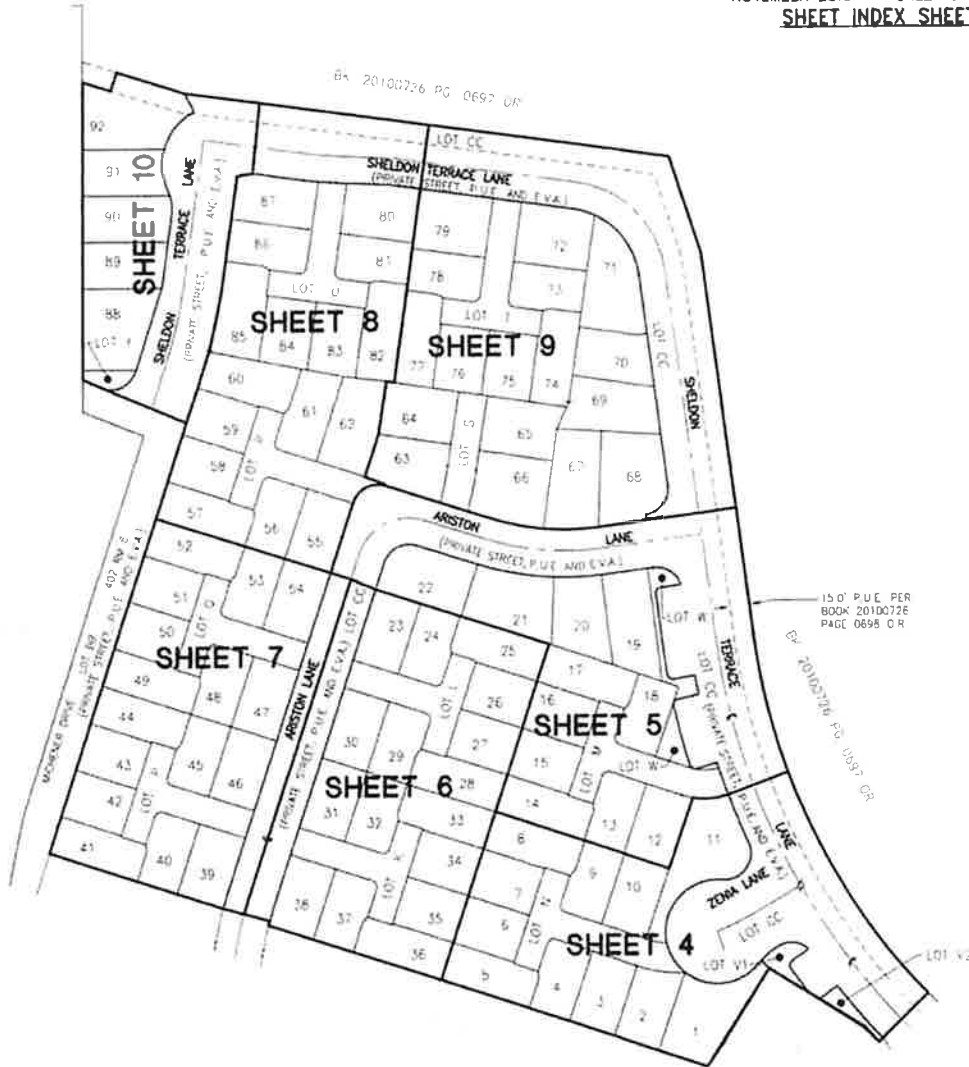
CLAYBAR ENGINEERING INC.
0354 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
Ph: 916-684-7301
Fax: 916-684-2627

SUBDIVISION NO. 04-587.02
 SHELDON TERRACE
 PHASE 2

PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT PAGE 9
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA
 NOVEMBER 2019 SHEET 3 OF 14

SHEET INDEX SHEET

SCALE: 1" = 60'



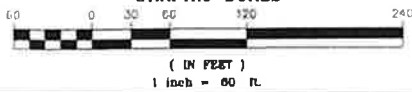
NOTE:

SEE SHEET 2 FOR MAPPING NOTES, BASIS OF BEARING, MAP LEGEND, AND MAP REFERENCES.

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GRAPHIC SCALE



CLAYBAR ENGINEERING INC.

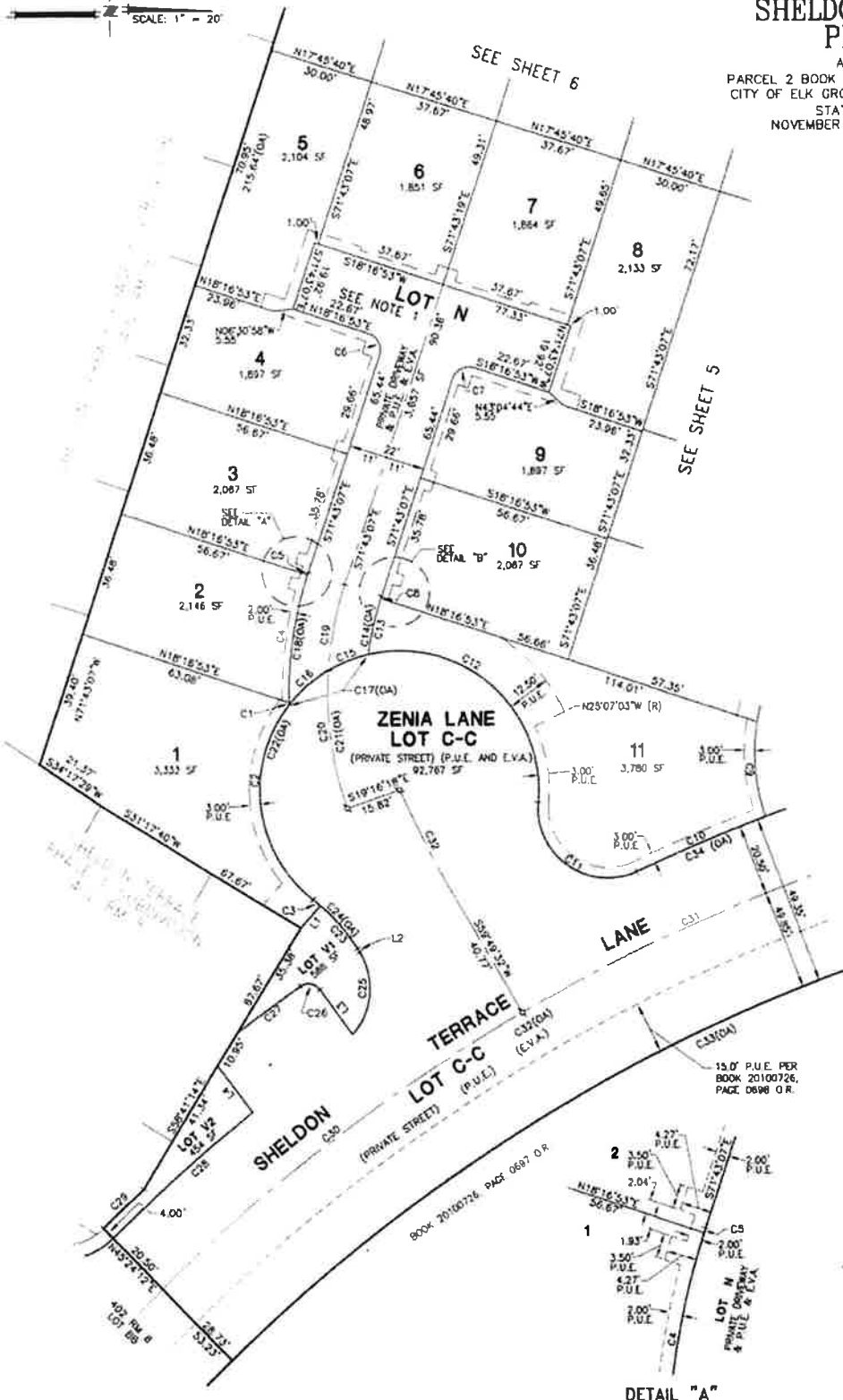
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SHEET 3 OF 14

**SUBDIVISION NO. 04-587.02
SHELDON TERRACE
PHASE 2**

A PORTION OF
PARCEL 2 BOOK 157 OF PARCEL MAPS PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 4 OF 14

SCALE: 1" = 20'



CURVE TABLE:

CURVE NO.	RADIUS	DELTA	LENGTH
C1	111.00'	00°19'22"	0.63'
C2	40.00'	89°42'56"	62.63'
C3	55.00'	2°52'17"	2.76'
C4	111.00'	19°12'31"	37.21'
C5	111.00'	00°21'42"	0.70'
C6	5.00'	90°00'00"	7.85'
C7	5.00'	90°00'00"	7.85'
C8	84.00'	00°27'04"	0.70'
C9	56.00'	2°19'16"	27.68'
C10	538.50'	04°17'01"	40.28'
C11	20.00'	120°13'53"	41.87'
C12	40.00'	108°01'51"	75.42'
C13	89.00'	10°34'50"	16.44'
C14	89.00'	110°01'54"	17.14'
C15	40.00'	17°46'51"	12.41'
C16	40.00'	21°25'02"	14.95'
C17	40.00'	39°11'36"	27.56'
C18	111.00'	19°53'42"	38.54'
C19	100.00'	14°27'18"	25.23'
C20	100.00'	23°05'53"	40.31'
C21	100.00'	37°33'11"	65.54'
C22	40.00'	230°56'03"	165.41'
C23	55.00'	17°04'23"	16.39'
C24	55.00'	19°56'39"	19.10'
C25	20.00'	73°15'00"	25.27'
C26	4.00'	89°56'54"	6.28'
C27	539.00'	07°19'09"	22.63'
C28	538.50'	05°47'00"	54.36'
C29	542.00'	01°43'02"	16.28'
C30	518.00'	14°26'23"	130.55'
C31	518.00'	10°40'17"	96.48'
C32	518.00'	30°43'58"	532.09'
C33	488.54'	36°47'02"	313.64'
C34	538.50'	10°05'23"	66.63'

LINE TABLE:

LINE NO.	BEARING	DISTANCE
L1	S48°47'24"E	8.49'
L2	S58°16'59"W	1.01'
L3	N54°32'09"E	15.99'
L4	N52°56'23"E	14.88'

DETAIL "A"
SCALE: 1" = 10'

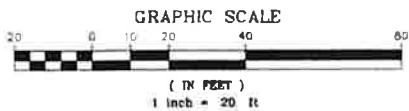
DETAIL "B"
SCALE: 1" = 10'

RESIDENTIAL PLANNED DEVELOPMENT NOTE

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NOTES:

- SEE SHEET 11 FOR TYPICAL P.U.E.'S LOCATION AND DIMENSIONS.
- SEE SHEET 2 FOR MAPPING NOTES, BASIS OF BEARING, MAP LEGEND, AND MAP REFERENCES.



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SHELDON TERRACE
PHASE 2**

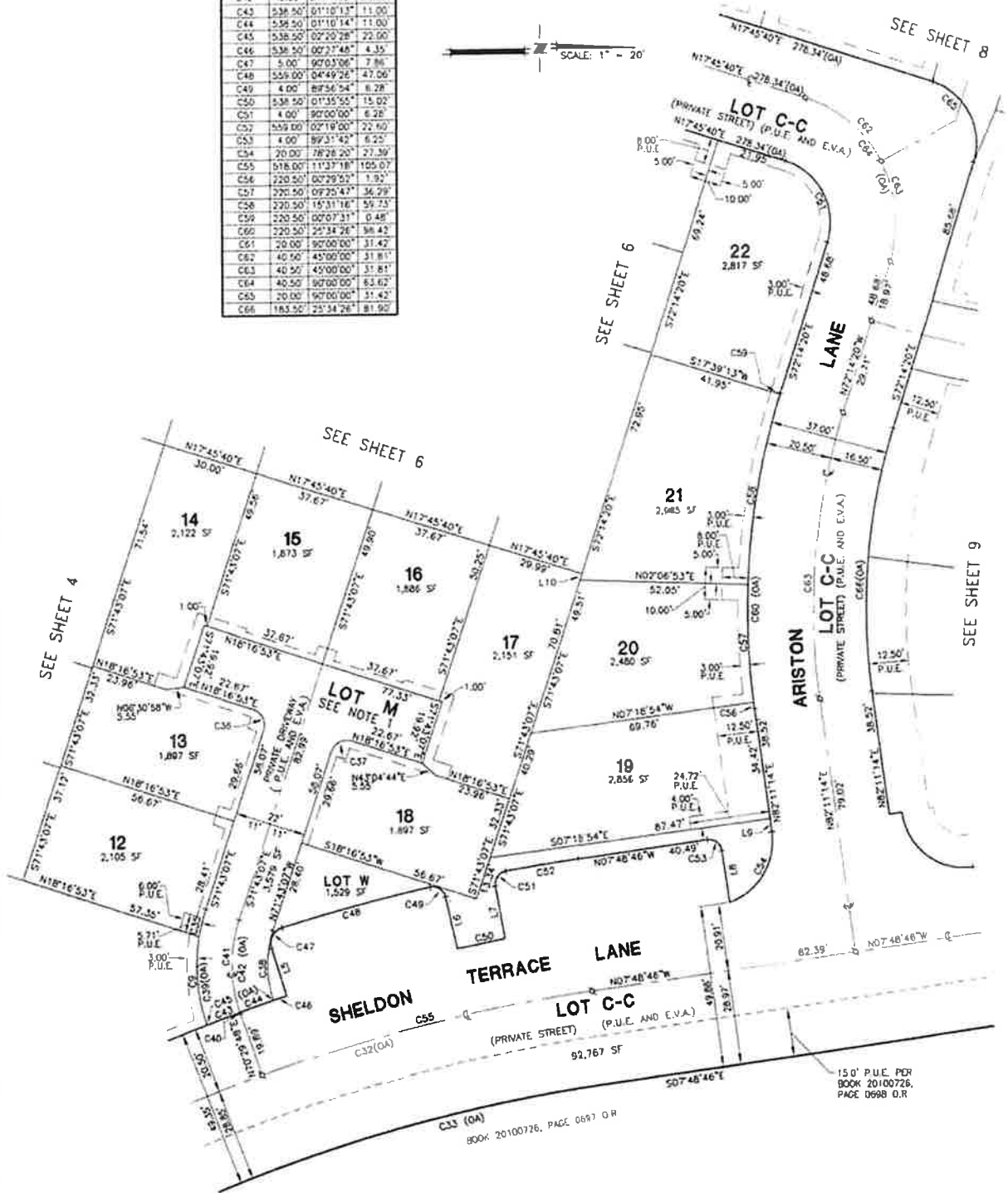
A PORTION OF
PARCEL 2 BOOK 157 OF PARCEL MAPS PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 5 OF 14

LINE TABLE:

LINE No.	BEARING	DISTANCE
L5	N77°36'36"E	15.22
L6	S77°16'02"W	16.52
L7	N78°56'13"E	16.51
L8	S81°42'56"W	16.13
L9	N82°11'14"E	4.10
L10	S72°14'20"W	1.98

CURVE TABLE:

CURVE No.	RADIUS	DELTA	LENGTH
C0	26.00	28°59'16"	27.68
C33	26.00	04°52'00"	8.75
C36	5.00	90°00'00"	7.85
C37	5.00	90°00'00"	7.85
C38	34.00	36°56'29"	21.92
C39	26.00	37°16'21"	26.43
C40	45.00	00°46'49"	0.61
C41	45.00	37°00'15"	29.06
C42	45.00	37°47'05"	29.68
C43	538.50	01°10'13"	11.00
C44	538.50	01°10'14"	11.00
C45	538.50	02°20'28"	22.00
C46	538.50	00°27'46"	4.35
C47	5.00	90°03'06"	7.86
C48	559.00	04°49'26"	47.06
C49	4.00	89°56'54"	8.28
C50	538.50	01°35'55"	15.02
C51	4.00	90°00'00"	6.28
C52	559.00	02°19'00"	22.60
C53	4.00	89°31'49"	6.25
C54	20.00	78°26'20"	27.39
C55	618.00	11°33'18"	105.07
C56	220.50	00°29'52"	1.92
C57	220.50	09°25'47"	36.29
C58	220.50	15°31'16"	59.73
C59	220.50	00°07'31"	0.48
C60	220.50	25°34'28"	38.42
C61	20.00	90°00'00"	31.42
C62	40.50	45°00'00"	31.81
C63	40.50	45°00'00"	31.81
C64	40.50	90°00'00"	63.62
C65	20.00	90°00'00"	31.42
C66	183.50	25°34'28"	81.92

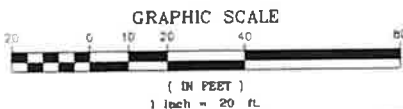


RESIDENTIAL PLANNED DEVELOPMENT NOTE

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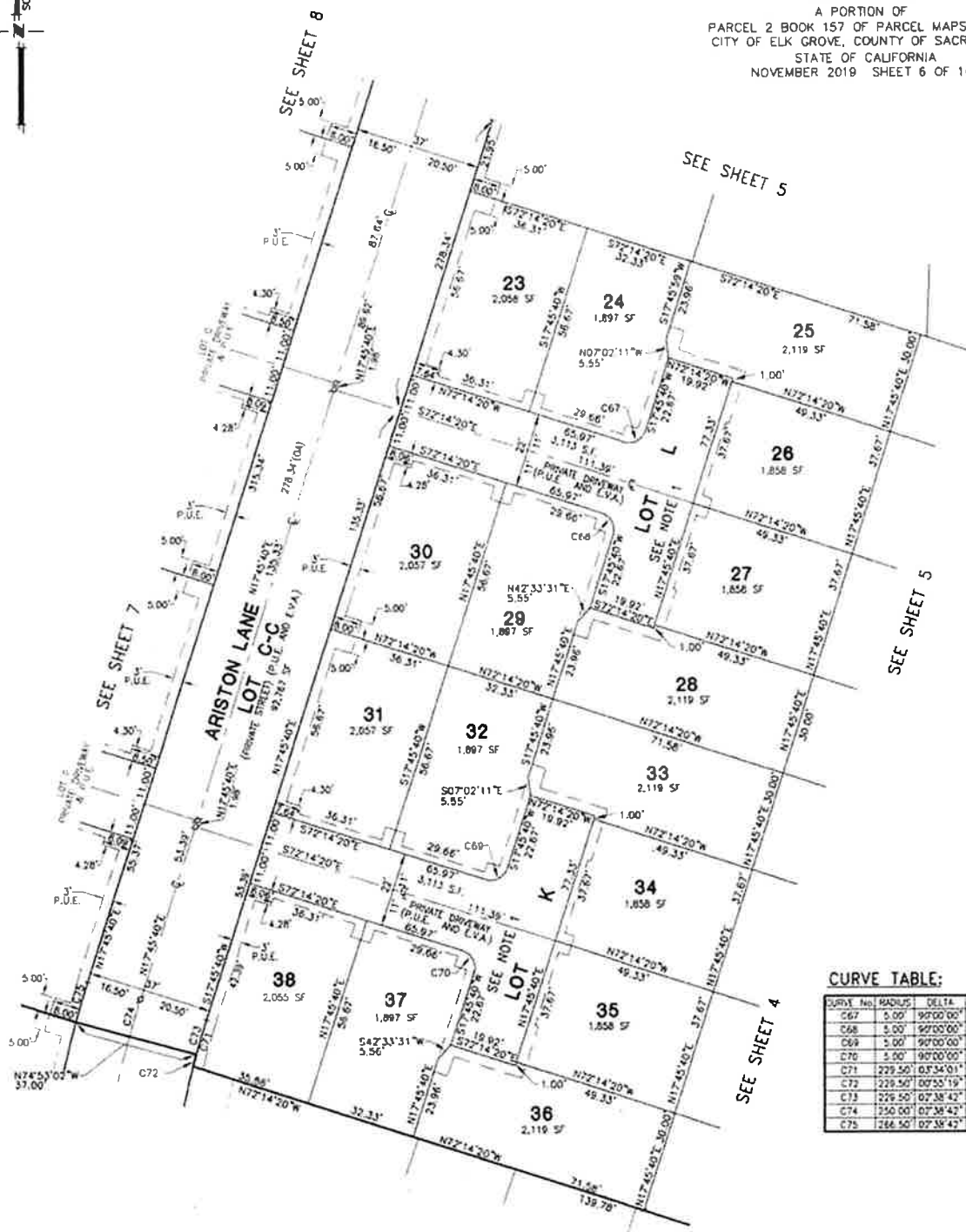
- 1) SEE SHEET 11 FOR TYPICAL P.U.E.'S LOCATION AND DIMENSIONS
- 2) SEE SHEET 2 FOR MAPPING NOTES, BASIS OF BEARING, MAP LEGEND, AND MAP REFERENCES.



CLAYBAR ENGINEERING INC.
8354 ELK GROVE-FLOIRIN ROAD
ELK GROVE, CA 95624
PH: 916-684-7301
FAX: 916-684-2627

**SUBDIVISION NO. 04-587.02
SHELDON TERRACE
PHASE 2**

A PORTION OF
PARCEL 2 BOOK 157 OF PARCEL MAPS PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 6 OF 14

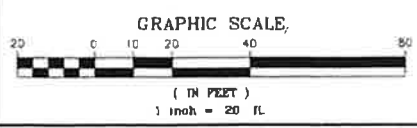


CURVE TABLE:

CURVE NO.	RADIUS	DELTA	LENGTH
C67	5.00'	90°00'00"	7.85'
C68	5.00'	90°00'00"	7.85'
C69	5.00'	90°00'00"	7.85'
C70	5.00'	90°00'00"	7.85'
C71	229.50'	05°34'01"	14.29'
C72	229.50'	00°55'19"	3.69'
C73	229.50'	07°38'42"	10.50'
C74	250.00'	07°38'42"	11.54'
C75	266.50'	07°38'42"	12.30'

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 HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

- NOTES:**
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 - SEE SHEET 2 FOR MAPPING NOTES, BASIS OF BEARING, MAP LEGEND, AND MAP RETRANCES.



CLAYBAR ENGINEERING INC.
9354 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95824
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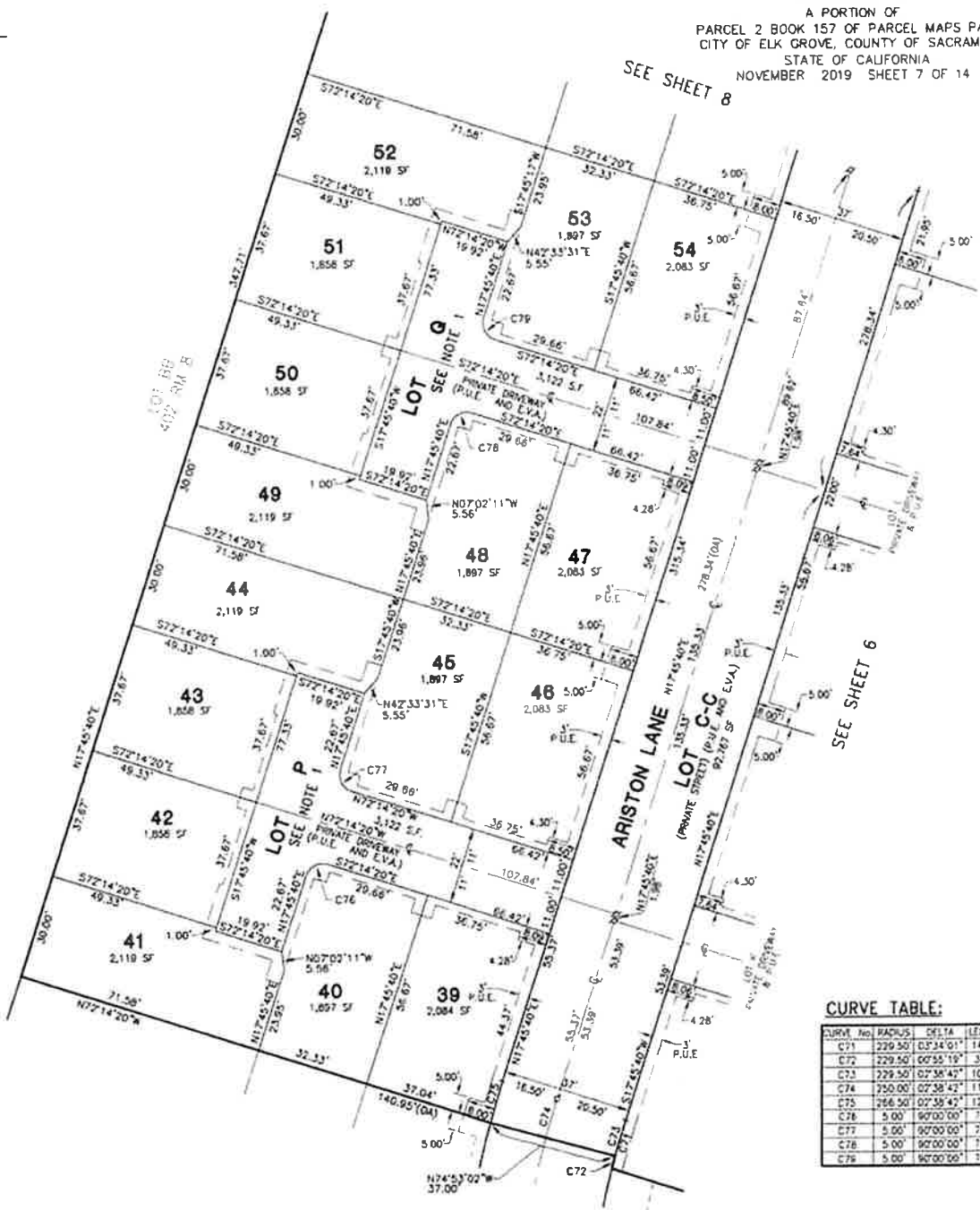
SUBDIVISION NO. 04-587.02 SHELDON TERRACE PHASE 2

A PORTION OF
PARCEL 2 BOOK 157 OF PARCEL MAPS PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 7 OF 14

SCALE: 1" = 20'

SEE SHEET 8

SEE SHEET 6



CURVE TABLE:

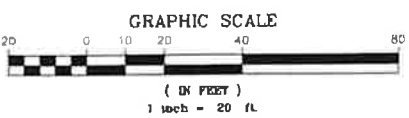
CURVE No	RADIUS	DELTA	LENGTH
C71	229.50'	03°24'01"	14.29'
C72	229.50'	06°55'19"	3.66'
C73	229.50'	02°36'45"	10.59'
C74	350.00'	02°38'42"	11.54'
C75	266.50'	02°38'42"	12.30'
C76	5.00'	90°00'00"	7.85'
C77	5.00'	90°00'00"	7.85'
C78	5.00'	90°00'00"	7.85'
C79	5.00'	90°00'00"	7.85'

RESIDENTIAL PLANNED DEVELOPMENT NOTE

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NOTES:

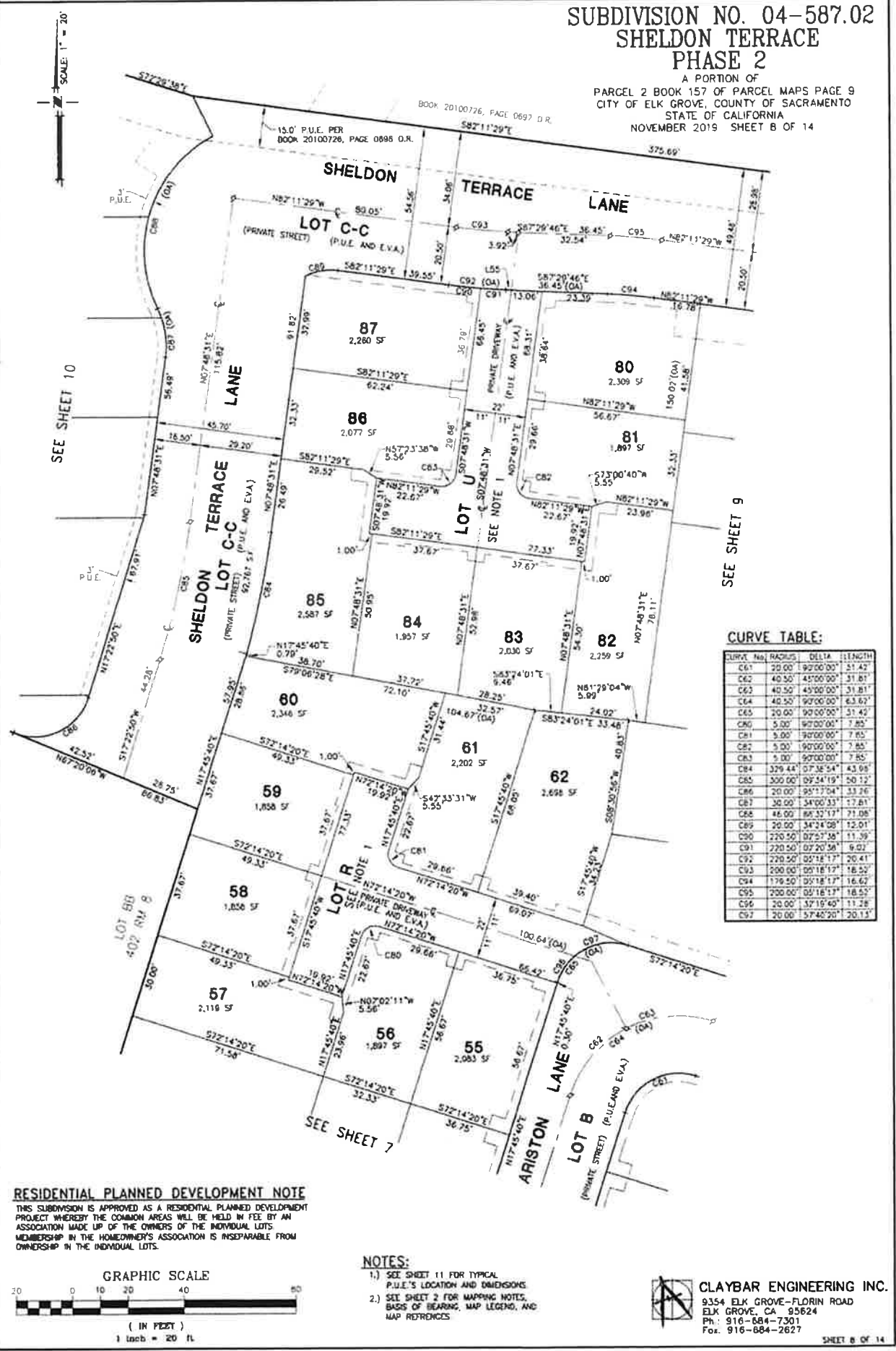
- 1.) SEE SHEET 11 FOR TYPICAL P.U.E.'S LOCATION AND DIMENSIONS.
- 2.) SEE SHEET 2 FOR MAPPING NOTES, BASE OF BEARING, MAP LEGEND, AND MAP REFERENCES.



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**SUBDIVISION NO. 04-587.02
SHELDON TERRACE
PHASE 2**

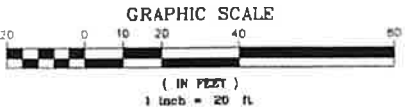
A PORTION OF
PARCEL 2 BOOK 157 OF PARCEL MAPS PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET B OF 14



CURVE TABLE:

CURVE No.	RADIUS	DELTA	LENGTH
C61	20.00	92°00'00"	51.42
C62	40.50	43°00'00"	51.81
C63	40.50	43°00'00"	51.81
C64	40.50	90°00'00"	63.62
C65	20.00	90°00'00"	51.42
C66	5.00	90°00'00"	7.85
C67	5.00	90°00'00"	7.85
C68	5.00	90°00'00"	7.85
C69	379.44	07°36'54"	43.98
C80	300.00	09°54'19"	50.12
C86	20.00	95°17'04"	33.26
C87	30.00	54°00'33"	17.81
C88	48.00	66°52'17"	21.08
C89	20.00	34°24'08"	12.01
C90	220.50	02°57'38"	11.39
C91	220.50	02°50'56"	9.02
C92	220.50	05°18'17"	20.41
C93	200.00	05°18'17"	18.52
C94	176.50	05°18'17"	16.62
C95	200.00	05°18'17"	18.52
C96	20.00	57°15'40"	11.28
C97	20.00	57°40'20"	20.15

RESIDENTIAL PLANNED DEVELOPMENT NOTE
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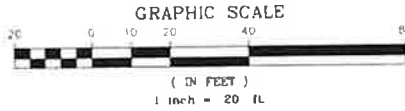
- NOTES:**
- 1.) SEE SHEET 11 FOR TYPICAL P.U.E.'S LOCATION AND DIMENSIONS.
 - 2.) SEE SHEET 2 FOR MAPPING NOTES, BASIS OF BEARING, MAP LEGEND, AND MAP REFERENCES.

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SUBDIVISION NO. 04-587.02 SHELDON TERRACE PHASE 2

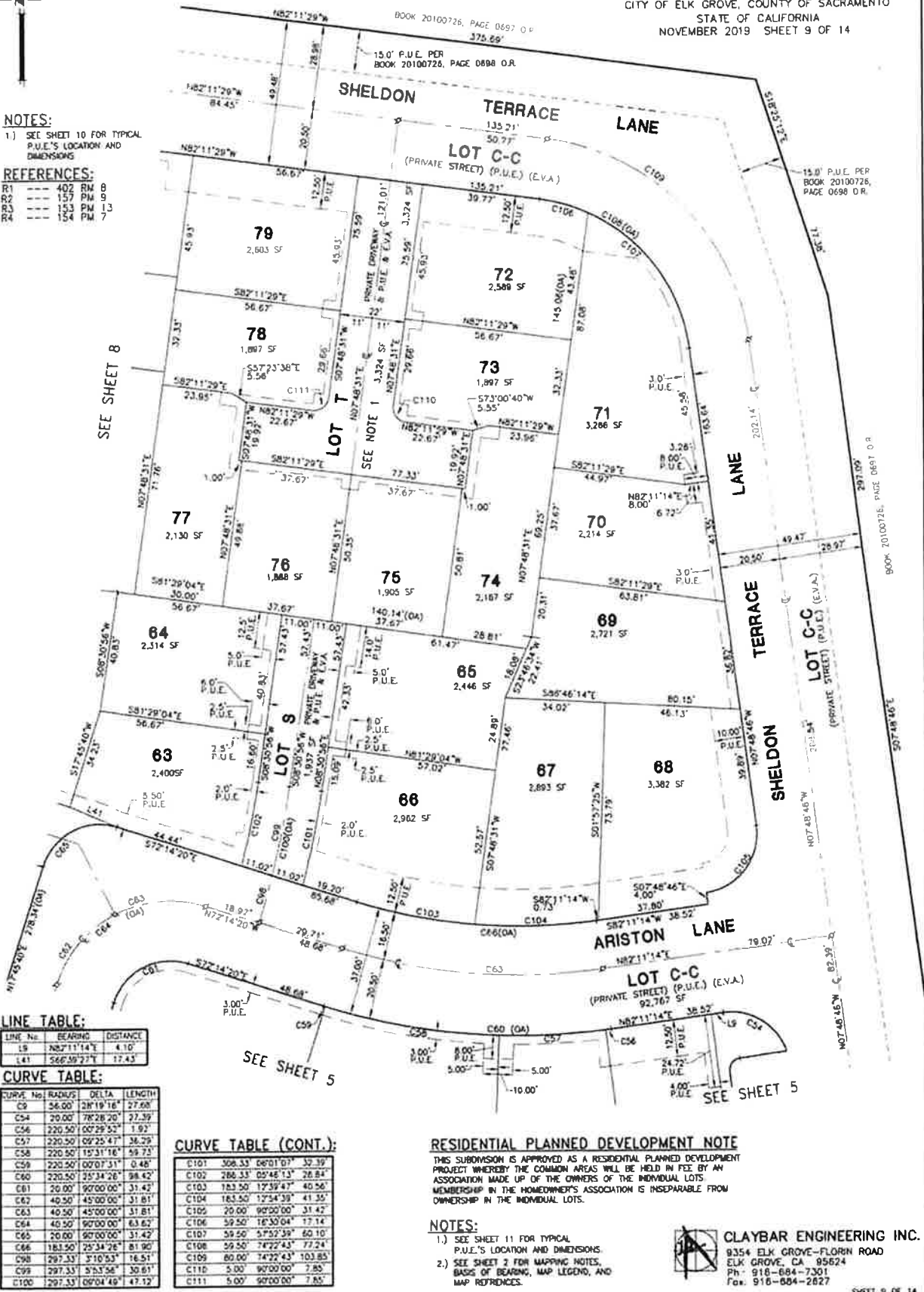
A PORTION OF
PARCEL 2 BOOK 157 OF PARCEL MAPS PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 9 OF 14

SCALE: 1" = 20'



- NOTES:**
- SEE SHEET 10 FOR TYPICAL P.U.E.'S LOCATION AND DIMENSIONS
- REFERENCES:**
- R1 --- 402 RM 8
 - R2 --- 157 PM 9
 - R3 --- 153 PM 13
 - R4 --- 154 PM 7

- REFERENCES:**
- R1 --- 402 RM 8
 - R2 --- 157 PM 9
 - R3 --- 153 PM 13
 - R4 --- 154 PM 7



LINE TABLE:

LINE No.	BEARING	DISTANCE
L9	N82°11'14"W	4.10
L41	S66°59'27"E	17.43

CURVE TABLE:

CURVE No.	RADIUS	DELTA	LENGTH
C3	56.00'	281°19'16"	27.68'
C4	20.00'	78°28'20"	37.39'
C56	220.50'	00°29'52"	1.93'
C57	220.50'	09°25'41"	36.29'
C58	220.50'	19°31'16"	59.73'
C59	220.50'	00°07'31"	0.48'
C60	220.50'	25°34'26"	98.42'
C61	20.00'	90°00'00"	31.42'
C62	40.50'	45°00'00"	31.81'
C63	40.50'	45°00'00"	31.81'
C64	40.50'	90°00'00"	63.62'
C65	20.00'	90°00'00"	31.42'
C66	181.50'	25°34'26"	81.90'
C98	297.33'	3°10'53"	16.51'
C99	297.33'	5°53'56"	30.61'
C100	297.33'	09°04'49"	47.12'

CURVE TABLE (CONT.):

C101	308.33'	06°01'07"	32.39'
C102	286.33'	05°48'13"	28.84'
C103	183.50'	17°39'47"	40.56'
C104	183.50'	17°34'39"	41.35'
C105	20.00'	90°00'00"	31.42'
C106	59.50'	16°30'04"	17.14'
C107	59.50'	5°52'39"	60.10'
C108	59.50'	7°22'43"	77.24'
C109	80.00'	14°22'43"	103.85'
C110	5.00'	90°00'00"	7.85'
C111	5.00'	90°00'00"	7.85'

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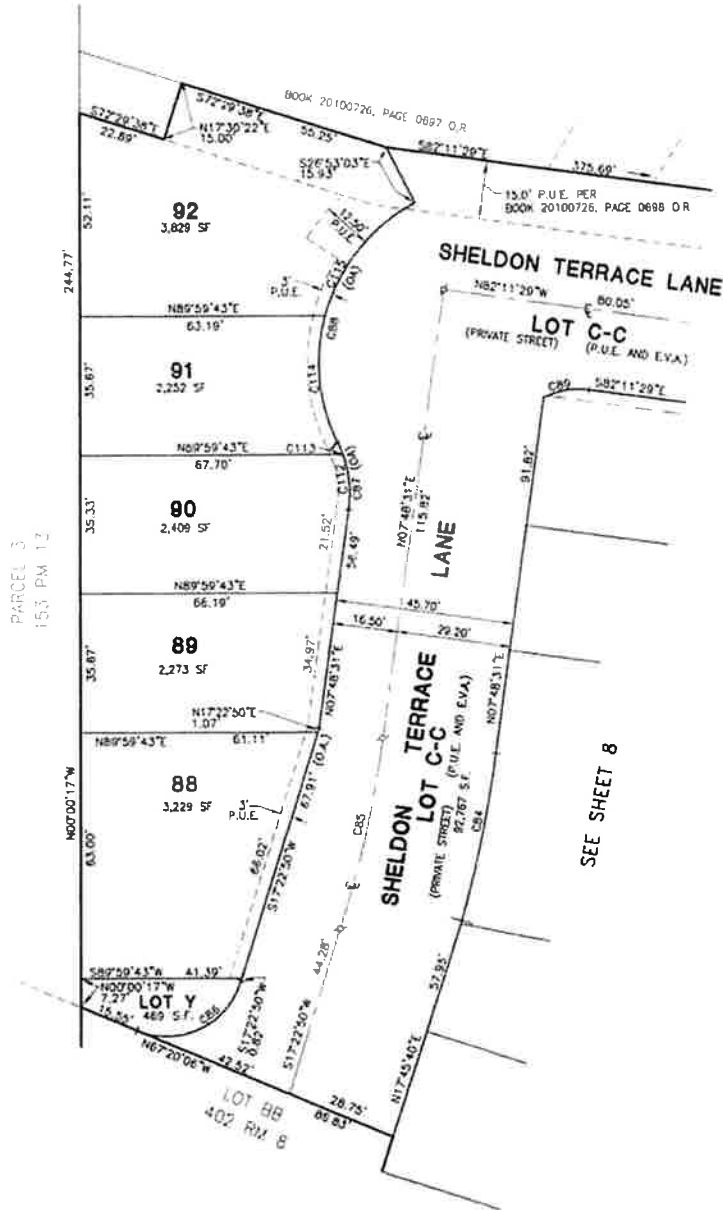
- NOTES:**
- SEE SHEET 11 FOR TYPICAL P.U.E.'S LOCATION AND DIMENSIONS
 - SEE SHEET 7 FOR MAPPING NOTES, BASIS OF BEARING, MAP LEGEND, AND MAP REFERENCES.

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SUBDIVISION NO. 04-587.02 SHELDON TERRACE PHASE 2

A PORTION OF
PARCEL 2 BOOK 157 OF PARCEL MAPS PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 10 OF 14

SCALE: 1" = 20'



CURVE TABLE:

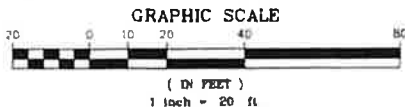
CURVE NO.	RADIUS	DELTA	LENGTH
CB4	329.44'	07°36'24"	43.98'
CB5	300.00'	09°34'19"	50.12'
CB6	20.00'	95°17'04"	33.26'
CB7	30.00'	34°00'33"	17.81'
CB8	46.00'	88°32'17"	21.06'
CB9	20.00'	34°24'06"	12.01'
C112	30.00'	27°09'19"	14.22'
C113	30.00'	06°51'14"	3.50'
C114	46.00'	41°23'10"	33.23'
C115	46.00'	47°00'23"	37.66'

PARCEL 3
15.3 PM 12

SEE SHEET 8

RESIDENTIAL PLANNED DEVELOPMENT NOTE

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NOTES:

- 1.) SEE SHEET 11 FOR TYPICAL P.U.E.'S LOCATION AND DIMENSIONS.
- 2.) SEE SHEET 2 FOR MAPPING NOTES, BASIS OF BEARING, MAP LEGEND, AND MAP REFERENCES.

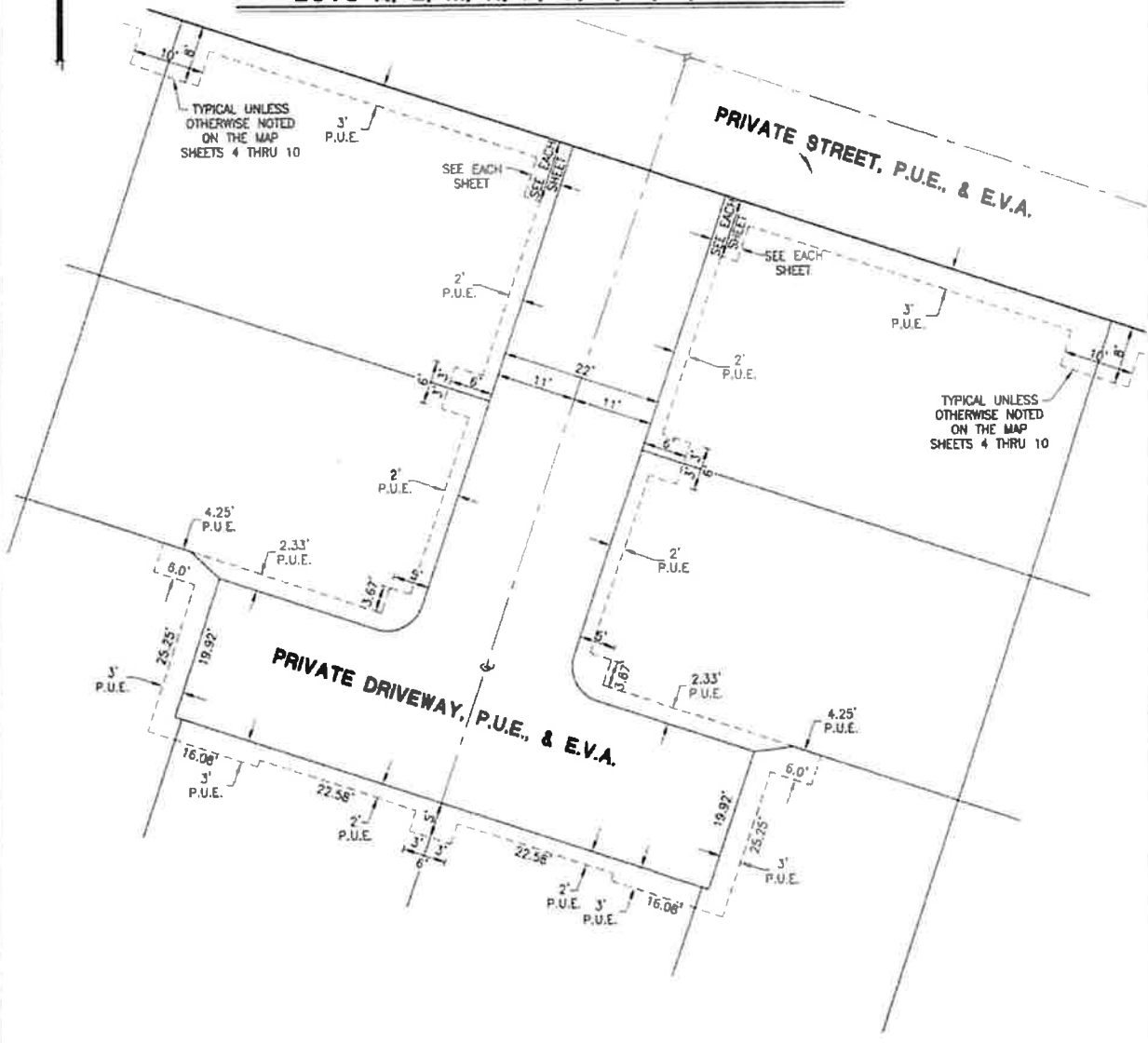


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**SUBDIVISION NO. 04-587.02
SHELDON TERRACE
PHASE 2**

A PORTION OF
PARCEL 2 BOOK 157 OF PARCEL MAPS PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 11 OF 14

**TYPICAL EASEMENT CONFIGURATION FOR
LOTS K, L, M, N, P, Q, R, S, T, AND U.**

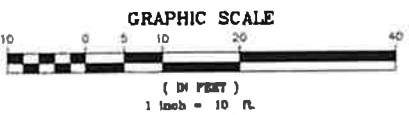


TYPICAL UNLESS OTHERWISE NOTED ON THE MAP SHEETS 4 THRU 10

TYPICAL UNLESS OTHERWISE NOTED ON THE MAP SHEETS 4 THRU 10

NOTES:

1.) THIS DETAIL IS THE EASEMENT DIMENSIONS FOR LOTS K, L, M, N, P, Q, R, S, T, AND U.



CLAYBAR ENGINEERING INC.
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**EXISTING SANITARY SEWER EASEMENT EXHIBIT AS GRANTED TO
COUNTY SANITATION DISTRICT No. 1 OF SACRAMENTO COUNTY
IN BOOK 20080702, PAGE 0779 OFFICIAL RECORDS OF SACRAMENTO COUNTY**

**SUBDIVISION NO. 04-587.02
SHELDON TERRACE
PHASE 2**

A PORTION OF
PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 12 OF 14

LINE TABLE (CONT.):

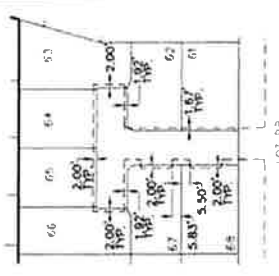
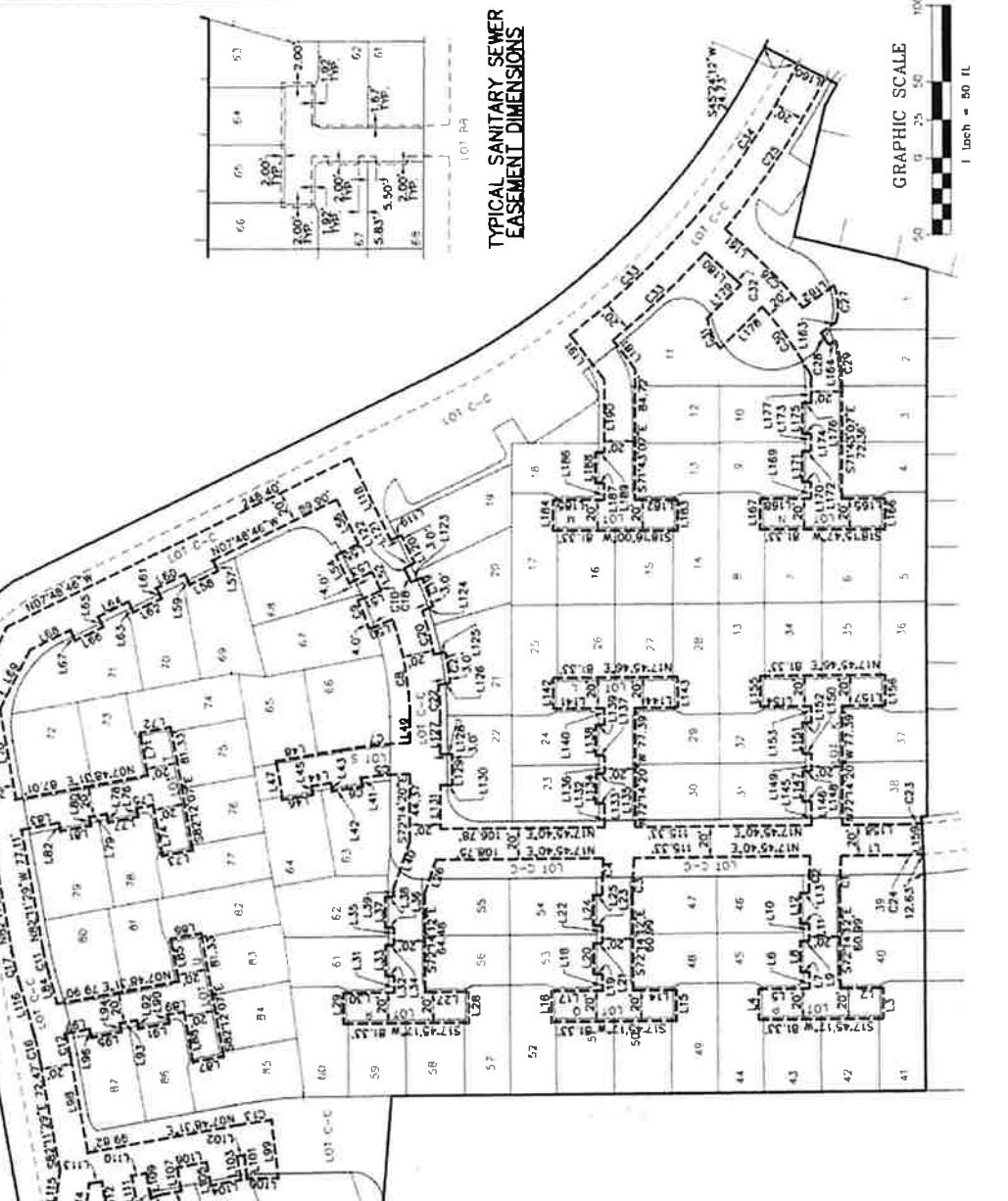
LINE NO.	BEARING	DISTANCE
L181	S 107°59'48"W	23.77
L182	S 18°15'00"W	27.99
L183	N 71°44'00"W	20.00
L184	S 71°44'00"W	20.00
L185	S 71°44'00"W	20.00
L186	S 71°44'00"W	20.00
L187	N 18°15'00"W	27.99
L188	N 107°59'48"W	23.77
L189	S 107°59'48"W	23.77
L190	S 107°59'48"W	23.77
L191	N 107°59'48"W	23.77

LINE TABLE (CONT.):

LINE NO.	BEARING	DISTANCE
L192	S 107°59'48"W	23.77
L193	S 107°59'48"W	23.77
L194	S 107°59'48"W	23.77
L195	S 107°59'48"W	23.77
L196	S 107°59'48"W	23.77
L197	S 107°59'48"W	23.77
L198	S 107°59'48"W	23.77
L199	S 107°59'48"W	23.77
L200	S 107°59'48"W	23.77
L201	S 107°59'48"W	23.77

LINE TABLE:

LINE NO.	BEARING	DISTANCE
L1	N 107°59'48"W	41.77
L2	S 107°59'48"W	20.00
L3	S 107°59'48"W	20.00
L4	S 107°59'48"W	20.00
L5	S 107°59'48"W	20.00
L6	S 107°59'48"W	20.00
L7	S 107°59'48"W	20.00
L8	S 107°59'48"W	20.00
L9	S 107°59'48"W	20.00
L10	S 107°59'48"W	20.00
L11	S 107°59'48"W	20.00
L12	S 107°59'48"W	20.00
L13	S 107°59'48"W	20.00
L14	S 107°59'48"W	20.00
L15	S 107°59'48"W	20.00
L16	S 107°59'48"W	20.00
L17	S 107°59'48"W	20.00
L18	S 107°59'48"W	20.00
L19	S 107°59'48"W	20.00
L20	S 107°59'48"W	20.00
L21	S 107°59'48"W	20.00
L22	S 107°59'48"W	20.00
L23	S 107°59'48"W	20.00
L24	S 107°59'48"W	20.00
L25	S 107°59'48"W	20.00
L26	S 107°59'48"W	20.00
L27	S 107°59'48"W	20.00
L28	S 107°59'48"W	20.00
L29	S 107°59'48"W	20.00
L30	S 107°59'48"W	20.00
L31	S 107°59'48"W	20.00
L32	S 107°59'48"W	20.00
L33	S 107°59'48"W	20.00
L34	S 107°59'48"W	20.00
L35	S 107°59'48"W	20.00
L36	S 107°59'48"W	20.00
L37	S 107°59'48"W	20.00
L38	S 107°59'48"W	20.00
L39	S 107°59'48"W	20.00
L40	S 107°59'48"W	20.00
L41	S 107°59'48"W	20.00
L42	S 107°59'48"W	20.00
L43	S 107°59'48"W	20.00
L44	S 107°59'48"W	20.00
L45	S 107°59'48"W	20.00
L46	S 107°59'48"W	20.00
L47	S 107°59'48"W	20.00
L48	S 107°59'48"W	20.00
L49	S 107°59'48"W	20.00
L50	S 107°59'48"W	20.00
L51	S 107°59'48"W	20.00
L52	S 107°59'48"W	20.00
L53	S 107°59'48"W	20.00
L54	S 107°59'48"W	20.00
L55	S 107°59'48"W	20.00
L56	S 107°59'48"W	20.00
L57	S 107°59'48"W	20.00
L58	S 107°59'48"W	20.00
L59	S 107°59'48"W	20.00
L60	S 107°59'48"W	20.00
L61	S 107°59'48"W	20.00
L62	S 107°59'48"W	20.00
L63	S 107°59'48"W	20.00
L64	S 107°59'48"W	20.00
L65	S 107°59'48"W	20.00
L66	S 107°59'48"W	20.00
L67	S 107°59'48"W	20.00
L68	S 107°59'48"W	20.00
L69	S 107°59'48"W	20.00
L70	S 107°59'48"W	20.00
L71	S 107°59'48"W	20.00
L72	S 107°59'48"W	20.00
L73	S 107°59'48"W	20.00
L74	S 107°59'48"W	20.00
L75	S 107°59'48"W	20.00
L76	S 107°59'48"W	20.00
L77	S 107°59'48"W	20.00
L78	S 107°59'48"W	20.00
L79	S 107°59'48"W	20.00
L80	S 107°59'48"W	20.00
L81	S 107°59'48"W	20.00
L82	S 107°59'48"W	20.00
L83	S 107°59'48"W	20.00
L84	S 107°59'48"W	20.00
L85	S 107°59'48"W	20.00
L86	S 107°59'48"W	20.00
L87	S 107°59'48"W	20.00
L88	S 107°59'48"W	20.00
L89	S 107°59'48"W	20.00
L90	S 107°59'48"W	20.00



CURVE TABLE:

CURVE NO.	RADIUS	DELTA	LENGTH
C1	290.00'	04°54'50"	24.88
C2	310.00'	04°23'43"	23.77
C3	290.00'	04°54'50"	24.88
C4	310.00'	04°23'43"	23.77
C5	290.00'	06°57'45"	31.85
C6	284.33'	07°07'48"	30.07
C7	310.00'	06°29'53"	45.13
C8	179.50'	19°48'38"	64.66
C9	179.50'	06°29'53"	20.00
C10	184.00'	06°58'17"	17.00
C11	286.00'	03°58'49"	15.68
C12	316.00'	03°49'04"	21.05
C13	49.00'	23°43'44"	20.00
C14	49.00'	23°43'44"	20.00
C15	196.00'	02°18'17"	16.14
C16	204.00'	02°18'17"	16.08
C17	316.00'	02°18'17"	16.08
C18	316.00'	02°18'17"	16.08
C19	316.00'	02°18'17"	16.08
C20	316.00'	02°18'17"	16.08
C21	316.00'	02°18'17"	16.08
C22	316.00'	02°18'17"	16.08
C23	316.00'	02°18'17"	16.08
C24	316.00'	02°18'17"	16.08
C25	316.00'	02°18'17"	16.08
C26	316.00'	02°18'17"	16.08
C27	316.00'	02°18'17"	16.08
C28	316.00'	02°18'17"	16.08
C29	316.00'	02°18'17"	16.08
C30	316.00'	02°18'17"	16.08
C31	316.00'	02°18'17"	16.08
C32	316.00'	02°18'17"	16.08
C33	316.00'	02°18'17"	16.08
C34	316.00'	02°18'17"	16.08
C35	316.00'	02°18'17"	16.08
C36	316.00'	02°18'17"	16.08
C37	316.00'	02°18'17"	16.08
C38	316.00'	02°18'17"	16.08
C39	316.00'	02°18'17"	16.08
C40	316.00'	02°18'17"	16.08
C41	316.00'	02°18'17"	16.08
C42	316.00'	02°18'17"	16.08
C43	316.00'	02°18'17"	16.08
C44	316.00'	02°18'17"	16.08
C45	316.00'	02°18'17"	16.08

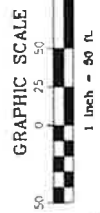
SUBDIVISION NO. 04-587.02
SHELDON TERRACE
PHASE 2

A PORTION OF
 PARCEL 2 FILED IN BOOK 157 OF PARCEL MAPS AT PAGE 9
 CITY OF ELK GROVE, COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA
 NOVEMBER 2019 SHEET 13 OF 14

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

LINE TABLE (CONT.):

LINE NO.	BEARING	EXTENSION	CURVE TABLE
L101	N17°25'00"W	15.40	
L102	N72°25'00"E	6.84	
L103	N17°25'00"W	17.28	
L104	N72°25'00"E	6.91	
L105	N17°25'00"W	17.28	
L106	N72°25'00"E	6.91	
L107	N17°25'00"W	17.28	
L108	N72°25'00"E	6.91	
L109	N17°25'00"W	17.28	
L110	N72°25'00"E	6.91	
L111	N17°25'00"W	17.28	
L112	N72°25'00"E	6.91	
L113	N17°25'00"W	17.28	
L114	N72°25'00"E	6.91	
L115	N17°25'00"W	17.28	
L116	N72°25'00"E	6.91	
L117	N17°25'00"W	17.28	
L118	N72°25'00"E	6.91	
L119	N17°25'00"W	17.28	
L120	N72°25'00"E	6.91	
L121	N17°25'00"W	17.28	
L122	N72°25'00"E	6.91	
L123	N17°25'00"W	17.28	
L124	N72°25'00"E	6.91	
L125	N17°25'00"W	17.28	
L126	N72°25'00"E	6.91	
L127	N17°25'00"W	17.28	
L128	N72°25'00"E	6.91	
L129	N17°25'00"W	17.28	
L130	N72°25'00"E	6.91	
L131	N17°25'00"W	17.28	
L132	N72°25'00"E	6.91	
L133	N17°25'00"W	17.28	
L134	N72°25'00"E	6.91	
L135	N17°25'00"W	17.28	
L136	N72°25'00"E	6.91	
L137	N17°25'00"W	17.28	
L138	N72°25'00"E	6.91	
L139	N17°25'00"W	17.28	
L140	N72°25'00"E	6.91	
L141	N17°25'00"W	17.28	
L142	N72°25'00"E	6.91	
L143	N17°25'00"W	17.28	
L144	N72°25'00"E	6.91	
L145	N17°25'00"W	17.28	
L146	N72°25'00"E	6.91	
L147	N17°25'00"W	17.28	
L148	N72°25'00"E	6.91	
L149	N17°25'00"W	17.28	
L150	N72°25'00"E	6.91	



LINE TABLE (CONT.):

LINE NO.	BEARING	EXTENSION	CURVE TABLE
L151	N17°25'00"W	17.28	
L152	N72°25'00"E	6.91	
L153	N17°25'00"W	17.28	
L154	N72°25'00"E	6.91	
L155	N17°25'00"W	17.28	
L156	N72°25'00"E	6.91	
L157	N17°25'00"W	17.28	
L158	N72°25'00"E	6.91	
L159	N17°25'00"W	17.28	
L160	N72°25'00"E	6.91	
L161	N17°25'00"W	17.28	
L162	N72°25'00"E	6.91	
L163	N17°25'00"W	17.28	
L164	N72°25'00"E	6.91	
L165	N17°25'00"W	17.28	
L166	N72°25'00"E	6.91	
L167	N17°25'00"W	17.28	
L168	N72°25'00"E	6.91	
L169	N17°25'00"W	17.28	
L170	N72°25'00"E	6.91	
L171	N17°25'00"W	17.28	
L172	N72°25'00"E	6.91	
L173	N17°25'00"W	17.28	
L174	N72°25'00"E	6.91	
L175	N17°25'00"W	17.28	
L176	N72°25'00"E	6.91	
L177	N17°25'00"W	17.28	
L178	N72°25'00"E	6.91	
L179	N17°25'00"W	17.28	
L180	N72°25'00"E	6.91	
L181	N17°25'00"W	17.28	
L182	N72°25'00"E	6.91	
L183	N17°25'00"W	17.28	
L184	N72°25'00"E	6.91	
L185	N17°25'00"W	17.28	
L186	N72°25'00"E	6.91	
L187	N17°25'00"W	17.28	
L188	N72°25'00"E	6.91	
L189	N17°25'00"W	17.28	
L190	N72°25'00"E	6.91	
L191	N17°25'00"W	17.28	
L192	N72°25'00"E	6.91	
L193	N17°25'00"W	17.28	
L194	N72°25'00"E	6.91	
L195	N17°25'00"W	17.28	
L196	N72°25'00"E	6.91	
L197	N17°25'00"W	17.28	
L198	N72°25'00"E	6.91	
L199	N17°25'00"W	17.28	
L200	N72°25'00"E	6.91	
L201	N17°25'00"W	17.28	
L202	N72°25'00"E	6.91	
L203	N17°25'00"W	17.28	
L204	N72°25'00"E	6.91	
L205	N17°25'00"W	17.28	
L206	N72°25'00"E	6.91	
L207	N17°25'00"W	17.28	
L208	N72°25'00"E	6.91	
L209	N17°25'00"W	17.28	
L210	N72°25'00"E	6.91	
L211	N17°25'00"W	17.28	
L212	N72°25'00"E	6.91	
L213	N17°25'00"W	17.28	
L214	N72°25'00"E	6.91	
L215	N17°25'00"W	17.28	
L216	N72°25'00"E	6.91	
L217	N17°25'00"W	17.28	
L218	N72°25'00"E	6.91	
L219	N17°25'00"W	17.28	
L220	N72°25'00"E	6.91	
L221	N17°25'00"W	17.28	
L222	N72°25'00"E	6.91	
L223	N17°25'00"W	17.28	
L224	N72°25'00"E	6.91	
L225	N17°25'00"W	17.28	
L226	N72°25'00"E	6.91	
L227	N17°25'00"W	17.28	
L228	N72°25'00"E	6.91	
L229	N17°25'00"W	17.28	
L230	N72°25'00"E	6.91	
L231	N17°25'00"W	17.28	
L232	N72°25'00"E	6.91	
L233	N17°25'00"W	17.28	
L234	N72°25'00"E	6.91	
L235	N17°25'00"W	17.28	
L236	N72°25'00"E	6.91	
L237	N17°25'00"W	17.28	
L238	N72°25'00"E	6.91	
L239	N17°25'00"W	17.28	
L240	N72°25'00"E	6.91	
L241	N17°25'00"W	17.28	
L242	N72°25'00"E	6.91	
L243	N17°25'00"W	17.28	
L244	N72°25'00"E	6.91	
L245	N17°25'00"W	17.28	
L246	N72°25'00"E	6.91	
L247	N17°25'00"W	17.28	
L248	N72°25'00"E	6.91	
L249	N17°25'00"W	17.28	
L250	N72°25'00"E	6.91	
L251	N17°25'00"W	17.28	
L252	N72°25'00"E	6.91	
L253	N17°25'00"W	17.28	
L254	N72°25'00"E	6.91	
L255	N17°25'00"W	17.28	
L256	N72°25'00"E	6.91	
L257	N17°25'00"W	17.28	
L258	N72°25'00"E	6.91	
L259	N17°25'00"W	17.28	
L260	N72°25'00"E	6.91	
L261	N17°25'00"W	17.28	
L262	N72°25'00"E	6.91	
L263	N17°25'00"W	17.28	
L264	N72°25'00"E	6.91	
L265	N17°25'00"W	17.28	
L266	N72°25'00"E	6.91	
L267	N17°25'00"W	17.28	
L268	N72°25'00"E	6.91	
L269	N17°25'00"W	17.28	
L270	N72°25'00"E	6.91	
L271	N17°25'00"W	17.28	
L272	N72°25'00"E	6.91	
L273	N17°25'00"W	17.28	
L274	N72°25'00"E	6.91	
L275	N17°25'00"W	17.28	
L276	N72°25'00"E	6.91	
L277	N17°25'00"W	17.28	
L278	N72°25'00"E	6.91	
L279	N17°25'00"W	17.28	
L280	N72°25'00"E	6.91	
L281	N17°25'00"W	17.28	
L282	N72°25'00"E	6.91	
L283	N17°25'00"W	17.28	
L284	N72°25'00"E	6.91	
L285	N17°25'00"W	17.28	
L286	N72°25'00"E	6.91	
L287	N17°25'00"W	17.28	
L288	N72°25'00"E	6.91	
L289	N17°25'00"W	17.28	
L290	N72°25'00"E	6.91	
L291	N17°25'00"W	17.28	
L292	N72°25'00"E	6.91	
L293	N17°25'00"W	17.28	
L294	N72°25'00"E	6.91	
L295	N17°25'00"W	17.28	
L296	N72°25'00"E	6.91	
L297	N17°25'00"W	17.28	
L298	N72°25'00"E	6.91	
L299	N17°25'00"W	17.28	
L300	N72°25'00"E	6.91	
L301	N17°25'00"W	17.28	
L302	N72°25'00"E	6.91	
L303	N17°25'00"W	17.28	
L304	N72°25'00"E	6.91	
L305	N17°25'00"W	17.28	
L306	N72°25'00"E	6.91	
L307	N17°25'00"W	17.28	
L308	N72°25'00"E	6.91	
L309	N17°25'00"W	17.28	
L310	N72°25'00"E	6.91	
L311	N17°25'00"W	17.28	
L312	N72°25'00"E	6.91	
L313	N17°25'00"W	17.28	
L314	N72°25'00"E	6.91	
L315	N17°25'00"W	17.28	
L316	N72°25'00"E	6.91	
L317	N17°25'00"W	17.28	
L318	N72°25'00"E	6.91	
L319	N17°25'00"W	17.28	
L320	N72°25'00"E	6.91	
L321	N17°25'00"W	17.28	
L322	N72°25'00"E	6.91	
L323	N17°25'00"W	17.28	
L324	N72°25'00"E	6.91	
L325	N17°25'00"W	17.28	
L326	N72°25'00"E	6.91	
L327	N17°25'00"W	17.28	
L328	N72°25'00"E	6.91	
L329	N17°25'00"W	17.28	
L330	N72°25'00"E	6.91	
L331	N17°25'00"W	17.28	
L332	N72°25'00"E	6.91	
L333	N17°25'00"W	17.28	
L334	N72°25'00"E	6.91	
L335	N17°25'00"W	17.28	
L336	N72°25'00"E	6.91	
L337	N17°25'00"W	17.28	
L338	N72°25'00"E	6.91	
L339	N17°25'00"W	17.28	
L340	N72°25'00"E	6.91	
L341	N17°25'00"W	17.28	
L342	N72°25'00"E	6.91	
L343	N17°25'00"W	17.28	
L344	N72°25'00"E	6.91	
L345	N17°25'00"W	17.28	
L346	N72°25'00"E	6.91	
L347	N17°25'00"W	17.28	
L348	N72°25'00"E	6.91	
L349	N17°25'00"W	17.28	
L350	N72°25'00"E	6.91	
L351	N17°25'00"W	17.28	
L352	N72°25'00"E	6.91	
L353	N17°25'00"W	17.28	
L354	N72°25'00"E	6.91	
L355	N17°25'00"W	17.28	
L356	N72°25'00"E	6.91	
L357	N17°25'00"W	17.28	
L358	N72°25'00"E	6.91	
L359	N17°25'00"W	17.28	
L360	N72°25'00"E	6.91	



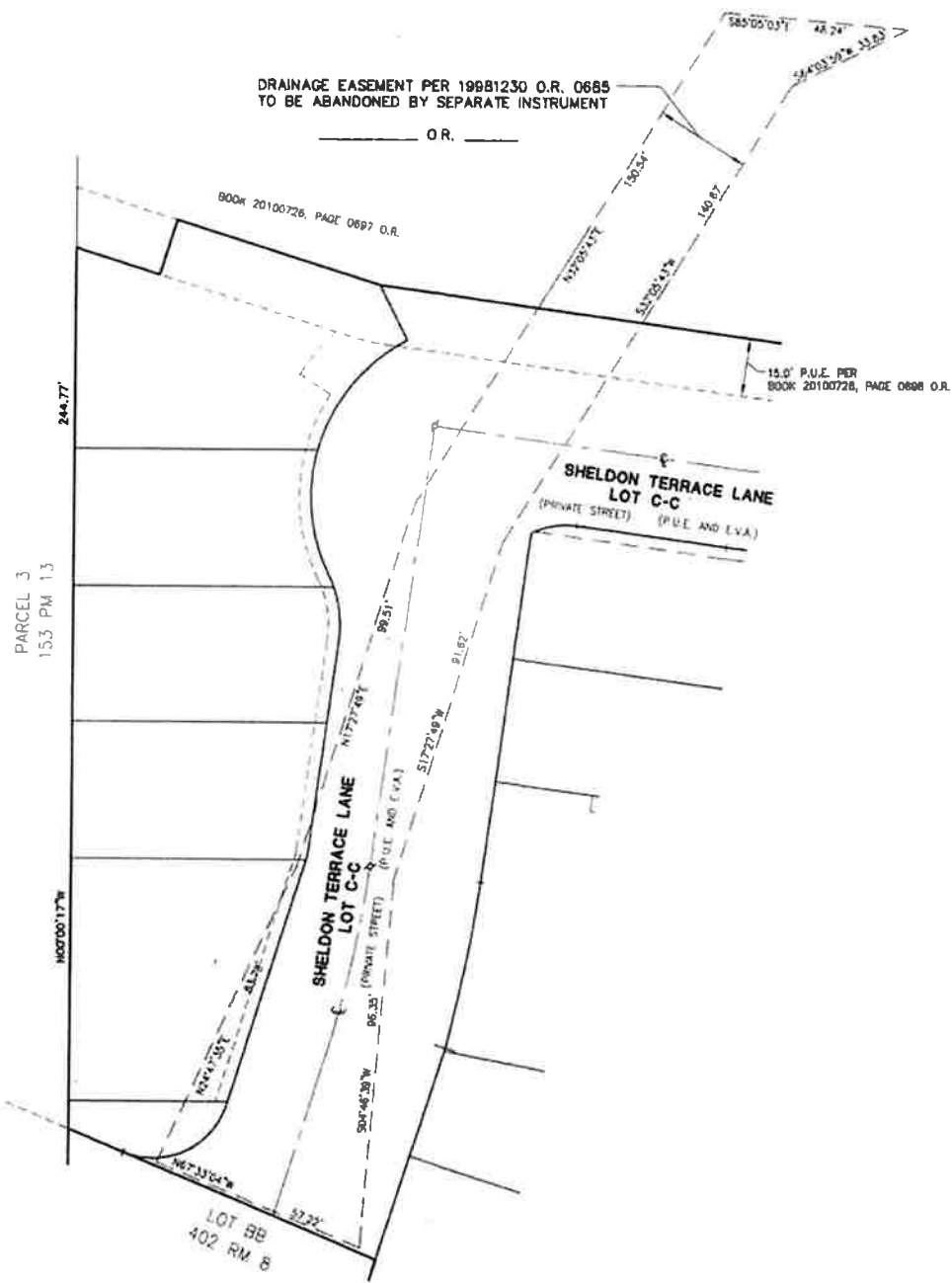
LINE TABLE (CONT.):

LINE NO.	BEARING	EXTENSION	CURVE TABLE
L361	N17°25'00"W	17.28	
L362	N72°25'00"E	6.91	
L363	N17°25'00"W	17.28	
L364	N72°25'00"E	6.91	
L365	N17°25'00"W	17.28	
L366	N72°25'00"E	6.91	
L367	N17°25'00"W	17.28	
L368	N72°25'00"E	6.91	
L369	N17°25'00"W	17.28	
L370	N72°25'00"E	6.91	
L371	N17°25'00"W	17.28	
L372	N72°25'00"E	6.91	
L373	N17°25'00"W	17.28	
L374	N72°25'00"E	6.91	
L375	N17°25'00"W	17.28	
L376	N72°25'00"E	6.91	
L377	N17°25'00"W	17.28	
L378	N72°25'		

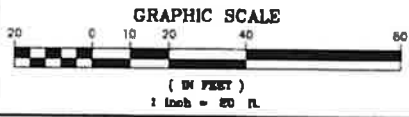
**SUBDIVISION NO. 04-587.02
SHELDON TERRACE
PHASE 2**

A PORTION OF
PARCEL 2 BOOK 157 OF PARCEL MAPS PAGE 9
CITY OF ELK GROVE, COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
NOVEMBER 2019 SHEET 14 OF 14

SCALE: 1" = 20'



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 HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.



- NOTES:**
- 1.) SEE SHEET 11 FOR TYPICAL P.U.E.'S LOCATION AND DIMENSIONS.
 - 2.) SEE SHEET 2 FOR MAPPING NOTES, BASIS OF BEARING, MAP LEGEND, AND MAP REFERENCES.

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

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-268**

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 December 11, 2019 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*



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