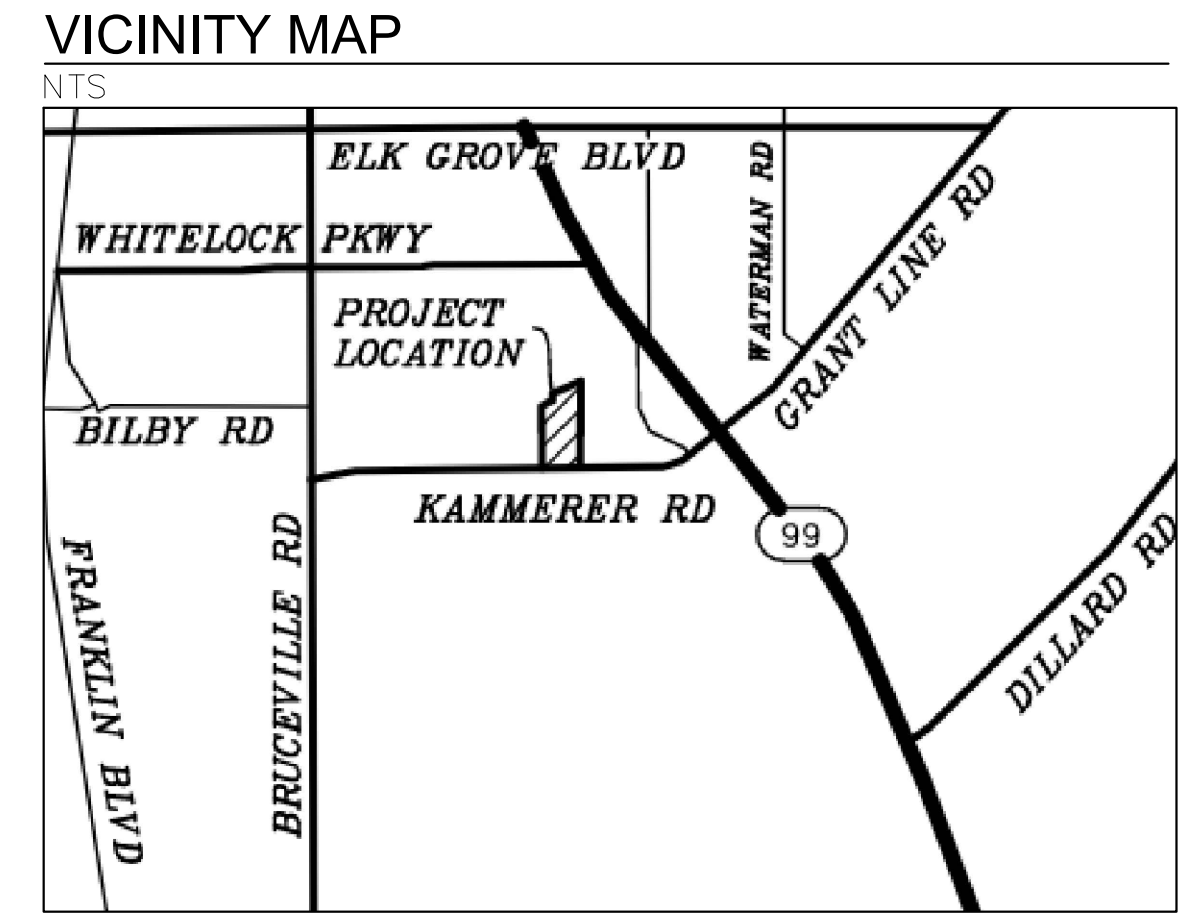


# NEW ZOO AT ELK GROVE

TENTATIVE SUBDIVISION MAP SP0009



**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ELK GROVE, IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

ALL THAT PORTION OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, BEING A PORTION OF THE LANDS OF PACIFIC TELEPHONE AND TELEGRAPH CO., AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 3 OF SURVEYS, AT PAGE 158, OFFICIAL RECORDS OF SACRAMENTO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID PACIFIC TELEPHONE AND TELEGRAPH CO. PARCEL BEING THE INTERSECTION OF THE CENTERLINE OF KAMMERER ROAD AND THE WEST LINE OF SAID PACIFIC TELEPHONE AND TELEGRAPH CO. PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°42'36" WEST, 63.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°42'36" WEST, 56.41 FEET TO THE NORTH LINE OF SAID PACIFIC TELEPHONE AND TELEGRAPH CO. PARCEL; THENCE ALONG SAID NORTH LINE NORTH 89°17'24" EAST, 120.00 FEET TO THE EAST LINE OF SAID PACIFIC TELEPHONE AND TELEGRAPH CO. PARCEL; THENCE ALONG SAID EAST LINE SOUTH 00°42'36" EAST, 56.42 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°17'46" WEST 120.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

132-0320-002 PORTION

**PARCEL TWO:**

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, BEING A PORTION OF THE CITY OF ELK GROVE PARCEL OF LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN DOCUMENT NO. 201803270313, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF KAMMERER ROAD, A COUNTY ROAD, WHICH POINT IS THE SOUTHWEST CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, BY DEED DATED OCTOBER 4, 1941, AND RECORDED OCTOBER 8, 1941, IN BOOK 911, AT PAGE 288, OFFICIAL RECORDS OF SACRAMENTO COUNTY; THENCE ALONG THE WEST LINE OF SAID PACIFIC TELEPHONE AND TELEGRAPH COMPANY PARCEL, BEING THE EAST LINE OF SAID CITY OF ELK GROVE PARCEL, NORTH 00°42'36" WEST, 63.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 89°17'46" WEST, 63.42 FEET; THENCE SOUTH 88°09'01" WEST, 145.32 FEET TO THE WEST LINE OF SAID CITY OF ELK GROVE PARCEL; THENCE ALONG SAID WEST LINE NORTH 00°42'36" WEST, 168.00 FEET TO THE NORTH LINE OF SAID CITY OF ELK GROVE PARCEL; THENCE ALONG SAID NORTH LINE NORTH 89°17'24" EAST, 208.71 FEET TO THE EAST LINE OF SAID CITY OF ELK GROVE PARCEL; THENCE ALONG SAID EAST LINE SOUTH 00°42'36" EAST 165.12 FEET TO THE TRUE POINT OF BEGINNING.

132-0320-001 PORTION

**PARCEL THREE:**

ALL THOSE PORTIONS OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, THE NORTHWEST ONE-QUARTER OF SECTION 13, AND THE NORTHEAST ONE-QUARTER OF SECTION 14 ALL IN TOWNSHIP 6 NORTH, RANGE 5 EAST, MDM AND BEING PORTIONS OF PARCEL C AS SHOWN ON PARCEL MAP FILED FOR RECORD FEBRUARY 6, 1973 IN BOOK 10 OF PARCEL MAPS AT PAGE 27, SACRAMENTO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE ABOVE-DESCRIBED PARCEL C LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID PARCEL C BEING ALSO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 13 DISTANT ALONG LAST SAID LINE S 89°41'35"W, 1520.28 FEET FROM A COPPER MONUMENT MARKED L.S. 3636 MARKING THE CENTER OF SAID SECTION 13 AS SHOWN ON SAID PARCEL MAP; THENCE N 0° 15'13"W, 2309.87 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF SAID PARCEL C, AS DESCRIBED BY A CERTIFICATE OF COMPLIANCE-LAND DIVISION, RECORDED AUGUST 23, 1984 IN BOOK 840823, PAGE 864 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND GEOTHERMAL RIGHTS WITHIN OR UNDERLYING SAID LAND WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, FOR A PERIOD OF 5 YEARS FROM FEBRUARY 9, 1976, AS CONTAINED IN THE DEED FROM JOSEPH J. SOUZA AND MARY SOUZA, HIS WIFE, TO THE GRANTEE HEREIN, AND FOR SO LONG THEREAFTER AS THERE SHALL BE DEVELOPMENT, EXCAVATING, DRILLING, REDRILLING, DEEPENING, REPAIRING AND/OR REWORKING OR PRODUCING OPERATIONS ON SAID LAND BY THE GRANTOR, GRANTEE OR BY ANY LESSEE, AGENT, EMPLOYEE OR JOINT VENTURERS OF THE GRANTOR OR GRANTEE.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND CONVEYED TO THE CITY OF ELK GROVE, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED APRIL 20, 2021, AS INSTRUMENT NO. 202104201433, OF OFFICIAL RECORDS.

ALL THAT PORTION OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN GRANT DEED TO JACOBI ELK GROVE RANCH, LLC, RECORDED IN BOOK 20090306, AT PAGE 0847, OFFICIAL RECORDS OF SACRAMENTO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF ELK GROVE BY TAX DEED RECORDED IN BOOK 20171030, AT PAGE 1128 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, SAID POINT ALSO BEING A POINT OF THE SOUTH LINE OF SAID JACOBI PARCEL OF LAND, SAID POINT ALSO BEING THE CENTERLINE OF KAMMERER ROAD, FROM WHICH THE SOUTHWEST CORNER OF SAID JACOBI PARCEL BEARS NORTH 89°17'24" EAST 828.32 FEET, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF PARCEL "C" AS SHOWN ON THE PARCEL MAP FILED IN BOOK 10 OF PARCEL MAPS, AT PAGE 27, OFFICIAL RECORDS OF SACRAMENTO COUNTY; THENCE ALONG SAID SOUTH LINE AND CENTERLINE SOUTH 89°17'24" WEST 691.96 FEET TO THE WEST LINE OF SAID JACOBI PARCEL; THENCE ALONG THE WEST LINE OF SAID JACOBI PARCEL NORTH 00°39'24" WEST 56.69 FEET; THENCE LEAVING SAID LINE NORTH 89°17'46" EAST 637.19 FEET; THENCE NORTH 88°09'01" EAST 54.72 FEET; THENCE SOUTH 00°42'36" EAST 60.71 FEET TO THE SAID POINT OF BEGINNING.

**PARCEL 2:**

BEGINNING AT THE SOUTHWEST CORNER OF SAID JACOBI PARCEL SAID SOUTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF PARCEL "C" AS SHOWN ON THE PARCEL MAP FILED IN BOOK 10 OF PARCEL MAPS, AT PAGE 27, OFFICIAL RECORDS OF SACRAMENTO COUNTY; THENCE ALONG THE SOUTH LINE OF SAID JACOBI PARCEL OF LAND, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF KAMMERER ROAD, SOUTH 89°17'24" WEST 499.61 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°42'36" WEST 63.58 FEET; THENCE NORTH 89°17'46" EAST 45.71 FEET; THENCE NORTH 87°07'46" EAST 185.16 FEET; THENCE NORTH 00°42'14" WEST 19.00 FEET; THENCE NORTH 89°17'46" EAST 28.00 FEET; THENCE SOUTH 00°42'14" EAST 7.00 FEET; THENCE NORTH 89°17'46" EAST 143.97 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET THROUGH A CENTRAL ANGLE OF 89°57'10" HAVING AN ARC LENGTH OF 51.81 FEET, SUBTENDED BY A CHORD BEARING NORTH 44°19'11" EAST 46.65 FEET; THENCE NORTH 00°39'24" WEST 20.00 FEET; THENCE NORTH 89°20'36" EAST 12.00 FEET; THENCE NORTH 00°39'24" WEST 160.59 FEET; THENCE NORTH 89°20'36" EAST 52.00 FEET TO THE EAST LINE OF SAID JACOBI PARCEL, THENCE SOUTH 00°39'24" EAST 296.04 FEET TO THE SAID POINT OF BEGINNING.

**PROJECT INFORMATION:**

**OWNER**  
CITY OF ELK GROVE  
8401 LAGUNA PALMS WAY  
ELK GROVE, CA 95758  
CONTACT: CHRISTOPHER JORDAN  
(916) 478-2222  
C.JORDAN@ELKGROVE.CITY.ORG

**CIVIL ENGINEER AND LAND SURVEYOR**  
KIMLEY-HORN AND ASSOCIATES, INC.  
555 CAPITOL MALL, SUITE 300  
SACRAMENTO, CA 95814

CONTACT: SHEETAL BHATT, PE  
(916) 859-3609  
SHEETAL.BHATT@KIMLEY-HORN.COM

CONTACT: ALEX CALDER, PLS  
(916) 330-3003  
ALEX.CALDER@KIMLEY-HORN.COM

**ASSESSOR'S PARCEL NUMBERS**  
132-0320-002, 132-0320-001, 132-0320-010

**EXISTING USE AND ZONE**  
AGRICULTURAL

**EXISTING USE AND ZONE**  
ZOOLOGICAL PARK

**ACREAGE**  
98.89± ACRES (GROSS)

**DISTRICTS:**

**WATER:** SACRAMENTO COUNTY WATER  
AGENCY ZONE 41  
827 7TH STREET  
SACRAMENTO, CA 95814  
(916) 874-6851

**SEWER:** SACRAMENTO AREA SEWER DISTRICT  
10060 GOETHE ROAD  
SACRAMENTO, CA 95827  
(916) 876-6000

**ELECTRICITY:** SMUD  
6301 S ST  
SACRAMENTO, CA 95817  
ERICA VALDEZ  
ERICA.VALDEZ@SMUD.ORG

**GAS:** PG&E  
1415 L ST SUITE 280  
SACRAMENTO, CA 95814  
(877) 743-7782

**FIRE:** COSUMNES CSD  
8820 ELK GROVE BLVD.  
ELK GROVE, CA 92624  
(916) 405-7113

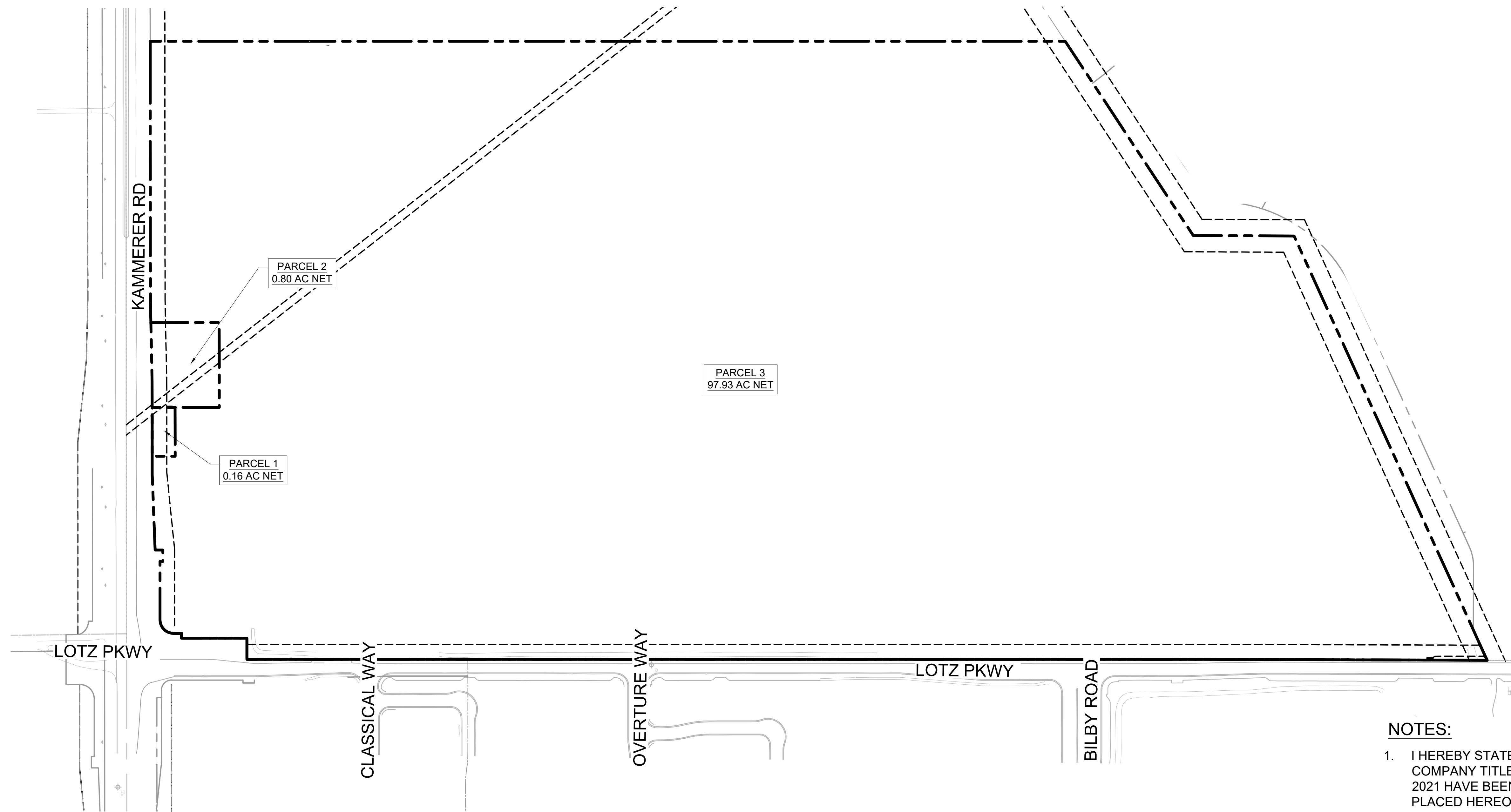
**PARKS:** ELK GROVE CSD  
8820 ELK GROVE BLVD.  
ELK GROVE, CA 95758  
PARKS & RECREATION DEPT.  
(916) 405-5600

**GENERAL NOTES:**

1. PARCEL NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. THE EXISTING TOPOGRAPHY, AS SHOWN, IS BASED ON SURVEY DATED JANUARY 25, 2022 BY UNICO. VERTICAL DATUM: NAVD88, BASED ON OBSERVATIONS TO NGS PID JS3898 "F1414" (48.34'). THE SPOT ELEVATION ELEVATIONS, AS DETERMINED AT TIME OF SAID SURVEY.
3. THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE CENTER LINE OF KAMMERER ROAD AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 91 OF SURVEYS AT PAGE 18, OF OFFICIAL RECORDS OF SACRAMENTO COUNTY.

**LEGEND AND ABBREVIATIONS:**

---	ORIGINAL PROPERTY LINE
---	PROPERTY / RIGHT-OF-WAY LINE
---	EASEMENT
AC	ACRE
BL	BIKE LANE
CG/C&G	CURB AND GUTTER
COEG	CITY OF ELK GROVE
ESMT	EASEMENT
NTS	NOT TO SCALE
PKWY	PARKWAY
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SHLDR	SHOULDER
SF	SQUARE FEET
SW	SIDEWALK



**LOCATION MAP**  
SCALE: NTS

**RESULTANT PARCEL SIZES (NET):**

PARCEL	NET AREA (SF)	NET AREA (AC)
1	2,597,918±	59.64±
2	332,363±	7.63±
3	614,196±	14.10±
4	153,331±	3.52±
5	121,097±	2.78±
6	6,098±	0.14±
7	871±	0.02±
ROW	481,774±	11.06±
TOTAL	4,307,648±	98.89±

**EXISTING PARCEL SIZES:**

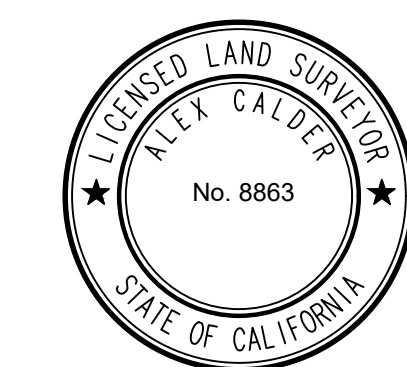
EXISTING PARCEL	APN	NET AREA (SF)	NET AREA (AC)
1	132-0320-002	6,969±	0.16±
2	132-0320-001	34,848±	0.80±
3	132-0320-010	4,265,831±	97.93±
TOTAL	-	4,307,648±	98.89±

**NOTES:**

1. I HEREBY STATE THAT ALL THE EASEMENTS AS INDICATED IN FIDELITY TITLE COMPANY TITLE REPORT, NO. 01005782-10-PA-PJ DATED AS OF NOVEMBER 24TH, 2021 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE(S) PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

L.S. *Alex Calder*

DATE: MARCH 8, 2024



2. ZONE X FLOOD ZONE (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) COMMUNITY PANEL NO. 06067C0319H AND 06067C0450H DATED AUGUST 16, 2012.
3. THREE (3) TREES ARE LOCATED ON SITE.
4. THREE (3) TREES ARE PROPOSED FOR REMOVAL.
5. THREE (3) STRUCTURES ARE LOCATED ON SITE.
6. THREE (3) STRUCTURES ARE PROPOSED FOR REMOVAL.
7. TWO (2) WELLS ARE LOCATED ON SITE.
8. TWO (2) WELLS ARE PROPOSED FOR REMOVAL.
9. SURVEY INFORMATION PROVIDED BY UNICO SURVEYING DATED JANUARY 25TH, 2022.

**Kimley Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
555 CAPITOL MALL, SUITE 300, SACRAMENTO, CA 95814  
WWW.KIMLEY-HORN.COM

KIMLEY-HORN PROJECT NO.	07/24/2024
SCALE AS SHOWN	3/11/2024
DESIGNED BY	GES
DRAWN BY	GES
CHECKED BY	AJP

8675 KAMMERER ROAD  
ELK GROVE, CA 95757  
NEW ZOO AT ELK GROVE

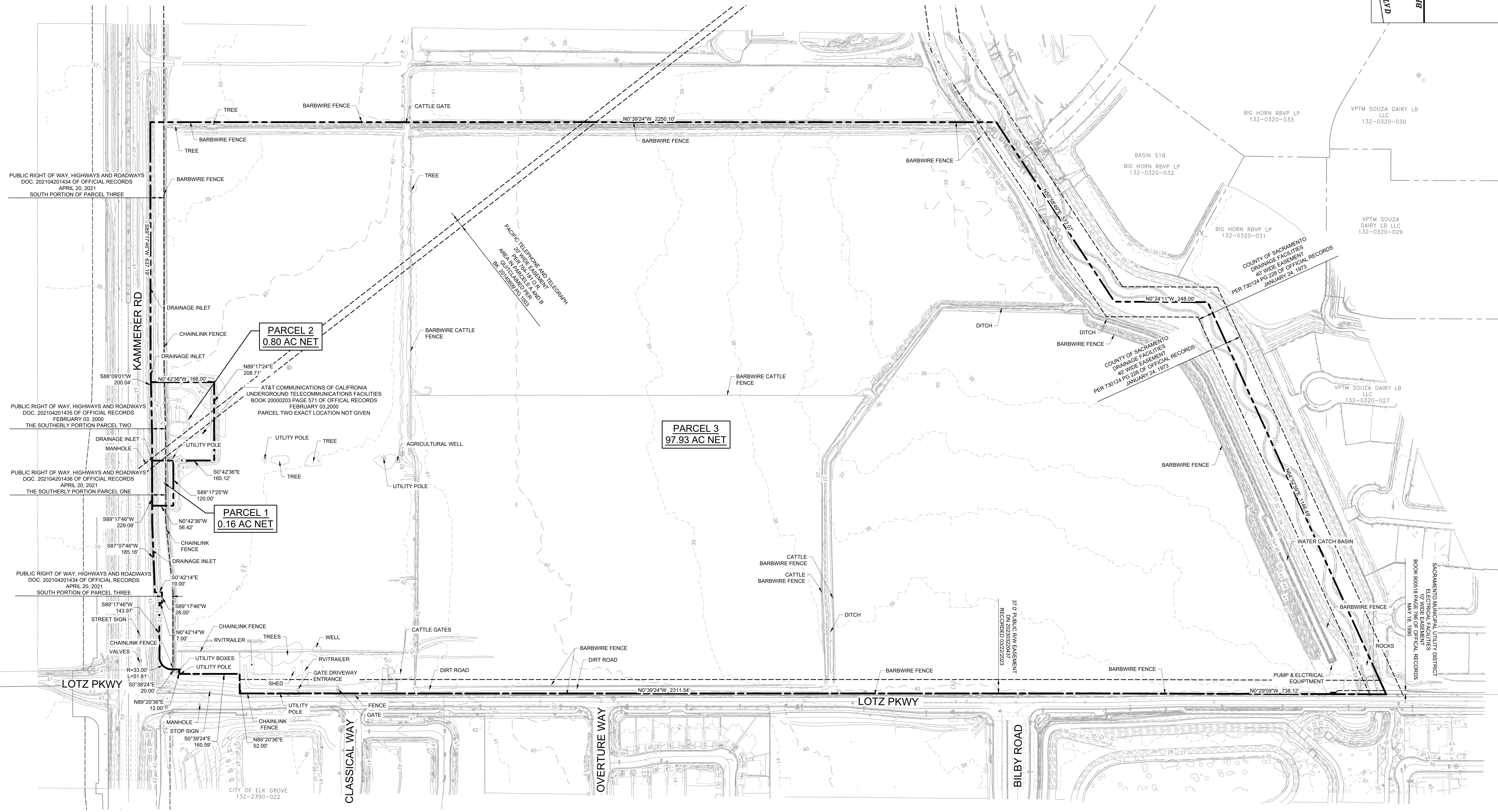
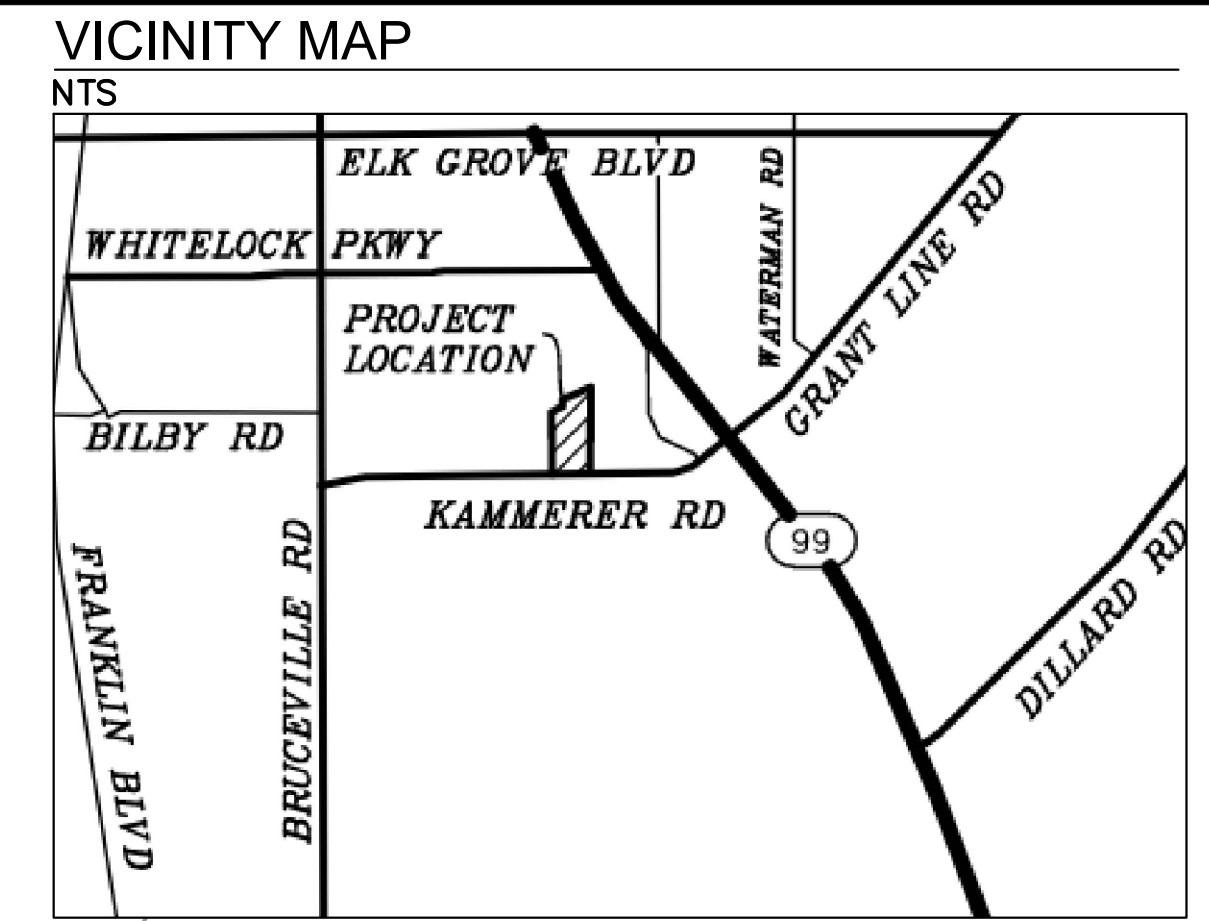
TITLESHEET

SCALE  
AS SHOWN  
DRAWING  
**TM-1**  
SHEET NUMBER  
1 OF 3



# NEW ZOO AT ELK GROVE

TENTATIVE SUBDIVISION MAP SP0009



**PARCEL SUMMARY:**

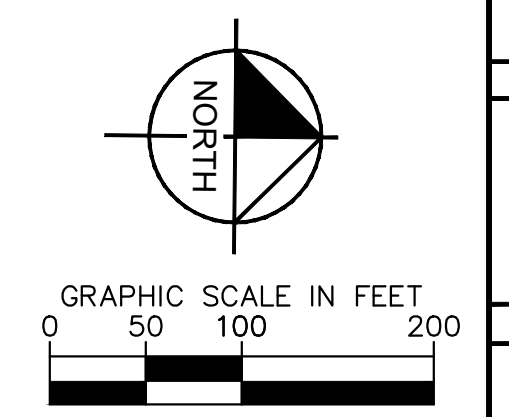
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TOTAL	-	4,307,648±	98.89±

**LEGEND**

	PROPERTY / RIGHT-OF-WAY LINE
	EASEMENT
	VALVE
	UTILITY POLE
	MANHOLE
	SIGN
AC	ACRE

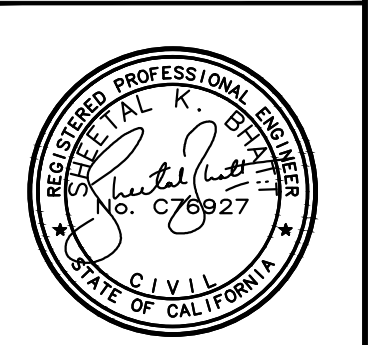
**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE CENTER LINE OF KAMMERER ROAD AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 91 OF SURVEYS AT PAGE 18, OF OFFICIAL RECORDS OF SACRAMENTO COUNTY.

**VERTICAL DATUM**  
 NAVD 88 BASED ON OBSERVATIONS ON NGS PID JS3898 "F1414" (48.34')



NO.	DESCRIPTION	DATE

**Kimley-Horn**  
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 505 CAPITOL HALL BLDG. SACRAMENTO, CA 95814  
 WWW.KIMLEY-HORN.COM



KHA PROJECT NO.	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
07/23/2024	3/11/2024	AS SHOWN	GES	GES	AJP

8675 KAMMERER ROAD  
 ELK GROVE, CA 95757  
**NEW ZOO AT ELK GROVE**

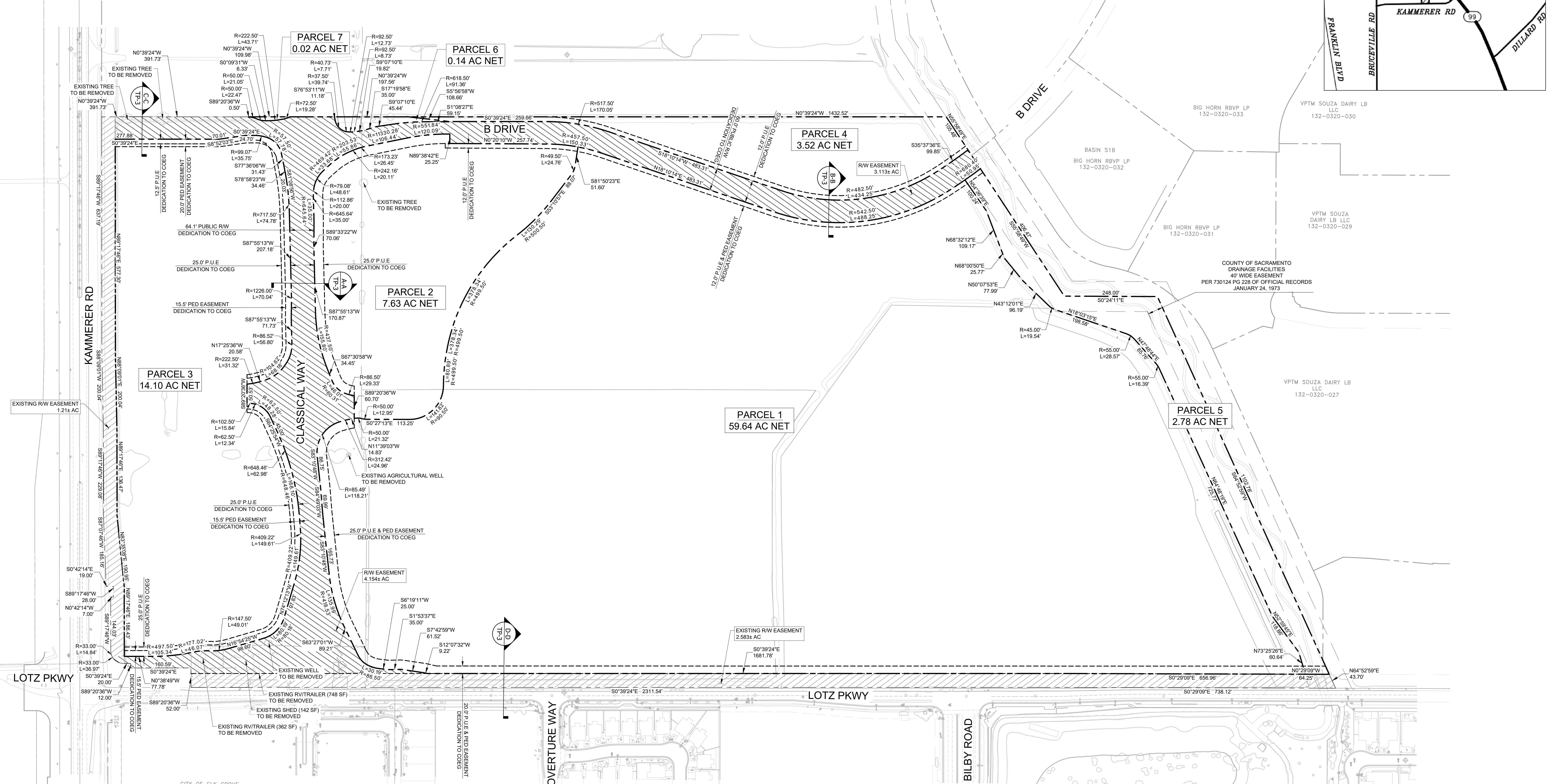
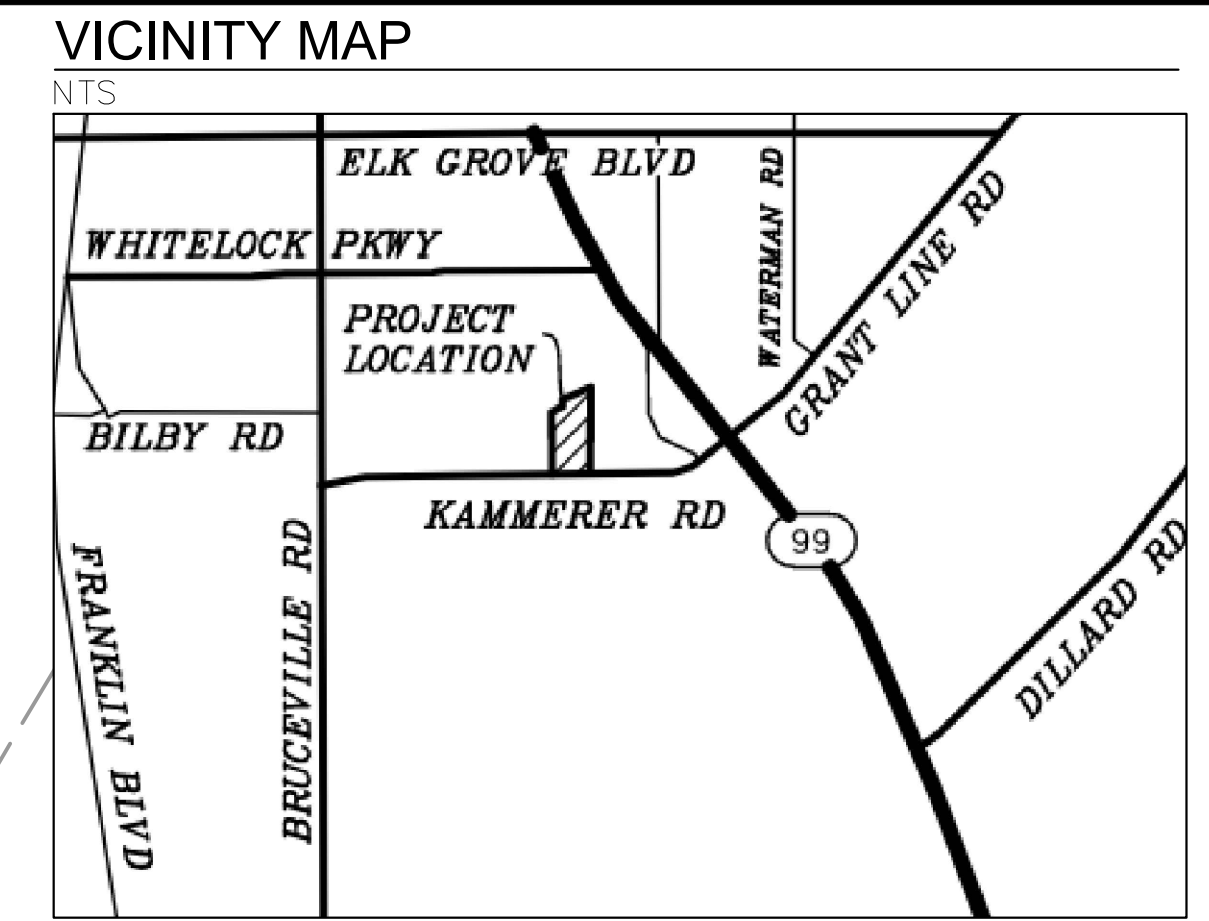
**EXISTING CONDITIONS**

SCALE	AS SHOWN
DRAWING	<b>TM-2</b>
SHEET NUMBER	2 OF 3



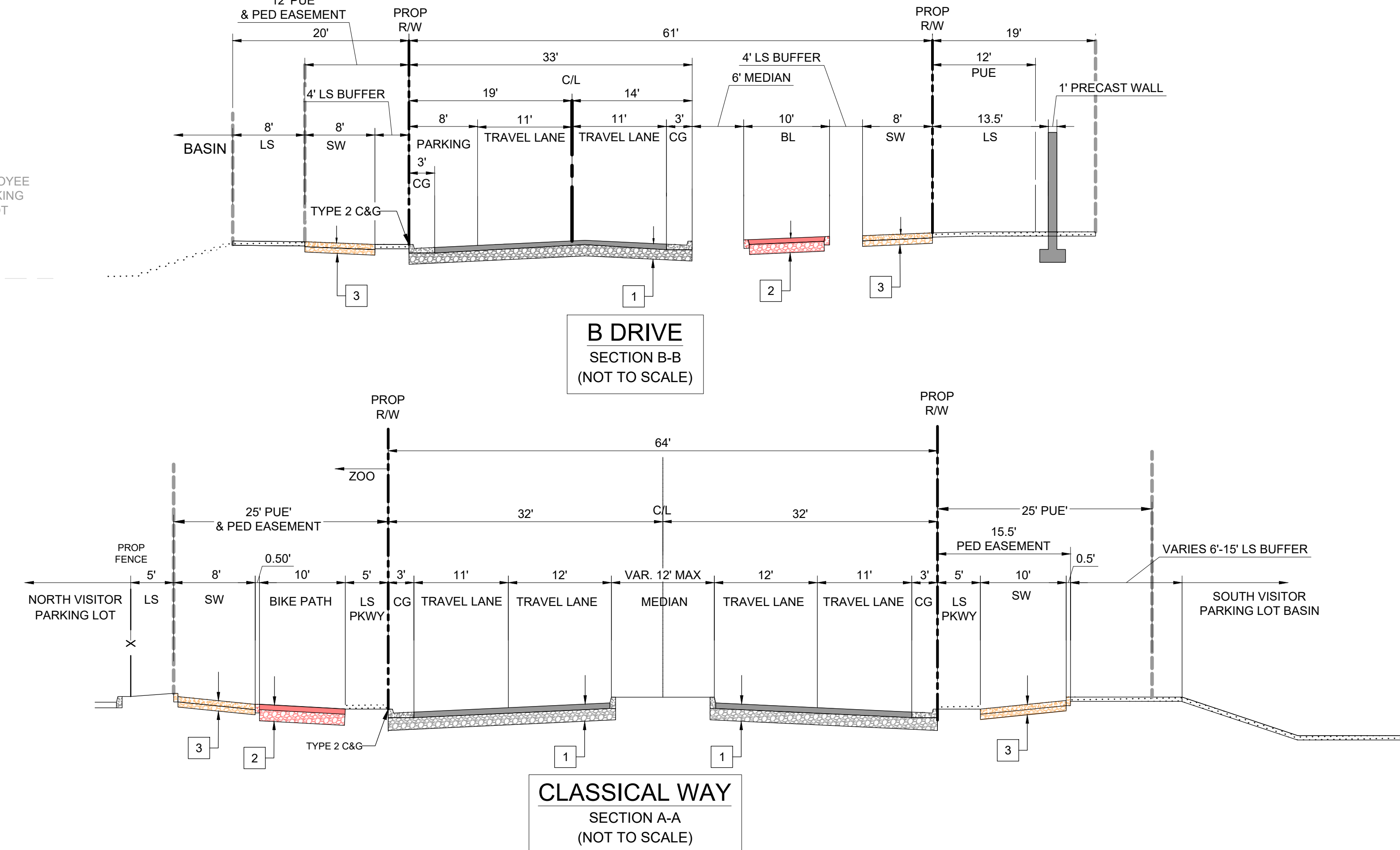
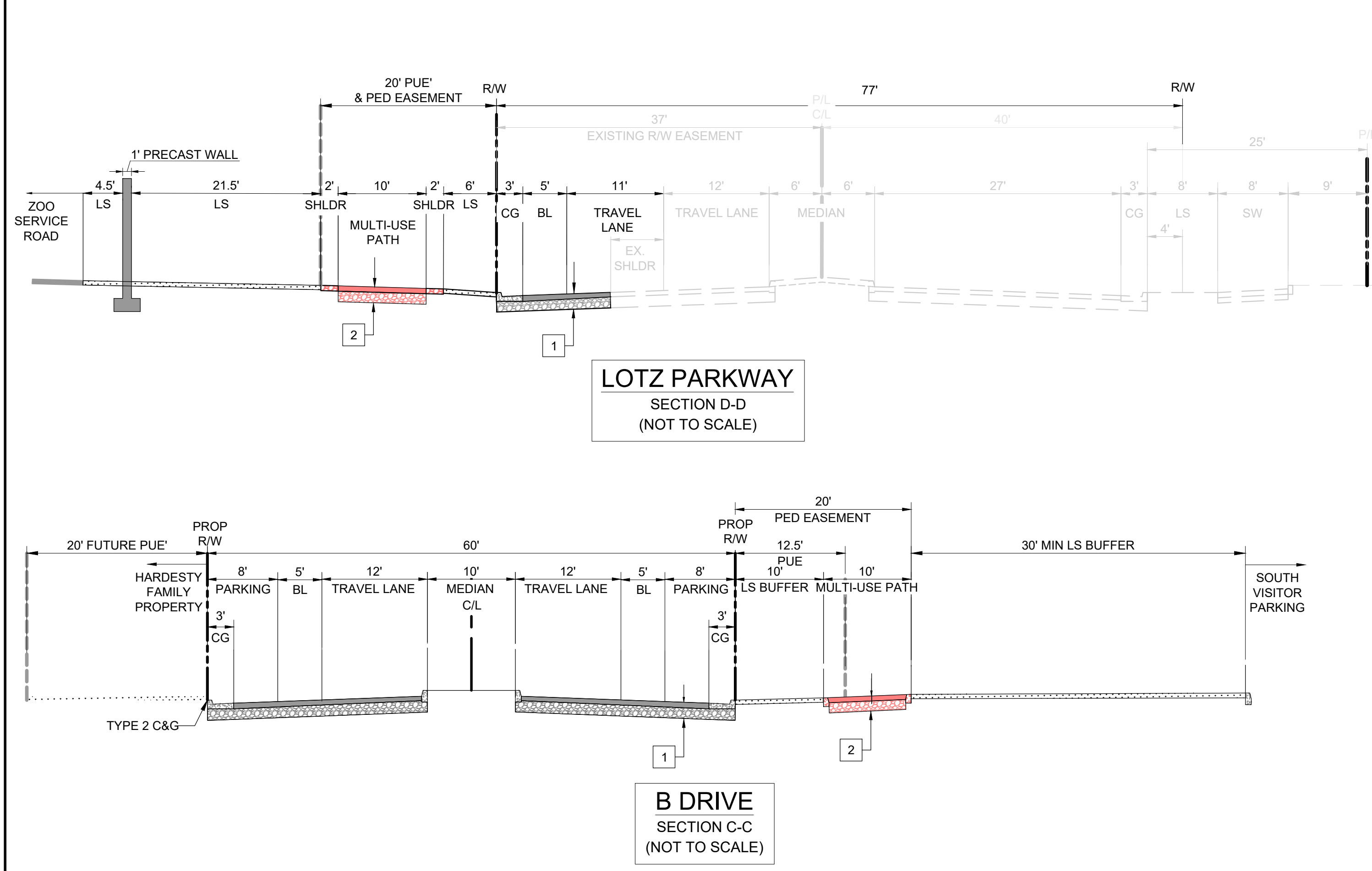
# NEW ZOO AT ELK GROVE

TENTATIVE SUBDIVISION MAP SP0009



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7	871±	0.02±
ROW	481,774±	11.06±
TOTAL	4,307,648±	98.89±



**LEGEND & ABBREVIATIONS**

--- ORIGINAL PROPERTY LINE	CG/C&G CURB AND GUTTER
--- PARCEL LINE	CL CENTERLINE
- - - EASEMENT	COEG CITY OF ELK GROVE
▨ PROPOSED RIGHT-OF-WAY EASEMENT	ESMT EASEMENT
▨ EXISTING RIGHT-OF-WAY EASEMENT	NTS NOT TO SCALE
AC ACRE	PKWY PARKWAY
BL BIKE LANE	PROP PROPOSED
	PUE PUBLIC UTILITY EASEMENT
	RW RIGHT-OF-WAY
	SHLDR SHOULDER
	SF SQUARE FEET
	SW SIDEWALK

**NOTES**

- PARCEL NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
- PARCEL DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
- NO DEVIATION TO CITY STANDARDS IS PROPOSED WITH THIS MAP.

**Kimley-Horn**  
 8675 KAMMERER ROAD  
 ELK GROVE, CA 95757  
 NEW ZOO AT ELK GROVE  
 TENTATIVE SUBDIVISION MAP  
 SCALE AS SHOWN  
 DRAWING TM-3  
 SHEET NUMBER 3 OF 3