

RESOLUTION NO. 2003-173

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE PARCEL MAP FOR SUBDIVISION NO. 01-204 OF
ELK GROVE LANDING**


BE IT RESOLVED AND ORDERED that the City Council of the City of Elk Grove pursuant to Government Code section 66458, hereby approves the Parcel Map submitted at the Elk Grove City Council meeting in connection with **O'Connell Commercial, LLC**, and the subdivision designated as Subdivision No. 01-204 of Elk Grove Landing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 17th day of September 2003.



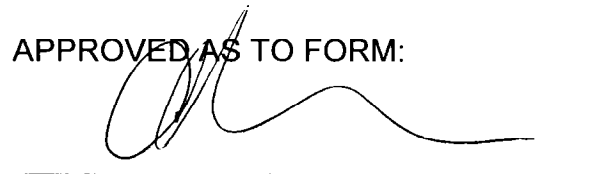
SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2003-173**

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


I, Peggy E. Jackson, 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 the 17th day of September 2003 by the following vote:

AYES 4: COUNCILMEMBERS: Briggs, Leary, Scherman, Soares

NOES 0: COUNCILMEMBERS:

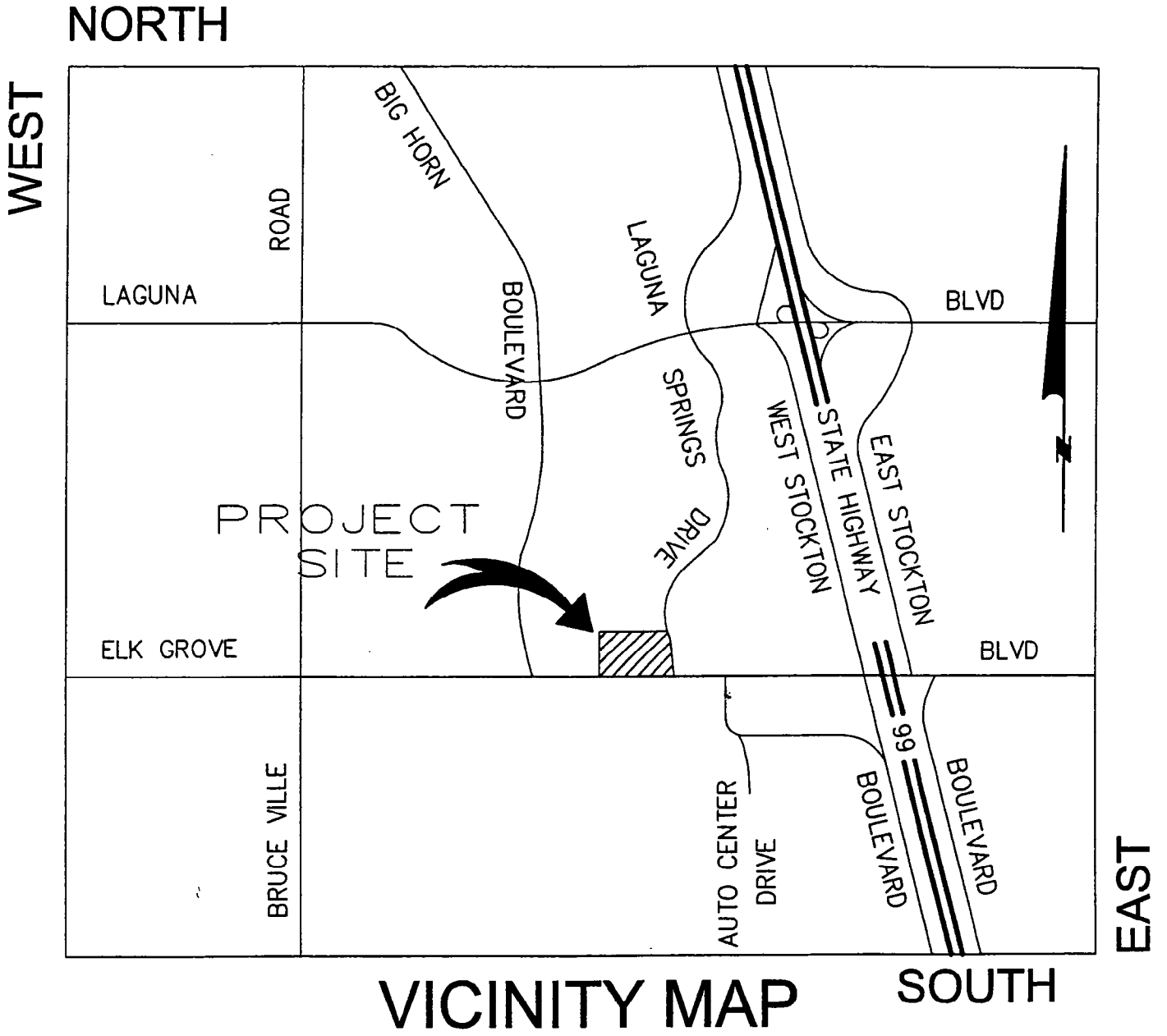
ABSTAIN 0: COUNCILMEMBERS:

ABSENT 1: COUNCILMEMBERS: Cooper



**Peggy E. Jackson, City Clerk
City of Elk Grove, California**

ATTACHMENT 2
VICINITY MAP AND PARCEL MAP



VICINITY MAP

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC DRIVE AND BOULEVARD SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- A) RIGHT OF WAY AND EASEMENT FOR THE MAINTENANCE OF A PEDESTRIAN WALKWAY AND BUS SHELTER, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED HEREON AS "PEDESTRIAN AND BUS SHELTER EASEMENT"
- B) RIGHT OF WAY AND EASEMENTS FOR WATER, GAS, SEWER, DRAINAGE PIPES AND UNDERGROUND WIRES, CONDUITS FOR ELECTRIC, TELECOMMUNICATION AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, ACROSS, AND UNDER THOSE STRIPS OF LAND DESIGNATED AS AREA "Y" AND DESIGNATED HEREON AS "Y-LINE"
- C) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT"

BY: MICHAEL J. O'CONNELL
MANAGING PARTNER

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
ON THE _____ DAY OF _____, 200____, BEFORE ME,
STATE, PERSONALLY APPEARED, _____ A NOTARY PUBLIC IN AND FOR SAID

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME AS CAPABLE AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE WITHIN INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND _____
PRINTED NAME _____ NOTARY PUBLIC
COUNTY OF: _____
MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

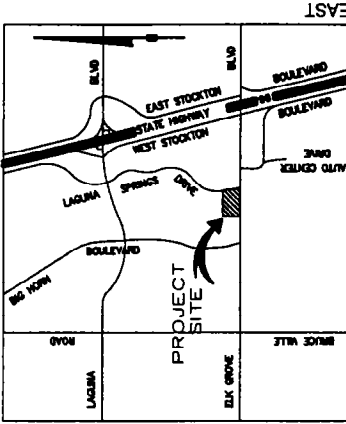
MACRONALD AUSTRALY COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST DATED AUGUST 30, 2002 IN BOOK 200203A3, PAGE 458 OF OFFICIAL RECORDS IN SACRAMENTO COUNTY RECORDS.

BY: _____ (TITLE) _____
STATE OF CALIFORNIA)
COUNTY OF _____)
ON THE _____ DAY OF _____, 200____, BEFORE ME,
STATE, PERSONALLY APPEARED, _____ A NOTARY PUBLIC IN AND FOR SAID

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME AS CAPABLE AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE WITHIN INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND _____
PRINTED NAME _____ NOTARY PUBLIC
COUNTY OF: _____
MY COMMISSION EXPIRES: _____

NORTH



VICINITY MAP

IMPROVEMENT STATEMENT

PURSUANT TO SECTION 66411.5 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN THAT THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ELK GROVE STANDARDS WITHIN A REASONABLE TIME FOLLOWING APPROVAL OF THE PARCEL MAP AND PRIOR TO ISSUANCE OF ANY PERMIT OR GRANT OF APPROVAL FOR DEVELOPMENT OF THE HEREON CREATED PARCELS.

- STREETS: CLASS A (STREET, SIDEWALK AND CURB, ETC.)
- STREET LIGHTS: REQUIRED
- SEWER: REQUIRED
- DRAINAGE: REQUIRED
- WATER/IRRIGANTS: REQUIRED

NOTES

1. A RECPROCAL ACCESS AND PARKING AGREEMENT IS RECORDED IN INSTRUMENT NO. _____ IN BOOK _____ IN SACRAMENTO COUNTY RECORDS.
2. AREA "Y" IS AN EASEMENT FOR LANDSCAPING AND INSTALLATION OF SPRINKLER SYSTEMS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, ACROSS AND UNDER THOSE STRIPS OF LAND DESIGNATED HEREON AS "LANDSCAPE EASEMENTS" (L.E.) AND IS GRANTED TO THE ELK GROVE COMMUNITY SERVICES DISTRICT BY SEPARATE DOCUMENT.
3. RIGHT OF WAY AND EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWER PIPES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED HEREON AS "SANITARY SEWER EASEMENT" (S.S.E.) AND AS SHOWN HEREON AS "Y" ARE TO BE DEDICATED TO SACRAMENTO COUNTY SANITATION DISTRICT #1 BY SEPARATE INSTRUMENT.
4. RIGHT OF WAY AND EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN AS AREA "Y" TO BE DEDICATED TO SACRAMENTO COUNTY WATER DISTRICT ZONE 40 BY SEPARATE INSTRUMENT.

SURVIVOR'S STATEMENT

THIS MAP 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 MICHAEL J. O'CONNELL IN JULY, 2004.

CONCERNING THE WITHIN PARCEL MAP, I HAVE PERSONALLY CONDUCTED THE SURVEY AND ON CONDUCTING THE SURVEY I HAVE DETERMINED THAT THE WITHIN TENTATIVE MAP IS ACCURATE AND THAT ALL MONUMENTS TO BE SET FOR THIS MAP SHALL OCCUPY THEIR RESPECTIVE POSITIONS ON OR BEFORE JULY 1, 2004, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS PARCEL MAP CONTAINS 1.55 ACRES AND 3 PARCELS.

DATED _____ WILLIAM C. MITCHELL
CL. 3475; EXPIRES 6-30-2004

**PARCEL MAP OF
ELK GROVE LANDING
SUBDIVISION EG-01-204**

BEING A SUBDIVISION OF LOT 40
AS SHOWN ON THE "MAP OF LAGUNA SPRINGS
UNIT NO. 3" ON FILE IN BOOK 215 OF MAPS, AT
PAGE 17, SACRAMENTO COUNTY RECORDS.
CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

JULY, 2003

LAND DEVELOPMENT SERVICES, INC.
CITY OF ROCKLIN, CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF ELK GROVE LANDING AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE ELK GROVE CITY COUNCIL AND ALL APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED _____
ROBERT L. LEE
CITY ENGINEER, CITY OF ELK GROVE
PO BOX 24076, COPRES

CITY CLERK'S STATEMENT

I, THE CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THIS MAP AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP.

DATED _____
PEGGY L. JACKSON
CITY CLERK OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 200____, AT _____, CA.
IN BOOK _____ OF PARCEL MAPS, AT PAGE _____
AT THE REQUEST OF LAND DEVELOPMENT SERVICES
TITLE TO THE LAND INCLUDED IN THIS PARCEL BEING VESTED
AS PER CERTIFICATE NO. _____
ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____ DEPUTY

**PARCEL MAP OF
ELK GROVE LANDING
SUBDIVISION EG-01-204**
BEING A SUBDIVISION OF LOT 40
AS SHOWN ON THE "MAP OF LAGUNA SPRINGS
UNIT NO. 3" ON FILE IN BOOK 215 OF MAPS, AT
PAGE 17, SACRAMENTO COUNTY RECORDS,
CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA

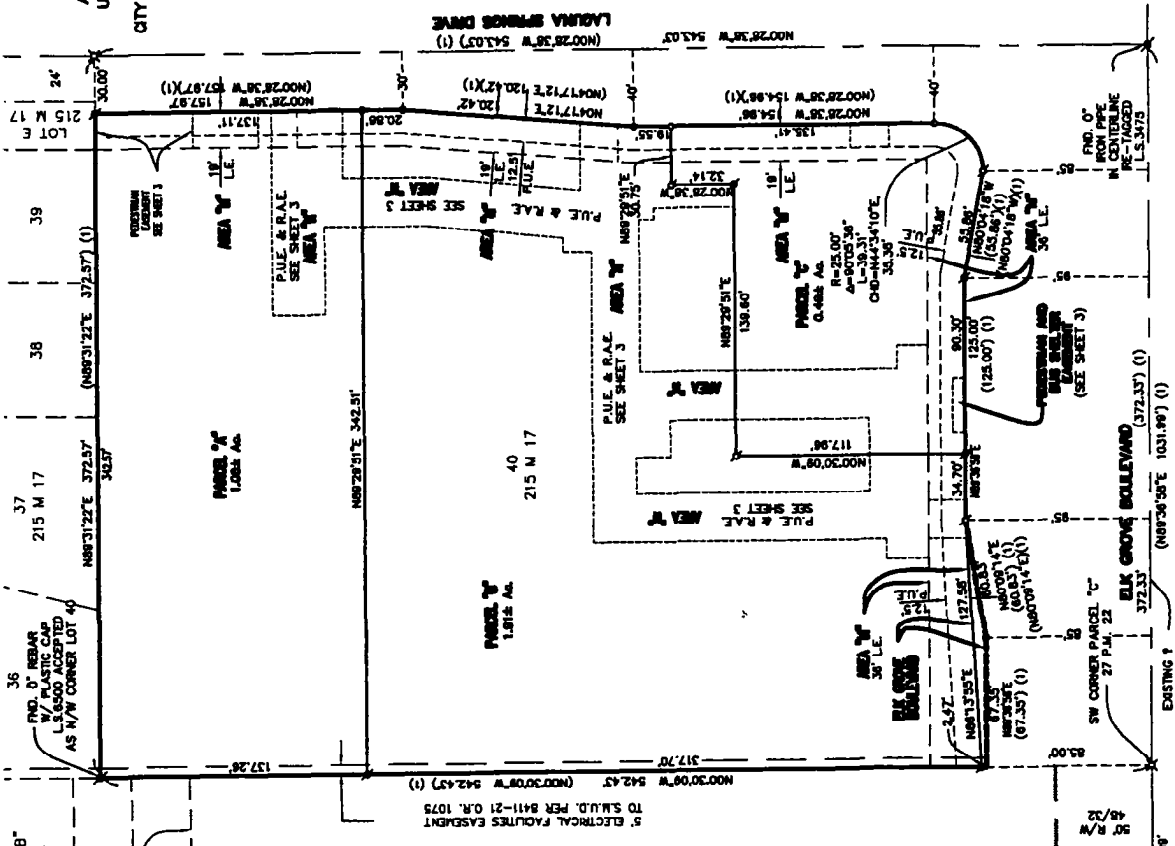
JULY, 2003

LAND DEVELOPMENT SERVICES INC.
CITY OF ROCKLIN, CALIFORNIA

NOTES
SEE SHEET 3 OF 3 SHEETS FOR ADDITIONAL EASEMENTS

LEGEND

- B FOUND 1 CORNER AS NOTED
- X SET OF IRON PIPE W/TAG L.S. 3475
- Y SET R.I. SPIKE STAMPED L.S. 3475
- Z FOUND MONUMENT AS NOTED
- o DIMENSION POINT, NOTHING FOUND OR SET
- (X) RECORD BEARING AND DISTANCE PER RECORD REFERENCE
- (R) RADIAL BEARING
- L.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.A.E. RECIPROCAL ACCESS EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- T.S.E. EXISTING EASEMENT FOR TREE PLANTING, LANDSCAPE EASEMENT, PUBLIC UTILITY EASEMENT, RECORD REFERENCE TO BOOK 880111, PAGE 731, SACRAMENTO COUNTY RECORDS



RECORD REFERENCES

(1) BOOK 215 OF MAPS, PAGE 17 S.C.R.

BASIS OF BEARING

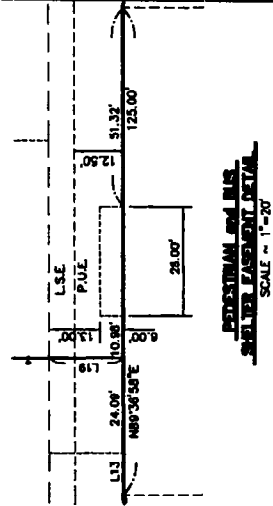
THE BASIS OF BEARING OF THIS MAP IS IDENTICAL TO THAT OF "LAGUNA SPRINGS UNIT NO. 3" AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 215 OF MAPS, AT PAGE 17, SACRAMENTO COUNTY RECORDS, AS ESTABLISHED BETWEEN MONUMENTS AS FOUND ALONG THE CENTERLINE OF ELK GROVE BOULEVARD AND BEARS NORTH 88°36'50" EAST.

**PARCEL MAP OF
ELK GROVE LANDING
SUBDIVISION EG-01-204**
BEING A SUBDIVISION OF LOT 40
AS SHOWN ON THE MAP OF LAGUNA SPRINGS
UNIT NO. 3 ON FILE IN BOOK 215 OF MAPS, AT
PAGE 17, SACRAMENTO COUNTY RECORDS,
CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA
JULY, 2003

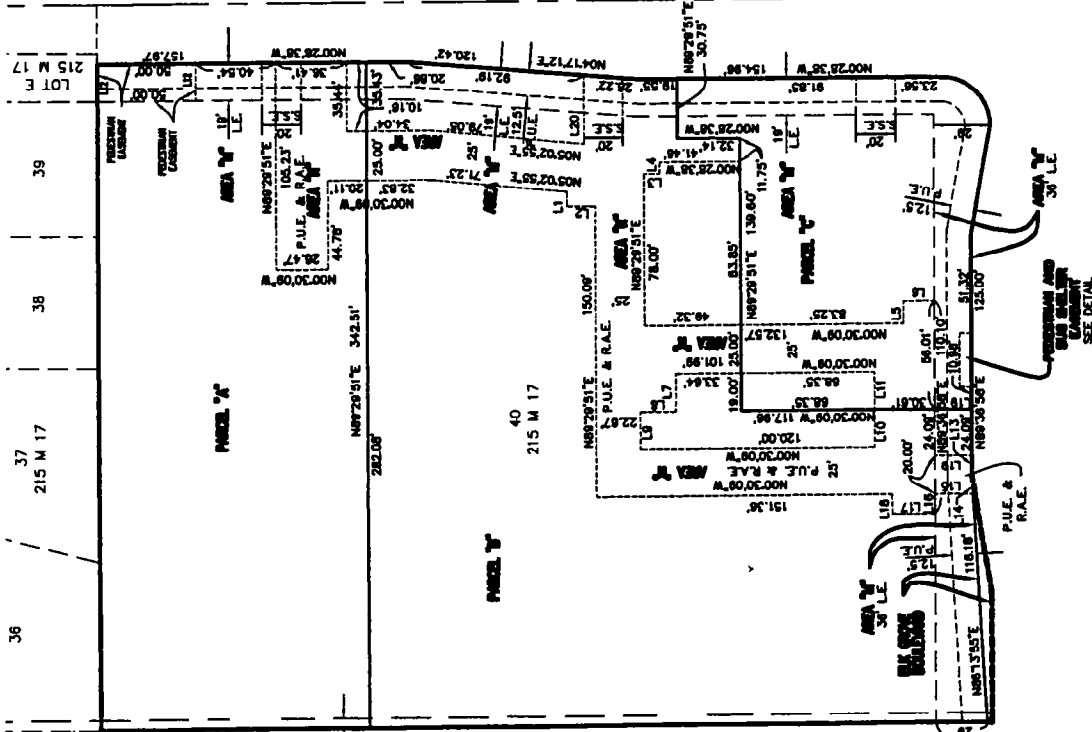
LAND DEVELOPMENT SERVICES INC.
CITY OF ROCKLIN, CALIFORNIA

NOTES
SEE SHEET 2 OF 3 SHEETS FOR ADDITIONAL EASEMENTS

- LEGEND**
- FOUND 1 CORNER AS NOTED
 - SET 0" IRON PIPE W/TAG L.S. 3475
 - ⊗ SET R.R. SPINE STAMPED L.S. 3475
 - ⊙ FOUND MONUMENT AS NOTED
 - DIMENSION POINT, NOTHING FOUND OR SET
 - (O) RECORD BEARING AND DISTANCE PER RECORD REFERENCE
 - (R) RADIAL BEARING
 - L.E. LANDSCAPE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.A.E. RECIPROCAL ACCESS EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - T.S.E. TRISTE EASEMENT FOR TREE PLANTING, MAINTENANCE AND PUBLIC UTILITIES PER BOOK 860111, PAGE 731, SACRAMENTO COUNTY RECORDS



SHEET 3 OF 3 SHEETS



PARCEL "B"
48/32

60' I.O.D.
PER 48/32

RECORD REFERENCES
[1] BOOK 215 OF MAPS, PAGE 17 S.C.R.

BASIS OF BEARING
THE BASIS OF BEARING OF THIS MAP IS IDENTICAL TO THAT OF "LAGUNA SPRINGS UNIT NO. 3" AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 215 OF MAPS, AT PAGE 17, SACRAMENTO COUNTY RECORDS, AS ESTABLISHED BETWEEN MONUMENTS AS FOUND ALONG THE CENTURINE OF ELK GROVE BOULEVARD AND BEARS NORTH 89°39'58" EAST.

10 ELECTRICAL FACILITIES EASEMENT
10 S.M.U.D. PER 8411-21 O.R. 1075

LINE DATA TABLE

NO.	DIRECTION	DISTANCE
L1	N89°29'51"E	7.11'
L2	N00°28'30"W	14.50'
L3	N00°28'30"W	7.88'
L4	N89°29'51"E	5.87'
L5	N89°29'51"E	12.01'
L6	N00°30'09"W	15.82'
L7	N89°29'51"E	18.00'
L8	N00°30'09"W	18.01'
L9	N89°29'51"E	18.00'
L10	N89°29'51"E	18.00'
L11	N89°29'51"E	19.00'
L12	N89°31'22"E	18.00'
L13	N89°30'58"E	10.81'
L14	N89°31'55"E	8.40'
L15	N00°30'09"W	18.98'
L16	N89°30'58"E	10.00'
L17	N00°30'09"W	21.81'
L18	N89°29'51"E	10.00'
L19	N00°30'09"W	18.00'
L20	N89°29'51"E	35.37'

PARCEL "A"
48/32

