


RESOLUTION NO. 2007-194

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING PARCEL MAP NO. 06-1001.00 WEST VINEYARD STATION**

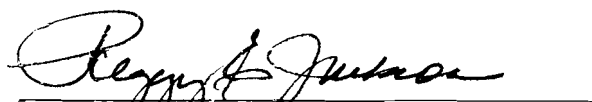
BE IT RESOLVED AND ORDERED that the City Council of the City of Elk Grove pursuant to Government Code Section 66458, hereby approves Parcel Map No. 06-1001.00 West Vineyard Station, a copy of which is hereby attached and made part of this Resolution; submitted at the Elk Grove City Council meeting in connection with **SIERRA VINEYARD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.**

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 12th day of September 2007.



JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

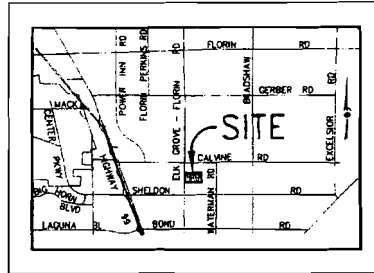


SUSAN COCHRAN, CITY ATTORNEY

**PARCEL MAP No. 06-1001.00
WEST VINEYARD STATION
PORTION LOT 125, WRIGHT & KIMBROUGH
COLONY NO. 7 IN BOOK 5 OF MAPS AT PAGE 12**

CITY OF ELK GROVE
COUNTY OF SACRAMENTO, CALIFORNIA
AUGUST, 2007

MORTON & PITALO, INC.
SHEET 1 OF 3 SHEETS



VICINITY MAP
M.T.S.

SOILS REPORT

A SOILS REPORT FOR THIS PROJECT HAS BEEN FURNISHED BY RAMEY GEOTECHNICAL INC., DATED DECEMBER 4, 2001. JOB NO. 1038-004. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF ELK GROVE.

TRUSTEE'S STATEMENT

STEWART TITLE OF SACRAMENTO, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON DECEMBER 14, 2006 IN BOOK 20061214, PAGE 754 OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA

BY: [Signature]
PRINT NAME: Daniel P. Moreno
TITLE: A.V.P.

NOTARY'S STATEMENT

STATE OF CALIFORNIA)
COUNTY OF Sacramento) SS
ON August 13, 2007 BEFORE ME, Andrea Kratville
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Daniel P. Moreno
PERSONALLY KNOWN TO ME OR [] 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
WITNESS MY HAND: [Signature] Andrea Kratville
SIGNATURE PRINTED NAME
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY
MY COMMISSION EXPIRES March 21, 2010
MY Commission #: 1655192

OWNERS STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP OF WEST VINEYARD STATION AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC ROAD SHOWN HEREON AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER, SEWER, AND GAS PIPES, AND FOR OVERHEAD AND UNDER GROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO ELK GROVE-FLORIN ROAD DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.)

(B) THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS/EGRESS RIGHTS", ////////

(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" (P.E.). SAID STRIP SHALL BE 19.00 FEET WIDE AND BE KEPT OPEN AND FREE FROM BUILDINGS

(D) RIGHTS OF WAY AND EASEMENTS FOR LANDSCAPING AND ALL APPURTENANCES PERTAINING THERETO LYING ON, OVER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT," (L.E.). SAID STRIPS SHALL BE 19.00 FEET WIDE AND BE KEPT OPEN AND FREE FROM BUILDINGS

(E) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SEWER PIPES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND OR SIDE LINES OF LOTS AND LINES SHOWN HEREON AND DESIGNATED "SANITARY SEWER EASEMENT LINE" (SSE).

(F) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE PIPES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND OR SIDE LINES OF LOTS AND LINES SHOWN HEREON AND DESIGNATED "STORM DRAIN EASEMENT LINE" (SDE).

SIERRA VINEYARD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
JEFFERSON G. SMITH, MANAGER
PRINT NAME: Jefferson G. Smith
TITLE: Manager

NOTARY'S STATEMENT

STATE OF CALIFORNIA)
COUNTY OF Sacramento) SS
ON Aug 9, 2007 BEFORE ME, Renée J. Brandt
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Jefferson G. Smith
PERSONALLY KNOWN TO ME OR [] 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
WITNESS MY HAND: [Signature] Renée J. Brandt
SIGNATURE PRINTED NAME
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY
MY COMMISSION EXPIRES Feb 10, 2008

DIRECTOR OF PUBLIC WORKS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP NO. 06-1001.00 WEST VINEYARD STATION AND FIND IT TO BE TECHNICALLY CORRECT.

[Signature]
DIRECTOR OF PUBLIC WORKS, CITY OF ELK GROVE
CHERYL FRANCES CRESON, RCE 30334
EXPIRES: MARCH 31, 2008
DATE: 8/15/07



SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP OF WEST VINEYARD STATION MADE UNDER MY DIRECTION IN JANUARY, 2007 IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITION INDICATED AND WILL BE SET BY JANUARY 2009, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE BY THE ABOVE DATE.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 5 COMMERCIAL LOTS AND 6.512 ACRES GROSS, MORE OR LESS.

DATE: 8/13/07
[Signature]
CHRISTOPHER J. GORGES, LS 7350



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP NO. 06-1001.00 WEST VINEYARD STATION AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP CONDITIONALLY APPROVED BY THE ELK GROVE PLANNING COMMISSION ON APRIL 20, 2006 AND ALL APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

[Signature]
CITY ENGINEER
FRITZ BUCHMAN, RCE 60418
EXPIRES: JUNE 30, 2008
DATE: 8/15/07



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 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: _____
CLERK OF THE CITY COUNCIL

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF PARCEL MAPS, PAGE NO. _____ THIS DAY OF _____ 2007, _____ HOURS, _____ MINUTES _____ M. TITLE TO THIS LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

SACRAMENTO COUNTY RECORDER
BY: _____
DEPUTY

Printed: 08-09-07 09:06am R601044M | Saved: 08-09-07 09:06am R601044M | Dept. 1, 2007 (10:05:39 AM) (S:\M\010099\010099.DWG)

PARCEL MAP No. 06-1001.00
WEST VINEYARD STATION
 PORTION OF LOT 125, WRIGHT & KIMBROUGH
 COLONY NO. 7 IN BOOK 5 OF MAPS, AT PAGE 12
 CITY OF ELK GROVE
 COUNTY OF SACRAMENTO, CALIFORNIA
 SCALE: 1"=60' AUGUST, 2007
MORTON & PITALCO, INC.
 SHEET 2 OF 3 SHEETS

LEGEND

- MONUMENT FOUND AND DESCRIBED HEREON
- SET 1-1/4" IRON PIPE L.S. 7350
- ⊙..... SET 2-1/2" BRASS DISC MONUMENT STAMPED L.S. 7350 IN WELL CASING
- ⊙..... SET 1" IRON PIPE TAGGED L.S. 7350
- ()..... RECORD DATA PER REFERENCE SHOWN
- P.U.E..... PUBLIC UTILITY EASEMENT
- NO INGRESS OR EGRESS
- PRIVATE PLAZA EASEMENT PER 990105 OR 229
- C/L..... CENTERLINE
- SSE..... SANITARY SEWER EASEMENT
- SDE..... STORM DRAIN EASEMENT
- WLE..... WATER LINE EASEMENT

NOTES

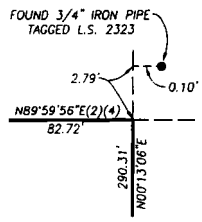
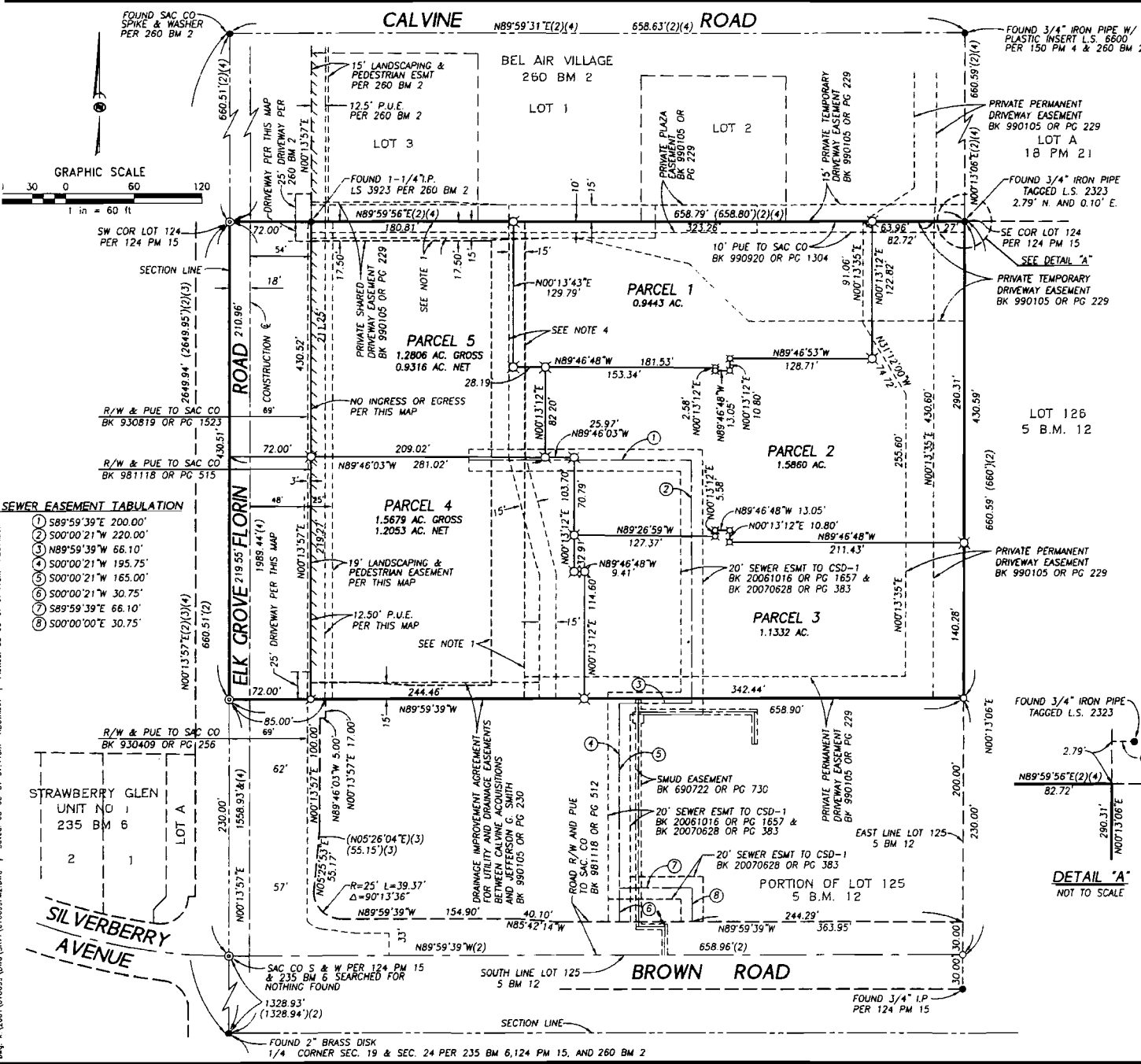
1. PRIVATE RECIPROCAL INGRESS/EGRESS EASEMENTS APPURTENANT TO PARCELS 1,2,3,4, AND 5 SHOWN HEREON SHALL BE GRANTED/RESERVED WITH THE SALE OF EACH PARCEL.
2. EACH PARCEL SHALL HAVE A SEPARATE CONNECTION TO THE PUBLIC SEWER SYSTEM.
3. PRIVATE SEWER EASEMENTS FOR THE INSTALLATION AND/OR MAINTENANCE OF PRIVATE SANITARY SEWER LINES TO ADJACENT LOTS ARE TO BE DEDICATED UPON CLOSE OF ESCROW AS REQUIRED BY THE SEWER DEVELOPMENT PLAN. ALL PRIVATE SEWER EASEMENTS SHALL BE A MINIMUM OF 10 FEET WIDE.
4. DRAINAGE IMPROVEMENT AGREEMENT FOR UTILITY AND DRAINAGE EASEMENTS BETWEEN CALVINE ACQUISITIONS AND JEFFERSON G. SMITH BK 990105 OR PG 230
5. PRIVATE RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS PURSUANT TO "EASEMENT AND SIDERYARD (NO BUILD AREA) AGREEMENT" RECORDED JANUARY 5, 1999 IN BOOK 19990105 O.R. 227 AFFECT THE SUBJECT PROPERTY.
6. EASEMENTS PURSUANT TO "EASEMENT AND SIDERYARD (NO BUILD AREA) AGREEMENT" RECORDED JANUARY 5, 1999 IN BOOK 19990105 O.R. 228, AS AMENDED BY 19991227 O.R. 1000 AFFECT THE SUBJECT PROPERTY.
7. STORM WATER TREATMENT ACCESS AND MAINTENANCE AGREEMENT RECORDED DECEMBER 26, 2006 IN BOOK 20061226 O.R. PAGE 198 AFFECT THE SUBJECT PROPERTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF ELK GROVE-FLOIRIN ROAD AS SHOWN ON THE PLAT OF BEL AIR VILLAGE FILED IN BOOK 260 OF MAPS, MAP NO. 2 OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE BEARING OF WHICH IS SHOWN AS N00°13'57"E AS ESTABLISHED FROM THE MONUMENTS FOUND AND SHOWN ALONG SAID LINE.

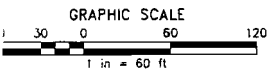
REFERENCES

- (1)..... RECORD PER 5 BM 12 PLAT OF WRIGHT & KIMBROUGH COLONY NO. 7
- (2)..... RECORD PER 124 PM 5 PARCEL MAP - LOTS 128, 131, W 1/2 LOT 130 & PORTION LOT 127 PLAT OF WRIGHT & KIMBROUGH COLONY NO. 7
- (3)..... RECORD PER 235 BM 6 STRAWBERRY GLEN UNIT NO. 1
- (4)..... RECORD PER 260 BM 2 BEL AIR VILLAGE



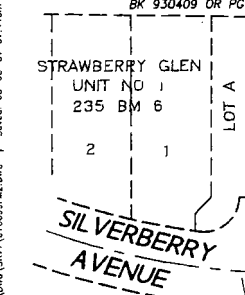
SEWER EASEMENT TABULATION

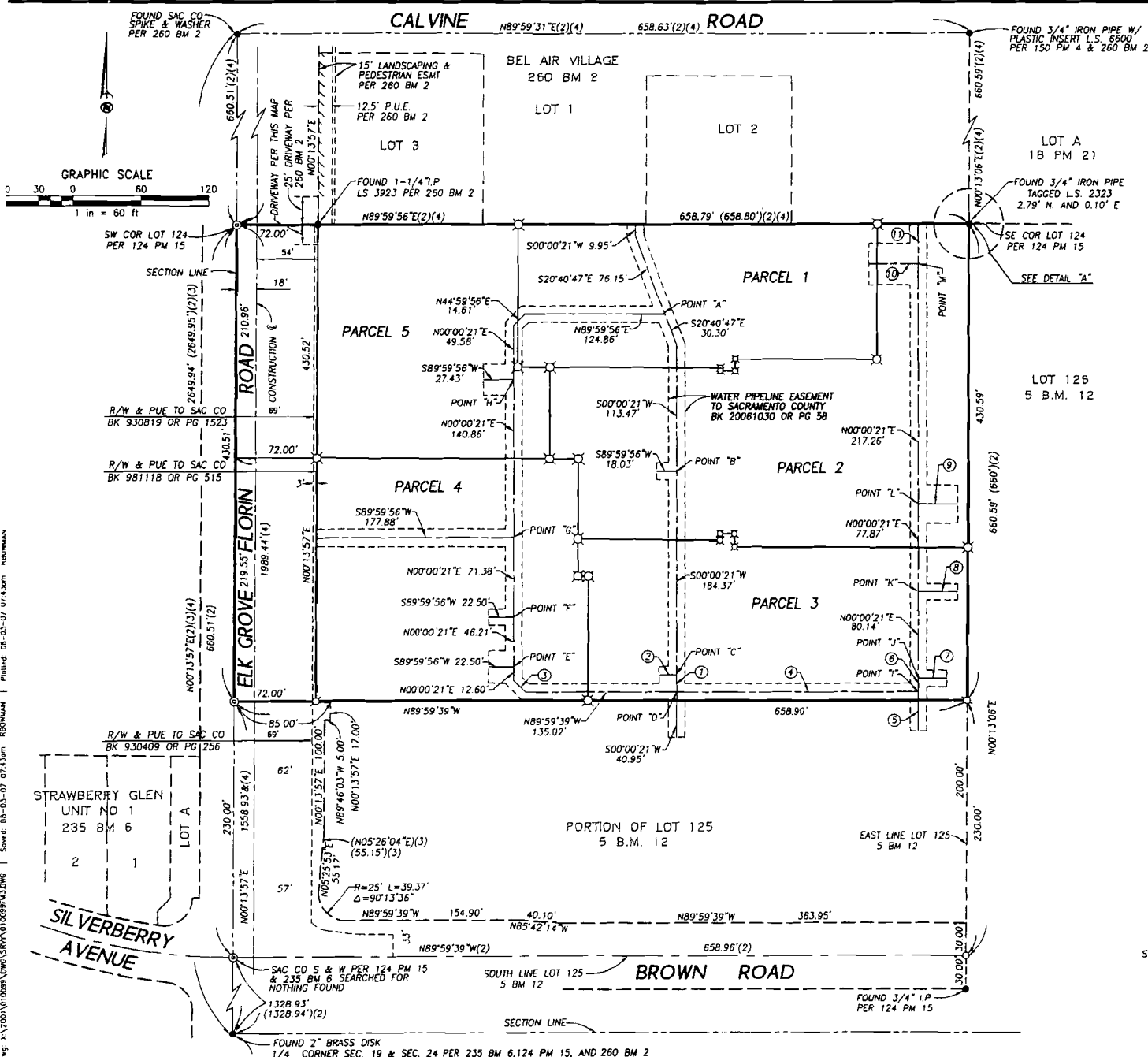
- ① 589°59'39"E 200.00'
- ② 500°00'21"W 220.00'
- ③ 589°59'39"E 66.10'
- ④ 500°00'21"W 195.75'
- ⑤ 500°00'21"W 165.00'
- ⑥ 500°00'21"W 30.75'
- ⑦ 589°59'39"E 66.10'
- ⑧ 500°00'00"E 30.75'



SEWER EASEMENT TABULATION

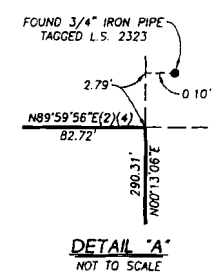
- ① 589°59'39"E 200.00'
- ② 500°00'21"W 220.00'
- ③ 589°59'39"E 66.10'
- ④ 500°00'21"W 195.75'
- ⑤ 500°00'21"W 165.00'
- ⑥ 500°00'21"W 30.75'
- ⑦ 589°59'39"E 66.10'
- ⑧ 500°00'00"E 30.75'





PARCEL MAP No. 06-1001.00
WEST VINEYARD STATION
 PORTION OF LOT 125, WRIGHT & KIMBROUGH COLONY NO. 7 IN BOOK 5 OF MAPS, AT PAGE 12
 CITY OF ELK GROVE
 COUNTY OF SACRAMENTO, CALIFORNIA
 SCALE: 1"=60' AUGUST, 2007
MORTON & PITALO, INC.
 SHEET 3 OF 3 SHEETS

INFORMATION SHEET FOR WATER PIPELINE EASEMENT
 RECORDED IN BOOK 20061030 O.R. PAGE 58



WATER LINE EASEMENT DATA

| | | |
|---|-------------|---------|
| ① | S00°00'21"W | 15.67' |
| ② | S89°59'56"W | 15.49' |
| ③ | N45°00'00"W | 15.38' |
| ④ | S89°59'39"E | 218.93' |
| ⑤ | S00°00'21"W | 35.29' |
| ⑥ | N00°00'21"E | 12.28' |
| ⑦ | N89°59'56"E | 25.14' |
| ⑧ | N89°59'56"E | 34.98' |
| ⑨ | N89°59'56"E | 34.98' |
| ⑩ | N89°59'39"W | 45.24' |
| ⑪ | N00°00'21"E | 35.53' |

SEE SHEET NO 2 FOR NOTES, LEGEND, BASIS OF BEARINGS, AND REFERENCES

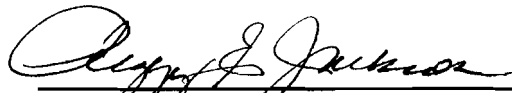
Map: K:\2007\010099\03\SRVY\010099\03.DWG | Saved: 08-03-07 07:43am | R:\BOMMAN | Plotted: 08-03-07 07:43am | R:\BOMMAN

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-194**

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 September 12, 2007 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Leary, Scherman, Davis, Hume,
NOES: COUNCILMEMBERS: None
ABSTAIN : COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None



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

