

**RESOLUTION NO. 2019-184**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR MADEIRA SOUTH VILLAGE 3B (SUBDIVISION  
NO. 10-020-3B) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

**WHEREAS**, the City of Elk Grove Planning Commission approved the Tentative Subdivision Map (TSM) for the Madeira South Subdivision Project on November 16, 2006, and subsequently approved amendments to the TSM conditions of approval in 2007, 2010 and 2018; and

**WHEREAS**, staff has reviewed the Final Map for Madeira South Village 3B (Final Map) Subdivision No. 10-020-3B, and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, a Subdivision Improvement Agreement for the Final Map 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 Madeira South Village 3B (Subdivision No. 10-020-3B) substantially comply with the previously-approved Tentative Subdivision 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 Madeira South Village 3B (Subdivision No. 10-020-3B), 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 28<sup>th</sup> day of August 2019



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STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



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JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



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JONATHAN P. HOBBS,  
CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP OF SUBDIVISION NO. 10-020-3B, MADEIRA SOUTH VILLAGE 3B AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS: TO THE CITY OF ELK GROVE CARINATA DRIVE, MOUNT PICO WAY, SEAHORSE WAY AND TRIPLEFIN WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, AND MAINTENANCE OF ELECTROLINERS, TRAFFIC CONTROL DEVICES, WATER MAINS AND SEWER PIPES, AND TELEVISION CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH LYING ADJACENT TO CARINATA WAY, MOUNT PICO WAY, SEAHORSE WAY AND TRIPLEFIN WAY AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

RIGHT OF WAY AND EASEMENTS ON BEHALF OF THE PUBLIC FOR THE USE OF A PEDESTRIAN WALKWAY TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND CONTIGUOUS TO THE PUBLIC DRIVES AS SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS:

TO THE CITY OF ELK GROVE THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS AND EGRESS RIGHTS" LINES

POPPY LANE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY: TL PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP ITS MANAGER BY: TL MANAGEMENT, INC., A CALIFORNIA CORPORATION ITS GENERAL PARTNER

BY: NAME: JAY TIMOTHY LEWIS TITLE: PRESIDENT

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE SIGNER(S) WHO SIGNED THE INSTRUMENT(S) WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA ) SS COUNTY OF PLacer ) SS ON 30th DAY OF April 2019 BEFORE ME, Lisa Z. Shearn, a Notary Public Personally Appeared 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 IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: Lisa Z. Shearn

PRINTED NAME: Lisa L. Shearn

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: November 16, 2022

MY COMMISSION No.: 2243105

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-020-3B MADEIRA SOUTH VILLAGE 3B AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: WILLIAM J. STANTON L.S. NO. 7292 REGISTRATION EXPIRES: 12-31-20



CITY CLERK'S STATEMENT

I, JASON LINDGREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 10-020-3B, MADEIRA SOUTH VILLAGE 3B, AND DID ACCEPT, SUBJECT TO IMPROVEMENT, CARINATA DRIVE, MOUNT PICO WAY, SEAHORSE WAY AND TRIPLEFIN WAY FOR PUBLIC STREET PURPOSES, AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AND THE INGRESS AND EGRESS RIGHTS ALL AS OFFERED HEREON.

DATE: JASON LINDGREN, CITY CLERK CITY OF ELK GROVE, CALIFORNIA



RECORDER'S STATEMENT

FILED THIS DAY OF 2019, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDED OF SACRAMENTO COUNTY STATE OF CALIFORNIA DOCUMENT NO.: BY: DEPUTY FEE: \$

SUBDIVISION NO. 10-020-3B MADEIRA SOUTH VILLAGE 3B

BEING A PORTION OF THE RESULTANT PARCEL 3 PER 20040513 O.R. 2043 CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA SITUATE IN NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH RANGE 5 EAST, MOUNT DIABLO MERIDIAN

WOOD RODDERS APRIL 2019 3301 D ST, BLDG. 100-B TEL 916.341.7760 SACRAMENTO, CA 95816 FAX 916.341.7767 Sheet 1 of 4 1081144

VICINITY MAP NOT TO SCALE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-3B OF MADEIRA SOUTH VILLAGE 3B AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON APRIL 11, 2007 AND AMENDED APRIL 20, 2010, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL APPLICABLE CITY AND STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

ROBERT K. MURDOCH CITY ENGINEER, CITY OF ELK GROVE EXPIRATION DATE: 12-31-19 DATE



SURVEYOR'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 TL PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP COMPLETED HEREIN THIS DATE. THAT THIS SURVEY IS IN ACCORDANCE WITH THE CONDITIONALLY APPROVED TENTATIVE MAP THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY APRIL 30, 2021; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 7.887± ACRES, CONSISTING OF 45 RESIDENTIAL LOTS TOTALING 6.16± ACRES, AND STREET RIGHT-OF-WAY TOTALING 1.72± ACRES. WOOD RODDERS, INC

MICHAEL E. BONG P.L.S. 6815 EXP. 09-30-20



**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED BY MID PACIFIC ENGINEERING, INC. ON 03/25/17, AT 11:30 A.M. IN THE CITY OF SACRAMENTO, CALIFORNIA. THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

**NOTES**

1. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED "RIGHT TO FARM ORDINANCE." A "NOTICE TO PURCHASER" WILL BE RECORDED PRIOR TO THE SALE OF LOTS.

**TRUSTEE'S STATEMENT**

FIRST AMERICAN TITLE COMPANY, AS THE TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 14, 2017, S' BOOK 20171214, PAGE 0899 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP.

BY: *Diana L. Edwards*  
 PRINT: *Diana L. Edwards*  
 TITLE: *Minister*

**NOTARY'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OFFICER COMPLETING THIS CERTIFICATE VERIFIES THAT THE INSTRUMENT WHICH THIS CERTIFICATE IS ATTACHED TO IS THE INSTRUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

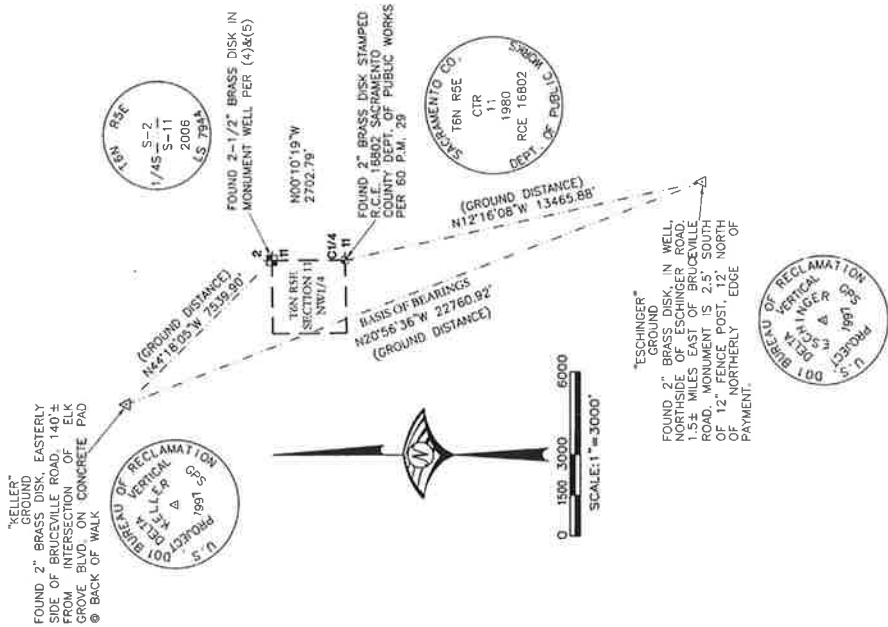
STATE OF CALIFORNIA )  
 COUNTY OF Placer ) SS  
 ON 28th day of July, 2019 BEFORE ME, Rhonda Stackhouse, A NOTARY PUBLIC PERSONALLY APPEARED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHOSE SIGNATURE(S) IS/ARE THAT IS/ARE/THEY/THEY, AND THAT BY ME/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) AND THAT BY ME/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 IS TRUE AND CORRECT.  
 WITNESS MY HAND AND OFFICIAL SEAL Rhonda Stackhouse  
 PRINTED NAME: Rhonda Stackhouse  
 MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Placer  
 MY COMMISSION EXPIRES: January 28, 2021  
 MY COMMISSION No.: 2180181

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "ESCHINGER", 1ST ORDER, AND NGS STATION "KELLER", 1ST ORDER, SAID BEARING IS N 20°56'36" W. DISTANCES SHOWN ARE GROUND BASED.

**BASIS OF BEARINGS DIAGRAM**



**LEGEND**

- 5/8" REBAR WITH CAP L.S. 6815 TO BE SET AT ALL BEAR POINT CORNERS AND ALL ANGULAR POINTS AND REAR LOT LINES AND 1" BRASS DISK L.S. 6815 TO BE SET AT A 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS UNLESS OTHERWISE NOTED. REAR LOT CORNERS ADJACENT TO A SOUNDWALL WILL BE A 5/8" REBAR WITH CAP L.S. 6815 SET 2.00 FEET ALONG THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- ⊙ 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815 FOUND MONUMENT AS NOTED
- ⊙ FOUND SECTION CORNER AS NOTED
- ⊙ FOUND CENTER ONE-QUARTER CORNER AS NOTED
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- Δ NGS STATION
- (O.A.) OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- ± S.F. SQUARE FEET
- (R) RADIAL LINE
- ||||| NO INGRESS OR EGRESS RIGHTS

**REFERENCES:**

- (1) 10 P.M. 27
- (2) 60 P.M. 29
- (3) 48 R.S. 25
- (4) 361 B.M. 6
- (5) 212 P.M. 8
- (6) 404 B.M. 1
- (7) 404 B.M. 7

**SUBDIVISION NO. 10-020-3B  
 MADEIRA SOUTH  
 VILLAGE 3B**

BEING A PORTION OF THE RESULTANT PARCEL 3 PER 20040513 O.R. 2043 CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA SITUATE IN NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH RANGE 5 EAST, MOUNT DIABLO MERIDIAN



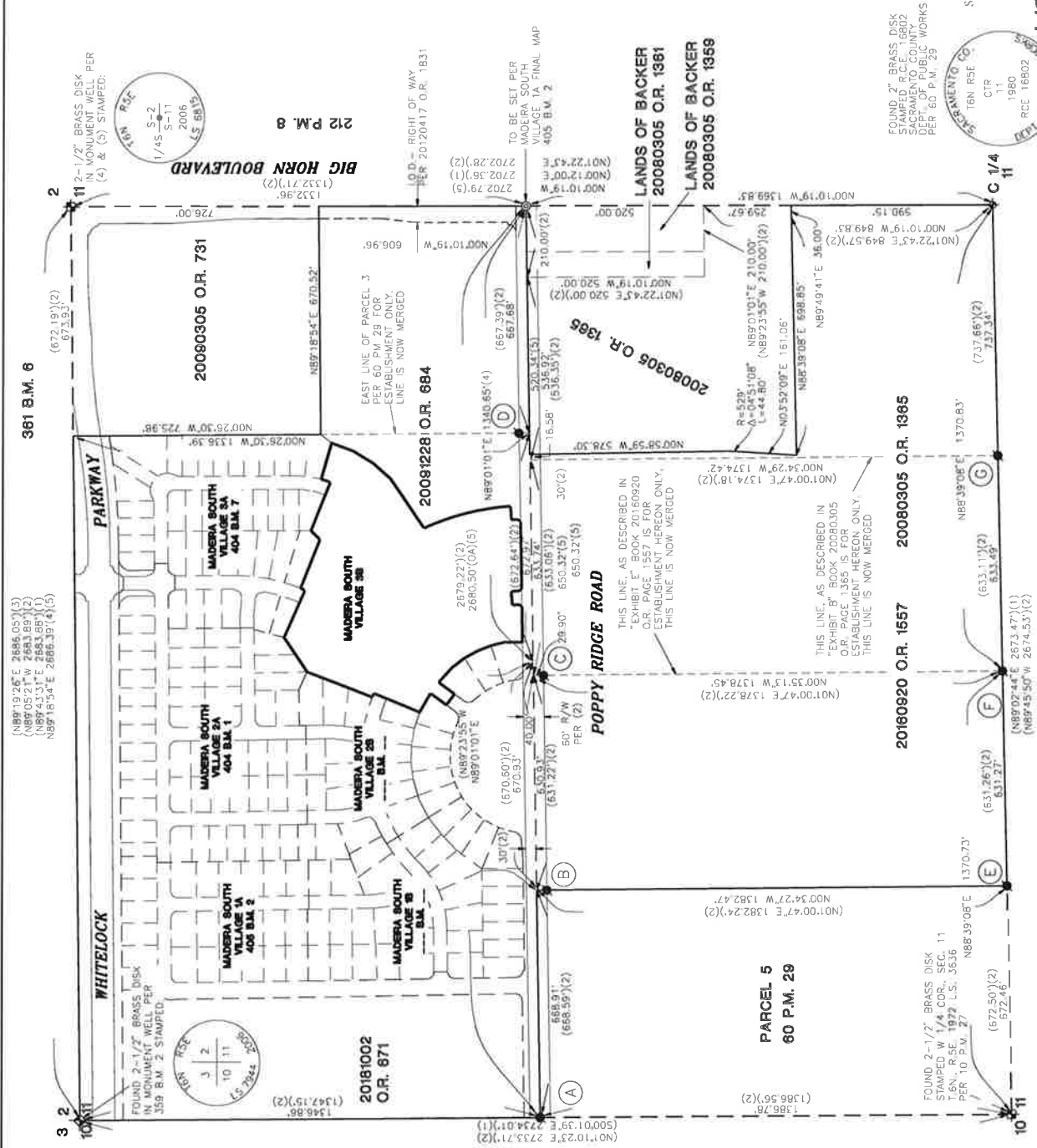
**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 3201 C ST. SUITE 100-B TEL 916.341.7760  
 SACRAMENTO, CA 95816 FAX 916.341.7767

APRIL 2019

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 1081144

**FOUND MONUMENTS**

- A FOUND 1" BRON ROD (2), NO TAG, HELD FOR E-W LINE N89°01'01"E, 0.18" FROM LOT CORNER
- B FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, S00°34'36"E, 29.86" FROM LOT CORNER
- C FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, S00°35'19"E, 29.82" FROM LOT CORNER
- D FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, N00°22'59"W, 30.19" FROM LOT CORNER
- E FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, N00°34'36"W, 0.26" FROM LOT CORNER
- F FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, N00°35'19"W, 0.30" FROM LOT CORNER
- G FOUND 5/8" REBAR (2), NO TAG HELD FOR THE SOUTHWEST CORNER OF PARCEL B, 60 PM 29.



**SUBDIVISION NO. 10-020-3B  
MADEIRA SOUTH  
VILLAGE 3B**

BEING A PORTION OF THE RESULTANT PARCEL 3 PER 20040613 O.R. 2043 CITY OF PLACER COUNTY OF SACRAMENTO, STATE OF CALIFORNIA SITUATE IN NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH RANGE 3 EAST, MOUNT DIABLO MERIDIAN



**WOOD RODGERS**  
BUILDING RELATIONSHIP DEVELOPMENT INC.  
3301 G ST. SUITE 1005B TEL: 916.341.9766  
SACRAMENTO, CA 95816 FAX: 916.341.9767

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



#	RADIUS	DELTA	ARC LENGTH
C1	R=20'	43°37'31"	L=15.23'
C2	R=448'	0°14'01.2"	L=13.00'
C3	R=20'	37°56'42"	L=13.25'
C4	R=20'	42°29'04"	L=14.83'
C5	R=688'	0°10'41.8"	L=13.00'
C6	R=20'	85°08'08"	L=13.00'
C7	R=20'	85°08'08"	L=13.00'
C8	R=446'	0°17'23"	L=13.00'
C9	R=20'	99°46'50"	L=13.00'
C10	R=20'	99°46'50"	L=13.00'
C11	R=468'	0°43'01"	L=13.00'
C12	R=468'	0°43'01"	L=13.00'
C13	R=468'	0°43'01"	L=13.00'
C14	R=20'	85°06'52"	L=29.71'
C15	R=20'	93°39'16"	L=32.69'
C16	R=20'	93°39'16"	L=32.69'
C17	R=20'	93°39'16"	L=32.69'
C18	R=20'	93°39'16"	L=32.69'
C19	R=20'	93°39'16"	L=32.69'
C20	R=520'	0°57'27"	L=28.25'
C21	R=520'	0°57'27"	L=28.25'
C22	R=520'	0°57'27"	L=28.25'
C23	R=500'	10°54'43"	L=95.22'
C24	R=500'	12°59'38"	L=113.39'
C25	R=485'	05°13'03"	L=44.26'
C26	R=20'	85°55'01"	L=30.36'

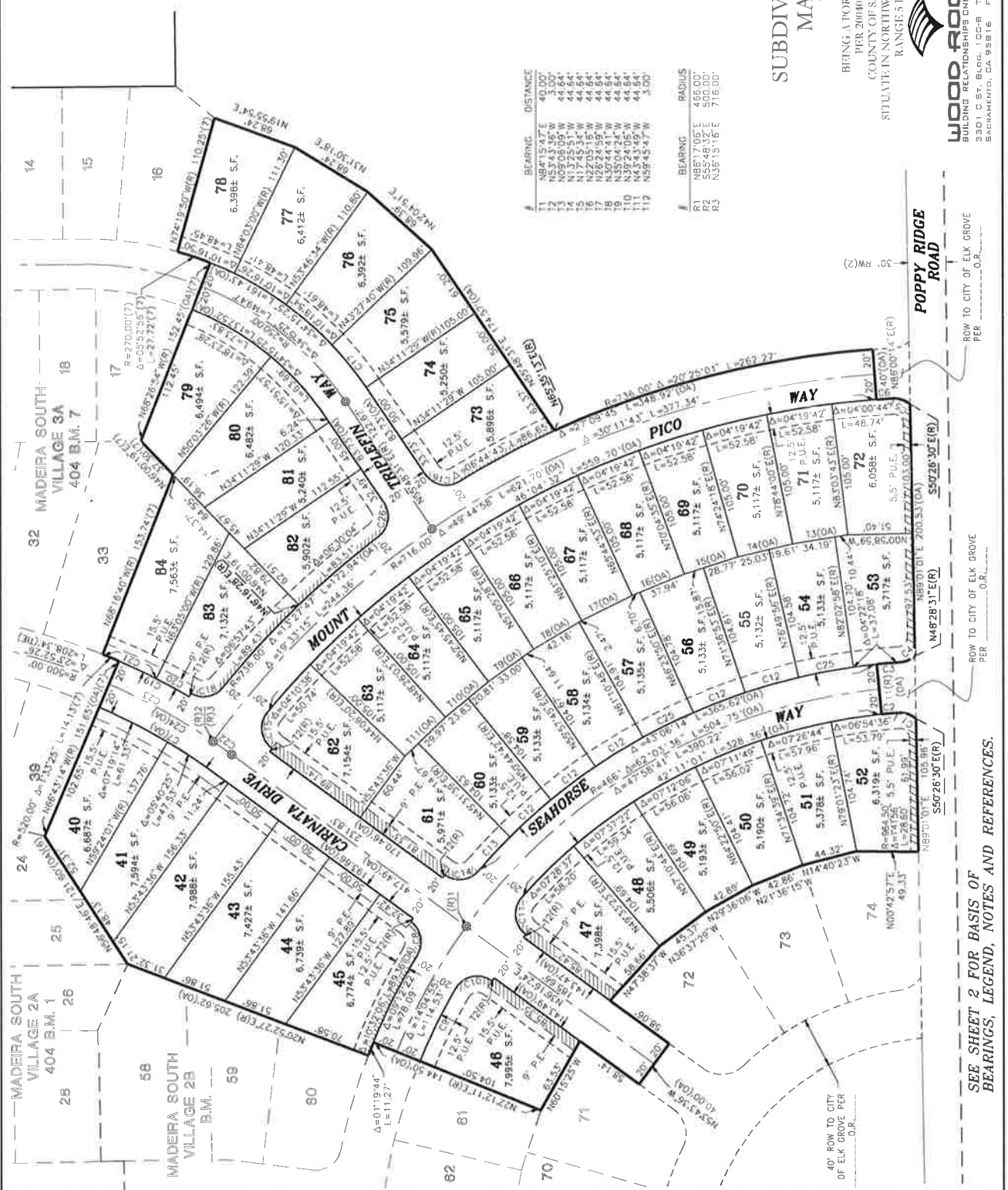
#	BEARING	DISTANCE	RADIUS
1	N84°15'47"E	40.00'	
2	N53°43'36"W	3.00'	
3	N73°55'51"W	44.64'	
4	N17°45'34"W	44.64'	
5	N22°05'15"W	44.64'	
6	N20°24'59"W	44.64'	
7	N35°04'24"W	44.64'	
8	N39°24'05"W	44.64'	
9	N43°43'45"W	44.64'	
10	N59°45'47"W	3.00'	
11	N87°17'00"E	26.00'	
12	S55°46'32"E	500.00'	
13	N36°15'16"E	716.00'	

**SUBDIVISION NO. 10-020-3B  
MADEIRA SOUTH  
VILLAGE 3B**

BRING A PORTION OF THE RESIDENT PARCEL 3  
PER 20040513 OR 2043 CITY OF ELK GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
SITUATE IN NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH  
RANGE 5 EAST, MOUNT DIABLO MERIDIAN

**WOOD ROGERS**  
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3301 C ST., BLDG. 1008E TEL 916.341.7760  
SACRAMENTO, CA 95816 FAX 916.341.7767

APRIL 2019  
Sheet 4 of 4  
HWL111



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

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-184**

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 August 28, 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**

