

**RESOLUTION NO. 2020-065**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY  
DOCUMENTS TO QUIT CLAIM ALL TITLE AND INTERESTS ON A PORTION OF  
APN 132-0300-015 AND APN 132-0300-016 TO TAYLOR MORRISON OF  
CALIFORNIA, LLC (CEQA EXEMPT)**

**WHEREAS**, on June 16, 2016, and May 15, 2018, the City of Elk Grove (City) purchased real property identified as APN 132-0300-016 and APN 132-0300-015, respectively; and

**WHEREAS**, on July 26, 2017, the City approved a Tentative Subdivision Map for the Bruceville Meadows project, owned by Taylor Morrison of California, LLC; and

**WHEREAS**, during its review of the final maps for the Bruceville Meadows project, staff discovered an approximately 15-foot discrepancy between the existing westerly boundary line and the fence line on the City parcels over the Taylor Morrison parcel; and

**WHEREAS**, after further research, an agreement recorded in 1970 between the previous owners was discovered, which required a survey to be completed establishing the common boundary line using the existing fence line; and

**WHEREAS**, there is no evidence that the survey was ever completed; therefore, this quit claim is required to perfect the transfer of property providing a clean title; and

**WHEREAS**, based on the chain of title, recorded deeds and agreement, the westerly boundary line of the City parcels is determined to be the existing fence line.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Elk Grove as follows:

1. The quit claim is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (Common Sense Exemption) as there is no possibility the proposed quit claim would result in a physical change in the environment; and
2. The City Manager is authorized to execute all necessary documents and take all action reasonably necessary to quit claim all title and interests on a portion of APN 132-0300-015 and APN 132-0300-015, as described in the Legal Description attached to the Quit Claim document (together "Exhibit A"), attached hereto and incorporated herein by reference, to Taylor Morrison of California, LLC; and
3. The City Council does hereby direct the City Clerk to cause a certified copy of this Resolution, including Exhibit A, attested by the Clerk under seal, to be recorded in the office of the County Recorder of the County of Sacramento.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 25<sup>th</sup> day of March 2020




\_\_\_\_\_  
STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

**No Fee Document - Government Code §6103 & §27383  
No Documentary Transfer Tax - R&T Code §11922**

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO  
AND MAIL TAX STATEMENTS TO

**Taylor Morrison of California, LLC**  
Attn: Division President  
81 Blue Ravine Road, Suite 220  
Folsom, California 95630

Project Name: Bruceville Meadows  
Project Number: EG-15-029

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED**

The **City of Elk Grove**, a municipal corporation, does hereby REMISE, RELEASE, and FOREVER QUITCLAIM to **Taylor Morrison of California, LLC**, a California limited liability company, all that real property situated in the City of Elk Grove, County of Sacramento, State of California, and further described as

See Exhibit "A", legal description, attached hereto and made a part hereof.

The sole purpose of this quitclaim deed is to relinquish all right, title and interest to the real property described herein as granted in the two separate Grant Deeds recorded respectively in Book, 20160915, Page 1076, and Book 20180518, Page 0922 of Official Records of Sacramento County.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Grantor: **CITY OF ELK GROVE, a municipal corporation**

By: \_\_\_\_\_

Jason Behrmann - City Manager

**LEGAL DESCRIPTION FOR A  
QUITCLAIM DEED**

All that real property located in the County of Sacramento, State of California described as follows:

All that portion of the south half of the northeast quarter of Section 15, Township 6 North, Range 5 East, Mount Diablo Meridian lying west of a line being parallel with the east line of the northeast quarter of said Section 15 and which passes through a point on the south line of said northeast quarter distant thereon 479.94 feet from the east quarter corner of said Section 15.

EXCEPTING THEREFROM that portion thereof described in the Grant Deed to the City of Elk Grove recorded October 18, 2016, in Book 20161018, Page 1089, Sacramento County Official Records.

March 12, 2020

END OF DESCRIPTION



PREPARED BY WOOD RODGERS, INC  
SACRAMENTO, CALIFORNIA

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-065**

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 March 25, 2020 by the following vote:***

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

**NOES:           COUNCILMEMBERS:     *None***

**ABSTAIN:       COUNCILMEMBERS:     *None***

**ABSENT:        COUNCILMEMBERS:     *None***

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