

## RESOLUTION NO. 2020-066

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A LARGE LOT FINAL MAP FOR THE BRUCEVILLE MEADOWS SUBDIVISION (SUBDIVISION NO. 15-029) AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PAYMENT OF IMPACT FEES AND THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

**WHEREAS**, on July 26, 2017, the City of Elk Grove (City) approved a Community Plan Amendment, Large Lot Tentative Subdivision Map (LLTSM), Small Lot Tentative Subdivision Map, Design Review for Subdivision layout and abandonment of right-of-way and easements for the Bruceville Meadows Subdivision (EG-15-029); and

**WHEREAS**, staff has reviewed the proposed Final Map and finds it to be technically correct and that all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, an Agreement for Payment of Impact Fees is required to defer the Applicant's payment of the in-lieu parkland fee on the high-density residential parcel to future entitlement approvals, allowing it to be calculated (pursuant to Elk Grove Municipal Code Section 22.40.040) based on the density proposed with the future entitlement, as payment of these fees would otherwise be required prior to this Final Map approval and would be calculated based on the maximum density allowed by the Elk Grove Municipal Code Title 23 (Zoning Code); and

**WHEREAS**, the Final Map requires a Subdivision Improvement Agreement, which 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 Large Lot Final Map for the Bruceville Meadows Subdivision (Subdivision No.15-029), substantially comply with the previously approved LLTSM; 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 Large Lot Final Map for the Bruceville Meadows Subdivision (Subdivision No.15-028), 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 Agreement for Payment of Impact Fees, in substantially the form presented and approved as to form by the City Attorney; and
- 5) Authorizes the City Manager to execute the Subdivision Improvement Agreement and directs the City Clerk to cause the Final Map to be recorded with the County Recorder of the County of Sacramento.

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



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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 CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND PURSUANT TO SECTION 15-029, BRUCEVILLE MEADOWS LARGE LOT MAP, AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE AND THE ORDINANCES AND REGULATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE:

BRUCEVILLE ROAD AND BILBY ROAD.

LOTS 7, 12, AND 13 FOR DETENTION CHANNEL PURPOSES.

LOT 16 FOR DRAINAGE CHANNEL PURPOSES.

LOTS 8, 11, 14, AND 15 FOR GREENWAY PURPOSES.

LOTS 9 AND 10 FOR PARK PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, WIRES WITH ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE PUBLIC STREETS, SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE).

RIGHT-OF-WAY AND EASEMENTS ON BEHALF OF THE PUBLIC FOR THE USE OF A PEDESTRIAN WALKWAY ON, OVER, AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (PE).

TAYLOR MORRISON OF CALIFORNIA, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] NAME: Jay Pawelek  
TITLE: Vice President

## NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Sacramento ) SS

ON THIS 5th DAY OF March 2020,

BEFORE ME, L. Hall A NOTARY PUBLIC,

PERSONALLY APPEARED Jay Pawelek and Owen Pozzocco WHO 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.

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: [Signature]

PRINTED NAME: L. Hall

MY PRINCIPLE PLACE OF BUSINESS IS IN THE

COUNTY OF: Sacramento

MY COMMISSION EXPIRES: August 5, 2022

MY COMMISSION No.: 2249285



VICINITY MAP - NOT TO SCALE

## 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 TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN CONFORMANCE 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 MARCH 31, 2022; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED AND 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 104.1874 ACRES, CONSISTING OF 6 FUTURE SINGLE-FAMILY DEVELOPMENT LOTS TOTALING 81.8452 ACRES AND 10 MISCELLANEOUS LOTS TOTALING 19.2822 ACRES.

WOOD RODGERS, INC.

[Signature]  
MICHAEL E. LANG EXP. 3-30-20  
DATE: 2/5/2020



## CERTIFICATE FOR DEDICATION

A) SUBDIVIDER DEDICATING PROPERTY:

TAYLOR MORRISON, LLC  
81 BLUE RAVINE ROAD, SUITE 220  
FOLSOM, CA 95630

B) DESCRIPTION OF PROPERTY BEING DEDICATED:

LOTS 7, 12, AND 13 FOR DETENTION BASIS PURPOSES.

LOT 16 FOR DRAINAGE CHANNEL PURPOSES.

LOTS 8, 11, 14, AND 15 FOR GREENWAY PURPOSES.

C) PUBLIC AGENCY STATEMENT:

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE DOES HEREBY CERTIFY THE FOLLOWING: THAT UPON DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY, DESCRIBED IN (B) ABOVE IS DEDICATED, NO LONGER EXISTS, THE CITY OF ELK GROVE WILL REVOKE THE PROPERTY TO THE SUBDIVIDER, NAME (A) ABOVE, OR THE SUCCESSOR IN INTEREST, EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

## CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 15-029, BRUCEVILLE MEADOWS LARGE LOT MAP, AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE AND THE ORDINANCES AND REGULATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



ROBERT K. MUROCH  
CITY ENGINEER  
CITY OF ELK GROVE  
R.C.E. NO. 47644  
EXPIRATION DATE: 12-31-21  
DATE

## SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 15-029, BRUCEVILLE MEADOWS LARGE LOT MAP, AND FIND IT TO BE TECHNICALLY CORRECT.



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

## 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 OF SUBDIVISION NO. 15-029, BRUCEVILLE MEADOWS LARGE LOT MAP, AND ACCEPTED THROUGH 16, INCLUDING FOR THE PURPOSES LISTED SUBJECT TO APPROVAL AND ACCEPTED THE EASEMENTS FOR PUBLIC ACCESS, PEDESTRIAN WALKWAY AND UTILITY PURPOSES AS OFFERED HEREON, DID CONSENT TO THE OFFER OF THE IRREVOCABLE OFFERS OF DEDICATION, AND DID CERTIFY ABANDONMENT OF THE PUBLIC RIGHT-OF-WAY NOT SHOWN HEREON, AND DID CERTIFY ABANDONMENT OF THE DRAINAGE EASEMENT NOT SHOWN HEREON.

JASON LINDGREN, CITY CLERK  
CITY OF ELK GROVE, CALIFORNIA

DATE



## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, AT \_\_\_\_\_ M.,  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF PLACER  
TITLE, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER  
CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY  
STATE OF CALIFORNIA

BY: \_\_\_\_\_ DEPUTY  
DOCUMENT NO.: \_\_\_\_\_  
FEE: \$ \_\_\_\_\_

## SUBDIVISION NO. 15-029

### BRUCEVILLE MEADOWS - LARGE LOT MAP

BEING A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN  
CITY OF ELK GROVE  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA



WOOD RODGERS  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
SACRAMENTO, CA 95816 TEL 916.341.7760  
FAX 916.341.7767

MARCH 2020

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2956.01



**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436(g)(3)(A)(v-iii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENT HOLDERS BY LISTED DEEDS HAVE BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY

THE CITY OF ELK GROVE SUCCESSORS IN INTEREST, EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES PER PARCEL MAP FILED OCTOBER 27, 1981 IN BOOK 67 OF PARCEL MAPS, AT PAGE 19, O.R.S.C.

THE CITY OF ELK GROVE SUCCESSORS IN INTEREST, EASEMENT HOLDER FOR RIGHT-OF-WAY PURPOSES PER DEED RECORDED MARCH 5, 1984 IN BOOK 109 OF PARCEL MAPS, AT PAGE 19, O.R.S.C. SAID EASEMENT LIES ENTIRELY WITHIN BILBY ROAD AS DEDICATED HEREON AND IS NOT SHOWN FOR CLARITY.

THE CITY OF SACRAMENTO, EASEMENT HOLDER FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES PER DEED RECORDED MARCH 5, 1984 IN BOOK 109 OF PARCEL MAPS, AT PAGE 11, O.R.S.C. SAID EASEMENT LIES ENTIRELY WITHIN BRUCEVILLE ROAD AS DEDICATED HEREON AND IS NOT SHOWN FOR CLARITY.

THE COUNTY SANITATION DISTRICT NO. 1 OF SACRAMENTO COUNTY, EASEMENT HOLDER FOR SEWER PURPOSES PER DEED RECORDED APRIL 8, 2008 IN BOOK 20080408, AT PAGE 1261, O.R.S.C.

THE CITY OF ELK GROVE, EASEMENT HOLDER FOR RIGHT-OF-WAY PURPOSES PER DEED RECORDED APRIL 2, 2008 IN BOOK 20080411, AT PAGE 1261, O.R.S.C. SAID EASEMENT LIES ENTIRELY WITHIN BILBY ROAD AS DEDICATED HEREON AND IS NOT SHOWN FOR CLARITY.

THE CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED JULY 18, 2017 AS INSTRUMENT 201707181465, O.R.S.C. THE PORTION OF SAID EASEMENT WHICH LIES WITHIN BILBY ROAD AS DEDICATED HEREON IS NOT SHOWN FOR CLARITY.

**NOTES**

- ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- TOTAL AREA FOR THIS "SUBDIVISION NO 15-029, BRUCEVILLE MEADOWS LARGE LOT MAP" SUBDIVISION IS 104.187± ACRES, CONSISTING OF 6 FUTURE SINGLE FAMILY RESIDENTIAL LOTS AND 10 MISCELLANEOUS LOTS.
- A LIMITED GEOTECHNICAL ENGINEERING STUDY WAS PREPARED BY WALLACE WALLACE & ASSOCIATES, INC. (W&A) ON 07/22/09, DATED DECEMBER 21, 2015. A COPY OF THIS REPORT IS ON FILE IN THE CITY OF ELK GROVE, THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.
- PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THE GRANT OF PUBLIC RIGHT-OF-WAY PER DEED RECORDED JULY 18, 2017 AS INSTRUMENT NO. 201707181467.
- PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THE GRANT AS PUBLIC RIGHT-OF-WAY PER DEED RECORDED JULY 18, 2017 AS INSTRUMENT NO. 201707181464.
- PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THE GRANT OF PUBLIC RIGHT-OF-WAY PER DEED RECORDED JUNE 9, 2017 AS INSTRUMENT NO. 201706090827.
- PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF A PORTION OF THE EASEMENT OF DRAINAGE PURPOSES PER PARCEL MAP FILED OCTOBER 27, 1981 IN BOOK 67 OF PARCEL MAPS, AT PAGE 19, O.R.S.C.
- PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THE GRANT OF DRAINAGE AND PUBLIC UTILITY PURPOSES PER PARCEL MAP FILED OCTOBER 27, 1981 IN BOOK 67 OF PARCEL MAPS, AT PAGE 19, O.R.S.C.

FOUND 3" BRASS DISK IN WELLSIDE BRUCEVILLE RD. 140' ± OF ANTIX ELK GROVE BLVD. ON CONC. PAD @ BACK OF WALK STAMPED:



"ESCHINGER" GROUND

N00°13'37"W 13507.84'(GROUND)(TIE)

FOUND R.R. SPIKE PER (3) INTERSECTION OF BRUCEVILLE ROAD WITH KAMMERER ROAD  
N88°44'20"E 2621.80'(GROUND)  
EAST 1/4 COR. SEC. 15 FOUND PER N.M.S. AND SHINER PER (10 P.M. 27).

N20°56'36"W (BASIS OF BEARINGS) 22760.92'(GROUND)(TIE)

N34°58'20"W 9527.81'(GROUND)(TIE)

FOUND 2" BRASS DISK IN WELL, N-SIDE ESCHINGER RD. 1.5 MI. E. OF BRUCEVILLE RD. ON CONC. PAD @ BACK OF WALK STAMPED:



"ESCHINGER" GROUND

0 1000 2000 4000

SCALE: 1" = 2000'

**BASIS OF BEARINGS DIAGRAM**

**BASIS OF BEARINGS STATEMENT**

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 TAKEN AS NORTH 20°56'36" WEST. DISTANCES SHOWN HEREON ARE GROUND DATA.

**SUBDIVISION NO. 15-029**  
**BRUCEVILLE MEADOWS - LARGE LOT MAP**  
 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN COUNTY OF SACRAMENTO STATE OF CALIFORNIA



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
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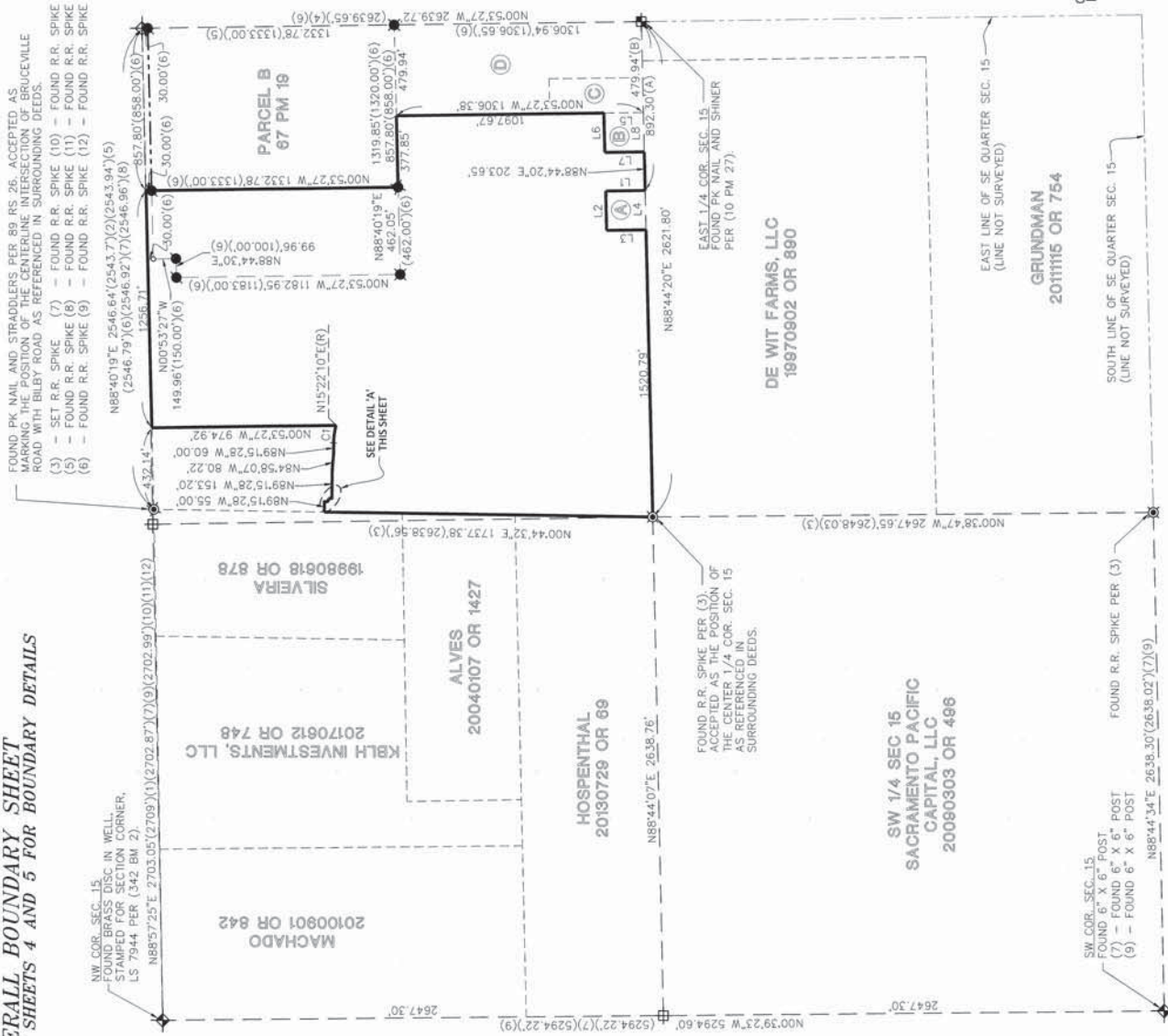
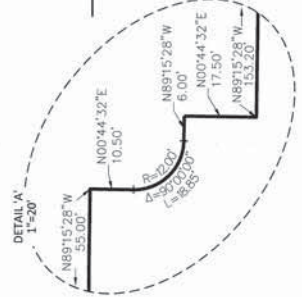
**OVERALL BOUNDARY SHEET**  
SEE SHEETS 4 AND 5 FOR BOUNDARY DETAILS

- FOUND PK MAIL AND STRADDLERS PER 89 BS 26, ACCEPTED AS MARKING THE POSITION OF THE CENTERLINE INTERSECTION OF BRUCEVILLE ROAD WITH BILBY ROAD AS REFERENCED IN SURROUNDING DEEDS.
- (3) - SET R.R. SPIKE (7) - FOUND R.R. SPIKE (10) - FOUND R.R. SPIKE
  - (5) - FOUND R.R. SPIKE (8) - FOUND R.R. SPIKE (11) - FOUND R.R. SPIKE
  - (6) - FOUND R.R. SPIKE (9) - FOUND R.R. SPIKE (12) - FOUND R.R. SPIKE
- NW COR., SEC. 15  
FOUND BRASS DISC IN WELL,  
STAMPED FOR SECTION CORNER,  
LS 7944 PER (342 BM 2)  
N88°57'25"E 2703.05'(2709')(1)(2702.87')(7)(9)(2702.99')(10)(11)(12)

FOUND SECTION CORNER AS NOTED  
SECTION CORNER NOT FOUND  
FOUND SECTION 1/4 CORNER AS NOTED  
SECTION QUARTER CORNER NOT FOUND  
FOUND 1 1/4" INSIDE DIAMETER IRON PIPE PER (6)  
FOUND 5/8" REBAR PER (6)  
FOUND MONUMENT AS NOTED  
CENTERLINE  
IRREVOCABLE OFFER OF DEDICATION  
OFFICIAL RECORDS OF SACRAMENTO COUNTY  
RADIAL BEARING  
SQUARE FEET  
CITY/COUNTY BOUNDARY

Line No.	Bearing	This Sheet Only Length
L1	N0°53'27"W	208.71(A)
L2	N88°44'20"E	208.71(A)
L3	N0°53'27"W	208.71(A)
L4	N88°44'20"E	208.71(A)
L5	N0°53'27"W	208.71(B)
L6	N88°44'20"E	208.71(B)
L7	N0°53'27"W	208.71(B)
L8	N88°44'20"E	208.71(B)

Curve No.	Radius	Delta	Length
C1	370.00'	14°37'39"	94.46'



**REFERENCES:**

- (1) 5 BM 18
- (2) 5 BM 22
- (3) B 20
- (4) 10 PM 27
- (5) 50 PM 13
- (6) 67 PM 19
- (7) 86 PM 24
- (8) 104 PM 27
- (9) 129 PM 22
- (10) 170 PM 9
- (11) 313 BM 5
- (12) 314 BM 5
- (A) GRANT DEED 20160916 OR 561
- (B) GRANT DEED 20161018 OR 1089

**ADJACENT DEED REFERENCES:**

- (A) CITY OF ELK GROVE, 20160916 OR 561
- (B) CITY OF ELK GROVE, 20161018 OR 1089
- (C) CITY OF ELK GROVE, 20160915 OR 1076
- (D) CITY OF ELK GROVE, DOC NO. 201805180922

**SUBDIVISION NO. 15-029**

BRUCEVILLE MEADOWS - LARGE LOT MAP  
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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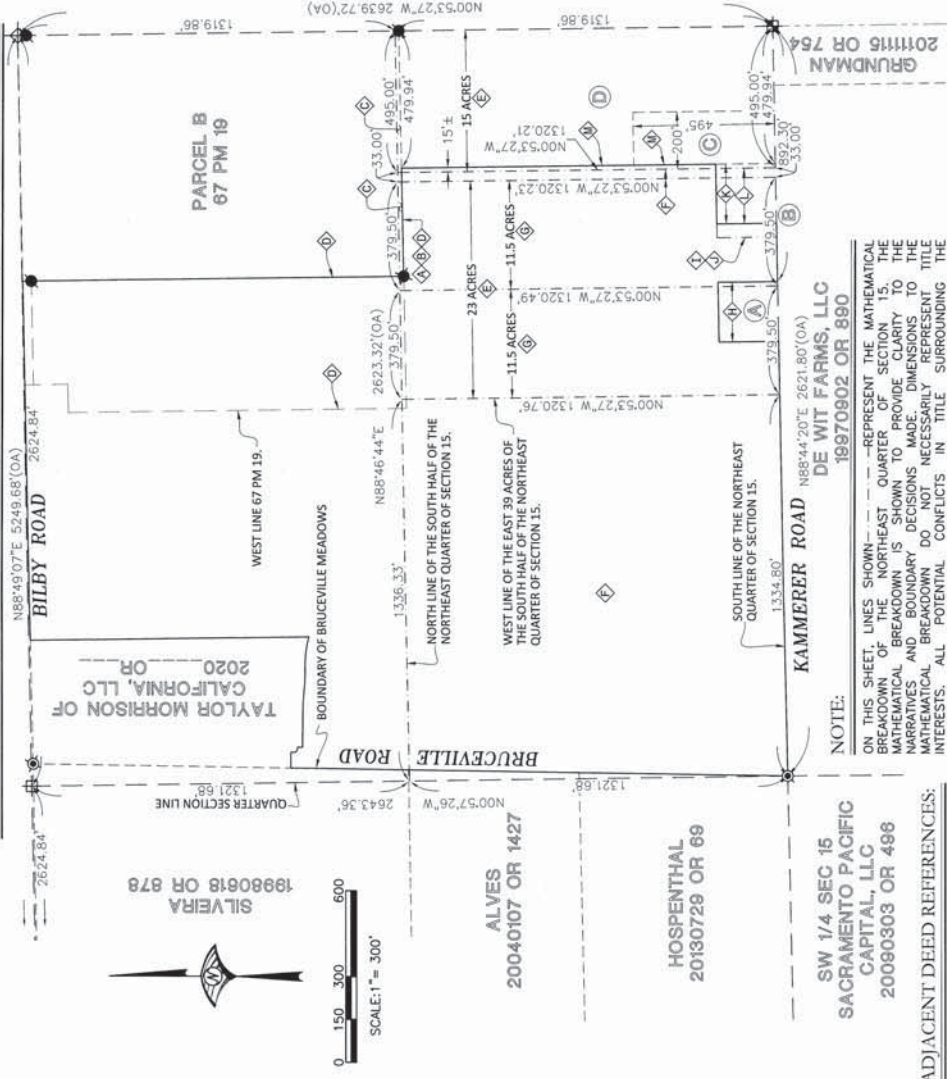
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SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS



**BOUNDARY DETAIL SHEET**

DEPICTION OF TITLE INTERESTS WITHIN THE NORTHEAST QUARTER OF SECTION 15:



**SUBDIVISION NO. 15-029**  
**BRUCEVILLE MEADOWS - LARGE LOT MAP**  
 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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NARRATIVE ON TITLE INTERESTS WITHIN THE NORTHEAST QUARTER OF SECTION 15:

WEST LINE OF BRUCEVILLE MEADOWS:  
 THE HISTORICAL LINE OF TITLE IS THE QUARTER SECTION LINE [PRE 1920]. THE CURRENT LINE OF OCCUPATION AND CURRENT LINE OF TITLE IS THE CENTERLINE OF BRUCEVILLE ROAD. SOME DEEDS OF PARCELS EXISTING PRIOR TO 1920, BUT HAVING DESCRIPTIONS MODIFIED AFTER 1920, AND DEEDS OF PARCELS SUBDIVIDED BY DEED AFTER 1920 CALL ALONG THE CENTERLINE OF BRUCEVILLE ROAD, IN ORDER TO RELEASE ANY POTENTIAL INTEREST OF THE DEVELOPER WEST OF THE CENTERLINE OF BRUCEVILLE ROAD, THE FOLLOWING QUITCLAIM DEEDS HAVE BEEN FILED:  
 1. 2019 OR  
 2. 2019 OR  
 3. 2019 OR

DIVISION OF THE SOUTH AND NORTH HALVES OF THE NORTHEAST QUARTER OF SECTION 15:  
 THE BOUNDARY SHOWN ON THE PARCEL MAP FILED IN BOOK 67 OF PARCEL MAPS, AT PAGE 19, O.R.S.C. CLEARLY EXTENDS INTO THE SOUTH HALF OF THE NORTHEAST QUARTER.  
 1926, HOLDING TITLE TO ONLY THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, JOHN KAMMERER CONVEYED TO BENJAMIN KAMMERER, USING A METES AND BOUNDS DESCRIPTION, AN AREA EXTENDING 13 1/2 INTO THE SOUTH HALF OF THE NORTHEAST QUARTER, (BOOK 108 OF DEEDS, PAGE 88)  
 IN 1934, GIDEON KAMMERER (HOLDING TITLE TO THE WEST 23 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER) AND BERTHA NIES (HOLDING TITLE TO THE WEST 23 ACRES OF THE EAST 39 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER) FILED A QUITCLAIM DEED, RELEASING INTERESTS TO BENJAMIN KAMMERER, CONVEYING THE SAME PARCEL DESCRIBED TO BENJAMIN KAMMERER IN 1926. (BOOK 511 OF DEEDS, PAGE 180)  
 BENJAMIN KAMMERER FILED PARCEL MAP 67 PM 19.

SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 15:  
 IN 1933, HOLDING TITLE TO THE SOUTH HALF OF THE NORTHEAST QUARTER, PHILIP KAMMERER CONVEYED TO BERTHA NIES, THE WEST 23 ACRES OF THE EAST 39 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER, AND TO GIDEON KAMMERER, THE EAST 15 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER. (BOOK 430 OF DEEDS, PAGE 147)  
 IN 1938, PHILIP KAMMERER CONVEYED TO SOLOMON KAMMERER "THE SOUTH HALF OF THE NORTHEAST QUARTER, EXCEPT THE EAST 15 ACRES AND EXCEPT THE WEST 23 ACRES OF THE EAST 39 ACRES THEREOF, CONTAINING 42 ACRES, MORE OR LESS". (BOOK 639 OF DEEDS, PAGE 324)  
 IN 1945, SOLOMON KAMMERER ACQUIRED TITLE TO THE WEST AND EAST HALVES OF THE WEST 23 ACRES OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER, (BOOK 1144 OF DEEDS, PAGE 478 AND BOOK 1183 OF DEEDS, PAGE 117)

PARCEL SHOWN HEREON AS (A). (APN 132-0300-012)  
 IN 1961, HOLDING TITLE TO BOTH THE WEST AND EAST HALVES OF THE WEST 23 ACRES OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER, SOLOMON KAMMERER CONVEYED AN ACRE DESCRIBED BY METES AND BOUNDS AND TIED TO THE EAST 1/4 CORNER. (BOOK 4296 OF OFFICIAL RECORDS, PAGE 529)

PARCEL SHOWN HEREON AS (B). (APN 132-0300-014)  
 IN 1938, HOLDING TITLE TO THE WEST 23 ACRES OF THE EAST 39 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER, BERTHA NIES CONVEYED TO JACK KUNTZ, ONE ACRE LYING IN THE SOUTH-EAST CORNER THEREOF. (BOOK 684 OF DEEDS, PAGE 176)  
 IN 1940, A DEED OF CORRECTION FROM BERTHA NIES TO JACK KUNTZ WAS FILED, DESCRIBING THE ACRE AS "ONE SQUARE ACRE BEING 208.7/10 FEET SQUARE IN THE SOUTHEAST CORNER THEREOF". (BOOK 820 OF DEEDS, PAGE 454)  
 IN 1948, JACK KUNTZ CONVEYS THE ONE ACRE PARCEL TO LLOYD NEED WITH A NEW DESCRIPTION BY METES AND BOUNDS AND TIED TO THE EAST 1/4 CORNER. (BOOK 1522 OF DEEDS, PAGE 173)  
 IN 1948, LLOYD NEED TIED BOTH THE WEST AND EAST HALVES OF THE WEST 23 ACRES OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER TO LLOYD NEED, RELEASING INTERESTS TO LLOYD NEED, DESCRIBING THE SAME PARCEL DESCRIBED IN THE CONVEYANCE TO LLOYD NEED FROM JACK KUNTZ. (BOOK 1522 OF DEEDS, PAGE 175)

THE EAST 15 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER  
 IN 1970, SOLOMON KAMMERER HELD TITLE TO BOTH HALVES OF THE WEST 23 ACRES OF THE EAST 39 ACRES. EARL KLINE HELD TITLE TO PARCEL (B), AND DEE OVERLY HELD TITLE TO THE EAST 15 ACRES.  
 C.S. BROOKS HAD AN AGREEMENT TO PURCHASE FROM DEE OVERLY "THE SOUTH 495 FEET OF THE WEST 200 FEET OF THE EAST 15 ACRES..."  
 AN AGREEMENT WAS RECORDED IN BOOK 700327 OF OFFICIAL RECORDS, AT PAGE 353 BETWEEN KAMMERER, KLINE, OVERLY AND BROOKS.  
 THIS AGREEMENT WAS THAT THE LINE MARKING THE EAST 15 ACRES WOULD BE ESTABLISHED AT THE EXISTING THRUWAY CORNER IN QUARTER SECTION 15. THERE SHALL BE A SURVEY MADE OF THE FOUR PROPERTIES AND ANY THE AGREEMENT ALSO NOTED THAT THERE SHALL BE A SURVEY MADE OF THE FOUR PROPERTIES AND ANY NECESSARY QUITCLAIM DEEDS WOULD BE FILED TO CLEAN TITLE.  
 C.S. BROOKS ACQUIRED "THE SOUTH 495 FEET OF THE WEST 200 FEET OF THE EAST 15 ACRES..." VA DEED RECORDED IN BOOK 19700821 OF OFFICIAL RECORDS, AT PAGE 40.  
 NO SUCH SURVEY OR QUITCLAIM DEEDS HAVE BEEN DISCOVERED IN THE THOROUGH RECORDS RESEARCH CONDUCTED IN ASSOCIATION WITH THIS SURVEY.  
 A QUITCLAIM DEED FROM THE OWNER OF PARCELS (C) AND (D) IS BEING RECORDED CONCURRENTLY WITH THIS MAP. (BOOK 2018- OF OFFICIAL RECORDS, PAGE -----)

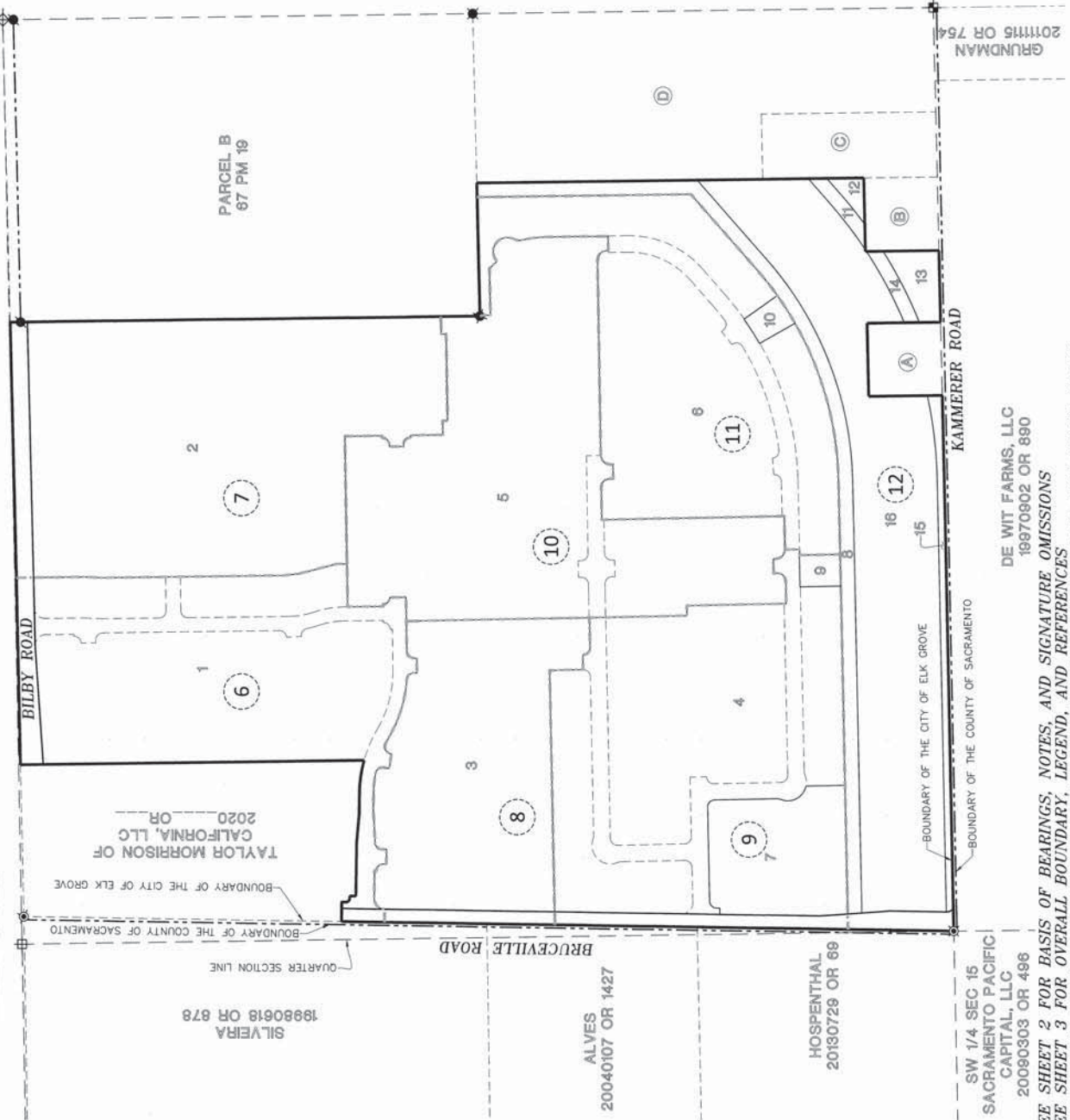
SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS  
 SEE SHEET 3 FOR OVERALL BOUNDARY  
 SEE SHEET 5 FOR ADDITIONAL BOUNDARY DETAIL AND SHEET INDEX

NOTE:  
 ON THIS SHEET, LINES SHOWN --- REPRESENT THE MATHEMATICAL BREAKDOWN OF THE NORTHEAST QUARTER OF SECTION 15. THE MATHEMATICAL BREAKDOWN IS SHOWN TO PROVIDE CLARITY TO THE NARRATIVES AND BOUNDARY DECISIONS MADE. DIMENSIONS TO THE MATHEMATICAL BREAKDOWN DO NOT NECESSARILY REPRESENT TITLE INTERESTS. ALL POTENTIAL CONFLICTS IN TITLE SURROUNDING THE BOUNDARY OF BRUCEVILLE MEADOWS HAVE BEEN RESOLVED VIA CONVEYANCES PRIOR TO THE FILING OF THIS MAP. IT SHOULD BE NOTED THAT POST ORIGINAL GOVERNMENT SURVEY THERE IS NO AVAILABLE SURVEYING RECORDS OR EVIDENCE OF THE EXISTENCE OF THE NORTH QUARTER CORNER OF SECTION 15.

ADJACENT DEED REFERENCES:  
 (A) CITY OF ELK GROVE, 20160916 OR 561  
 (B) CITY OF ELK GROVE, 20161018 OR 1089  
 (C) CITY OF ELK GROVE, 20160915 OR 1076  
 (D) CITY OF ELK GROVE, DOC NO. 201805180922

LEGEND - THIS SHEET ONLY  
 SECTION CORNER NOT FOUND  
 SECTION QUARTER CORNER FOUND AS NOTED  
 SECTION QUARTER CORNER NOT FOUND  
 FOUND MONUMENT AS NOTED ON SHEET 3  
 BOUNDARY OF BRUCEVILLE MEADOWS  
 SECTION LINE  
 SEE NOTE ON THIS SHEET  
 SECTION LINE (NOT SURVEYED)  
 ADJACENT PARCEL LINE  
 PARCEL LINE PER 67 PM 19, REMOVED WITH FILING OF THIS MAP

**SHEET INDEX**



**LEGEND - THIS SHEET ONLY**

- ◆ SECTION CORNER NOT FOUND
- ⊕ FOUND SECTION 1/4 CORNER AS NOTED ON SHEET 3
- ⊞ SECTION QUARTER CORNER NOT FOUND
- ⊗ FOUND 1 1/4" INSIDE DIAMETER IRON PIPE PER (6)
- ⊙ FOUND 5/8" REBAR PER (6)
- ⊘ FOUND MONUMENT AS NOTED ON SHEET 3
- ⊕ CENTERLINE
- ⊖ INSIDE DIAMETER
- I.D. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- OR CITY/COUNTY BOUNDARY
- SHEET INDEX LINE
- (X) SHEET NUMBER

**ADJACENT DEED REFERENCES:**

- (A) CITY OF ELK GROVE, 20160916 OR 561
- (B) CITY OF ELK GROVE, 20161018 OR 1089
- (C) CITY OF ELK GROVE, 20160915 OR 1076
- (D) CITY OF ELK GROVE, DOC NO. 201805180922



**SUBDIVISION NO. 15-029**  
**BRUCEVILLE MEADOWS - LARGE LOT MAP**  
 BEING A PORTION OF THE NORTHEAST QUARTER OF  
 SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN  
 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO  
 STATE OF CALIFORNIA



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 3301 C ST., BLOOMINGDALE, IL 61820 TEL 916-341-7760  
 SACRAMENTO, CA 95816 FAX 916-341-7767

MARCH 2020

Sheet 5 of 12

2956.01

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS  
 SEE SHEET 3 FOR OVERALL BOUNDARY, LEGEND, AND REFERENCES  
 SEE SHEETS 4 AND 5 FOR BOUNDARY DETAILS AND SEE SHEET 5 FOR THE SHEET INDEX

SW 1/4 SEC 15  
 SACRAMENTO PACIFIC  
 CAPITAL, LLC  
 20080303 OR 486

DE WIT FARMS, LLC  
 19970802 OR 890

BOUNDARY OF THE CITY OF ELK GROVE  
 BOUNDARY OF THE COUNTY OF SACRAMENTO

HOSPENTHAL  
 20180729 OR 69

ALVES  
 20040707 OR 1427

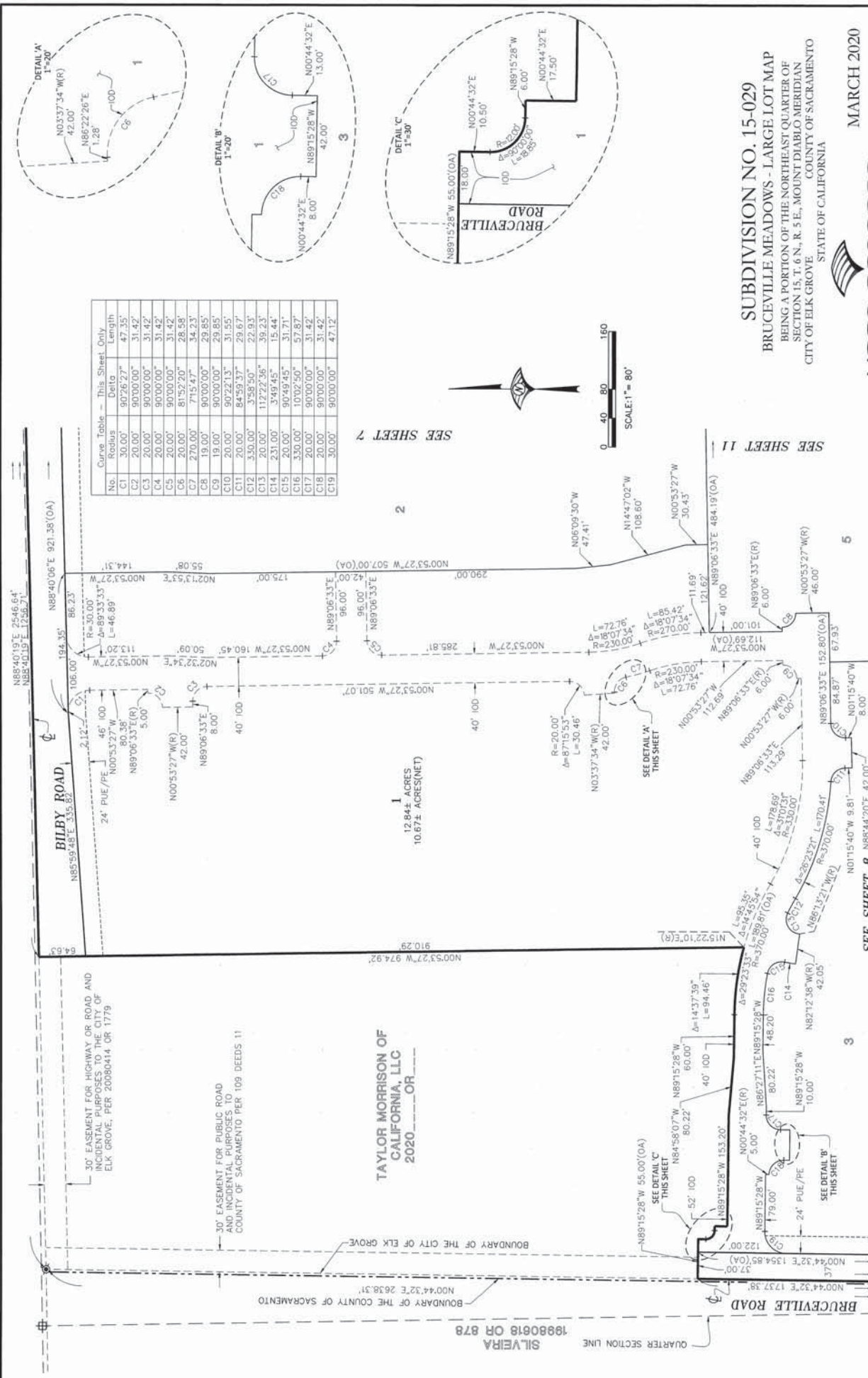
TAYLOR MORRISON OF  
 CALIFORNIA, LLC  
 2020 OR

SILVEIRA  
 19980618 OR 878

PARCEL B  
 67 PM 19

GRUDMAN  
 201116 OR 754





No.	Radius	Chord	This Sheet Only	Length
C1	30.00'	90°26'27"	47.35'	
C2	20.00'	90°00'00"	31.42'	
C3	20.00'	90°00'00"	31.42'	
C4	20.00'	90°00'00"	31.42'	
C5	20.00'	90°00'00"	31.42'	
C6	20.00'	81°52'20"	28.58'	
C7	270.00'	71°5'47"	34.23'	
C8	19.00'	90°00'00"	29.85'	
C9	19.00'	90°00'00"	29.85'	
C10	20.00'	90°22'13"	31.55'	
C11	20.00'	84°59'37"	29.67'	
C12	350.00'	3°58'50"	22.93'	
C13	20.00'	112°22'36"	39.23'	
C14	231.00'	3°49'45"	15.44'	
C15	20.00'	90°49'45"	31.71'	
C16	330.00'	10°02'50"	57.87'	
C17	20.00'	90°00'00"	31.42'	
C18	20.00'	90°00'00"	31.42'	
C19	30.00'	90°00'00"	47.12'	

**SUBDIVISION NO. 15-029**  
**BRUCEVILLE MEADOWS - LARGE LOT MAP**  
 BEING A PORTION OF THE NORTHEAST QUARTER OF  
 SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN  
 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO  
 STATE OF CALIFORNIA

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MARCH 2020  
 Sheet 6 of 12  
 2956.01

SEE SHEET 7



2

3

4

5

12.84± ACRES  
 10.67± ACRES (NET)

TAYLOR MORRISON OF  
 CALIFORNIA, LLC  
 2020 \_\_\_\_\_ OR \_\_\_\_\_

30' EASEMENT FOR HIGHWAY OR ROAD AND  
 INCIDENTAL PURPOSES TO THE CITY OF  
 ELK GROVE, PER 20080414, OR 1779

30' EASEMENT FOR PUBLIC ROAD  
 AND INCIDENTAL PURPOSES TO  
 COUNTY OF SACRAMENTO PER 108 DEEDS 11

SEE SHEET 11  
 SEE SHEET 8  
 SEE SHEET 5  
 SEE SHEETS 4 AND 5 FOR BOUNDARY DETAILS AND SEE SHEET INDEX

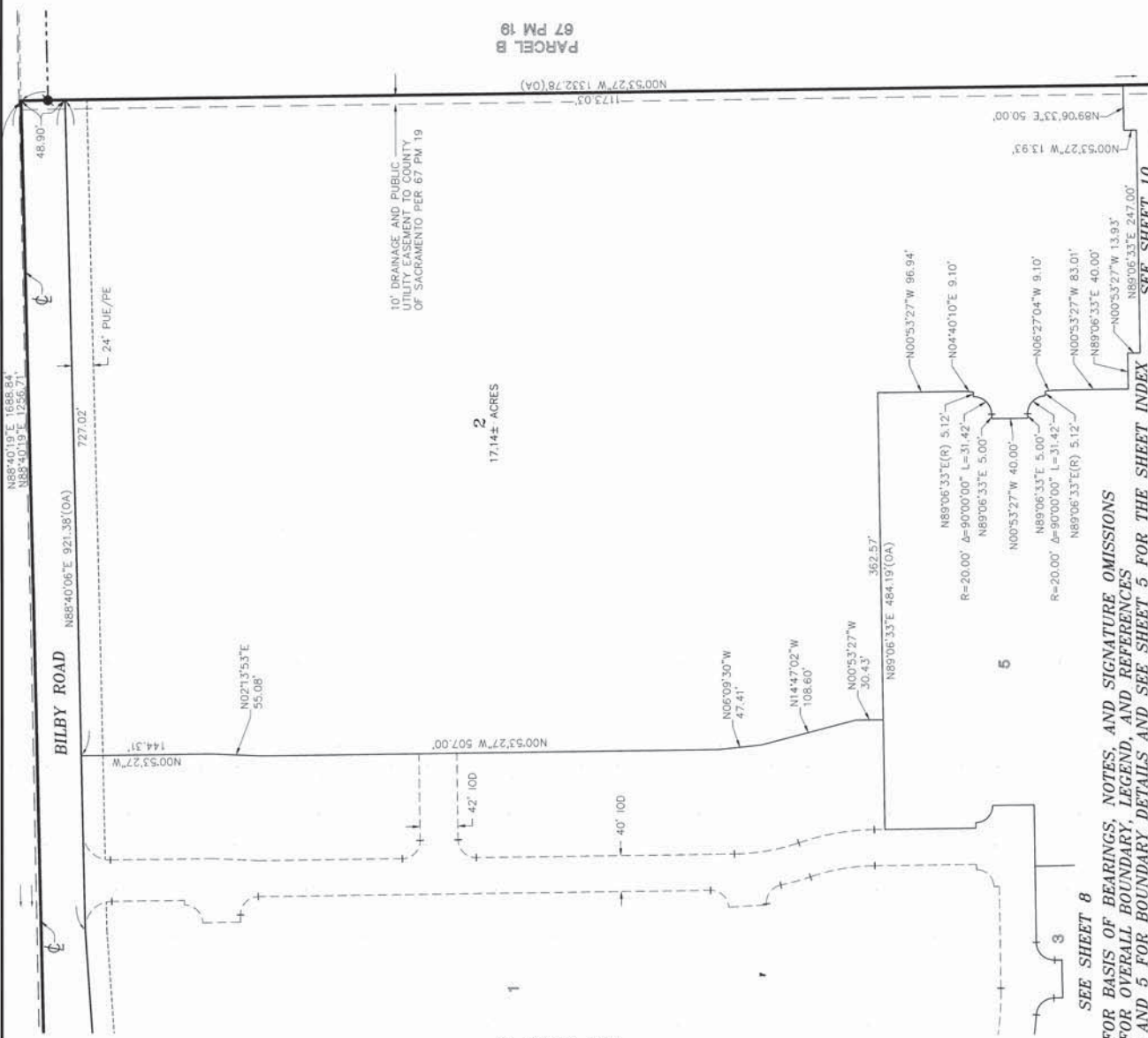
N88°40'19"E 25'46.64'  
 N85°40'19"E 1756.71'

BILBY ROAD

QUARTER SECTION LINE  
 SILVEIRA  
 19980618 OR 878

BRUCEVILLE ROAD





**SUBDIVISION NO. 15-029**  
**BRUCEVILLE MEADOWS - LARGE LOT MAP**  
 BEING A PORTION OF THE NORTHEAST QUARTER OF  
 SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN  
 CITY OF ELK GROVE  
 COUNTY OF SACRAMENTO  
 STATE OF CALIFORNIA

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**MARCH 2020**  
 Sheet 7 of 12  
 2956.01

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS  
 SEE SHEET 3 FOR OVERALL BOUNDARY, LEGEND, AND REFERENCES  
 SEE SHEETS 4 AND 5 FOR BOUNDARY DETAILS AND SEE SHEET 5 FOR THE SHEET INDEX

SEE SHEET 6

SEE SHEET 10

PARCEL B  
 67 PM 19

2  
 17.14± ACRES

5

SEE SHEET 8

3

1

BILBY ROAD

10' DRAINAGE AND PUBLIC  
 UTILITY EASEMENT TO COUNTY  
 OF SACRAMENTO PER 67 PM 19



N88°40'19\"/>

N88°40'06\"/>

727.02'

24' PUE/PE

N00°53'27\"/>

N02°13'53\"/>

N00°53'27\"/>

N06°09'30\"/>

N14°47'02\"/>

N00°53'27\"/>

N89°06'33\"/>

N89°06'33\"/>

N89°06'33\"/>

N00°53'27\"/>

N89°06'33\"/>

N00°53'27\"/>

N89°06'33\"/>

N00°53'27\"/>

N89°06'33\"/>

N00°53'27\"/>

N00°53'27\"/>

N89°06'33\"/>

48.90'

144.31'

42' 100'

40' 100'

362.57'

96.94'

9.10'

5.00'

9.10'

83.01'

40.00'

2.47 00'

13.93'

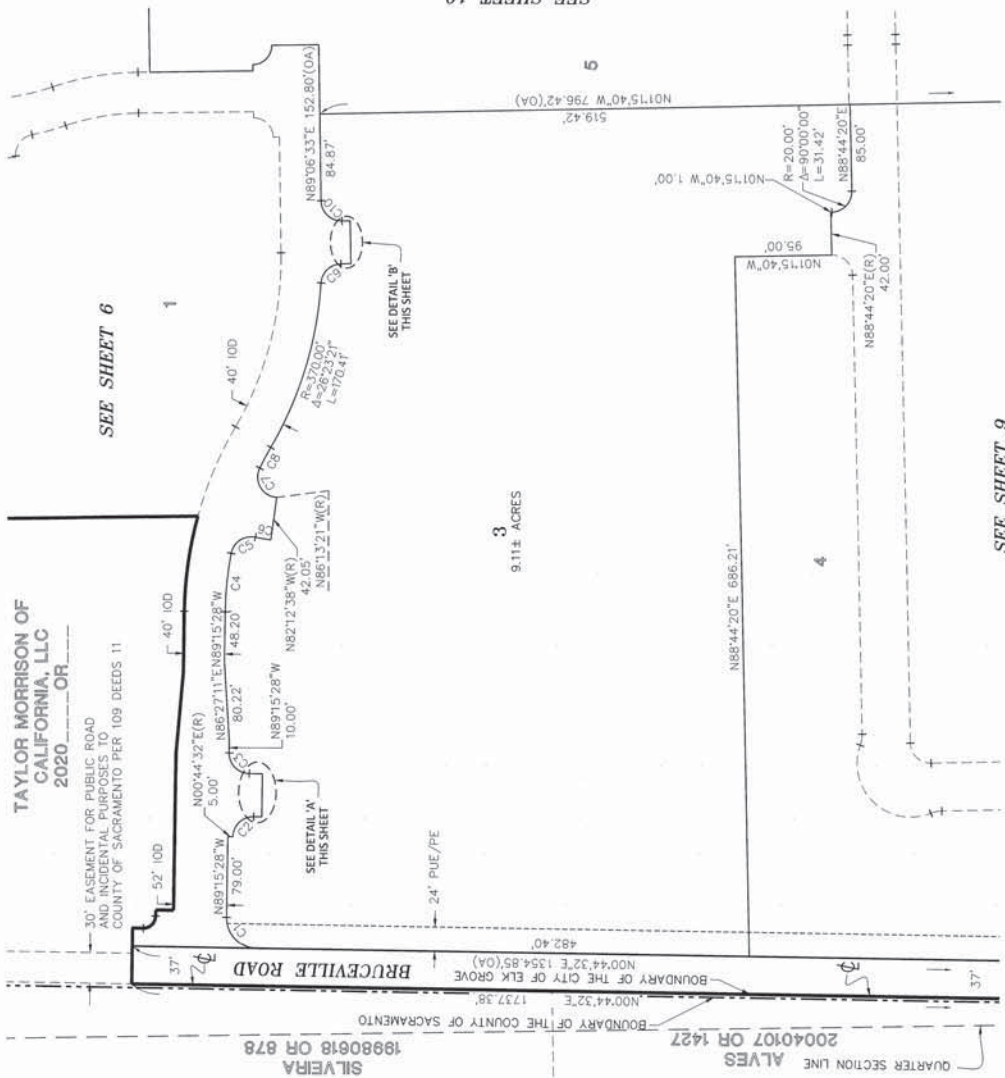
50.00'

1173.03'

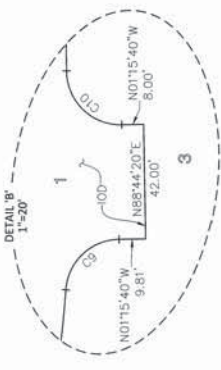
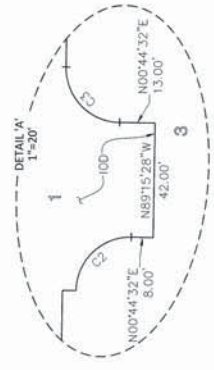
1332.78 (OA)

TAYLOR MORRISON OF CALIFORNIA, LLC  
2020 OR

30' EASEMENT FOR PUBLIC ROAD AND INCIDENT TO PURPOSES TO COUNTY OF SACRAMENTO PER 109 DEEDS 11



SEE SHEET 10



No.	Radius	Delta	Length
C1	30.00'	90°00'00"	47.12'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	330.00'	100°32'50"	57.87'
C5	20.00'	90°49'45"	31.71'
C6	231.00'	34°49'45"	15.44'
C7	20.00'	112°27'36"	39.23'
C8	330.00'	35°58'50"	22.93'
C9	20.00'	84°59'37"	28.67'
C10	20.00'	90°22'13"	31.55'



**SUBDIVISION NO. 15-029**  
BRUCEVILLE MEADOWS - LARGE LOT MAP  
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN CITY OF ELK GROVE, COUNTY OF SACRAMENTO STATE OF CALIFORNIA



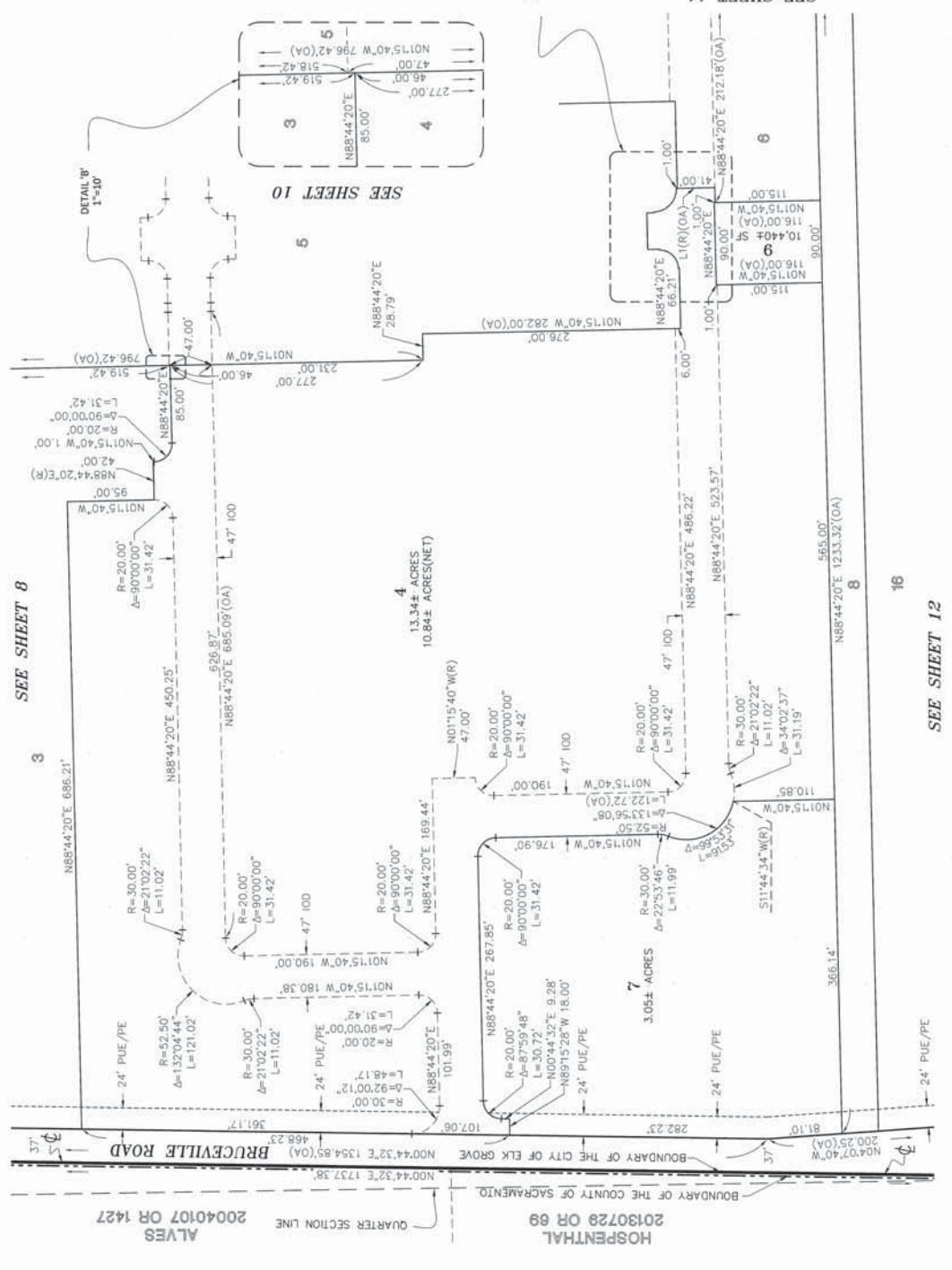
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MARCH 2020  
Sheet 8 of 12  
2956.01

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS  
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SEE SHEETS 4 AND 5 FOR BOUNDARY DETAILS AND SEE SHEET 5 FOR THE SHEET INDEX



Line No.	Bearing	Length
L1	N1°15'40"W	42.00'



SEE SHEET 8

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12



### SUBDIVISION NO. 15-029

BRUCEVILLE MEADOWS - LARGE LOT MAP  
 BEING A PORTION OF THE NORTHEAST QUARTER OF  
 SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN  
 COUNTY OF ELK GROVE  
 STATE OF CALIFORNIA



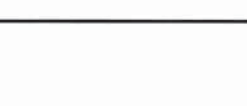
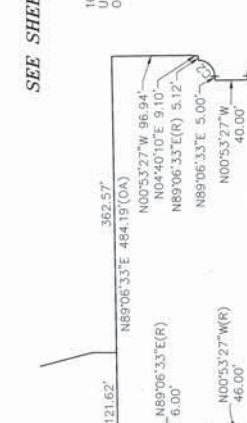
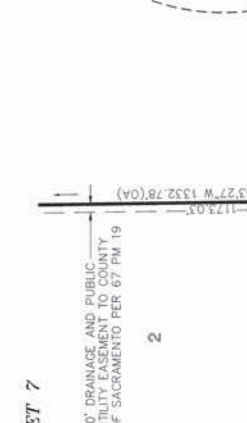
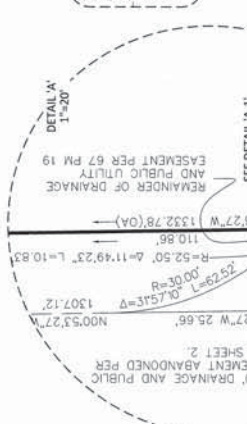
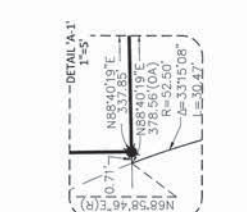
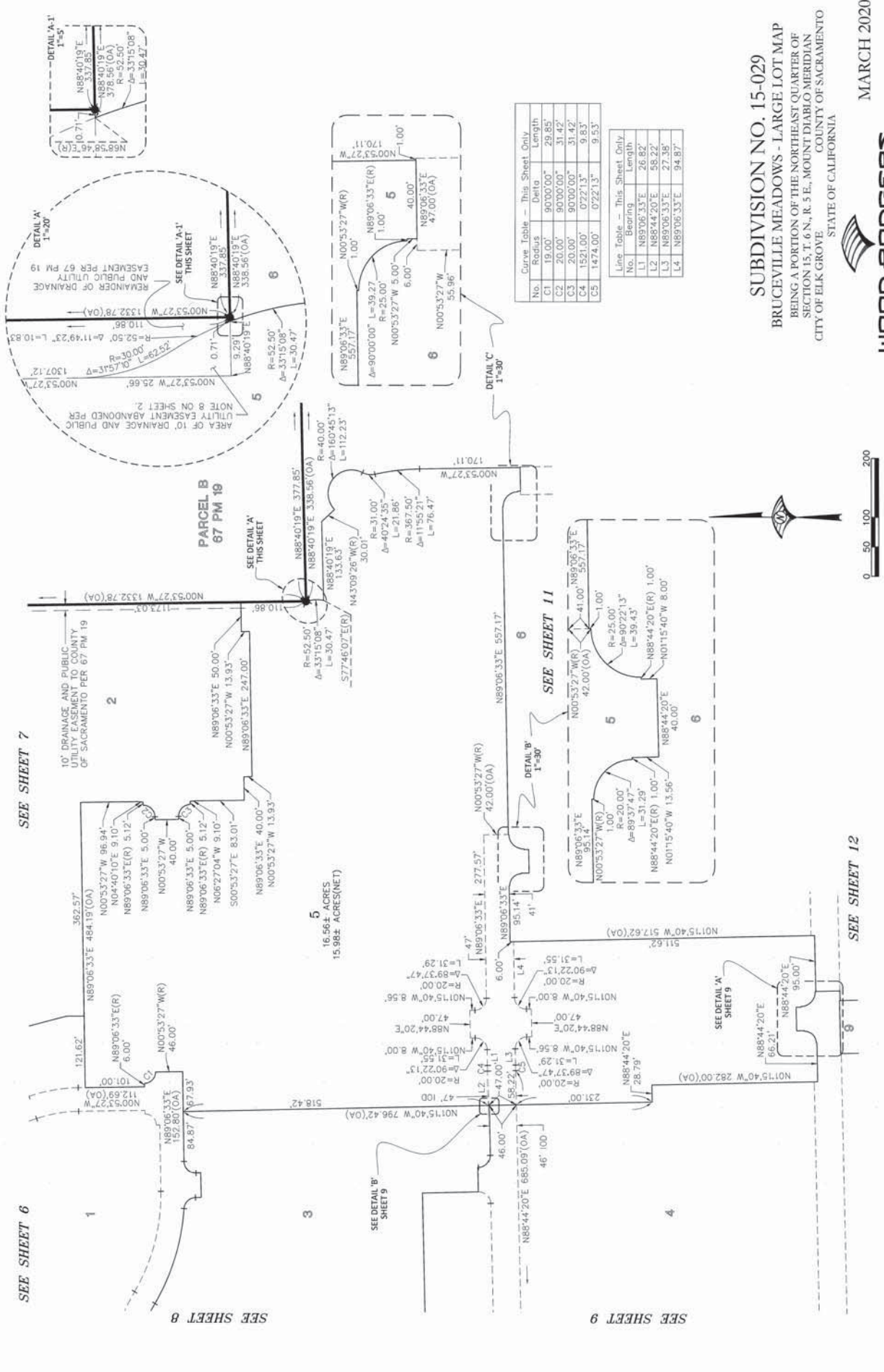
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 3301 C ST. BLDG. 100-B TEL. 916.341.2769  
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MARCH 2020

Sheet 9 of 12

2998.011

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS  
 SEE SHEET 3 FOR OVERALL BOUNDARY, LEGEND, AND REFERENCES  
 SEE SHEETS 4 AND 5 FOR BOUNDARY DETAILS AND SEE SHEET 5 FOR THE SHEET INDEX



Curve Table - This Sheet Only

No.	Radius	Delta	Length
C1	19.00'	90°00'00"	29.85'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	1521.00'	0°22'13"	9.83'
C5	1474.00'	0°22'13"	9.53'

Line Table - This Sheet Only

No.	Bearing	Length
L1	N89°06'33"E	26.82'
L2	N88°44'20"E	58.22'
L3	N89°06'33"E	27.38'
L4	N89°06'33"E	94.87'

**SUBDIVISION NO. 15-029**  
**BRUCEVILLE MEADOWS - LARGE LOT MAP**  
 BEING A PORTION OF THE NORTHEAST QUARTER OF  
 SECTION 15, T.6 N., R. 5 E., MOUNT DIABLO MERIDIAN  
 COUNTY OF ELK GROVE, SACRAMENTO  
 STATE OF CALIFORNIA



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 SACRAMENTO, CA 95816 FAX 916.341.7767  
 2956.011



SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS  
 SEE SHEET 3 FOR OVERALL BOUNDARY, LEGEND, AND REFERENCES  
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SEE SHEET 12

SEE SHEET 9

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

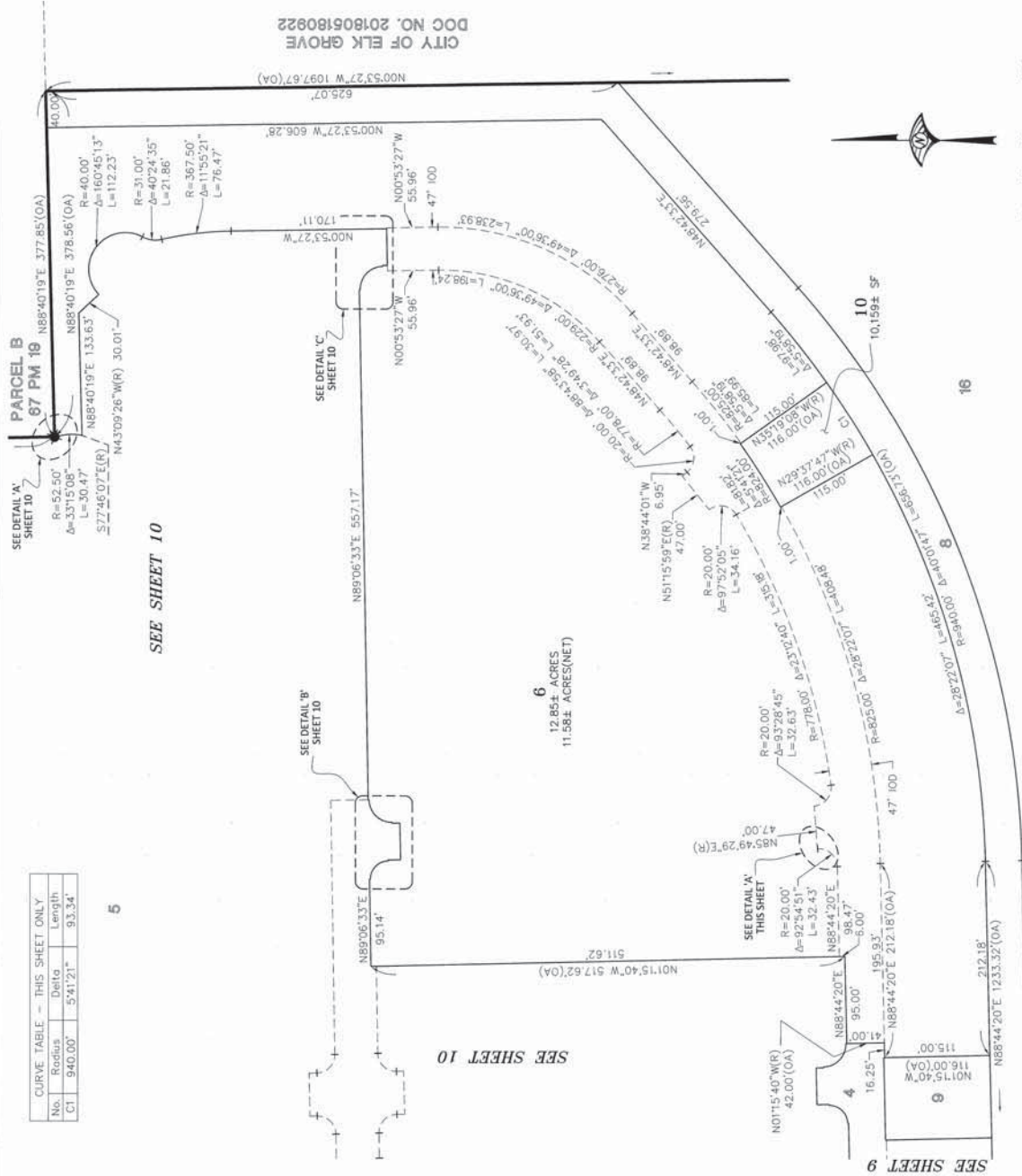
PARCEL B  
 67 PM 19

16.56± ACRES  
 15.98± ACRES(NET)

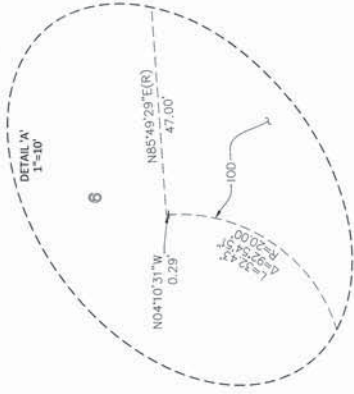


CURVE TABLE - THIS SHEET ONLY			
No.	Radius	Delta	Length
CT	940.00'	5°41'21"	93.34'

5



CITY OF ELK GROVE  
DOC NO. 201806180822



**SUBDIVISION NO. 15-029**  
**BRUCEVILLE MEADOWS - LARGE LOT MAP**  
BEING A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN  
CITY OF ELK GROVE  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA

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MARCH 2020

Sheet 11 of 12

2956.011

SCALE: 1" = 80'

SEE SHEET 12

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS  
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**SUBDIVISION NO. 15-029**

BRUCEVILLE MEADOWS - LARGE LOT MAP  
 BEING A PORTION OF THE NORTHEAST QUARTER OF  
 SECTION 15, T. 6 N., R. 5 E., MOUNT DIABLO MERIDIAN  
 COUNTY OF SACRAMENTO  
 STATE OF CALIFORNIA



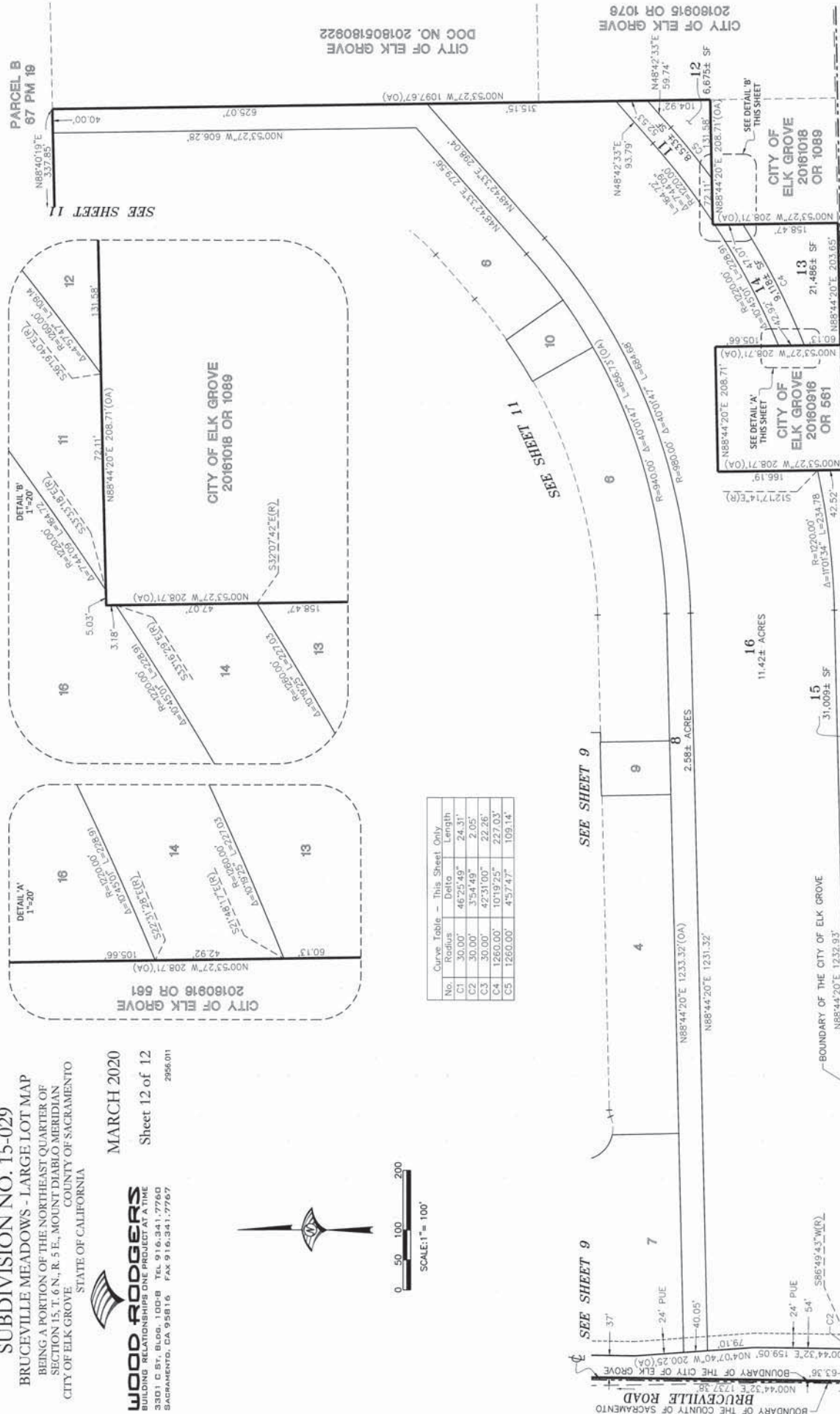
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MARCH 2020

Sheet 12 of 12  
 2956.011



Curve Table - This Sheet Only		
No.	Radius	Delta Length
C1	30.00'	46°25'49" 24.31'
C2	30.00'	3°54'49" 2.05'
C3	30.00'	42°31'00" 22.26'
C4	1260.00'	10°19'25" 227.03'
C5	1260.00'	4°57'47" 109.14'



BRUCEVILLE ROAD  
 BOUNDARY OF THE COUNTY OF SACRAMENTO  
 N00°44'32"E 1237.38'  
 N00°44'32"E 159.05'  
 N04°07'40"W 200.25'(OA)  
 79.10'  
 40.05'  
 24' PUE  
 24' PUE  
 54'  
 S86°49'43"W(R)  
 C2  
 C3  
 S44°18'43"W(R)  
 1457.43'  
 N88°44'20"E 1520.79'  
 BOUNDARY OF THE COUNTY OF SACRAMENTO  
 KAMMERER ROAD  
 DE WIT FARMS, LLC  
 19970902 OR 890  
 11.424± ACRES  
 N88°44'20"E 1232.93'  
 BOUNDARY OF THE CITY OF ELK GROVE  
 31,009± SF  
 15  
 R=1220.00'  
 A=110°134' L=234.78'  
 47.52'  
 166.19'  
 N00°53'27"W 208.71'(OA)  
 SEE DETAIL 'A' THIS SHEET  
 CITY OF ELK GROVE 20180918 OR 561  
 N88°44'20"E 208.71'  
 N00°53'27"W 208.71'(OA)  
 105.66± SF  
 R=202.00'  
 A=102°50'07" L=228.91'  
 21,486± SF  
 13  
 N88°44'20"E 203.68'  
 N00°53'27"W 208.71'(OA)  
 158.47'  
 N00°53'27"W 208.71'(OA)  
 208.71'(OA)  
 SEE DETAIL 'B' THIS SHEET  
 CITY OF ELK GROVE 20181018 OR 1089  
 N88°44'20"E 208.71'(OA)  
 131.58'  
 N88°44'20"E 208.71'(OA)  
 6,875± SF  
 12  
 N48°42'33"E 59.74'  
 N48°42'33"E 93.79'  
 N48°42'33"E 52.53'  
 N00°53'27"W 1097.67'(OA)  
 315.15± SF  
 N00°53'27"W 606.28'  
 40.00'  
 N88°40'19"E 337.85'  
 67 PM 19  
 PARCEL B  
 SEE SHEET 11  
 SEE SHEET 9  
 SEE SHEET 10  
 SEE SHEET 11  
 SEE SHEET 12  
 SEE SHEET 13  
 SEE SHEET 14  
 SEE SHEET 15  
 SEE SHEET 16  
 CITY OF ELK GROVE 20180915 OR 1076  
 DOC NO. 201805180922

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, AND SIGNATURE OMISSIONS  
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**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-066**

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**