

**RESOLUTION NO. 2021-332**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A LARGE LOT FINAL MAP FOR THE SHELDON FARMS  
SUBDIVISION (SUBDIVISION NO. 18-019) AND AUTHORIZING THE CITY  
MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT  
(CEQA EXEMPT)**

**WHEREAS**, On October 14, 2020, the City of Elk Grove (City) approved a Large Lot Tentative Subdivision Map (LLTSM), Small Lot Tentative Subdivision Map, and Design Review for Subdivision layout for the Sheldon Farms North Subdivision, now known as Sheldon Farms Subdivision (EG-18-019); and

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

**WHEREAS**, a Subdivision Improvement Agreement for the Large Lot 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:

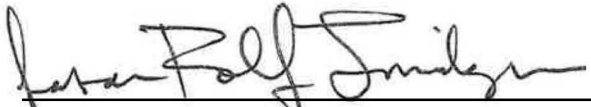
1. The location and configuration of the lots to be created by the Large Lot Final Map for the Sheldon Farms Subdivision (Subdivision No.18-019), substantially comply with the previously-approved LLTSM; and
2. The Final Map is statutorily exempt from the California environmental Quality Act (CEQA), Statuary 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 Sheldon Farms Subdivision (Subdivision No.18-019), a copy of which is 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 10<sup>th</sup> day of November 2021




BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
JONATHAN P. HOBBS,  
CITY ATTORNEY

# EXHIBIT A

## OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 18-019, SHELDON FARMS LARGE LOT MAP, AND PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF ELK GROVE FOR ANY AND ALL PUBLIC USES, UPON COMPLETION OF IMPROVEMENTS, RIGHTS-OF-WAY ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN WITHIN THESE BOUNDARIES AND DESIGNATED "IRREVOCABLE OFFER OF DEDICATION" (IOD), AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

PURSUANT TO THE PROVISION OF SECTION 7050 OF THE GOVERNMENT CODE IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF ELK GROVE FOR ANY AND ALL PUBLIC USES, A 40.00 FOOT IRREVOCABLE OFFER OF DEDICATION FOR LIGHT RAIL TRANSIT, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LIGHT RAIL TRANSIT IRREVOCABLE OFFER OF DEDICATION" (LRT IOD).

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

SHELDON ROAD AND BRUCEVILLE ROAD

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS:

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND ADJACENT TO AND CONTIGUOUS WITH THE PUBLIC STREETS AS 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).

AN EASEMENT FOR LANDSCAPING PURPOSES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT" (LE).

JEN CALIFORNIA 18, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: CM NAME: CLIFTON TAYLOR TITLE: VICE PRESIDENT  
BY: [Signature] NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA )  
COUNTY OF Placer ) SS

ON 12th DAY OF July, 2021 BEFORE ME, Anton Garcia  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED Clifton Taylor

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 PARAGRAPH IS TRUE AND CORRECT.

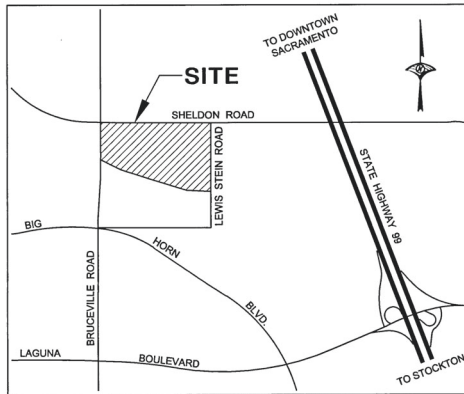
WITNESS MY HAND AND OFFICIAL SEAL [Signature]

PRINTED NAME: Anton Garcia

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

MY COMMISSION EXPIRES: 10/9/2024

MY COMMISSION No.: 2335122



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 JEN CALIFORNIA 18, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN FEBRUARY 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO 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 JULY 31, 2023; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED 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 79.166± ACRES, CONSISTING OF 2 FUTURE SINGLE-FAMILY DEVELOPMENT LOTS, 1 HIGH DENSITY RESIDENTIAL LOT AND 1 COMMERCIAL LOT.

WOOD RODGERS, INC.



[Signature]  
DENNIS L. BARBER  
P.L.S. 8067

7/16/21  
DATE

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(o)(3)(A)(v-viii) 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 COUNTY OF SACRAMENTO, EASEMENT HOLDER FOR PUBLIC RIGHT OF WAY PURPOSES PER DEED RECORDED IN BOOK 701228, AT PAGE 284, O.R.S.C.

THE COUNTY OF SACRAMENTO, EASEMENT HOLDER FOR PUBLIC RIGHT OF WAY PURPOSES PER DEED RECORDED IN BOOK 951006, AT PAGE 162, O.R.S.C.

THE COUNTY OF SACRAMENTO, EASEMENT HOLDER FOR DRAINAGE PURPOSES PER DEED RECORDED IN BOOK 951006, AT PAGE 163, O.R.S.C.

THE COUNTY OF SACRAMENTO, EASEMENT HOLDER FOR PUBLIC RIGHT OF WAY PURPOSES PER DEED RECORDED IN BOOK 19981118, AT PAGE 514, O.R.S.C.

THE CITY OF ELK GROVE, EASEMENT HOLDER FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES PER DEED RECORDED IN BOOK 20060206, AT PAGE 0622, O.R.S.C.

THE CITY OF ELK GROVE, EASEMENT HOLDER FOR DRAINAGE PURPOSES PER FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 20060206, AT PAGE 0622, O.R.S.C.

THE CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITY EASEMENT PURPOSES PER DEED RECORDED IN BOOK 20070521, AT PAGE 1367, O.R.S.C.

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 18-019, SHELDON FARMS LARGE LOT MAP, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON OCTOBER 14, 2020 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



JEFFREY R. WERNER  
CITY ENGINEER, CITY OF ELK GROVE  
R.C.E. NO. 79066  
EXPIRATION DATE: 3-31-22

DATE

## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 18-019, SHELDON FARMS LARGE LOT MAP, AND FIND IT TO BE TECHNICALLY CORRECT.



PETER M. REI  
L.S. NO. 5963  
REGISTRATION EXPIRES: 12-31-22

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 SUBDIVISION NO. 18-019, SHELDON FARMS LARGE LOT MAP, AND ACCEPTED SHELDON ROAD AND BRUCEVILLE ROAD FOR PUBLIC STREET PURPOSES, AND ACCEPTED THE EASEMENTS FOR LANDSCAPE, PEDESTRIAN WALKWAY AND PUBLIC UTILITY PURPOSES AS OFFERED HEREON, AND DID CONSENT TO THE OFFER OF THE LIGHTRAIL IRREVOCABLE OFFER OF DEDICATION (LRT IOD) AND DID CONSENT TO THE OTHER IRREVOCABLE OFFERS OF DEDICATION AS OFFERED HEREON.



JASON LINDGREN, CITY CLERK  
CITY OF ELK GROVE, CALIFORNIA

DATE

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_  
M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF FIRST AMERICAN 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 DOCUMENT NO.: \_\_\_\_\_  
STATE OF CALIFORNIA

BY: \_\_\_\_\_ FEE: \$ \_\_\_\_\_  
DEPUTY

## SUBDIVISION NO. 18-019 SHELDON FARMS - LARGE LOT MAP

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 7 NORTH, RANGE 5 EAST, 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, BLDG. 100-B TEL 916.341.7760  
SACRAMENTO, CA 95816 FAX 916.341.7767

JULY 2021

Sheet 1 of 7

1601.013

**TRUSTEE'S STATEMENT**

FIRST AMERICAN TITLE COMPANY, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED APRIL 9, 2021 IN BOOK 20210409, AT PAGE 1869 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

BY: *Diana L. Edwards*  
 DIANA L. EDWARDS  
 TITLE: PARCEL ESCROW MANAGER  
 DATE: July 15, 2021

**NOTARY'S ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA )  
 COUNTY OF Placer ) SS

ON 15 DAY OF July, 2021 BEFORE ME, Christina Edwards, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Diana L. Edwards

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/IT/WE EXECUTED THE SAME IN HIS/HER/ITS/OUR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/OUR 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL *[Signature]*  
 PRINTED NAME: Christina Edwards

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

MY COMMISSION EXPIRES: May, 31 2023

MY COMMISSION No.: 2290674

**REFERENCES:**

- (1) 3737 OR 279 GRANT DEED
- (2) 13 BM 43 HEWITT SUBDIVISION NO. 1
- (3) 149 PM 1 PARCEL MAP
- (4) 44 RS 42 RECORD OF SURVEY
- (5) 184 BM 6 LAGUNA MEADOWS
- (6) 261 BM 10 LAGUNA VEGA NORTH VILLAGE 1
- (7) 28 RS 29 RECORD OF SURVEY
- (8) 36 RS 22 RECORD OF SURVEY
- (9) 233 BM 7 ARLINGTON PARK UNIT NO. 5
- (10) 154 PM 7 PARCEL MAP
- (11) 98 PM 31 LAGUNA BUSINESS PARK
- (12) 19980522 OR 0005 GRANT DEED
- (13) 19980522 OR 0006 GRANT DEED
- (14) 19960514 OR 0343 EASEMENT FOR ROADWAY AND UTILITIES
- (15) 19981118 OR 0514 EASEMENT FOR RIGHT OF WAY
- (16) 20060206 OR 0622 FINAL ORDER OF CONDEMNATION
- (17) 20070521 OR 1367 FINAL ORDER OF CONDEMNATION
- (18) 80 RS 4 RECORD OF SURVEY
- (19) 151 PM 16 PARCEL MAP

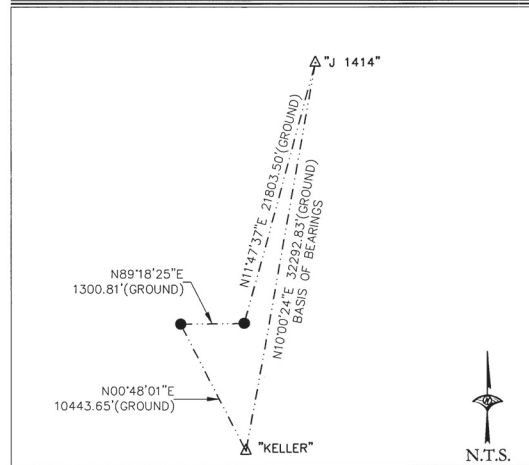
**NOTES**

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. TOTAL AREA FOR THIS "SUBDIVISION NO 18-019, "SHELDON FARMS LARGE LOT MAP" SUBDIVISION IS 79.186± ACRES, CONSISTING OF 2 FUTURE SINGLE-FAMILY DEVELOPMENT LOTS, 1 HIGH DENSITY RESIDENTIAL LOT AND 1 COMMERCIAL LOT.
4. A LIMITED GEOTECHNICAL ENGINEERING STUDY WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC., PROJECT NO. E20291.000, DATED OCTOBER 19, 2020. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

**BASIS OF BEARINGS STATEMENT**

THIS SURVEY IS BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, EPOCH 1997.30. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN N.G.S. CONTROL POINTS "KELLER" AND "J1414", COMPUTED TO BE NORTH 10° 00' 24" EAST PER THE N.G.S. CONTROL DATA SHEETS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES; TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCE BY 0.999980000.

**BASIS OF BEARINGS DETAIL**



**LEGEND**

- ⊕ FOUND SECTION CORNER AS NOTED
- ⊖ SECTION CORNER NOT FOUND
- ⊕ FOUND SECTION QUARTER CORNER AS NOTED
- ⊖ SECTION QUARTER CORNER NOT FOUND
- ⊕ FOUND SECTION CENTER QUARTER CORNER AS NOTED
- ⊖ SECTION CENTER QUARTER CORNER NOT FOUND
- FOUND MONUMENT AS NOTED
- ⊗ FOUND PK NAIL WITH BRASS TAG STAMPED "LS 5590" PER (9)
- ⊗ FOUND 3/4" IRON PIPE PER (11)
- ⊗ LOCATION OF 3/4" REBAR WITH CAP STAMPED "LS 8067" TO BE SET
- ⊕ CENTERLINE
- IOD IRREVOCABLE OFFER OF DEDICATION
- LRT IOD LIGHT RAIL TRANSIT IRREVOCABLE OFFER OF DEDICATION
- LE LANDSCAPE EASEMENT
- OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PE PEDESTRIAN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- (R) RADIAL BEARING
- 6 SHEET INDEX

**SUBDIVISION NO. 18-019**  
 SHELDON FARMS - LARGE LOT MAP  
 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,  
 TOWNSHIP 7 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN  
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 SACRAMENTO, CA 95816 FAX 916.341.7767

JULY 2021

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1601.013

LINE & CURVE TABLES: SEE SHEET 4

LINE TABLE - SEE SHEET 4			
No.	Bearing	Length	Ref.
L1	N89°18'25"E	2649.44'	
	(N89°19'10"E)	(2650.50')	(3)
	(N89°22'13"E)	(2650.61')	(8)
	(N89°18'21"E)	(2650.67')	(18)
L2	N89°18'25"E	10.03'	
	(N89°22'13"E)	(9.06')	(8)
	(N89°18'21"E)	(9.00')	(18)
L3	N00°46'14"W	51.45'	
	(N00°41'22"W)	(51.97')	(8)
	(N00°45'52"W)	(51.74')	(18)
L4	N05°46'58"W	237.02'	
	(N05°42'07"W)	(236.37')	(8)
	(N05°46'37"W)	(236.37')	(18)
L5	N00°39'41"W	313.79'	
L6	N03°59'49"W	199.99'	
L7	N05°52'41"E	506.38'	
L8	N05°11'04"E	93.86'	
	(N05°11'49"E)	(93.77')	(12)
L9	N00°36'55"W	166.59'	
	(N00°36'11"W)	(167.35')	(12)
L10	N10°36'25"W	317.50'	
	(N10°28'40"W)	(317.50')	(1)
	(N10°35'27"W)	(317.50')	(8)
	(N10°35'41"W)	(317.35')	(12)
	(N10°31'43"W)	(317.50')	(14)
L11	N85°28'41"W	31.74'	
	(N85°28'31"W)	(31.60')	(17)
L12	N85°07'17"W	27.70'	
	(N85°04'15"W)	(27.78')	(14)
	(N85°07'07"W)	(27.78')	(17)
L13	N73°51'05"E	22.75'	
	(N73°51'15"E)	(22.75')	(17)
L14	N76°41'19"W	31.44'	
	(N76°41'05"W)	(31.44')	(17)
L15	N89°14'37"E	119.02'	
	(N89°14'47"E)	(119.02')	(17)
L16	N89°18'25"E	165.72'	
	(N89°21'20"E)	(165.72')	(15)
L17	N00°42'05"W	4.44'	
	(N00°41'25"W)	(4.45')	(17)
L18	N00°04'23"W	3.20'	
	(N00°03'43"W)	(3.20')	(17)
L19	N89°55'37"E	42.00'	
	(N89°59'02"E)	(42.00')	(15)

LINE TABLE - SEE SHEET 4			
No.	Bearing	Length	Ref.
L20	N89°55'37"E	5.00'	
	(N89°59'02"E)	(5.00')	(15)
L21	N00°04'23"W	25.00'	
	(N00°00'58"W)	(25.00')	(15)
L22	N00°04'23"W	139.74'	
	(N00°00'58"W)	(139.72')	(15)
L23	N82°33'14"W	10.96'	
	(N82°25'31"E)	(11.00')	(16)
L24	N07°35'30"E	9.86'	
	(N07°43'13"E)	(9.90')	(16)
L25	N74°52'59"W	6.58'	
	(N74°45'16"E)	(6.58')	(16)
L26	N15°07'01"E	86.08'	
	(N15°14'44"E)	(86.08')	(16)
L27	N74°52'59"W	13.38'	
	(N74°45'16"E)	(13.38')	(16)
L28	N15°48'52"E	126.51'	
	(N15°56'35"E)	(126.51')	(16)
L29	N11°17'45"E	131.04'	
	(N11°25'28"E)	(131.04')	(16)
L30	N16°56'48"E	48.96'	
	(N17°04'31"E)	(48.96')	(16)
L31	N21°58'01"E	20.21'	
	(N22°05'44"E)	(20.21')	(16)
L32	N78°00'01"W	80.80'	
	(N77°52'18"W)	(80.63')	(16)
L33	N80°21'41"W	100.00'	
	(N80°21'52"W)	(100.00')	(13)
	(N80°13'46"W)	(100.00')	(16)
L34	N43°57'12"W	56.11'	
	(N43°57'23"W)	(56.11')	(13)
L35	N38°18'27"W	47.72'	
	(N38°18'38"W)	(47.72')	(13)
L36	N06°40'44"E	38.85'	
	(N06°40'33"E)	(38.85')	(13)
L37	N12°50'35"W	41.31'	
	(N12°50'46"E)	(41.31')	(13)
L38	N24°34'44"W	51.68'	
	(N24°34'55"W)	(51.68')	(13)
L39	N36°59'32"W	65.67'	
	(N36°59'43"W)	(65.67')	(13)

LINE TABLE - SEE SHEET 4			
No.	Bearing	Length	Ref.
L40	N84°36'27"W	305.03'	
	(N84°36'38"W)	(305.03')	(13)
L41	N87°48'24"W	29.44'	
	(N87°48'35"W)	(29.44')	(13)
L42	N44°47'06"W	48.96'	
	(N44°47'17"W)	(48.96')	(13)
L43	N89°20'42"E	8.62'	
L44	N89°20'42"E	98.48'	
	(N89°18'44"E)	(97.69')	(13)
L45	N00°39'41"W	29.69'	
L46	N00°39'41"W	20.11'	
L47	N00°39'41"W	49.80'	
	(N00°34'59"W)	(49.80')	(14)
L48	N89°20'19"E	7.00'	
	(N89°25'01"E)	(7.00')	(14)
L49	N00°39'41"W	220.50'	
	(N00°34'59"W)	(220.50')	(14)
L50	N00°39'41"W	43.49'	
	(N00°34'59"W)	(43.49')	(14)
L51	N03°59'49"W	200.00'	
	(N03°55'07"W)	(200.00')	(14)
L52	N05°52'41"E	249.10'	
	(N05°57'23"E)	(249.10')	(14)
L53	N03°24'07"E	46.29'	
	(N03°28'49"E)	(46.29')	(14)
L54	N04°47'38"E	211.41'	
	(N04°52'20"E)	(211.41')	(14)
L55	N09°38'05"E	29.82'	
	(N09°42'47"E)	(29.82')	(14)
L56	N89°02'12"E	92.76'	
	(N89°06'23"E)	(92.76')	(14)
L57	N89°02'12"E	23.93'	
	(N89°06'23"E)	(23.96')	(11)
L58	N89°02'35"E	20.85'	
	(N89°06'23"E)	(20.85')	(19)
L59	N00°24'38"W	56.98'	
	(N00°20'50"W)	(56.98')	(19)

CURVE TABLE - SEE SHEET 4				
No.	Radius	Delta	Length	
C1	3000.00'	05°00'45"	262.45'	(8)(18)
C2	3000.00'	05°07'17"	268.16'	
	(3000.00')	(05°07'28")	(268.32')	(8)
C3	3000.00'	03°20'08"	174.65'	
C4	3000.00'	09°52'30"	517.06'	
C5	2980.00'	03°43'46"	193.97'	
	(2980.00')			(11)(19)
C6	77.00'	32°43'08"	43.97'	
	(77.00')	(32°44'15")	(44.00')	(17)
C7	25.25'	86°39'02"	38.19'	(17)
C8	25.00'	90°37'38"	39.54'	
	(25.00')	(90°37'58")	(39.55')	(15)(17)
C9	1958.00'	07°34'26"	258.82'	
C10	15.00'	97°31'31"	25.53'	
	(15.00')	(97°21'53")	(25.49')	(16)
C11	15.00'	90°41'51"	23.74'	(16)
C12	1958.00'	03°35'06"	122.52'	(16)
C13	2007.00'	16°05'48"	563.85'	
C14	330.00'	11°46'26"	67.81'	(13)
C15	35.00'	44°59'11"	27.48'	(13)
C16	125.00'	19°31'19"	42.59'	(13)
C17	100.00'	11°44'09"	20.48'	(13)
C18	160.00'	12°24'48"	34.66'	(13)
C19	300.00'	46°41'49"	244.50'	(13)
C20	575.00'	02°50'31"	28.52'	(13)
C21	77.00'	64°35'19"	86.80'	
	(77.00')			(14)
C22	2936.00'	02°05'40"	107.33'	
	(2936.00')	(02°05'50")	(107.46')	(14)
C23	2946.00'	03°20'08"	171.50'	(14)
C24	3054.00'	09°52'30"	526.36'	(14)
C25	2920.00'	01°28'35"	75.24'	(14)
C26	25.00'	63°46'04"	27.82'	(14)

**SUBDIVISION NO. 18-019**  
 SHELDON FARMS - LARGE LOT MAP  
 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,  
 TOWNSHIP 7 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN  
 CITY OF ELK GROVE COUNTY OF SACRAMENTO  
 STATE OF CALIFORNIA

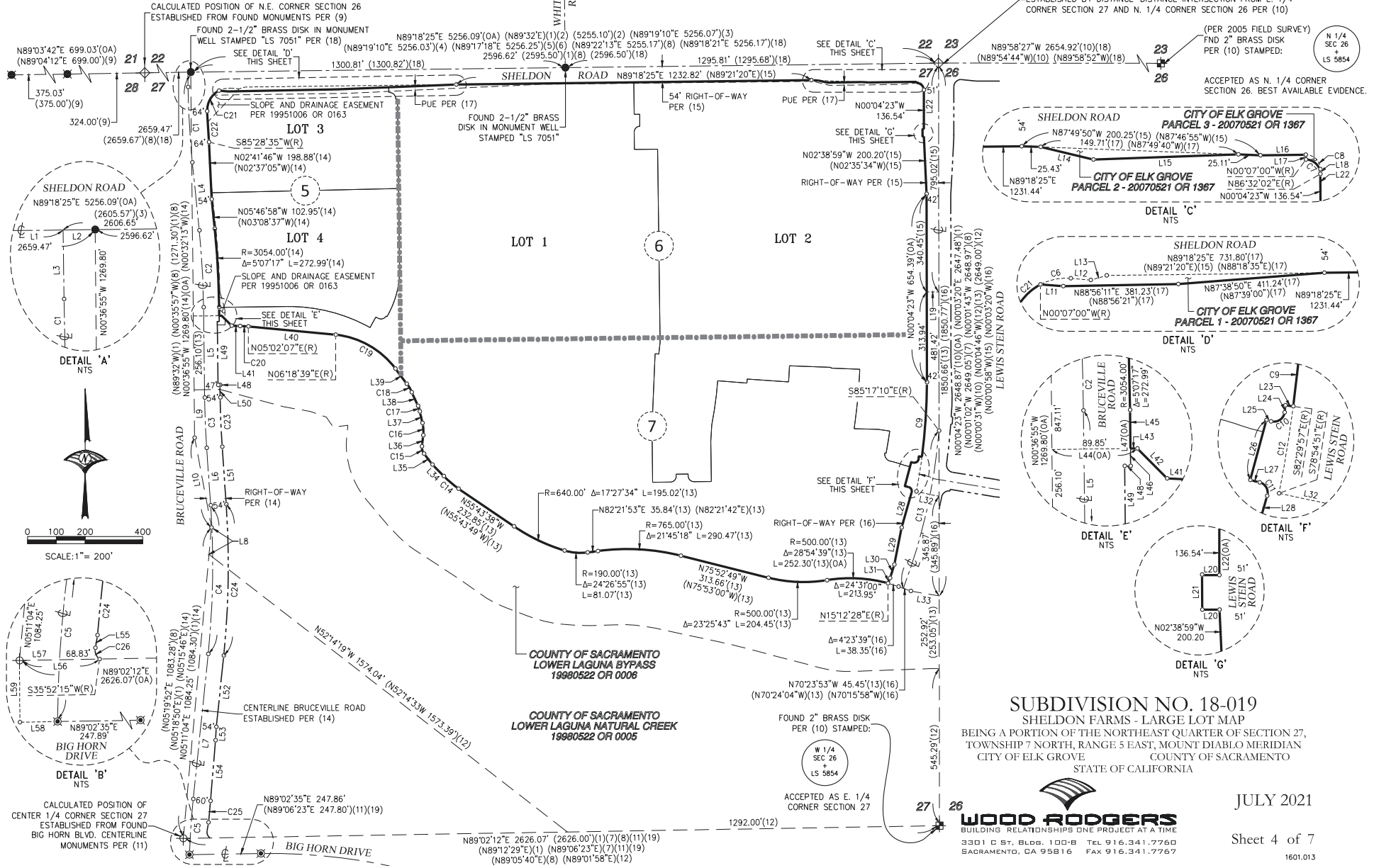


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1601.013

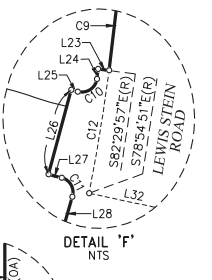
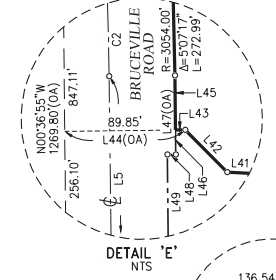
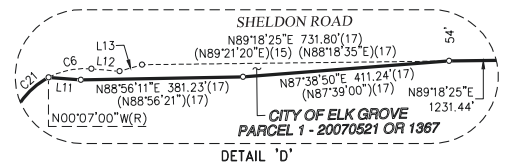
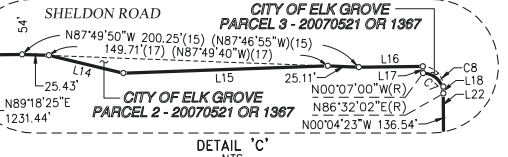
**OVERALL BOUNDARY SHEET**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, LEGEND AND REFERENCES  
 SEE SHEET 3 FOR LINE AND CURVE TABLES



CALCULATED POSITION OF N.E. CORNER SECTION 27  
 ESTABLISHED BY DISTANCE-DISTANCE INTERSECTION FROM E. 1/4  
 CORNER SECTION 27 AND N. 1/4 CORNER SECTION 26 PER (10)

(PER 2005 FIELD SURVEY)  
 FND 2" BRASS DISK  
 PER (10) STAMPED:  
 N 1/4  
 SEC 26  
 +  
 LS 9854

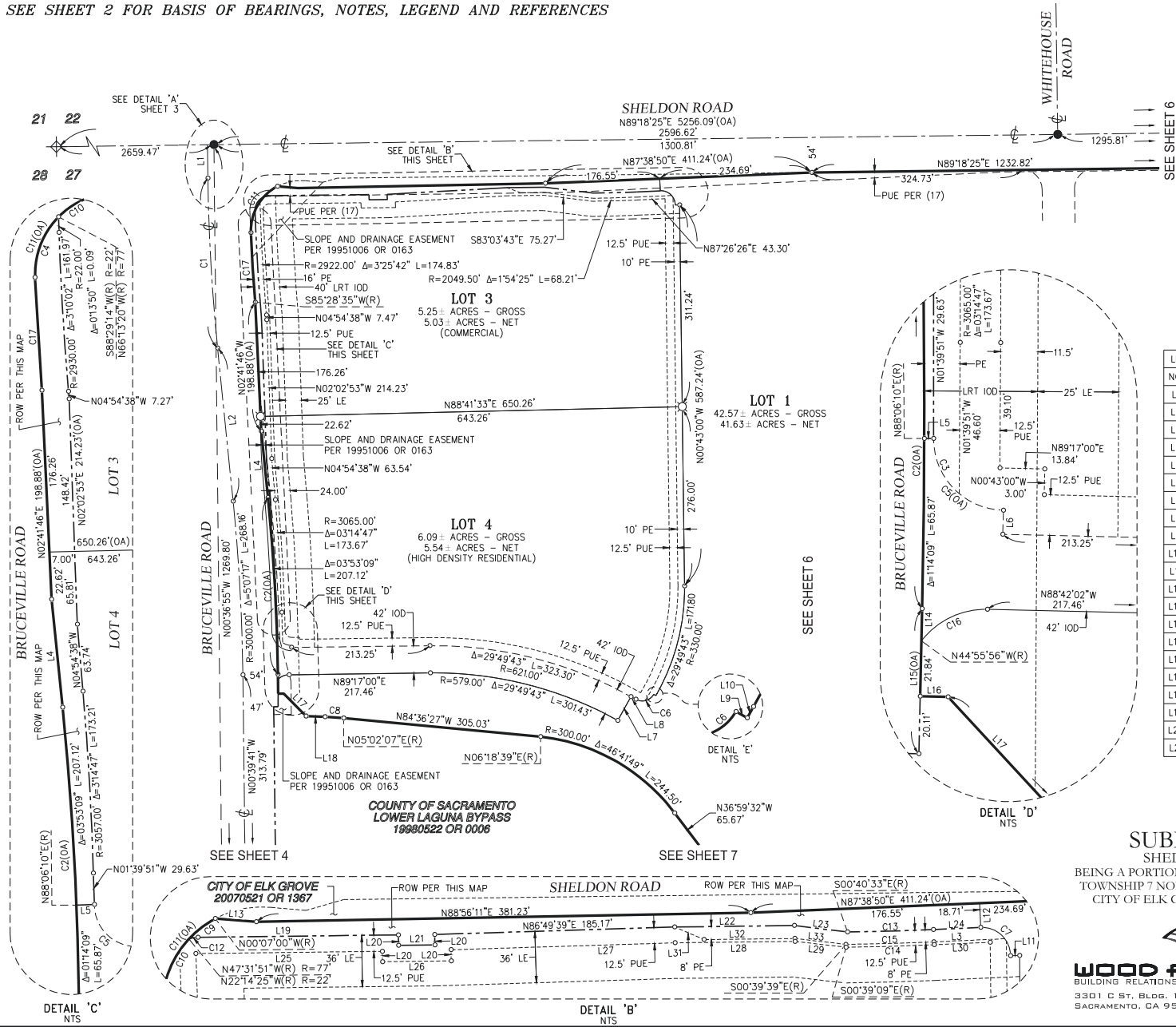
ACCEPTED AS N. 1/4 CORNER  
 SECTION 26. BEST AVAILABLE EVIDENCE.



**SUBDIVISION NO. 18-019**  
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 SACRAMENTO, CA 95816 FAX 916.341.7767

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



CURVE TABLE - THIS SHEET ONLY

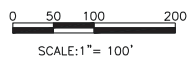
NO.	RADIUS	DELTA	LENGTH
C1	3000.00'	05'00'45"	262.45'
C2	3054.00'	05'07'17"	272.99'
C3	22.00'	50'28'44"	19.38'
C4	77.00'	26'12'25"	35.22'
C5	22.00'	89'03'10"	34.19'
C6	20.00'	90'00'00"	31.42'
C7	22.00'	91'50'33"	35.27'
C8	575.00'	02'50'31"	28.52'
C9	77.00'	19'41'26"	26.46'
C10	77.00'	18'41'29"	25.12'
C11	77.00'	64'35'19"	86.80'
C12	22.00'	21'32'38"	8.27'
C13	2037.00'	01'53'01"	66.97'
C14	2049.50'	01'54'25"	68.21'
C15	2045.00'	01'53'55"	67.76'
C16	25.00'	44'12'56"	19.29'
C17	2936.00'	02'05'40"	107.33'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N00°46'14"W	51.45'
L2	N05°46'58"W	237.02'
L3	N87°26'26"E	53.46'
L4	N05°46'58"W	102.95'
L5	N88°20'09"E(R)	0.29'
L6	N00°43'00"W(R)	3.00'
L7	N29°06'42"E(R)	42.00'
L8	N60°53'18"W	8.82'
L9	N60°53'18"W(R)	4.00'
L10	N29°06'42"E	5.03'
L11	N89°17'00"E(R)	7.00'
L12	N02°33'34"W(R)	18.71'
L13	N85°28'41"W	31.74'
L14	N00°39'41"W	7.85'
L15	N00°39'41"W	49.80'
L16	N89°20'42"E	8.62'
L17	N44°47'06"W	48.96'
L18	N87°48'24"W	29.44'
L19	N89°18'13"E	153.93'
L20	N00°41'47"W	8.00'
L21	N89°18'13"E	28.00'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L22	N89°18'13"E	57.91'
L23	N83°03'43"W	75.27'
L24	N87°26'26"E	36.49'
L25	N89°18'13"E	143.09'
L26	N89°18'13"E	53.00'
L27	N86°49'39"E	172.93'
L28	N89°18'13"E	56.81'
L29	N83°03'43"W	75.27'
L30	N87°26'26"E	43.30'
L31	N68°53'42"W	21.54'
L32	N89°18'13"E	37.38'
L33	N83°03'43"W	75.27'



**SUBDIVISION NO. 18-019**

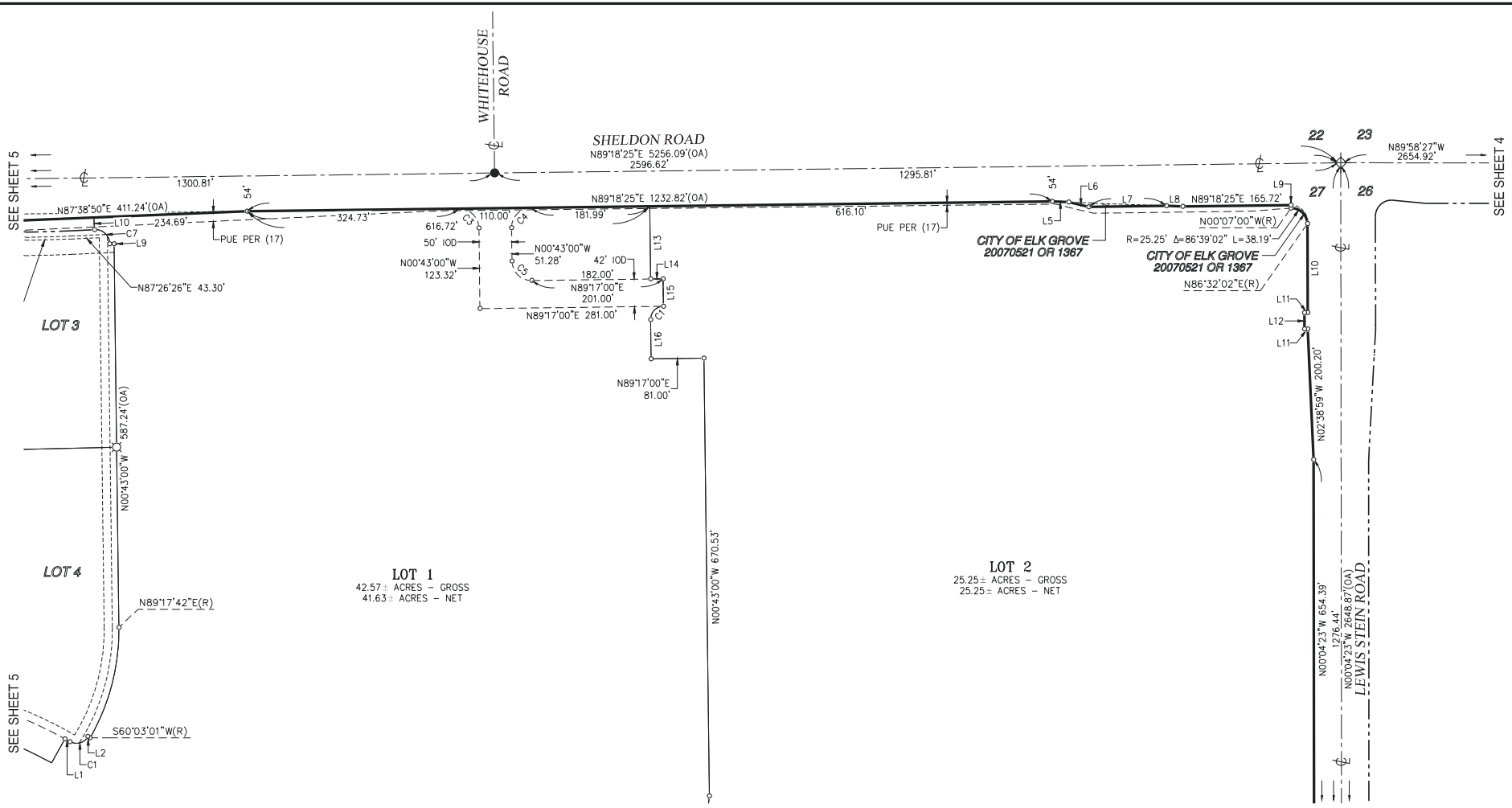
SHELDON FARMS - LARGE LOT MAP  
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**LOT 1**  
 42.57 ± ACRES - GROSS  
 41.63 ± ACRES - NET

**LOT 2**  
 25.25 ± ACRES - GROSS  
 25.25 ± ACRES - NET

SEE SHEET 7

SEE SHEET 7

CURVE TABLE - THIS SHEET ONLY

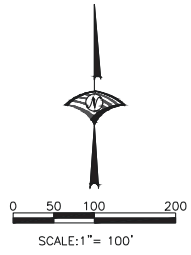
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	22.00'	91°50'33"	35.27'
C3	30.00'	89°58'35"	47.11'
C4	30.00'	90°01'25"	47.14'
C5	30.00'	90°00'00"	47.12'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N60°53'18"W	8.82'
L2	N60°53'18"W(R)	4.00'
L3	N89°17'00"E(R)	7.00'
L4	N02°33'34"W(R)	18.71'
L5	N87°49'50"W	25.43'
L6	N76°41'19"W	31.44'
L7	N89°14'37"E	119.02'
L8	N87°49'50"W	25.11'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L9	N0°42'05"W	4.44'
L10	N0°04'23"W	136.54'
L11	N89°55'37"E	5.00'
L12	N0°04'23"W	25.00'
L13	N0°43'00"W	111.20'
L14	N89°17'00"E	19.00'
L15	N0°43'00"W(R)	42.00'
L16	N0°43'00"W	60.00'



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

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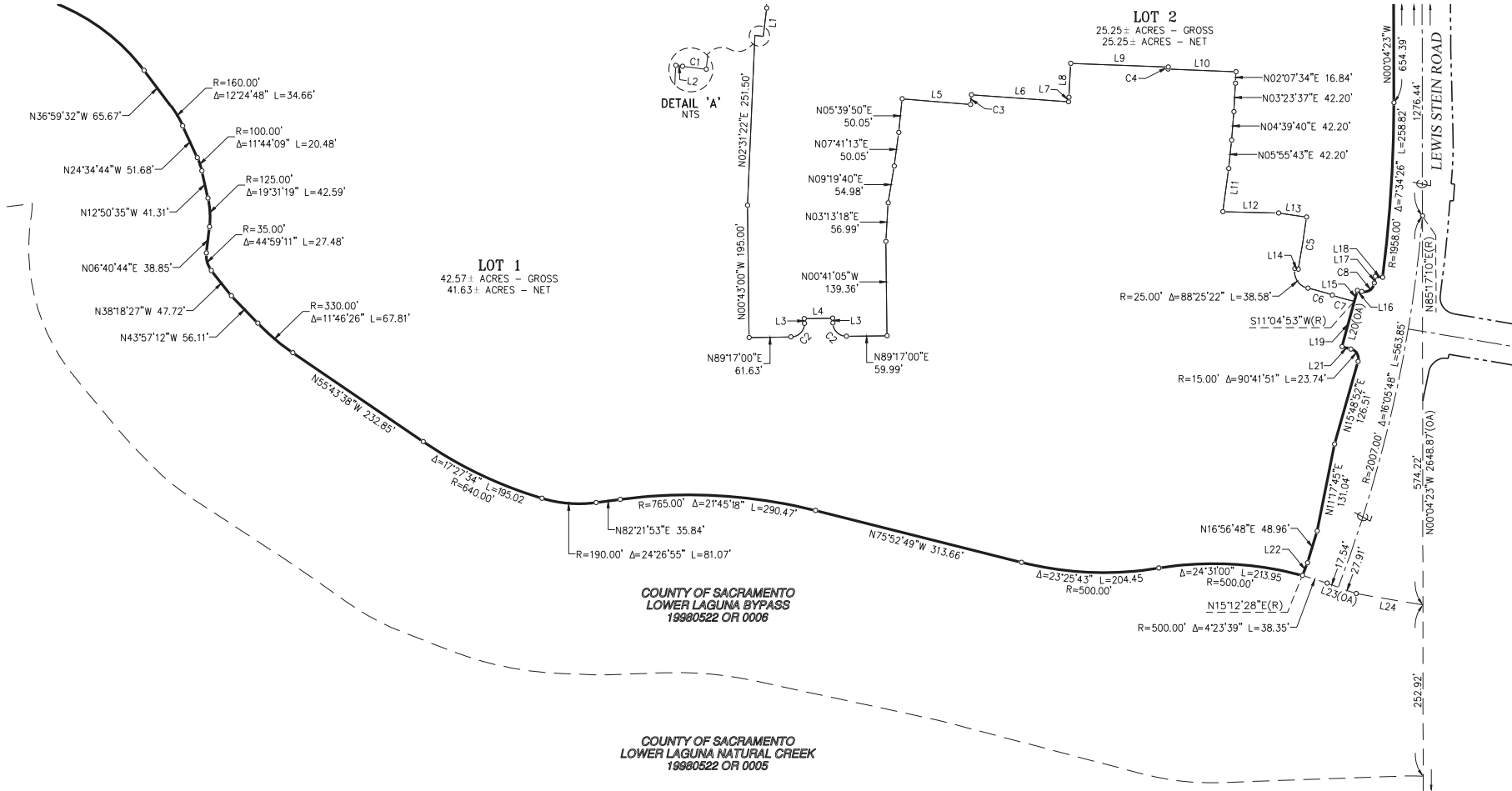
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SEE SHEET 5

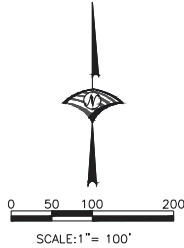
SEE SHEET 6

SEE SHEET 6



SEE SHEET 4

SEE SHEET 4



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N06°26'48"E(R)	42.00'
L2	N81°56'38"W	0.65'
L3	N00°43'00"W	7.00'
L4	N89°17'00"E	42.00'
L5	N85°20'52"W	101.50'
L6	N85°53'16"W	143.91'
L7	N04°44'34"E	6.66'
L8	N03°01'20"E	49.94'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L9	N87°50'17"W(R)	144.00'
L10	N87°44'46"W(R)	100.39'
L11	N07°31'23"E	64.31'
L12	N88°35'50"W	82.10'
L13	N81°47'52"W	42.00'
L14	N79°36'00"W	5.00'
L15	N15°07'01"E	16.65'
L16	N74°52'59"W	6.58'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L17	N07°35'30"E	9.86'
L18	N82°33'14"W	10.96'
L19	N15°07'01"E	69.43'
L20	N15°07'01"E	86.08'
L21	N74°52'59"W	13.38'
L22	N21°58'01"E	20.21'
L23	N70°23'53"W	45.45'
L24	N80°21'41"W	100.00'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	421.00'	01°36'35"	11.83'
C2	20.00'	90°00'00"	31.42'
C3	1519.00'	00°32'24"	14.32'
C4	1807.00'	00°05'31"	2.90'
C5	2031.00'	02°11'52"	77.91'
C6	277.00'	07°45'38"	37.52'
C7	223.00'	08°39'23"	33.69'
C8	15.00'	97°31'31"	25.53'

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JULY 2021

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

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-332**

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 November 10, 2021 by the following vote:*

**AYES:**        **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

**NOES:**       **COUNCILMEMBERS:** *None*

**ABSTAIN:**   **COUNCILMEMBERS:** *None*

**ABSENT:**   **COUNCILMEMBERS:** *None*

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