

RESOLUTION NO. 2021-333

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR SHELDON FARMS VILLAGE 1 (SUBDIVISION
NO. 18-019.1) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, on October 14, 2020, the City Council of the City of Elk Grove (City) approved a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, and Design Review for Subdivision Layout for Sheldon Farms North, now known as Sheldon Farms Subdivision (PLNG18-019); and

WHEREAS, on November 10, 2021, the City Council approved the Sheldon Farms Large Lot Final Map (Subdivision No. 18-019); and

WHEREAS, staff has reviewed the Final Map for Sheldon Farms Village 1 (Subdivision No. 18-019.1) 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 Sacramento County Recorder after the filing of this map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby:

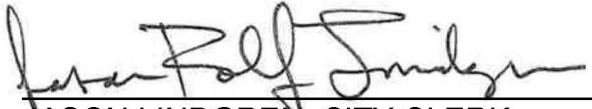
- 1) Finds the location and configuration of the lots to be created by the Final Map for Sheldon Farms Village 1 (Subdivision No. 18-019.1) substantially comply with the previously-approved Small Lot Tentative Subdivision Map and Large Lot Final Map; and
- 2) Finds the Final Map is statutorily exempt 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) Pursuant to Government Code Section 66458, approves the Final Map for Sheldon Farms Village 1 (Subdivision No. 18-019.1), 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 10th day of November 2021



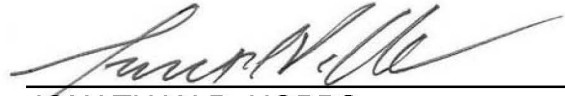
BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

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. 18-019.1, SHELDON FARMS VILLAGE 1 - 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 IN FEE SIMPLE, FOR ANY AND ALL PUBLIC USES, LOT B, LOT C, LOT D, LOT E, LOT F, AND LOT G.

TO THE CITY OF ELK GROVE FOR PUBLIC USE, ACTON COURT, DRACUT DRIVE, MAKEWAY COURT, SEBAGO WAY, STRATHAM WAY, OSTERVILLE WAY, KATAMA COURT, MASHPEE WAY, WALPOLE WAY, BARNSTABLE WAY, NOBLEBORO WAY, COHASSET WAY, FORESTDALE WAY AND M.D. BUSH DRIVE WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

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 LOT E, LOT F AND LOT G AND THOSE STRIPS OF LAND 12.5' IN WIDTH 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 LOT E, LOT F, AND LOT G, AND THOSE STRIPS OF LAND 10.00 FEET AND 30.00 FEET IN WIDTH SHOWN HERON AND DESIGNATED "PEDESTRIAN EASEMENT" (PE).

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY TO BE KEPT FREE FROM SIGNS, HEDGES, STRUCTURES, NATURAL GROWTH, FENCES OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO FEET SIX INCHES (2'-6") ABOVE THE NEAREST PAVEMENT SURFACE WITHIN THE AREA OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (VE).

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS: 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 OR EGRESS RIGHT LINE." (//////)

JEN CALIFORNIA 18, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] 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 THIS 9th DAY OF August, 2021,

BEFORE ME, Anton Garcia A NOTARY PUBLIC,

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 IS TRUE AND CORRECT.

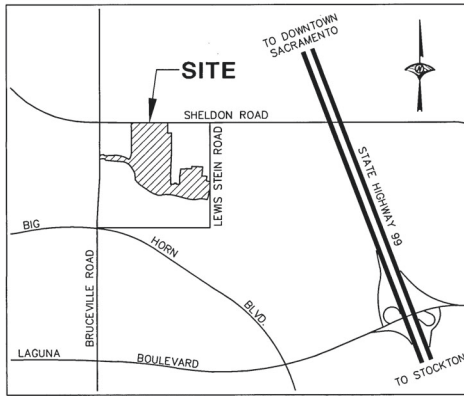
WITNESS MY HAND AND OFFICIAL SEAL: [Signature]

PRINTED NAME: Anton Garcia

MY PRINCIPAL 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 MARCH 31, 2023; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND TIE 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 42,574± ACRES, CONSISTING OF 214 RESIDENTIAL LOTS TOTALING 31,734± ACRES, 3 LANDSCAPE LOTS TOTALING 0,853 ACRES, 2 OPEN SPACE LOTS TOTALING 3,624 ACRES, 1 PARK TOTALING 2,508 ACRES AND 1 WATER QUALITY/DETENTION BASIN TOTALING 3,855 ACRES.

WOOD RODGERS, INC.



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

DATE: 8/5/21

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 18-019.1, SHELDON FARMS VILLAGE 1, 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

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 18-019.1, SHELDON FARMS VILLAGE 1, 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. 18-019.1, SHELDON FARMS VILLAGE 1, AND ACCEPTED ACTON COURT, DRACUT DRIVE, MAKEWAY COURT, SEBAGO WAY, STRATHAM WAY, OSTERVILLE WAY, KATAMA COURT, MASHPEE WAY, WALPOLE WAY, BARNSTABLE WAY, NOBLEBORO WAY, COHASSET WAY, FORESTDALE WAY AND M.D. BUSH DRIVE FOR PUBLIC STREET PURPOSES SUBJECT TO IMPROVEMENT, CONSENTED TO THE IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE OF LOT B, LOT C, LOT D, LOT E, LOT F, AND LOT G, AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY, PEDESTRIAN WALKWAY AND VISIBILITY PURPOSES AND ACCEPTED THE DEDICATION OF INGRESS AND EGRESS RIGHTS 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 COMPANY, 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. 18-019.1 SHELDON FARMS - VILLAGE 1

ALL OF LOT 1 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 O ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

AUGUST 2021

Sheet 1 of 12

1601.013

LEGEND

- FOUND MONUMENT AS NOTED ON SHEET 3
- ⊗ SET 2-1/2" BRASS DISK STAMPED "LS 8067" IN MONUMENT WELL
- ⊙ SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8067"
- Ⓞ CENTERLINE
- BM BOOK OF MAPS
- LE LANDSCAPE EASEMENT
- N.T.S. NOT TO SCALE
- PE PEDESTRIAN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- VE VISIBILITY EASEMENT
- REF REFERENCE
- SF SQUARE FEET
- (OA) OVERALL
- (R) RADIAL BEARING
- SHEET INDEX LINE
- (X) SHEET NUMBER

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 17 DAY OF August, 2021 BEFORE ME, Christina Edwards
 A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
 PERSONALLY APPEARED Robin Nieto

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) WAS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~ THEY EXECUTED THE SAME IN ~~THE/HER~~ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY ~~THE/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: Christina Edwards

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

MY COMMISSION EXPIRES: May 31, 2023

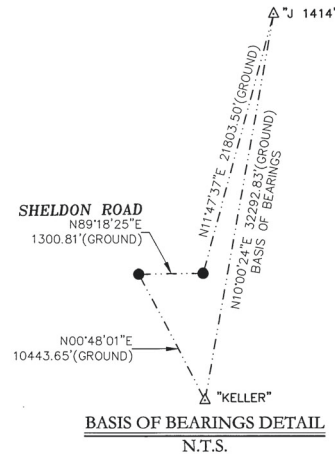
MY COMMISSION No.: 2270674

REFERENCES

- (1) --- BM --- SHELDON FARMS LARGE LOT MAP

BASIS OF BEARINGS

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.



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: [Signature]
Robin Nieto
 TITLE: Vice President
 DATE: 8-17-2021

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 "SHELDON FARMS VILLAGE 1" SUBDIVISION IS 42.574± ACRES, CONSISTING OF 214 RESIDENTIAL LOTS, 3 LANDSCAPE LOTS, 2 OPEN SPACE LOTS, 1 PARK AND 1 WATER QUALITY/DETENTION BASIN.
4. A LIMITED GEOTECHNICAL ENGINEERING STUDY WAS PREPARED BY YOUNGDAHL CONSULTING, PROJECT NO. E20291.000, DATED OCTOBER, 2020. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.
5. A. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS).
 B. FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK WHERE THE SIDEWALK IS ATTACHED.
 C. FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 9.00 FEET PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK WHERE THE SIDEWALK IS DETACHED.
 D. FRONT CORNERS WILL BE SET WITH A 5/8" REBAR CAPPED "LS 8067" AT FRONT LOT CORNERS THAT HAVE NO SIDEWALK.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION ACT MAP ACT, THE CITY OF ELK GROVE SHALL RECONVEY LOT B, LOT C, LOT D, LOT E, LOT F, AND LOT G ON THE MAP OF SUBDIVISION NO. 18-019.1, SHELDON FARMS VILLAGE 1, TO THE SUBDIVIDER BELOW IF THE ABOVE MENTIONED AGENCY MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OF PUBLIC UTILITIES.

SUBDIVIDER: JEN CALIFORNIA 18, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 NAME OF SIGNING COMPANY

ADDRESS: 508 GIBSON DRIVE, SUITE 260
ROSEVILLE, CA 95678

**SUBDIVISION NO. 18-019.1
 SHELDON FARMS - VILLAGE 1**

ALL OF LOT 1 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK ___ OF MAPS, AT PAGE ___, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



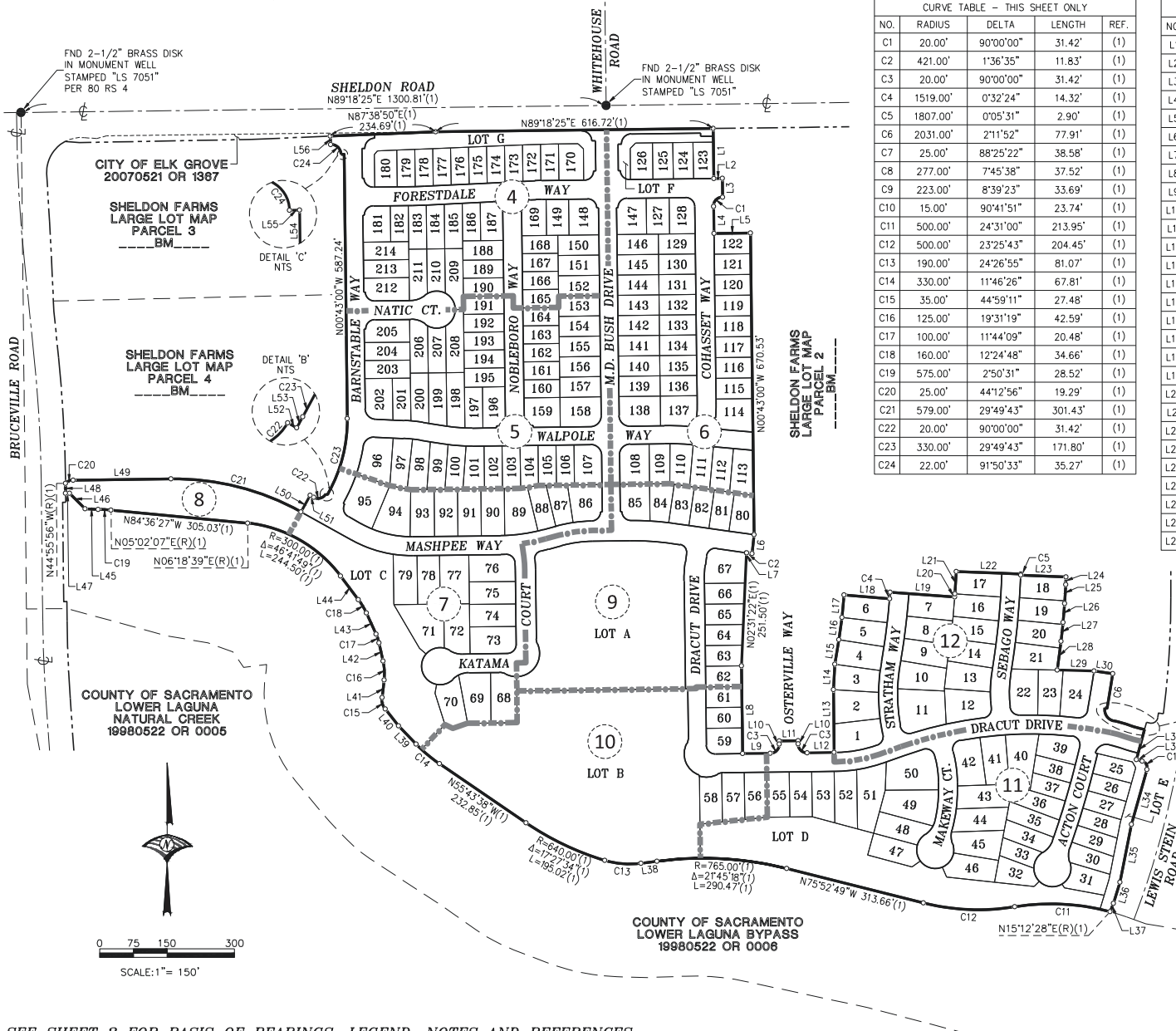
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AUGUST 2021

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1601.013

OVERALL BOUNDARY SHEET



CURVE TABLE - THIS SHEET ONLY

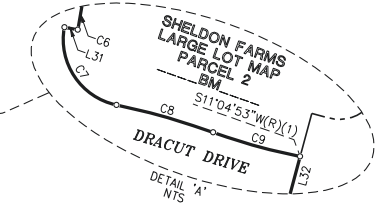
NO.	RADIUS	DELTA	LENGTH	REF.
C1	20.00'	90°00'00"	31.42'	(1)
C2	421.00'	1°36'35"	11.83'	(1)
C3	20.00'	90°00'00"	31.42'	(1)
C4	1519.00'	0°32'24"	14.32'	(1)
C5	1807.00'	0°05'31"	2.90'	(1)
C6	2031.00'	2°11'52"	77.91'	(1)
C7	25.00'	88°25'22"	38.58'	(1)
C8	277.00'	7°45'38"	37.52'	(1)
C9	223.00'	8°39'23"	33.69'	(1)
C10	15.00'	90°41'51"	23.74'	(1)
C11	500.00'	24°31'00"	213.95'	(1)
C12	500.00'	23°25'43"	204.45'	(1)
C13	190.00'	24°26'55"	81.07'	(1)
C14	330.00'	11°46'26"	67.81'	(1)
C15	35.00'	44°59'11"	27.48'	(1)
C16	125.00'	19°31'19"	42.59'	(1)
C17	100.00'	11°44'09"	20.48'	(1)
C18	160.00'	12°24'48"	34.66'	(1)
C19	575.00'	2°50'31"	28.52'	(1)
C20	25.00'	44°12'56"	19.29'	(1)
C21	579.00'	29°49'43"	301.43'	(1)
C22	20.00'	90°00'00"	31.42'	(1)
C23	330.00'	29°49'43"	171.80'	(1)
C24	22.00'	91°50'33"	35.27'	(1)

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH	REF.
L1	N00°43'00"W	111.20'	(1)
L2	N89°17'00"E	19.00'	(1)
L3	N00°43'00"W(R)	42.00'	(1)
L4	N00°43'00"W	60.00'	(1)
L5	N89°17'00"E	81.00'	(1)
L6	N06°26'48"E(R)	42.00'	(1)
L7	N81°56'38"W	0.65'	(1)
L8	N00°43'00"W	195.00'	(1)
L9	N89°17'00"E	61.63'	(1)
L10	N00°43'00"W	7.00'	(1)
L11	N89°17'00"E	42.00'	(1)
L12	N89°17'00"E	59.99'	(1)
L13	N00°41'05"W	139.36'	(1)
L14	N03°13'18"E	56.99'	(1)
L15	N09°19'40"E	54.98'	(1)
L16	N07°41'13"E	50.05'	(1)
L17	N05°39'50"E	50.05'	(1)
L18	N85°20'52"W(R)	101.50'	(1)
L19	N85°53'16"W(R)	143.91'	(1)
L20	N04°44'34"E	6.66'	(1)
L21	N03°01'20"E	49.94'	(1)
L22	N87°50'17"W(R)	144.00'	(1)
L23	N87°44'46"W(R)	100.39'	(1)
L24	N02°07'34"E	16.84'	(1)
L25	N03°23'37"E	42.20'	(1)
L26	N04°39'40"E	42.20'	(1)
L27	N05°55'43"E	42.20'	(1)
L28	N07°31'23"E	64.31'	(1)

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH	REF.
L29	N88°35'50"W	82.10'	(1)
L30	N81°47'52"W(R)	42.00'	(1)
L31	N79°36'00"W(R)	5.00'	(1)
L32	N15°07'01"E	69.43'	(1)
L33	N74°52'59"W	13.38'	(1)
L34	N15°48'52"E	126.51'	(1)
L35	N11°17'45"E	131.04'	(1)
L36	N16°56'48"E	48.96'	(1)
L37	N21°58'01"E	20.21'	(1)
L38	N82°21'53"E	35.84'	(1)
L39	N43°57'12"W	56.11'	(1)
L40	N38°18'27"W	47.72'	(1)
L41	N06°40'44"E	38.85'	(1)
L42	N12°50'35"W	41.31'	(1)
L43	N24°34'44"W	51.68'	(1)
L44	N36°59'32"W	65.67'	(1)
L45	N87°48'24"W	29.44'	(1)
L46	N44°47'06"W	48.96'	(1)
L47	N89°20'42"E	8.62'	(1)
L48	N00°39'41"W	21.84'	(1)
L49	N89°17'00"E	217.46'	(1)
L50	N29°06'42"E	42.00'	(1)
L51	N60°53'18"W	8.82'	(1)
L52	N60°53'18"W(R)	4.00'	(1)
L53	N29°06'42"W	5.03'	(1)
L54	N00°43'00"W	587.24'	(1)
L55	N89°17'00"E(R)	7.00'	(1)
L56	N02°33'34"W	18.71'	(1)



SUBDIVISION NO. 18-019.1
SHELDON FARMS - VILLAGE 1

ALL OF LOT 1 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



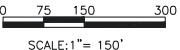
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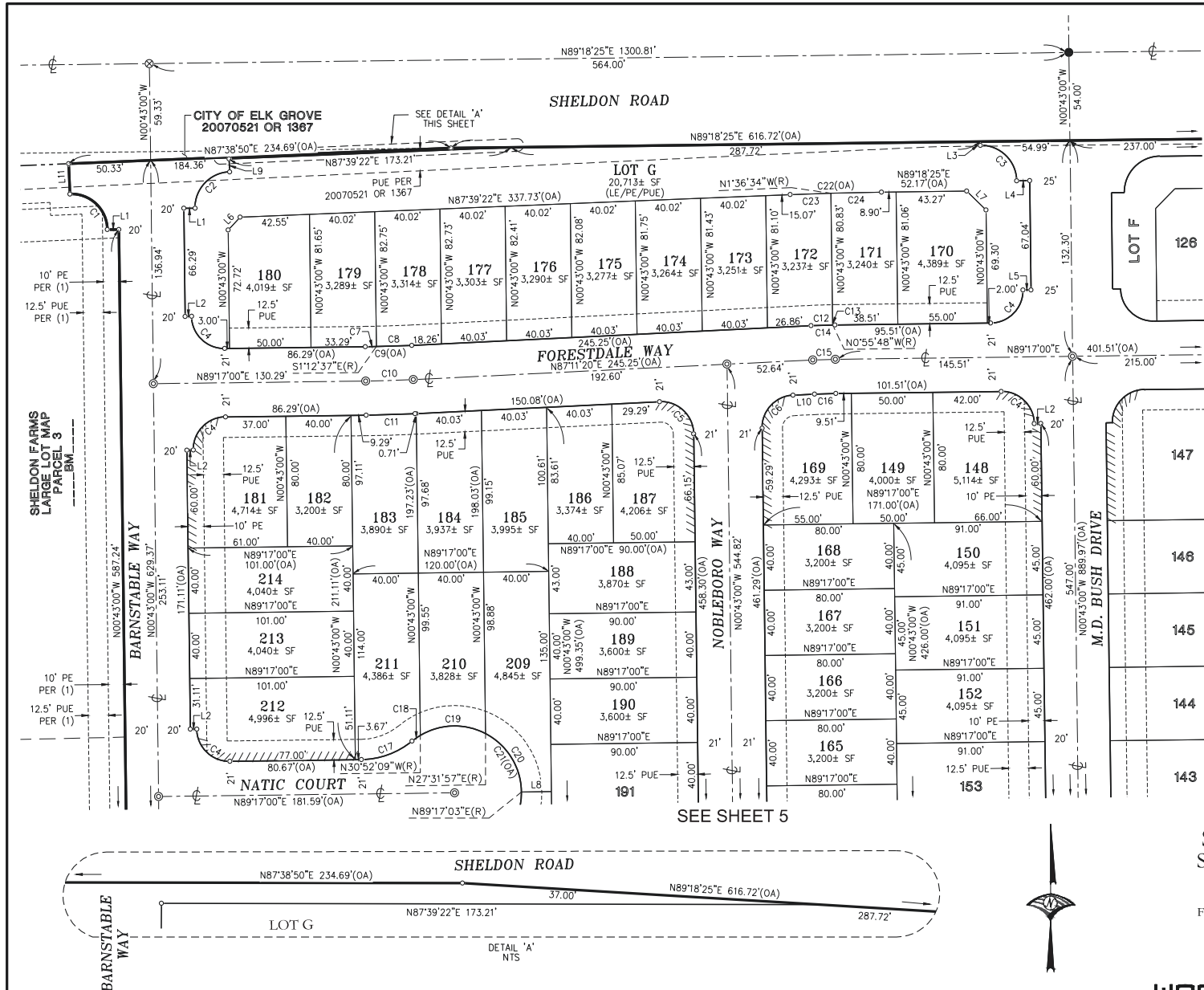
AUGUST 2021

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1601.013

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





CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	22.00'	91°50'33"	35.27'
C2	22.00'	88°22'22"	33.93'
C3	22.00'	89°58'35"	34.55'
C4	20.00'	90°00'00"	31.42'
C5	20.00'	92°05'39"	32.15'
C6	20.00'	87°54'21"	30.68'
C7	779.00'	0°29'37"	6.71'
C8	779.00'	1°36'02"	21.76'
C9	779.00'	2°05'39"	28.47'
C10	800.00'	2°05'39"	29.24'
C11	821.00'	2°05'39"	30.01'
C12	401.00'	1°52'51"	13.16'
C13	401.00'	0°12'48"	1.49'
C14	401.00'	2°05'39"	14.66'
C15	380.00'	2°05'39"	13.89'
C16	359.00'	2°05'39"	13.12'
C17	50.00'	38°43'09"	33.79'
C18	41.00'	8°34'01"	6.13'
C19	41.00'	58°24'06"	41.79'
C20	41.00'	61°45'07"	44.19'
C21	41.00'	257°26'19"	184.22'
C22	1945.00'	1°39'03"	56.04'
C23	1945.00'	0°44'05"	24.94'
C24	1945.00'	0°54'59"	31.10'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N89°17'00"E(R)	7.00'
L2	N89°17'00"E(R)	4.00'
L3	N00°41'35"W(R)	2.28'
L4	N89°17'00"E(R)	8.00'
L5	N89°17'00"E(R)	5.00'
L6	N43°19'43"E	10.74'
L7	N45°40'34"W	16.60'
L8	N89°17'00"E	18.41'
L9	N02°20'38"W(R)	8.00'
L10	N87°11'20"E	13.11'
L11	N02°33'34"W(R)	18.71'

**SUBDIVISION NO. 18-019.1
SHELDON FARMS - VILLAGE 1**

ALL OF LOT 1 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

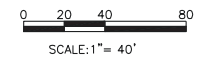
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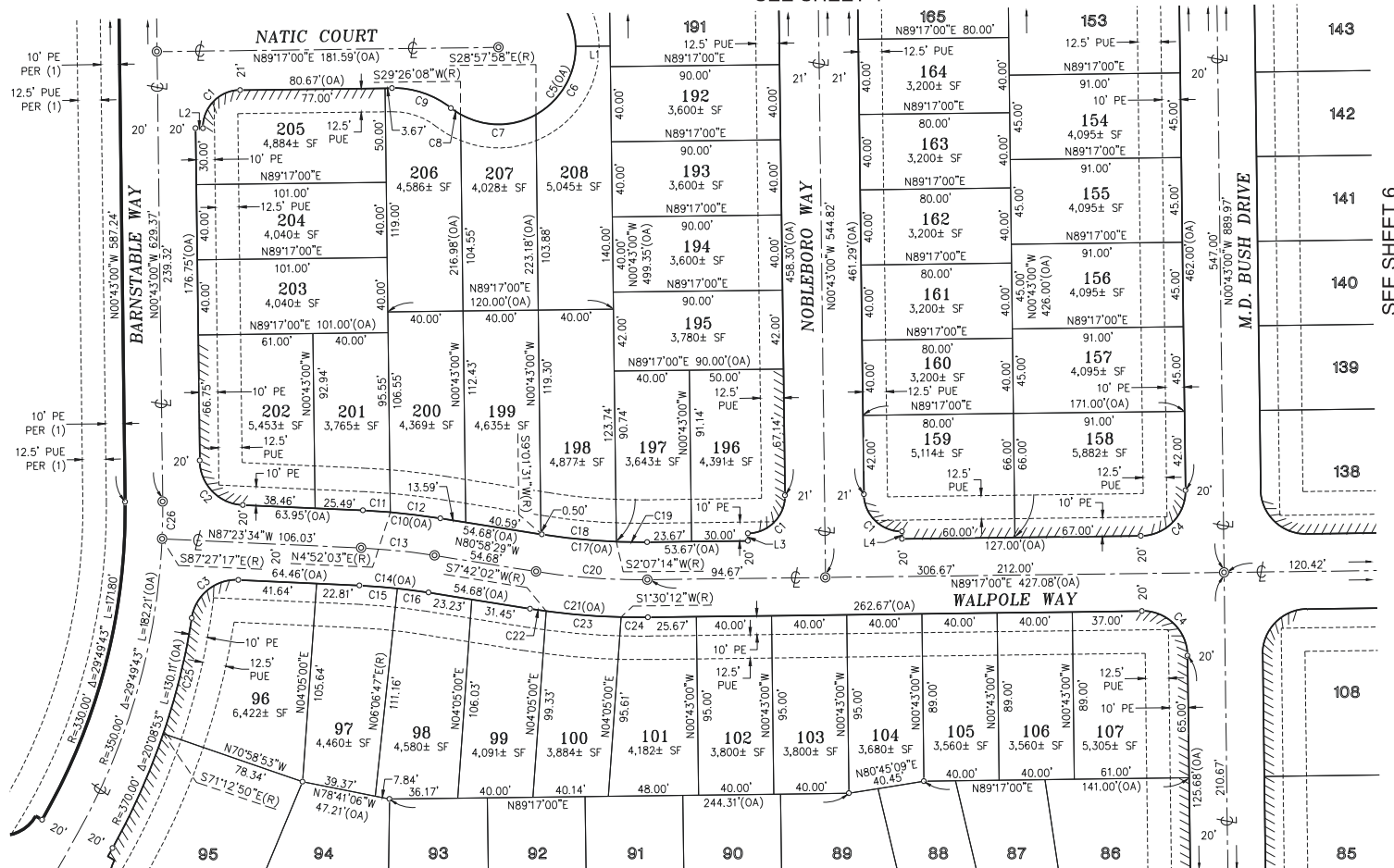
Sheet 4 of 12

1601.013

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



SEE SHEET 4



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	24.00'	86°40'34"	36.31'
C3	24.00'	83°38'36"	35.04'
C4	24.00'	90°00'00"	37.70'
C5	41.00'	257°26'19"	184.22'
C6	41.00'	61°44'59"	44.19'
C7	41.00'	58°24'06"	41.79'
C8	41.00'	8°34'01"	6.13'
C9	50.00'	38°43'09"	33.79'
C10	370.00'	6°25'05"	41.45'
C11	370.00'	2°15'37"	14.60'
C12	370.00'	4°09'28"	26.85'
C13	350.00'	6°25'05"	39.21'
C14	330.00'	6°25'05"	36.97'
C15	330.00'	3°30'22"	20.19'
C16	330.00'	2°54'43"	16.77'
C17	330.00'	9°44'31"	56.11'
C18	330.00'	6°54'17"	39.77'
C19	330.00'	2°50'14"	16.34'
C20	350.00'	9°44'31"	59.51'
C21	370.00'	9°44'31"	62.91'
C22	370.00'	1°19'29"	8.55'
C23	370.00'	6°11'50"	40.02'
C24	370.00'	2°13'13"	14.34'
C25	370.00'	9°49'20"	63.43'
C26	350.00'	3°15'43"	19.93'

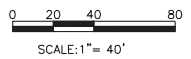
SEE SHEET 6

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N89°17'03"E	18.41'
L2	N89°17'00"E(R)	4.00'
L3	N0°43'00"W(R)	4.00'
L4	N0°43'00"W(R)	4.00'

SEE SHEET 7

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



SUBDIVISION NO. 18-019.1
SHELDON FARMS - VILLAGE 1

ALL OF LOT 1 AS SHOWN ON THE
SHELDON FARMS LARGE LOT MAP,
FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C.
CITY OF ELK GROVE COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

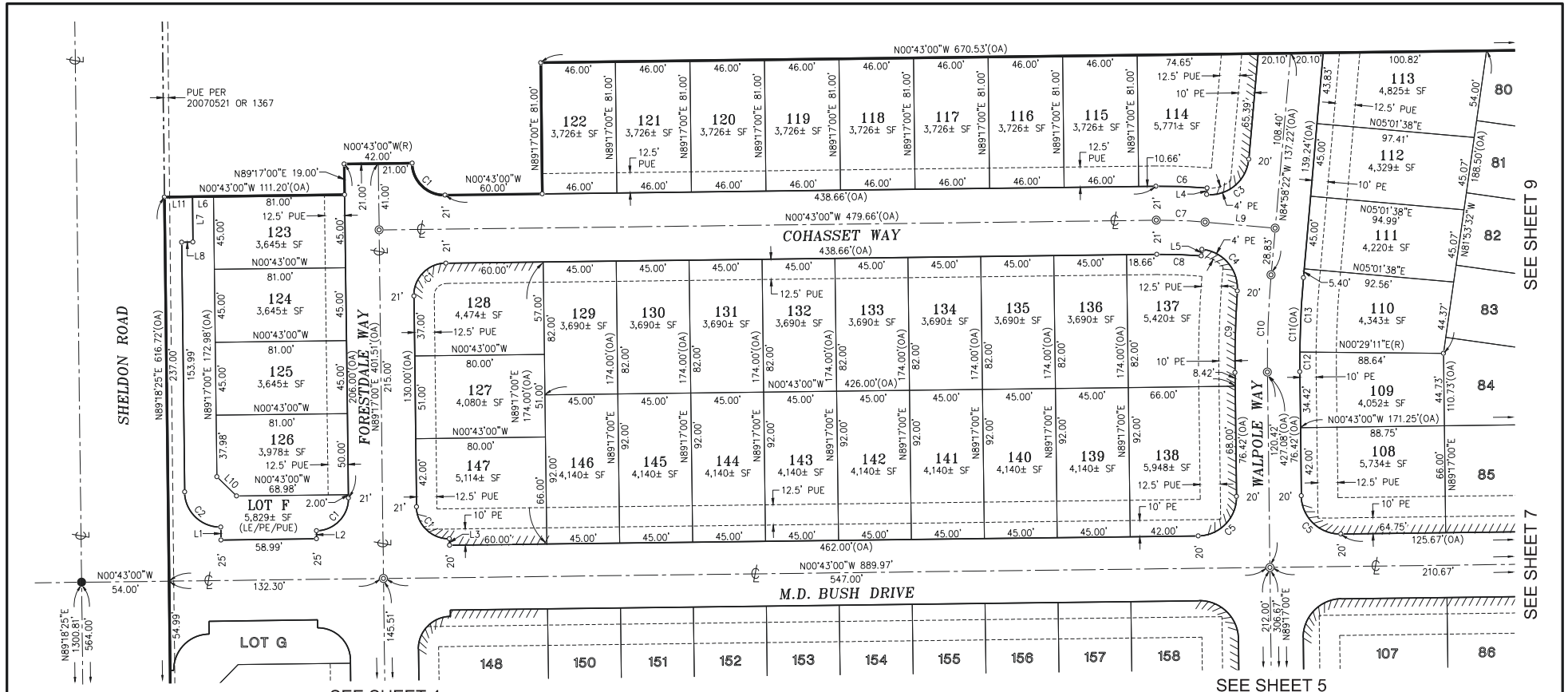


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Sheet 5 of 12

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SEE SHEET 4

SEE SHEET 5

SEE SHEET 9

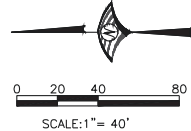
SEE SHEET 7

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N89°17'00"E(R)	8.00'
L2	N89°17'00"E(R)	5.00'
L3	N89°17'00"E(R)	4.00'
L4	N85°04'07"W(R)	4.00'
L5	N85°04'25"W(R)	4.00'
L6	N00°43'00"W	12.92'
L7	N89°18'25"E	28.00'
L8	N00°41'35"W	7.00'
L9	N05°01'38"E	43.43'
L10	N44°17'00"E	17.00'
L11	N00°43'00"W	17.28'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	22.00'	90°01'25"	34.57'
C3	24.00'	89°54'15"	37.66'
C4	24.00'	89°01'03"	37.29'
C5	24.00'	90°00'00"	37.70'
C6	321.00'	5°38'53"	31.64'
C7	300.00'	5°44'38"	30.08'
C8	279.00'	5°38'36"	27.48'
C9	620.00'	4°39'39"	50.43'
C10	600.00'	5°44'38"	60.15'
C11	580.00'	5°44'38"	58.15'
C12	580.00'	1°12'12"	12.18'
C13	580.00'	4°32'27"	45.97'



**SUBDIVISION NO. 18-019.1
SHELDON FARMS - VILLAGE 1**

ALL OF LOT 1 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



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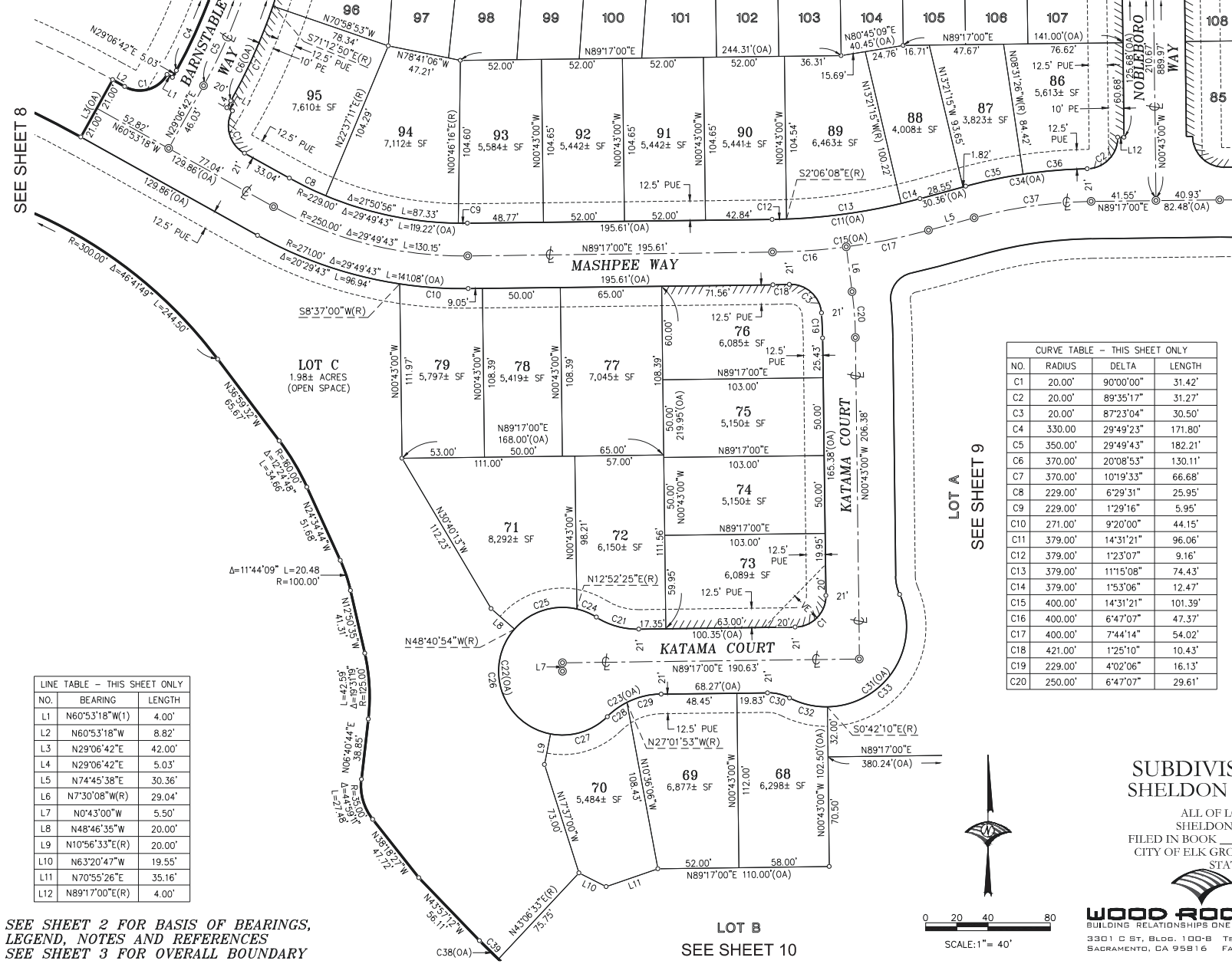
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES
SEE SHEET 3 FOR OVERALL BOUNDARY

SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

SEE SHEET 9



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N60°53'18"W(1)	4.00'
L2	N60°53'18"W	8.82'
L3	N29°06'42"E	42.00'
L4	N29°06'42"E	5.03'
L5	N74°45'38"E	30.36'
L6	N7°30'08"W(R)	29.04'
L7	N0°43'00"W	5.50'
L8	N48°46'35"W	20.00'
L9	N10°56'33"E(R)	20.00'
L10	N63°20'47"W	19.55'
L11	N70°55'26"E	35.16'
L12	N89°17'00"E(R)	4.00'

CURVE TABLE - THIS SHEET ONLY

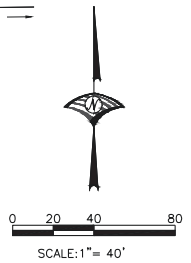
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	89°35'17"	31.27'
C3	20.00'	87°23'04"	30.50'
C4	330.00'	29°49'23"	171.80'
C5	350.00'	29°49'43"	182.21'
C6	370.00'	20°08'53"	130.11'
C7	370.00'	10°19'33"	66.68'
C8	229.00'	6°29'31"	25.95'
C9	229.00'	1°29'16"	5.95'
C10	271.00'	9°20'00"	44.15'
C11	379.00'	14°31'21"	96.06'
C12	379.00'	1°23'07"	9.16'
C13	379.00'	11°15'08"	74.43'
C14	379.00'	1°53'06"	12.47'
C15	400.00'	14°31'21"	101.39'
C16	400.00'	6°47'07"	47.37'
C17	400.00'	7°44'14"	54.02'
C18	421.00'	1°25'10"	10.43'
C19	229.00'	4°02'06"	16.13'
C20	250.00'	6°47'07"	29.61'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C21	50.00'	32°47'25"	28.61'
C22	41.00'	256°45'14"	183.73'
C23	50.00'	43°57'49"	38.37'
C24	41.00'	19°12'00"	13.74'
C25	41.00'	61°33'18"	44.05'
C26	41.00'	120°22'33"	86.14'
C27	41.00'	55°37'22"	39.80'
C28	50.00'	17°38'57"	15.40'
C29	50.00'	26°18'52"	22.96'
C30	30.00'	27°56'25"	14.63'
C31	51.50'	140°58'42"	126.72'
C32	51.50'	27°55'35"	25.10'
C33	51.50'	113°03'07"	101.62'
C34	321.00'	14°06'39"	79.06'
C35	321.00'	6°42'55"	37.62'
C36	321.00'	7°23'43"	41.43'
C37	300.00'	14°31'21"	76.04'
C38	330.00'	11°46'26"	67.81'
C39	330.00'	2°56'15"	16.92'

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

LOT B
SEE SHEET 10



SUBDIVISION NO. 18-019.1
SHELDON FARMS - VILLAGE 1

ALL OF LOT 1 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

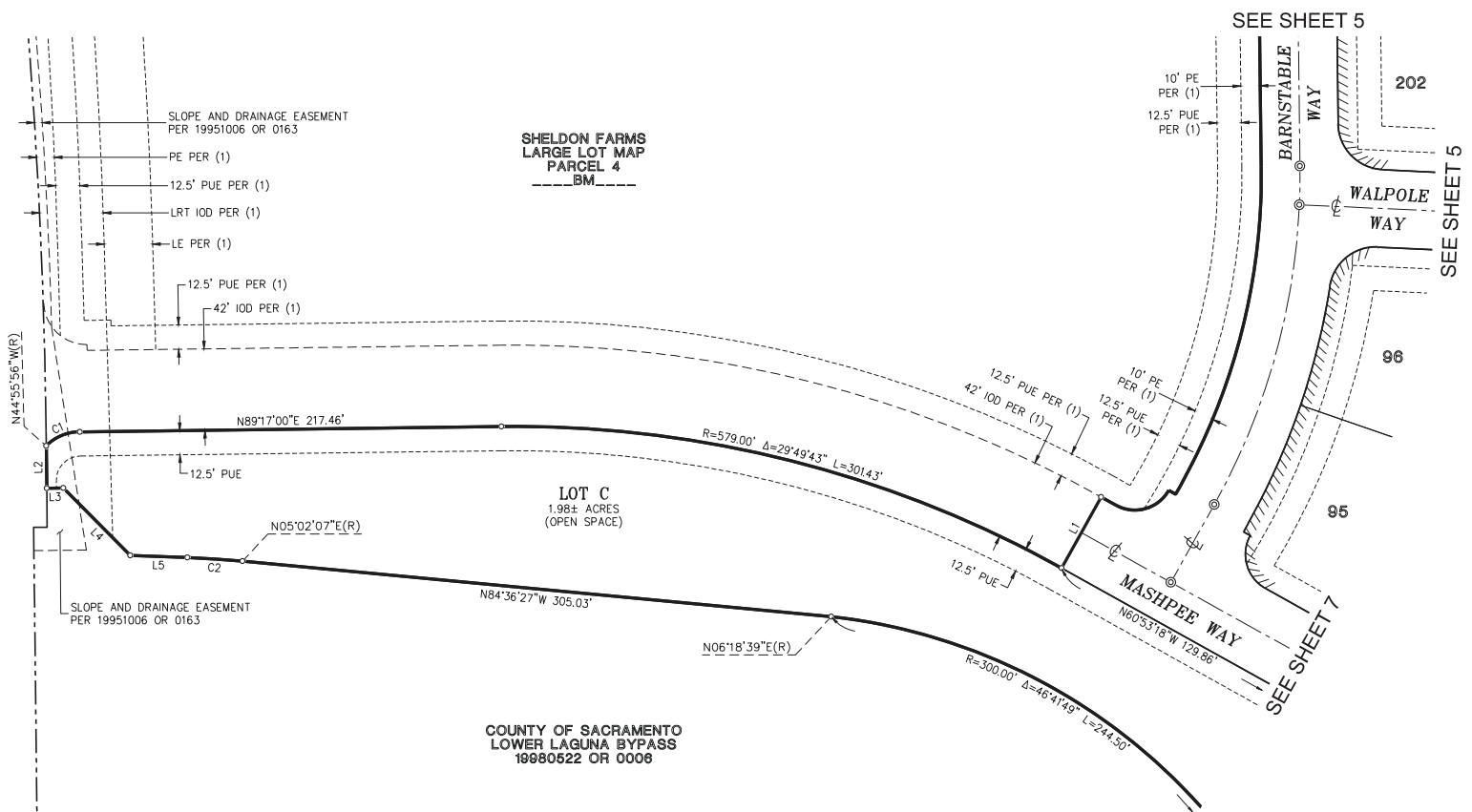
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BRUCEVILLE ROAD



SHELDON FARMS
LARGE LOT MAP
PARCEL 4
BM

LOT C
1.98± ACRES
(OPEN SPACE)

COUNTY OF SACRAMENTO
LOWER LAGUNA BYPASS
18880522 OR 0008

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	25.00'	44°12'56"	19.29'
C2	575.00'	2°50'31"	28.52'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N29°06'42"E	42.00'
L2	N0°39'41"W	21.84'
L3	N89°20'42"E	8.62'
L4	N44°47'06"W	48.96'
L5	N87°48'24"W	29.44'



0 20 40 80
SCALE: 1" = 40'

SUBDIVISION NO. 18-019.1
SHELDON FARMS - VILLAGE 1

ALL OF LOT 1 AS SHOWN ON THE
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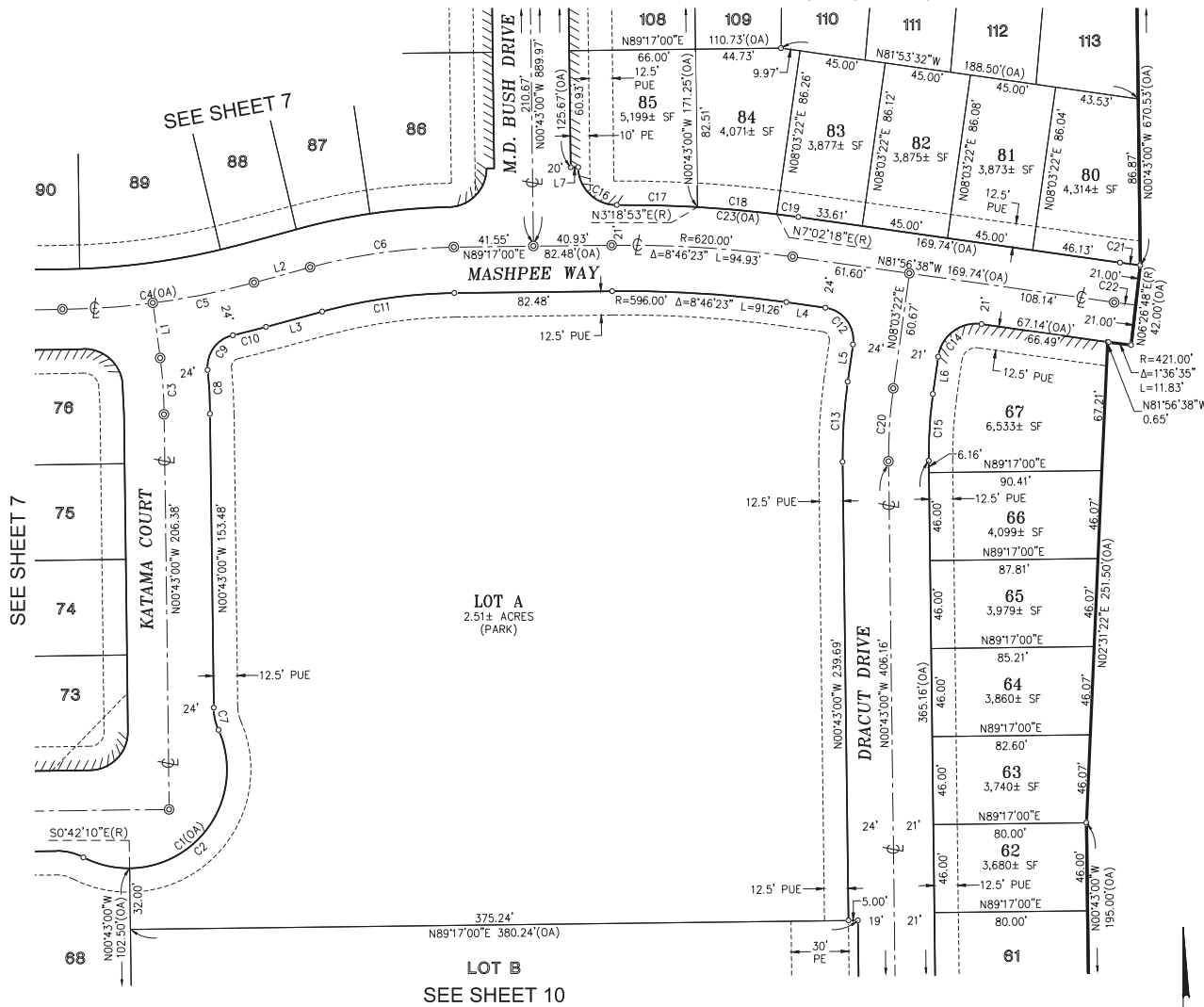
AUGUST 2021

Sheet 8 of 12

1601.013

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

SEE SHEET 6



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	51.50'	140°58'42"	126.72'
C2	51.50'	113°03'07"	101.62'
C3	250.00'	6°47'07"	29.61'
C4	400.00'	14°31'21"	101.39'
C5	400.00'	7°44'14"	54.02'
C6	300.00'	14°31'21"	76.04'
C7	30.00'	2°30'21"	12.06'
C8	274.00'	4°48'10"	22.97'
C9	17.00'	82°42'20"	24.54'
C10	424.00'	2°25'32"	17.95'
C11	276.00'	14°31'21"	69.96'
C12	17.00'	90°00'00"	26.70'
C13	274.00'	8°46'23"	41.95'
C14	20.00'	90°00'00"	31.42'
C15	229.00'	8°46'23"	35.06'
C16	20.00'	89°44'03"	31.32'
C17	641.00'	3°45'57"	42.13'
C18	641.00'	3°43'25"	41.66'
C19	641.00'	1°01'04"	11.39'
C20	250.00'	8°46'23"	38.28'
C21	379.00'	1°36'35"	10.65'
C22	400.00'	1°36'35"	11.24'
C23	641.00'	8°30'26"	95.17'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N7°30'08"W(R)	29.04'
L2	N74°45'38"E	30.36'
L3	N74°45'38"E	30.36'
L4	N81°56'38"W	20.60'
L5	N8°03'22"E	19.67'
L6	N8°03'22"E	19.67'
L7	N89°17'00"E(R)	4.00'

**SUBDIVISION NO. 18-019.1
SHELDON FARMS - VILLAGE 1**

ALL OF LOT 1 AS SHOWN ON THE
SHELDON FARMS LARGE LOT MAP,
FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C.
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Sheet 9 of 12

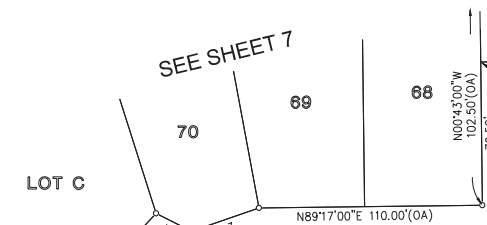
1601.013

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

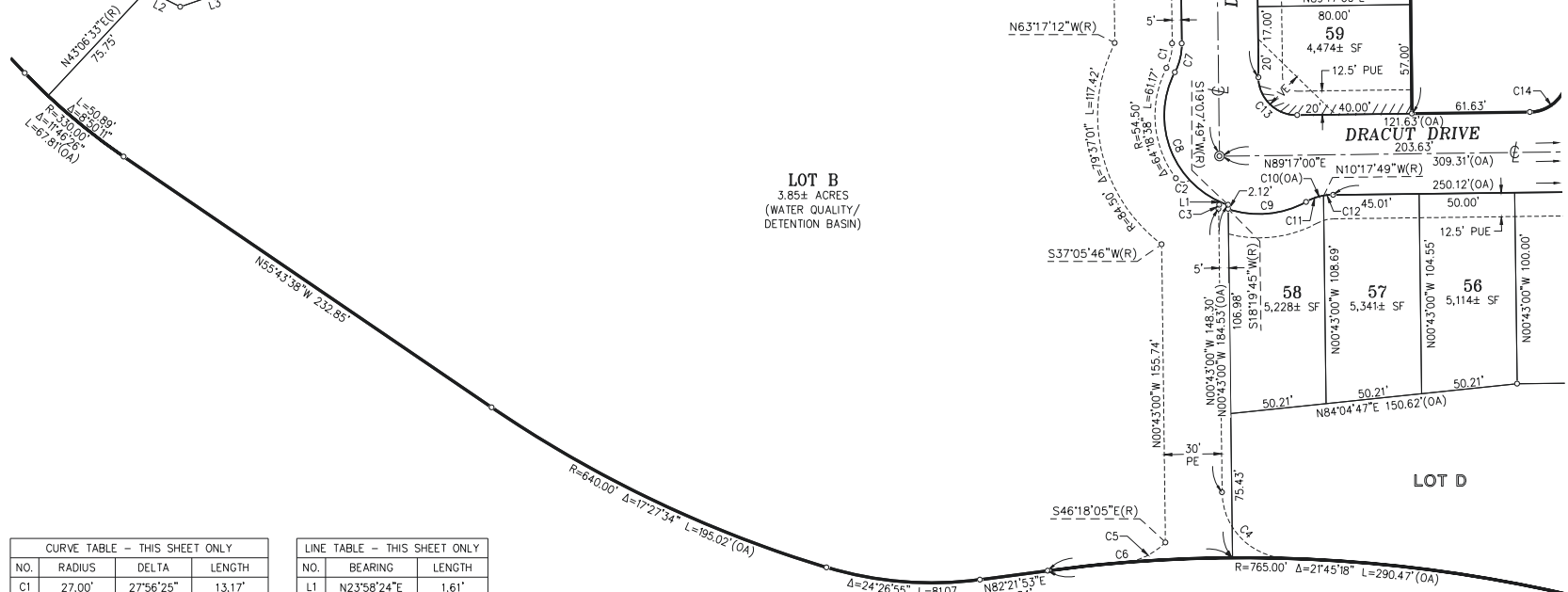
SEE SHEET 9

LOT A

SEE SHEET 7



LOT B
3.85± ACRES
(WATER QUALITY/
DETENTION BASIN)



SEE SHEET 11

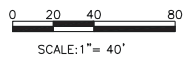
CURVE TABLE - THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	27.00'	27°56'25"	13.17'
C2	5.00'	92°53'42"	8.11'
C3	5.00'	24°41'24"	2.15'
C4	35.00'	87°31'39"	53.47'
C5	35.00'	36°59'49"	22.60'
C6	765.00'	7°15'23"	96.88'
C7	32.00'	27°56'25"	15.60'
C8	49.50'	98°05'36"	84.75'
C9	51.50'	46°59'11"	42.23'
C10	30.00'	27°56'25"	14.63'
C11	30.00'	18°21'37"	9.61'
C12	30.00'	9°34'49"	5.02'
C13	20.00'	90°00'00"	31.42'
C14	20.00'	90°00'00"	31.42'

LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N23°58'24"E	1.61'
L2	N63°20'47"W	19.55'
L3	N70°55'26"E	35.16'

SUBDIVISION NO. 18-019.1
SHELDON FARMS - VILLAGE 1

ALL OF LOT 1 AS SHOWN ON THE
SHELDON FARMS LARGE LOT MAP,
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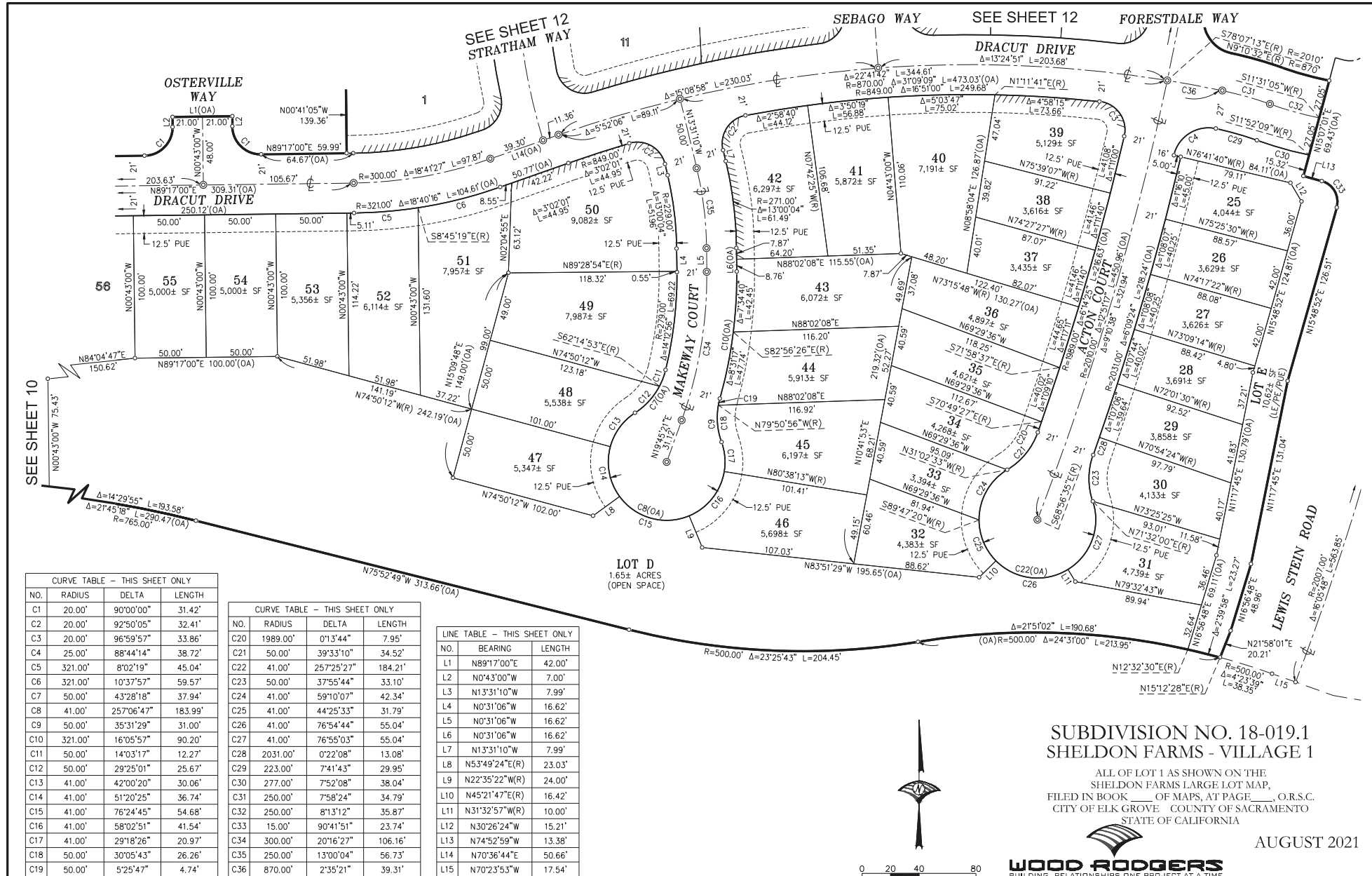


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Sheet 10 of 12

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



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	92°50'05"	32.41'
C3	20.00'	96°59'57"	33.86'
C4	25.00'	88°44'14"	38.72'
C5	321.00'	8°02'19"	45.04'
C6	321.00'	10°37'57"	59.57'
C7	50.00'	43°28'18"	37.94'
C8	41.00'	25°06'47"	183.99'
C9	50.00'	35°31'29"	31.00'
C10	321.00'	16°05'57"	90.20'
C11	50.00'	14°03'17"	12.27'
C12	50.00'	29°25'01"	25.67'
C13	41.00'	42°00'20"	30.06'
C14	41.00'	51°20'25"	36.74'
C15	41.00'	76°24'45"	54.68'
C16	41.00'	58°02'51"	41.54'
C17	41.00'	29°18'26"	20.97'
C18	50.00'	30°05'43"	26.26'
C19	50.00'	5°25'47"	4.74'

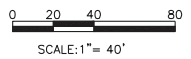
CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C20	1989.00'	0°13'44"	7.95'
C21	50.00'	39°33'10"	34.52'
C22	41.00'	25°25'27"	184.21'
C23	50.00'	37°55'44"	33.10'
C24	41.00'	59°10'07"	42.34'
C25	41.00'	44°25'33"	31.79'
C26	41.00'	76°54'44"	55.04'
C27	41.00'	76°55'03"	55.04'
C28	2031.00'	0°22'08"	13.08'
C29	223.00'	7°41'43"	29.95'
C30	277.00'	7°52'08"	38.04'
C31	250.00'	7°58'24"	34.79'
C32	250.00'	8°13'12"	35.87'
C33	15.00'	90°41'51"	23.74'
C34	300.00'	20°16'27"	106.16'
C35	250.00'	13°00'04"	56.73'
C36	870.00'	2°35'21"	39.31'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N89°17'00"E	42.00'
L2	N0°43'00"W	7.00'
L3	N1°31'10"W	7.99'
L4	N0°31'06"W	16.62'
L5	N0°31'06"W	16.62'
L6	N0°31'06"W	16.62'
L7	N1°31'10"W	7.99'
L8	N5°49'24"E(R)	23.03'
L9	N22°35'22"W(R)	24.00'
L10	N45°21'47"E(R)	16.42'
L11	N31°32'57"W(R)	10.00'
L12	N30°26'24"W	15.21'
L13	N74°52'59"W	13.38'
L14	N70°36'44"E	50.66'
L15	N70°23'53"W	17.54'

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



**SUBDIVISION NO. 18-019.1
 SHELDON FARMS - VILLAGE 1**

ALL OF LOT 1 AS SHOWN ON THE
 SHELDON FARMS LARGE LOT MAP,
 FILED IN BOOK _____ OF MAPS, AT PAGE _____, O.R.S.C.
 CITY OF ELK GROVE COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA

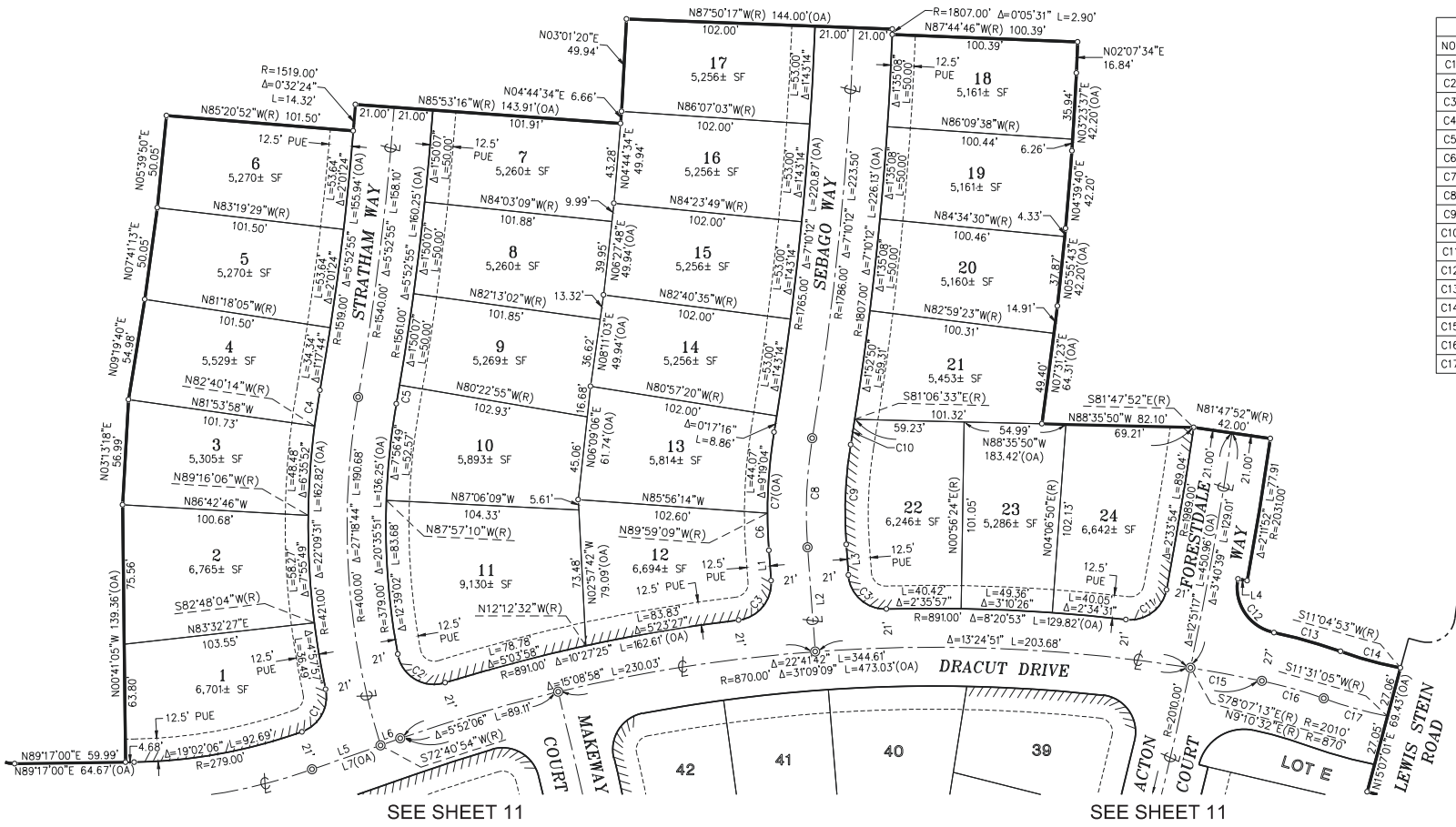


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C ST, BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

AUGUST 2021

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1601.013



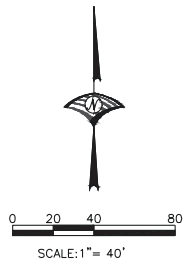
CURVE TABLE - THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	82°24'46"	28.77'
C2	20.00'	96°40'18"	33.74'
C3	20.00'	87°25'14"	30.52'
C4	421.00'	2°39'53"	19.58'
C5	1561.00'	0°22'34"	10.25'
C6	271.00'	41°5'10"	20.12'
C7	271.00'	13°34'14"	64.19'
C8	250.00'	13°34'14"	59.21'
C9	229.00'	13°34'14"	54.24'
C10	1807.00'	0°26'28"	13.91'
C11	20.00'	85°55'19"	29.99'
C12	25.00'	88°25'22"	38.58'
C13	277.00'	7°45'38"	37.52'
C14	223.00'	8°39'23"	33.69'
C15	870.00'	2°35'21"	39.31'
C16	250.00'	7°58'24"	34.79'
C17	250.00'	81°3'12"	35.87'

LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N04°14'19"W	16.48'
L2	N04°14'19"W	56.56'
L3	N04°14'19"W	16.48'
L4	N79°36'00"W(R)	5.00'
L5	N70°36'44"E	39.30'
L6	N70°36'44"E	11.36'
L7	N70°36'44"E	50.66'

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

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AUGUST 2021

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1601.013

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-333

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

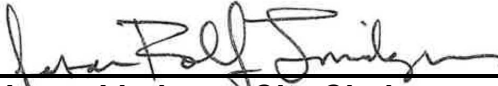
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on November 10, 2021 by the following vote:

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