

**RESOLUTION NO. 2022-286**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR SOUZA DAIRY, UNIT 1 (SUBDIVISION  
NO. 13-030-01) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
PUBLIC IMPROVEMENT AGREEMENT AND SUBDIVISION IMPROVEMENT  
AGREEMENT (CEQA EXEMPT)**

**WHEREAS**, the City of Elk Grove City Council approved the Large Lot Tentative Subdivision Map, the Small Lot Tentative Subdivision Map (TSM) for the Souza Dairy Subdivision Project on August 12, 2015, and subsequently made a finding of Substantial Conformance to the TSM on August 4, 2021; and

**WHEREAS**, staff has reviewed the Final Map for Souza Dairy, Unit 1 (Subdivision No. 13-030-01) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, a Public Improvement Agreement and a Subdivision Improvement Agreement for the Final Map have 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.

**WHEREAS**, the Final Map will not be filed with the Sacramento County until a new tax certificate is issued.

**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 Souza Dairy, Unit 1 (Subdivision No. 13-030-01) substantially comply with the previously-approved Tentative Subdivision 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 Souza Dairy, Unit 1 (Subdivision No. 13-030-01), a copy of which is hereto attached as Exhibit A and made part of this Resolution and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing; and

- 4) Authorizes the City Manager to execute the Public Improvement Agreement and the Subdivision Improvement Agreement by and between the City of Elk Grove and VPTM Souza Dairy LB LLC, in substantially the form presented.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 9<sup>th</sup> day of November 2022



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 OF SUBDIVISION NO. 13-030.01, SOUZA DAIRY UNIT 1 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES, PURSUANT TO THE PROVISION OF SECTION 7050 OF THE GOVERNMENT CODE WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE SIMPLE LOTS B THROUGH D, AND LOT SS TO THE CITY OF ELK GROVE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

TO THE CITY OF ELK GROVE FOR PUBLIC USE, BIG HORN BOULEVARD, KYLER ROAD, RASHIMI DRIVE, AL MERAZ DRIVE, KEVIN WHITELEY DRIVE, SOLFRID WAY, ZIA WAY, TAYLORMADE WAY, ZANE WAY, KILO WAY, LIANE WAY, HALEY CIRCLE, HOKU COURT, AKINO COURT, LAMKIN COURT, SPADES COURT, TRAIL BLAZE COURT, AND RAVI COURT WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENTS.

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS B THROUGH D AND SS, AND THOSE TWELVE AND ONE-HALF FEET WIDE (12.5'), TWENTY FEET WIDE (20') AND TWENTY-TWO FEET WIDE (22') STRIPS OF LAND LYING ADJACENT TO THE PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

RIGHT OF WAY AND EASEMENTS ON BEHALF OF THE PUBLIC FOR THE USE OF A PEDESTRIAN WALKWAY ON, OVER AND ACROSS THOSE STRIPS OF LAND ELEVEN FEET WIDE (11) AND THIRTEEN FEET WIDE (13) SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.)

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" (V.E.).

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." (N.I.E.)

VPTM SOUZA DAIRY LB LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: VP CARAVAN NOTECO LLC,  
ITS SOLE MEMBER

BY: VARDE PARTNERS, INC.,  
ITS MANAGER

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

## OPTIONEE'S STATEMENT

TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OPTIONEE UNDER MEMORANDUM OF OPTION AGREEMENT RECORDED ON SEPTEMBER 24, 2021, IN DOCUMENT NUMBER 202109241105, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## 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 SOUZA DAIRY LIMITED PARTNERSHIP, IN JULY 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

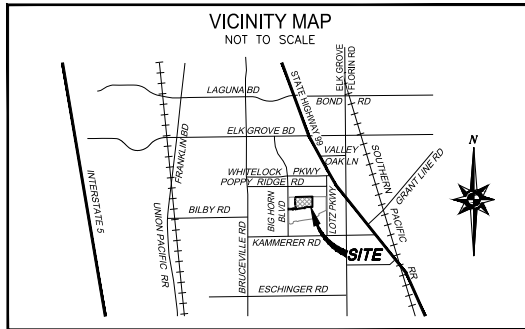
THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 55.671± ACRES, CONSISTING OF 289 RESIDENTIAL LOTS TOTALING 39,618± ACRES, 4 LANDSCAPE LOTS TOTALING 1,453± ACRES, AND STREET RIGHT-OF-WAY TOTALING 14,598± ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



PAUL FERGUSON, JR., P.L.S. 9265  
EXPIRATION DATE: MARCH 31, 2024

DATE: \_\_\_\_\_



## NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER 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 \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC

PERSONALLY APPEARED  
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 \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY

MY COMMISSION EXPIRES: \_\_\_\_\_ MY COMMISSION NUMBER: \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC

PERSONALLY APPEARED  
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.

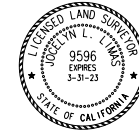
SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY

MY COMMISSION EXPIRES: \_\_\_\_\_ MY COMMISSION NUMBER: \_\_\_\_\_

## CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 13-030.01, SOUZA DAIRY UNIT 1, AND FIND IT TO BE TECHNICALLY CORRECT.



JOCELYN L. LIMAS  
L.S. NO. 9596  
REGISTRATION EXPIRES: 03-31-2023

DATE: \_\_\_\_\_

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 13-030.01, SOUZA DAIRY UNIT 1 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON AUGUST 12, 2015, 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: 3-31-24

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. 13-030.01, SOUZA DAIRY UNIT 1, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, BIG HORN BOULEVARD, KYLER ROAD, RASHIMI DRIVE, AL MERAZ DRIVE, KEVIN WHITELEY DRIVE, SOLFRID WAY, ZIA WAY, TAYLORMADE WAY, ZANE WAY, KILO WAY, LIANE WAY, HALEY CIRCLE, HOKU COURT, AKINO COURT, LAMKIN COURT, SPADES COURT, TRAIL BLAZE COURT, AND RAVI COURT FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, PEDESTRIAN EASEMENTS AND VISIBILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, AND CONSENT TO THE IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE ALL AS OFFERED HEREON AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED HEREON.



JASON LINDGREN, CITY CLERK  
CITY OF ELK GROVE, CALIFORNIA

DATE: \_\_\_\_\_

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M, IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. 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: \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE: \$ \_\_\_\_\_

## SUBDIVISION NO. 13-030.01 SOUZA DAIRY UNIT 1

A MERGE AND RESUBDIVIDE OF RESULTANT LOT 4 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191074, AND RESULTANT LOTS 5, 6, AND 34A AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202210050897, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN

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OCTOBER 2022



SHEET 1 OF 10 27180.01

# SUBDIVISION NO. 13-030.01 SOUZA DAIRY UNIT 1

A MERGE AND RESUBDIVIDE OF RESULTANT LOT 4 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191074, AND RESULTANT LOTS 5, 6, AND 34A AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202210050887, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN  
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OCTOBER 2022

**Mackay & Soms**  
ENGINEERS PLANNERS SURVEYORS  
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 775-1189

27180.01

Line Table			Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length
L1 (1)	N89°49'23"E(R)	51.00'	L8 (3)	N71°58'34"E(R)	45.00'	L15 (3)	N17°23'53"W(R)	5.00'
L2 (1)	N00°10'35"W(R)	8.00'	L9 (1)	N06°42'08"E	6.60'	L16 (1)	N84°52'00"E	137.98'
L3 (1)	N06°56'49"W(R)	5.00'	L10 (1)	N34°13'08"W	42.09'	L17 (1)	N05°08'00"W(R)	5.00'
L4 (1)	N82°03'01"E	42.00'	L11 (1)	N53°25'43"E(R)	5.00'	L18 (1)	N89°49'28"E	42.00'
L5 (1)	N09°38'00"W(R)	5.00'	L12 (1)	N69°48'14"E(R)	5.00'	L19 (1)	N00°10'35"W(R)	5.00'
L6 (3)	N17°21'28"W(R)	5.00'	L13 (1)	N19°43'37"W	42.05'	L20 (1)	N89°49'25"E	108.99'
L7 (3)	N18°01'26"W(R)	0.71'	L14	N18°01'26"W	64.41'	L21 (1)	N00°10'35"W(R)	8.00'
						L22 (1)	N89°49'23"E(R)	45.01'

Curve #	Radius	Delta	Length
C1 (1)	22.00'	89°59'57"	34.56'
C2 (1)	20.00'	91°42'02"	32.01'
C3 (1)	20.00'	90°59'09"	31.76'
C4 (3)	25.00'	90°39'57"	39.56'
C5 (4)	22.00'	83°34'21"	32.09'
C6 (1)	20.00'	88°37'18"	30.93'
C7 (1)	20.00'	91°09'14"	31.82'
C8 (3)	25.00'	89°22'27"	39.00'
C9 (1)	20.00'	85°02'38"	29.69'
C10 (1)	20.00'	89°59'57"	31.42'
C11 (1)	22.00'	90°00'03"	34.56'

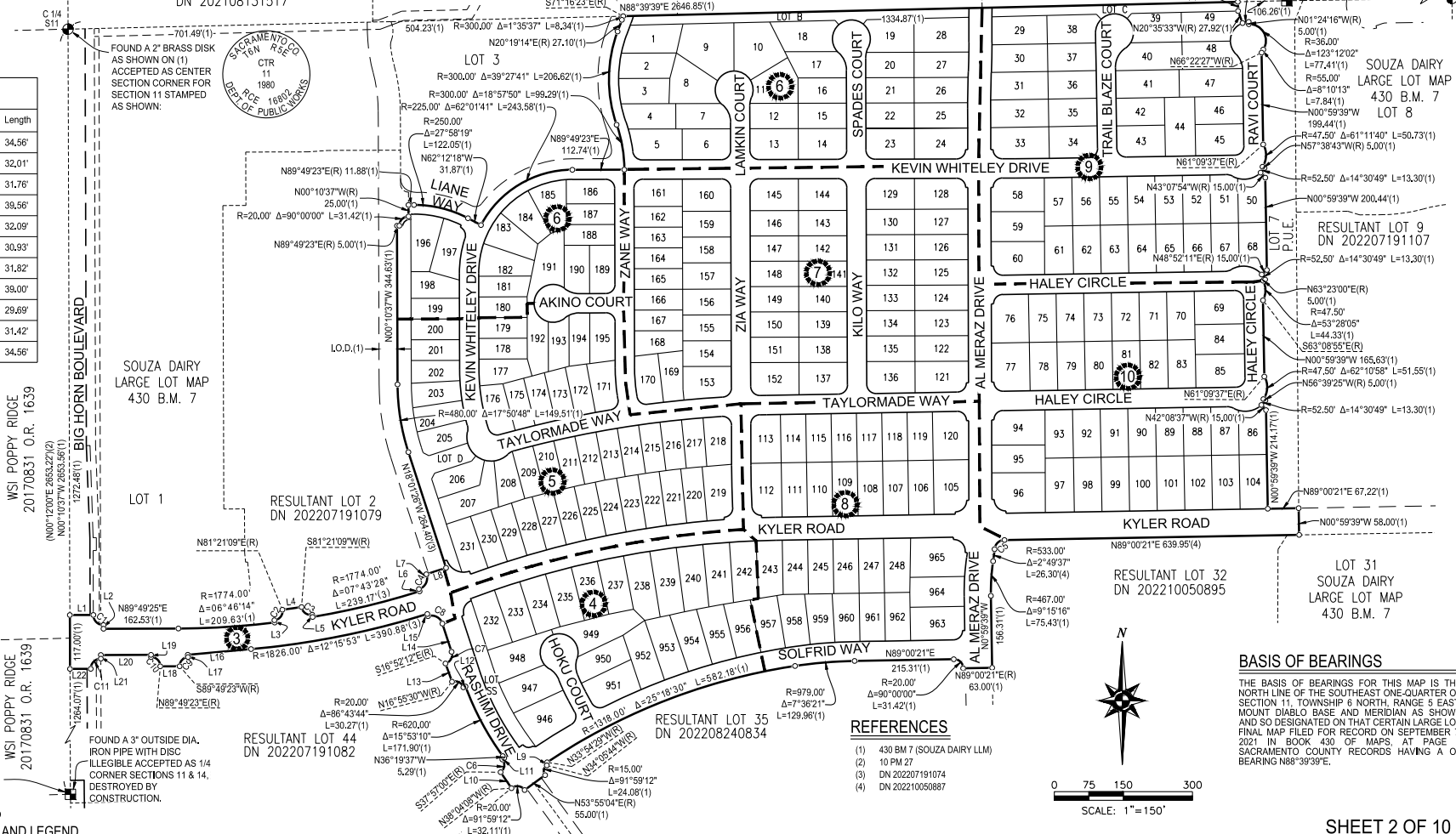
8310 POPPY RIDGE LLC  
DN 202108131517

KB HOME SACRAMENTO  
DN 202109171060

KB HOME SACRAMENTO  
DN 202109171060

FOUND A 2" BRASS DISK LOOSE AND NEXT TO A FENCE POST AS SHOWN ON (1) ACCEPTED AS 1/4 CORNER OF SECTIONS 11 & 12 STAMPED UPSIDE DOWN:  
KB HOME SACRAMENTO  
DN 202109171325

FOUND A 2-1/2" IRON PIPE SET IN CONCRETE WITH SPIKE IN CENTER. ACCEPTED AS CENTER OF SECTION 12 AS SHOWN ON (1)  
TAYLOR MORRISON OF CALIFORNIA LLC  
DN 202210161118



FOUND A BRASS DISC IN MONUMENT WELL, PUNCHED BUT NOT STAMPED AND NO RECORD. 0.24' NORTH AND 0.18' EAST FROM PREVIOUSLY LOCATED MONUMENT AS SHOWN ON 421 BM 5. NOT HELD

FOUND A 3" OUTSIDE DIA. IRON PIPE WITH DISC ILLEGIBLE ACCEPTED AS 1/4 CORNER SECTIONS 11 & 14. DESTROYED BY CONSTRUCTION.

SACRAMENTO COUNTY DEPT. OF PUBLIC WORKS  
CTR 11  
1980  
16802

SACRAMENTO COUNTY DEPT. OF PUBLIC WORKS  
CTR 11  
1980  
16802



0 75 150 300  
SCALE: 1" = 150'

**REFERENCES**

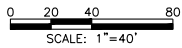
- 430 BM 7 (SOUZA DAIRY LLM)
- 10 PM 27
- DN 202207191074
- DN 202210050887

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN AND SO DESIGNATED ON THAT CERTAIN LARGE LOT FINAL MAP FILED FOR RECORD ON SEPTEMBER 7, 2021 IN BOOK 430 OF MAPS, AT PAGE 7 SACRAMENTO COUNTY RECORDS HAVING A OF BEARING N88°38'39"E.

SEE SHEET 3 FOR NOTES AND LEGEND.



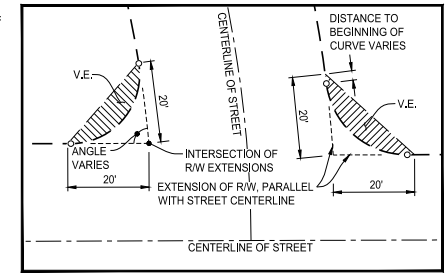


### LEGEND

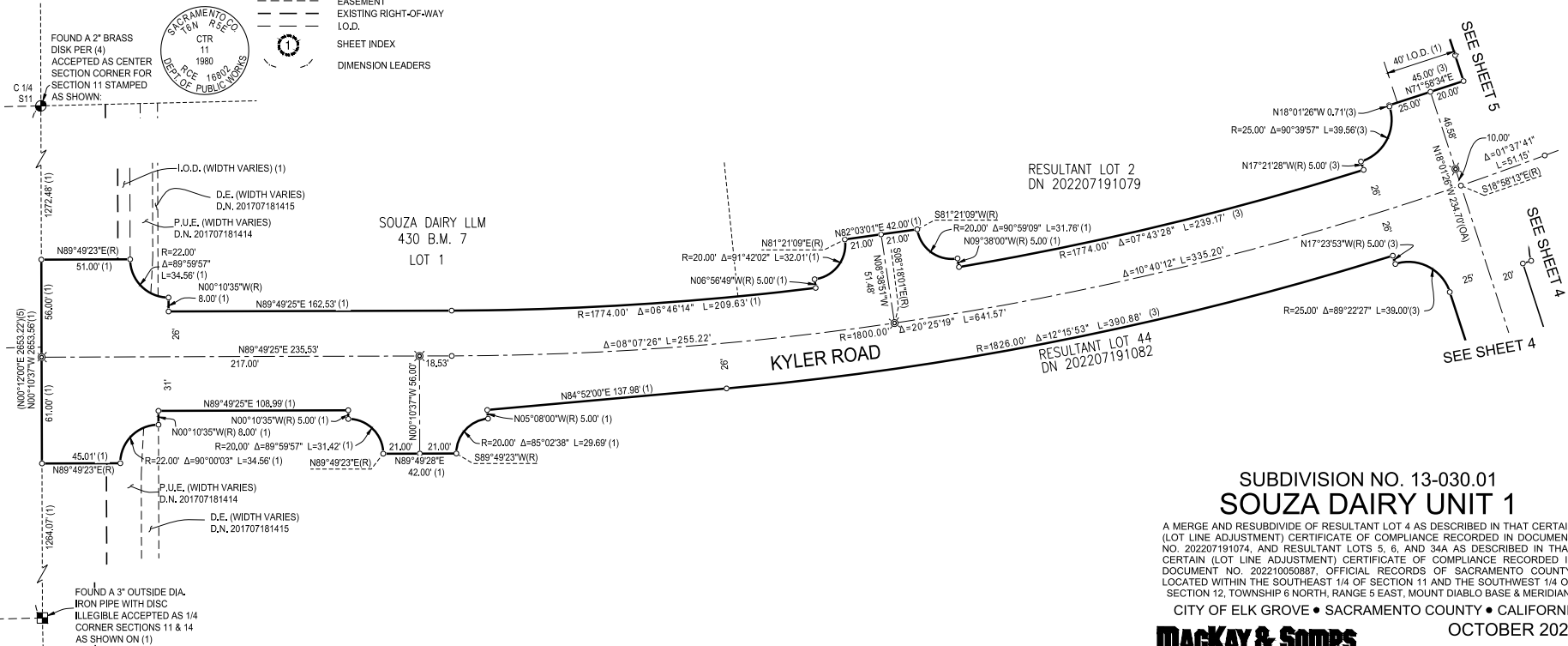
- FOUND ONE-QUARTER SECTION CORNER AS NOTED
- FOUND CENTER ONE-QUARTER CORNER AS NOTED
- 1-1/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265" TO BE SET PER (1)
- 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265" TO BE SET PER (1)
- SET STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 9265"
- DIMENSION POINT
- ( ) RECORD DATA PER REFERENCE
- AC ACRES
- D.E. DRAINAGE EASEMENT
- DN DOCUMENT NUMBER, O.R.
- SF SQUARE FEET
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.M. PARCEL MAP
- B.M. BOOK OF MAPS
- P.U.E. PUBLIC UTILITY EASEMENT
- P.E. PEDESTRIAN EASEMENT
- V.E. VISIBILITY EASEMENT
- (R) RADIAL BEARING
- R/W RIGHT-OF-WAY
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- //// NO INGRESS OR EGRESS RIGHTS
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- - - ADJACENT PROPERTY
- - - EASEMENT
- - - EXISTING RIGHT-OF-WAY
- - - I.O.D.
- ① SHEET INDEX
- DIMENSION LEADERS

### NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. ALL RESIDENTIAL FRONT LOT CORNERS WILL BE SET WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265":
  - 2.1. ADJACENT TO ATTACHED SIDEWALK - ON A 1.00 FOOT PROJECTION OF THE SIDE LOT LINE IN THE SIDEWALK
  - 2.2. ADJACENT TO DETACHED SIDEWALK - ON THE SIDE LOT LINE IN THE SIDEWALK, OFFSET 9.00 FEET FROM THE CORNER
  - 2.3. NO SIDEWALK - ON A 5.50 FOOT PROJECTION OF THE SIDE LOT LINE IN THE GUTTER PAN
3. A GEOTECHNICAL ENGINEERING STUDY REPORT WAS PREPARED BY GEOCON CONSULTANTS, INC. DATED: AUGUST 10, 2021, PROJECT NO. S2205-05-01.
4. THIS MAP IS ENTITLED TO VESTING RIGHTS PER SECTIONS 66498.1-66498.9 OF THE CALIFORNIA GOVERNMENT CODE.
5. THIS PROPERTY IS SUBJECT TO ANY CONDITIONS OF APPROVAL SET FORTH IN CONNECTION WITH THE ADOPTED VESTING TENTATIVE MAP WHICH HAVE NOT BEEN PERFORMED AT THE TIME OF THE FINAL MAP RECORDATION (CONTROL NUMBER: 03-6385.03).
6. THIS PROPERTY IS REGULATED BY THE REQUIREMENTS OF THE SACRAMENTO COUNTY TREE PRESERVATION ORDINANCE.
7. LOTS B, C, D, & SS SHALL BE GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE AS GREENWAY LOTS.
8. PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENTS LISTED BELOW, NOT SHOWN HEREON:
  - A. PORTION OF R/W OF BIG HORN BLVD, PER DN 201707181413.
  - B. PORTION OF D.E. PER DN 201707181415 WITHIN NEW R/W.
  - C. PORTION OF P.U.E. PER DN 201707181414 WITHIN NEW R/W.



TYPICAL VISIBILITY EASEMENT AT STREET INTERSECTIONS  
SCALE: 1"=20'



## SUBDIVISION NO. 13-030.01 SOUZA DAIRY UNIT 1

A MERGE AND RESUBDIVIDE OF RESULTANT LOT 4 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191074, AND RESULTANT LOTS 5, 6, AND 34A AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202210050887, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN

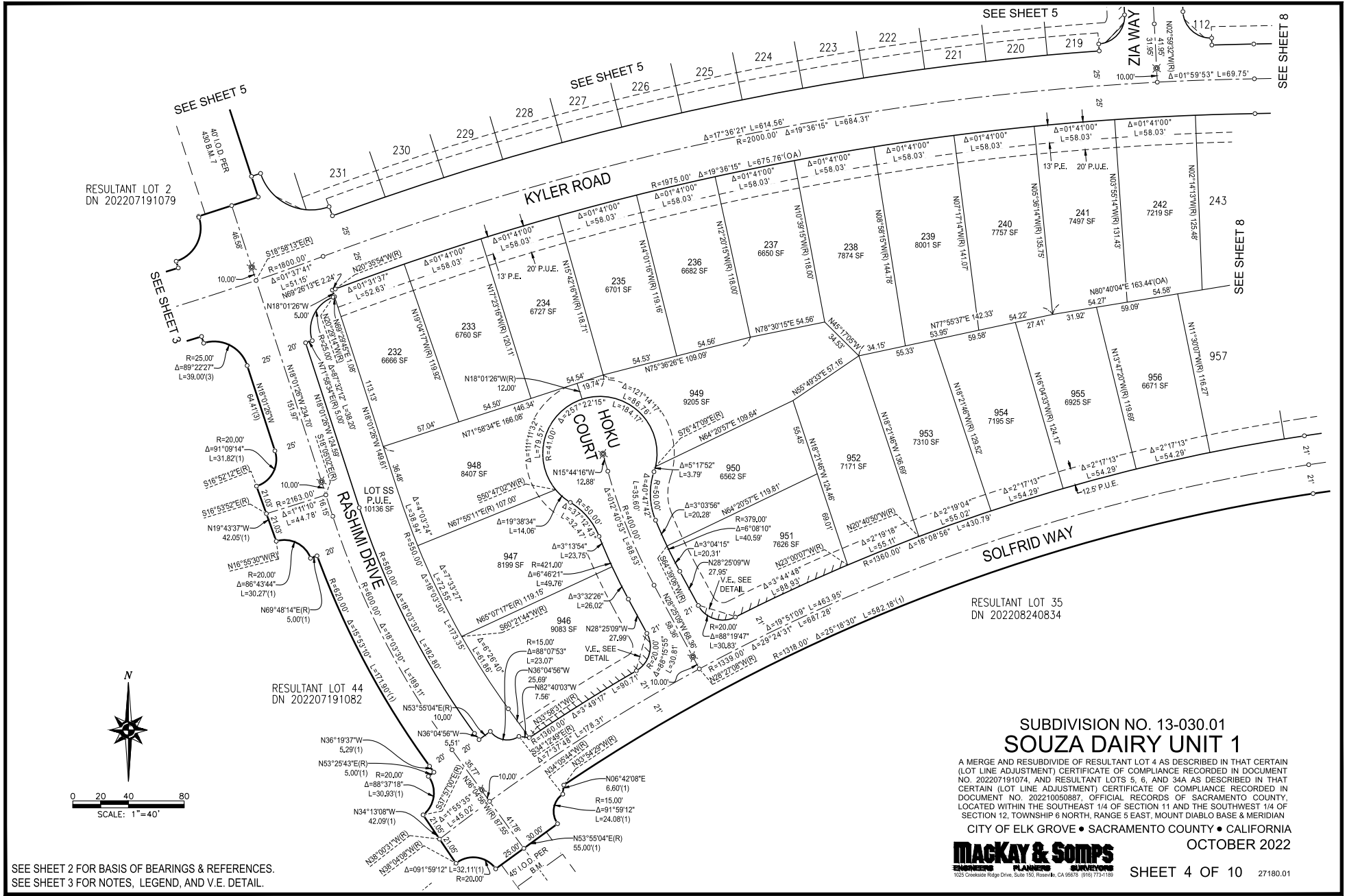
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OCTOBER 2022

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS

SHEET 3 OF 10 27180.01

SEE SHEET 2 FOR BASIS OF BEARINGS & REFERENCES.



RESULTANT LOT 2  
DN 202207191079

RESULTANT LOT 44  
DN 202207191082

RESULTANT LOT 35  
DN 202208240834

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

SEE SHEET 3

SEE SHEET 8

SEE SHEET 8

**SUBDIVISION NO. 13-030.01  
SOUZA DAIRY UNIT 1**

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OCTOBER 2022



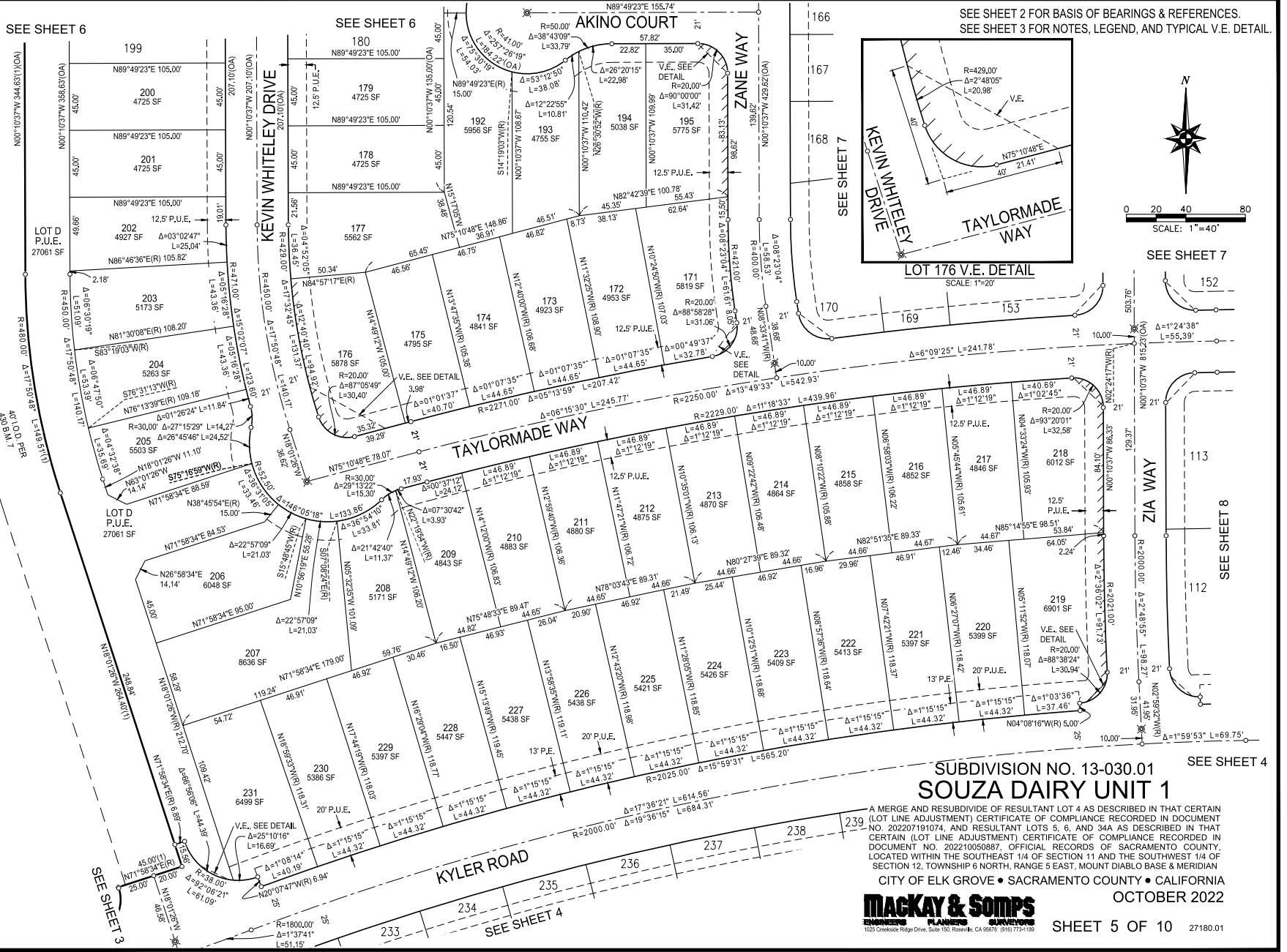
SEE SHEET 2 FOR BASIS OF BEARINGS & REFERENCES.  
SEE SHEET 3 FOR NOTES, LEGEND, AND V.E. DETAIL.

RESULTANT LOT 2  
DN 202207191079

SEE SHEET 6

SEE SHEET 6

SEE SHEET 2 FOR BASIS OF BEARINGS & REFERENCES.  
SEE SHEET 3 FOR NOTES, LEGEND, AND TYPICAL V.E. DETAIL.

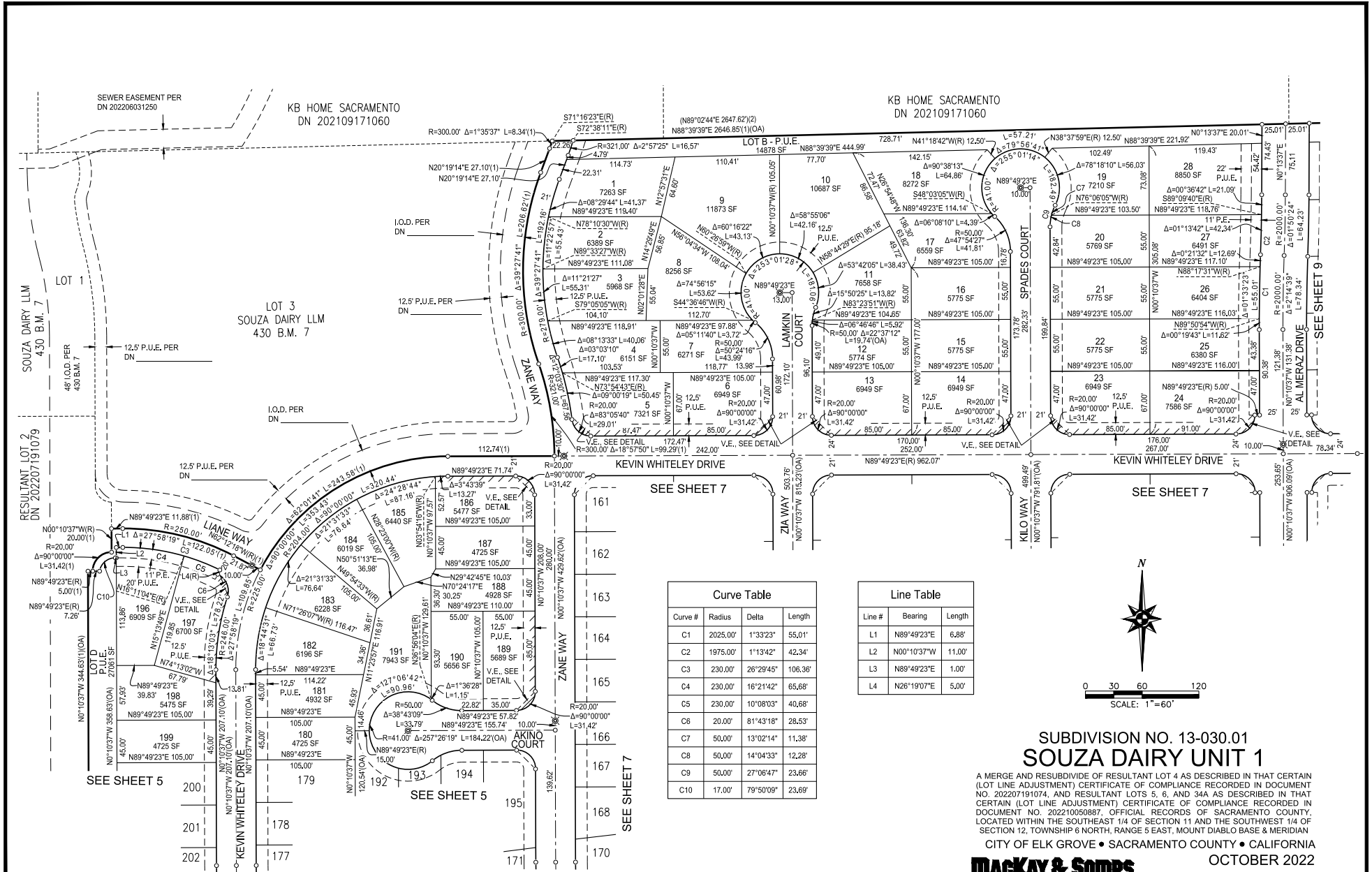


SUBDIVISION NO. 13-030.01  
**SOUZA DAIRY UNIT 1**

A MERGE AND RESUBDIVIDE OF RESULTANT LOT 4 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191074, AND RESULTANT LOTS 5, 6, AND 34A AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202210050887, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN

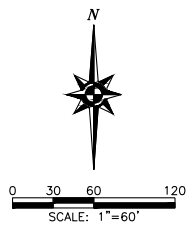
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Curve Table			
Curve #	Radius	Delta	Length
C1	2025.00'	1°33'23"	55.01'
C2	1975.00'	1°13'42"	42.34'
C3	230.00'	26°29'45"	106.36'
C4	230.00'	16°21'42"	65.68'
C5	230.00'	10°08'03"	40.68'
C6	20.00'	81°43'18"	28.53'
C7	50.00'	13°02'14"	11.38'
C8	50.00'	14°04'33"	12.28'
C9	50.00'	27°06'47"	23.66'
C10	17.00'	79°50'09"	23.69'

Line Table		
Line #	Bearing	Length
L1	N89°49'23"E	6.88'
L2	N00°10'37"W	11.00'
L3	N89°49'23"E	1.00'
L4	N26°19'07"E	5.00'



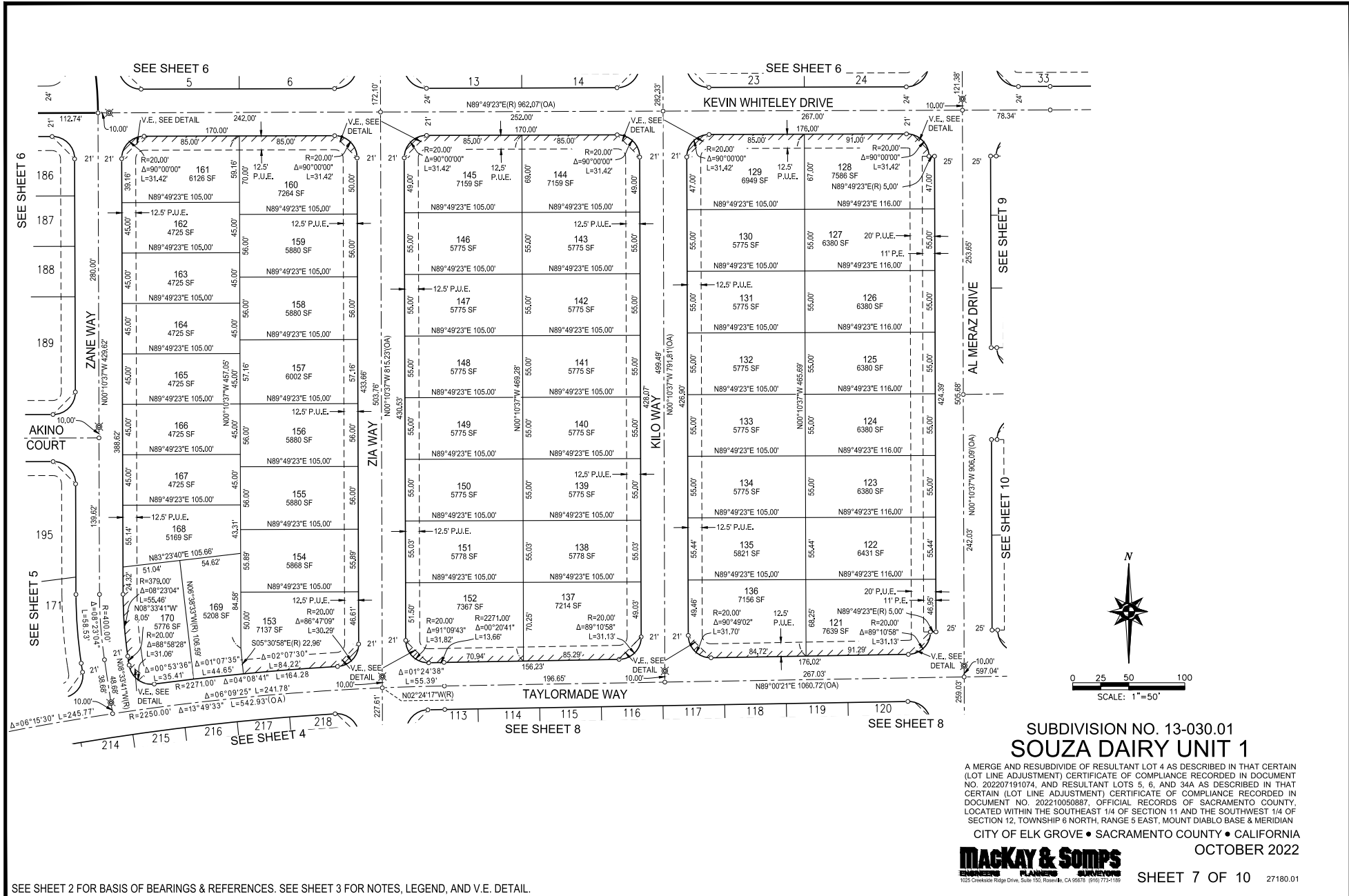
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SEE SHEET 2 FOR BASIS OF BEARINGS & REFERENCES. SEE SHEET 3 FOR NOTES, LEGEND, AND V.E. DETAIL.



SUBDIVISION NO. 13-030.01  
**SOUZA DAIRY UNIT 1**

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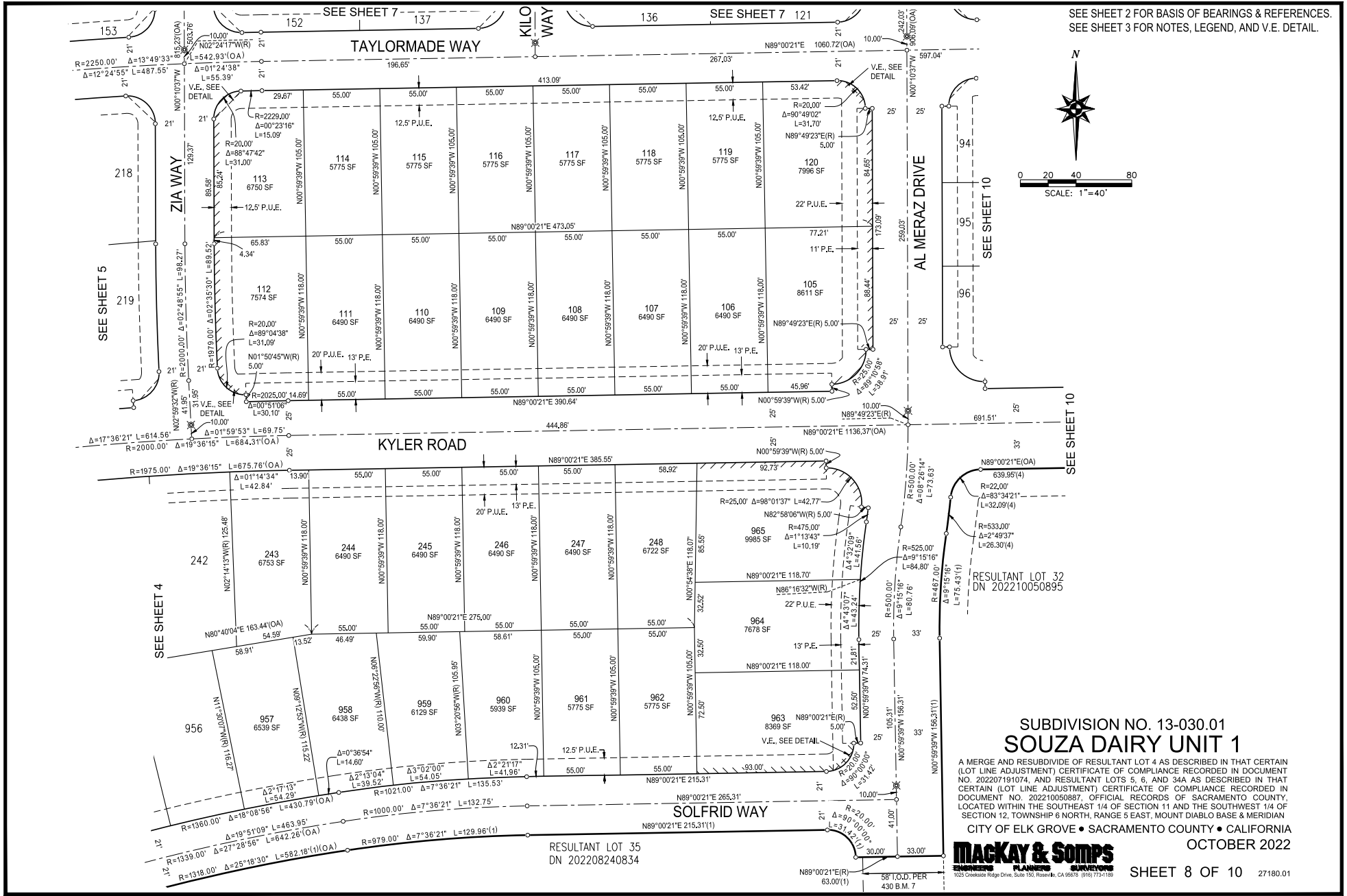
SHEET 7 OF 10 27180.01

SEE SHEET 2 FOR BASIS OF BEARINGS & REFERENCES. SEE SHEET 3 FOR NOTES, LEGEND, AND V.E. DETAIL.

SEE SHEET 2 FOR BASIS OF BEARINGS & REFERENCES.  
SEE SHEET 3 FOR NOTES, LEGEND, AND V.E. DETAIL.



0 20 40 80  
SCALE: 1"=40'



**SUBDIVISION NO. 13-030.11**  
**SOUZA DAIRY UNIT 1**

A MERGE AND RESUBDIVIDE OF RESULTANT LOT 4 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191074, AND RESULTANT LOTS 5, 6, AND 34A AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202210050887, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN

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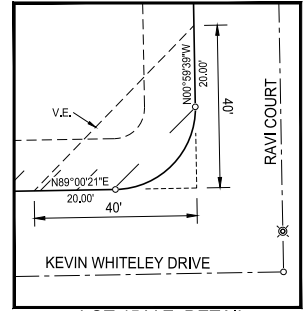
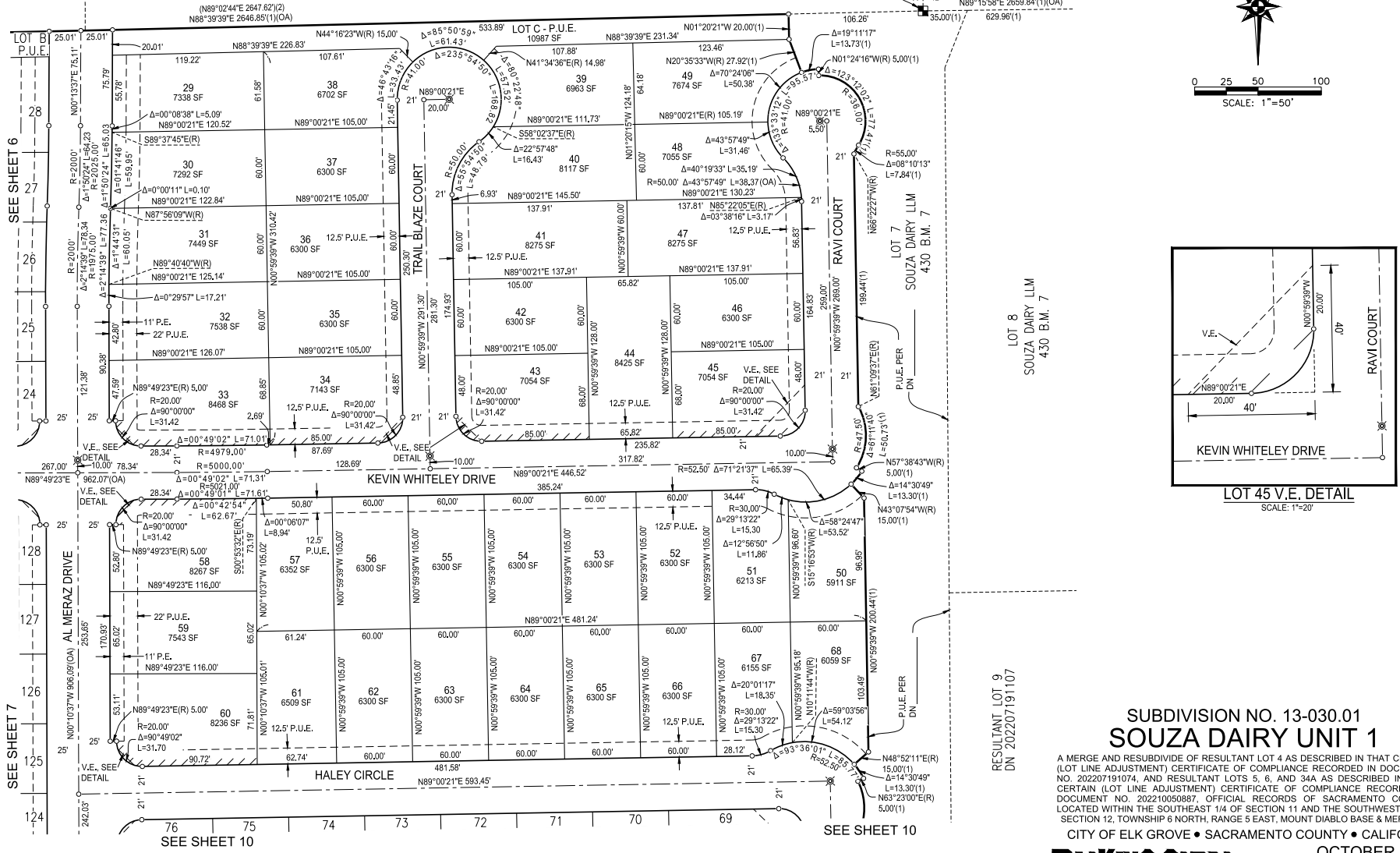
KB HOME SACRAMENTO  
DN 202109171325



FOUND A 2" BRASS DISK  
LOOSE AND NEXT TO A  
FENCE POST AS SHOWN  
ON (1) ACCEPTED AS 1/4  
CORNER OF SECTIONS 11  
& 12 STAMPED UPSIDE  
DOWN:



0 25 50 100  
SCALE: 1"=50'



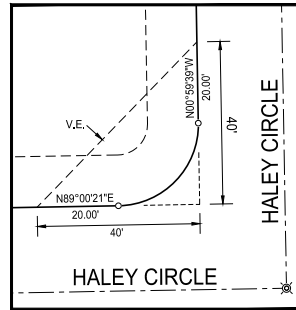
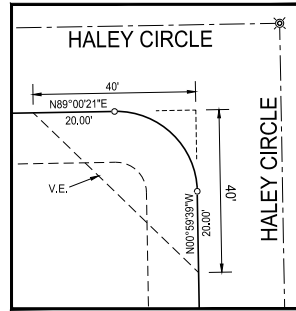
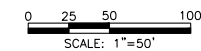
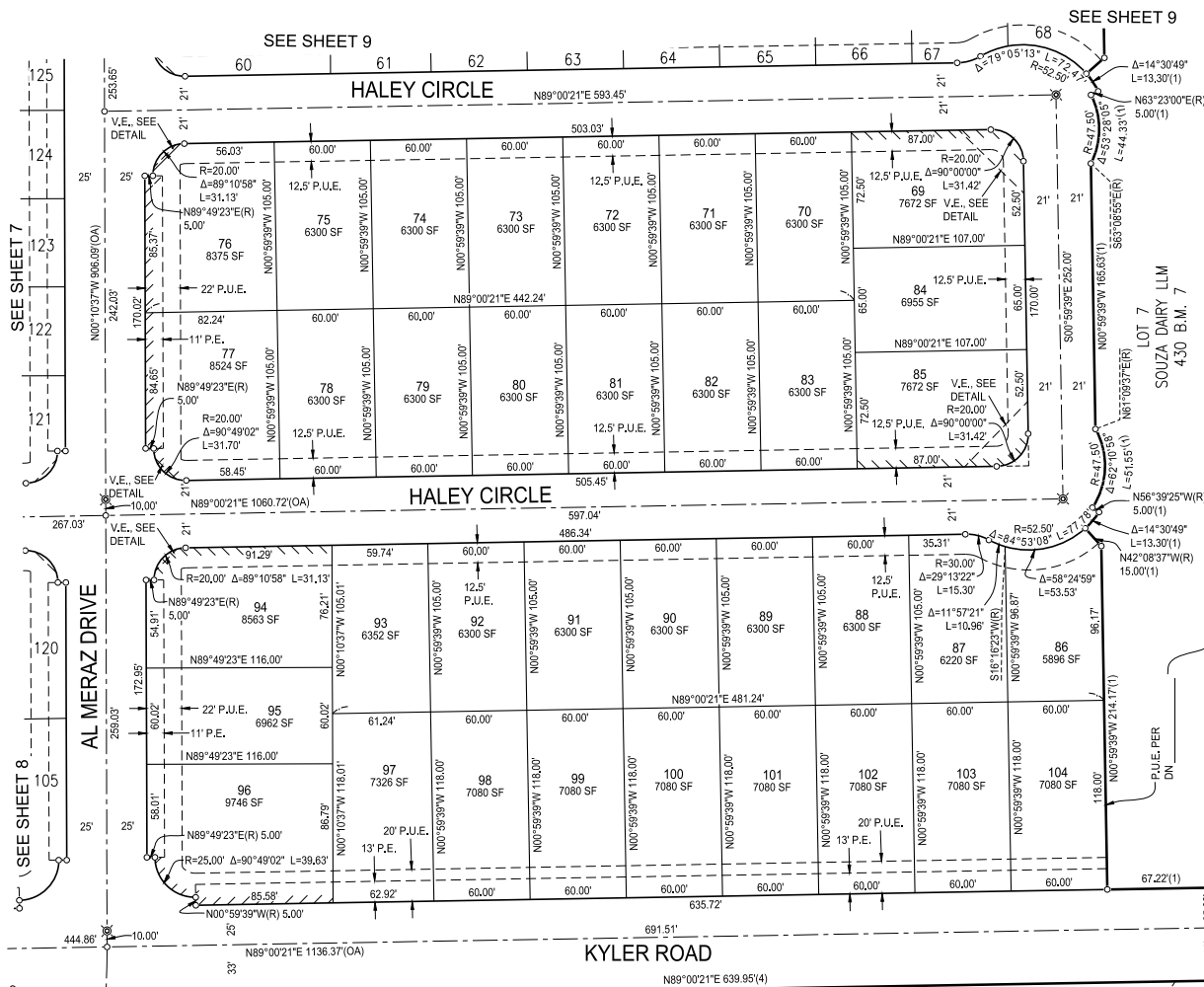
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OCTOBER 2022



SEE SHEET 2 FOR BASIS OF BEARINGS & REFERENCES. SEE SHEET 3 FOR NOTES, LEGEND, AND V.E. DETAIL.



RESULTANT LOT 9  
DN 202207191107

RESULTANT LOT 31  
DN 202207191109

**SUBDIVISION NO. 13-030.01  
SOUZA DAIRY UNIT 1**

A MERGE AND RESUBDIVIDE OF RESULTANT LOT 4 AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202207191074, AND RESULTANT LOTS 5, 6, AND 34A AS DESCRIBED IN THAT CERTAIN (LOT LINE ADJUSTMENT) CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NO. 202210050887, OFFICIAL RECORDS OF SACRAMENTO COUNTY, LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE & MERIDIAN  
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OCTOBER 2022



SEE SHEET 2 FOR BASIS OF BEARINGS & REFERENCES. SEE SHEET 3 FOR NOTES & LEGEND.



**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2022-286**

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 9, 2022 by the following vote:*

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

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

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

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

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