

RESOLUTION NO. 2023-039

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR SHELDON FARMS VILLAGE 2 (SUBDIVISION
NO. 18-019.2) 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 the Sheldon Farms North Subdivision, now known as Sheldon Farms Subdivision (PLNG18-019); and

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

WHEREAS, staff has reviewed the Final Map for Sheldon Farms Village 2 (Subdivision No. 18-019.2) 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 2 (Subdivision No. 18-019.2) 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 2 (Subdivision No. 18-019.2), a copy of which is hereto 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 22nd day of February 2023



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. 18-019.2, SHELDON FARMS VILLAGE 2 - 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 I AND LOT J.

TO THE CITY OF ELK GROVE FOR PUBLIC USE, SHELDON ROAD, LEWIS STEIN ROAD, SEBAGO WAY, STRATHAM WAY, OSTERVILLE WAY, MASHPEE WAY, WALPOLE WAY AND FORESDALE WAY 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 I AND LOT J, AND THOSE STRIPS OF LAND 12.50' AND 22.50' 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 I AND LOT J, AND THOSE STRIPS OF LAND 4.00 FEET AND 10.00 FEET IN WIDTH SHOWN HERON AND DESIGNATED "PEDESTRIAN EASEMENT" (PE).

AN EASEMENT FOR LANDSCAPING PURPOSES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT I AND LOT J SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT" (LE).

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: _____ By: _____
NAME: _____ NAME: _____
TITLE: _____ 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 _____) SS

ON THIS _____ DAY OF _____, 2022.

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 IS TRUE AND CORRECT.

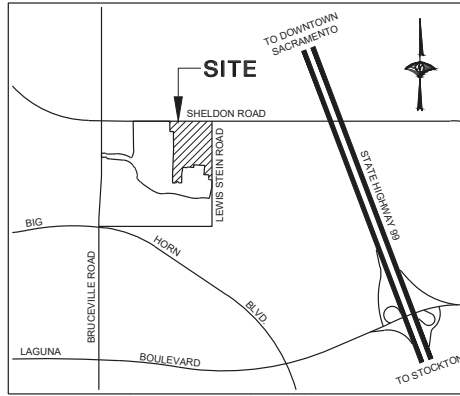
WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

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

MY COMMISSION EXPIRES: _____

MY COMMISSION No.: _____



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 AUGUST 30, 2024; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TOTAL AREA OF THIS SUBDIVISION IS 25.25± ACRES, CONSISTING OF 177 RESIDENTIAL LOTS TOTALING 18.50± ACRES, AND 2 LANDSCAPE LOTS TOTALING 1.14 ACRES.

WOOD RODGERS, INC.



DENNIS L. BARBER
P.L.S. 8067

DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 18-019.2 SHELDON FARMS VILLAGE 2, 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: 3-31-24

DATE _____

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 18-019.2 SHELDON FARMS VILLAGE 2, AND FIND IT TO BE TECHNICALLY CORRECT.



JOCELYN L. CORREA
L.S. NO. 9596
REGISTRATION EXPIRES: 3-31-23

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. 18-019.2, SHELDON FARMS VILLAGE 2, AND ACCEPTED SHELDON ROAD, LEWIS STEIN ROAD, SEBAGO WAY, STRATHAM WAY, OSTERVILLE WAY, MASHPEE WAY, WALPOLE WAY AND FORESDALE WAY FOR PUBLIC STREET PURPOSES SUBJECT TO IMPROVEMENT, ACCEPTED TO THE IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE OF LOT I AND LOT J, 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 _____, 2022, 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. 18-019.2 SHELDON FARMS - VILLAGE 2

ALL OF LOT 2 AS SHOWN ON THE
SHELDON FARMS LARGE LOT MAP,
FILED IN BOOK 434 OF MAPS, AT PAGE 1, O.R.S.C.
CITY OF ELK GROVE COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



SEPTEMBER 2022

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

Sheet 1 of 8

1601.013

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT, THE CITY OF ELK GROVE SHALL RECONVEY LOT J AND LOT I ON THE MAP OF SUBDIVISION NO. 18-019.2 SHELDON FARMS VILLAGE 2, 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

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: _____

TITLE: _____

DATE: _____

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 _____) SS

ON _____ DAY OF _____, 2022 BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 _____

PRINTED NAME: _____

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

MY COMMISSION EXPIRES: _____

MY COMMISSION No.: _____

REFERENCES

- (1) 434 BM 1 SHELDON FARMS LARGE LOT MAP
- (2) 434 BM 2 SHELDON FARMS VILLAGE 1 MAP

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THAT CERTAIN FINAL MAP ENTITLED "SUBDIVISION NO. 18-019.1 SHELDON FARMS - VILLAGE 1" FILED FOR RECORD IN BOOK 434 OF MAPS, AT PAGE 2, SACRAMENTO COUNTY RECORDS. THE BEARING OF SAID LINE BEING NORTH 00°43'00" WEST, AS SHOWN ON SAID FINAL MAP. DISTANCES SHOWN HEREON ARE GROUND DISTANCES; TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCE BY 0.999980000.

LEGEND

- SECTION CORNER NOT FOUND
- FOUND MONUMENT AS NOTED ON SHEET 3
- FOUND 3/4" IRON PIPE WITH CAP STAMPED "LS 8067" PER (2)
- FOUND 5/8" REBAR WITH CAP STAMPED "LS 8067" PER (2)
- FOUND 1" BRASS DISK STAMPED "LS 8067" FOR FRONT LOT CORNER AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK WHERE THE SIDEWALK IS ATTACHED AND A 9.00 FEET PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK WHERE THE SIDEWALK IS DETACHED PER (2).
- 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
- SHEET NUMBER

NOTES

- ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- TOTAL AREA OF THIS SUBDIVISION IS 25.25± ACRES, CONSISTING OF 177 RESIDENTIAL LOTS TOTALING 18.50± ACRES, AND 2 LANDSCAPE LOTS TOTALING 1.14± ACRES.
- 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.
- 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 NO. 18-019.2
SHELDON FARMS - VILLAGE 2**

ALL OF LOT 2 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK 434 OF MAPS, AT PAGE 1, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



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SACRAMENTO, CA 95816 FAX 916.341.7767

SEPTEMBER 2022

Sheet 2 of 8

BOUNDARY SHEET

CURVE TABLE - THIS SHEET ONLY

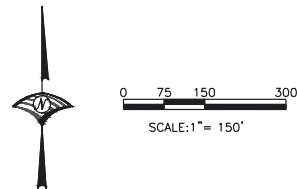
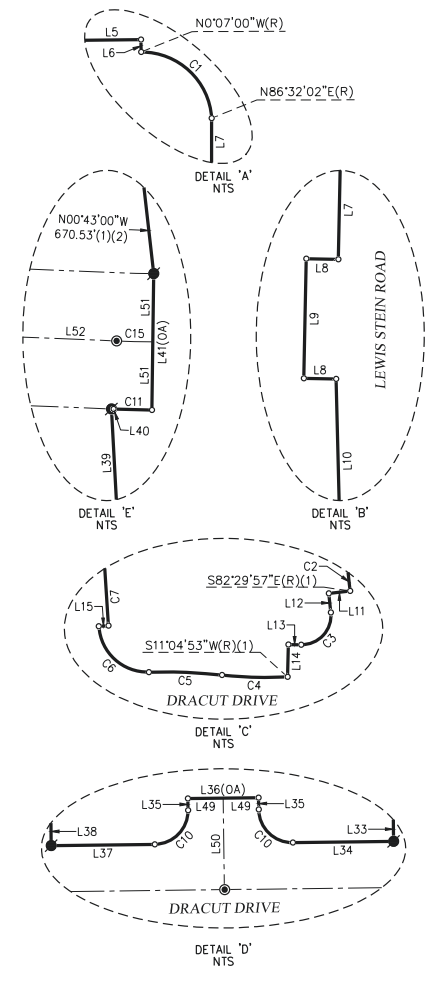
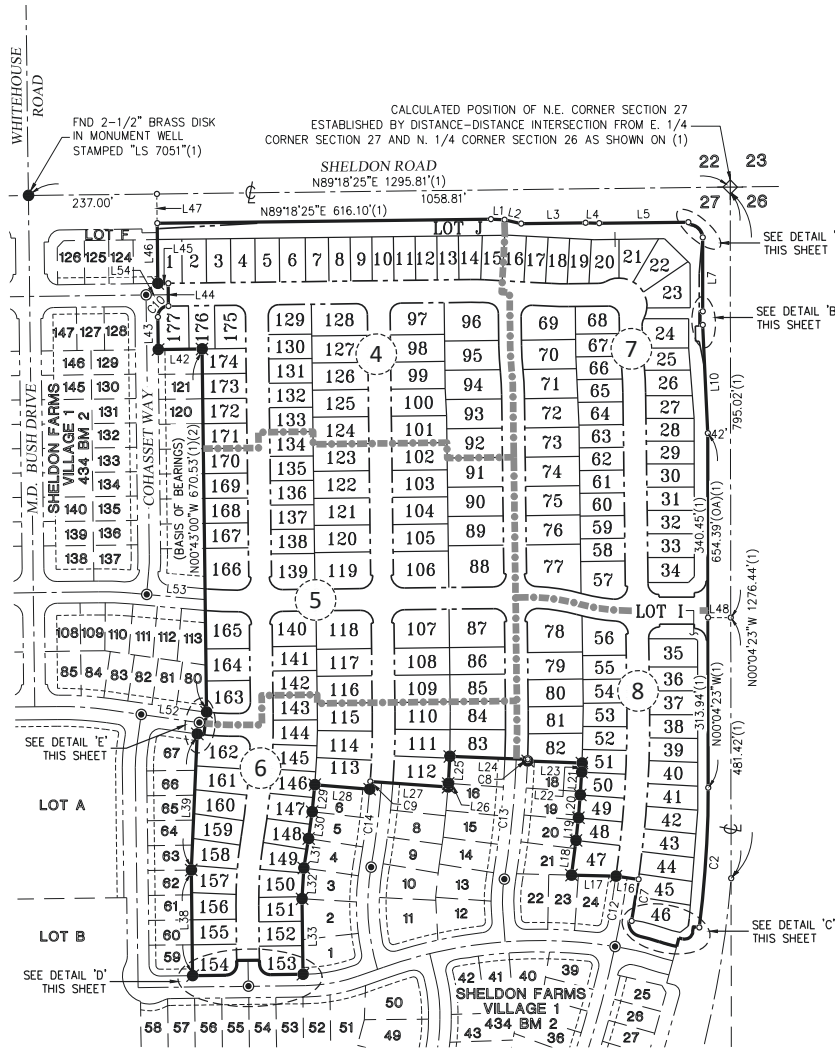
NO.	RADIUS	DELTA	LENGTH	REF.
C1	25.25'	86°39'02"	38.19'	(1)
C2	1958.00'	7°34'26"	258.82'	(1)
C3	15.00'	97°31'31"	25.53'	(1)
C4	223.00'	8°39'23"	33.69'	(1)(2)
C5	277.00'	7°45'38"	37.52'	(1)(2)
C6	25.00'	88°25'22"	38.58'	(1)(2)
C7	2031.00'	2°11'52"	77.91'	(1)(2)
C8	1807.00'	00°05'31"	2.90'	(1)(2)
C9	1519.00'	00°32'24"	14.32'	(1)(2)
C10	20.00'	90°00'00"	31.42'	(1)(2)
C11	421.00'	1°36'35"	11.83'	(1)(2)
C12	2010.00'	3°40'39"	129.01'	(2)
C13	1786.00'	7°10'12"	223.50'	(2)
C14	1540.00'	5°52'55"	158.10'	(2)
C15	400.00'	1°36'35"	11.24'	(2)

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH	REF.
L1	N87°49'50"W	25.43'	(1)
L2	N76°41'19"W	31.44'	(1)
L3	N89°14'37"E	119.02'	(1)
L4	N87°49'50"W	25.11'	(1)
L5	N89°18'25"E	165.72'	(1)
L6	N0°42'05"W	4.44'	(1)
L7	N0°04'23"W	136.54'	(1)
L8	N89°55'37"E	5.00'	(1)
L9	N0°04'23"W	25.00'	(1)
L10	N2°38'59"W	200.20'	(1)
L11	N82°33'14"W	10.96'	(1)
L12	N7°35'30"E	9.86'	(1)
L13	N74°52'59"W	6.58'	(1)
L14	N15°07'01"E	16.65'	(1)(2)
L15	N79°36'00"W(R)	5.00'	(1)(2)
L16	N81°47'52"W	42.00'	(1)(2)
L17	N88°35'50"W	82.10'	(1)(2)
L18	N7°31'23"E	64.31'	(1)(2)
L19	N5°55'43"E	42.20'	(1)(2)
L20	N4°39'40"E	42.20'	(1)(2)
L21	N3°23'37"E	42.20'	(1)(2)
L22	N2°07'34"E	16.84'	(1)(2)
L23	N87°44'46"W(R)	100.39'	(1)(2)
L24	N87°50'17"W(R)	144.00'	(1)(2)
L25	N3°01'20"E	49.94'	(1)(2)
L26	N4°44'34"E	6.66'	(1)(2)
L27	N85°53'16"W(R)	143.91'	(1)(2)

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH	REF.
L28	N85°20'52"W(R)	101.50'	(1)(2)
L29	N5°39'50"E	50.05'	(1)(2)
L30	N7°41'13"E	50.05'	(1)(2)
L31	N9°19'40"E	54.98'	(1)(2)
L32	N3°13'18"E	56.99'	(1)(2)
L33	N0°41'05"W	139.36'	(1)(2)
L34	N89°17°00"E	59.99'	(1)(2)
L35	N0°43'00"W	7.00'	(1)(2)
L36	N89°17°00"E	42.00'	(1)(2)
L37	N89°17°00"E	61.63'	(1)(2)
L38	N00°43'00"W	195.00'	(1)(2)
L39	N02°31'22"E	251.50'	(1)(2)
L40	N81°56'38"W	0.65'	(1)(2)
L41	N6°26'48"E(R)	42.00'	(1)(2)
L42	N89°17°00"E	81.00'	(1)(2)
L43	N0°43'00"W	60.00'	(1)(2)
L44	N0°43'00"W(R)	42.00'	(1)(2)
L45	N89°17°00"E	19.00'	(1)(2)
L46	N0°43'00"W	111.20'	(1)(2)
L47	N0°43'00"W	54.00'	
L48	N89°55'37"E	42.00'	(1)
L49	N89°17°00"E	21.00'	(2)
L50	N0°43'00"W	48.00'	(2)
L51	N6°26'48"E(R)	21.00'	(2)
L52	N81°56'38"W	108.14'	(2)
L53	N84°58'22"W	108.40'	(2)
L54	N89°17°00"E	41.00'	(2)



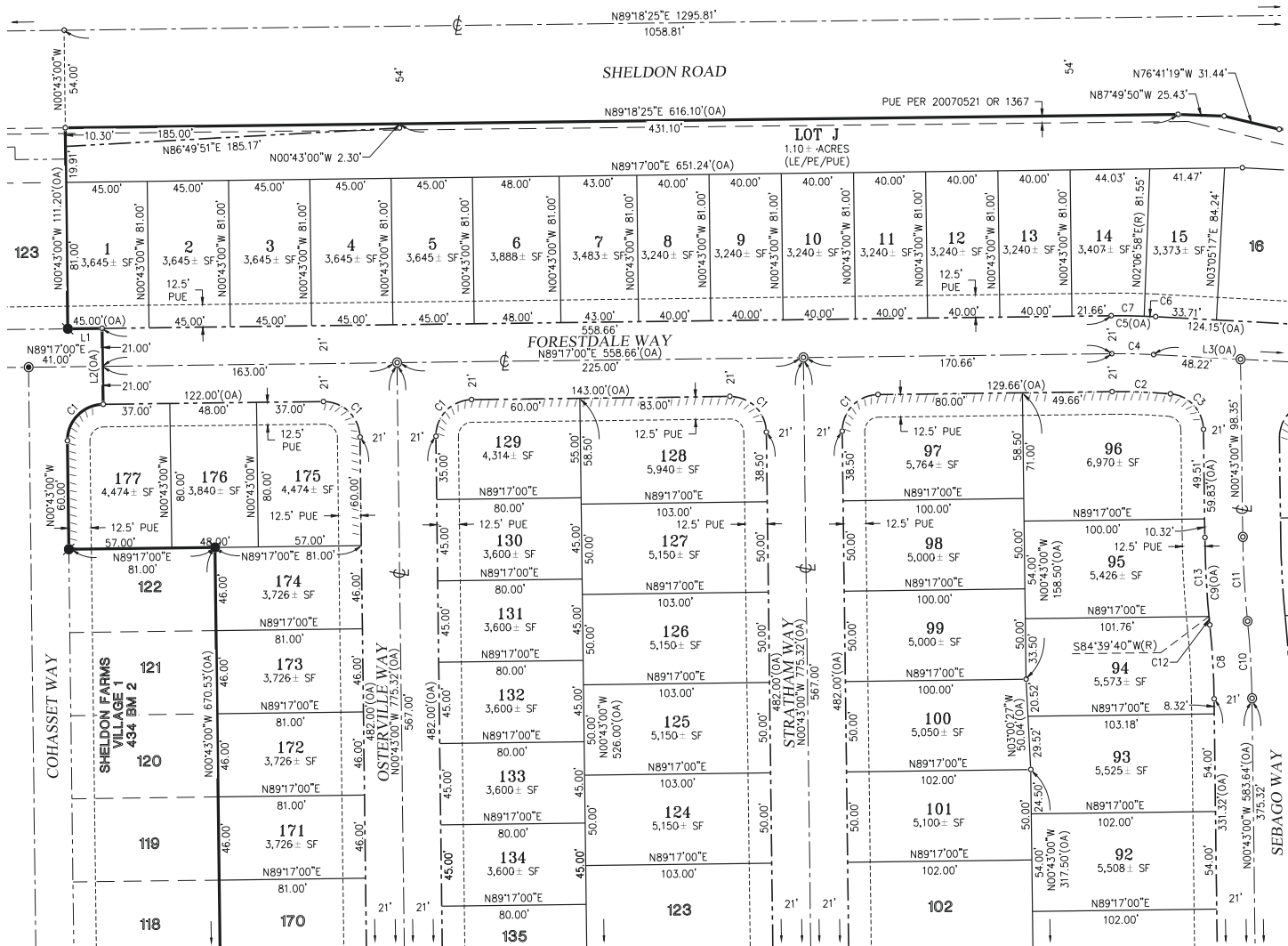
**SUBDIVISION NO. 18-019.2
SHELDON FARMS - VILLAGE 2**

ALL OF LOT 2 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK 434 OF MAPS, AT PAGE 1, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

SEPTEMBER 2022

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

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

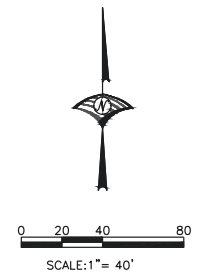


CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	329.00'	5°38'05"	32.36'
C3	20.00'	84°21'55"	29.45'
C4	350.00'	3°48'18"	23.24'
C5	371.00'	3°48'18"	24.64'
C6	371.00'	0°58'19"	6.29'
C7	371.00'	2°49'59"	18.34'
C8	458.00'	5°07'35"	40.98'
C9	542.00'	5°07'35"	48.49'
C10	479.00'	5°07'35"	42.86'
C11	521.00'	5°07'35"	46.62'
C12	542.00'	0°30'15"	4.77'
C13	542.00'	4°37'20"	43.72'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N89°17'00"E	26.00'
L2	N0°43'00"W	42.00'
L3	N86°54'43"W	124.15'



**SUBDIVISION NO. 18-019.2
SHELDON FARMS - VILLAGE 2**

ALL OF LOT 2 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK 434 OF MAPS, AT PAGE 1, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

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Sheet 4 of 8

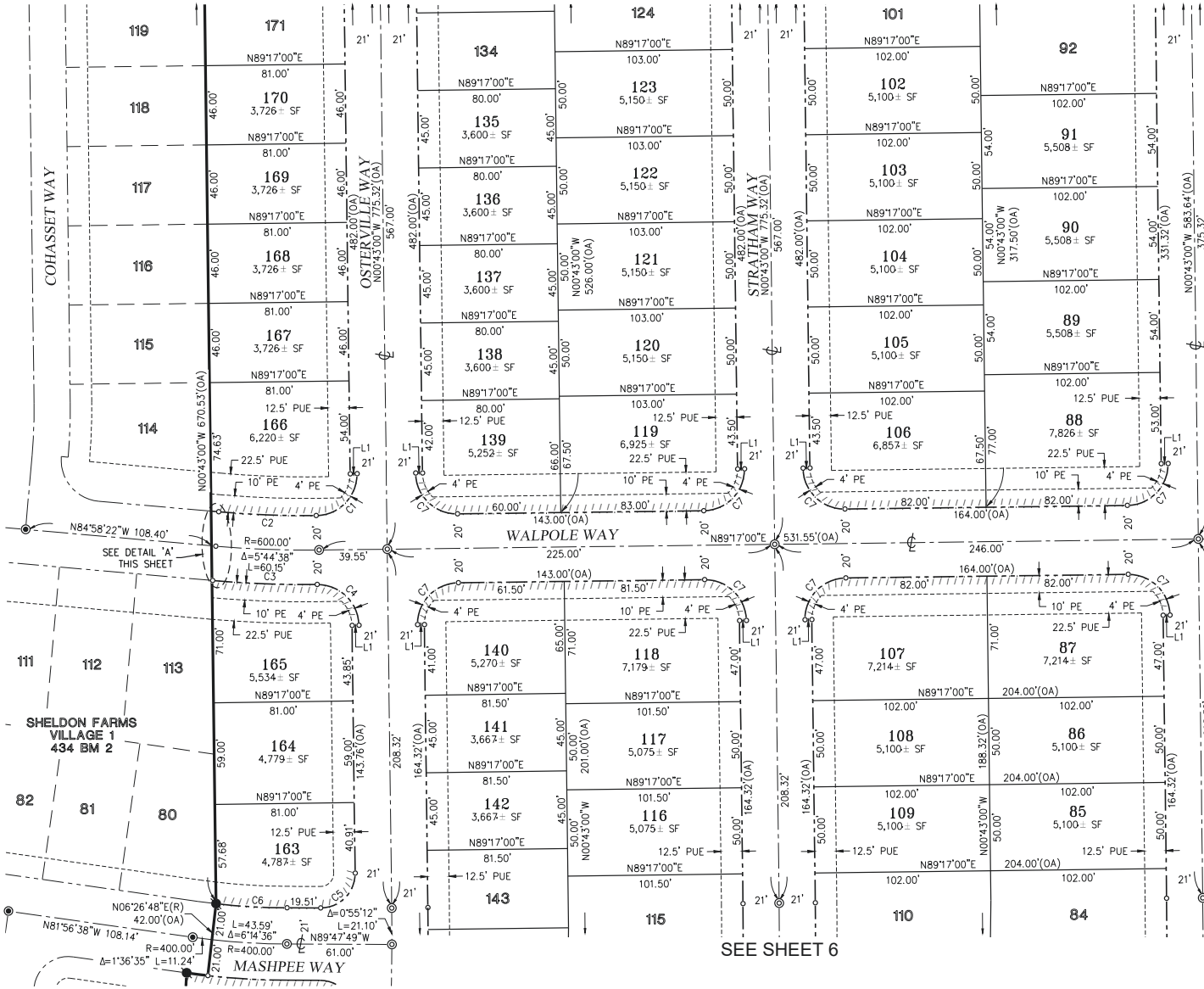
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 5

SEE SHEET 7

1601.013

SEE SHEET 4



CURVE TABLE - THIS SHEET ONLY

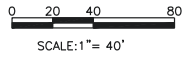
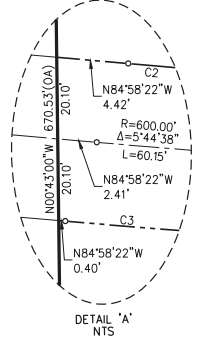
NO.	RADIUS	DELTA	LENGTH
C1	24.00'	90°08'57"	37.76'
C2	580.00'	5°35'41"	56.64'
C3	620.00'	5°36'55"	60.76'
C4	24.00'	89°52'16"	37.65'
C5	20.00'	90°55'12"	31.74'
C6	379.00'	6°14'36"	41.30'
C7	24.00'	90°00'00"	37.70'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N89°17'00"E	4.00'

SEE SHEET 7

SEE SHEET 8



**SUBDIVISION NO. 18-019.2
SHELDON FARMS - VILLAGE 2**

ALL OF LOT 2 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK 434 OF MAPS, AT PAGE 1, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

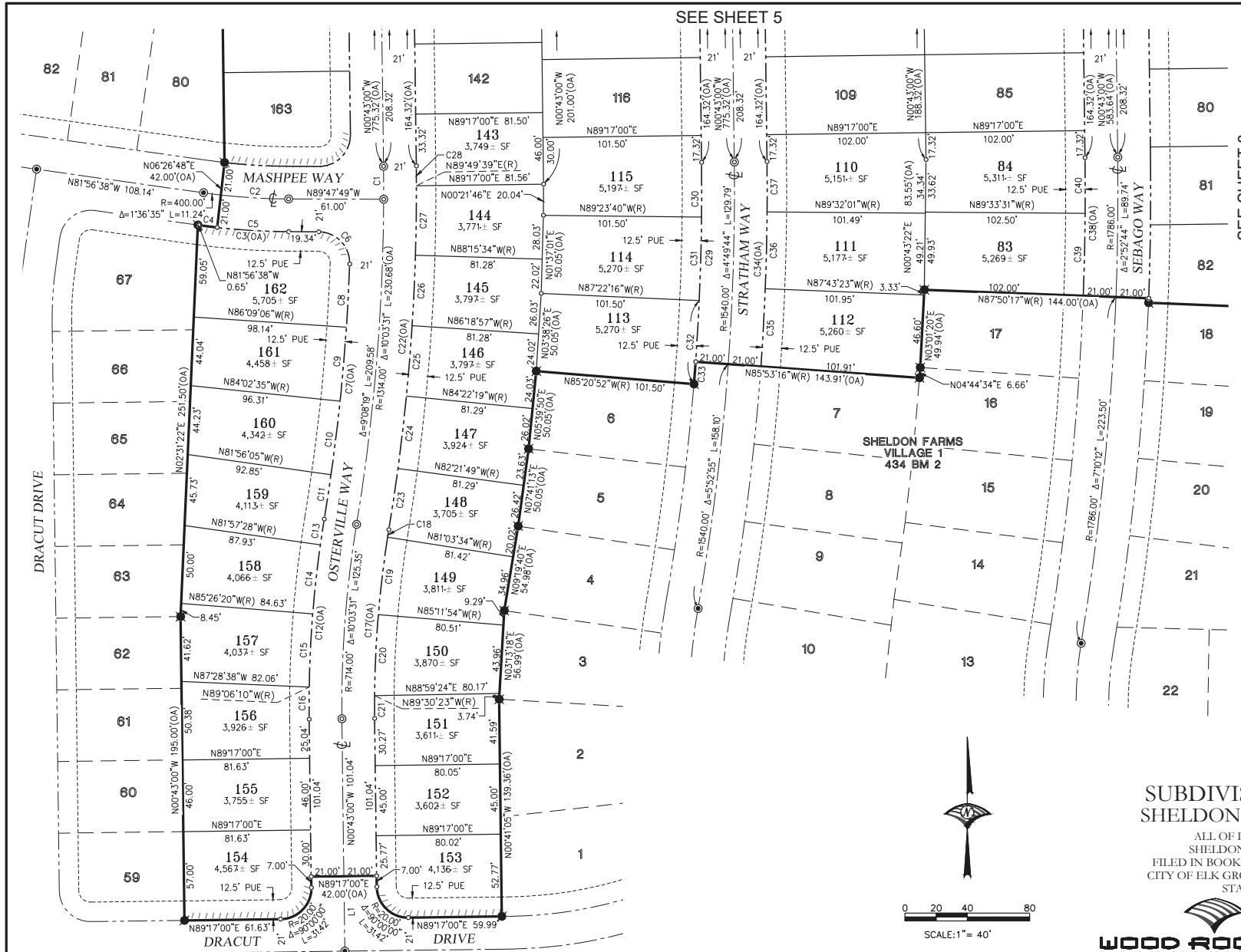
SEPTEMBER 2022

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 G St., Bldg. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

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

SEE SHEET 6

SEE SHEET 5



CURVE TABLE - THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	1314.00'	0°55'12"	21.10'
C2	400.00'	6°14'36"	43.59'
C3	421.00'	7°51'11"	57.70'
C4	421.00'	1°36'35"	11.83'
C5	421.00'	6°14'36"	45.88'
C6	20.00'	91°50'44"	32.06'
C7	1293.00'	7°17'35"	164.58'
C8	1293.00'	1°47'58"	40.61'
C9	1293.00'	2°06'31"	47.58'
C10	1293.00'	2°06'31"	47.58'
C11	1293.00'	1°16'35"	28.81'
C12	735.00'	10°03'31"	129.03'
C13	735.00'	1°17'59"	16.67'
C14	735.00'	3°28'52"	44.66'
C15	735.00'	3°39'49"	47.00'
C16	735.00'	1°36'51"	20.71'
C17	693.00'	10°03'31"	121.66'
C18	693.00'	0°24'05"	4.85'
C19	693.00'	4°08'20"	50.06'
C20	693.00'	4°18'29"	52.11'
C21	693.00'	1°12'37"	14.64'
C22	1335.00'	10°03'31"	234.37'
C23	1335.00'	1°42'19"	39.74'
C24	1335.00'	2°00'30"	46.80'
C25	1335.00'	1°56'38"	45.29'
C26	1335.00'	1°56'38"	45.29'
C27	1335.00'	1°54'47"	44.58'
C28	1335.00'	0°32'39"	12.68'
C29	1519.00'	4°49'44"	128.02'
C30	1519.00'	1°19'21"	35.06'
C31	1519.00'	2°01'24"	53.64'
C32	1519.00'	2°01'24"	53.64'
C33	1519.00'	0°32'24"	14.32'
C34	1561.00'	4°49'44"	131.56'
C35	1561.00'	1°50'07"	50.00'
C36	1561.00'	1°48'38"	49.33'
C37	1561.00'	1°11'00"	32.24'
C38	1765.00'	2°52'44"	88.68'
C39	1765.00'	1°43'14"	53.00'
C40	1765.00'	1°09'30"	35.68'

SEE SHEET 8

LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N0°43'00"W	48.00'

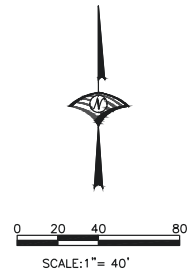
**SUBDIVISION NO. 18-019.2
SHELDON FARMS - VILLAGE 2**

ALL OF LOT 2 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK 434 OF MAPS, AT PAGE 1, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

SEPTEMBER 2022

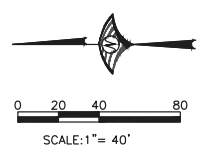
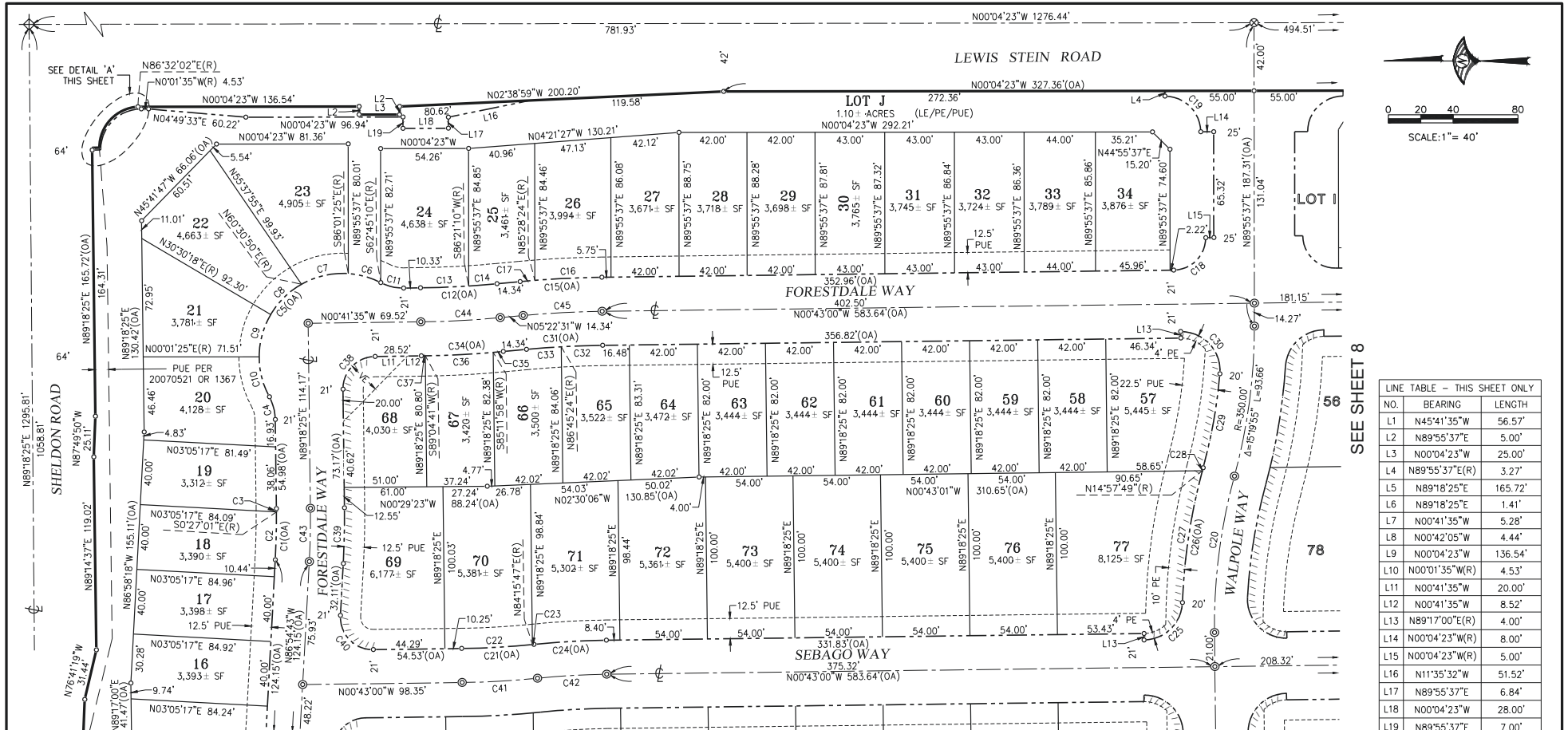
Sheet 6 of 8

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SACRAMENTO, CA 95816 FAX 916.341.7767



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

1601.013



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH
L1	N45°41'35\"/>	

SEE SHEET 4

SEE SHEET 5

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C1	479.00'	3°46'52\"/>	

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C17	621.00'	0°50'55\"/>	

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH
C33	579.00'	2°07'55\"/>	

**SUBDIVISION NO. 18-019.2
SHELDON FARMS - VILLAGE 2**

ALL OF LOT 2 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK 434 OF MAPS, AT PAGE 1, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



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SEPTEMBER 2022

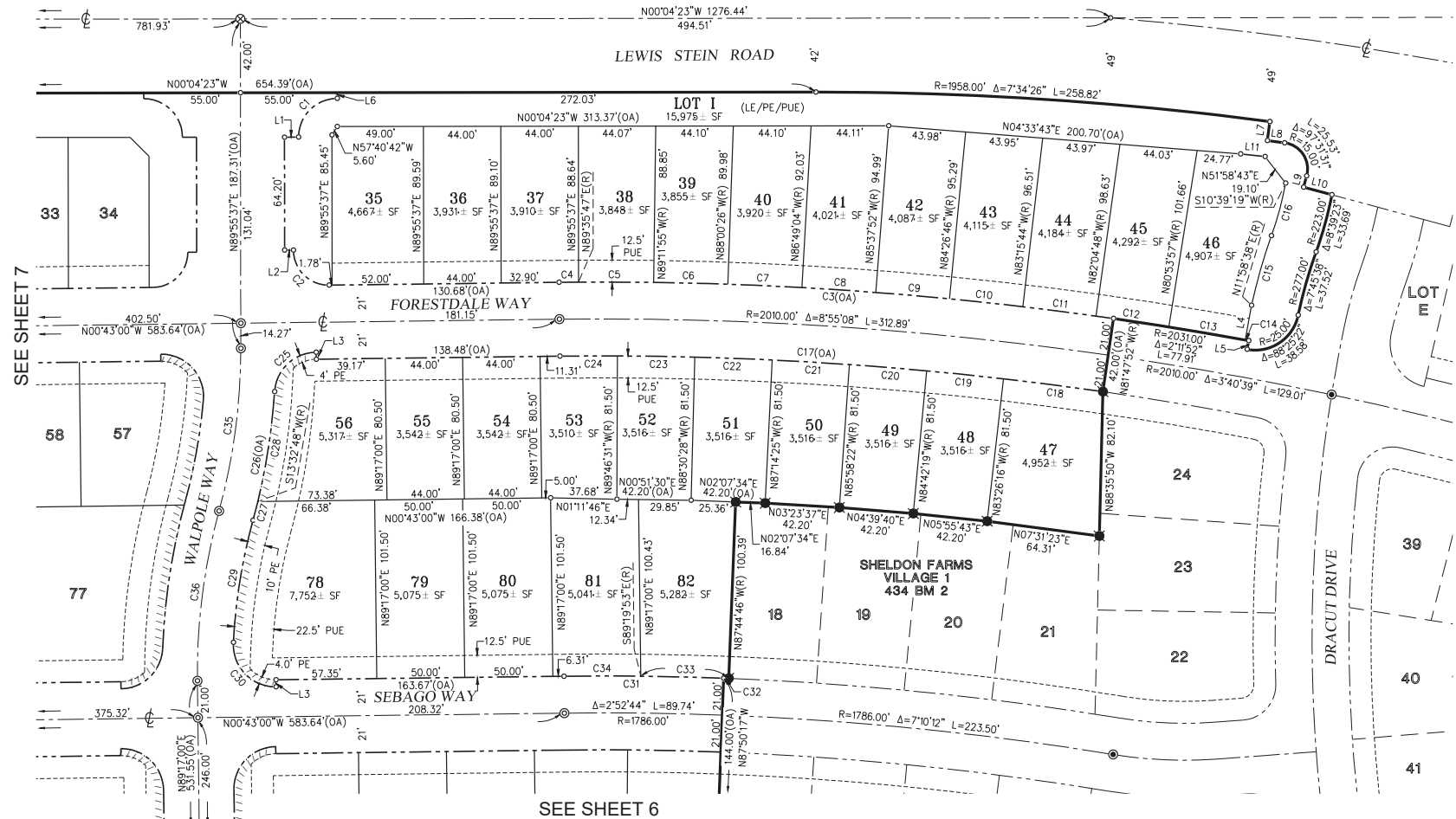
Sheet 7 of 8

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

1601.013



0 20 40 80
SCALE: 1" = 40'



NO.	BEARING	LENGTH
L1	N00°04'23"W(R)	8.00'
L2	N00°04'23"W(R)	5.00'
L3	N89°17'00"E(R)	4.00'
L4	N79°39'21"W(R)	20.06'
L5	N79°36'00"W(R)	5.00'
L6	N89°55'37"E(R)	3.27'
L7	N82°33'14"E	10.96'
L8	N07°35'30"E(R)	9.86'
L9	N74°52'59"W(R)	6.58'
L10	N15°07'01"E	16.65'
L11	N06°21'42"E	13.97'

SEE SHEET 5

NO.	RADIUS	DELTA	LENGTH
C1	22.00'	90°00'00"	34.56'
C2	20.00'	90°38'38"	31.64'
C3	2031.00'	8°55'08"	316.16'
C4	2031.00'	0°18'47"	11.10'
C5	2031.00'	1°12'18"	42.72'
C6	2031.00'	1°11'28"	42.23'
C7	2031.00'	1°11'22"	42.16'
C8	2031.00'	1°11'13"	42.07'
C9	2031.00'	1°11'06"	42.01'
C10	2031.00'	1°11'01"	41.96'
C11	2031.00'	1°10'56"	41.91'
C12	2031.00'	1°10'51"	41.86'

NO.	RADIUS	DELTA	LENGTH
C13	2031.00'	1°14'36"	44.07'
C14	2031.15'	0°03'21"	1.98'
C15	304.00'	7°45'38"	41.18'
C16	196.00'	9°04'57"	31.07'
C17	1989.00'	8°55'08"	309.62'
C18	1989.00'	1°38'23"	56.93'
C19	1989.00'	1°16'03"	44.00'
C20	1989.00'	1°16'03"	44.00'
C21	1989.00'	1°16'03"	44.00'
C22	1989.00'	1°16'03"	44.00'
C23	1989.00'	1°16'03"	44.00'
C24	1989.00'	0°56'30"	32.69'

NO.	RADIUS	DELTA	LENGTH
C25	24.00'	85°32'12"	35.83'
C26	370.00'	11°30'45"	74.34'
C27	370.00'	1°42'44"	11.06'
C28	370.00'	9°48'01"	63.29'
C29	330.00'	12°13'42"	70.43'
C30	24.00'	93°44'51"	39.27'
C31	1807.00'	2°52'44"	90.79'
C32	1807.00'	0°05'31"	2.90'
C33	1807.00'	1°35'08"	50.00'
C34	1807.00'	1°23'07"	43.69'
C35	350.00'	15°19'55"	93.66'
C36	350.00'	15°58'33"	97.59'

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

SUBDIVISION NO. 18-019.2 SHELDON FARMS - VILLAGE 2

ALL OF LOT 2 AS SHOWN ON THE SHELDON FARMS LARGE LOT MAP, FILED IN BOOK 434 OF MAPS, AT PAGE 1, O.R.S.C. CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



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SEPTEMBER 2022

Sheet 8 of 8

1601.013

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-039

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 February 22, 2023 by the following vote:

AYES: COUNCILMEMBERS: Singh-Allen, Spease, Brewer, Robles, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California